



Edwin M. Lee, Mayor  
Philip A. Ginsburg, General Manager

July 7, 2017

Honorable Malia Cohen  
Chair, Budget and Finance Committee San Francisco Board of Supervisors  
1 Dr. Carlton B. Goodlett Place, City Hall, Room 244  
San Francisco, California 94102

Subject: Request for the Release of Reserve Funds for the Geneva Car Barn and Powerhouse Project

Dear Supervisor Cohen:

The San Francisco Recreation and Parks Department (Department) respectfully requests that the Budget and Finance Committee (Committee) release the \$2,500,000 placed on the General Fund Reserve per Ordinance No. 42-16 during fiscal year 2015/16 for facilities improvements to the Geneva Car Barn and Powerhouse.

Improvements will be made to the Powerhouse that include: a seismic upgrade, the installation of modern utility systems, the restoration of historic features, hazardous materials remediation, new circulation systems to accommodate ADA access, streetscape improvements, improved entrances, a new roof, restored windows, and a new floor with radiant heating. In addition, the Project will achieve a LEED Gold rating.

The rehabilitated Powerhouse will be a historic and exceptionally beautiful and unique space to hold low and no-cost art-related programming for under-served toddlers, youth, teens, adults and seniors in District 11. The space will also be used for short-term events such as art exhibitions and performances by arts groups, and can also accommodate large community events. It is also considered a key component for the economic revitalization of District 11, and will restore a blighted building across the street from, and provide resources to, a planned 100% affordable housing development across the street.

The Committee placed the entire \$2,500,000 on Budget and Finance Committee Reserve pending the determination of the remaining sources and amounts of funding for the project. The Powerhouse construction cost is estimated to be approximately \$11.86M. The remaining sources and amounts of funding for the project have now been determined and are the following:

2000 GO Bond	\$838,000
21012 Bond Funds (Community Opportunity Fund)	\$3,000,000
CCSF General Fund	\$2,500,000
Supervisor Safai - Mayor's Budget	\$200,000
CAST	\$1,000,000
Gross Historic Preservation Tax Credits	\$1,560,192
Gross New Market Tax Credits	\$2,249,000
Neighborhood Asset Activation	\$306,000
RPD Capital Budget	\$210,612
<b>Total Funds</b>	<b>\$11,863,804</b>

The Project has received all regulatory agency approvals including its building permit from the Department of Building Inspection and will be ready to be put out of bid in late July 2017.

Releasing the \$2,500,000 in General Fund Reserve will allow the department to select a contractor in September and issue a Notice to Proceed by November. Completion of the Project is anticipated for Fall 2018, in time for afterschool programming for the 2017/18 school year.

Thank you very much for your consideration.

Best regards,



Antonio Guerra  
Capital Finance Manager

Enclosures:

- Letters of Interest from US Bank
- Draft Deal Terms with CAST