

Bond BHCIP Round 1: Launch Ready Form 2: Budget Template			
Applicant Identification and Classification		User Input	Project Narrative: Scope, Services, and Schedule (500 words or less, below):
Applicant name	San Francisco Department of Public Health	333 7th Street - Dual Diagnosis Residential Treatment	
Primary Applicant's legal entity type	County/City	<p>The San Francisco Department of Public Health (SFPDH) requests Bond BHCIP Round 1 funding to renovate a county-owned building at 333 7th Street in San Francisco to house a 16-bed Dual Diagnosis Residential Treatment Facility. The program will be licensed as a Medi-Cal eligible Social Rehabilitation Facility. Dual Diagnosis Residential Treatment has been identified as a top priority in local assessments of behavioral health service needs in San Francisco.</p> <p>The property at 333 7th Street was previously owned by Baker Places, a community-based provider of behavioral health services in San Francisco. It was home to a Social Rehabilitation Facility that closed in January 2022 due to operational challenges. The City and County of San Francisco subsequently agreed to acquire 333 7th Street from Baker Places; this transaction was completed in October 2024 after being approved by the San Francisco Board of Supervisors.</p> <p>SFPDH commissioned a property condition assessment and seismic evaluation of 333 7th Street from San Francisco Public Works (SFPW), which concluded that the property requires key facility upgrades – including installing an elevator and replacing HVAC systems – to meet ADA accessibility requirements and bring it to a state of good repair, so that it can be occupied by the proposed Dual Diagnosis Residential Treatment Facility. SFPDH developed the project budget using construction costs from a cost estimate prepared by Construction Management West, Inc.</p> <p>The project is currently in Phase 2: Design Development, with design drawings underway. The county expects to select a general contractor and receive building permits in early 2025 (prior to Bond BHCIP Round 1 award notification), then break ground in mid-2025. Project completion is currently projected for mid-2026.</p>	
Budget Worksheet Instructions			
Please review the Budget Narrative and Glossary of Terms for any clarifications.			
Please use this budget template as a worksheet to fill out all data fields required for this project's financial estimates/funds requested.			
This budget will be the basis of conditional BHCIP funding, if awarded. When entering amounts, please ensure accuracy by providing professional estimates.			
Please seek and include actual bids or estimates from Department of Industrial Relations (DIR)-registered design-build professional , whenever possible.			
Please submit accurate bids from qualified professionals , contractors, architects, and engineers for an estimated start of construction in 2025-26.			
Please include California DIR prevailing wage labor costs in your region for all relevant onsite construction trades.			
Please include notes and additional comments as needed for special circumstances and/or details of funding sought per line item requested.			
This budget worksheet will autocalculate match, contingencies, and owner administration costs .			
Please fill in sources of capital at the bottom of the budget worksheet.			
BOND BHCIP ROUND 1 BUDGET: GRANT REQUEST			
FEASIBILITY/DUE DILIGENCE			
USE OF FUNDS	To be funded by grant	Notes and additional comments	
Owner Administration (10% autofill)	\$0.00		
Legal			
Architect (schematic drawings/fit study)			
Consultants (specify)			
Engineering			
Construction Manager/Owner's Representative			
Preliminary Title Report (submitted with application)			
Phase 1 Environmental Report			
Phase 2 Environmental Report, if necessary			
Site Surveys (soils and environmental)			
Other Feasibility / Due Diligence Costs			
Other Feasibility / Due Diligence Costs			
Contingency (10% autofill)	\$0.00		
Total Feasibility Costs	\$0.00		
DEVELOPMENT PLANNING			
USE OF FUNDS	To be funded by grant	Notes and additional comments	
Owner Administration (10% autofill)	\$25,700.00		
Legal			
Architecture (design drawings and construction drawings)	\$200,000.00	SFPW Architecture and Engineering Services	
Construction Manager/Owner's Representative	\$57,000.00	SFPW Project Management and Public Outreach	
Civil Engineer			
Mechanical, Electrical, and Plumbing (MEP) Engineer			
Structural Engineer			
Certified Appraisal Fee (for Property Match)			
Consultants (specify)			
Consultants (specify)			
Consultants (specify)			
Other Developmental Planning Costs (specify)			
Other Developmental Planning Costs (specify)			
Other Developmental Planning Costs (specify)			
ALTA Lender's Policy (estimate 0.01% of total grant award)			
Contingency (20% autofill)	\$56,540.00		
Total Development Planning Costs	\$339,240.00		
LAND COSTS/ACQUISITION			
USE OF FUNDS	To be funded by grant	Notes and additional comments	
Owner Administration (2% autofill)	\$0.00		
Land Cost or Purchase Price			
Closing Costs			
Legal Fees			
Broker's Fee			
Appraisal Fee			
Property Insurance at Closing			
Construction Manager			
Demolition Involved in Acquisition			
Other Acquisition Costs (specify)			
Contingency (5% autofill)	\$0.00		
Total Land Costs	\$0.00		
Off-Site Improvements (if needed)			
Total Acquisition Costs	\$0.00		
REHABILITATION OF EXISTING FACILITY			
USE OF FUNDS	To be funded by grant	Notes and additional comments	
Owner Administration (5% autofill)	\$232,250.00		
Legal			