



# FY25 Certificates of Participation: Critical Repairs and Street Resurfacing Projects



Controller's Office of Public Finance  
Office of Resilience and Capital Planning

September 11, 2024

# FY2025 Critical Repairs COPs

*\$ in millions*

Dept	Project	FY25
DPW	Street Resurfacing	23.9
DPW	Sunset Blvd. Recycled Water	2.9
DPW	Bridge Inspection and Repair	2.5
ADM	Underground Fuel Tank Replacement at HOJ	11.1
ADM	25 Van Ness Heat Pump and Cooling Tower	2.3
ADM	50 Raymond Repairs	1.3
SHF	San Bruno County Water Line Replacement	1.0
<b>TOTAL</b>		<b>45.0</b>

# Approval of the COPs, Not-to-Exceed \$61.4M

## CURRENT PLAN OF FINANCE

- Not to exceed par amount of \$61.4M
- Final Maturity of April 1, 2050\*
- True Interest Cost: 6.70%\*
- Average Annual Debt Service: \$4.8M\*

## LEASE-LEASE BACK STRUCTURE

- COPs are structured as a lease-lease back agreement, in which the City leases City-owned property to a Trustee and then pays to lease back the property
- The City maintains a master lease agreement (“Master Lease”) to fund existing and planned COPs by utilizing the inherent value of the City’s assets to finance debt-supported projects
  - The pool of City assets under the Master Lease currently includes the Laguna Honda Hospital Campus, San Bruno Jail Complex, and One South Van Ness
  - Assets can be substituted as needed

\*Preliminary estimates, subject to change.

## SOURCES AND USES

### Sources:

<u>COP Proceeds</u>	
Estimated Par Amount	\$56,830,000

### Uses:

Project Funds	\$45,000,000
CSA Audit Fee (0.2% of project)	\$90,000

Capitalized Interest	\$5,532,409
Debt Service Reserve Fund	\$4,807,528

<u>Delivery Date Expenses</u>	
Cost of Issuance	\$1,002,254
Underwriter's Discount	\$397,810


<b>Total Uses</b>	<b>\$56,830,000</b>
-------------------	---------------------

<i>Plus: Reserve for Market Uncertainty</i>	<i>\$4,565,000</i>
---	--------------------

<b>Maximum Not-to-Exceed Par Amount</b>	<b>\$61,395,000</b>
---	---------------------

Source: KNN Public Finance

# Anticipated Financing Timeline



<b>Milestones</b>	<b>Dates*</b>
• Capital Planning Committee Hearing	July 22, 2024
• Introduction of the Ordinance to the Board of Supervisors	July 23, 2024
• Budget and Finance Committee Hearing	September 11, 2024
• Board Considers Approval of the Ordinance (1 <sup>st</sup> Reading)	September 17, 2024
• Final Board Approval of the Ordinance (2 <sup>nd</sup> Reading)	September 24, 2024
• Sale and Closing of Initial Tranche of FY25 COPs	2025

\*Please note that dates are estimated unless otherwise noted.

# Appendix

---

# Prior Critical Repairs Project Status (as of 09.04.2024)

*\$ in millions*

Dept	Project	Appropriated	Released	Disbursed
ART	Mission Cultural Center for Latino Arts Seismic Retrofit	21.6		
DEM	Dispatch Floor Remodel (from contingency)	1.6	1.6	
DPH	Clinical Lab Systems	4.0	4.0	3.5
DPH	ZSFG – Bldg 5 Kitchen Upgrade and HVAC Upgrade	1.5	1.5	
DPH	ZSFG – Fire alarm Backbone and Infrastructure	4.35	4.35	0.005
DPH	ZSFG – Freight Elevator Modernization	1.15	1.15	
DPH	Laguna Honda Hospital Emergency Power	7.6	7.6	
DPH	Laguna Honda Hospital Cooling Center	1.0	1.0	
DPH	Laguna Honda Hospital Water Tank Replacement	4.1	4.1	0.066
DT	Fiber to Public Housing	2.5	2.5	1.8
DT	Fiber Backbone	2.5	2.5	2.4
DPW	Curb Ramps with Basements	7.0	7.0	1.5
DPW	Infill Sidewalks in Bayview	2.0	2.0	0.64
DPW	Better Market Street (pedestrian and streetscape improvements)	3.0	3.0	2.1

# Project Status (cont.)

*\$ in millions*

Dept	Project	Appropriated	Released	Disbursed
DPW	Japantown Buchanan Mall Improvements	2.0	1.35	0.16
DPW	Street Trees in Priority Areas	2.0	2.0	1.1
DPW	FY23 Street Resurfacing	30	30	4.5
DPW	FY24 Street Resurfacing	32.8	32.8	
JUV	Youth Guidance Center Admin Bldg – Elevators	1.0		
MOD	Golden Gate Park ADA (Stanyan St. Curb, JFK Drive)	0.9	0.9	0.12
OEWD	Innes Ave Rebuild	5.0	0.6	0.13
OEWD	SF Wholesale Produce Market	3.0	3.0	1.8
REC	ADA Harding Park	0.9	0.9	0.43
REC	Blue Heron Lake ADA Improvements	0.9	0.9	0.9
RED	555 7th – Elevator Project	1.5	1.5	0.13
RED	555 7th – Exterior Wood Siding Replacement and Paint	0.75	0.02	

# Project Status (cont.)

*\$ in millions*

Dept	Project	Appropriated	Released	Disbursed
RED	Civic Center - Steam Loop Renewal	3.7	3.35	3.1
RED	Underground Fuel Tank Replacements	9.2	1.48	0.2
RED	25 VN – Elevator Controls	1.0	0.5	
RED	1650M – Chiller/Cooling Tower	0.5	0.5	
RED	50 Raymond – Exterior Siding Replacement	0.5	0.5	
RED	City Hall - Roof Repairs and Weatherproofing	2.5		
RED	City Hall HVAC	6.3	6.3	4.1
RED	City Hall Elevator	2.0	2.0	1.4
RED	1 S. Van Ness Bathroom	1.3	1.3	1.2
RED	1 S. Van Ness Elevators	0.8	0.8	
RED	1 S. Van Ness Fire Detection System	1.0	1.0	
RED	Hall of Justice HVAC	4.8	4.8	
RED	Hall of Justice Roof Replacement	5.0		



# Project Status (cont.)

*\$ in millions*

Dept	Project	Appropriated	Released	Disbursed
SHF	425 7th St – Building Management System	1.4		
SHF	425 7th Street – Roof Replacement	3.4		
SHF	County Jail 2 Elevators	4.0		
SHF	County Jail 5 Security Electronics	4.45		
WAR	Davies Hall Elevators	4.4	2.5	
WAR	Opera House Roof Replacement	12.0	3.0	
WAR	Opera House Elevator Modernization	1.3	0.43	