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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	887 Potrero Avenue - San Francisco Behavioral Health Center MHRC Expansion
Primary Applicant's legal entity type	County/City	The San Francisco Department of Public Health (SFDPH) requests Bond BHCIP Round 1 funding to expand the Mental Health Rehabilitation Center (MHRC) at the county-owned and operated San Francisco Behavioral Health Center (BHC) from 47 beds to 104 beds. The BHC MHRC is located on the campus of SFDPH's Zuckerberg San Francisco General Hospital (ZSFG) and is part of a continuum of residential behavioral health services at ZSFG that also includes Psychiatric Emergency Services, Inpatient Psychiatry, and the BHC Adult Residential Facility. SFDPH commissioned a report from KMD Architects that concluded it would be feasible to expand the third-floor BHC MHRC to occupy the second floor, which currently houses a Residential Care Facility for the Elderly (RCFE). Using local county funds, current RCFE clients will relocate to new placements that are appropriate to their needs within SFDPH's portfolio over of 330 RCFE beds, including a modern 56-bed RCFE that the county recently acquired in San Francisco. The feasibility study outlined the facility improvements that are necessary to expand the BHC MHRC. The BHC was built in 1996, and many finishes and building systems (mechanical, fire alarm, security, elevator, etc.) have exceeded their useful life and are due for replacement and/or modernization. BHCIP funding will add critical new locked subacute mental health treatment beds in San Francisco and ensure that the 104 total MHRC beds at the BHC will be able to operate at a modern standard of care over the 30-year restricted use period. The project is currently in Phase 1: Planning and Predevelopment: the county owns the site, and the feasibility study with included test fit and preliminary cost estimates was completed in June 2024. Should SFDPH be awarded Bond BHCIP Round 1 funding for the BHC MHRC expansion, the county intends to proceed into the Design Development phase in June 2025. The current project timeline anticipates beginning construction in mid-2026 and completing the project in mid-2027.

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 professionals**, 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)	$7,200.00	
Legal		
Architect (schematic drawings/fit study)		
Consultants (specify)		
Engineering		
Construction Manager/Owner's Representative		
Preliminary Title Report (submitted with application)		

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Phase 1 Environmental Report		
Phase 2 Environmental Report, if necessary		
Site Surveys (soils and environmental)	$72,000.00	Geotech, Surveys, & Data Collection
Other Feasibility / Due Diligence Costs		
Other Feasibility / Due Diligence Costs		
Contingency (10% autofill)	$7,920.00	
Total Feasibility Costs	$87,120.00	

DEVELOPMENT PLANNING

USE OF FUNDS	To be funded by grant	Notes and additional comments
Owner Administration (10% autofill)	$299,000.00	
Legal		
Architecture (design drawings and construction drawings)	$2,160,000.00	A/E Services
Construction Manager/Owner's Representative	$760,000.00	DPW Project Management & Public Outreach
Civil Engineer		
Mechanical, Electrical, and Plumbing (MEP) Engineer		
Structural Engineer		
Certified Appraisal Fee (for Property Match)		
Consultants (specify)	$70,000.00	Commissioning/Energy Modeling
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)	$657,800.00	
Total Development Planning Costs	$3,946,800.00	

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)	$671,500.00	
Legal		
Construction Manager/Owner's Representative	$580,000.00	CM Services
Physical Needs Assessment (PNA)		
Asbestos and Lead Paint Survey (required for all rehabs)	$70,000.00	Environmental Services
Site Work/Grading (materials and labor)		
Hard Costs (materials and labor); labor must include prevailing wages	$10,880,000.00	

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Furniture/Fixtures/Equipment (FFE; 10% cap)	$1,900,000.00	
Demolition		
Contractor Overhead		
Contractor Profit		
Prevailing Wages Administration		
Builder's Risk Insurance		
General Liability Insurance		
Project Inspection		
Urban Greening		
Other Rehabilitation (specify)		
Other Rehabilitation (specify)		
Other Rehabilitation (specify)		
Owner's Contingency (20% autofill)	$2,820,300.00	
Total Rehabilitation Costs	$16,921,800.00	

GROUND-UP NEW CONSTRUCTION

USE OF FUNDS	To be funded by grant	Notes and additional comments
Owner Administration (5% autofill)	$0.00	
Legal		
Construction Manager/Owner's Representative		
Site Work (materials and labor)		
Hard Costs (materials and labor); labor must include prevailing wages		
Furniture/Fixtures/Equipment (FFE; 10% cap)		
Demolition		
General Conditions/Requirements		
Contractor Profit		
Prevailing Wages Administration		
Builder's Risk Insurance		
General Liability Insurance		
Project Inspection		
Urban Greening		
Other New Construction (specify)		
Other New Construction (specify)		
Other New Construction (specify)		
Other New Construction (specify)		
Other New Construction (specify)		
Owner's Contingency (20% autofill)		
Total New Construction Costs	$0.00	

CONSTRUCTION PERMITS AND FEES

USE OF FUNDS	To be funded by grant	Notes and additional comments
Owner Administration (10% autofill)	$32,400.00	
Payment and Performance Bonds by General Contractor		
Building Permit Fees	$324,000.00	Regulatory Agency Approvals
Local Development Impact Fees		
DIR Employment Reporting		
Other Construction Permits and Fees (specify)		
Other Construction Permits and Fees (specify)		
Other Construction Permits and Fees (specify)		
Owner's Contingency (10% autofill)	$35,640.00	
Total Construction Permits and Fees	$392,040.00	

RESERVES

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USE OF FUNDS	To be funded by grant	Notes and additional comments
Operating Reserves (rehabilitation)		
Additional Cash Match (in excess of the required match percentage)		
Total Reserves Amount	$0.00	

OTHER PROJECT COSTS

USE OF FUNDS	To be funded by grant	Notes and additional comments
Post-Construction Commissioning		
Accounting/Reimbursable		
Other Costs (specify)		
Other Costs (specify)		
Other Costs (specify)		
Other Costs (specify)		
Owner's Contingency (10% autofill)	$0.00	
Total Other Project Costs	$0.00	

DEVELOPER COSTS

USE OF FUNDS	To be funded by grant	Notes and additional comments
Developer Overhead		
Consultants/Processing Agents		
Project Administration		
Other Developer Costs (specify)		
Total Developer Costs	$0.00	
TOTAL BOND BHCIP ROUND 1 FUNDING REQUEST	**$21,347,760.00**	

BREAKDOWN OF FUNDS REQUESTED	
Total Administrative Costs	$1,010,100.00
Total Contingency	$3,521,660.00
REQUIRED MATCH AMOUNT (10% total contingency)	$1,782,610.00

SOURCES OF CAPITAL	
Bond BHCIP Round 1	$21,347,760.00
Other Grants	
Other Grants	
Equity/Other Funds	
Debt	
Source of Match (specify)	
Cash	
Property	$42,000,000.00
Sunk Costs	
Total Sources of Funds	**$21,347,760.00**