

**MINUTES**  
**Citizens' General Obligation Bond Oversight Committee**  
**October 28th, 2010**  
**Hearing Room 416 - City Hall**  
**San Francisco, CA 94102**

**1) Call to Order, Roll Call**

Ms. Maura Lane, Committee Assistant, called the meeting to order at 9:35 a.m. at which time there was a quorum. The following Committee members were present: Abraham Simmons (Chair), Sanford Garfinkel, Richard Morten, Rebecca Rhine, Egon Terplan and Thea Selby. The following member was excused: Robert Muscat.

**2) Approval of the Minutes of the meeting of August 26th, 2010.**

The minutes were approved. There was no public comment.

**3) Presentation from Laguna Honda Hospital regarding the 1999 General Obligation Bond.**

The focus of John Thomas' presentation was about the progress of the project and change orders, as requested by the committee at the August 26<sup>th</sup> meeting.

The South Residence, Pavilion Building and North Residence are all at substantial completion levels. The residents are scheduled to be moved on December 7<sup>th</sup> and 8<sup>th</sup> 2010. All materials and personal belongings are also scheduled to be moved during the same time period.

Mr. Thomas provided definitions of the different categories of change orders and the reasons governing each category. Change orders can be attributed to errors, omissions, site conditions, global settlements, client requests and OSHPD code changes. Design errors and omissions will be submitted to E + O policy for review and possible reimbursement this fall.

Errors and omissions change orders may occur because contract document specs cannot be met, such as exterior water protection. There was extensive discussion about change orders from Turner Construction in order to understand the City's financial exposure. Mr. Rosenfield also expressed his opinion of the need for balance when working on projects with multiple clients and different needs. The questions about how the decisions get made and by who are considerations for both the Laguna Honda Project and the Earthquake Safety and Emergency Response Bond.

Client requests include items such as: 1) the addition of "resident laundry" rooms on each floor for personal belongings due to ventilation problems; 2) adding "bed exit" monitoring ports to 562 patient rooms (in addition to the 218 originally scooped); 3) adding bed pan washers in each patient bedroom (360 bathrooms); and 4) additional cooling at each IT distribution and server room to address cooling requirements from the

latest equipment. Mr. Thomas explained that bed exit devices include sensors that are linked to the nursing call stations and the bed.

Major site conditions change orders include: 1) coordination of mechanical, electrical and plumbing; 2) exterior waterproofing changes; and 3) building and site security.

Change orders are also made to move work planned for future phases to the current phase. Three items have been moved from future to current phases: 1) construction of a temporary loading dock; 2) a canopy for the permanent loading dock to provide an ambulance drop off area and material delivery area; and 3) an additional parking lot and road lighting.

Funding was reviewed with much discussion about appropriated funds.

The committee requested another presentation from Mr. Thomas at the January 2011 meeting that focuses on lessons learned and the integration into other bond projects of systemic changes that can be applied.

There was public comment from Nancy Wuerfel regarding the pending resident move and her positive experience with a similar move while working at San Francisco General Hospital in 1966. Ms. Wuerfel expressed her opinion that the logistics and planning for the upcoming move are very efficient and will be conducted in ways that are respectful of the residents.

#### **4) Presentation from various departments regarding the Earthquake Safety and Emergency Response Bond.**

Charles Higueros, ESER Project Manager from the Department of Public Works, introduced the Earthquake Safety and Emergency Response Bond (ESER) to the committee. The ESER Bond is a \$412.3M general obligation bond authorized in June 2010 with approval by 79.4% of the voters. There are three elements to the bond: 1) Public Safety Building (PSB – includes Mission Bay Fire Station) accounts for \$243M; 2) the Neighborhood Fire Stations account for \$65.1M; and 3) Auxiliary Water Supply System (AWSS) for \$104.2M.

Mr. Higueros reviewed the ESER Bond organization which is divided among the Public Utilities Commission, the Fire Commission and the Police Commission. There was extensive discussion about the budget, schedule and current supplemental appropriation requests. Assistant Deputy Chief Thomas Doudiet responded to committee questions that pertained to the Auxiliary Water Supply System.

The first sale of the ESER bond will fund: 1) complete design of the Public Safety Building (PSB) and start of the first phase of construction in the fall of 2011; 2) initiation of designs of selected fire stations; 3) define the plan of pipe network repair and replacement for the Auxiliary Water Supply System (AWSS); 4) initiation of the design of the AWSS above-ground facilities; and 5) initiate design of new cisterns.

There was public comment from Nancy Wuerfel regarding the differentiation of the sources of money with Public Utilities Commission (PUC) and other bond project money as well as recycled water.

**5) Opportunity for the public to comment on any matters within the Committee's jurisdiction.**

Nancy Wuerfel, member of the public, asked questions about a Memorandum of Understanding (MOU) with the PUC and who pays for what, where areas of responsibility lay. Ms. Wuerfel also had questions about a letter from Sidley Austin which was answered by Kenneth Roux of the City Attorney's Office.

The meeting adjourned at noon.