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The Earthquake Safety and Emergency Response Bond Program 2014 & 2020

Semiannual Status Report

January through June 2026



SFFD Division of Training, 95% Construction Documents Rendering, DLR Group

Prepared for the:

- Office of the Chief Medical Examiner
- Department of Emergency Management
- San Francisco Fire Department
- San Francisco Police Department
- Public Utilities Commission
- Recreation and Parks Department

Submitted by

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Earthquake Safety and Emergency Response Bond Program (ESER 2014 & 2020)

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Earthquake Safety and Emergency Response Bond Program

(ESER 2014 & 2020)

Executive Summary

The \$400 million **Earthquake Safety and Emergency Response 2014 (ESER 2014) Bond Program** consists of five components: **Office of the Chief Medical Examiner, Traffic Company & Forensic Services Division, Neighborhood Fire Stations & Support Facilities, Emergency Firefighting Water System, and Police Facilities.**

The \$628.5 million **Earthquake Safety and Emergency Response 2020 (ESER 2020) Bond Program** consists of five components: **Emergency Firefighting Water System, Neighborhood Fire Stations & Support Facilities, District Police Station & Support Facilities, Disaster Response Facilities, and 9-1-1 Call Center.**

The *Office of the Chief Medical Examiner* project was inaugurated in November 2017 and is fully operational. The project was awarded LEED Gold certification in June 2021.

The *Traffic Company & Forensic Services Division* (TCFSD) reached Substantial Completion on August 27, 2021, 25 days ahead of schedule, and is fully operational. The project was awarded LEED Gold certification in July 2022. The SFAC Art installation is anticipated in August 2025.

Under ESER 2014 *Neighborhood Fire Stations* component, the floating *Fireboat Station 35* achieved Final Completion on November 22, 2022. Under the *Focused Scope Program*, the FS 35 Security Fence Enhancement project contractor completed all punch list items on June 13, 2025. The final inspection with SF Port will follow. The SFFD Network Modernization project has completed all Public Works managed scope and inspections were completed on June 5, 2025. FS 51, under the jurisdiction of The Presidio Trust, received the building permit in December '25. Construction to follow in early '26. The FS 19 Generator Replacement project required a new Service Agreement submittal to PG&E due to the generator lead time exceeding the previous Service Agreement. The FS 14 Generator Replacement redesign was submitted to DBI for permit, but the project has been put on hold to redirect funds to the DOT project. The FS 29 Apparatus Bay Door Replacement and the Fire Station 7/DOT Railings projects reached final completion in February 2025. FS 17 Boiler Replacement began construction in November '25 and completed on-site activities in May 2026. The FS 19 Window Replacement project is undergoing budget development. Asbestos was found in window caulking, requiring the involvement of an abatement contractor. Bids were received in early 2026.

Under ESER 2020 *Neighborhood Fire Stations* component, the SFFD Division of Training project legislation for the Street Vacations and Planning Code Map Amendments (zoning and bulk-height changes) was approved by the Board of Supervisors and the Mayor in January 2026 and became effective in February 2026. At the end of 95% Construction Documents, estimates were over budget by approximately \$18.5M. The overage was reduced by \$10M through value engineering

Earthquake Safety and Emergency Response Bond Program (ESER 2014 & 2020)

and program cuts. SFFD agreed to make up the remaining \$8.5M by cutting other smaller ESER funded projects and transferring the budget to the Division of Training. Construction mobilization occurred in April 2026. Demolition, rough grading, deep soil mixing and test piles have been completed to date.

Under ESER 2020, \$50M of funds are anticipated to be reallocated from Disaster Response Facilities (Kezar Pavilion). \$43.3M is anticipated to be assigned to Fire Station 7, which had previously been postponed due to a lack of funds. \$6.7M is anticipated to be assigned to Taraval Police Station. Both projects were kicked off in early 2026 with this new funding.

Under *Police Facilities* component, ESER 2014, the following projects were completed: *Northern, Taraval, and Richmond Station Renovation Project*, the *Park and Ingleside Station Project*, the *Bayview and Tenderloin Station MEP Upgrades Project*, and the *Firearms Simulator Training Facility*. Remaining component funds will be used to supplement the ESER 2020 Ingleside and Surge projects. Under ESER 2020, the *Police Facilities* component consists of three selected improvement projects: *Ingleside District Police Station Replacement*; *Mission District Police Station Structural Improvement*; and the construction of a temporary *Police Surge Facility* to enable the work at the Ingleside site. The *Mission District Police Station Structural Improvements* project is complete and closed out. Schematic Design on *Ingleside District Police Station Replacement* continues, and construction documents are nearing completion for the temporary *Police Surge Facility*.

The Public Utilities Commission (SFPUC) manages the projects under the *Auxiliary Water Supply System* and the *Emergency Firefighting Water System* components for ESER 2014 and ESER 2020). The project team progressed planning and design for PEFWS Pipeline, planning for the Fireboat Manifolds at Fort Mason and for Pier 33.5, bidding for the Fireboat Manifold at Mission Bay Ferry Landing, construction close-out on the Clarendon Supply Pipeline (WD-2861), and administrative project close-out for the completed construction at 19th Ave Pipeline and Vicente PEFWS pipeline (WW-711) contracts. For Pumping Station No.2, the project team is utilizing a Job Order Contract (JOC) to enhance electrical power.

The Recreation and Parks Department (RPD) manages a portion of the *Disaster Response Facilities (Kezar Pavilion)* component under ESER 2020. RPD has confirmed an overall funding plan for Kezar Pavilion, which includes \$20 million from ESER 2020, and the remainder of the project's funding, anticipated at \$120 million, will be from a 2028 Parks Bond. In March 2026, Public Works and RPD released an RFQP for a CM/GC with Core Trades. Five proposals were received and selection results were announced in late June. The design is at 100% schematic design and design development will resume in late 2026. The project's concept design was unanimously approved by the Recreation and Park Commission in Spring 2025.

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The ESER 2020 *9-1-1 Call Center Renovation* project construction is completed, and the renovated facility is fully operational and occupied. Project is in close-out phase, there is an approximately \$1M of savings from the renovation project, the remaining fees will fund two follow-on projects.

The bond authorization amount for the ESER 2014 Bond Program is \$400,000,000. The total appropriation is \$415,301,120 which includes partial interest earned and bond financing costs. TCFSD project savings of \$2,725,852 were reallocated to Police Facilities. The remaining ESER 2014 Police Facilities funds will be used to supplement the Ingleside & Surge projects.

The ESER 2020 bond authorization amount is \$628,500,000. The City has issued three bond sales to date with current total appropriation of \$386,890,695 inclusive of bond financing costs. We anticipate \$50M to be reallocated within the Disaster Response Facilities bond component from Kezar Pavilion to Fire Station 7 (\$43.3M) and Taraval Police Station (\$6.7M) in the fourth issuance of bond proceeds in Fall 2026.

Earthquake Safety and Emergency Response Bond Program (ESER 2014 & 2020)

Program Summary and Status

Neighborhood Fire Stations (ESER 2014)

Component Description:

The ESER 2014 bond program continues the work of ESER 2010 bond, categorizing projects according to three sub-categories: Focused Scope, Comprehensive, and Seismic. The ESER 2014 bond program will continue to address identified and prioritized needs at Fire Stations that were previously not addressed under the 2010 program. Significant construction projects will have been completed at all SFFD Fire Stations at the conclusion of the 2010 and 2014 bond programs.

SFFD approved the NFS Focused Scope, Comprehensive and Seismic budget portfolio in April 2015. In April of 2018, SFFD approved an updated budget revision.

Design services are being provided by the Public Works Bureaus of Architecture & Engineering, unless otherwise noted.

The following is a detailed status per project.

Seismic Projects

Fireboat Station 35 at Pier 22½

Design-Builder: Swinerton-Power, a Joint Venture and Shah Kawasaki Architects

Substantial completion was achieved on February 28, 2021. The Ribbon Cutting Ceremony was held on March 10th, 2022. Punchlist items have been completed. Final Completion was issued on November 22, 2022. The construction contract has been closed and final payment to the design-builder was issued in July 2023. Security fence enhancements emerged as a high priority. Updates on this scope can be found in the below focused scope section.



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Fire Station 35 at Pier 22½ (Photos by Russell Abraham)

Pier 26 Fireboat Berths

Design Services: COWI North America; Contractor: Vortex Marine Construction

Substantial Completion issued on September 16, 2020. Certificate of Final Completion was issued in July 2021. Project is completed.

Comprehensive Projects:

Fire Station 3

FS 3 was determined to be a potential collapse hazard in the event of a major earthquake based on the structural assessment received from the Public Works IDC-Structural study. SFFD directed the design work to stop and will consider plans for a new FS 3 in its overall seismic portfolio of future bonds.

Focused Scope Projects:

The NFS team has moved forward with planning, design, bidding, and construction of the Focused Scope projects including the following categories: apparatus bay doors, roof replacements, shower renovation, exterior envelope, windows, sidewalk, emergency generator, mechanical projects, boiler replacement, security fence and guardrails, and IT network improvements.

Design services are being provided by the Public Works Bureau of Architecture (BOA) and Engineering (BOE) for Apparatus Bay Doors, and guardrail and security fencing upgrades. GHD, an as-needed electrical engineering consultant, is providing design services for Generator Replacement projects. Department of Technology and Public Works A/E consultant TEF are undertaking the

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SFFD Network Modernization Project to survey, document, and upgrade to make-ready the facilities for DTIS to upgrade the network equipment at all fire stations.

Apparatus Bay Doors – 35 Stations

Packages 1 through 5 were completed in 2016-2021. Work at 34 fire stations were divided between ESER 2010 and ESER 2014, within parameters of allocated budgets under each bond.

FS 29 – JOC Contractor NTP issued on June 6, 2024. Final Completion on 2/11/25. The project is in close-out.

Boiler Replacements – 1 station

FS 17 emerged as a priority as of September 2023. On hold per SFFD December 2023. SFFD requested reinitiation of this project in May 2025. The work will be performed by DPW-BBSR. Construction began in November 2025 and completed in May 2026.

Roof Replacements – 9 Stations – Complete

Work was completed at nine (9) stations (FS 3, 9, 17, 20, 23, 24, 29, 40, and 43).

Shower Reconstruction – 7 Stations – Complete

Work was completed at seven (7) stations (FS 13, 17, 19, 20, 22, 33, and 34).

Window Repairs – 13 Stations – Complete

Work was completed at thirteen (13) stations (FS 8, 9, 11, 12, 14, 19, 20, 21, 23, 25, 29, 37, 43).

FS 19 Window Replacement budget development provided but funding uncertain as of May 2026 due to funds being allocated to the DOT project.

Exterior Envelope Improvements – 8 Stations

- Package 1 (FS 8, 20, 23 & 29): Scope includes power wash and new paint at exterior facade of stations. BBR was selected to perform the work. Work was completed on FS 8, 20, and 29 in 2018-2019. Public Works was asked to hold on FS 23 in January 2020, due to other priorities, at the client's request.
- Package 2 (FS 24 & 34): package was determined to be a project that, as instructed by the CPC, would provide funds to supplement the TCFSD project. Funds were transferred to the TCFSD in Q4 FY2021.
- Package 3 (FS 11): Scope of work included painting of the exterior. This project was folded into the Hose Tower Removal project, which is funded by the 2016 Public Health and Safety Bond and was completed in March 2021.
- Package 4 (FS 22): Complete.

Mechanical Scope – 5 Stations – Cancelled

- Package 1 (8, 9, 14, 20 & 41)

Earthquake Safety and Emergency Response Bond Program

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Emergency Generator Replacements – 4 Stations

- Station 31: Work is complete.
- Station 2: Work is complete.
- Station 19: JOC Construction NTP was issued January 22, 2024. Load bank and generator lead times continue to increase. The anticipated generator ship date is May 2026. A new PG&E permit will be required to meet this date.
- FS 14: A pre-application meeting to discuss redesign with fire marshal took place in October 2024. Manual fuel-filling was approved allowing BOA to undertake a redesign to simplify the project. The redesign is expected to greatly reduce project cost. The permit application was submitted to DBI.

FS 35 Security Fence Enhancements: Final punch list items completed 6/13/25 & SF Port inspection is the final construction requirement prior to close-out.

Sidewalk and Apparatus Bay Slabs – 3 Stations – Complete

Work was completed at three (3) stations (FS 13, 26, and 31).

Security Access Control Systems – 35 Stations – Complete

Network Modernization Project

The Project consists of surveying existing network equipment at each fire station to assess needs for equipment upgrades. The network equipment upgrades are under the Department of Technology (DT) scope. Public Works, together with A/E consultants, has worked in conjunction with DT to identify and document architectural, electrical, and mechanical elements of work needed to support the network improvements. Technical surveys have been conducted at 43 in-scope properties.

As of May 2026, all fire stations have been completed. In June, DT stated that several fire stations were found to require remediation. This scope is to be determined by DT and the use of ESER 2014 funds by SFFD.

Fire Station 7 Division of Training (“DOT”) Railings

JOC fee was approved to MIK Construction in March 2024. At SFFD request, the south side railings were added to the project scope. The railing installation for both the north and south sides was completed in September. Inspections were performed in October and November. A counterweight ladder cable was found to be in poor condition, so a change order was processed at SFFD’s request, and the replacement was completed. Final Completion is dated 2/27/25 with the completion letter sent by BOA to Chief Mullin. The project is financially closed.

Earthquake Safety and Emergency Response Bond Program

(ESER 2014 & 2020)

Neighborhood Fire Stations & Support Facilities (ESER 2020)

Component Description:

ESER funded projects are carefully selected based on the operational and tactical importance of fire stations and support facilities, ensuring the effective deployment of well-trained first responders in the event of a major earthquake or other disaster. The specific improvements and seismic upgrades to neighborhood fire stations and support facilities are established with the Fire Department's approval before the planning and design phases begin. This screening process guarantees that bond funds are spent on the highest priority projects.

New Construction

Division of Training

Project Background:

The San Francisco Fire Department's (SFFD) new Division of Training (DOT) - previously referred to as "Fire Training Facility (FTF)" - will be located on two City blocks bounded by Carroll Avenue, Hawes Street, Armstrong Avenue, and Griffith Street. Bancroft Avenue, Griffith Street, and Hawes Street will be vacated to form a contiguous site 349,440 square feet (SF) in area. The purpose of the DOT is to provide an upgraded training campus for firefighters and emergency medical technicians to meet the evolving needs of emergency responders in a 21st-century urban environment. The new facility will provide space for live-fire training, classroom training, equipment training and emergency medical services training. The project will improve operational efficiency by consolidating existing San Francisco Fire Department training facilities in one new location, replacing current training facilities in the Mission District and on Treasure Island, which the San Francisco Fire Department must soon vacate.

The project is comprised of an administration and classroom building, a firefighter recruit building, an apparatus building for vehicle and equipment storage, a maintenance shop, several controlled live-fire and rescue structures (training tower, apartment/condominium building, commercial structure, Victorian house, vehicle fire), urban search and rescue simulations (earthquake damaged buildings, confined spaces, trenches) and paved roadways with hills to emulate San Francisco topography and street conditions for fire apparatus vehicle maneuvering, fire ladder and fire hose deployment training.

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SFFD DOT Overview Rendering – DLR Group

Project Status:

Legislation for the Street Vacations and Planning Code Map Amendments (zoning and bulk-height changes) was approved by the Board of Supervisors and the Mayor in January 2026 and became effective in February 2026, which will allow building permits to be issued.

The project has been submitted to the Department of Building Inspection (DBI) under a Site Permit process. Given the size of the project, it has been broken down into four volumes. As of April 2026, all four Site Permits were approved and applications for actual building permits have been submitted as Addenda under the Site Permit. Permits for production piles (deep foundations) will be the first to be issued and are still pending approval.

At the end of 95% Construction Documents, estimates were over budget by approximately \$18.5M. The overage was reduced by \$10M through value engineering and program cuts. SFFD agreed to make up the remaining \$8.5M by cutting other smaller ESER funded projects and transferring the budget to the Division of Training.

Construction mobilization occurred in April 2026. Demolition, rough grading, deep soil mixing and test piles have been completed to date.

Project Budget: \$243.5M (exclusive of land cost)

Earthquake Safety and Emergency Response Bond Program

(ESER 2014 & 2020)

Project Milestone Schedule:

- Initial Environmental Review Complete – December 2021
- Programming Complete – March 2023
- Environmental Review Amendment Complete – June 2025
- Design & Permitting – October 2023 - December 2027
- Construction / Move-In – April 2026 - March 2029
- Close-Out/Warranty – December 2029

Earthquake Safety and Emergency Response Bond Program

(ESER 2014 & 2020)

Emergency Firefighting Water System (ESER 2014 & 2020)

Component Description:

The Earthquake Safety and Emergency Response Bonds will seismically improve the Emergency Firefighting Water System cisterns, pipelines, pump stations, fireboat manifolds, tunnels, and physical plant.

Background:

The Emergency Firefighting Water System is vital for protecting against the loss of life, homes, and businesses from fire following an earthquake. It is also used for the suppression of non-earthquake multiple-alarm fires.

Status:

Planning and Design

1. Potable EFWS (PEFWS) Pipeline – Includes installation of new Potable Emergency Firefighting Water System pipeline in Richmond and Sunset areas. Contract A and B will install new PEFWS pipeline from Lake Merced Pump Station to Sloat Blvd, and Sunset corridor to Lawton St respectively. Contract A is progressing toward the 100% design milestone. Contract B is currently evaluating revised routes along Sloat Blvd to 37th Ave/Sunset Blvd.
2. Fireboat Manifolds allow fire boats to pump seawater from the bay into the EFWS – Projects include planning and design at Fort Mason Pier 2 and Pier 33.5 for new pipelines and new fireboat manifolds for fire suppression, construction at Mission Bay Ferry Landing for a new pipeline and new fireboat manifold located at the bay side of 16th Street and Terry Francois Blvd to provide additional water supply to fight fire.
 - Mission Bay Ferry Landing: Out to bid in May 2026, target construction Notice to Proceed (NTP) in late summer 2026. Construction contract is led by SF Port.
 - Fort Mason: Interim measures were previously implemented per coordination with SFFD, National Park Service (NPS), Fort Mason Center (FMC) and San Francisco Water Division (formerly City Distribution Division). Draft Conceptual Engineering Report (CER) is being finalized. Design kickoff is planned for July 2026.
 - Pier 33.5: The team progressed the AAR by soliciting feedback from stakeholders and continuing to develop alternatives.

Construction

1. Clarendon Supply – Provides a new EFWS water supply and pipe near the crest of Clarendon Avenue at Dellbrook Avenue. Construction reached final completion in July 2025.
2. EFWS 2000 Marin – Expands the EFWS system along Marin Street including installation of a new earthquake resistant ductile iron pipe (ERDIP), valves, and appurtenances. The construction contract (PW-011) is in progress.

Earthquake Safety and Emergency Response Bond Program (ESER 2014 & 2020)

3. Street Valve Motorization - Installs a 12-inch hydraulically actuated ball valve with electrical/control cabinets at Evans Avenue north of Napoleon Street. This project is a pilot/demonstration for the overall PEFWS pipeline isolation concept. This is part of the PW-011 contract and construction is in progress.
4. Pumping Station No. 2 – Providing additional enhancement to the electrical power via Job Order Contract (JOC). Electrical equipment was installed in Fall 2025 and final completion was reached in April 2026.



Pumping Station No.2 Electrical equipment installation

Earthquake Safety and Emergency Response Bond Program (ESER 2014 & 2020)

Office of the Chief Medical Examiner (ESER 2014)



Project Description:

The project will relocate the Office of the Chief Medical Examiner (OCME) to One Newhall Street in the India Basin Industrial Park. The new facility will house about 50 employees who are organized into the four units of the OCME: Field Investigations, Medical/Autopsy, Laboratory, and Administration.

One Newhall Street was an existing 28,000 gsf industrial warehouse which was substantially demolished, and a second floor was added within the existing footprint of the building resulting in a seismically safe 46,000 gsf facility.

Earthquake Safety and Emergency Response Bond Program (ESER 2014 & 2020)

Project Background:

The existing OCME is located at 850 Bryant, also known as the Hall of Justice (HOJ). The HOJ is over 50 years old and seismically deficient. In the event of a major earthquake, this building is not expected to be operational. This project is part of a larger strategy to replace the Hall of Justice established in the City's 10-Year Capital Plan as the *Justice Facilities Improvement Program* (JFIP).

The OCME is accredited by the National Association of Medical Examiners (NAME). During the previous accreditation in 2008, the City was advised that the existing facility was undersized, had multiple deficiencies that are currently mitigated by operational protocols, and that the facility should be replaced to ensure continued accreditation.

Project Status:

LEED Gold is the mandatory goal for this project (minimum 60 credits required to be awarded for the Gold certification). Award of one of the final credits, pertaining to Indoor Environmental Quality Credit 1 (IEQc1) – Outdoor Air Delivery Monitoring, required the installation of nine (9) CO2 sensors at the facility. This work was completed in February 2021. In April 2021, the U.S. Green Building Council (USGBC) awarded the project LEED Gold certification.

Project is completed and the facility is occupied.

Project Budget: Project Cost, inclusive of all change orders, tracked to within the Total Project Budget of \$75M (GO Bonds and general funds).

Earthquake Safety and Emergency Response Bond Program (ESER 2014 & 2020)

Traffic Company & Forensic Services Division (ESER 2014)



Photos by Bruce Damonte

Project Description:

The project will relocate the SFPD Forensic Services Division (FSD) and SFPD Traffic Company (TC) to a site located at 1995 Evans Avenue, San Francisco. The amount of space requested for the Traffic Company was determined based on the Police Facilities Master Planning Study dated August 23, 2012.

The project was developed to support a Full Time Employee (FTE) forecast for 2020 FSD demand of approximately 109 for FSD, approximately 100 for the Traffic Company and approximately 9 for the Real Estate Division's building engineering and custodial services. The size of the facility is approximately 100,000 gross square feet, a reduction of approximately 20,000 gross square feet necessary to achieve budget reconciliation. As a result, the potential for future expansion is diminished, if required.

Project Background:

The SFPD Traffic Company was located at the Hall of Justice (HOJ) at 850 Bryant Street. The SFPD FSD was in two facilities. The FSD Administration, Crime Scene Investigations, and Identification units were housed at the HOJ. The FSD Crime Lab is housed in Building 606 at the Hunters Point Shipyard.

Earthquake Safety and Emergency Response Bond Program (ESER 2014 & 2020)

The HOJ is over 50 years old and seismically deficient. In the event of a major earthquake, this building is not expected to be operational. This project is part of a larger strategy to replace the Hall of Justice, established in the City's 10-Year Capital Plan as the Justice Facilities Improvement Program (JFIP).

The Hunters Point Shipyard is being transferred from the U.S. Navy to the City. The City plans to develop the Shipyard as a residential area. The area in which Building 606 is located is planned to be a public open space as an amenity for nearby residents. Prior to the transfer of the property, the Navy is obligated to remove and mitigate hazardous materials in the soil.

Project Status:

Clark Construction was selected to be the Construction Manager/General Contractor (CM/GC) through a competitive solicitation in July 2017. Clark led a team of "Core Trade Subcontractors," specifically: C/S Erectors for the exterior building envelope, Southland Industries for mechanical and plumbing, and Rosendin Electric for electrical. Temporary Certificate of Occupancy (TCO) was granted on July 22, 2021, Substantial Completion was issued on August 27, 2021, 25 days ahead of schedule and final payment to both Clark Construction and HOK Architects was made in December 2022. DBI issued the Certificate of Final Completion and Occupancy (CFCO) on January 6, 2022. The project was obligated to achieve LEED Gold certification which was confirmed in July 2022. The remaining savings \$2.7M was transferred to the Police Facilities bond component in Q3 FY25. The SFAC Arts Commission reported installation of structural framework in December 2025. The exterior LED panels ship date is TBD.

Schedule:

- | | |
|--|-----------------------|
| • Pre-Construction Services NTP | November 27, 2017 |
| • Pre-Construction Services Full Team Kick-off Meeting | November 30, 2017 |
| • Indicator Pile Program construction Services NTP | August 19, 2019 |
| • New building construction Services NTP | October 7, 2019 |
| • Steel Topping-Out Ceremony | April 3, 2020 |
| • Temporary Certificate of Occupancy (TCO) | July 2021 |
| • Substantial Completion | August 27, 2021 |
| • Certificate of Final Completion and Occupancy (DBI CFCO) | January 6, 2022 |
| • Crime Lab Phase Move-In | Jan 14 & Feb 18, 2022 |

Earthquake Safety and Emergency Response Bond Program

(ESER 2014 & 2020)

Police Facilities (ESER 2014)

Component Description:

The project includes various focused scope projects at 12 police facilities (9 district stations and 3 support facilities – Southern Station is new, built within the Public Safety Building) across the City. The work scopes are derived from a series of onsite investigations, observations, and professional evaluations of different building systems that include mechanical, electrical, plumbing, fire protection, and structural safety. It also includes assessments of building envelopes (i.e., integrity of roof, doors, windows, and walls), ADA accessibility requirements, as well as other site improvements that ensure safety and security.

The component's current budget is \$37.5M, including bond interest and \$2.7M transfer from TCFSD savings. The cost to address all police facilities' issues is far in excess. Project priorities are according to building deficiencies that potentially compromise police staff and the public's health and safety, and others that pertain to code compliance.

ADA Packages 1 and 2 – 10 Facilities – Complete

Work to address accessibility issues at ten (10) facilities (Central, Mission, Bayview, Northern, Tenderloin, Park, Ingleside, Taraval, Richmond, and Police Academy) is complete.

Firearms Simulator Training Facility at Lake Merced – Complete

Northern, Richmond, and Taraval Station Renovation Project – Complete

Substantial Completion was achieved as anticipated on May 5, 2020. Final Completion was issued on March 26, 2021.

Park and Ingleside Station HVAC Upgrades & Generator Replacement – Complete

Substantial completion was achieved on February 19, 2020. Final Completion issued on March 3, 2021.

MEP Package 2 at Bayview and Tenderloin Station – Complete

Substantial Completion was achieved on March 3, 2021, and final completion issued on August 17, 2022.

Police Academy Renovation

This project has been postponed due to the unavailability of funding.

Mission Station Renovation

This project was completed under ESER 2020.

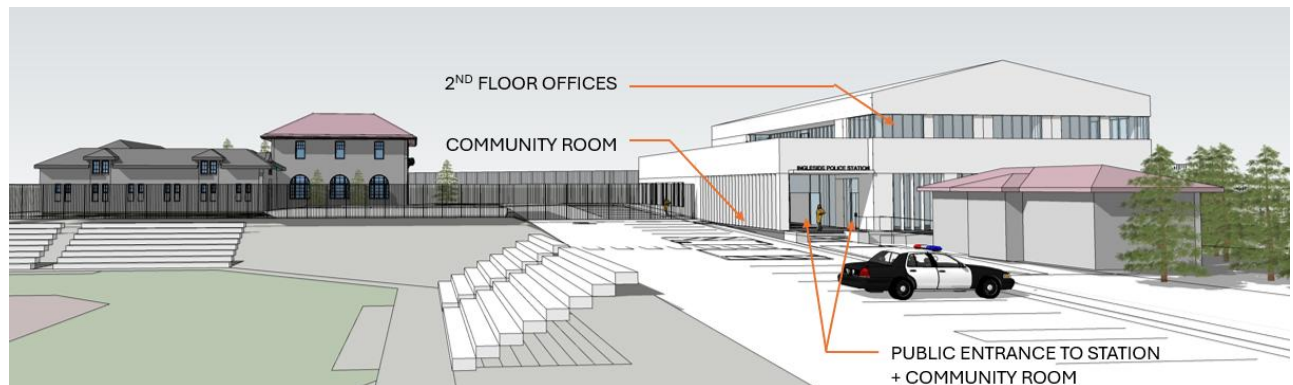
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Police Facilities (ESER 2020)

Component Description:

The City's growth in recent years has directly impacted the volume of calls for service and response times. The San Francisco Police Department continuously seeks to align its staffing needs to meet the City's growth and changing needs. These changes present a challenge to the Police Department's district stations and support facilities, as some were built nearly 100 years ago for a smaller police force, and the facilities lack adequate space for the current staffing levels and modern policing needs. Like the Neighborhood Fire Station program, ESER-funded Police projects are carefully selected based on the operational and tactical priorities of police stations and support facilities, to always ensure the effective deployment of first responders, and especially in the event of a major earthquake or other disaster.

Ingleside District Police Station Replacement



Project Background:

The Ingleside District Police Station is located at 1 Sgt. John V. Young Lane, within Balboa Park, a property owned and maintained by the San Francisco Recreation & Park Department. The Police Station is under the jurisdiction of SF Police Department. The station serves an area from Cesar Chavez Avenue, between Highway 101 and Faxon Avenue, to the San Mateo County line. The existing station was built in 1910 and is a local historic resource within the Balboa Park Historic District. The station includes a main building, and a second building separated by a courtyard. The station's parking lot surrounds the buildings. A major renovation to the station was completed in 1991 and more recent improvements, including critically important upgrades to the mechanical system and the replacement of the emergency generator, were completed in 2020.

This first responder facility is considered an Essential Services Building, which means it needs to remain in operation after a major earthquake. Recent analysis has determined that Ingleside Station does not meet the performance criteria for Immediate Occupancy or Life

Earthquake Safety and Emergency Response Bond Program (ESER 2014 & 2020)

Safety. In addition, the station and adjoining park area will likely become a major evacuation center for this area of the City during a major emergency. The 115-year-old station does not support the Police Department's mission in the Ingleside area. Ingleside Station suffers functional, space and security deficiencies that impede operational efficiency and its vulnerability to a major seismic event would compromise the station's ability to perform its mission in that event.

SFPD's staffing and facility requirements will be impacted by growth in this district. A significant amount of new development is planned within the Ingleside District Station boundaries, so a sizeable increase in the number of residents is expected in this district over the next 20 years. After extensive study, it was determined that the long-term functional and space requirements of SFPD at the Ingleside Station campus would be best served by a renovation and repurposing of the existing historic station for non-essential functions. A new building will be constructed on the adjacent property to meet seismic design Essential Services performance criteria and modern policing programmatic requirements, and related functional needs. Priorities for improvements of the SFPD buildings and site will include improved vehicular access and parking, pedestrian accessibility improvements, site security, on-site utilities and storage features and related land and building features to benefit long-term growth and use of the grounds and building by both SFPD and Recreation and Parks for the next 50 years.

Project Status:

On 12/22/25, 100% DDs were completed, and estimating is underway and expected to be complete on 1/28/26. Following review of the 50% DD estimate, the team engaged in value engineering resulting in a cost savings of \$2.2M. BOA commenced with Construction Documents in Jan 2026 and will finish 50% CDs in May 2026. In September 2025, SF Planning provided a Categorical Exemption and a General Plan Referral approval. Civic Design Review approved Phase 2 in September 2025, and a draft MOU for public art was sent to SFAC for review. The Jurisdictional Transfer of the 1:1 land swap has been delayed due to revisions and completion of the Record of Survey, and RED is developing the JT Resolution to the Board of Supervisors, and all supporting documents are expected to be complete by Q1 2026.

Police Surge Facility Construction

Project Background:

The Police Department needs a *Surge Facility* as a temporary base to accommodate essential operations while the Ingleside District Police Station Replacement Project is under construction. The options for such a facility were either the allowed use of an appropriate City-owned building or the construction of a modular facility at an appropriate City parcel. The building option emerged as the most practical approach and will require tenant

Earthquake Safety and Emergency Response Bond Program

(ESER 2014 & 2020)

improvements to accommodate the essential police operations at the City-owned facility under SFPD jurisdiction, located at 1828 Egbert Avenue. One of the key objectives of this project is to maximize the opportunity to repurpose the installation of the temporary Surge space for a permanent future use by the SFPD client department for their Property Control Division.

Project Status:

Clark Construction was selected as the CM/GC for both Surge and the Ingleside District Police Station Replacement. Following Commission approval of a Surge NTP in July 2025, an NTP was delayed to Clark in order to rebid trade packages that were deemed excessively high, and this rebid effort resulted in a reduction of HVAC and electrical bids in the amount of \$3.7M. An NTP to Clark is planned for the end of January 2026.

Mission District Police Station Structural Improvement

Project Background:

Located on Valencia Street, Mission District Police Station is a rectangular two story, steel-framed building with exterior walls constructed using reinforced concrete masonry units. It was built in 1993 under the 1991 San Francisco building code (UBC model code) as type ii-n (non-rated) construction. The proposed scope of work is a voluntary seismic strengthening of four existing beams located on the exterior of the building. New steel members will strengthen these four existing exterior beams by bracing them to interior beams.

Architectural work includes the replacement of the men's shower room and finishes, ceilings, and precast headers at four existing entry locations as required to accommodate structural work. The project will also consist of accessibility upgrades in the police fleet parking area and modifications to the existing restrooms. The station is expected to maintain its normal 24 hours a day, 365 days a year operation throughout construction, with temporary re-routing of employee circulation and egress. Entry to the public lobby will be maintained throughout construction.

Project Status:

Construction was completed in August 2023.



Earthquake Safety and Emergency Response Bond Program

(ESER 2014 & 2020)

Disaster Response Facilities (ESER 2020)

Component Description:

After a major earthquake or other disaster, the City will rely on select public buildings to deploy aid, provide shelter and coordinate emergency response and recovery. During and after a major disaster, these public buildings must have the capacity to function as disaster-response facilities that could serve as:

- Shelter: an existing facility, such as a school, recreation center, community center or convention center, temporarily converted to provide safe, accessible, and secure short-term housing for disaster survivors.
- Local Assistance Center: a site where individuals, families, and businesses can access available disaster assistance programs and services.
- Commodity Point of Distribution: an accessible site where the public can pick up emergency supplies following a disaster.
- Unified Command Post: a field location that can accommodate the primary functions of incident command: command, operations, planning, logistics and finance and administration.
- Logistics Staging Area provides a waystation for incoming shipments that meets a large array of resource requests from local government.
- Base Camp/Mutual Aid Staging: a location for local and mutual aid organizations to gather prior to deployment.

Kezar Pavilion

Project Background:

Kezar Pavilion will be completely renovated using 2020 ESER Bond funding to support some of San Francisco's most critical needs during emergency response. Its size, location in Golden Gate Park and related parking lots offers the best venue to upgrade a city-owned facility for post-disaster response. While Kezar will serve as a Recreation and Park facility in non-disaster time, it will be designed to function within a seismically safe facility to serve multiple disaster-response functions.

The San Francisco Emergency Operations Center will dictate the activation of the space at Kezar based on the highest needs of the incident. All emergency operations located at the rebuilt Kezar facility will be safe, secure, and accessible, and will include emergency power and communications connectivity. The new design focuses on potential emergency use as an indoor congregate shelter.

An indoor congregate shelter will provide space for those displaced by the emergency to receive necessary temporary shelter and basic necessities, such as food, water, medical

Earthquake Safety and Emergency Response Bond Program (ESER 2014 & 2020)

supplies, and survival gear. The shelter will include flexible space that can accommodate individuals, families, and pets as necessary, and is being designed to accommodate between 100 and 150 individuals at a time. The activation of an indoor congregate shelter at Kezar may also include the capacity for additional distribution of essential commodities to those in need who are not residing in the shelter.

The City has allocated \$20 million from the ESER 2020 Disaster Response Facilities bond component to Kezar Pavilion. The remainder of the project will be funded by a 2028 Parks Bond.

Project Status:

In December 2025, Capital Planning Committee approved reducing the project's allocation from \$70 million to \$20 million and committed to additional project funding in the amount of \$120 million in a proposed 2028 Parks Bond.

The project team recently released an RFQP for a CM/GC contract for pre-construction and construction services. Five proposals were received and the team is moving forward seeking approval to award the contract at the Recreation and Park Commission's July 2026 meeting. Once awarded, there will be an early cost validation phase followed by the start of Design Development in late 2026.

The project team will also seek approval to award a Specialty Design Services contract at the July meeting of the Recreation and Park Commission. These highly specialized services are needed to initiate the Design Development Phase. Additionally, the project team anticipates releasing RFQP for Structural Engineering Services Summer 2026 followed by award in Fall 2026. The project's concept design was approved by the Recreation and Park Commission in Spring 2025, and 100% schematic design drawings are complete. A CEQA Exemption Determination was issued by the Planning Department in 2024.



Earthquake Safety and Emergency Response Bond Program (ESER 2014 & 2020)

Seismic Improvement:

Fire Station 7 Replacement

Project Background:

Fire Station 7, located at 2300 Folsom Street in San Francisco, was constructed in 1954 and serves as an active San Francisco Fire Department facility. A seismic evaluation completed in July 2015 determined that the existing building does not meet the Fire Department's required seismic performance objectives under applicable seismic hazard levels. The evaluation concluded that replacement of the facility would be more practical than implementing a comprehensive seismic retrofit due to the extent of the structural deficiencies and the operational impacts associated with retrofitting an active fire station. The project will provide a modern, seismically resilient facility that supports the Fire Department's emergency response and operational needs.

Fire Station 7 had previously been postponed due to a lack of funding. \$43.3M of funding is anticipated to be assigned from the ESER 2020 Disaster Response Facilities (Kezar Pavilion) to fund Fire Station 7.



Fire Station 7

Earthquake Safety and Emergency Response Bond Program (ESER 2014 & 2020)

Project Status:

The project is currently in the Planning phase, with the project team finalizing the facility programming and project scope. The San Francisco Planning Department has completed its Historic Resource Review and determined that the proposed project would not result in a significant impact on the California Register-eligible historic district or other historic architectural resources. Design is anticipated to proceed following completion of programming and environmental review activities. Construction is currently anticipated to begin in late 2028, with project completion targeted for 2030.

Project Budget: \$43.3M

Project Milestone Schedule:

- Planning Phase – January 2026 – March 2027
- Design / Permit / Bid Phase – April 2027 – October 2028
- Construction Phase – November 2028 – September 2030
- Close-Out – November 2030

Taraval Police Station

\$6.7M is anticipated to be allocated to Taraval Police Station from ESER 2020 Disaster Response Facilities (Kezar Pavilion) for planning and early design phases. The remaining \$61M will be funded from ESER 2026. We will include information on this project in the next report.

Earthquake Safety and Emergency Response Bond Program (ESER 2014 & 2020)



9-1-1 Call Center (ESER 2020)

Component Description:

The 9-1-1 Call Center is operated and managed by the Department of Emergency Management. It is located at the City's Emergency Operations Center (EOC) at 1011 Turk Street in the Western Addition neighborhood and houses public safety dispatchers who answer all calls made to 9-1-1. These dispatchers are the initial point of contact for all of San Francisco's first responders, 24 hours a day. They serve the communications hub that dispatches first responders to scenes of accidents, crimes, fires and other emergency and non-emergency situations.

San Francisco's 9-1-1 Dispatch Center is one of the top 25 busiest 9-1-1 centers in the United States and receives an average of 3,700 calls each day. It is critical that our Dispatch Center can answer all calls for emergency and non-emergency service quickly.

Background:

The existing City Emergency Operations Center (EOC) at 1011 Turk Street was constructed in 1997 and consists of a two-story building housing the emergency operations center, the 9-1-1 Call Center, a data center for emergency communications, administrative offices, meeting rooms and support space.

Earthquake Safety and Emergency Response Bond Program (ESER 2014 & 2020)

The renovation of the 9-1-1 Call Center will increase the number of dispatcher workstations and reconfigure the supervisor bridge for better visual oversight of all the dispatchers.

Space requirements were determined by analyzing space needs for normal operations, projected growth, redundancy needed for reliable 9-1-1 functioning and capacity for high-demand events – both planned and unplanned. Workstations have specific size and layout requirements for dispatchers to work effectively and efficiently during both routine operations and large-scale emergencies.

Project Status:

The 9-1-1 Call Center component received \$8.9M in the first issuance for planning, design, bid process, and construction. Construction is completed and the facility is fully occupied. There is approximately \$1M in savings from the renovation project and will fund the following two projects:

1. **1011 Turk Critical Power Redistribution and EV Charger Installation:** The project is completed and in financial close-out.
2. **1011 Turk Badge System Replacement:** Partial fund return was completed in Feb 2026. Final financial close-out is underway.

Earthquake Safety and Emergency Response Bond Program (ESER 2014 & 2020)

Budget, Funding and Expenditures

ESER 2014

The ESER 2014 program has received the proceeds of three bond sales totaling \$400,000,000 (inclusive of bond financing costs) and in addition has received partial interest earned. TCFSD project savings of \$2,725,653 were reallocated to Police Facilities. The remaining ESER 2014 Police Facilities funds will be used to supplement the Ingleside & Surge projects. After final disbursement of all transaction costs, \$17,137 of remaining bond proceeds originally appropriated for Costs of Issuance have been transferred to the City's debt service fund to offset the General Obligation Bond debt service payments. Current total appropriation is \$415,301,120.

The following is a summary of the budget and appropriation per component:

ESER 2014: through June 2026

Bond Components and Projects	Bond Authorization	Adjusted Budget (ii)	Appropriations	Expenditures	Encumbrances	Balances	Expenditures/ Appropriations
Office of the Chief Medical Examiner (OCME)	63,895,000	67,533,024	67,533,024	67,532,612	0	412	100%
Traffic Company & Forensic Services Division (TCFSD)	162,195,000	171,770,137	171,770,137	171,760,137	0	10,000	100%
Police Facilities (PF)	29,490,000	37,534,574	37,534,574	25,829,511	0	11,705,062	69%
Neighborhood Fire Station (NFS)	83,555,000	73,495,729	73,495,729	65,682,627	1,207,590	6,605,512	89%
Emergency Firefighting Water System (EFWS)	54,065,000	57,657,516	57,657,516	53,534,796	366,504	3,756,216	93%
Oversight, Accountability & Cost of Issuance (iii)	6,800,000	7,310,141	7,310,141	3,855,556	0	3,454,585	53%
TOTAL (i)	400,000,000	415,301,120	415,301,120	388,195,239	1,574,094	25,531,787	93%

(i) Financial data as of 7/20/2026

(ii) Current budgets per PeopleSoft inclusive of FY24 & FY25 interest appropriations

(iii) Includes underwriter fees \$2M and partial interest funds on reserve

Expenditures and Encumbrances

The ESER 2014 expenditures and encumbrances are \$388,195,239 and \$1,574,094 respectively. The expenditure represents 93% of the total current appropriations.

The Accountability reports for the second and third bond sales are available on the ESER website at <https://sfpublicworks.org/eser-bond-reports>.

Earthquake Safety and Emergency Response Bond Program (ESER 2014 & 2020)

ESER 2020

The ESER 2020 program has received the proceeds of three bond sales totaling \$385,511,693. The 3rd bond was issued in FY25 Q3 which funded the Emergency Firefighting Water System, Neighborhood Fire Stations & Support Facilities, and District Police Station & Support Facilities bond components. A total of \$1,462,270 from pool interest earning has been paid out to the IRS for arbitrage in FY26. After final disbursement of all transaction costs, \$83,268 of remaining bond proceeds originally appropriated for Costs of Issuance have been transferred to the City's debt service fund to offset the General Obligation Bond debt service payments. Current total appropriation is \$386,890,695.

We anticipate \$50M to be reallocated within the Disaster Response Facilities bond component from Kezar Pavilion to Fire Station 7 (\$43.3M) and Taraval Police Station (\$6.7M) in the fourth issuance of bond proceeds in Fall 2026.

The following is a summary of the budget and appropriation per component:

ESER 2020: through June 2026

Bond Components and Projects	Bond Authorization	Adjusted Budget (ii)	Appropriations	Expenditures	Encumbrances	Balances	Expenditures/Appropriations
Emergency Firefighting Water System	153,500,000	151,170,852	76,128,418	36,258,075	3,161,372	36,708,972	48%
Neighborhood Fire Stations & Support Facilities	275,000,000	270,827,260	162,671,709	66,320,253	85,165,306	11,186,150	41%
District Police Stations & Support Facilities	121,000,000	119,163,994	119,163,994	19,752,858	63,476,588	35,934,548	17%
Disaster Response Facilities	70,000,000	68,937,848	15,855,705	5,046,956	106,599	10,702,150	32%
9-1-1 Response Facilities	9,000,000	8,863,438	8,863,438	8,631,393	0	232,045	97%
Oversight, Accountability & Cost of Issuance (iii)		9,536,608	4,207,431	3,150,291	0	1,057,140	75%
TOTAL (i)	628,500,000	628,500,000	386,890,695	139,159,826	151,909,865	95,821,004	36%

(i) Financial data as of 7/20/2026

(ii) Forecasted budget per bond component

(iii) Includes underwriter fees \$451K & arbitrage \$1.4M

Expenditures and Encumbrances

The ESER 2020 expenditures and encumbrances are \$139,159,826 and \$151,909,865 respectively. The expenditure represents 36% of the total current appropriations.

The Accountability reports for the first thru third bond sales are available on the ESER website at <https://sfpublicworks.org/eser-bond-reports>.

Earthquake Safety and Emergency Response Bond Program (ESER 2014 & 2020)

Attachments

Attachment 1 – Contact Information



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