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# The Earthquake Safety and Emergency Response Bond Program 2010, 2014 & 2020

## Quarterly Status Report

October through December 2022



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

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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Program Manager

# Earthquake Safety and Emergency Response Bond Program

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## (ESER 2010, 2014 & 2020)

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# Earthquake Safety and Emergency Response Bond Program

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## (ESER 2010, 2014 & 2020)

### Executive Summary

The \$412.3 million **Earthquake Safety and Emergency Response 2010 (ESER 2010) Bond Program** consists of three components: **Public Safety Building, Neighborhood Fire Stations & Support Facilities**, and **Auxiliary Water Supply System**.

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 (Kezar Pavilion)**, 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)* construction has been completed and only minor post-move-in adjustments were requested by some occupants. 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 DBI issued the Certificate of Final Completion and Occupancy (CFCO) on January 6, 2022. The FSD (Crime Lab) moved into the facility on January 14th and February 18th. LEED Gold confirmation occurred in July 2022.

Under *Neighborhood Fire Stations* component, ESER 2010, the Generator Replacement Project at Station 14 is anticipated to bid in the summer of 2023.

Under *Neighborhood Fire Stations* component, ESER 2014, the floating *Fireboat Station 35* achieved Final Completion on November 22, 2022. Under the *Focused Scope Program*, the generator replacement project at Station 2 achieved Final Completion on October 9, 2022. The Generator Replacement Project at Station 19 is anticipated to bid in the spring of 2023. The SFFD Network Improvement Project, which will upgrade network infrastructure at fire stations, has begun preparatory meetings with the Department of Technology and Public Works' A/E consultants. Fire station site survey work is anticipated to begin in January of 2023.

Under ESER 2020, the SFFD Fire Training Facility resumed programming efforts in November 2022 with a new City project manager and a new SFFD project manager working together to steward the project.

# Earthquake Safety and Emergency Response Bond Program

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Under *Police Facilities* component, ESER 2014, *Northern, Taraval, and Richmond Station Renovation Project* was completed in November 2021 and the *Park and Ingleside Station Project* was completed in May 2021. *Bayview and Tenderloin Station MEP Upgrades Project* is scheduled to be financially closed in February 2023. Under ESER 2020, the *Police Facilities* component will consist 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. Structural improvements work at the *Mission District Police Station* began in Fall 2022; it will be the first project under this component. For the *Ingleside District Police Station Replacement*, solicitation of a CM/GC (Construction Manager/ General Contractor) has been underway, including oral interviews of prequalified CM/GCs planned for January 2023.

The Public Utilities Commission manages the projects under the *Auxiliary Water Supply System* and the *Emergency Firefighting Water System* components for all three programs. Construction continued on the Pumping Station 2 (WD-2687), Clarendon Supply Pipeline (WD-2861), 19th Ave Pipeline (2652J), and Vincente Pipeline (WW-711) contracts.

The Recreation and Parks Department manages the *Disaster Response Facilities (Kezar Pavilion)* component under ESER 2020. The project concept plan is moving forward with formal engagement with the Planning Department's Historic Preservation Division and starting the review as it relates to CEQA and historic preservation. Exploratory investigation work has been completed on hazardous material surveys as well as geotechnical evaluations. The project team will be working on engaging with the various regulatory requirements with Historic Preservation staff, Civic Design Committee, the Department of Emergency Management (DEM & HSA) and the general public. The project team is engaging with an additional estimating consultant as a peer review process to confirm current budget and construction costs based on market conditions.

Under ESER 2020, the construction contract for *9-1-1 Call Center* project was approved by Public Works Commission on November 04, 2022; contract certification was completed in December 2022 and ready for NTP in Jan. 2023.

To date, the ESER 2010 program has received the proceeds of six bond sales totaling \$412,300,000 and in addition has received partial interest earned, with a current total appropriation of \$416,758,554 (inclusive of bond financing costs). The ESER 2014 program has received the proceeds of three bond sales totaling \$400,000,000 (inclusive of bond financing costs). The ESER 2020 program has received the proceeds of two bond sales, totaling \$167,805,000 (inclusive of bond financing costs).

# Earthquake Safety and Emergency Response Bond Program (ESER 2010, 2014 & 2020)

## Program Summary and Status

### Public Safety Building (ESER 2010)



Photo © Tim Griffith, 2015

**Location:** Block 8 in the Mission Bay South Redevelopment Area. The block is bounded by Mission Rock, Third, and China Basin Streets.

**Project Description:** The Public Safety Building (PSB) is meant to provide a new venue for the SFPD Headquarters – effectively the command-and-control administration of the City’s police department – and includes the relocation of Southern District Station and a new Mission Bay Fire Station #4. Included in the project is the reuse of Fire Station #30, which will serve as the Arson Task Force HQ and provide a community meeting room at the ground level. Historic resource consultants have determined that the existing fire station is eligible for the National Register of Historic Places. Consistent with the Mission Bay SEIR Addendum No. 7, Mitigation Measures, Item D.02, this facility will be retained and reused in a manner that preserves its historic integrity. The other components of the project will be designed to be respectful of the historic integrity of the existing fire station.

## Earthquake Safety and Emergency Response Bond Program (ESER 2010, 2014 & 2020)

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**Project Background:** The functionality of the entire police department in the event of a major catastrophe relies on the ability of the police leadership within police command center headquarters to promptly and properly coordinate public safety services in the city. The district station plays an equally critical role in providing responsive public safety to residents of San Francisco in a timely manner. This station deploys officers 24/7 to the Southern District, who are the first responders to public calls for service, as well they provide support to other first responders including the Fire Department, Medical Examiner, and emergency medical services.

**Project is complete and the facility is occupied.**

**Project Budget:** Project Cost, inclusive of all change orders to date, tracked to within the Total Project Budget of \$243M (GO Bonds and general funds). Project savings have been reallocated to NFS 2010 bond component; any remaining unspent balances will be reviewed for future spending authorization and reallocation.

# Earthquake Safety and Emergency Response Bond Program (ESER 2010, 2014 & 2020)

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## Neighborhood Fire Stations (ESER 2010)

**Component Description:** The ESER bond will renovate or replace selected fire stations to provide improved safety and a healthy work environment for the firefighters. The selected stations are determined according to their importance for achieving the most effective delivery of fire suppression and emergency medical services possible.

**Background:** All of the 43 San Francisco Fire Stations have, as a result of minimal deferred maintenance over decades, yielded building conditions that potentially compromise the safety and health of firefighters. Many stations have structural/seismic and other deficiencies that could inhibit their continuous functionality. It is assumed that some may not be operational after a large earthquake or other disasters, hindering the ability of the firefighters to respond to calls for service. Seismic capacity study of key fire stations –10 of 43- has yielded necessary insight into their ability to sustain operational effectiveness. Additional stations will be examined as funding is provided.

Prior to approval of the bond program, the majority of the City’s fire stations, and support facilities were generally assessed for their respective condition and to identify vulnerabilities or deficiencies that could compromise their essential role as deployment venues for first responders.

For budget planning purposes, the assessment reports were reviewed by cost estimators who prepared estimates of the cost of correcting the conditions noted in the assessments. The cost estimates indicate only the overall “order of magnitude” of the various facility deficiencies and relative proportions of various types of work.

Preliminary assessment of the neighborhood fire stations indicate that the sum of all existing maintenance generated deficiencies would require a budget exceeding \$350M to correct, significantly more funds than are available in this bond for such purposes. Therefore, additional detailed planning is required to focus the expenditures of this bond towards the most beneficial and cost-effective immediate rehabilitation and/or improvement projects.

A list of projects to be completed by the ESER 2010 bond was identified by Public Works and the Fire Administration and accepted by the Fire Commission at their meeting of September 23, 2010.

The ESER 2010 bond program is anticipated to complete improvements to 29 of the 43 neighborhood fire stations. The approved slate of projects was presented to the SF Fire Commission on April 26, 2012.

The following is a detailed status per project:

# Earthquake Safety and Emergency Response Bond Program (ESER 2010, 2014 & 2020)

## Seismic Projects



### **Fire Station No. 16 (Marina District)**

Substantial completion was achieved on January 10, 2019. SFFD began occupying and operating out of the new station on January 16, 2019. The United States Green Building Council (USGBC) awarded the project LEED Gold Certification on August 4, 2021.

### **Fire Station No. 5 (Fillmore District)**

Substantial Completion was achieved on April 26, 2019. SFFD began occupying and operating out of the station on April 29, 2019. Final Completion was achieved on February 19, 2020. On December 17, 2020, project was awarded LEED Gold Certification New Construction from the United States Green Building Council (USGBC).



### **Fireboat Station 35: (See ESER 2014 this report)**

Fireboat Station 35 occurs within the ESER 2014 Program, however the pre-design and CEQA and environmental review costs of \$687,125 occurred under ESER 2010. The budget that was identified for Station 35 was funded by ESER 2010 and the Fire Facilities Bonds funds totaling \$17M. The ESER 2010 funding will be used to offset Station 5 and 16. The Fire Facilities Bond funds will continue to supplement ESER 2014 funds for Station 35.

### **Equipment Logistics Center (ELC):**

The ELC project was identified after the passage of the bond – it was suggested as a project combining the Bureau of Equipment (BOE) and Emergency Medical Services (EMS). In this configuration, the total functional program area made it infeasible to occur at the current EMS venue at 1415 Evans; more significantly, the budget for such a project was not available within the ESER 2010 NFS funding.

SFFD requested that Public Works prepare a program analysis and cost estimate for the EMS separate from the BOE for consideration in the 2016 Public Health and Safety Bond – successfully passed by voters, receiving 79 percent voter approval in June 2016, and the Ambulance Deployment Facility project was completed in 2021. The BOE remains a priority project as it resides within a seismically compromised unreinforced brick building.



# Earthquake Safety and Emergency Response Bond Program

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## (ESER 2010, 2014 & 2020)

### **Comprehensive Project: Station 36**

Project was successfully completed and SFFD reoccupied the station on November 19, 2014.

### **Focused Scope Projects**

#### **Roof Replacements – 15 Stations – Complete**

Summary: The scope consists of installing new roofing systems and upgrading exhaust fans at fifteen (15) stations (FS 2, 6, 10, 13, 15, 17, 18, 26, 28, 31, 32, 38, 40, 41, and 42).

#### **Exterior Envelope Improvements – 16 Stations – Complete**

Summary: The scope consists of paint and ancillary work to prevent water intrusion at sixteen (16) stations (FS 2, 6, 10, 13, 15, 17, 18, 26, 28, 31, 32, 38, 40, 41, 42, and 49).

#### **Emergency Generator Replacement – 5 Stations – Complete**

Summary: The scope consists of installing new emergency generators and related ancillary scopes of work at five (5) stations (FS 6, 12, 15, 17, and 21).

#### **Shower Reconstruction – 9 Stations – Complete**

Summary: The scope of work consists of demolition of existing shower stalls and installation of new shower stalls including shower pans, shower heads, divider walls, glass doors, floor drains, p-traps, access panels, and ancillary scopes of works at nine (9) stations (FS 6, 13, 15, 17, 18, 26, 38, 40, and 41). Stations 17 and 18 were put on hold by SFFD due to scope complexity.

#### **Mechanical Scope – 15 Stations – Complete**

Summary: The scope is structured into two phases: Phase 1 – Investigation and Scope Validation, and Phase 2 – Execution of Work. Work was completed at fifteen (15) stations (FS 2, 6, 10, 13, 15, 17, 18, 26, 28, 31, 32, 38, 40, 41, and 42).

#### **Window Repair – 12 stations – Complete**

Summary: The scope consists of installing new latch, handle, weep holes, sealant and weather-strip to existing windows, replacing broken panes of glasses, and adjusting alignment and resealing the perimeter of the frame to watertight at twelve (12) stations (FS 2, 6, 17, 25, 26, 28, 31, 32, 38, 40, 41, and 42).

### **Additional Focused Scope**

Summary: Additional Focused Scope includes Apparatus Bay Door Replacement at multiple Fire Stations and Exterior Envelope Painting at Fire Department Headquarters. In addition, in July 2017, SFFD requested that additional Fire Stations receive Generator Replacements. The funding allocated for Additional Generators will be applied toward a prioritized list of Fire Stations selected by SFFD.

Detail:

## Earthquake Safety and Emergency Response Bond Program (ESER 2010, 2014 & 2020)

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- **Emergency Generator Replacement – 1 Station (FS 14)**  
Building permit was issued on June 17, 2021. Contractor procurement projected to start in the summer of 2023.
- **Apparatus Bay Door Replacement – 10 Stations – Complete**  
Contractor completed work at 10 fire stations (FS 8, 12, 14, 18, 20, 26, 28, 33, 39, and 43).
- **Exterior Envelope Improvements – SFFD Headquarters – Complete**

# Earthquake Safety and Emergency Response Bond Program (ESER 2010, 2014 & 2020)

## 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 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. Ribbon Cutting Ceremony held on March 10<sup>th</sup>, 2022. Punchlist items have been completed. Final Completion was issued on November 22, 2022. Project is in the warranty phase.



# Earthquake Safety and Emergency Response Bond Program (ESER 2010, 2014 & 2020)



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 & 7**

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. FS 7 was determined to be a project that, as instructed by the CPC, would provide funds to supplement the TCFSD project and funds were transferred in Q4 FY2021. Nonetheless, FS 7 is not anticipated to be a project delivered under ESER 2020 as there are insufficient funds to allocate for the preferred project of replacement.

## **Focused Scope Projects:**

The NFS team has moved forward with planning, design, bidding, and construction of the Focused Scope projects in all 9 of the categories: apparatus bay doors, roof replacements, shower renovation, exterior envelope, windows, sidewalk, emergency generator, mechanical projects, and IT network improvements.

Design services are being provided by Public Works Bureaus of Architecture (BOA) and Engineering (BOE) for Roofing, Exterior Envelope, Apparatus Bay Door, Showers, Windows, and Sidewalk

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## (ESER 2010, 2014 & 2020)

categories of work. 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 SFFD Network Modernization Project to survey, document, and upgrade network equipment at all fire stations.

### **Apparatus Bay Doors – 34 Stations – Complete**

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

### **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).

### **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 at 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)

### **Emergency Generator Replacements – 3 Stations**

- Station 31: Work is complete.
- Station 2: The scope of work consists of replacement of an existing roof top generator with a new generator, structurally strengthen the roof to support the new fuel tank with capacity for 72-hour run time and provide new fuel fill port and piping to the generator. The construction contract was awarded to Argo Construction, a certified LBE firm. Due to

## Earthquake Safety and Emergency Response Bond Program (ESER 2010, 2014 & 2020)

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extraordinary lead times in manufacturing, delivery of the generator took 44 weeks, in lieu of the usual 12 weeks. Public Works issued a Notice to Proceed on April 19, 2021, and Argo mobilized in July 2021. A Substantial Completion Letter was issued to Argo on August 24, 2022 and Final Completion was achieved on October 9, 2022.

- Station 19: Scope of work will consist of replacement of the existing generator with a new generator and fuel tank to meet the Fire Department's 72-hour emergency run time protocol. FS 19 is anticipated to be advertised in the spring of 2023.

### **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 – in progress**

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, will work in conjunction with DT to identify and document architectural, electrical and mechanical elements of work needed to support the network improvements.

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## (ESER 2010, 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:**

##### **Fire Training Facility**

#### **Project Background:**

The San Francisco Fire Department's (SFFD) new 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 346,000 square feet (SF) in area. The purpose of the FTF is to provide necessary, upgraded facilities for effective firefighting and lifesaving, including live-fire training, classroom training, equipment training, and emergency medical services training. The new facility will improve operational efficiency by consolidating existing SFFD training facilities in one new location. The new facility will replace existing fire training facilities in the Mission district and on Treasure Island (which the SFFD is obligated soon to vacate).

The project is comprised of a Fire Training and Administration 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, Container Rooms, Vehicle Fire), Urban Search and Rescue Simulations (earthquake damaged buildings, confined spaces, trenches) and paved roadways with hills to simulate San Francisco topography and street conditions vehicle maneuvering, fire ladder and fire hose deployment training.

#### **Status:**

The preparation of the CEQA Report, specifically the FMND and MMRP, were completed at the end of December 2021 and introduction of the motion to approve was submitted to the Clerk of the BOS on 1/7/2022. The Board Adopted the CEQA Final Mitigated Negative Declaration for 1236 Carroll Avenue in February 2022. The City's Real Estate Division is managing the process for acquiring the Port parcel required to complete the site for the project. The Board of Supervisors approved the resolution to execute a purchase and sale agreement with Prologis, LP in April 2022. The California State Lands Commission must authorize the sale of the Port parcel and this is expected to complete in February 2023.

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## (ESER 2010, 2014 & 2020)

The interview for selection of the A/E Team Led by an Executive Architect occurred in July 2022 and a candidate team was selected – RDC Architects. Reiteration of the Programming Phase – the definition of project needs, and spaces resumed in November 2022 and is expected to complete in early March 2023. The Executive Architect agreement is being negotiated with a NTP planned for March 2023. The CM/GC RFQ advertisement is expected to occur in March 2023.

**Project Budget:** \$235M (exclusive of land cost)

### **Project Milestone Schedule:**

- Environmental Review – December 2021
- Environmental Review Amendment – December 2022
- Design & Permitting – March 2023 -June 2025
- Construction / Move-In – December 2028
- Close-Out/Warranty - December 2029

### **Seismic Improvement:**

**Fire Station 7 Replacement:** Given the project budget of \$235M and the \$40M land acquisition costs for the FTF, there are insufficient funding from ESER 2020 to provide for a replacement project.



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## Emergency Firefighting Water System (ESER 2010, 2014, 2020)

**Component Description:** The Earthquake Safety and Emergency Response Bonds will seismically improve the Emergency Firefighting Water System cisterns, pipelines, 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 Pipeline – Install new Potable Emergency Firefighting Water System pipeline in Richmond and Sunset areas.
2. Fireboat Manifold – Construction of new pipeline and fireboat manifold near Fort Mason Pier 2 and Pier 35.5 for fire suppression.

#### Construction

1. 19th Avenue Pipeline – Install a new 36-inch diameter welded steel Potable Emergency Firefighting Water System (PEFWS) pipeline on 19th Avenue from Vicente Street to Sloat Blvd as part of Public Works' 19th Avenue Roadway Improvements, Contract 2652J. Construction continues, construction completion expected July 2023.
2. Clarendon Supply – Provide a new EFWS water supply and pipe near the crest of Clarendon Avenue at Dellbrook Avenue. Construction completion expected June 2023.
3. Pumping Station 2 – Improve the building structure's seismic performance. Construction completion expected June 2023.
4. Vicente Pipeline – Install a new 36-inch diameter PEFWS pipeline on Vicente from 19<sup>th</sup> Avenue to 25th Avenue. Construction completion expected July 2024.



Clarendon Supply Site

# Earthquake Safety and Emergency Response Bond Program (ESER 2010, 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.

**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

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multiple deficiencies that are currently mitigated by operational protocols, and that the facility should be replaced to assure 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).

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## 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 is being 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.

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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 public open space as an amenity for nearby residences. 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 leads 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. FY21-22 Q4 saw a fully functional facility, with all user groups moved in by Q3. Items delayed by Covid related shortages had arrived and are installed. Minor adjustments to items such as doors and a gate are being addressed. 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 DBI issued the Certificate of Final Completion and Occupancy (CFCO) on January 6, 2022. SFAC public art installation to occur in 2023.

The project is obligated to achieve LEED Gold certification which was confirmed in July 2022. The project manager appeared at the Public Works Commission on November 14, 2022 and successfully obtained approval of a non-compensable time extension allowing the addition of backup batteries to three doors so card key access can be maintained in the event of power failure. Final payment to both Clark Construction and HOK Architects was made in December 2022.

## 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 2010, 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 envelope (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 overall current budget is \$26.8M. 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**

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

### **Park and Ingleside Station Renovation**

Substantial completion achieved on February 19, 2020. Final Completion issued on March 3, 2021. Project is completed.

### **MEP Package 2 at Bayview and Tenderloin Station**

Substantial Completion achieved on March 3, 2021. Close-out documents have been submitted and are under review. Stop notices were removed. Final Completion is anticipated in January 2023.

### **Police Academy Renovation**

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

### **Mission Station Renovation**

This project is advancing under ESER 2020

# Earthquake Safety and Emergency Response Bond Program (ESER 2010, 2014 & 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 they were built—several near 100 years ago—for a smaller police force and the facilities lack adequate space for the current staffing levels. 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.

### Project Status:

#### Ingleside District Police Station Replacement

**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 station serves an area from Cesar Chavez Avenue, between Highway 101 and Faxon Avenue, to the San Mateo County line. The existing 16,231 square foot 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 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 100-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. The inefficiencies at Ingleside Station will require its complete

# Earthquake Safety and Emergency Response Bond Program (ESER 2010, 2014 & 2020)

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replacement to meet Essential Services Building, modern policing requirements and expected growth. Priorities for improvements in the new facility include seismic design to meet Essential Services Building criteria, updating to current policing programmatic needs, site security and expansion options to meet expected growth for the next 50 years.

**Project Status:** At the behest of the elected district supervisor, the project team studied an alternate design concept – which includes the rehabilitation of the existing building; constructing a one-story pavilion immediately adjacent to the existing building; and construction a new three-story building at the site across the parking lot. Solicitation of a CM/GC to provide preconstruction and construction services is underway: three prequalified contractors have been invited to submit a proposal in response to an RFP issued in October 2022, and to oral interviews on 1/18/2023. Design and permitting is anticipated to occur through June 2024, and construction commencing February 2025.

## **Police Surge Facility Construction**

**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 has now emerged as the most practicable approach and will require tenant 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 for permanent future use by the client department.

**Project Status:** Planning, design & permitting is anticipated to occur from April 2022 to August 2023 and construction beginning end of 2023. Based on cost estimates received in response to the conceptual design, extensive value engineering will be required to realign the anticipated cost to budget.

## **Mission District Police Station Structural Improvement**

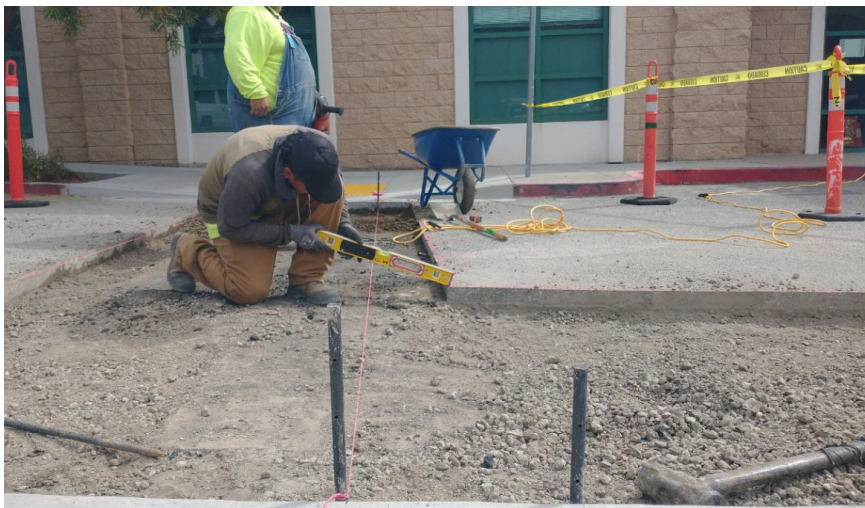
**Background:** Located on Valencia Street, Mission District Police Station is a rectangular two story, steel-framed building with exterior walls constructed using reinforced concrete masonry units. It was built in 1993 under the 1991 San Francisco building code (UBC model code) as type ii-n (non-rated) 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 replacement of the men's shower room and finishes, ceilings, and precast headers at four existing entry locations as required to



## Earthquake Safety and Emergency Response Bond Program (ESER 2010, 2014 & 2020)

accommodate structural work. The project will also consist of accessibility upgrades in the police fleet parking area and modifications at 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:** Contract was awarded on June 9, 2022 to EVRA Construction, Inc. NTP for Construction Phase work was issued on August 24, 2022 and is expected to complete in April 2023.



**Mission District Police Station**

# Earthquake Safety and Emergency Response Bond Program (ESER 2010, 2014 & 2020)

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## Disaster Response Facilities (“Kezar Pavilion”; 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 meet a large array of resource request from local government
- Base Camp/Mutual Aid Staging: a location for local and mutual aid organizations to gather prior to deployment

**Background:** The Kezar Pavilion site will be renovated to provide the disaster response functions described above. Its size, location in Golden Gate Park adjacent to Kezar Stadium and related parking lots offers the best venue to dedicate the \$70 million available 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. DEM is currently moving forward with the planned program to use the facility as a shelter relief center.

Kezar Pavilion will be the sole project for the Disaster Response Facilities component of the ESER 2020 bond. The cost of upgrading the Pavilion and expanding the facility will require the entire amount allocated for this bond component and will require supplemental funding from the RPD Department

### Project Status:

The project is currently moving through the concept planning and development phase. Project stakeholders are in the process of refining the specific program needs to make sure both RPD and DEM’s needs are achieved. HSA and EMS staff have been added to the programming discussion as DEM has tentatively determined that this facility would be a

# Earthquake Safety and Emergency Response Bond Program (ESER 2010, 2014 & 2020)

great asset for emergency operations of staging/sheltering for various event. Site evaluation work is on-going which includes a detailed site and building survey assessment and destructive material testing, Hazardous materials evaluation, geotechnical soil evaluations and site utility location work s have been completed. Additional geotechnical investigation work has been requested and we are moving forward with that effort. Consultation with SFPD and SFFD has been completed which helped to inform the planning development and vehicular circulation through the area. The project has also undergone an initial historic resource evaluation (phase 1) which has been reviewed by the historic preservation division at the Planning Department. Their initial feedback has been favorable regarding the CEQA approval process. Staff is currently engaged with a consulting firm to have a second, peer review cost estimate performed to verify current construction cost projections. Following the remaining data collection requirements, the project team will initiate a formal public engagement process to review the concept plans followed by further plan development. The public process will be followed by sharing the project with the Civic Design Review Committee for their feedback.



# Earthquake Safety and Emergency Response Bond Program (ESER 2010, 2014 & 2020)

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## 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 the scene 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.

The 9-1-1 Call Center component collected \$8.9M in the first issuance for planning, design, bid process, and construction. Based on the preliminary project schedule, planning, design, and permit activities are expected to last through March 2022, and construction from July 2022 through July 2023.

**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.

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 apparent low bid from Rubicon General Contracting, Inc. was determined by the City to be non-responsible in October 2022. Public Works Commission approved to award the construction contract to Buhler Commercial, Buhler Commercial was determined to be the lowest responsible and responsive bidder. The contract value is \$3,395,000.

## Earthquake Safety and Emergency Response Bond Program (ESER 2010, 2014 & 2020)

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The OLSE mandatory pre-job meeting occurred on December 09, 2022; the pre-construction meeting occurred on December 14, 2022. The construction Notice-To-Proceed (NTP) was tentatively agreed on Jan. 03, 2022.

# Earthquake Safety and Emergency Response Bond Program (ESER 2010, 2014 & 2020)

## Budget, Funding and Expenditures

### ESER 2010

The bond authorization amount for the ESER 2010 Bond Program is \$412,300,000. The total appropriation is \$416,758,554 which includes partial interest earned thru FY2017 and bond financing costs.

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

ESER 2010: thru December 2022

Bond Components and Projects	Bond Authorized Amount	Adjusted Budget (ii)	Appropriations	Expenditures	Encumbrances	Balances	Expenditures/ Appropriations
Public Safety Building (PSB)	239,000,000	229,379,359	229,379,359	229,228,061	0	151,298	100%
Neighborhood Fire Stations (NFS)	64,000,000	80,941,986	80,941,986	76,663,105	283,322	3,995,559	95%
Auxiliary Water Supply System (AWSS)	102,400,000	102,400,001	102,400,001	101,975,433	402,128	22,440	100%
Oversight, Accountability & Cost of Issuance (iii)	6,900,000	3,931,489	3,931,489	3,508,284	0	423,205	89%
Public Works Program Reserve		105,719	105,719	0	0	105,719	0%
<b>TOTAL (i)</b>	<b>412,300,000</b>	<b>416,758,554</b>	<b>416,758,554</b>	<b>411,374,884</b>	<b>685,450</b>	<b>4,698,221</b>	<b>99%</b>

(i) Financial data as of 1/18/2023 thru Q2 FY23

(ii) Budgets per PeopleSoft appropriations

(iii) Includes underwriter fees \$1.38M, paid prior to depositing bond proceeds

### Expenditures and Encumbrances

The ESER 2010 expenditures and encumbrances are \$411,374,884 and \$685,450 respectively. Expenditures represent 99% of the total current appropriations.

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

# Earthquake Safety and Emergency Response Bond Program (ESER 2010, 2014 & 2020)

## ESER 2014

The ESER 2014 bond authorization amount and total appropriation is \$400,000,000, inclusive of the bond financing costs.

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

ESER 2014: thru December 2022

Bond Components and Projects	Bond Authorized Amount	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	67,470,731	0	62,293	100%
Traffic Company & Forensic Services Division (TCFSD)	162,195,000	178,895,790	178,895,790	171,256,971	532,918	7,105,901	96%
Police Facilities (PF)	29,490,000	26,845,661	26,845,661	25,994,143	73,327	778,191	97%
Neighborhood Fire Station (NFS)	83,555,000	67,630,741	67,630,741	62,760,998	383,566	4,486,176	93%
Emergency Firefighting Water System (EFWS)	54,065,000	54,347,209	54,347,209	50,056,364	1,940,575	2,350,270	92%
Oversight, Accountability & Cost of Issuance (iii)	6,800,000	4,296,388	4,296,388	3,686,278	0	610,111	86%
Public Works Program Reserve		451,187	451,188	0	0	451,188	0%
<b>TOTAL (i)</b>	<b>400,000,000</b>	<b>400,000,000</b>	<b>400,000,000</b>	<b>381,225,486</b>	<b>2,930,386</b>	<b>15,844,129</b>	<b>95%</b>

(i) Financial data as of 1/18/2023 thru Q2 FY23

(ii) Budgets per PeopleSoft appropriations

(iii) Includes manual addition \$2M to account for Underwriter Fee, paid prior to depositing bond proceeds

## Expenditures and Encumbrances

The ESER 2014 expenditures and encumbrances are \$381,225,486 and \$2,930,386 respectively. The expenditures represent 95% 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 2010, 2014 & 2020)

## ESER 2020

The ESER 2020 bond authorization amount is \$628,500,000 and the total appropriation is \$167,805,000, inclusive of bond financing costs, funded by the two bond sales issued to date. The following is a summary of the budget and appropriation per component:

ESER 2020: thru December 2022

Bond Components and Projects	Bond Authorized Amount	Adjusted Budget (ii)	Appropriations	Expenditures	Encumbrances	Balances	Expenditures/ Appropriations
Emergency Firefighting Water System	153,500,000	151,170,852	35,000,000	5,148,687	7,828,037	22,023,276	15%
Neighborhood Fire Stations & Support Facilities	275,000,000	270,827,260	74,416,188	41,510,605	769,445	32,136,138	56%
District Police Stations & Support Facilities	121,000,000	119,163,994	32,022,200	5,755,802	642,182	25,624,216	18%
Disaster Response Facilities	70,000,000	68,937,848	15,855,705	1,434,282	87,913	14,333,510	9%
9-1-1 Response Facilities	9,000,000	8,863,438	8,863,438	1,612,872	295,291	6,955,275	18%
Oversight, Accountability & Cost of Issuance (iii)		9,536,608	1,647,469	1,099,593	0	547,876	67%
<b>TOTAL (i)</b>	<b>628,500,000</b>	<b>628,500,000</b>	<b>167,805,000</b>	<b>56,561,841</b>	<b>9,622,869</b>	<b>101,620,290</b>	<b>34%</b>

(i) Financial data as of 1/18/2023 thru Q2 FY23

(ii) Current forecasted budget per bond component

(iii) Includes manual addition \$329K to account for Underwriter Fee, paid prior to depositing bond proceeds

### Expenditures and Encumbrances

The ESER 2020 expenditures and encumbrances are \$56,561,841 and \$9,622,869 respectively. The expenditures represent 34% of the total current appropriations.

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



## Attachments

### Attachment 1 – Contact Information



San Francisco Public Works | City and County of San Francisco | Building Design and Construction | Project Management  
49 South Van Ness Avenue, Suite 1000 | San Francisco, CA 94103 | (415) 557-4700 | [sfpublicworks.org](http://sfpublicworks.org)

Contact	Title	Component	Telephone No.	E-mail
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Magdalena Ryor	Project Manager	ESER 2010 NFS; ESER 2014 OCME, NFS, PF	(628) 271-2758	<a href="mailto:magdalena.ryor@sfdpw.org">magdalena.ryor@sfdpw.org</a>
Michael Rossetto	Project Manager	ESER 2014 TC/FSD; ESER 2010 & 2014 NFS Focused Scope	(628) 271-2773	<a href="mailto:michael.rossetto@sfdpw.org">michael.rossetto@sfdpw.org</a>
Lisa Zhuo	Project Manager	ESER 2014 PF; ESER 2020 9-1-1 Call Center	(628) 271-2777	<a href="mailto:lisa.zhuo@sfdpw.org">lisa.zhuo@sfdpw.org</a>
Sherry Katz	Project Manager	ESER 2010 & 2014 NFS Focused Scope	(628) 271-2759	<a href="mailto:sherry.katz@sfdpw.org">sherry.katz@sfdpw.org</a>
Samuel Chui	Project Manager	ESER 2010 PSB; ESER 2020 PF	(628) 271-2760	<a href="mailto:samuel.chui@sfdpw.org">samuel.chui@sfdpw.org</a>
Allison Chan	Project Mgr. Asst.	ESER 2010, 2014, & 2020	(628) 271-2565	<a href="mailto:allison.n.chan@sfdpw.org">allison.n.chan@sfdpw.org</a>
Kelly Griffin	Financial Analyst	ESER 2010, 2014, & 2020	(628) 271-2800	<a href="mailto:kelly.griffin@sfdpw.org">kelly.griffin@sfdpw.org</a>



Public Utilities Commission  
525 Golden Gate Avenue, 9th Floor | San Francisco, CA 94102

Contact	Title	Component	Telephone No.	E-mail
Ada Zhu	Project Manager	ESER 2010 AWSS; ESER 2014 & 2020 EFWS	(415) 554-3415	<a href="mailto:azhu@sfgwater.org">azhu@sfgwater.org</a>



San Francisco Recreation & Parks  
49 South Van Ness Avenue, Suite 1200 | San Francisco, CA 94103

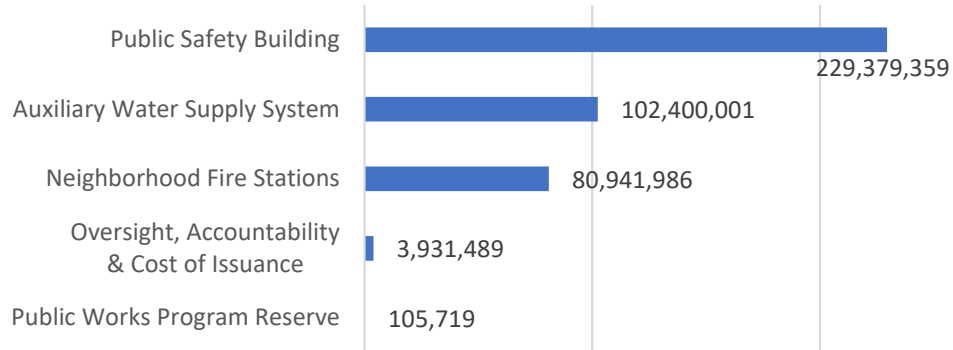
Contact	Title	Component	Telephone No.	E-mail
Dan Mauer	Project Manager	ESER 2020 Disaster Response Facilities	(628) 652-6630	<a href="mailto:dan.mauer@sfgov.org">dan.mauer@sfgov.org</a>
Alexis Ward	Project Manager	ESER 2020 Disaster Response Facilities	(628) 652-6641	<a href="mailto:alexis.ward@sfgov.org">alexis.ward@sfgov.org</a>

## Quarterly Status Report

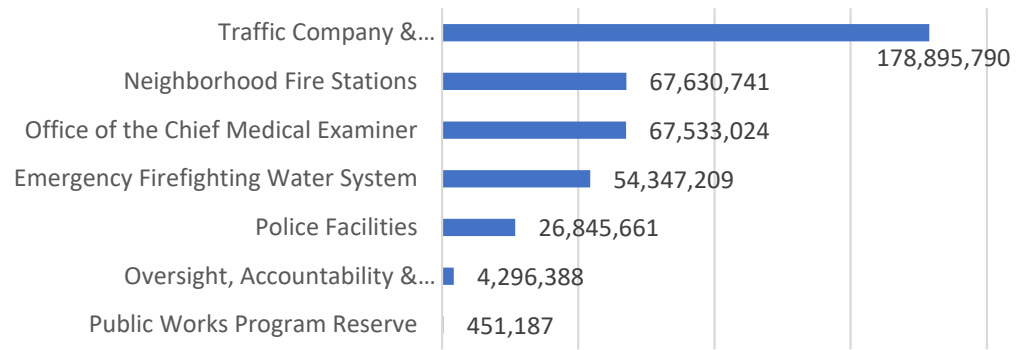
# Earthquake Safety and Emergency Response Bond Program 2010, 2014 & 2020

Quarterly Status Report  
 Presented to the Citizens' General Obligation Bond Oversight Committee  
 For the Second Quarter of FY22-23 – as of December 2022

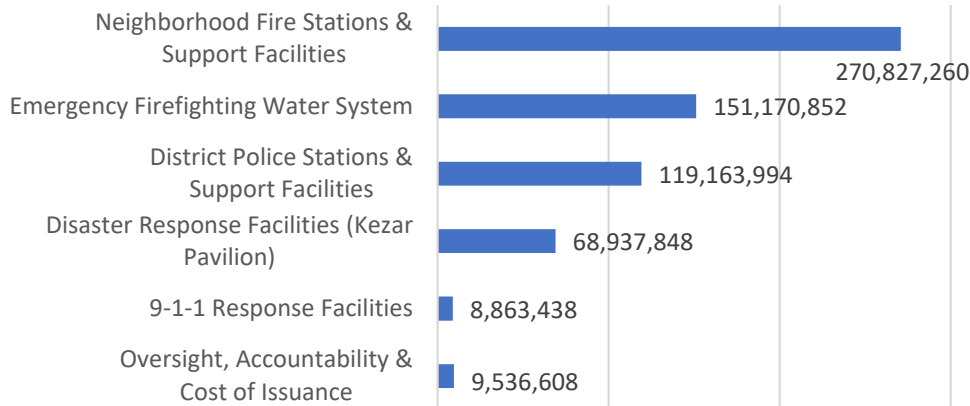
## Overview of ESER 2010 Scope and Budget \$416.7M



## Overview of ESER 2014 Scope and Budget \$400M



## Overview of ESER 2020 Scope and Budget \$628.5M



## I. Highlights and accomplishments

- Ingleside Police Station – Completed 100% SD Package
- 911 Call Center – PW Commission approved construction award to Buhler Commercial for the construction value of \$3,395,000.
- Fire Training Facility – Programming Phase 2 began

## II. Upcoming milestones

- FS35 Final Completion is scheduled in February 2023
- TCFSD SFAC public art installation anticipated in 2023
- 911 Call Center – Issue construction NTP in Jan. 2023.
- Fire Training Facility - Final parcel transfer from Port of San Francisco with State Land Commission anticipated for February 2023.

## III. Bond sales and appropriations

- ESER 2010: the City has issued six bond sales totaling \$412.3M; \$416.7M has been appropriated (inclusive of partial interest-earned and bond financing costs)
- ESER 2014: the City has issued three bond sales and appropriated a total of \$400M (inclusive of bond financing costs)
- ESER 2020: the City has issued two bond sales and appropriated a total of \$167.8M (inclusive of bond financing costs)

## IV. Risks, issues or concerns on budget, scope or schedules

- Price escalation for crucial building materials
- Skills shortages and increased labor costs
- Permitting review and approval delays extending project schedule duration
- Supply delays extending construction schedule durations
- Local ordinances that create new components of additional cost
- PG&E's practices create schedule delays and added cost

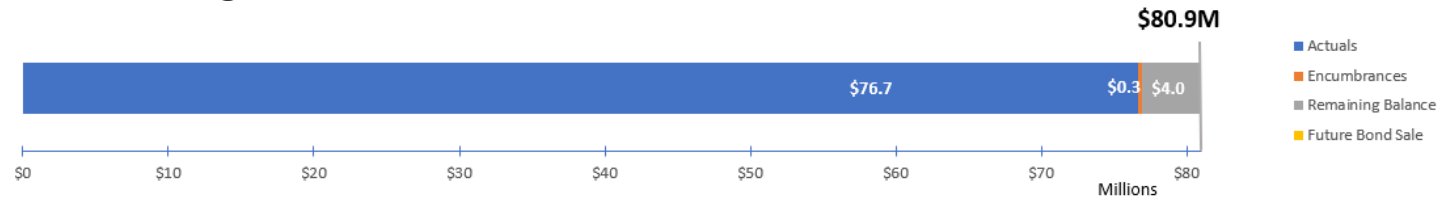
# Neighborhood Fire Stations (NFS 2010 – \$80.9M)

Current Phase: **Various**  
Completion Date: **November 2025**

## Recent Accomplishments:

- None

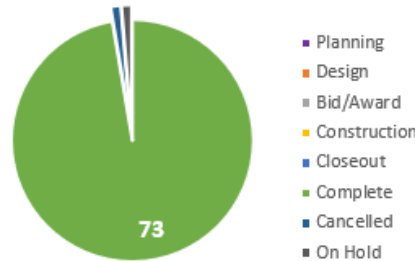
## Budget status



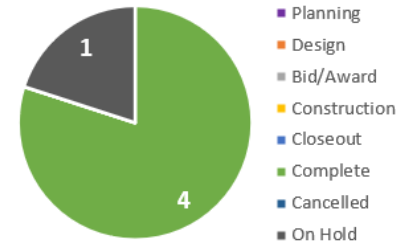
## Upcoming Milestones:

- **FS 14 Generator Replacement** is anticipated to advertise for bids in Summer of 2023

### Focused Scope (75)



### Seismic & Comprehensive (5)



**Fire Station 14 (Outer Richmond)**  
Existing Generator to be Replaced in FY22-23

# Neighborhood Fire Stations (NFS 2014 – \$67.6M)

Current Phase: **Various**  
Completion Date: **November 2025**

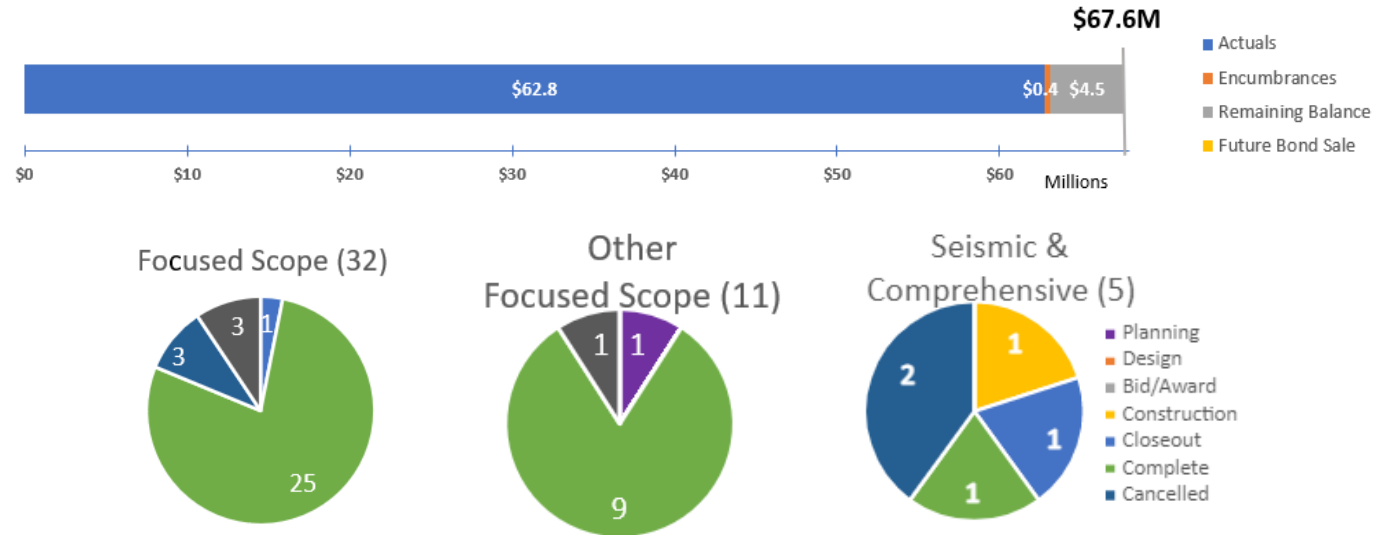
## Recent accomplishments

- **FS 2 Generator Final Completion** achieved October 9, 2022, and project is in closeout
- **Fireboat Station 35** Final Completion achieved November 22, 2022
- **SFFD Network Improvement Project** initiated; site survey work is anticipated to begin in January of 2023

## Upcoming milestones

- **FS 19 Generator Replacement** is anticipated to advertise for bids in Spring of 2023

## Budget status



# Neighborhood Fire Stations & Support Facilities (NFS 2020 – \$270.8M)

Current Phase: **Planning**  
Completion Date: **December 2028**

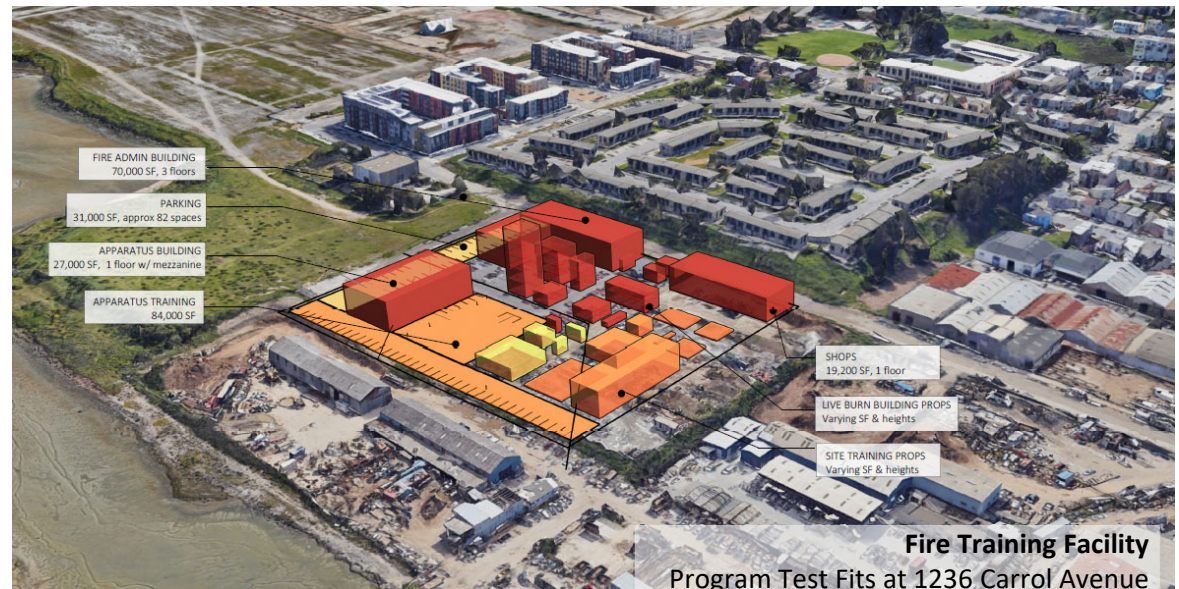
## Recent accomplishments

- Fire Training Facility ("FTF")
- Investigations of the SFPUC box culvert on the site were completed in December 2022 with final reports in January 2023; an easement will be established to protect this infrastructure

## Upcoming milestones

- Fire Training Facility ("FTF"):
  - City's Real Estate Division and SF Port are working on the sale of the Port's parcel to enable the assembly of the complete project site – it is now expected to be authorized by the California State Lands Commission in February 2023.
  - Programming Phase 2 is underway and expected to complete in early March 2023.
  - Executive Architect agreement negotiation is underway. NTP anticipated in March 2023.
  - RFQ/P for the CM/GC is expected to be released March 2023.

## Budget status



# Police Facilities (PF 2014 – \$26.8M)

Current Phase: **Closeout**  
Completion Date: **February 2023**

## Recent accomplishments

- None

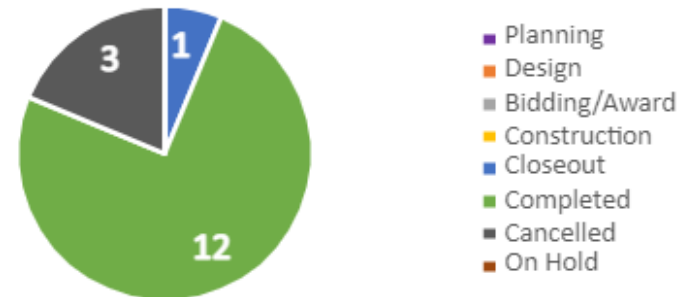
## Upcoming milestones

- **MEP Pkg 2 (Bayview & Tenderloin)** – Construction contract final payment anticipated in February 2023 and project closeout to follow

## Budget status



## Project status



# Police Stations & Support Facilities (PF 2020 – \$119.2M)

Current Phase: **Planning/Design**  
Completion Date: **July 2027**

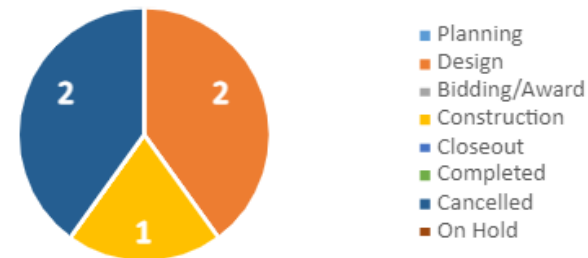
## Recent accomplishments

- RFP for CM/GCs was issued October 27, 2022, to three pre-qualified contractors.

## Budget status



## Project status



## Upcoming milestones

- Oral interviews of CM/GCs will be held on 1/18/23 for Ingleside Police Station Replacement.
- Value engineering exercises for the Surge Facility and Ingleside Police Station projects, in response to the cost estimates received for work progressed to date.



Mission District Police Station



# Traffic Company & Forensic Services Division (TCFSD 2014 – \$178.9M)

Current Phase: **Post-construction**  
Completion Date: **Fall 2021**

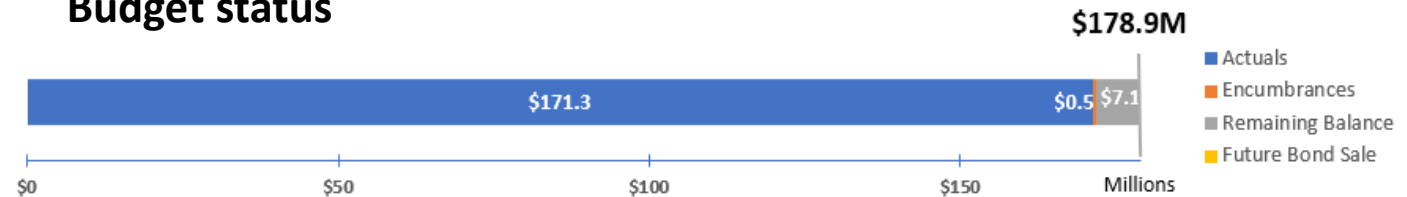
## Recent accomplishments

- Final payment made to Clark Construction & HOK Architects in December 2022

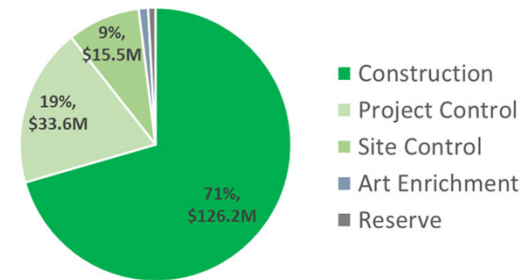
## Upcoming milestones

- SFAC public art installation anticipated in the April 2023

## Budget status



## Budget allocation



# Emergency Firefighting Water System (EFWS 2010 – \$102.4M)

Current Phase: **Construction**  
Completion Date: **June 2023**

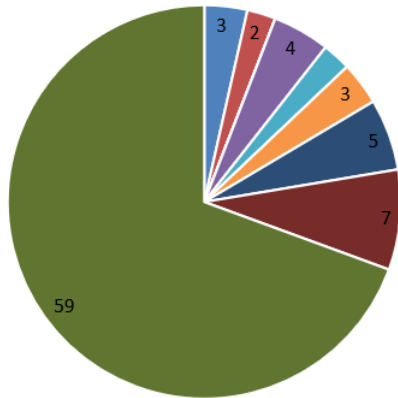
## Recent accomplishments

- Pumping Station 2 –
- Construction continues

## Upcoming milestones

- Pumping Station 2 – Final completion anticipated in June 2023

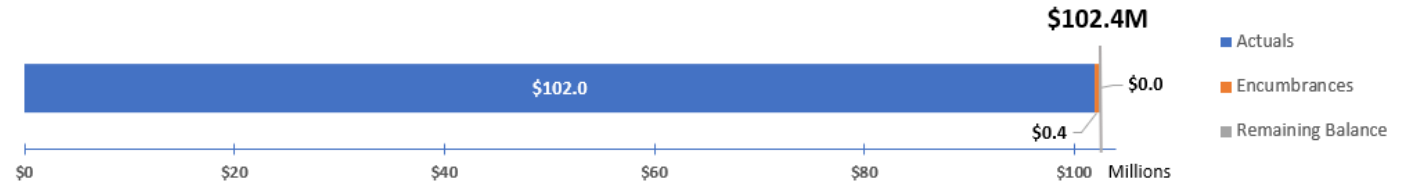
## Project status | 85 Projects\*



- Planning
- Procurement or Bid/Award
- Substantial Completion
- Design
- Construction
- Final Completion

\*Combined ESER programs (2010, 2014, 2020) projects' status

## Budget status



Pumping Station 2 at Fort Mason

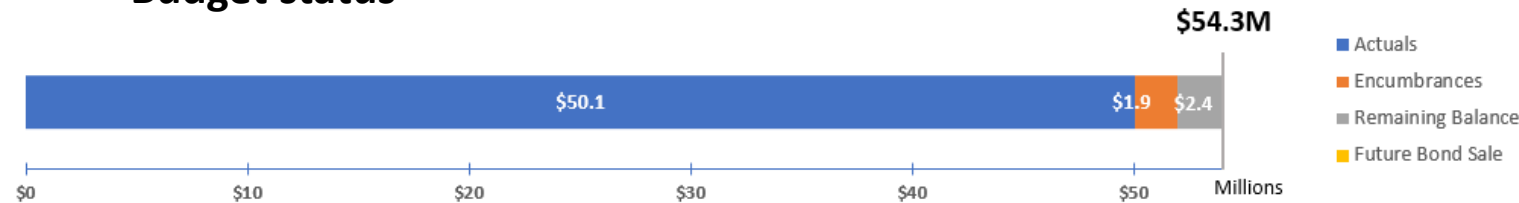
# Emergency Firefighting Water System (EFWS 2014 – \$54.3M)

Current Phase: **Various**  
 Completion Date: **June 2023**

## Recent accomplishments

- **Clarendon Supply Pipeline** – Construction continues

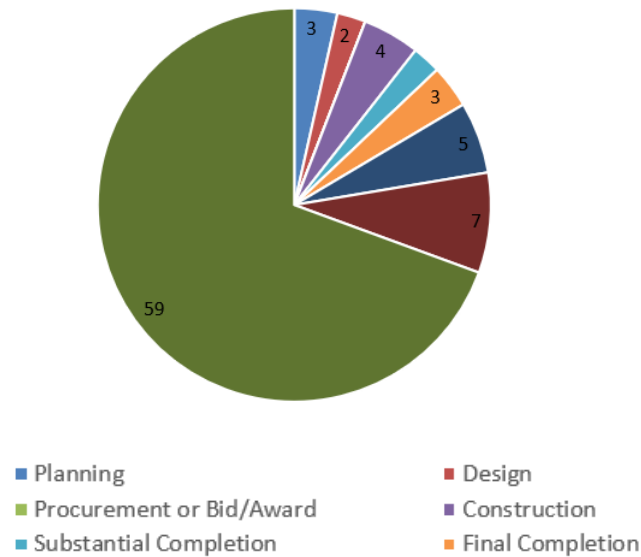
## Budget status



## Upcoming milestones

- **Clarendon Supply Pipeline** – Construction completion anticipated June 2023

## Project status | 85 Projects\*



**Clarendon Supply Site**

\*Combined ESER programs (2010, 2014, 2020) projects' status

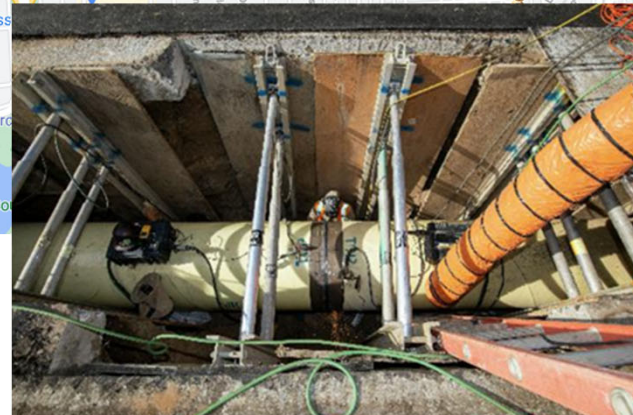
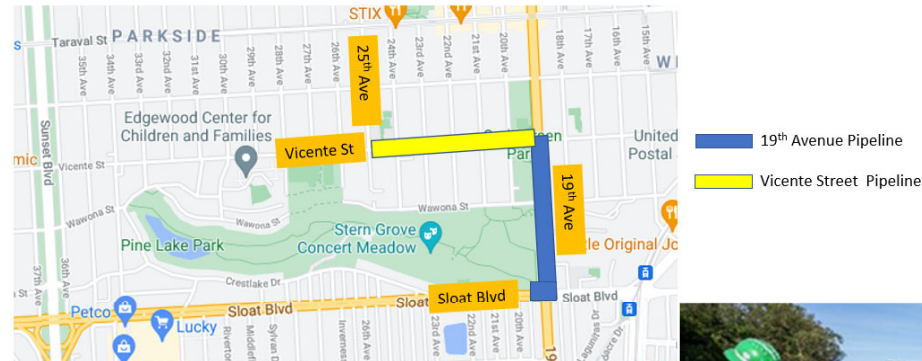
# Emergency Firefighting Water System (EFWS 2020 – \$151.2M)

Current Phase: **Various**  
Completion Date: **December 2026**

## Recent accomplishments

- **19th Avenue Pipeline** – Construction continues
- **Vicente Street Pipeline** – Construction continues
- **Fireboat Manifold** – Construction of new pipeline and fireboat manifold near Fort Mason Pier 2 and Pier 35.5. for fire suppression. Planning in progress

## Budget status



19th Avenue – Installation of the 36-inch pipeline

## Upcoming milestones

- **19th Avenue Pipeline** – Construction completion anticipated July 2023

# 9-1-1 Call Center (DEM 2020 – \$8.9M)

Current Phase: **Bid and Award**  
Completion Date: **December 2023**

## Recent accomplishments

- PW Commission approve construction contract on 11/4/2022; contract was awarded to Buhler Commercial for \$3,395,000.
- OLSE mandatory Pre-Job meeting completed on 12/9/2022.
- Pre-construction meeting occurred on 12/14/2022; construction NTP date is confirmed to be the first week of Jan. 2023.

## Upcoming milestones

- Contractor mobilization date tentatively March 2023 – date will be confirmed when contractor's schedule is finalized.

## Budget status



911 Call Center at City's Emergency Operations Center  
1011 Turk Street (Western Addition)

# Disaster Response Facilities (ESER 2020 – \$68.9M)

Current Phase: **Planning**  
Completion Date: **September 2026**

## Recent accomplishments

- Continued refinement of building concept plan showing new program enhancements and site layout plan
- Securing contactors to complete geotechnical soil study and destructive building testing
- Completing formal MOU agreement with Public Works for planning, design and construction administration
- Completing contract with CM/GC consultant support
- Refined feedback from City Planning on CEQA approval path

## Upcoming milestones

- Continue environmental review process with the Planning Dept. and historic preservation staff.
- Continuing construction work on site testing and destructive testing.
- Secure a second peer review cost estimate to verify projected construction costs.
- Begin public outreach program to share project plans with community followed by review by Civic Design Committee
- Continue working with DEM on refining emergency programming needs. HAS staff will be brought in to assist on targeted emergency need design.

## Budget status



# Attachment 1 | Budget Status and Financial Plan (ESER 2010)

ESER 2010: thru December 2022

Bond Components and Projects	Bond Authorized Amount	Adjusted Budget (ii)	Appropriations	Expenditures	Encumbrances	Balances	Expenditures/ Appropriations
Public Safety Building (PSB)	239,000,000	229,379,359	229,379,359	229,228,061	0	151,298	100%
Neighborhood Fire Stations (NFS)	64,000,000	80,941,986	80,941,986	76,663,105	283,322	3,995,559	95%
Auxiliary Water Supply System (AWSS)	102,400,000	102,400,001	102,400,001	101,975,433	402,128	22,440	100%
Oversight, Accountability & Cost of Issuance (iii)	6,900,000	3,931,489	3,931,489	3,508,284	0	423,205	89%
Public Works Program Reserve		105,719	105,719	0	0	105,719	0%
<b>TOTAL (i)</b>	<b>412,300,000</b>	<b>416,758,554</b>	<b>416,758,554</b>	<b>411,374,884</b>	<b>685,450</b>	<b>4,698,221</b>	<b>99%</b>

(i) Financial data as of 1/18/2023 thru Q2 FY23

(ii) Budgets per PeopleSoft appropriations

(iii) Includes underwriter fees \$1.38M, paid prior to depositing bond proceeds

# Attachment 1 | Budget Status and Financial Plan (ESER 2014)

ESER 2014: thru December 2022

Bond Components and Projects	Bond Authorized Amount	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	67,470,731	0	62,293	100%
Traffic Company & Forensic Services Division (TCFSD)	162,195,000	178,895,790	178,895,790	171,256,971	532,918	7,105,901	96%
Police Facilities (PF)	29,490,000	26,845,661	26,845,661	25,994,143	73,327	778,191	97%
Neighborhood Fire Station (NFS)	83,555,000	67,630,741	67,630,741	62,760,998	383,566	4,486,176	93%
Emergency Firefighting Water System (EFWS)	54,065,000	54,347,209	54,347,209	50,056,364	1,940,575	2,350,270	92%
Oversight, Accountability & Cost of Issuance (iii)	6,800,000	4,296,388	4,296,388	3,686,278	0	610,111	86%
Public Works Program Reserve		451,187	451,188	0	0	451,188	0%
<b>TOTAL (i)</b>	<b>400,000,000</b>	<b>400,000,000</b>	<b>400,000,000</b>	<b>381,225,486</b>	<b>2,930,386</b>	<b>15,844,129</b>	<b>95%</b>

(i) Financial data as of 1/18/2023 thru Q2 FY23

(ii) Budgets per PeopleSoft appropriations

(iii) Includes manual addition \$2M to account for Underwriter Fee, paid prior to depositing bond proceeds



# Attachment 1 | Budget Status and Financial Plan (ESER 2020)

## ESER 2020: thru December 2022

Bond Components and Projects	Bond Authorized Amount	Adjusted Budget (ii)	Appropriations	Expenditures	Encumbrances	Balances	Expenditures/ Appropriations
Emergency Firefighting Water System	153,500,000	151,170,852	35,000,000	5,148,687	7,828,037	22,023,276	15%
Neighborhood Fire Stations & Support Facilities	275,000,000	270,827,260	74,416,188	41,510,605	769,445	32,136,138	56%
District Police Stations & Support Facilities	121,000,000	119,163,994	32,022,200	5,755,802	642,182	25,624,216	18%
Disaster Response Facilities	70,000,000	68,937,848	15,855,705	1,434,282	87,913	14,333,510	9%
9-1-1 Response Facilities	9,000,000	8,863,438	8,863,438	1,612,872	295,291	6,955,275	18%
Oversight, Accountability & Cost of Issuance (iii)		9,536,608	1,647,469	1,099,593	0	547,876	67%
<b>TOTAL (i)</b>	<b>628,500,000</b>	<b>628,500,000</b>	<b>167,805,000</b>	<b>56,561,841</b>	<b>9,622,869</b>	<b>101,620,290</b>	<b>34%</b>

(i) Financial data as of 1/18/2023 thru Q2 FY23

(ii) Current forecasted budget per bond component

(iii) Includes manual addition \$329K to account for Underwriter Fee, paid prior to depositing bond proceeds

## Attachment 2 | Overall Bond Summary (ESER 2010, 2014 & 2020)

The Earthquake Safety and Emergency Response (ESER 2010) Bond Program consists of three components: the **Public Safety Building (PSB)**, the **Neighborhood Fire Stations (NFS)**, and the **Auxiliary Water Supply System (AWSS)**. The SFPUC manages the AWSS component and Public Works manages the remaining components. To date, there have been no upsets that would seriously compromise any client department's expectations for the successful delivery of any project.

The ESER 2014 Bond Program is comprised of five components: **Office of the Chief Medical Examiner (OCME)**; **Traffic Control & Forensic Services Division (TCFSD)**; **Neighborhood Fire Stations (NFS)**; **Emergency Firefighting Water System (EFWS)**; and **Police Facilities (PF)**. The SFPUC manages the EFWS component and Public Works manages the remaining components.

The ESER 2020 Bond Program is comprised of five components: **Emergency Firefighting Water System**; **Neighborhood Fire Stations & Support Facilities**; **District Police Stations & Support Facilities**; **Disaster Response Facilities**; and **9-1-1 Call Center**. The SFPUC manages the EFWS component, the Recreation and Parks Department manages the Disaster Response Facilities component, and Public Works manages the remaining components. The following is a brief summary of each component.

### Public Safety Building (2010)

The Public Safety Building (PSB) provides a new venue for the SFPD Headquarters – effectively the command-and-control administration of the City's police department-including the relocation of Southern District Station and a new Mission Bay Fire Station. Included in the project is the reuse of Fire Station #30, which serves as a multi-purpose facility for the Fire Department and the community. Historic resource consultants have determined that the existing fire station is eligible for the National Register of Historic Places. Consistent with the Mission Bay SEIR Addendum No. 7, Mitigation Measures, Item D.02, this facility was retained and reused in a manner that preserves its historic integrity. The other components of the project were designed to be respectful of the historic integrity of the existing fire station.

### Neighborhood Fire Stations (2010, 2014 & 2020)

The ESER 2010 bond will renovate or replace selected fire stations to provide improved safety and healthy work environment for the firefighters. The selected stations are determined according to their state of condition and their importance for achieving the most effective delivery of fire suppression and emergency medical services possible.

The ESER 2014 bond program is anticipated to continue the work of ESER 2010 bond, categorizing projects according to the three categories of *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 improvements will have been completed at all SFFD Fire Stations at the conclusion of the 2010 and 2014 bond programs.

The ESER 2020 bond is comprised of one project: new construction of the Fire Training Facility (FTF). The Fire Department currently conducts trainings for recruits and existing personnel at two facilities: one on Treasure Island and a smaller one in the Mission District. Plans are underway for a development project on the island that obligates the relocation of the training facility and departure from Treasure Island by December 2026. This new facility will be the single largest project in the NFS component of the ESER 2020 bond.

### Emergency Firefighting Water System (EFWS) (2010, 2014 & 2020)

The Emergency Firefighting Water System includes a high-pressure water system and cistern water storage for fire suppression in the City. 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.

The Earthquake Safety and Emergency Response Bonds of 2010, 2014, and 2020 will seismically improve the EFWS cisterns, pipelines, tunnels and physical plant.

## Attachment 2 | Overall Bond Summary (ESER 2010, 2014 & 2020)

### **Office of Chief Medical Examiner (2014)**

The existing OCME is located at the Hall of Justice (HOJ) at 850 Bryant Street. 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 \$65M project will relocate the OCME to One Newhall Street in the India Basin Industrial Park. The new facility will house approximately 50 employees who are organized into the four units of the OCME: Field Investigations, Medical/Autopsy, Laboratory, and Administration.

### **SFPD Traffic Company and Forensic Service Division (TCFSD) (2014)**

The SFPD Traffic Company (TC) is currently located at the Hall of Justice (HOJ) at 850 Bryant Street. The SFPD Forensic Services Division (FSD) is currently located at two facilities. The FSD Administration, Crime Scene Investigations, and Identification units, with approximately 60 employees, are housed at HOJ. The FSD Crime Lab, with approximately 25 employees, is housed at Building 606 in the Hunters Point Shipyard.

The project will relocate the TC & FSD to a site located at 1995 Evans Avenue, Mission Bay, San Francisco. The project is being developed to support 109 employees for 2020 FSD demand within approximately 70,000 sf and allows for a potential future expansion if required. The SFPD – TC will support 94 employees for 2020 demand within 16,500 sf plus 8100 sf motorcycle parking garage. The Real Estate Division occupies approximately 2,100 sf with up to 7 full time employees plus meeting space to accommodate an additional 6 visiting staff. With common spaces the building is approximately 103,600 sf.

### **Police Facilities (2014 & 2020)**

Under ESER 2014, this component includes various *Focused Scope and Comprehensive* facility upgrade projects at 12 police facilities – 9 district stations and 3 support facilities—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 seismic strength, building envelope (i.e. integrity of roof, doors, windows, and walls), ADA accessibility requirements, as well as other site improvements that ensure safety and security.

The project's overall budget is \$30M, the cost to address all Police Facilities building issues is estimated as above \$250M, and therefore project priorities are selected per recommendations by the Citywide Capital Plan, including state of condition and the importance of particular improvements in achieving the most effective delivery of police services possible. The building deficiencies that inhibit public access, or that may compromise occupant life safety, and others that pertain to code compliance, will get the first priority.

The assessments and evaluations performed will inform the work to be performed under ESER 2020. Three projects have been identified for inclusion under the ESER 2020 Program.

1. Ingleside District Police Station Replacement
2. Police Surge Facility Construction (an enabling project for Ingleside Police Stn)
3. Mission District Police Station Structural Improvement

## Attachment 2 | Overall Bond Summary (ESER 2010, 2014 & 2020)

### **Disaster Response Facilities (2020)**

Kezar Pavilion is located in the southeast corner of Golden Gate Park at 755 Stanyan Street. The building resides in what is known as the Kezar Triangle which is comprised primarily of the pavilion, a large parking lot to the south and the athletic stadium to the west. The pavilion gymnasium was constructed in 1926 with various additions added over the years between 1935 through 1964. The pavilion is currently used as a regional recreation space for indoor athletics and serves as the home of the Recreation and Parks Department's Park Ranger program. The facility has had extensive structural evaluation studies conducted and the building is considered the highest seismic hazard in the department's building portfolio.

The proposed project will include a complete renovation of the gym making it more functional with an upgraded seismic rating of 1.5. The space will be reconfigured to optimize usable space so that it can function as both a multi-use recreation hub but also be converted to an emergency response facility at the appropriate time of need. The old addition add-on structures will be demolished and replaced with a new three story, attached building, one floor being set below grade. This new structure will continue to house the Park Rangers, but it will also include a new multi-use recreation spaces and new showers, restrooms and locker rooms. Like the gym, this new building addition will also be designed to function as a city asset for disaster response needs.

### **9-1-1 Call Center (2020)**

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 the scene 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. Since 2011, the City has seen an increase in 9-1-1 call volumes. ESER 2020 will provide the necessary funding to renovate the existing facility and expand the emergency operation floor to accommodate a higher number of dispatcher workstations in order to meet the increased demand.

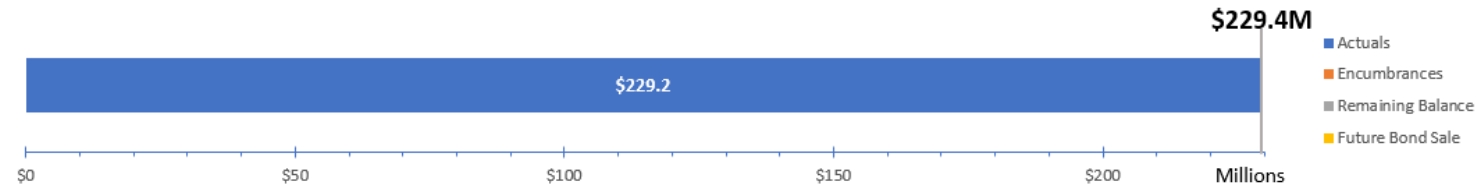
# Public Safety Building (PSB 2010 – \$229.4M)

Current Phase: **Financial Closeout**  
Completion Date: **February 2016**

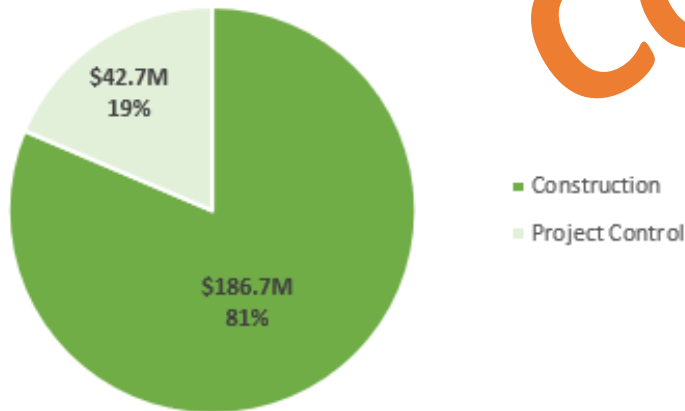
## Recent accomplishments

- None

## Budget status



## Budget allocation



**Complete**



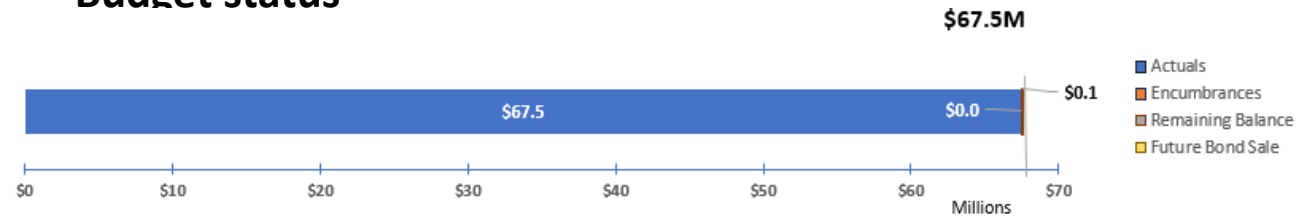
# Office of the Chief Medical Examiner (OCME 2014 – \$67.5M)

Current Phase: **Financial Closeout**  
Completion Date: **March 2018**

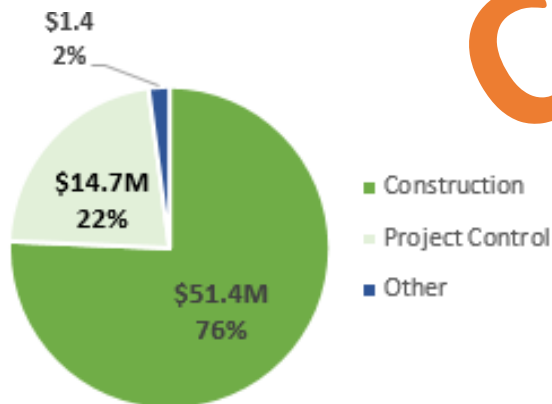
## Recent accomplishments

- None

## Budget status



## Budget allocation



Complete





<https://sfpublicworks.org/eser>