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

## Quarterly Status Report

July through September 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

Charles Higuera, FAIA

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 have been 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 2014, the floating *Fireboat Station 35* achieved Substantial Completion on February 28, 2022. Under the *Focused Scope Program*, the generator replacement project at Station 2 achieved Substantial Completion on 8/24/22.

Under ESER 2020, the SFFD Fire Training Facility resumed project related activity in May 2022 and has in the time since then, selected an Executive Architect and a new City project manager to steward the project.

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's* anticipated Final Completion is October 2022. 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

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temporary *Police Surge Facility* to enable the work at the Ingleside site. The construction contract was awarded for the *Mission District Police Station Structural Improvement Project* in June 2022; it will be the first project under this component to begin construction phase work in Fall 2022. *Ingleside District Police Station Replacement* is in schematic design phase through October 2022.

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 the Historic Preservation Commission, Civic Design, Department of Emergency Management (DEM & HSA) and the general public. We have re-engaging with the project cost estimator to recast the conceptual cost estimate so that we have an updated construction cost projection based on today's construction market.

Under ESER 2020, the *9-1-1 Call Center* project was advertised in May 2022, three bids were received in June 2022. A bid protest was received in July 2022 and resolved in September 2022.

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).

Please refer to the following report for further details or visit the ESER website at [www.sfearthquakesafety.org](http://www.sfearthquakesafety.org) for previously issued reports.

# 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 24 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.



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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 mid-FY22/23.
- **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. Projected Final Completion is estimated in February 2023. 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 allocate to the TCFSD project. The corresponding \$2.3M in unused project funds were transferred in Q4 FY2021. FS 7 is anticipated to be a project delivered under ESER 2020.

## **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, and mechanical projects. ESER 2014 Focused Scope projects upgrade 35 Fire Stations in these categories.

# Earthquake Safety and Emergency Response Bond Program

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## (ESER 2010, 2014 & 2020)

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 categories of work. GHD, an as-needed electrical engineering consultant, is providing design services for Generator Replacement projects.

### **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 allocate to the TCFSD project. The corresponding \$2.1M in unused 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 – 7 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

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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 8/24/22. Argo is completing their closeout documents and Final Completion is scheduled for 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 mid FY 22-23.

### **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**

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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 will be vacated to form a contiguous site 300,000 square feet (SF) in area. The purpose of the FTF is to provide necessary facilities for live fire training, classroom training, equipment training, and other forms of training for effective firefighting, and to improve operational efficiency by consolidating existing SFFD training facilities. The building would replace existing Fire Department facilities for its training program currently located in the South of Market area and on Treasure Island (which the SFFD is obligated soon to vacate).

The project is comprised of a Fire Training and Administration Building, Apparatus Building, Maintenance Shop, Training Tower, various burn rooms, training props and simulated structures, and associated site improvements.

#### **Project Background and 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 parcel and this is expected to complete in early 2023.

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 is expected to resume in November 2023. The CM/GC RFQ advertisement is expected to occur in November 2022

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

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## (ESER 2010, 2014 & 2020)

### **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 for the FTF, there appears to be insufficient funding from ESER 2020 to provide for a replacement project. The final scoping of the FTF and the corresponding estimated cost determined, will verify this expected outcome.



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

## 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 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 April 2023.
3. Pumping Station 2 – Improve the building structure's seismic performance. Construction completion expected December 2022.
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).

# Earthquake Safety and Emergency Response Bond Program (ESER 2010, 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 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 will appear at the Public Works Commission on November 14, 2022 to seek 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.

### **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)

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## 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 October 2022.

### **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:** The core project team has been assembled. At the behest of the elected district supervisor, the project team is studying 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 two-story building at the site across the parking lot. A Request for Qualifications (RFQ) was advertised on 10/15/21 to solicit interests from qualified construction management/ general contractor firms to provide pre-construction and construction phase services. A list of three CM/GCs was established in December 2021 and will be invited to respond to a Request for Proposals in October 2022. Based on the preliminary schedule, planning, design and permitting is anticipated to occur through June 2024, and construction commencing January 2025.

## **Police Surge Facility Construction**

**Background:** The Police Department needs a *Surge Facility* as a temporary base for operations while the Ingleside District Police Station is under construction. This temporary Surge Facility will accommodate the station’s current staff for the duration of construction of the Ingleside Police Station Replacement Project. 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 site on Egbert Street.

**Project Status:** Public Works and Police Department has been in discussion with Recreation & Park and the Real Estate Division to locate a possible site that could accommodate the operations of the Ingleside District Police Station during when that project is under construction. Based on the preliminary schedule, planning, design & permitting is anticipated to occur from April 2022 to April 2023 and construction beginning Fall 2023.

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

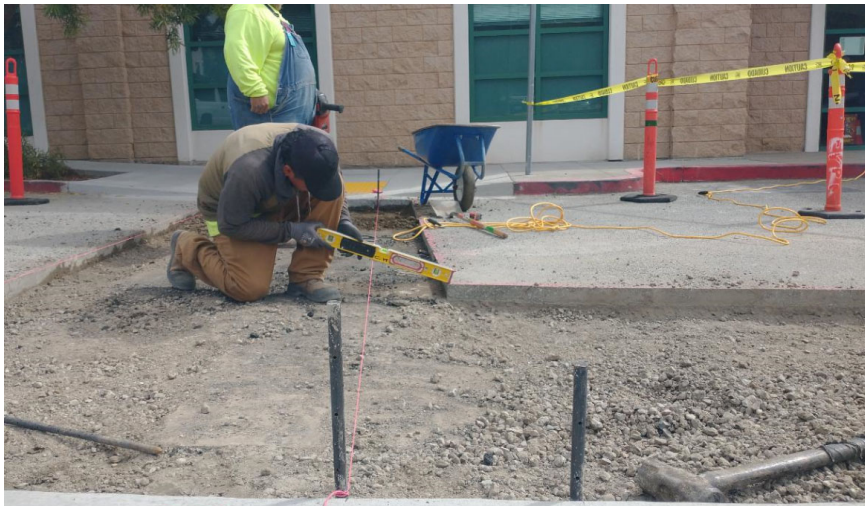
**Background:** Located on Valencia Street, Mission District Police Station is a rectangular two story, steel-framed building with exterior walls constructed using reinforced concrete masonry units. It was built in 1993 under the 1991 San Francisco building code (UBC model code) as type ii-n (non-rated)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



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

steel members will strengthen these four existing exterior beams by bracing them to interior beams. Architectural work is limited to finishes, ceilings, and precast headers at four existing entry locations as required to accommodate structural work. The project will also consist of shower replacement in selected areas, accessibility improvements in the police fleet parking area and minor 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:** Bid was initially advertised on 12/29/2021 and subsequently rebid on 3/10/22. Four bids received on 3/23/22 ranged between \$308k to \$390k (compared against an independent estimate of \$300k). Contract was awarded on June 9, 2022 to EVRA Construction, Inc. NTP for Construction Phase work was issued on August 24, 2022.



**Mission District Police Station**

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

## 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 such as shelter, command center and distribution of pre-staged resources and equipment.

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.

### 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 great asset for emergency operations of staging/sheltering for various event. Site

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

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. Consultation with SFPD and SFFD has been completed which helps to inform the planning development. 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 received and staff is currently providing detailed response to move the project through the Phase 2 review process. This formal engagement will continue in Fall/Winter 2022/23. The project will also need to be reviewed and approved by the Historic Preservation Commission upon complete of the Phase 2 process. Following the data collection process, the project team will initiate a formal public engagement process to review the concept plans followed by further plan development. A revised conceptual cost estimate has been completed and we are currently analyzing the numbers within the overall project budget.



# Earthquake Safety and Emergency Response Bond Program (ESER 2010, 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 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 *9-1-1 Call Center* project was advertised in May 2022, three bids were received in June 2022. The bid tabulation is summarized as follows:

BIDDER	TOTAL BID PRICE
Rubecon General Contracting, Inc.	\$2,941,500
CWS Construction Group, Inc.	\$4,112,000

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

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Buhler Commercial	\$3,395,000
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Buhler Commercial submitted a bid protest in July 2022. On September 02, 2022, Public Works issued the bid protest determination letter; a Notice of Non-Responsive Bid was also issued to Rubecon General Contracting, Inc. Rubecon responded to Public Works' Notice of Non-Responsive Bid on September 13, 2022. Public Works staff will review and respond to Rubecon's letter accordingly.

# 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 September 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	75,943,653	993,976	4,004,357	94%
Auxiliary Water Supply System (AWSS)	102,400,000	102,400,001	102,400,001	101,969,944	407,617	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>410,649,942</b>	<b>1,401,593</b>	<b>4,707,019</b>	<b>99%</b>

(i) Financial data as of 10/18/2022

(ii) Budgets per PeopleSoft appropriations

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

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

### Expenditures and Encumbrances

The ESER 2010 expenditures and encumbrances are \$410,649,942 and \$1,401,593 respectively. Expenditures represent 99% of the total current appropriations.

# 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 September 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	171,086,622	722,083	7,087,086	96%
Police Facilities (PF)	29,490,000	26,845,661	26,845,661	25,991,854	73,327	780,480	97%
Neighborhood Fire Station (NFS)	83,555,000	67,630,741	67,630,741	62,442,939	169,651	5,018,150	92%
Emergency Firefighting Water System (EFWS)	54,065,000	54,347,209	54,347,209	49,845,288	2,650,966	1,850,955	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>380,523,712</b>	<b>3,616,027</b>	<b>15,860,261</b>	<b>95%</b>

(i) Financial data as of 10/18/2022

(ii) Budgets per PeopleSoft appropriations

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

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

### Expenditures and Encumbrances

The ESER 2014 expenditures and encumbrances are \$380,523,712 and \$3,616,027 respectively. The expenditures represent 95% of the total current appropriations.

# 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 September 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	3,861,851	8,582,543	22,555,606	11%
Neighborhood Fire Stations & Support Facilities	275,000,000	270,827,260	74,416,188	41,338,785	798,813	32,278,590	56%
District Police Stations & Support Facilities	121,000,000	119,163,994	32,022,200	4,834,153	670,481	26,517,565	15%
Disaster Response Facilities	70,000,000	68,937,848	15,855,705	1,236,812	104,957	14,513,936	8%
9-1-1 Response Facilities	9,000,000	8,863,438	8,863,438	1,533,437	239,351	7,090,649	17%
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>53,904,631</b>	<b>10,396,146</b>	<b>103,504,223</b>	<b>32%</b>

(i) Financial data as of 10/18/2022

(ii) Current forecasted budget per bond component

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

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

### Expenditures and Encumbrances

The ESER 2020 expenditures and encumbrances are \$53,904,631 and \$10,396,146 respectively. The expenditures represent 32% of the total current appropriations.



## Attachments

### Attachment 1 – Contact Information



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## Quarterly Status Report