

Presentation to the Capital Planning Committee

- ESER 2010, 2014, 2020 Annual Updates
 - ESER 2020 3rd Bond Issuance Request
- Property Controls Division Phase I Updates
- ESER 2010 & 2014 EFWS Bond Interest Request

October 7, 2024



San Francisco
Water Power Sewer
Services of the San Francisco Public Utilities Commission



ONESF
Building Our Future

ESER 2010 Bond Overview

- **Scope:** Approved by voters in June 2010, ESER 2010 is a comprehensive program to enhance earthquake safety and emergency response by ensuring that police and fire facilities and infrastructure remain uncompromised in the mission to ensure public safety, particularly after a major earthquake or disaster.
- **Bond Authorization Total:** \$412,300,000
- **Amount Issued to Date:** \$419,040,887
- **Pending Bond Interest Appropriation:** \$2,870,905

Bond Components and Projects	Budget (i)	Appropriations	Expenditures	Encumbrances	Balances	Expenditures/ Appropriations
Public Safety Building (PSB)	229,379,359	229,379,359	229,230,116	0	149,243	100%
Neighborhood Fire Stations (NFS)	83,111,319	83,111,319	83,066,179	0	45,140	100%
Auxiliary Water Supply System (AWSS)	102,461,928	102,461,928	102,404,150	0	57,778	100%
Oversight, Accountability & Cost of Issuance (ii)	4,088,281	4,088,280	3,509,577	0	578,704	86%
TOTAL	419,040,887	419,040,887	418,210,022	0	830,864	99.8%

Financial data as of 9/25/2024

(i) Current budgets per PeopleSoft inclusive of FY16 & FY24 interest appropriations

(ii) Includes underwriter fees \$1.38M

ESER 2010 Status Updates

Bond Component	Accomplishments/Milestones
Public Safety Building	Completed April 2015
Neighborhood Fire Stations – Major Projects	Fire Station 16 Replacement completed January 2019 Fire Station 5 Replacement completed April 2019
Neighborhood Fire Stations – Focused Scope	Completed 2022
Auxiliary Water Supply System	Completed projects: Installation of 30 new cisterns; major improvements to Twin Peak Reservoir, Ashbury Tank, Jones Street Tank, Pumping Station No. 1, Pumping Station No.2, Ashbury Bypass pipeline, and Irving Street pipeline; planning evaluations; field investigations of existing facilities.

ESER 2014 Bond Overview

- **Scope:** ESER 2014 was approved by voters in June 2014 and builds on the ESER 2010 Bond Program. It is a comprehensive program to enhance earthquake safety and emergency response by ensuring that first responders' facilities and infrastructure remain uncompromised in the mission to ensure public safety, particularly after a major earthquake or disaster.
- **Bond Authorization Total:** \$400,000,000
- **Amount Issued to Date:** \$412,007,950
- **Pending Bond Interest Appropriation:** \$3,310,307

Bond Components and Projects	Budget (i)	Appropriations	Expenditures	Encumbrances	Balances	Expenditures/ Appropriations
Office of the Chief Medical Examiner (OCME)	67,533,024	67,533,024	67,471,018	0	62,006	100%
Traffic Company & Forensic Services Division (TCFSD)	174,495,790	174,495,790	171,446,882	302,891	2,746,017	98%
Police Facilities (PF)	34,808,921	34,808,921	25,829,511	0	8,979,409	74%
Neighborhood Fire Station (NFS)	73,495,729	73,495,729	58,931,925	2,679,896	11,883,908	80%
Emergency Firefighting Water System (EFWS)	54,347,209	54,347,209	52,286,146	859,417	1,201,646	96%
Oversight, Accountability & Cost of Issuance (ii)	7,327,277	7,327,277	3,827,547	0	3,499,731	52%
TOTAL	412,007,950	412,007,950	379,793,030	3,842,204	28,372,716	92%

Financial data as of 9/25/2024

(i) Current budgets per PeopleSoft inclusive of FY24 interest appropriations

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

ESER 2014 Status Updates

Bond Component	Accomplishments/Milestones
Office of the Chief Medical Examiner	Project is complete and the facility opened for business on November 6, 2017
Traffic Company & Forensic Services Division (TCFSD)	<ul style="list-style-type: none"> • Final Completion achieved 10/21/21; balance of funds to be returned to the Police Facilities component • LEED Gold Certification obtained 7/18/22; 2022 Construction Management Association of America (CMAA) NorCal Project Achievement Award; 5th Annual Collaborative Partnering Award 2022 • Public Art installation scheduled for December 2024/January 2025
Neighborhood Fire Stations – Major Projects	Fireboat Station 35 at Pier 22½: Final Completion achieved on 11/22/2022
Neighborhood Fire Stations – Focused Scope	<ul style="list-style-type: none"> • Fire Station 19 Generator: Construction NTP issued Jan. 2024. Generator lead times approximately 12-15 months. • SFFD Network Modernization: HazMat surveys completed June 2024. Asbestos & make-ready contracts in procurement. Anticipated on-site activities in Oct. 2024. • Fire Station 29 App. Bay Door Replacement: Construction NTP issued June 2024. Submittal review in process. • DOT/FS 7 Training Tower Rails: Construction NTP issued June 2024. Permits obtained for both north & south sides in Aug 2024 with railing installation completed at the north. Due to training schedules, the contractor was asked to pause in Sep., however the south side installation was completed on 9/24. Inspections remain & the contractor will submit a CO to replace a ladder counterweight & cable found in poor condition (not original scope). • FS 35 Security Fence Enhancements: Permit amendment issued by BCDC 9/24/24, Port permit to follow.
District Police Stations	<ul style="list-style-type: none"> • 3 Focused Scope projects completed at 7 stations (Northern, Richmond, Taraval, Park, Ingleside, Bayview, Tenderloin) • 2 Focused Scope projects cancelled (Police Academy and Mission Station) • Remaining component funds will supplement the active ESER 2020 Police Facilities projects
Emergency Firefighting Water Supply (EFWS)	<p>Completed projects: Candlestick Point pipeline, Columbus Avenue pipeline, Fillmore/Haight pipeline, Mission Street pipeline, Mariposa/Terry Francois Blvd. pipeline, and Terry Francois Blvd./Mission Rock Street/Warriors Way pipeline.</p> <p>Completed construction: 19th Avenue pipeline, Clarendon Supply pipeline.</p>

ESER 2020 Bond Overview

- **Scope:** ESER 2020 was approved in March 2020 and builds on the ESER 2010 and 2014 Bond Programs. It is a comprehensive program to enhance earthquake safety and emergency response by ensuring that first responders' facilities and infrastructure remain uncompromised in the mission to ensure public safety, particularly after a major earthquake or disaster.
- **Bond Authorization Total:** \$628,500,000
- **Amount Issued to Date:** \$167,805,000
- **Anticipated Future Issuances:** \$460,695,000
- **Anticipated Date of Next Issuance:** Q2 FY25

Bond Components and Projects	Budget (i)	Appropriations	Expenditures	Encumbrances	Balances	Expenditures/ Appropriations
Emergency Firefighting Water System	151,170,852	35,000,000	22,575,738	7,987,747	4,436,515	65%
Neighborhood Fire Stations & Support Facilities	270,827,260	74,416,188	46,674,115	8,813,952	18,928,121	63%
District Police Stations & Support Facilities	119,163,994	32,022,200	10,134,087	11,319,708	10,568,406	32%
Disaster Response Facilities (Kezar Pavilion)	68,937,848	15,855,705	4,221,587	254,465	11,379,653	27%
9-1-1 Response Facilities	8,863,438	8,863,438	7,885,955	70,687	906,796	89%
Oversight, Accountability & Cost of Issuance (ii)	9,536,608	1,647,469	1,144,590	0	502,879	69%
TOTAL (i)	628,500,000	167,805,000	92,636,072	28,446,559	46,722,369	55%

Financial data as of 9/25/2024

(i) Forecasted budget per bond component

(ii) Includes underwriter fees \$329K

ESER 2020 3rd Issuance

Request for Capital Planning consideration & approval of:

- Resolution authorizing and approving the sale of Not to Exceed \$225,000,000 in general obligation bonds (third issuance) for the Earthquake Safety & Emergency Response Bond Program 2020

Bond Authorization Total : \$628,500,000

Proposed Issuance: \$225,000,000

Proposed Date of Issuance: *December 2024*

Documentation:

- Memo from the Office of Public Finance
- Copy of Authorization/Sale Resolution

ESER 2020 Issuance Summary

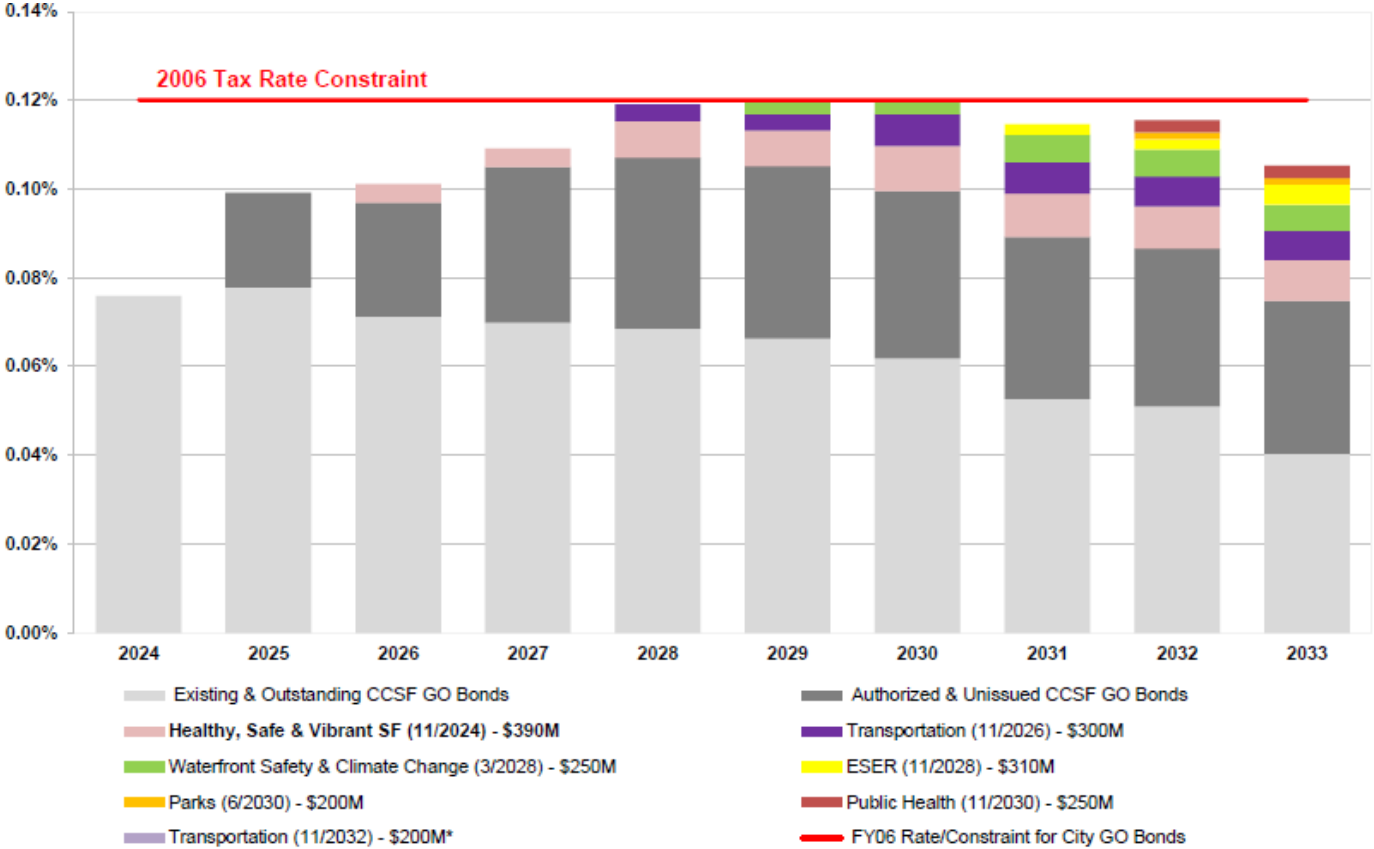
Bond Component	Bond Authorization	Bond Budget	1st Issuance (i)	2nd Issuance	Proposed 3rd Issuance	Future Bond Sale(s)
Emergency Firefighting Water System	\$153,500,000	\$151,170,852	\$20,000,000	\$15,000,000	\$41,128,418	\$74,856,598
Neighborhood Fire Stations & Support Facilities	\$275,000,000	\$270,827,260	\$2,900,000	\$71,516,188	\$88,255,521	\$107,887,713
District Police Stations & Support Facilities	\$121,000,000	\$119,163,994	\$32,022,200	\$0	\$87,141,794	\$0
Disaster Response Facilities (Kezar Pavilion)	\$70,000,000	\$68,937,848	\$15,855,705	\$0	\$0	\$52,950,689
9-1-1 Response Facilities	\$9,000,000	\$8,863,438	\$8,863,438	\$0	\$0	\$0
Subtotal Project Components	\$628,500,000	\$618,963,392	\$79,641,343	\$86,516,188	\$216,525,733	\$235,695,000
Oversight, Accountability, COI		\$9,536,608	\$1,073,657	\$573,812	\$2,179,267	
Reserve for Market Uncertainty					\$6,295,000	
TOTAL	\$628,500,000	\$628,500,000	\$80,715,000	\$87,090,000	\$225,000,000	\$235,695,000

(i) Includes pre-bond reimbursement funding

ESER 2020 Bond Program Budget

Bond Component	Bond Budget	Proposed 3rd Issuance	3rd Issuance as % of Program Budget	Projected Expenditures Year 1	Projected Expenditures Year 2	Projected Expenditures Year 3
Emergency Firefighting Water System	\$151,170,852	\$41,128,418	7%	\$22,500,000	\$18,500,000	\$128,418
Neighborhood Fire Stations & Support Facilities	\$270,827,260	\$88,255,521	14%	\$9,677,000	\$78,578,521	\$0
District Police Stations & Support Facilities	\$119,163,994	\$87,141,794	14%	\$12,570,550	\$46,529,518	\$28,041,726
Disaster Response Facilities (Kezar Pavilion)	\$68,937,848	\$0	0%	\$0	\$0	\$0
9-1-1 Response Facilities	\$8,863,438	\$0	0%	\$0	\$0	\$0
Subtotal Project Components	\$618,963,392	\$216,525,733	34%	\$44,747,550	\$143,608,039	\$28,170,144
Oversight, Accountability, COI	\$9,536,608	\$2,179,267	0.3%			
Reserve for Market Uncertainty		\$6,295,000				
TOTAL	\$628,500,000	\$225,000,000	35%	\$44,747,550	\$143,608,039	\$28,170,144

Capital Plan G.O. Debt Program FY2024-33



Based on the Capital Plan FY2024-33, this chart illustrates the relationship between the G.O. Bond Program and the local property tax rate, including existing and outstanding issuance and voter approved Bonds.

This view shows the City’s policy constraint that G.O. Bonds will not increase the property tax rate above 2006 levels. Capital Plan FY2024-33

* First tax levy for Transportation (11/2032) authorization does not occur until FY2034
 AV growth assumption of 1.08% in FY26, 1.86% in FY27, 1.63% in FY28, 3% per year thereafter

Revised 5-7-2024

Potential Future Costs Not Covered by Bond Proceeds

Bond Component	1x Costs (i)			On-Going Costs (ii)	
	Estimated Cost	Anticipated Date	Anticipated Funding Source	Estimated Cost	Anticipated Funding Source
Emergency Firefighting Water System	N/A	N/A	N/A	TBD	SFPUC CDD's Operating Budget
Neighborhood Fire Stations & Support Facilities	\$20M-25M	FY27-28	General Fund	TBD	Fire Dept GF Budget
District Police Stations & Support Facilities	\$1.6M	FY24-25	General Fund	TBD	Police Dept GF Budget
	\$5M	FY26-27	General Fund		
Disaster Response Facilities (Kezar Pavilion)	\$100K – \$150K	TBD	General Fund (iii)	TBD	RPD GF Budget
911 Call Center	\$1.8M	FY21-22	General Fund	TBD	DEM GF Budget

(i) FF&E (Furniture, Fixtures & Equipment) not eligible for bond proceeds

(ii) O&M (Operations & Maintenance)

(iii) Disaster Response Facilities will potentially receive gift and/or grant funds, in addition to general funds for FF&E costs

ESER 2020 Program Overview

Component	Description & Key Deliverables	Project Selection Process
Emergency Firefighting Water Supply (EFWS)	Renovate, expand, and seismically upgrade the City's Emergency Firefighting Water System	Projects are selected in coordination with the multi-department Management Oversight Committee and include the Potable Emergency Firefighting Water System (PEFWS) and Fireboat Manifolds.
Neighborhood Fire Stations & Support Facilities	Strengthen, improve, and rehabilitate Neighborhood Fire Stations and Support Facilities, including the replacement of the firefighter and paramedic training facility currently located on Treasure Island	The importance of the SFFD Division of Training (formerly "Fire Training Facility") is driven by the fact that SFFD must vacate its current location on Treasure Island for planned redevelopment. Due to the funding required for this project, insufficient funding remains for Fire Station 7.
District Police Stations & Support Facilities	At Ingleside Station, seismic strengthening of existing historic station & construction of a new seismically safe police building that will meet modern policing standards, improve emergency response and provide resiliency with renewable energy. At 1828 Egbert, provide Surge space that will convert to SFPD's Property Control Division. Voluntary structural improvements and shower restorations were completed at Mission Station.	Police Department projects are selected from among the list of stations and other facilities that are identified as in most need from operational and state of condition assessments. The projects selected pose a life-safety hazard as they are at-risk of partial or substantial collapse from the effect of a major earthquake.
Disaster Response Facilities (Kezar Pavilion)	Upgrade or replace critical City-owned Disaster Response Facilities to assure the City can deploy aid, provide shelter, and coordinate emergency response activities	Kezar Pavilion was selected as a facility with high seismic vulnerabilities and opportunities to serve multiple disaster-response functions. The project benefits a vulnerable asset while augmenting the City's emergency preparedness capabilities and expanding program opportunities for general public use.
911 Call Center	Expand the 9-1-1 Response Facilities to provide more dispatchers, new technologies and increased efficiencies	The City's Emergency Operations Center requires a major upgrade and expansion of its 9-1-1 Call Center to best align with the service needs of a growing San Francisco begins to respond to its functional mission.

ESER 2020 Status Updates

Component	Accomplishments/Milestones
Emergency Firefighting Water Supply (EFWS)	<p>Potable Emergency Firefighting Water System (PEFWS):</p> <ul style="list-style-type: none"> • Planning and design continues for pipelines and pump station improvements. • Construction completed for PEFWS pipelines on Vicente Street from 19th Avenue to 26th Street and on 19th Avenue from Vicente Street to Sloat Boulevard. <p>Fireboat Manifolds project planning continues for improvements to manifolds at Fort Mason and Pier 35.5.</p>
Neighborhood Fire Stations & Support Facilities	<p>Division of Training (DOT):</p> <ul style="list-style-type: none"> • Schematic Design completed in September 2024. Civic Design Review Presentation (Ph 1 Schematic Design) is scheduled for October 2024. • Negotiations continue with SFPUC for MOU related to protection of sewer and storm water infrastructure underneath "paper streets" that are planned to be vacated on the site. Street Vacation and Zoning Legislation is being prepared for introduction by Supervisor Walton in October 2024. • Advertisement for CMGC RFQ/RFP delayed to at least October 2024, due to FEMA grant and federal restrictions on local contracting preferences (LBE Program) that are set to change in October.
District Police Stations & Support Facilities	<ul style="list-style-type: none"> • Mission Police Station: structural improvements were completed in April 2023 and shower restoration/waterproofing and ADA improvements were completed in September 2023. Total project cost: \$1.15M. • Surge: 90% CDs completed • Ingleside Station: 25% SDs completed
Disaster Response Facilities (Kezar Pavilion)	<ul style="list-style-type: none"> • 100% Schematic Design Drawings are complete • Environmental Review is complete- Categorical Exemption has been issued. • Public outreach began in Spring 2024 and will continue through remainder of 2024. • Design Development phase to begin in 2025. RFP is published for specialty design and engineering services.
911 Call Center Renovation	<ul style="list-style-type: none"> • 911 Call Center Renovation - Construction substantially completed in Feb 2024; final completion April 2024. • Critical Power Redistribution and EV Charger Installation - Design completed in August 2024; currently in permitting phase. • Badge System Replacement - Planning phase completed in August 2024; Construction NTP anticipated in October 2024.

ESER Impacts: Equity & Climate Resilience

- **Potable Emergency Firefighting Water Supply:** New high-pressure pipelines in the Parkside and Sunset Districts will expand post-seismic firefighting protection to western SF; these pipelines provide drinking water but can draw from Lake Merced for reliable multi-day firefighting water supply.
- **SFFD Division of Training (formerly "Fire Training Facility"):** The project will replace two older, outdated, training facilities (19th/Folsom & Treasure Island) with a new, state-of-the-art, LEED-gold-certified facility to train SFFD fire fighters and paramedics. The new facility will also add street improvements to an often-neglected region in the City.
- **Ingleside Police Station Replacement:** The new facility will allow for continuous operations after a major earthquake – allowing the police department to serve their core mission with enhanced efficiencies. The project will preserve the historic building. It will be LEED gold certified. The Community Room at the new building will provide a venue for the SFPD's Community Outreach program.
- **Surge Police Facility:** The installation will maximize the opportunity for SFPD to repurpose the works for their future permanent use as part of the consolidation of Property Control Division.
- **Kezar Pavilion:** Renovated facility to be all electric, LEED gold certified and 15% of the roof area will have PV panels. The building will also function as mass care shelter or mutual aid station in the event of an emergency and provide much needed emergency services to the western side of the City. The recreation center will provide expanded health and wellness opportunities to residents.

ESER 2020 Schedule Overview

Component	Planning/Design/Permits	Bid/Award	Construction
Emergency Firefighting Water Supply (EFWS)	42-inch Contract A: through Sep 2025 36-inch Contract B: through April 2026 Fort Mason AAR: through Nov 2024 Pier 33.5 AAR: through March 2025	Contract A: Oct 2025 – May 2026 Contract B: May 2026 – Jan 2027	Contract A: June 2026 – Dec 2028 Contract B: Feb 2027 – Aug 2029
Neighborhood Fire Stations & Support Facilities	DOT: Through October 2025	DOT: October 2024 – April 2025	DOT: October 2025 – October 2028
District Police Stations & Support Facilities	Surge: Through April 2025 Ingleside Ph 1: Oct 2024 – March 2026 Ingleside Phase 2: Oct 2024 – Sept 2026	Surge: Nov 2024 – Apr 2025 Ingleside Ph 1: Oct 2025 – March 2026 Ingleside Phase 2: April 2026 – Sept 2026	Surge: Apr 2025 – Apr 2026 Ingleside Ph 1: March 2026 – Nov 2026 Ingleside Phase 2: Sept 2026 – April 2028
Disaster Response Facilities (Kezar Pavilion)	100% Schematic Design: completed Summer 2024 Completion of Community Outreach: Mar 2024 – Dec 2024 Design Development: Feb 2025 – Dec 2025	TBD	TBD
911 Call Center	911 CC: Completed April 2022 EV Charger: Feb 2024 – Oct 2024 Badge Sys. Repl: Apr 2024 – Jun 2024	911 CC: April 2022 – Nov 2022 EV Charger: Oct 2024 – Nov 2024 Badge Sys. Repl: Jun 2024 – Oct 2024	911 CC: January 2023– April 2024 EV Charger: Dec 2024 – Feb 2025 Badge Sys. Repl: Oct 2024 – Feb 2025

SFFD Division of Training



100% Schematic Design Rendering (DLR Group, 8/23/2024)

Location:

1236 Carroll Avenue

Project Background:

- FTF at Treasure Island obliged to depart TI for emerging development
- Division of Training facilities at 19th/Folsom & TI to be combined
- BOS approval of CEQA in February 2022
- 1236 Carroll secured; Port property / State Lands approved in February 2023, Escrow closed in November 2023

SFFD Division of Training

Project Objectives and Goals:

1. Provide a facility to meet modern firefighter training needs
2. Allow for continuous operation after a major earthquake
3. Build a sustainable, energy-efficient, and durable facility
4. Provide a secured, safe and healthy work environment

Project Scope:

Consolidate all training functions at single site including:

1. Administrative & Classroom Bldg.
2. Apparatus Building
3. In-Service Building
4. Shops/Maintenance Building
5. Fire Training Structures/Props:
 - Training Tower
 - Vehicle fire apparatus training hill
 - Commercial/Apartment Building
 - Victorian House
 - Junior-5 House
 - Urban Search & Rescue (EQ collapse)

SFFD Division of Training

	July 2023	July 2024
Budget Forecast*	270,800,000	270,800,000
Project Controls Subtotal	50,600,000	50,600,000
Architecture and Engineering	22,300,000	22,300,000
Other Project Controls Costs	28,300,000	28,300,000
Total Construction Costs	158,200,000	158,200,000
Principal Construction Contract	152,600,000	152,600,000
Other Construction Costs	5,600,000	5,600,000
Contingencies/Reserves**	23,000,000	23,000,000
Land Cost***	39,000,000	39,000,000

* Excluding cost of bond issuance, oversight, auditing, etc. ~\$4.2M of \$275M bond total

** Contingencies/Reserves include:

- Construction change order allowance (10%)
- Design add service allowance (10%)
- Scope specific reserves (utilities, soils conditions, street improvements, etc.)

*** Private land purchases only – excludes Port/State Lands Commission property (general fund)

SFFD Division of Training

Project Delivery - Key Next Steps:

1. CM/GC Request for Qualifications & Proposals – October 2024
2. Legislation Introduction for street vacations & zoning amendments – October 2024
3. Civic Design Review Presentation (Ph. 1 Schematic Design) – October 2024
4. Complete Design Development Phase – February 2025

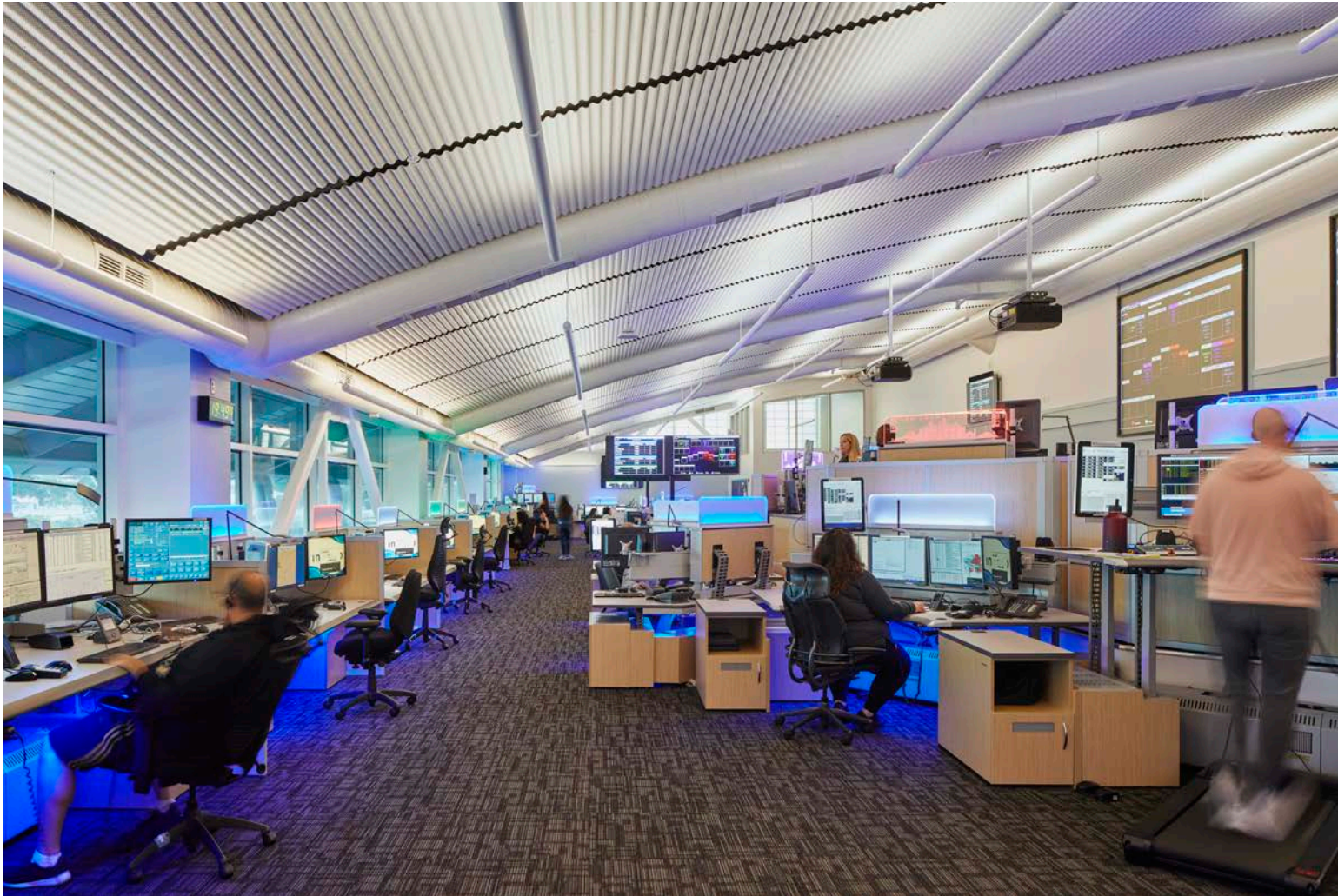
Issues related to spending and scope changes:

1. Complete additional geotechnical site investigations to confirm foundations strategies & costs – December 2024
2. Complete CEQA Addendum, including environmental engineer review of updated smoke emissions draft report – December 2024

3rd Bond Planned Uses:

1. Completion of Design (Design Development & Construction Documents)
2. Pre-construction Services
3. Beginning of Construction

911 Call Center



Location:

1011 Turk Street

Project Background:

The 911 Call Center is located on the 2nd floor of 1011 Turk Street, which was constructed in 1997. The 911 Call Center is one of the top 25 busiest 911 centers in the United States. The number of calls received daily have been rising every year and it is essential that our dispatch center is designed and equipped to answer all calls for emergency and non-emergency services quickly.

911 Call Center

Project Objectives and Goals:

1. Increase emergency dispatch call-taking capacity by enlarging the operations floor area within the existing footprint of the building
2. Construct new raised Supervisor's Bridge to enhance visual oversight of all dispatchers
3. Provide space for on-site dispatch training
4. Provide infrastructure to support modern technology in emergency dispatch operations
5. Create a more modern and functional space to support dispatchers and operational staff

Project Scope:

1. Selective demolition and construction of interior walls, ceilings, and finishes per new floor plan
2. Construct new raised Supervisor's Bridge, Breakroom, Line-Up / Locker / Resource Room, Training Room, Wellness Room, and Offices
3. Replace existing lighting
4. Modify existing mechanical, electrical, plumbing, and fire protection systems per new floor plan and requirements

911 Call Center

Project Delivery:

1. Design-Bid-Build

Issues related to spending and scope changes:

1. Project was completed within budget, savings of approximately \$1M are anticipated. The balance of ESER funds from the 911 Call Center Renovation project will fund the following two follow-on projects:
 - Critical Power Redistribution and EV Charger Installation - \$500K
 - Badge System Replacement - \$160K

3rd Bond Sale Planned Uses:

N/A

Kezar Pavilion- Disaster Response Facility

Location:

755 Stanyan Street
Golden Gate Park



Project Background:

- Pavilion constructed in 1926 and the annex between 1935-1964
- Pavilion is an historic structure and on the national registrar of historic places
- A major seismic event would impair the structure's ability to perform its service function and would create public life/safety issues
- Facility will serve as a post- disaster response facility (mutual aid station or indoor congregate shelter) and will function as a community recreation facility in non-disaster times



Kezar Pavilion- Disaster Response Facility

Project Objectives and Goals:

1. Seismically strengthen the pavilion and build a sustainable, energy-efficient, accessible and code compliant facility
2. Pavilion to accommodate disaster response functions in emergency times and public recreation on regular basis
3. Replace existing annex building: new addition will continue to house SF Rec Park Rangers and include multi-purpose spaces and changing rooms with restrooms & showers
4. Maintain historic structure/elements
5. Provide a welcoming and safe community experience

Project Scope:

1. Rehabilitate the historic building structure (Pavilion)
2. Complete significant seismic upgrades including a new foundation and strengthening exterior walls
3. Renovate building to be flexible and include multi-purpose spaces for recreation and emergency response
4. Construct a new three-story annex to better serve community and staff
5. Improve pedestrian and vehicle circulation around the building and improve park environment

Kezar Pavilion- Disaster Response Facility

Project Delivery:

1. 100% Schematic Design has been completed- RPD Commission design approval anticipated in early 2025
2. Civic Design Review Phase I scheduled for October 2024
3. Project to be delivered through CM/GC (Construction Manager/ General Contractor)
4. Project schedule pending securing additional funding

Issues related to spending and scope changes:

1. Project costs exceed available funds- funding plan being developed
2. Building systems require more space than originally anticipated and will require a utility yard adjacent to the facility to be constructed
3. Construction have increased due to inflation, escalation and a larger project footprint
4. Risk due to rehabilitating historic building and unforeseen conditions

3rd Bond Sale Planned Uses:

N/A

Ingleside District Police Station Replacement



Location:

1 Sgt. John V. Young Lane

Project Background:

- Existing police station was built in 1910
- A major seismic event would impair the ability to perform its service function
- Major deficits pertaining to basic functions, security and life safety

Ingleside District Police Station Replacement

Project Objectives and Goals:

1. Expand the facility to meet modern policing needs and enhance operational efficiencies
2. Allow for continuous operation after a major earthquake
3. Save the historic building structure
4. Build a sustainable, energy-efficient, and durable facility
5. Provide a secured, safe and healthy work environment
6. Provide a welcoming community experience

Project Scope:

1. Seismic upgrade, renovation and restoration of the existing historic police station at 1 Sgt John V Young Lane
2. Construction of a new seismically safe building on site to support expanded program, including a community room for the Police's outreach program.

Ingleside District Police Station Replacement

	July 2023	July 2024
Budget Forecast*	93,068,000	108,771,250
Project Controls Subtotal	24,057,000	38,596,250
Architecture and Engineering	11,554,000	14,035,000
Other Project Controls Costs	12,503,000	24,561,250
Total Construction Costs	64,188,000	70,175,000
Principal Construction Contract	52,960,000	**** 57,000,000
Other Construction Costs**	11,228,000	13,175,000
Contingencies/Reserves***	4,822,000	5,272,000

* Excluding cost of bond issuance, oversight, CSA, etc. ~\$1.8M for Police Facilities bond component

** Other Construction Costs include:

- Construction change order allowance (10%)
- Scope specific reserves (utilities, soils conditions, street improvements, etc.)
- Public Art allowance

***Contingency/ Reserves include:

- Design add service contingency
- Other project controls contingency

**** Construction cost impacted by escalation

Funding sources include ESER 2020 & ESER 2014

Ingleside District Police Station Replacement

Project Delivery:

1. PW Commission awarded contract to CM/GC (Construction Manager/ General Contractor) Clark Construction Group in January 2024
2. Notice To Proceed for Pre-Con Services awarded to Clark July 22, 2024

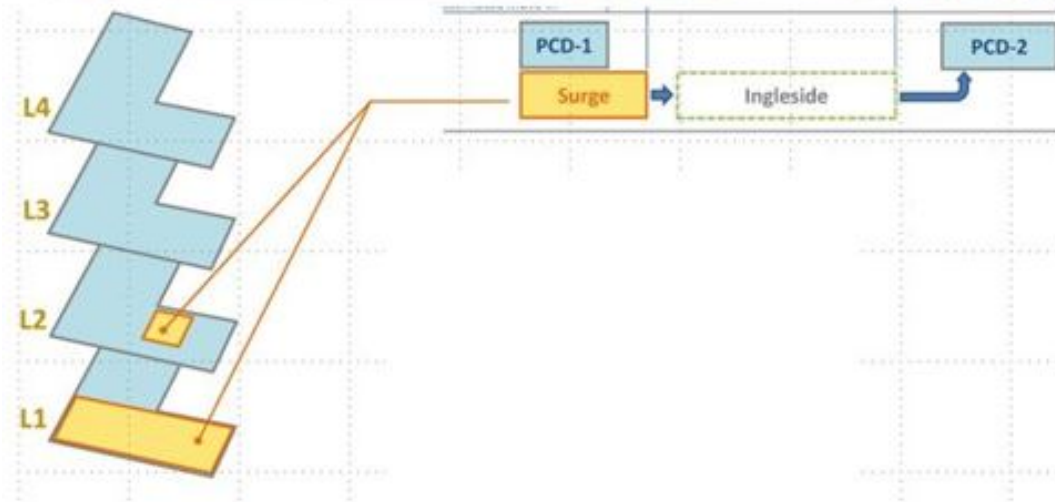
Issues related to spending and scope changes:

1. Local market construction escalation and supply chain issues
2. Unforeseeable conditions associated with rehabilitation of historic building
3. Unknown conditions working within Balboa Park and adjacent BART tunnel structure
4. Extensive connection of utilities anticipated due to siting of the existing police station
5. Escalation impact to budget related to resolution of proposed new interdepartmental 1:1 land swap required prior to proceeding with design

3rd Bond Sale Planned Uses:

Complete design, permitting, bidding and construction of Ingleside Phase 1 & 2.

Surge Facility



Location:

1828 Egbert Ave

Project Background:

- Existing vacant storage facility will be repurposed as SFPD swing space for Ingleside officers and staff during Ingleside construction phase.
- The first and partial second floor comprise the Ingleside swing space.
- After Ingleside move out, space will become SFPD's Property Control Division for secured storage.

Surge Facility

Project Objectives and Goals:

1. Provide temporary swing space for SFPD's Ingleside's officers and staff during Ingleside construction phase.
2. 2nd , 3rd and 4th floor will be prepped under Property Control Division Phase 1 project, and PCD and Surge construction will complete at the same time.
3. Provide permanent location for SFPD's Property Control Division (PCD) when no longer needed for Ingleside swing/ surge space.

Project Scope:

1. Tenant Improvement retrofit project of existing vacant facility will be repurposed for SFPD.
2. Provide programmed space for functional and operational needs for SFPD that currently exist at Ingleside Station, within a secured location.

Surge Facility

July 2024

Budget Forecast*	17,730,500
Project Controls Subtotal	4,530,500
Architecture and Engineering	2,530,500
Other Project Controls Costs	2,000,000
Total Construction Costs	12,300,000
Principal Construction Contract	10,064,442
Other Construction Costs**	2,235,558
Contingencies/Reserves***	900,000

* Excluding cost of bond issuance, oversight, CSA, etc. ~\$1.8M for Police Facilities bond component

** Other Construction Costs include:

- Construction change order allowance (10%)
- Scope specific reserves (utilities, soils conditions, street improvements, etc.)
- Public Art allowance

***Contingency/ Reserves include:

- Design add service contingency
- Other project controls contingency

Funding sources include ESER 2020 & ESER 2014

Surge Facility

Project Delivery:

1. CM/GC – Construction Manager/ General Contractor

Issues related to spending and scope changes:

1. Scope changes that will impact budget include addition of new freight elevator and hoist way modifications, request to provide floor sealer throughout the 122,000 s.f. building, regulatory requirement for a sound attenuation barrier around the new generator to meet DPH standards

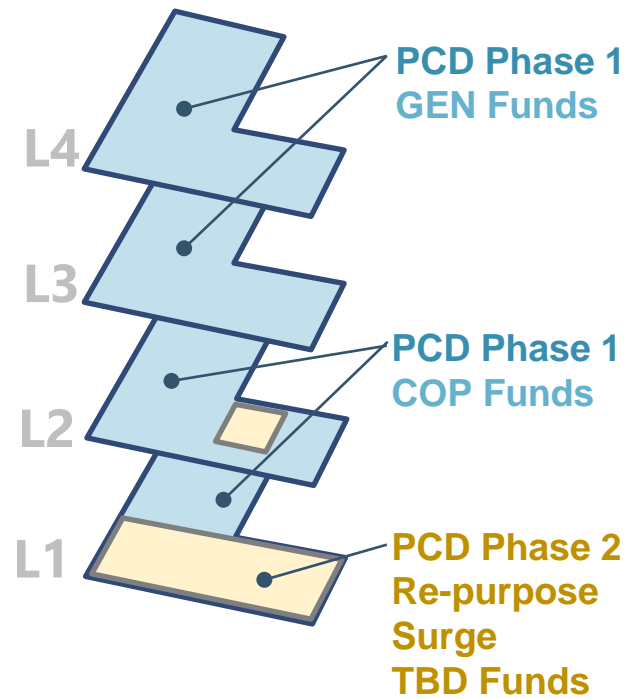
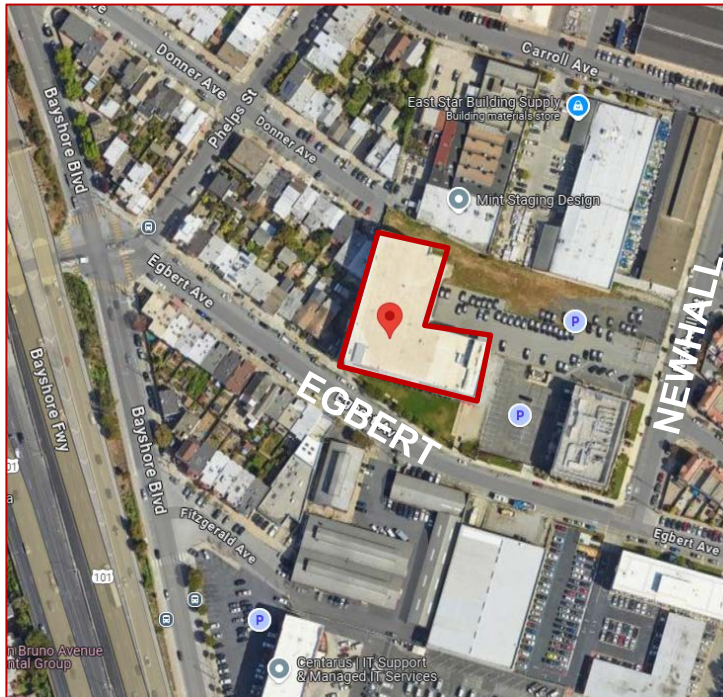
3rd Bond Sale Planned Uses:

N/A

Property Control Division - Phase I

Location:

1828 Egbert Avenue



Project Description:

COP Funding includes:

- Tenant improvements to 1st & 2nd floors
- Site work includes a new perimeter metal fence

General Fund includes:

- FFE, DT/IT, Work Assist Equipment, & Bldg. 606 Move-in Costs
- New Shelving for 2nd & 3rd floors (4th floor: Re-use existing 606)

Property Control Division - Phase I

Project Budget:

\$9.5 million hard and soft costs

\$2.48 million for FFE, IT/DT activation costs and Move-in costs

Accomplishments & Milestones:

1. Leveraged Surge capital improvements to serve PCD's future full occupancy
2. Incorporated future elevator for PCD Phase 2 into current Surge scope
3. Last cost estimate Nov 2023 under budget for hard construction costs
4. Next Milestone is October 2024 for submission of permit set
5. Construction NTP expected Spring 2025
6. COP funds fully appropriated

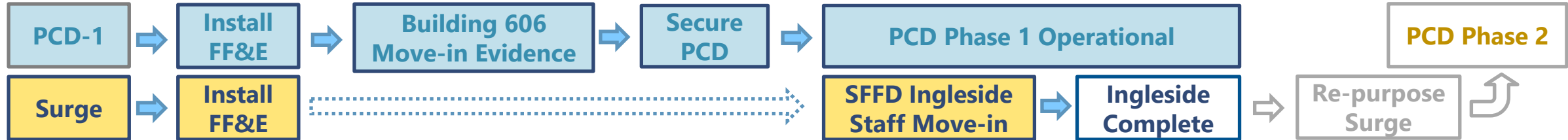
Challenges & Risks:

1. Defining the new shelving scope so that it meets its allotted budget within the \$2.48 million

Property Control Division - Phase I

Project Delivery & Sequence:

CM/GC – Construction Manager/ General Contractor
In conjunction with Surge Facility.



Budget Forecast:

Based on November 2023 Cost Estimate:

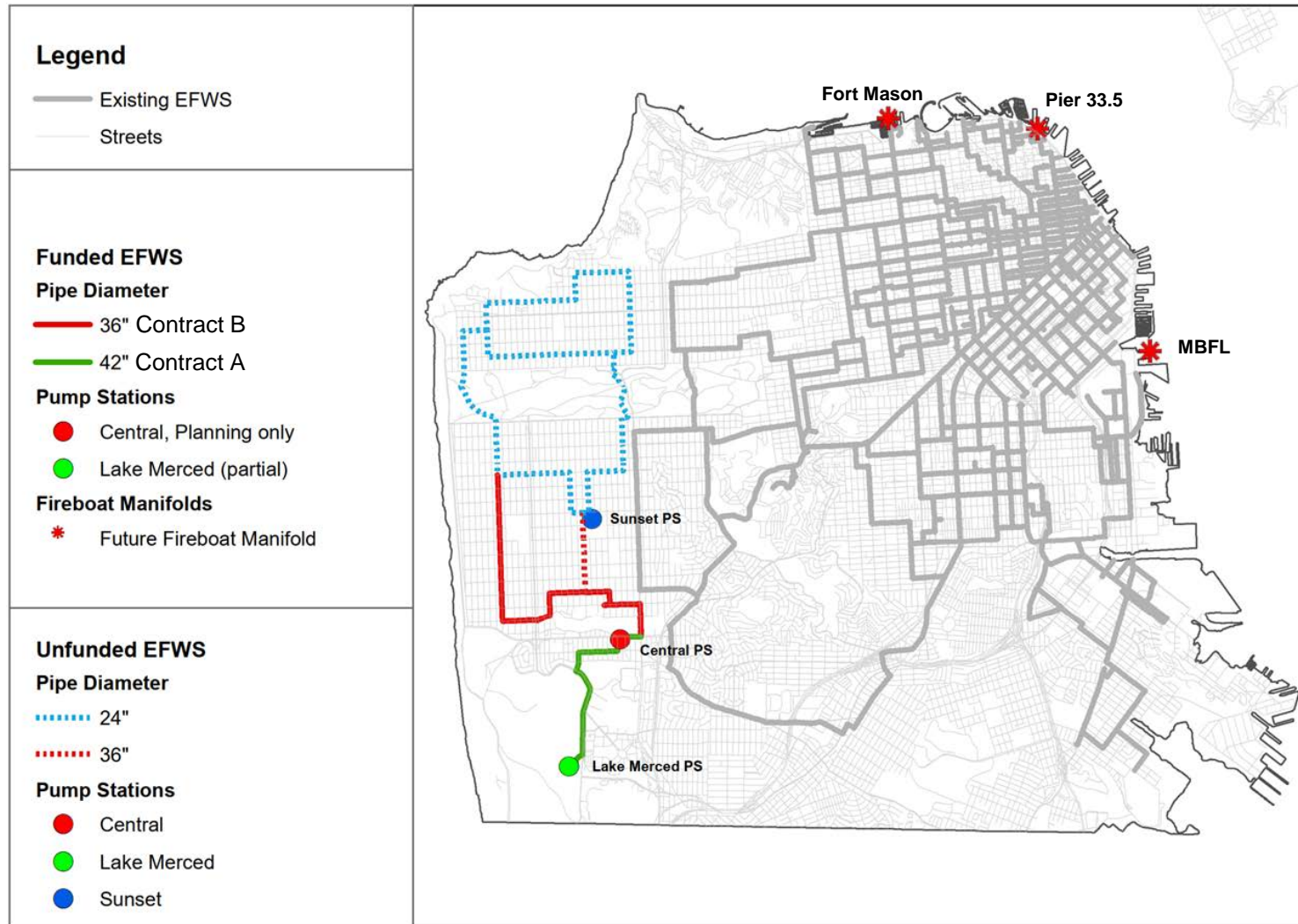
Construction Estimate:	\$6,140,000
Project Controls:	\$2,000,000*
Contingencies:	\$1,360,000**
TOTAL	\$9,500,000

* Includes Project Controls Contingency

** Contingency/Reserve includes:

- Market Conditions contingency
- Construction/Change Order contingency
- Extraordinary Inflation contingency

Emergency Firefighting Water Systems (EFWS)



Locations:

Potable Emergency Firefighting Water System (PEFWS)

- Construct 42-inch pipeline from Lake Merced to Sloat Blvd/19th Ave and Lake Merced Pump Station Improvements (Contract A)
- Construct 36-inch pipeline from Sloat/19th to 42nd/Lawton (Contract B)
- Planning Central Pump Station
- Future Planning Sunset Pump Station

Fireboat manifolds:

- Fort Mason
- Pier 33.5
- Mission Bay Ferry Landing (MBFL)

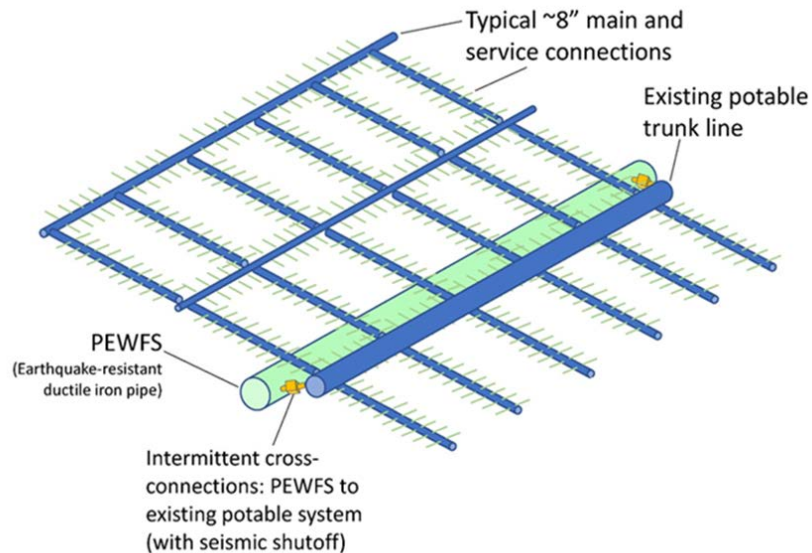
Project Background:

- Prior studies planned for high-pressure fire suppression for the west side of the City.
- The studies provided a condition assessment, identified system needs, recommended level of service criteria

Emergency Firefighting Water System (EFWS)

Potable EFWS Project Objectives:

1. Provide high-pressure water for firefighting following a major earthquake, or greater alarm fires that may occur in non-earthquake conditions.
2. Provide low-pressure seismically reliable potable drinking water for normal daily conditions and after emergency fire suppression.



Project Scope:

1. High-pressure seismically reliable pipelines
2. Lake Merced Pump Station – connection and mechanical upgrades
3. High-pressure PEFWS hydrants
4. Automated seismic valves with back-up power
5. Electrical, instrumentation and control (I&C) upgrades



Emergency Firefighting Water Systems (EFWS)

Project Delivery - Key Next Steps:

PEFWS

- 42-inch PEFWS Pipe (Contract A) Design Completion – September 2025
- 36-inch PEFWS Pipe (Contract B) Design Completion – April 2026
- PEFWS CEQA Mitigated Negative Declaration Review – Fall 2025

Fireboat Manifold

- Fort Mason Alternative Analysis Report (AAR) - November 2024
- Pier 33.5 AAR – March 2025

Issues and solutions related to spending and scope changes:

1. Initial phase of PEFWS pipeline alignments are limited by funding (phased over multiple decades).
2. SFPUC Water CIP committed 45% cost share for fair value of water benefit.
3. Delay in professional services contract is impacting project schedule. Staff is advancing some work to mitigate some of the delays.

3rd Bond and Interest Earnings Planned Uses:

1. Continued planning and design phase for PEFWS and fireboat manifold projects.

EFWS ESER 2010 & 2014 Bond Interest Funds

Request for Capital Planning consideration and approval to:

Allocate ESER 2010 & 2014 accrued interest funds totaling \$6,181,212 to proposed bond eligible EFWS projects.

ESER 2010 interest: \$2,870,905

ESER 2014 interest: \$3,310,307

Total amount: \$6,181,212 (i)

(i) \$641,461 will be placed on Controller's reserve for potential arbitrage payments. After payments are issued the remaining funds will be released for project use.

EFWS Project Cost Summary

Project Name	ESER 2020 Bond Sale Allocation			Subtotal ESER Budget	ESER 2010/2014 Interest Earnings	CIP Contribution (Estimated)	Total Budget
	First & Second	Third	Fourth				
EFWS 2000 Marin	\$ 4,105,000	\$ 2,200,000	\$ -	\$ 6,305,000	\$ -	\$ -	\$ 6,305,000
EFWS Manifold Fort Mason	\$ 1,603,900	\$ 900,000	\$ 300,000	\$ 2,803,900	\$ -	\$ -	\$ 2,803,900
EFWS Manifold Mission Bay	\$ 100,000	\$ 2,300,000	\$ 100,000	\$ 2,500,000	\$ -	\$ -	\$ 2,500,000
EFWS Manifold Pier 35	\$ 50,000	\$ -	\$ -	\$ 50,000	\$ -	\$ -	\$ 50,000
EFWS Studies	\$ 533,453	\$ -	\$ -	\$ 533,453	\$ -	\$ -	\$ 533,453
PEFWS Central PS	\$ 468,662	\$ 3,600,000	\$ 1,500,000	\$ 5,568,662	\$ -	\$ -	\$ 5,568,662
PEFWS Pipeline	\$ 8,400,038	\$ 30,141,997	\$ 69,308,768	\$ 107,850,804	\$ 6,181,212	\$ 93,298,922	\$ 207,330,938
PEFWS Pipeline 19th Ave	\$ 426,781	\$ -	\$ -	\$ 426,781	\$ -	\$ 3,375,000	\$ 3,801,781
PEFWS Pipeline Vicente	\$ 4,452,000	\$ -	\$ -	\$ 4,452,000	\$ -	\$ 3,375,000	\$ 7,827,000
PEFWS PS - Lake Merced	\$ 1,000,000	\$ 1,586,421	\$ 3,647,830	\$ 6,234,251	\$ -	\$ -	\$ 6,234,251
PW 19th Ave Infra Impr	\$ 7,006,197	\$ -	\$ -	\$ 7,006,197	\$ -	\$ -	\$ 7,006,197
UW 2020 EFWS	\$ 3,266,358	\$ -	\$ -	\$ 3,266,358	\$ -	\$ -	\$ 3,266,358
UW Pump Station 2 (ESER 2014)	\$ 3,587,611	\$ 400,000	\$ -	\$ 3,987,611	\$ -	\$ -	\$ 3,987,611
Total	\$ 35,000,000	\$ 41,128,418	\$ 74,856,598	\$ 150,985,016	\$ 6,181,212	\$ 100,048,922*	\$ 257,015,150

* Estimate based on the cost share between ESER and Water CIP

Thank you!

Questions?



ESER Webpage:
<https://sfpublicworks.org/eser>