



SFMTA

Building Progress: Potrero Yard Neighborhood Working Group

January 13, 2026 | Meeting #53



Detailed Agenda

1. Member & SFMTA Announcements — 10 minutes
2. Legislative Update — 10 minutes
3. Bus Yard Update — 10 minutes
4. Project Agreement Update — 10 minutes
5. Yard Closure Update — 10 minutes
6. Community Engagement — 5 minutes
7. Public Comment — Members of the public who wish to participate in the meeting virtually will be placed on mute, regardless of joining via video or by phone, until the Public Comment section.



SFMTA

Member and SFMTA Announcements

John Angelico, SFMTA



Announcements: Working Group

Working Group members, please share upcoming events or activities with the Working Group, SFMTA, and PNC.



SFMTA

Legislative Updates

Chris Lazaro, SFMTA
Joél Ramos, SFMTA



Schedule Updates: Project Agreement

PNC provided a Fixed Price Proposal to the SFMTA in December. The proposal is for the **revised bus yard without a podium** and includes updated pricing from PNC’s contractor. Negotiations are ongoing.

The SFMTA will determine if the Final Fixed Price Proposal is affordable – if affordable, the team will pursue approval of the Project Agreement.

| Agency | Anticipated Date* | Result |
|--------------------------------------|--------------------|--|
| SF Board of Supervisors | Early/Mid February | Introducing Legislation |
| SFMTA Board | Early/Mid February | Seeking Approval |
| SF BOS Budget & Finance Subcommittee | Late February | Seeking Recommendation |
| SF Board of Supervisors | Early March | Seeking Approval |
| Mayor Signature (“Commercial Close”) | Mid March | Seeking execution of Project Agreement |
| Financial Close | Early April | All project financing secured |

**Dates are subject to change*



General Overview: Earthquake Safety & Emergency Response Bond

| Bond Component | Budget |
|---|----------------------|
| Renovate, expand and seismically upgrade the City’s aging Emergency Firefighting Water System | \$130 million |
| Repair and replace deteriorating and seismically unsafe neighborhood fire stations | \$100 million |
| Make seismic, safety and operational improvements to district police stations and support facilities | \$65 million |
| Critical building repairs and improvements at public safety facilities | \$30 million |
| Replace a 110-year-old, seismically unsafe bus yard with a modern bus maintenance and storage facility to help ensure Muni has buses available to provide transit service after a disaster | \$200 million |
| Total | \$525 million |

Bond title: *2026 Earthquake Safety And Emergency Response (ESER) General Obligation (G.O.) Bond*.
 See [Earthquake Safety and Emergency Response Bond | Public Works](#) for more info



Schedule: Earthquake Safety & Emergency Response Bond

| | Legislation | Anticipated Date |
|----------------------|---|-----------------------------|
| BOS Leg Intro | ESER Ordinance/Resolution | Tuesday, December 9, 2025 |
| BOS Budget & Finance | ESER Ordinance/Resolution | Wednesday, January 14, 2026 |
| Full BOS 1st vote | ESER Ordinance/Resolution | Tuesday, January 27, 2026 |
| Full BOS 2nd vote | ESER Ordinance | Tuesday, February 3, 2026 |
| Mayor Signature | ESER Resolution | Friday, February 6, 2026 |
| Mayor Signature | ESER Ordinance | Friday, February 13, 2026 |
| 30 days later | ESER Ordinance | Sunday, March 15, 2026 |

**Dates are subject to change*

Bond title: 2026 Earthquake Safety And Emergency Response (ESER) General Obligation (G.O.) Bond.

See [Earthquake Safety and Emergency Response Bond | Public Works](#) for more info





SFMTA

Bus Yard Updates

Chris Lazaro, SFMTA
Chris Jauregui, PNC



17th Street and Hampshire Street



DRAFT RENDERING
Design subject to change

17th Street and Bryant Street Bird's Eye View



DRAFT RENDERING
Design subject to change

17th Street and Bryant Street Street Level View



DRAFT RENDERING
Design subject to change

Bryant Street and Mariposa Street



DRAFT RENDERING
Design subject to change

Mariposa Street and Hampshire Street



DRAFT RENDERING
Design subject to change

View from Franklin Square



DRAFT RENDERING
Design subject to change



SFMTA

Project Agreement Update

Chris Lazaro, SFMTA
Chris Jauregui, PNC



Contract Components of Project Agreement (PA)

What we will ask the SFMTA Board of Directors to approve in February 2026:

Structure

- Lead Developer (LD) is responsible for the design, construction, and financing of the Bus Yard Project.
- SFMTA will perform facility operations and maintenance (HVAC, elevators, etc.)

Milestone Payments (MP)

- MP1 due upon *Financial Close*
- MP2 during construction, but no later than 2033

Annual Payments (AP)

- Due following *substantial completion* (able to be occupied/used for intended purpose)
- Made quarterly over 30 years
- Includes payment on account of debt, performance, and equity return.

Risk Allocations

- LD subject to deductions for failing to meet performance or maintenance
- Other risks defined

Payment Framework

Milestone and Annual Payment Obligations

| Payment Type | Amount | Sources | Notes |
|----------------------|--------|-----------------------|--|
| Milestone 1 (MP1) | \$65M | Funds on hand | To be paid at Financial Close |
| Milestone 2 (MP2) | \$200M | 2026 ESER GO Bond | Paid during construction |
| Annual Payments (AP) | ~\$27M | Ongoing capital funds | Subject to final pricing; 1% annual escalation |



SFMTA

Yard Closure Update

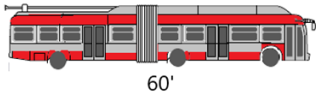
Chris Lazaro, SFMTA



Yard Closure Schedule

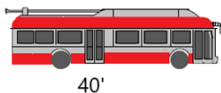
- **Friday, Feb. 13, 2026:** Last day of service out of Potrero
- **Saturday, Feb. 14, 2026:** Service changes go into effect
 - Operators, maintenance workers and vehicles will move to other Muni divisions across the city
 - **5/5R, 14, 22, 30, 49 routes:** In service from other yards

60-foot ETBs



- Some buses move into service at 1399 Marin
- Some buses stored at MME back 4 acres (will be rotated into fleet to stay in working order)

40-foot ETBs



- Some buses move into service at Presidio Yard
- Some buses stored at MME back 4 acres (will be rotated into fleet to stay in working order)

Site Preparation



1399 Marin Facility

- 18 buses will pull out for service on weekdays
- Will store additional 40- and 60-foot buses
- Will provide running maintenance



Muni Metro East (MME) Back 4 Acres

- Will store 60- and 40-foot buses
- Buses will be charged using newly installed overhead lines within the rail yard

Updating Frequencies

- Since we'll have fewer longer buses available, that means adding more frequent service with shorter buses, when it's possible. When it's not possible, we'll be monitoring crowding so we can make adjustments.
- The frequency changes below are being made to provide enough Muni service to meet ridership demand.

| Route | Frequency Change | When |
|--------------------------|---|-------------------|
| 5 Fulton * | Every 7 minutes (instead of every 10 minutes) | Weekends |
| 5R Fulton Rapid * | Every 8 minutes (instead of every 10 minutes) | During busy times |
| 14 Mission | Every 8 minutes (instead of every 7 minutes) | Weekends |

* There will be a mix of 40' and 60' buses on these routes.

For more information, please see:

[**Closing Potrero Yard: How We'll Keep Muni Moving with Feb. 14 Service Changes**](#)





SFMTA

Community Engagement Update

John Angelico, SFMTA



Upcoming Community Engagement

The contractor team is committed to engaging the business community while meeting the SBE Plan requirements.

To support SBEs with opportunities to bid on project scopes, Webcor plans to host an event (“matchmaking”) to connect first tier prime contractors with small businesses.

SAVE-THE-DATE
Thursday, January 29, 2026
11 a.m. to 1 p.m.
Webcor Office, 207 King St, SF

- Where: Webcor HQ: 207 King St., San Francisco, CA 94107
- **Registration is required** by January 26, 2026.
To register, go to bit.ly/48Xt1ES
- Contact: For more information, please reach out to Webcor at outreach@webcor.com

WEBCOR **SFMTA**

SBE OUTREACH & MATCHMAKING SESSION

MEET THE PRIMES FOR THE POTRERO YARD PROJECT!

Webcor invites SBEs (including San Francisco LBEs) to a dynamic outreach & matchmaking session for the Potrero Yard Modernization Project. Participants can explore partnership opportunities, learn about future contracting opportunities, and network with project executives.

POTRERO YARD SBE OUTREACH & MATCHMAKING

THURSDAY, JANUARY 29th, 11 AM - 1 PM
@ WEBCOR HQ: 207 KING ST., SF, CA 94107

Registration is required by **January 26, 2026**
To register, scan the QR code or go to bit.ly/48Xt1ES

| SUBTIER MATCHMAKING | FUTURE CONTRACTING OPPORTUNITIES |
|--|---|
| <ul style="list-style-type: none">• Demolition & Abatement• Shoring & Dewatering• Structural Concrete• Carpentry Services (Millwork, Casework, DFH, Specialties)• Interior & Exterior Framing, Drywall, Plaster• Facades: Curtain Wall Systems & Exterior Metal Panels• Vehicle Maintenance Systems & Equipment• Fire Suppression• Plumbing• HVAC & Controls• Electrical & Low Voltage• Wet & Dry Utilities | <ul style="list-style-type: none">• General Services• Design & Professional Services• Unit Masonry• Misc. Metals, Railings & Gantries• Pre-Engineered Metal Stairs• Below Grade Waterproofing• Above Grade Waterproofing, Roofing, & Terrace Pavers• Smoke Curtains• Caulking & Sealants• Architectural Sheet Metal & Flashings• ACT & Specialty Ceilings• Flooring & Polished Concrete• Tiling• Painting, Wallcoverings, & Interior Striping• Signage & Environmental Graphics• Window Treatments• Operable Partitions• Appliances• Elevators• Trash Chutes & Compactors• Mass Excavation & Fill• Asphalt Paving, Paving Specialties & Striping• Streetscape Improvements (Site Concrete, Site Pavers)• Landscaping & Irrigation• Fences |

outreach@webcor.com | **SFMTA Potrero Yard Modernization Project** | SFMTA.com/PotreroYard

Webcor Builders CA LICENSE # 1037217 A, B, C-8, C-9



Next Working Group Meeting

The next Potrero Yard Neighborhood Working Group meeting is scheduled for **Tuesday, February 10, 2026.**

Upcoming Yard Tours

Tuesday, January 27, at 5:30

Thursday, January 29, at 5:30

A great opportunity to see the historic yard before it closes in February.



SFMTA

Public Comment

John Angelico, SFMTA



Public Comment

- Do any members of the public wish to comment?
- If you are joining via a computer, please use the raise your hand feature and we will unmute you.
- Joining by phone? We will unmute folks one at a time and call out the last four digits of your phone number.
- Please state your name and organizational affiliation.

BUILDING PROGRESS

Contact Us

John Angelico

Public Information Officer

John.Angelico@SFMTA.com

415.646.4783

Bonnie Jean von Krogh

Building Progress Public Affairs Manager

BonnieJean.vonKrogh@SFMTA.com

415.646.2447

Chris Lazaro

Program Director in Building Progress — Potrero Yard Modernization Project

Chris.Lazaro@SFMTA.com

Potrero Neighborhood Collective

PotreroYard@plenaryamericas.com

Sign Up for Project Updates
SFMTA.com/PotreroYard

