



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.



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# 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.



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# 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
<b>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</b>	<b>\$200 million</b>
<b>Total</b>	<b>\$525 million</b>

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

## BUILDING PROGRESS

# Schedule: Earthquake Safety & Emergency Response Bond

	Legislation	Anticipated Date
BOS Leg Intro	ESER <a href="#">Ordinance/Resolution</a>	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





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# Bus Yard Updates

Chris Lazaro, SFMTA

Chris Jauregui, PNC



# 17<sup>th</sup> Street and Hampshire Street



DRAFT RENDERING  
Design subject to change

# 17<sup>th</sup> Street and Bryant Street Bird's Eye View



DRAFT RENDERING  
Design subject to change

# 17<sup>th</sup> 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



# View from Franklin Square



DRAFT RENDERING  
Design subject to change



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# 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
<b>Milestone 1 (MP1)</b>	<b>\$65M</b>	Funds on hand	To be paid at Financial Close
<b>Milestone 2 (MP2)</b>	<b>\$200M</b>	2026 ESER GO Bond	Paid during construction
<b>Annual Payments (AP)</b>	<b>~\$27M</b>	Ongoing capital funds	Subject to final pricing; 1% annual escalation



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# Yard Closure Update

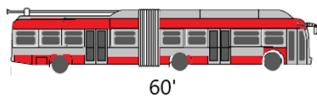
Chris Lazaro, SFMTA



# Yard Closure Schedule

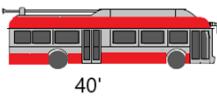
- **Friday, Feb. 13, 2026:** Last day of service out of Potrero
- **Saturday, Feb. 14, 2026:** Service changes go into effect
  - Operators, maintenance workers and vehicles will move to other Muni divisions across the city
  - **5/5R, 14, 22, 30, 49 routes:** In service from other yards

## 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)

## BUILDING PROGRESS

# 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
<b>5 Fulton *</b>	Every 7 minutes (instead of every 10 minutes)	Weekends
<b>5R Fulton Rapid *</b>	Every 8 minutes (instead of every 10 minutes)	During busy times
<b>14 Mission</b>	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](#)



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# Community Engagement Update

John Angelico, SFMTA



## BUILDING PROGRESS

# 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](https://bit.ly/48Xt1ES)
- Contact: For more information, please reach out to Webcor at [outreach@webcor.com](mailto:outreach@webcor.com)



**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 29<sup>th</sup>, 11AM - 1PM  
@ 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](https://bit.ly/48Xt1ES)

**QR CODE**

**SUBTIER MATCHMAKING**

- Demolition & Abatement
- Shoring & Dewatering
- Structural Concrete
- Carpentry Services [Millwork, Casing, 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

**FUTURE CONTRACTING OPPORTUNITIES**

- General Services
- Design & Professional Services
- Unit Masonry
- Misc. Metals, Railings & Gantry
- 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](mailto:outreach@webcor.com) | SFMTA Potrero Yard Modernization Project | [SFMTA.com/PotreroYard](https://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.





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# 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

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**Sign Up for Project Updates**

[SFMTA.com/PotreroYard](http://SFMTA.com/PotreroYard)

