City Manager's Office

Date: October 14, 2026

To: Honorable Mayor and Members of the City Council

From: Paul Buddenhagen, City Manager

Subject: Measure T1 General Obligation Bond Program Update

CURRENT SITUATION

This report provides an update and overview of the City's Measure T1 General Obligation Bond Program. The following provides a high-level summary of Measure T1:

- Measure T1, which authorized the City to issue $100M of bonds has resulted in over $183M of project funds as staff successfully leveraged Measure T1 funding with numerous grants, State and Federal earmarks, and other funding.
- 76 projects will be completed (see list below).
- Measure T1 spending is audited by an outside auditor every two years (see the Measure T1 project website[1]).
- Measure T1 is rooted in robust community engagement. Project lists resulted from 80 community meetings. In addition, the City hosted more than 100 project specific community meetings.
- Every 3 months, staff prepare a Quarterly Update on T1 projects that is distributed to the Capital Improvement Program (CIP) and T1 distribution lists. See the Measure T1 project website for all Quarterly Updates.[2]

Of the 76 projects, only 10 projects have yet to be completed, 8 of which are currently in construction:

- Tom Bates Regional Sports Complex Restroom and Community Space[3]
- MLK Jr. Youth Services Center / Y.A.P. Seismic Retrofit & Renovation[4]
- Santa Fe Trackbed to Park Conversion[5]
- K Dock Restroom Renovation[6]

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[1] See https://berkeleyca.gov/your-government/our-work/bond-revenue-measures/measure-t1
[2] See https://berkeleyca.gov/your-government/our-work/bond-revenue-measures/measure-t1
[3] See https://berkeleyca.gov/your-government/our-work/capital-projects/tom-bates-regional-sports-complex-restroom-community
[4] See https://berkeleyca.gov/your-government/our-work/capital-projects/mlk-jr-youth-services-centeryap-seismic-retrofit-and
[5] See https://berkeleyca.gov/your-government/our-work/capital-projects/santa-fe-trackbed-park-conversion
[6] See https://berkeleyca.gov/your-government/our-work/capital-projects/k-dock-restroom-renovation

- 1947 Center Street Window Replacement[7] (currently bidding)
- Fire Station No. 6 Renovation[8]
- Fire Station No. 2 Renovation[9]
- Telegraph Channing Garage Restroom & Elevator Renovation[10]

Bidding for the construction of the remaining 2 projects, African American Holistic Resource Center[11] (AAHRC) and South Berkeley Senior Center[12] will happen in the Winter of 2026. Both projects have additional funding identified in the Bond Measure that is on the November 2026 ballot. If the 2026 bond measure does not pass, both projects will proceed to bid without key elements (AAHRC will remove the Solar plus storage item, South Berkeley Senior Center will remove planned Heating, Ventilation and Cooling improvements).

Over time, project lists have evolved as some initial projects were deemed infeasible, received alternative funding, or new projects were added (A full chronology of all changes is provided on the Measure T1 project website).[13] All changes were reviewed by the Parks, Recreation, and Waterfront and the Transportation and Infrastructure Commissions and approved by City Council. For example, due to rising construction costs, the following four projects that were initially planned to be built with Measure T1 resources are now funded to complete design:

- Harrison Park Restroom (funding is proposed in the 2026 bond measure)
- Adeline St – Alcatraz Ave Restroom
- University Ave - San Pablo Ave Restroom
- Cesar Chavez Park Restroom (funding is proposed in 2026 bond measure)

Attached is the final list of all 76 T1 projects included in Phase 1 and Phase 2.

BACKGROUND

In November 2016, Berkeley voters approved Measure T1, a $100M Infrastructure Bond Measure. The measure required 2/3 support to pass and received approval from 86.5% of Berkeley voters. The ballot question read:

> Shall the City of Berkeley issue general obligation bonds not exceeding $100,000,000 to repair, renovate, replace, or reconstruct the City's aging infrastructure and facilities, including sidewalks, storm drains, parks, streets, senior and recreation centers, and other important City facilities and buildings?

Project Delivery Schedule

[7] See https://berkeleyca.gov/your-government/our-work/capital-projects/1947-center-street-window-replacement
[8] See https://berkeleyca.gov/your-government/our-work/capital-projects/fire-station-no-6-renovation
[9] See https://berkeleyca.gov/your-government/our-work/capital-projects/fire-station-no-2-renovation
[10] See https://berkeleyca.gov/your-government/our-work/capital-projects/telegraph-channing-garage-restroom-and-elevator
[11] See https://berkeleyca.gov/your-government/our-work/capital-projects/african-american-holistic-resource-center
[12] See https://berkeleyca.gov/your-government/our-work/capital-projects/south-berkeley-senior-center-renovation
[13] See https://berkeleyca.gov/your-government/our-work/bond-revenue-measures/measure-t1

Measure T1 was originally structured in three four-year phases for project selection, bond sales, and implementation. The City ultimately consolidated project selection into two phases, with community input and approval by the two Lead Commissions and City Council in 2017 ($35 million) and 2020 ($45 million). Bonds were issued in three installments, with the final $20 million sold in June 2026. All $100 million in bond funding is now fully committed to existing projects. All projects are estimated to be completed by FY28.

Community Engagement
Projects that were funded by Measure T1 resulted from 80 public process meetings that occurred in 2017 and in 2020. In addition to that, there were 100 public meetings focused on specific projects. To keep the community informed about Measure T1, quarterly reports are released to a mailing list and posted on the City's website.

Management and Oversight
The City's Bond Management Team meets bi-weekly and is comprised of leadership and staff from the Public Works (PW) and Parks, Recreation & Waterfront (PRW) Departments. This staff includes Directors, Deputy Directors, Manager of Engineering, Senior Management Analysts, Fiscal Managers and Civil Engineers. The management team is supported by a T1-funded Associate Management Analyst. A subset of the Management Team overseas program budgeting, expenditures, and bond administration.

Five full-time equivalent (FTE) positions were allocated to Measure T1 through FY26. Staffing levels have changed over time as projects get completed and workloads are adjusted. Measure T1 is charged only for actual staff time worked on T1 projects. City overhead costs (e.g., executive management, technology, human resources, and finance) are not charged to Measure T1.

A Measure T1 Bond Policies and Procedures Manual was developed in 2017 which provides guidance on all aspects of the administration of the program. Any changes in projects or the phase of a project are reviewed by the Parks, Recreation & Waterfront Commission and Transportation and Infrastructure before a recommendation is made to the City Council. Audits by an independent auditor occur every two years to ensure that Measure T1 funds are spent correctly.

T1 Audits
The Measure T1 bond program has been the subject of an independent audit every two years since the program began, for a total of four completed audits (2017-2019; 2019-2021; 2021-2023; 2023-2025). The four independent audits have verified that Measure T1 funds are being spent appropriately. The four independent audit reports can be found at the following link on the City's Measure T1 webpage: Measure T1: Infrastructure and Facilities Bond | City of Berkeley (scroll to "Management and Oversight").

Civic Arts Allocation
One percent (1%) or $1M of bond proceeds has been reserved for functional art integrated into Measure T1 projects, as required by Resolution No. 67,795-N.S. Public art has been included in many T1 projects, including North Berkeley Senior Center, Willard Club House,

San Pablo Park Play Structure improvements, and the restroom at Telegraph and Channing. In addition, art will be included at MLK Jr. Youth Services Center renovation, the Santa Fe Trackbed to Park project, and the African American Holistic Resource Center once those projects are complete.

CONCLUSION

Nearly ten years after Berkeley voters approved Measure T1, the City has made substantial progress in addressing aging infrastructure and improving public facilities throughout the community. By combining the $100 million in voter-authorized bond funding with grants, State and Federal funding, and other resources, the City has assembled more than $183 million to support 76 infrastructure projects. These investments have improved streets, sidewalks, parks, recreation facilities, public buildings, and critical infrastructure serving Berkeley residents. The program has been guided by extensive community engagement, City Council and commission oversight, regular public reporting, and independent financial reviews.

With 66 of the 76 funded projects completed and the remaining projects advancing toward an anticipated completion by FY 2028, Measure T1 is entering its final stage. Staff will continue to oversee project delivery, manage available resources, provide public updates, and address outstanding construction and funding challenges. While Measure T1 has enabled significant improvements to Berkeley's public infrastructure, substantial capital improvement and deferred maintenance needs remain beyond the scope of the original bond authorization. The experience gained through Measure T1, including leveraging outside funding, engaging the community, and adapting project scopes to changing costs and conditions, provides a foundation for the City's ongoing management of its infrastructure and capital improvement programs.

cc: David White, Deputy City Manager
Scott Ferris, Parks, Recreation and Waterfront Director
Jamie Parks, Public Works Director
Jenny Wong, City Auditor
Farimah Brown, City Attorney
Mark Numainville, City Clerk
Matthai Chakko, Assistant to the City Manager
Jordan Klein, Director, Planning and Development Department

Attachment: Final List of T1 Projects, Phase 1 and Phase 2

ATTACHMENT

PHASE 1 FINAL PROJECT LIST (39 Projects)

Project Area	Site Description
Facilities/Buildings	Frances Albrier Community Center – Conceptual Design
	Live Oak Community Center Renovation
	Adult Mental Health Services Renovation
	North Berkeley Senior Center Renovation
	Old City Hall - Conceptual Design
	Restrooms - Citywide Needs Assessment
	Restrooms - Strawberry Creek Park Restroom Replacement
	Tom Bates Sports Complex Field House / Restroom - Planning and Design
	Veterans Building – Conceptual Design
	Willard Club House – Planning and Design
City Wide Safety Improvements	Corporation Yard – Roof & Electrical
	Marina Corp Yard – Electrical
	Berkeley Health Clinic – Planning only
	Public Safety Bldg – Mechanical + HVAC – Planning only
Parks Improvement Projects	Aquatic Park Main Tide Tubes (Dredging & Rehabilitation)
	Berkeley Municipal Pier – Planning only
	Berkeley Rose Garden Drainage, Pergola, Pathways, Tennis Courts Renovation
	Citywide Irrigation System Replacement
	Grove Park Phase 2 – Field and Restroom Renovation
	George Florence Park Play Structure Replacement (2)
	San Pablo Park Play Structure Replacement (2)
	San Pablo Park Tennis Court Renovation
	Strawberry Creek Park – Play Structure Replacement
	Tom Bates Sports Complex Artificial Turf Replacement
Green Infrastructure	Page Street between Fourth Street and the RR Tracks (Bioswale)
	Channing Way at the RR Tracks (Bioswale)
	Dwight Way between Fourth Street and the RR Tracks (Bioswale)
	Grayson Street near the RR Tracks (Bioswale)
	Piedmont Avenue Median between Durant Avenue and Channing Way
	Piedmont Avenue Traffic Circle (Bioswale)
	San Pablo Park and Ward Street (Bioswale)
	Codornices Creek Restoration at Kains Avenue
Streets	2nd Street - Delaware - Addison
	Adeline Street - Derby to Ashby
	Hearst Street - Milvia to Henry
	Lower University Ave / Marina Blvd / Spinnaker Way Street Renovation
	Euclid Street (at Rose Garden)
	Ward Street – San Pablo to Acton
	West Street (adjacent to Strawberry Creek Park) from Addison to end

PHASE 2 FINAL PROJECT LIST (37 Projects)

Project Area	Site Description
Care and Shelter and Non-Departmental Citywide Projects	MLK Jr. Youth Services Center Renovation
	South Berkeley Senior Center Renovation
	African American Holistic Resource Center (New Building)
	Restrooms in the Right-of-Way (ROW) (3) • Channing and Telegraph (Construction) • Adeline and Alcatraz (Design Only) • San Pablo and University (Design Only)
Camps	Cazadero Dining Hall & ADA Improvements
Parks Buildings	Willard Clubhouse and Restroom Replacement
	Tom Bates Sports Complex Restroom, Community Space, Soccer Field and Pickleball Courts (New Facilities)
	Restrooms in Parks:
	Harrison Park Restroom (Design Only)
	Ohlone Park (New Restroom)
Parks - Play Structures	Ohlone Park Improvements - Ages 2-5 and 5-12 Play Structures, Garden Mural
	John Hinkel Park – Ages 2-12 Play Structure, Picnic, Parking
	Grove Park – Ages 2-5 and 5-12 Play Structures
Parks	Aquatic Park Tide Tubes – Phase 1B (Soil Removal)
	Ohlone Park Pathway Lighting
	Civic Center Park Improvements
	Adeline Area Dog Park & Landscaping (New)
	Santa Fe Trackbed to Park Conversion (New)
Pools	King Pool Tile and Plaster Replacement
Waterfront	Marina Piling Replacements
	D&E Dock Replacement
	K Dock Restroom Renovation
	Cesar Chavez Park Restroom on Spinnaker Way (Design only)
	F&G Dock Renovation
ROW Improvements/ Streets	Bollard Conversion to Landscaping (Design Only)
Sidewalks	Sidewalks Maintenance & Safety Repairs (50-50 Program)
Pathways	Pathway Repairs/Improvements (Florida Walk, Fountain Walk, La Vereda Steps/Virginia Steps, Vincente Path, Tunbridge Lane Path, Visalia Steps, Mendocino Path, Oxford School Way Path, Indian Rock Path, and Upper Columbia Path)
Storm	Stormwater Infrastructure Repairs/Replacement (Marin, Euclid, Spruce, High Court, Grizzly Peak, Shasta, John Hinkel Park, Virginia, and San Benito)
Facilities	1947 Center Street Improvements – Window Replacement
	Fire Stations: FS2 - HVAC, Electrical, Bedrooms, Security, Solar, Roof FS6 - Windows, Energy Efficiency
	PW Corp Yard:
	Wash Station Compliance
	Green Room (8) Lockers, Bathroom, Training Room, Floor, Cabinets

Project Area	Site Description
	Storage Room (H) – Roof Repair
	Generator Upgrades
	Telegraph Channing Garage Restrooms