



## **SFFD Division of Training Approval to Issue Notice to Proceed for Construction Services**

Scott Moran – Project Manager, Public Works

July 10, 2025

# Request Approval to Issue Notice to Proceed for Construction Services

Recommend Commission:

**Approve Issuance of Notice to Proceed for Construction Services  
Construction Manager / General Contractor (CM/GC) Contract  
SFFD Division of Training**

Client:

**San Francisco Fire Department**

Contract Amount:

**Construction Services: \$134,714,000**

**(Total Contract: \$134,989,000, including \$275,000 previously approved for pre-construction services)**

Contract Duration:

**Construction Services: 1,060 calendar days**

**(Total Contract: 1,255 calendar days, including 195 calendar days previously approved for pre-construction services)**

Contractor:

**Swinerton Builders**

Reason:

**CM/GC to perform construction services**





# SFFD Division of Training Overview





# Earthquake Safety and Emergency Response (ESER) 2020 Bond Program

Bond Component	Description & Key Deliverables	Bond Authorization
<b>District Police Stations and Support Facilities</b>	Make seismic, safety and operations improvements to City-owned district police stations and support facilities	\$121,000,000
<b>Emergency Firefighting Water System</b>	Renovate, expand and seismically upgrade the City's emergency firefighting water system	\$153,000,000
<b>Neighborhood Fire Stations and Support Facilities</b>	Strengthen, improve and rehabilitate neighborhood fire stations and support facilities, including the replacement of the firefighter training facility currently located on Treasure Island	\$275,000,000
<b>Disaster Response Facilities</b>	Upgrade or replace critical City-owned disaster response facilities to assure the City can deploy aid, provide shelter and coordinate emergency response activities	\$70,000,000
<b>911 Call Center</b>	Expand the 911 response facilities to provide more dispatchers, new technologies and increased efficiencies	\$9,000,000



# Project Goals and Objectives

- 1. Consolidate existing training facilities to improve operational efficiency and provide an upgraded campus for firefighters and emergency medical technicians.**
- 2. Provide live-fire and simulation training structures, classrooms, emergency medical services training facilities and onsite fire apparatus training.**
- 3. Distributed facility functions to accommodate simultaneous training for multiple key user groups.**
- 4. Function as a backup Fire Department Operation Center (FDOC) in the event of a City-wide emergency.**



# Consolidation of Two Outdated Facilities



## Treasure Island

- Approx. 4.3 acres
- Adapted former US Navy fire training facilities
- Most buildings in poor condition
- Majority of current training at this site
- Apparatus training occurs off-site
- Must be vacated for development

## 2310 Folsom St. (at 19<sup>th</sup> Street)

- Approx. 1.7 acres
- Shared lot with Fire Station 7
- Original training facilities, built in 1954
- Most classroom training in trailers
- Seven-story training tower

## 1236 Carroll Ave. (New Site)

- Approx. 8.0 acres
- All training on one site
- Apparatus training on-site
- Modern and safe training structures
- Accommodate simultaneous training





# Project Site





# Project Site





# Site Plan





# Design Renderings





# Design Renderings





# Design Renderings



SFFD Division of Training – Approval to Issue NTP for Construction Services



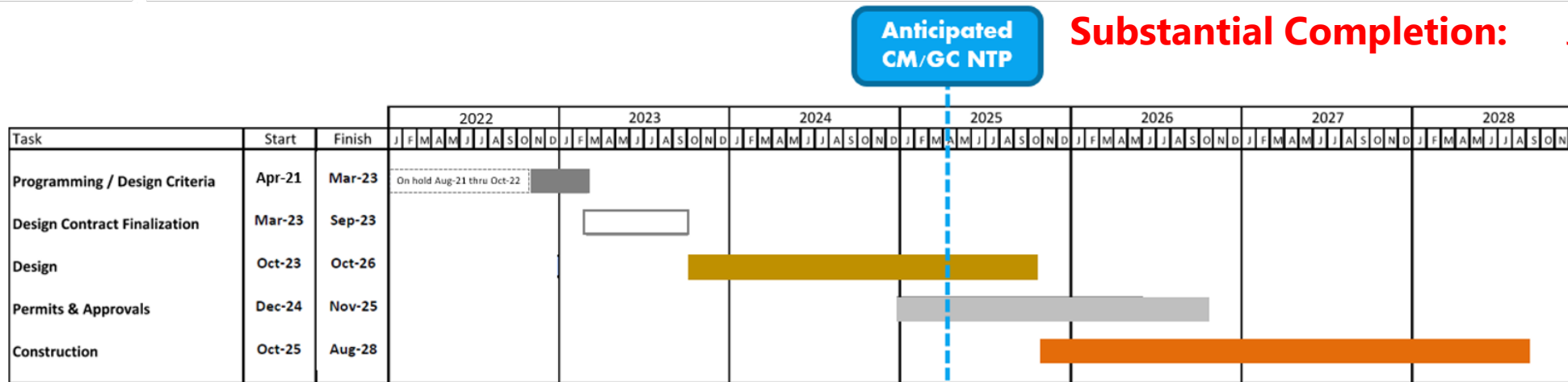
# Design Renderings



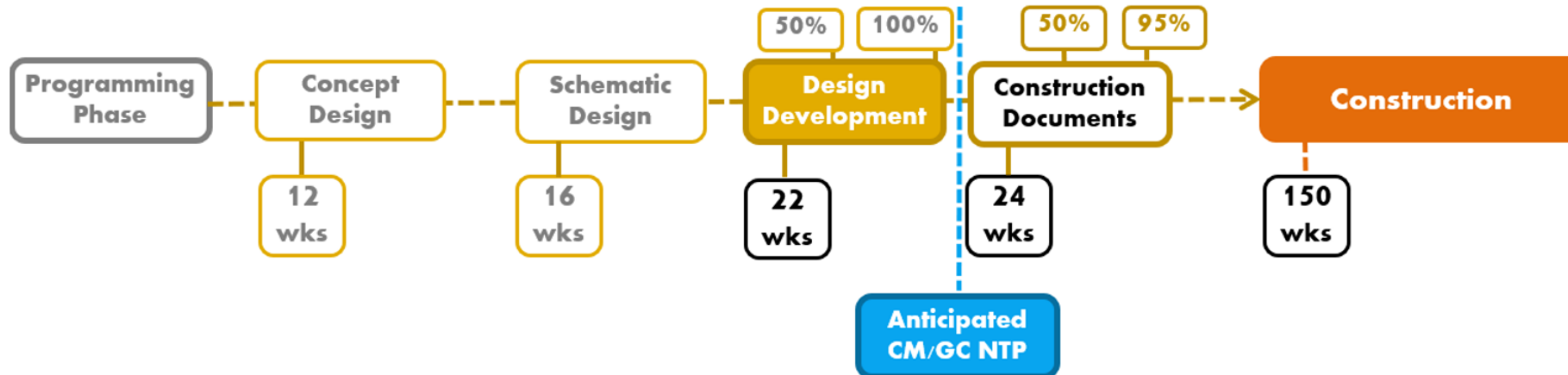


# Anticipated Project Schedule

**NTP for Pre-Construction:** April 28, 2025 (actual)  
**50% Construction Docs:** July 25, 2025  
**Start of Construction:** November 2025  
**Substantial Completion:** July 2028



## DESIGN PHASE SCHEDULE





# Contract Status Summary

## 1. Approval of Construction Manager / General Contractor (CM/GC) Contract Award

On 3/27/25, the Commission approved the award of the CM/GC Contract to Swinerton Builders

## 2. Notice to Proceed (NTP) with Pre-Construction Services

The Commission approved the issuance of a NTP for pre-construction services, with the condition that once environmental review through the California Environmental Quality Act (CEQA) was completed, the Department would come back to seek approval to issue the NTP for construction services.

## 3. CEQA Process Completed

On 6/4/25, Planning issued a CEQA Addendum and an updated Mitigation Monitoring and Reporting Program (MMRP), which completed the CEQA process.

## 4. Public Works Order Signed

On 7/3/25, the Director of Public Works approved Public Works Order No. 211892 for the exception to completion of the Quality Assurance/Quality Control Plan prior to the Notice to Proceed for Construction. Compliance documentation to be completed before construction begins on site in November 2025

## 5. Approval to Issue NTP for Construction Services

Requesting Commission approval to issue the NTP for construction services with Swinerton.





# Construction Manager / General Contractor (CM/GC) Project Approach

## 1. Key Characteristics of CM/GC Project Approach

- Allows design, bidding and construction phase activities to take place simultaneously
- Design processes capitalize on the CM/GC firm's knowledge and expertise during the design phase to enhance constructability and improve coordination of bid documents
- Works well for projects that possess high level of technical risks and complexity (e.g., dense urban setting, difficult environmental issues, multiple phasing, special schedule constraints, etc.)

## 2. Scheduling Benefits of CM/GC

- NTP for Construction Services enables awarding of early construction contracts, during design, and in advance of on-site construction beginning – allowing for purchase of long-lead equipment, and locking in pricing
- Quality Assurance / Quality Control (QA/QC) for environmental compliance includes incorporating requirements in the construction documents as design completes. Final sign-off of the QA/QC is targeted to complete in parallel with the building permit review process but prior to issuance of the permits and the actual start of on-site construction



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# QUESTIONS