



**Meeting Date:** July 10, 2025

**To:** Public Works Commission

**Through:** Carla Short, Public Works Director  
Alaric Degrafinried, Acting Deputy Director of Project Delivery  
Magdalena Ryor, Bureau Manager, Bureau of Project Management

**From:** Scott Moran, Project Manager

**Subject:** San Francisco Fire Department Division of Training - Approval of Construction Services under the CM/GC Contract with Swinerton Builders

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**Director's Recommendation:** Following the Planning Department's publication of an addendum to the Final Mitigated Negative Declaration for the project on June 4, 2025 (Case No. 2021-004847ENV-02), adopt findings under the California Environmental Quality Act ("CEQA"), adopt the applicable Mitigation Monitoring and Reporting Program, and approve the Notice to Proceed for construction services and other expenditures portion of the Construction Manager/General Contractor ("CM/GC") Contract with Swinerton Builders for the San Francisco Fire Department Division of Training ("SFFD DOT") project in the amount of \$134,714,000, plus a \$13,471,400 contingency, and contract duration of an additional 1,060 consecutive calendar days.

**Contract Background:** On March 27, 2025, the Commission approved Resolution No. 2025-0032, awarding the CM/GC Contract on the SFFD DOT project and the issuance of a Notice to Proceed for pre-construction services ("Pre-construction NTP") for an amount not to exceed \$275,000, plus a \$27,500 contingency, with a contract duration of 196 consecutive calendar days, to Swinerton Builders. According to Resolution No. 2025-0032, upon the completion of environmental review under the California Environmental Quality Act ("CEQA"), the Department was to return to the Commission to seek approval of issuance of the NTP for construction services and other expenditures ("Construction NTP") in an amount not to exceed an additional \$134,714,000, plus a \$13,471,400 contingency with a contract duration of an additional 1,060 consecutive calendar days.

To comply with CEQA, the potential environmental impacts of an earlier version of the project were evaluated through a Final Mitigated Negative Declaration ("FMND") that was issued on December 30, 2021 (Case No. 2021-004847ENV). A CEQA addendum and an updated Mitigation Monitoring and Reporting Program ("MMRP") were published on June 4, 2025 (Case No. 2021-004847ENV-02), which took into consideration an updated version of the project that includes details and analysis based on designs developed after the issuance of the FMND and updated data relative to revised smoke emissions projections associated with live-fire exercises.

With the publication of the CEQA addendum, the environmental review process is now complete.

**Solicitation Process:** In accordance with Section 6.68 of the San Francisco Administrative Code, Public Works conducted a combined Request for Qualifications and Request for Proposals (RFPQ) process to solicit proposals from interested firms to serve as the Construction Manager/General Contractor (CM/GC) on the project. Public Works prequalified three of the highest-ranking firms based on non-cost criteria and then invited these firms to attend oral interviews. Proposals were evaluated on both cost and non-cost criteria. Cost made up 50% of the final scores and non-cost criteria made up the other 50% of the total score. The highest-ranked responsible proposer was Swinerton Builders. The selection of Swinerton Builders and the award of the contract were approved by the Commission on March 27, 2025.

**Contract Details:**

<b>Contract Title:</b>	SFFD Division of Training CM/GC Services (Preconstruction & Construction Services)
<b>Contract Award Amount:</b>	\$134,989,000 • Pre-Construction Services: \$275,000 • Construction and Other Services: \$134,714,000
<b>Cost Estimate:</b>	\$145,000,000
<b>Contract Funding Sources:</b>	Earthquake Safety and Emergency Response Bond 2020 (ESER)
<b>Anticipated Project Schedule:</b>	Pre-Construction Notice to Proceed: April 28, 2025 (actual) Construction Notice to Proceed: July 21, 2025 (anticipated) Start of Construction: November 2025 Substantial Completion: July 2028 Final Construction Completion: October 2028
<b>Contract Duration:</b>	1,255 calendar days • Pre-Construction Services: 195 calendar days • Construction and Other Services: 1,060 calendar days
<b>Contractor Name:</b>	Swinerton Builders
<b>Compliance with Chapter 14B Local Business Enterprise Ordinance:</b>	The Contract Monitoring Division (CMD) established a Local Business Enterprise (LBE) subcontracting requirement of 20% (10% Micro-LBE and 10% Small-LBE) for this contract.
<b>Environmental Determination (if applicable):</b>	1. Final Mitigation Negative Declaration issued on December 30, 2021 (Case No. 2021-004847ENV)

	2. CEQA Addendum and updated Mitigation Monitoring and Reporting Program published on June 4, 2025 (Case No. 2021-004847ENV-02)
<b>Other Compliance:</b>	Equal Benefits Ordinance Compliant Project Labor Agreement
<b>Additional Information:</b>	N/A
<b>Attachments:</b>	Attachment 1: Public Works Commission Resolution No. 2025-0032 Attachment 2: CEQA Addendum Attachment 3: Updated Mitigation Monitoring and Reporting Program Attachment 4: Presentation

**PUBLIC WORKS COMMISSION  
CITY AND COUNTY OF SAN FRANCISCO**

**RESOLUTION NO. \_\_\_\_\_**

WHEREAS, On December 30, 2021, the Planning Department adopted and issued that certain Final Mitigated Negative Declaration (Case No. 2021-004847ENV) (“FMND”) prepared according to the California Environmental Quality Act (“CEQA”) for a proposed San Francisco Fire Department fire training facility comprised of buildings and spaces used for live-fire training, classroom training, equipment training, and emergency medical services training, which facility is intended to replace the Fire Department’s training facilities currently located at 19th and Folsom Streets and on Treasure Island; and

WHEREAS, On November 25, 2024, San Francisco Public Works (“Public Works”) advertised a Request for Qualifications and Proposals (“RFQP”) for Construction Manager/General Contractor (“CM/GC”) Services on the San Francisco Fire Department (“SFFD”) Division of Training Project; and

WHEREAS, On January 14, 2025, Public Works received five qualified responses to the RFQP for CM/GC Services on the SFFD Division of Training Project; and,

WHEREAS, On February 7, 2025, Public Works notified three firms as being the highest-ranked qualified proposers based on scoring from written, non-cost criteria by the RFQP evaluation panelists and were invited for in-person oral interviews; and

WHEREAS, Through a competitive process, Swinerton Builders received the highest combined cost- and non-cost criteria scores; and

WHEREAS, On March 27, 2025, the Commission approved Resolution No. 2025-0032, which among other things authorized the Director to negotiate and execute a CM/GC contract with Swinerton Builders in an amount not to exceed \$275,000 for a contract duration of 195 consecutive calendar days to perform pre-construction services including constructability reviews, estimating to confirm if designs can be built within the established budget, and making recommendations on alternate construction strategies and/or phasing of work; and

WHEREAS, On June 4, 2025, the Planning Department published an addendum to the FMND (“FMND Addendum”) and an updated Mitigation Monitoring and Reporting Program (Case No. 2021-004847ENV-02) (“MMRP”), which evaluated the potential environmental impacts of an updated version of the project that includes details and analysis based on conceptual designs developed after the issuance of the FMND and updated data relative to the revised smoke emissions projections associated with live-fire exercises; and

WHEREAS, Following the completion of the FMND Addendum and subject to Public Works Order No. 211892, granting exceptions to the sequence of the Project’s compliance with Public Works’ Quality Assurance and Quality Control procedures for CM/CG contracts, Public

Works recommends that the Commission approve the Notice to Proceed for the construction services and other expenditures portion of the CM/GC contract with Swinerton Builders for the SFFD Division of Training Project in the amount of \$134,714,000, plus a \$13,471,400 contingency, and a contract duration of an additional 1,060 consecutive calendar days; and

WHEREAS, Contract Monitoring Division established a Local Business Enterprise ("LBE") subcontractor participation requirement of 20% (10% Micro-LBE and 10% Small-LBE) for this contract; and

WHEREAS, The project files, including the FMND and the FMND Addendum have been made available for review by the Commission and the public, and those files are part of the record before this Commission; and

WHEREAS, The Commission has reviewed and considered the information contained in the FMND and the FMND Addendum and all written and oral information provided by the Planning Department, the public, relevant public agencies, Public Works and other experts and the administrative files for the project;

WHEREAS, On June 4, 2025, the Planning Department reviewed and considered the FMND Addendum and concluded that the analyses conducted and the conclusions reached in the FMND adopted and issued on December 30, 2021 remain valid and that no supplemental environmental review is required; that the proposed revisions to the project would not cause new significant impacts not identified in the FMND; that no new mitigation measures would be necessary to reduce significant impacts; that no changes have occurred with respect to circumstances surrounding the proposed project that would cause significant environmental impacts to which the project would contribute considerably; that no new information has become available that shows that the project would cause significant environmental impacts; and that no supplemental environmental review is required beyond the FMND Addendum; and

WHEREAS, The MMRP has been made available to the public and this Commission for this Commission's review, consideration and action; now therefore, be it

RESOLVED, That the Commission has reviewed and considered the FMND, the FMND Addendum, and the record as a whole, and finds that the FMND and the FMND Addendum are adequate for use by the decision-making body for the approval of the Notice to Proceed for the construction services and other expenditures portion of the CM/GC contract with Swinerton Builders for the SFFD Division of Training Project as specified herein, that there is no substantial evidence that the project will have a significant effect on the environment with the adoption of the mitigation measures contained in the MMRP to avoid potentially significant environmental effects associated with the project, and hereby adopts the FMND and the FMND Addendum; and, be it

FURTHER RESOLVED, That the Commission further finds that since the FMND and the FMND Addendum were finalized, there have been no substantial project changes and no substantial changes in project circumstances that would require major revisions to the FMND or the FMND Addendum due to the involvement of new significant environmental effects or an

increase in the severity of previously identified significant impacts, and there is no new information of substantial importance that would change the conclusions set forth in the FMND and the FMND Addendum; and be it

FURTHER RESOLVED, That the Commission hereby adopts the MMRP attached hereto as Exhibit A, which is incorporated herein as part of this Resolution by this reference thereto, and commits to all required mitigation measures identified in the FMND, the FMND Addendum, and contained in the MMRP; and be it

FURTHER RESOLVED, That the Commission approves the construction services and other expenditures portion of the CM/CG contract with Swinerton Builders for the SFFD Division of Training Project, for an amount not to exceed \$134,714,000, plus a \$13,471,400 contingency, and a contract duration of an additional 1,060 calendar days, for a total contract amount of up to \$134,989,000, plus a \$13,498,900 contingency, and a total contract duration of 1,255 consecutive calendar days, to perform preconstruction services and construction services for the Project.

*I hereby certify that the foregoing resolution was adopted by the Public Works Commission at its meeting of \_\_\_\_\_.*

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Commission Affairs Manager  
Public Works Commission