

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

RESOLUTION NO. 2025-0064

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 July 10, 2025.


Commission Affairs Manager
Public Works Commission