

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

RESOLUTION NO. 2025-0032

WHEREAS, On December 30, 2021, the Planning Department issued that certain Final Mitigated Negative Declaration (Case No. 2021-004847ENV) 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, The Planning Department is in the process of preparing a CEQA addendum to evaluate 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, 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 (“Project”); and

WHEREAS, On January 14, 2025, Public Works received five qualified responses to the RFQP for CM/GC Services on the 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 Buildings received the highest combined cost- and non-cost criteria scores; and

WHEREAS, The CM/GC Contract amount will be for an amount not to exceed \$275,000 for pre-construction services including constructability reviews, estimating to confirm if designs can be built within the established budget, recommendations on alternate construction strategies and/or phasing of work, and an amount not to exceed \$134,714,000 for construction services and other expenditures, for a total Contract amount not to exceed \$134,989,000, plus a \$13,498,900 contingency; and

WHEREAS, Following the completion of the CEQA addendum, the Department will make any changes to the project concept based on the completed environmental review; and

WHEREAS, Environmental review pursuant to CEQA is still pending as the project is still being designed, and no construction services will be authorized until the environmental review is complete and this Commission has reviewed and considered the environmental review, adopted any required CEQA findings and a Mitigation and Monitoring Reporting Program, and approves the project; and

WHEREAS, Following the completion of environmental review under CEQA and the Department's applicable Quality Assurance and Quality Control procedures for CM/CG contracts, the Department will seek the Commission's approval for the authorization of construction services and other expenditures in an amount not to exceed \$134,714,000 plus a \$13,471,400 contingency; and,

WHEREAS, The duration of the CM/GC Contract now before the Commission is 1,255 consecutive calendar days including 195 consecutive calendar days for the performance of pre-construction services; 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; now, therefore, be it

RESOLVED, That this Commission hereby approves the selection of Swinerton Builders, awards the CM/GC Contract for the SFFD Division of Training Project to Swinerton Builders, and authorizes the Director to negotiate and execute a CM/GC Contract with Swinerton Builders for an amount not to exceed \$275,000 for pre-construction services and a contract duration of 195 consecutive calendar days to perform preconstruction services for the Project, to perform specified preparatory activities, including cost estimation, constructability reviews, non-intrusive site investigations, subcontractor pre-qualification, and preliminary design services, without committing the department to a construction alternative; and be it

FURTHER RESOLVED, That if the Commission approves the Project following the completion of environmental review under CEQA, for an amount not to exceed \$134,714,000 for construction services and other expenditures under the CM/CG Contract, for a total contract amount of up to \$134,989,000, plus a \$13,498,900 contingency, and a contract duration of 1,255 consecutive calendar days, to perform preconstruction services and construction services for the Project; and be it

FURTHER RESOLVED, That the Director is authorized to issue a Notice to Proceed ("NTP") for pre-construction services and is directed to return to the Commission to seek authorization to issue an NTP for construction services in an amount not to exceed \$134,714,000, following completion of environmental review under CEQA. After review and consideration of the environmental review and completion of the applicable Public Works Quality Assurance/Quality Control process, this Commission may approve the Project, approve the Project with modifications, approve an alternative to the Project, or reject the Project. The CM/GC Contract reserves the rights of the Department of Public Works, among other things, to modify the Project to mitigate any

significant environmental impacts or terminate the agreement if the Commission elects not to proceed with the Project.

I hereby certify that the foregoing resolution was adopted by the Public Works Commission at its meeting of March 27, 2025.



Commission Affairs Manager
Public Works Commission