SAN FRANCISCO PUBLIC WORKS

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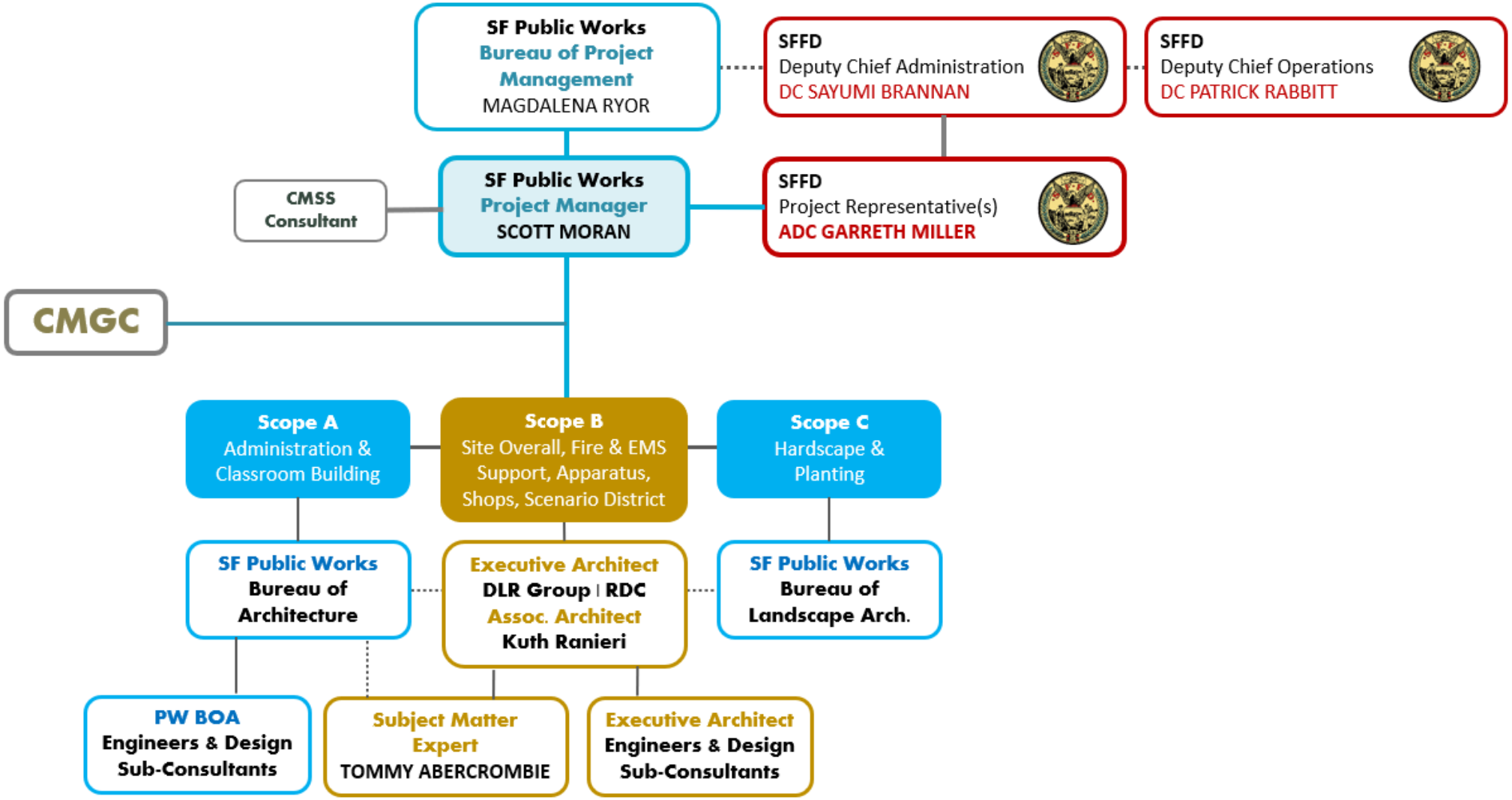
SFFD Division of Training

Fire Commission Project Update

SFFD Division of Training

Project Overview

Project Overview – Project Team



Project Overview – Program Summary

Site Location	1236 Carroll Avenue, San Francisco
Site Area	8.02 Acres
Total Buildings	12
Parking	116 Spaces

Building Area Per Type

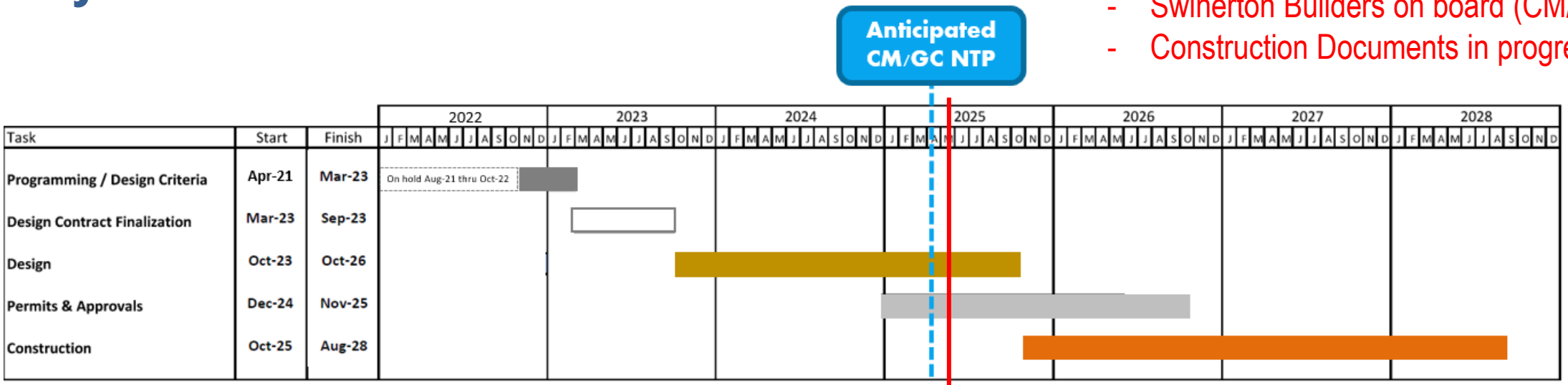
Occupied Buildings	58,432 SF
Unoccupied Training Structures	53,134 SF
Campus Shares Spaces	4,132 SF

Approx. total Building Area	**147,531 SF**

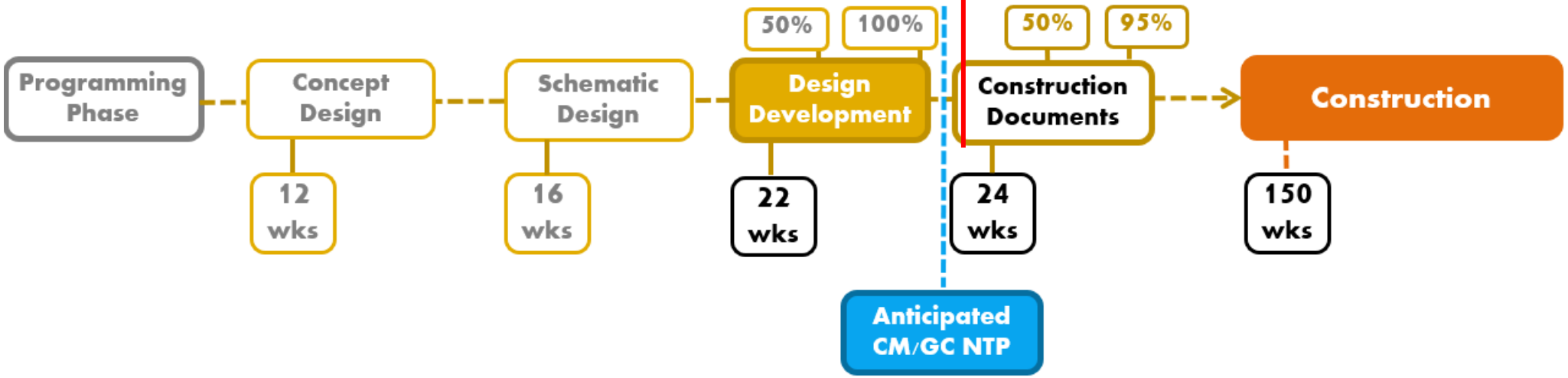
Project Overview – Schedule

STATUS AS OF 5/28/2025

- Swinerton Builders on board (CM/GC)
- Construction Documents in progress



DESIGN PHASE SCHEDULE



Project Overview – Budget Summary

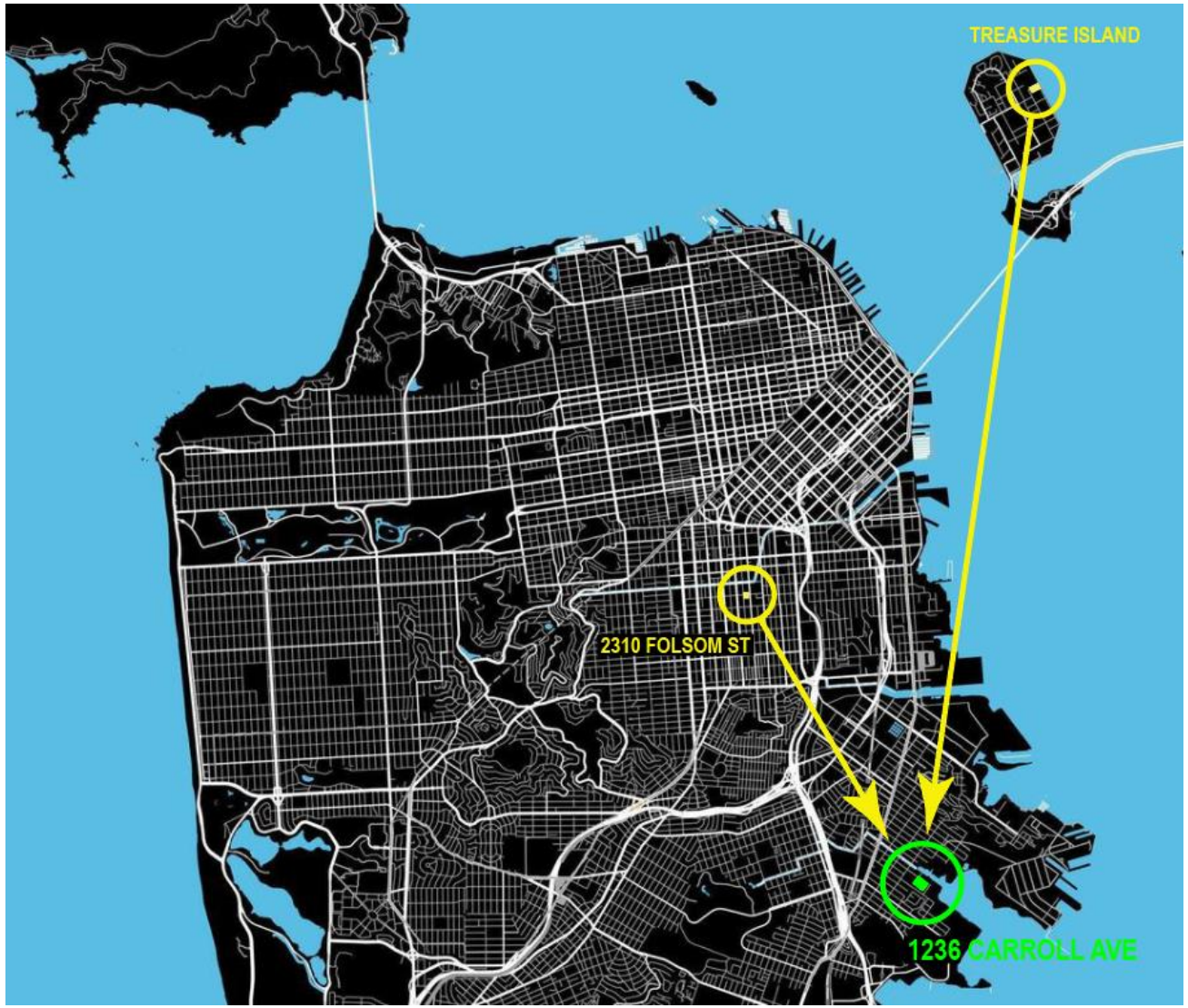
ESER 2020 Bond Funds

Land Acquisition: Privately Owned Parcels – ACTUALS		$39.0 M
Project Control Costs:		$53.8 M
SFFD ESER Staff	$5.6 M	
PW Project Management	$6.8 M	
Arch/Eng Services (DLR, BOA, BOLA, etc.)	$24.5 M	
Other Project Control Costs	$16.9 M	
Construction Costs		$145.0 M
Arts Enrichment		$2.9 M
Contingencies / Reserves		$30.1 M
Bond Financing Costs		$4.2 M
		$275.0 M

General Fund

Land Acquisition: State Lands Commission – ACTUALS	$5.8 M
Fixtures, Furniture & Equipment (FF&E) – Budget Allowance	$20.0M - $25.0 M

Project Overview – Consolidation of Existing Sites



Project Overview – Location

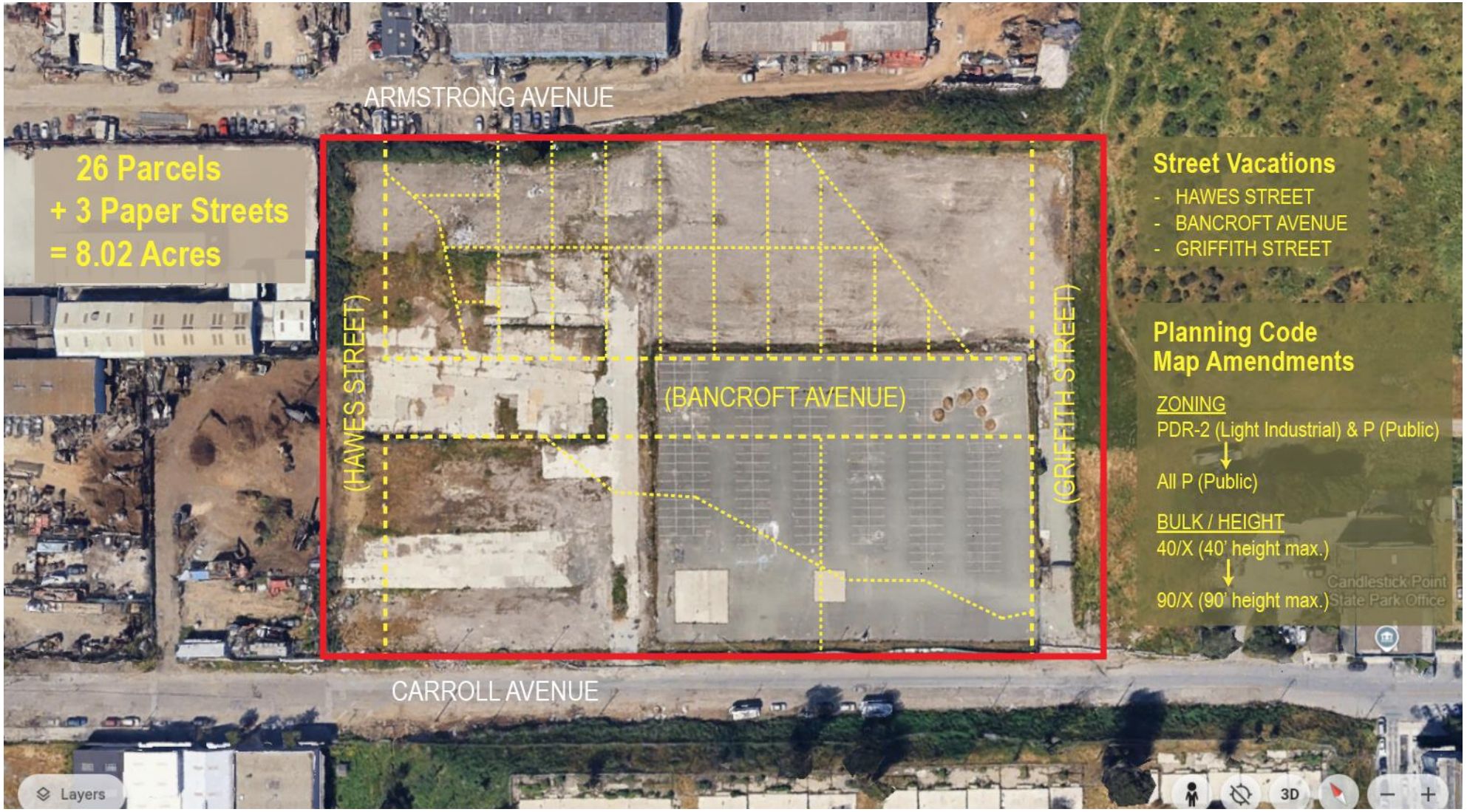
Project Overview – Site 2024 Aerial

Project Overview – Site 1938 Aerial (Original Shoreline)

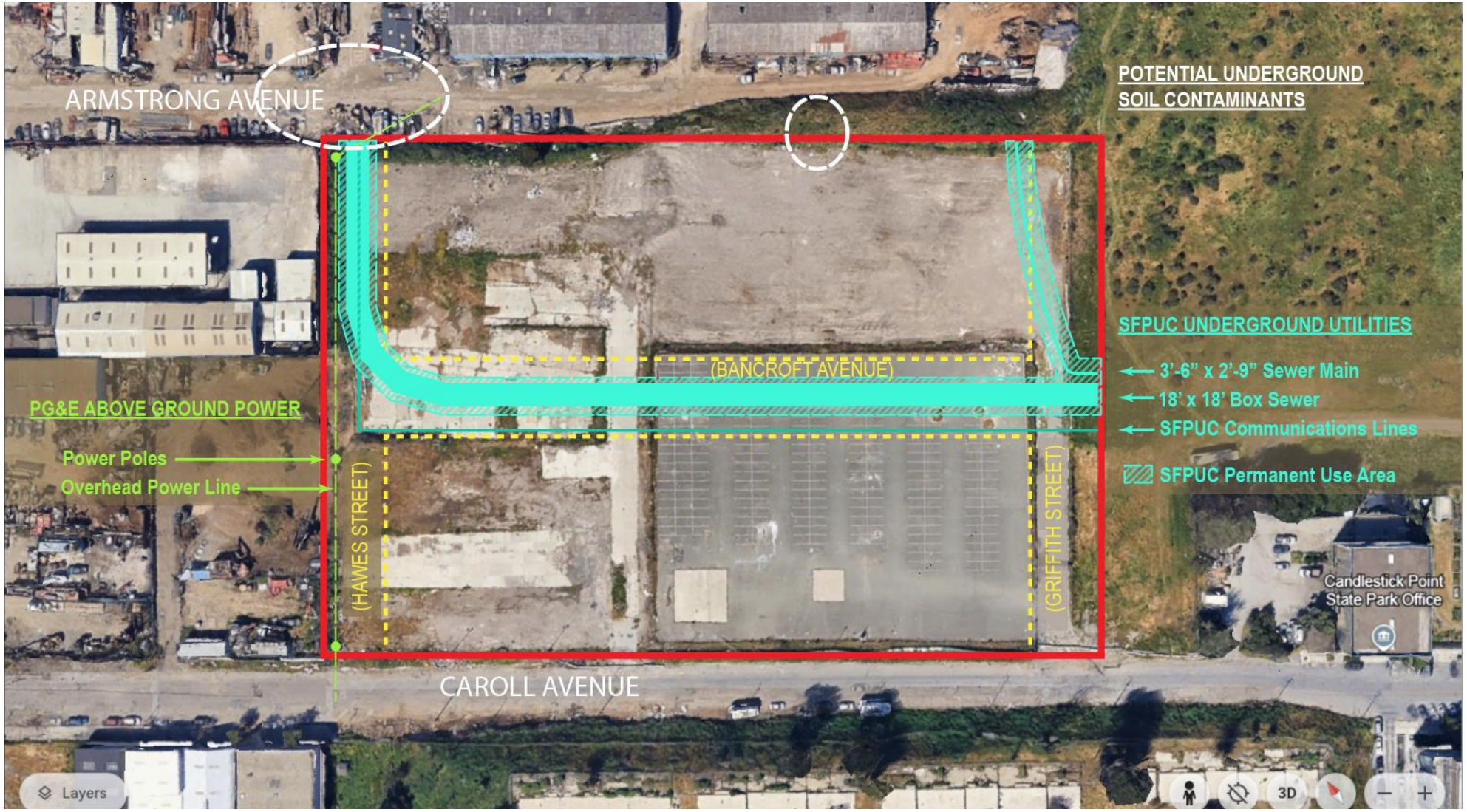
Project Overview – Site Adjacencies & Elevations

Project Overview – Site Adjacencies & Elevations

Project Overview – Site Components



Project Overview – Existing Utilities



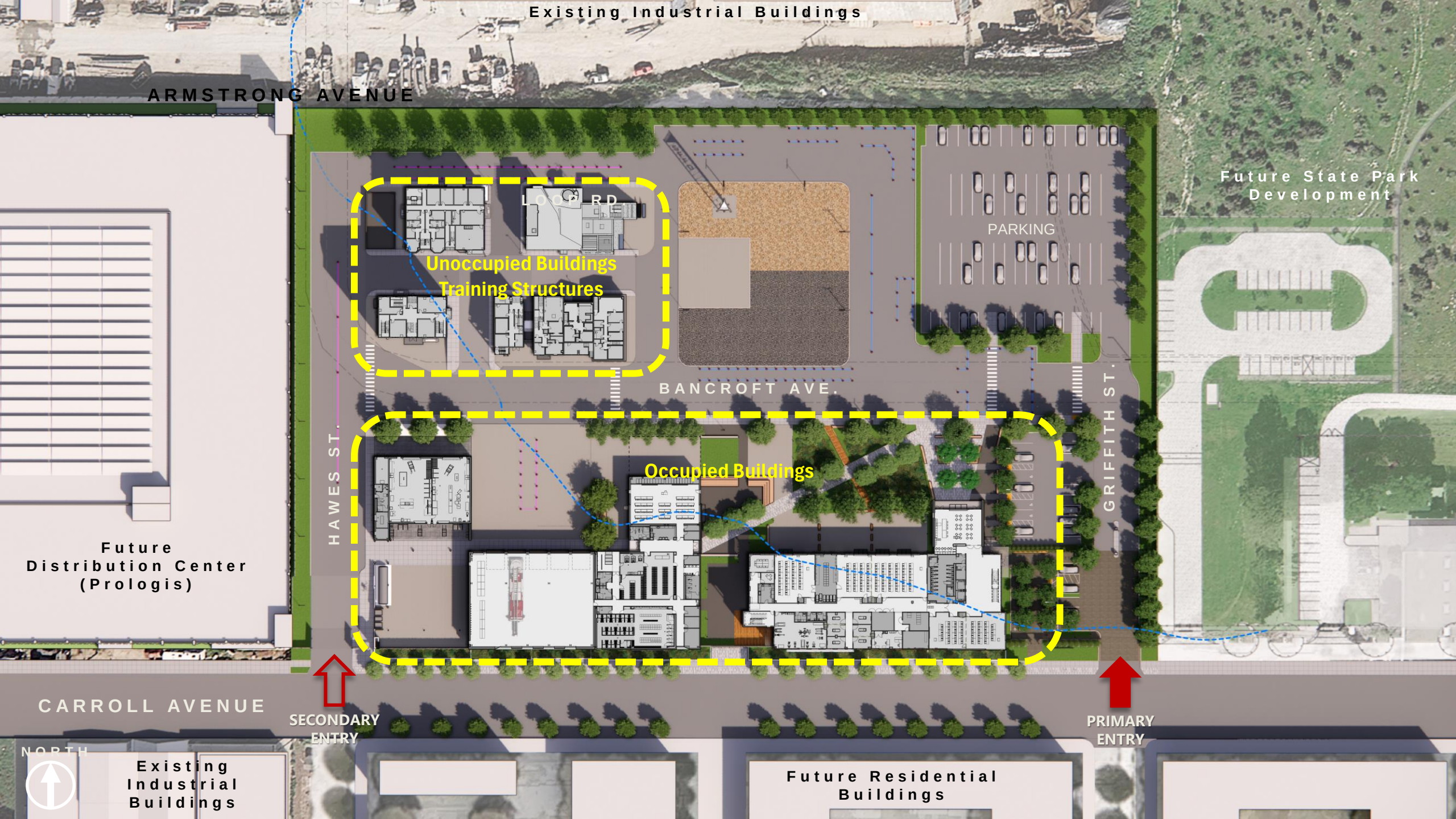
Project Overview – Site Adjacencies


CALIF
STATE PARKS
FUTURE
CANDLESTICK POINT
DEVELOPMENT
FUTURE DISTRIBUTION CENTER
(PROLOGIS)

SFFD Division of Training

Site Layout


Existing Industrial Buildings
Armstrong Avenue
Future
State Park
Development
Historic San Francisco Bay Shoreline
Carroll Avenue
Future Prologis Building
Carroll Avenue
NORTH
Future Buildings


Existing Industrial Buildings
ARMSTRONG AVENUE
Future State Park Development
PARKING
Unoccupied Buildings
Training Structures
BANCROFT AVE.
HAWES ST.
GRIFFITH ST.
Occupied Buildings
Future Distribution Center (Prologis)
CARROLL AVENUE
SECONDARY ENTRY
PRIMARY ENTRY
NORTH
Existing Industrial Buildings
Future Residential Buildings


Existing Industrial Buildings
Armstrong Avenue
Loop Rd.
SCENARIO DISTRICT
GROUND SKILLS & RUBBLE PILE
PARKING
Future Prologis Building
Hawes Street
Bancroft Ave.
Griffith Street
Future State Park Development
Covered Ladder Drill
SHOPS
Fueling & Utility Yard
APPARATUS BAYS
RECRUIT BLDG
ADMIN BLDG
Carroll Avenue
SECONDARY ENTRY
PRIMARY ENTRY
NORTH
Future Buildings


SFRD

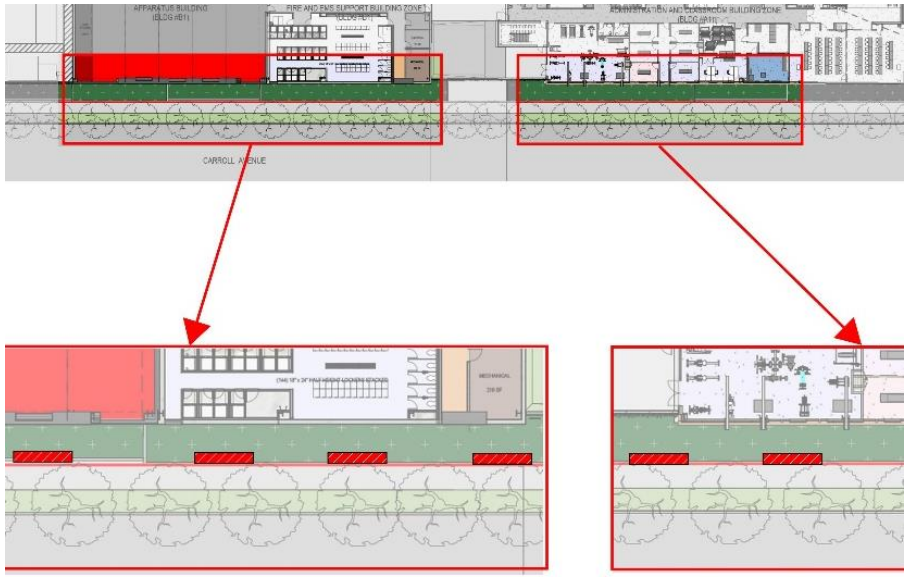

SAN FRANCISCO FIRE DEPARTMENT


1200

SFFD Division of Training

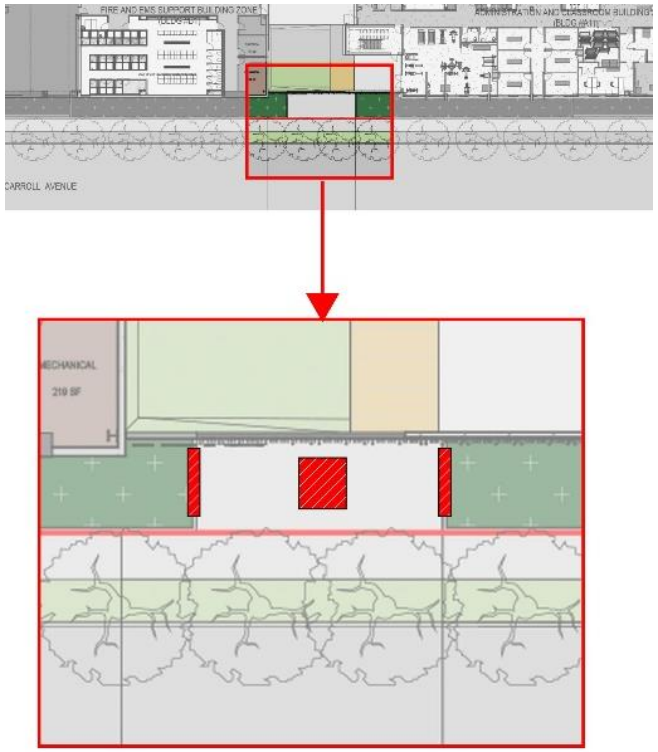
Public Art


RED



Retaining Wall

PUBLIC ART: LOCATION CONSIDERATIONS



Center Site

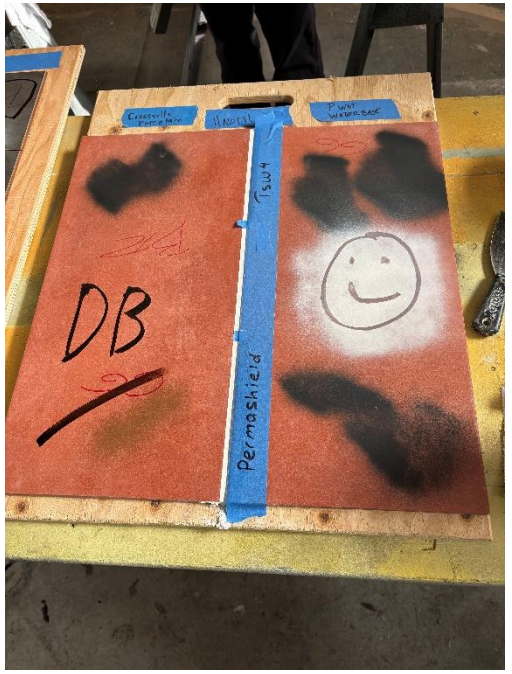
PUBLIC ART: LOCATION CONSIDERATIONS

SFFD Division of Training

Materials

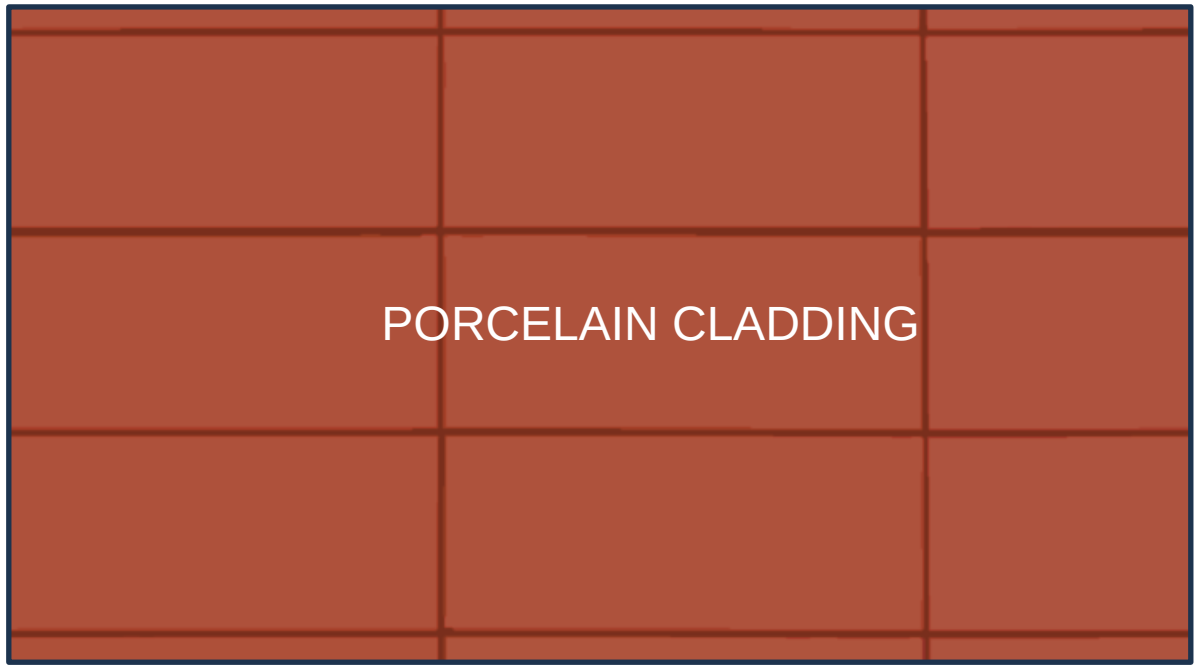
GRAFFITI TESTING

PUBLIC WORKS BUREAU OF BUILDING & STREET REPAIR (BBSR)



PREVIOUS

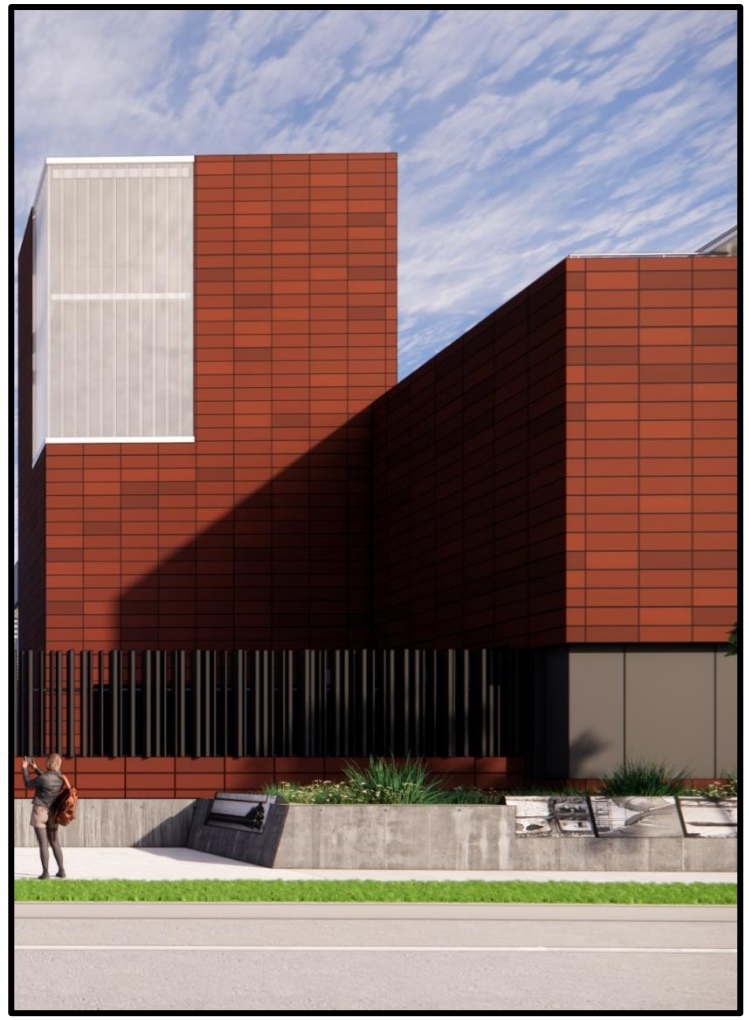
NEW



- POROUS SURFACE

- GRAFFITI RESISTANT

The historic references associated with brick, achieved with…



…the resiliency of porcelain tile.

SFFD Division of Training

Entitlements

A. CEQA (California Environmental Quality Act)

1. Final Mitigated Negative Declaration – received 12/30/2021
2. Draft CEQA Addendum – anticipated completion 5/30/2025
    a. Updated project program based on current designs
    b. Significantly reduced emissions projections, eliminating the need for a smoke capture system.

B. SFPUC MOU (San Francisco Public Works Utility Commission Memorandum of Understanding)

1. MOU for SFPUC access and protection measures for sewer infrastructure underneath the “paper streets” within the site boundaries
2. Original MOU negotiations – began May 2023
3. Revised MOU format and negotiations – as of January 2024
4. Negotiations nearing completion – anticipated completion June 2025

C. Street Vacations & Planning Code Map Amendments

1. City Attorney is completing legislative language for:
    a. Street Vacations of Bancroft Ave., Hawes St., and Griffith St. and incorporating into the site
    b. Planning Code Map Amendments to change zoning to P (Public) and height/bulk to 90/X (90’ tall)
2. Introduce legislation at the Board of Supervisors by Supervisor Walton – anticipate June or July 2025
3. Planning Commission Hearing to review Planning Code Map Amendments – anticipate June of July 2025
4. Board of Supervisors for final review and approval – target July or September 2025

D. Civic Design Review

1. Conceptual Design – occurred on 6/3/2024
2. Ph. 1: Schematic Design – occurred 10/21/2024 (4-1 approval)
3. Ph. 2: Design Development – occurred 4/21/2025 (unanimous approval)
4. Ph. 3: Construction Documents – anticipated November 2025

E. DPH (Department of Public Health)

1. Maher Compliance
    1. Additional site investigations and ground water samples requested
    2. Geotechnical & Environmental Engineer additional scope authorized – anticipated completion July 2025
2. Local Enforcement Agency (solid waste land fill)
    1. Updated Environmental Site Assessment report requested, specifically identifying potential impact of the “Armstrong Landfill” – anticipated completion July 2025

F. DBI (Department of Building Inspections) Building Permits

1. Discussions with DBI on Permit Strategy – began January 2025
2. DBI is trying to go away from the Site Permit approach
3. After further discussions, DBI has said that they may be willing to use the Site Permit approach for this project, due to its size and complexity
4. Tentative Proposed Permit Packages:
    a. Demo & Grading Permit – including Deep Soil Mixing (DSM)
    b. Building Foundations & Site Work – including Piles
    c. Site Design
    d. Building Packages – submit separately but simultaneously
        i. Building A (Administration-Classroom Building)
        ii. Buildings B1 (Recruit & Apparatus) & B2 (Shops)
        iii. Buildings C1 – C7 (Scenario District – Unoccupied Training Structures)