

FIRE STATION 35

SAN FRANCISCO, CA

REQUEST FOR PROPOSALS

INTRODUCTION:

This “Request For Proposals” (hereafter referred to as RFP) is issued by the City and County of San Francisco seeking Design-Build services for San Francisco Public Works to provide design and construction services for the new Fire Station 35. The project will replace the existing facility at Piers 22.5 and 24 with a single pier and new fire station that will serve as the only responding Marine Fire Department unit between Los Angeles and the Oregon border. This facility will provide the San Francisco Fire Department (SFFD) with functional areas for existing fire operations, adequate accommodations for additional personnel, and will also function as the main communication center in the event of a major marine disaster.

OBJECTIVE:

Your firm is invited to submit a proposal for providing Design-Build services for Fire Station 35, Port of San Francisco, Piers 22.5 and 24. This proposal should encompass your firm’s Construction Management Plan, Design, Schedule, Estimating/Pricing, and Phasing/Logistics approach to the proposed project; as well as a request for examples of how public input is sought and applied to develop a facility that serves the needs of the Fire Department and the community. You will need to demonstrate the qualifications of your firm’s team, and it’s understanding of the project through a proposal. Please note: ***it is the responsibility of the Design-Builder to identify and obtain all required permits, inspections and approvals for the project.***

PROJECT BACKGROUND AND HISTORY:

In June 2020, 71% of the voters approved Proposition A - Earthquake Safety and Emergency Response Bond 2014 (“ESER 2014”) for \$400 million.

The ESER Bond 2020 Program is comprised of five components: Office of the Chief Medical Examiner (“OCME”); Traffic Control & Forensic Services Division (“FSD”); Neighborhood Fire Stations (“NFS”); Emergency Firefighting Water System (“EFWS”); and Police Facilities (“PF”). The San Francisco Public Utilities Commission (“SFPUC”) manages the EFWS component and Public Works manages the remaining components.

The new Fire Station 35 project is the largest single project within the ESER 2020 Neighborhood Fire Stations (NFS) component. The original Fire Station 35 (bulkhead building) currently in operation at Pier 22.5 will continue to operate and house Engine Company #35. It is crucial that construction does not interrupt the operations of Engine Company #35.

The original two-story fire station was built in 1915 and is a designated San Francisco Landmark. It is a contributing resource to the Port of San Francisco’s Embarcadero Historic District and listed in the National Register of Historic Places. The fire station includes a garage with capacity for one fire engine, lodging facilities serving a 21-person fire company, a kitchen, a fitness area, and equipment storage. However, the historic fire station does not meet modern design standards for firehouse facilities. Small parking lots are currently located on both the north and south aprons of the marginal wharf adjacent to Fire Station No. 35. The parking lot to the south also contains an auxiliary water supply system manifold (to draw water from the Bay for use in an emergency) and a backup generator. A dilapidated pile-supported pier is located off of the marginal wharf to the south, which is a remnant portion of the former Pier 24 and is not in use due to its deteriorated condition.

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PROJECT LOCATION:

Fire Station 35 will be in the Northwest corner of the City of San Francisco directly north of the Bay Bridge. The new station will be on city of San Francisco owned property at Piers 22.5 and 24. The historic Fire Station 35 is currently in operation at Pier 22.5 and will remain open alongside the new fire station and continue to house Engine Company #35.

PROGRAMMING REQUIREMENTS:

General:

Enabling Work (Phase 1)

The existing Pier 22.5 consists of a main pier and two finger piers to the north and south of the main pier. The main pier supports the historic Fire Station 35. The North Finger Pier supports a shed building and provides mooring for two fire boats. The South Finger Pier is closed because of its collapsing condition. The current project plan calls for the historic Fire Station 35 and supporting pier to remain. The finger piers and the existing pier providing the parking/storage area south of the historic fire station will be removed to allow placement of the new pier and access ramp. Existing pier sections to be removed are depicted in Figure 1.

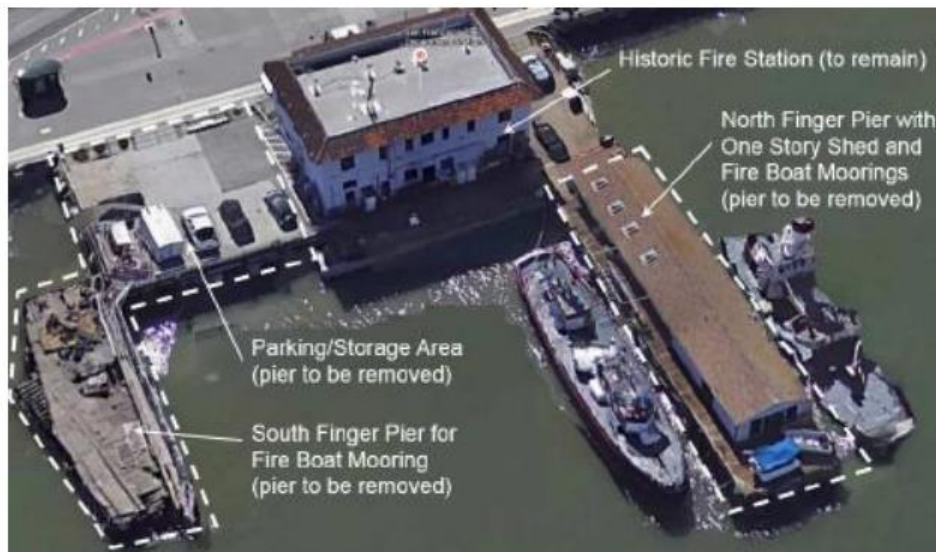


Figure 1

Construction (Phase 2)

Fire Station 35 at Pier 22.5 project consists of construction of a new fire station pier behind the existing historic firehouse. All elements of design shall be determined by the Design-Build process. The Design-Builder shall do their own analysis of what may be required.

As conceived, the new structure will consist of a new 180 ft x 80 ft pier to support a new two-level 16,000+ sq. ft. fire station building. Access to the new pier from Embarcadero is provided by a

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ramp located south of the existing historic Fire House 35. The new pier will provide mooring for two fire boats along a new boarding float accessed from the pier by two gangways and a small craft along the eastern edge of the pier. The proposed site layout is shown in Figure 2.

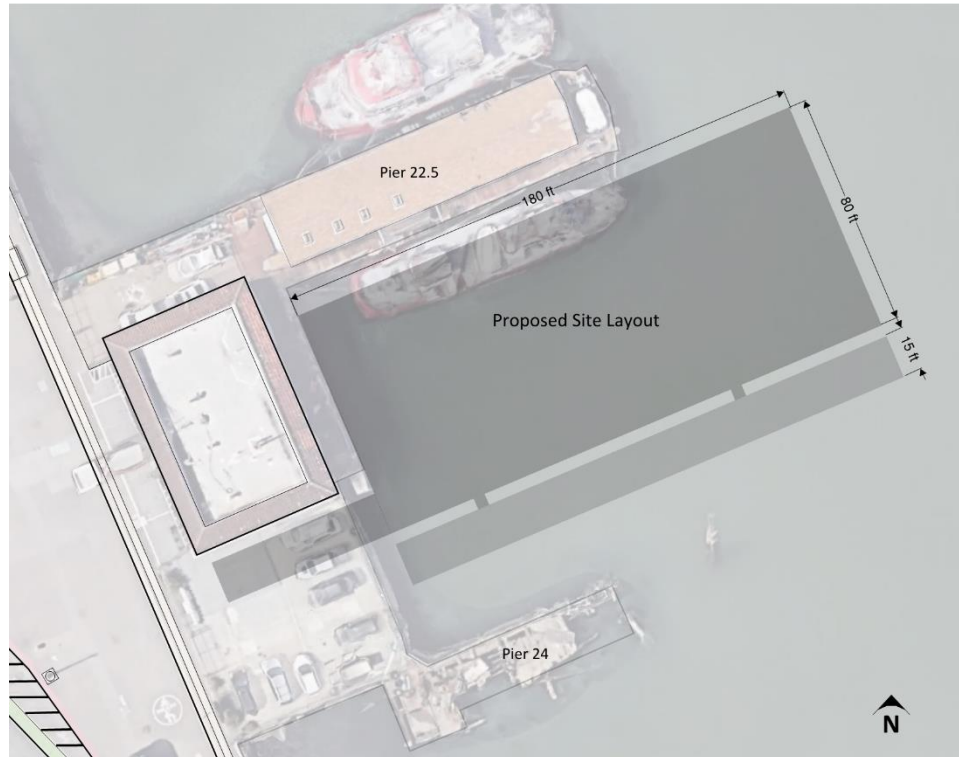


Figure 2

The Fire Station Project includes programming, design and construction of:

- A new single pier to replace existing Piers 22.5 and 24.
 - Existing Piers 22.5 and 24 will be demolished in their entirety, along with the existing structure atop Pier 22.5, along with the parking area adjacent to the existing historic structure.
 - The new pier will be installed on a rigid foundation.
 - Provide sufficient berthing and mooring for three fire boats, designed under individual design criteria corresponding to the use of each boat.
 - The environmental loading scenario should at a minimum consider the effects of wind; wind waves; swell; tide; and current.
 - Work platform or boarding float with a lowered section to align with the freeboard of the small craft.
 - Launching equipment such as a jib crane or davit.
 - The project shall provide a secure fire station as well as public viewing access which does not interfere with or pose a hazard to fire operations.
- All utilities necessary to operate the fire station.
- Fire station programmatic spaces including those listed in the Architectural Requirements below.

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- Compliance with all required construction reviews and permitting.
- Compliance with all energy and sustainability requirements.

Proposers are encouraged to be innovative in their approach to the project; however, the proposed design must conform to the RFQ requirements and to the requirements as developed in the programming phase.

Architectural:

The following program areas are required (See “Appendix G – Programming Requirements” for square footage requirements for each area):

A. Ground Floor Building Areas

1	Marine EOC	Waterfront Emergency Operations Center to support events on the waterfront.
2	Night Watch / Communications	Two workstations with communication systems, murphy bed for night watch. Provide exterior access to function as the front door of the station.
3	Unisex Restroom	One unisex restroom
4	Rescue Boat Bay and Medical Storage Lockers	Open area with storage area for rescue boats, adjacent to east pier area and rescue boat support functions. Medical storage lockers adjacent to Rescue Boat Bay, Patient Staging
5	Ambulance Staging & Circulation and Patient Area	Open floor area for ambulance staging, adjacent to Patient Area staging area Open floor area for Gurney staging, adjacent to ambulance staging area
6	Wet Suit & Life Jacket Storage and Decontamination Room	Storage closet adjacent to Rescue Bay. Hanging space for 15 wet suits, backpacks, weights and a central storage area for tanks. Area provided for decontamination.
7	Storage Room	Adjacent to Rescue Boat Bay, storage from lines, hose parts, includes item on pallets, requires heavy duty shelving and an area for line spool storage. Dowels to hang spools from need 4’ clearance. Include 42 total lockers - 36"x36". Storage for fuel containers for rescue boats
8	MEP Room	HVAC equipment, hot water heater, fire sprinkler riser. Main service panel, fire alarm panel, sub panels. Fire riser, panels
9	Custodial and Trash Room	Mop sink and supply storage. Clearance for four trash bins – no dumpster
10	Generator Enclosure	Requires exterior walls for air intake and exhaust
11	Elevator	Elevator access to upper level
12	Stairway	Two (2) Stairwells
13	Firefighters Pole	Two (2) Firefighter poles

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B. Second Floor Areas

1	Kitchen	2- refrigerators; 1 dishwasher; 6-burner gas range/oven with hood; large microwave; large double-bowl sink with disposer; open to Dining Area; adjacent to exterior patio.
2	Dining Area	Seating for 16 persons; open to kitchen
3	Dayroom	Seating for 14 with recliner chairs; entertainment center and book shelving; white board for training
4	Laundry Room	Commercial grade washer and dryer; countertop with storage cabinets for supplies and linens.
5	Firefighters Dormitory	26 beds
6	Locker Room	31 lockers – six showers, five toilets, six sinks
7	Officer Suite	Four suites with 3 beds and 4 lockers per room and a private restroom
8	Electrical/ Data/ Server Room	Telephone, radio, data and alerting system head-in
9	Elevator	Elevator access to upper level
10	Stairway	Two (2) Stairwells
11	Firefighters Pole	Two (2) Firefighter poles
12	Exterior Deck	Adjacent to Kitchen/Dining Room

Structural:

- Select any structural system and material that meets applicable structural and fire codes.
- Note that the new Fire Station 35 houses first-responder functions and must comply with the Essential Services Buildings Seismic Safety Act to withstand the highest wind and seismic standards.
- Note that the Fire Station 35 foundation is to be piers within the water.
- Considerations should be made for security, equipment, seismic loads, and water conditions.
- Design-Builders should be able to defend and explain the structural system that they select.

Civil:

- Site development design will include driveway entries, surface parking, sidewalks, landscaping, site drainage, site utilities, and site signage.
- Utilities include water, gas main, sewer main, domestic water, storm drain, communication line, and electrical.
- Grading and other site considerations must be designed with potential easements in mind.

Demolition:

- Demolition of existing Piers 22.5 and 24 in their entirety, along with the existing shed structure atop Pier 22.5, and the parking area adjacent to the existing historic structure.

FF&E:

- All buildings are to be fully operational and move-in ready at time of completion. Scope of work to be handled as a single budget line allowance of \$100,000.

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MEPF:

- Design-Builder to select locations for all mechanical, electrical, and plumbing equipment.
- Mechanical systems include but are not limited to Domestic Hot and Cold Water; Sanitary Sewer, Waste, and Vent Systems; Fire Suppression System; and Heating, Ventilation and Cooling (HVAC) System.
- Requirements of MEP systems are to provide safe, comfortable, and healthy environment for occupants, while being energy efficient, reliable, and inexpensive to maintain over the life of the building.
- Design the Heating, Ventilation and Air Conditioning (HVAC) system to be energy efficient, fully automated and allow for easy maintenance by building service personnel.
- Provide special consideration to spaces such as commercial cooking area, fitness centers, laundry areas, dormitory, sleeping rooms, study rooms etc. to ensure proper environmental conditions and to avoid odor migration to surrounding areas.
- Avoid placement of access panels in public spaces. Consider access for service and maintenance. Access panels shall be located out of public view.
- Electrical systems include but are not limited to Primary Service and Main Switchgear; Building Power and Distribution; Lighting; Standby Power; Telecommunications; Fire Alarm; Local Sound System; Security; Paging, Dispatch, and Radio Monitoring Systems.
- Training and commissioning of Fire Station engineering team in the use, operation, and maintenance of all systems used.
- All rooftop MEPF equipment shall be screened from view from a horizontal direction and designed to minimize noise transferred to interior spaces. No exposed piping or conduit are allowed across roof.
- Emergency Generator shall be included on roof surface with an acoustic and weather resistant enclosure that has high performance marine coating.

SUMMARY OF WORK:

Design-Builder shall design and construct the new Fire Station 35 Project including all items indicated in the programming requirements noted above.

Upon execution of the Contract, the Owner will issue the Notice to Proceed (NTP) to the Design-Builder. When issued, the NTP will begin the Design Phase of the Project. During this phase, the Design-Builder will complete the design for the Project and fully develop the construction documents required for submittal and approval by required jurisdictional agencies and acceptance by the Owner.

SCOPE OF WORK EXCLUSIONS:

- Site security systems (by others)
- Seismic peer review
- Environmental studies
- Traffic impact studies
- Special testing
- Neighbor easement rights

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OPPORTUNITIES & CHALLENGES:

- The operations of the historic Fire Station 35 will be required to continue uninterrupted during construction. Provide a short narrative on how your firm would address ensuring the operations of historic Fire Station 35 are not impacted by construction.
- There is an existing restroom situated on the Embarcadero in a location that will be used for construction access. The restroom is designated as a historic landmark and cannot be demolished and replaced but must be preserved and relocated within 150 feet of its existing location (see “Appendix H - Restroom Relocation Map and Photo”). Provide a mark-up of where your firm would relocate the restroom and include considerations of how you would address relocating sewer and water lines.
- In order to meet the taxpayer funding requirements of the project it is required that 2% of the construction budget is used to purchase art that reflects the city’s culture. Provide (2) examples of how your firm plans to incorporate art into your design.
- The San Francisco Bay Area is notorious for how its salty water is extremely hard on structures and their materials. Due to the projects proximity to the water provide (5) examples of materials that your firm will incorporate into the design to ensure that the structure can outperform its required life cycle of 75 years.

LEED CERTIFICATION:

The City of San Francisco and the SFFD are committed to promoting sustainable practices. At a minimum, Fire Station 35 must be designed to USGBC LEED Gold conformance. Design-Builders are encouraged to design and build Fire Station 35 in such a way that utilizes natural resources, promotes urban ecosystems, minimizes energy use and greenhouse gas emissions, and incorporates holistically integrated systems.

Fire Station 35 LEED requirements:

- LEED v4.1 Gold Certification
- Completed LEED Scorecard (“Appendix B - LEED Scorecard v4.1”)
- Narrative of sustainability strategies employed
- Provide a minimum of (2) examples of energy efficient design components

OCEAN CONTAMINATION CONSIDERATIONS:

The City of San Francisco is concerned that the project sites proximity to the bay creates a possibility of contaminating the ocean with construction waste/hazardous material. Provide (3) strategies that your firm plans to utilize to ensure that you mitigate any risk of contaminating the surrounding waters. This includes fuels, paint, and construction waste.

BUILDING INFORMATION MODELING:

- Design-Build Team (architect, design consultants, general contractor, and key sub trades) shall prepare, modify and utilize BIM for the project.
- BIM shall be utilized throughout the entire project life cycle: include design, construction, and preparation for use by facility management.
- The Design-Builder shall determine when to begin collaborative BIM modeling.
- The Design-Builder will designate ongoing consultant and trade coordination reviews of the Model(s). Review shall include clash detection to locate conflicting spatial data in the model where two elements are occupying the same physical space.

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BUDGET:

- Proposals must be included on a Guaranteed Maximum Price basis. All submissions must be made with the understanding that the price quotation remains in effect for a period of ninety (90) days from the proposal submission due date.
- Please note this project is Public Works and will be subject to California prevailing wages.
- The Owner's budget cannot exceed \$33.5 Million. Proposals in excess of this amount may or may not be considered by Ownership.
- Cost proposals are to include a 1 paragraph narrative.
- Cost proposals are to be submitted on the Excel sheet provided (See "Appendix F - Estimate Template"). Cost proposals submitted in any other format will be considered non-responsive and will receive 0 points for this section.
- Cost proposals are to include completed GC/GR man-loader with hours. (See tab on cost proposal worksheet)

SCHEDULE:

- The work to be performed under the contract shall be completed within project timeline listed below.
- Pre-construction, design, and permitting are to be completed within the timeframe provided below. Be sure to include necessary design review time.
- Schedules are to include a 2-page narrative addressing schedule logic, risk, assumptions, benefits, and Owner responsibilities.
- Provide a one-page summary schedule highlighting major milestones.
- Provide a detailed construction schedule with interconnecting logic. Provide a minimum of 150 line items.

PROJECT TIMELINE:

- | | |
|----------------------|------------|
| • Contract Award | 04/23/2021 |
| • Notice to Proceed | 05/10/2021 |
| • Project Completion | 06/07/2023 |

SELECTION PROCESS

- City staff will review each proposal for initial determinations on responsiveness and acceptability in an initial screening process. Elements reviewed during the initial screening may include but are not limited to: compliance with all RFP submittal requirements, proposal completeness, recent experience with projects of similar size and scope, and availability of assigned personnel and costs. We may elect to visit some of the projects that you have completed.

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COMPETITION SCHEDULE OF EVENTS

Friday, January 22nd, 2021

- 12:00 pm – Pre-Qualifications / Placemats due
 - Submittal of Statement of Qualifications and Team Placemat due—to be submitted via email.
 - Log into your Microsoft Teams folder for uploading and downloading information.

Wednesday, February 3rd, 2021

- 11:00 am – Problem Delivery / Rules / Expectations
 - Lesson on Microsoft Teams from Btech
 - Overview of competition schedule
 - Procedures for video calls (“check-in’s”)
- 1:30 pm – One copy of Early Conceptual Design due
 - Include at least 1 quality sketch/diagram that best illustrates your design at this phase.
 - At a minimum, include a general schematic diagram showing the building shape and orientation on site, and elevations or details identifying any architectural elements.
 - Conceptual Design to be uploaded to folder “6. Early Conceptual Design” on Teams.
 - Each team will have a scheduled time for a Conceptual Design check-in.
- 6:00 pm – Deadline for all RFI’s.
 - Use RFI format provided only (see “Appendix D - RFI Form”)
 - RFIs to be uploaded to folder “4. RFI's Submitted” on Teams.
- 7:30 pm-9:00 pm – Final check-in and stop work debrief
 - RFI responses to be returned through folder “5. RFI's Answered” on Teams.

Thursday, February 4th, 2021

- 7:00 am – Second day assignment kick-off
- 12:00 pm – One (1) electronic colored copy of Design-Build Proposal due
 - Proposal to be uploaded to folder “7. Response to RFP” on Teams.
- 4:00 pm – Presentation turn-in
 - Presentation to be uploaded to folder “8. Presentation” on Teams.

Friday, February 5th, 2021

- 8:00 am- 4:30 pm - Presentations
- 5:30 pm - Swinerton Builders presentation of problem solution and Q&A.

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RFP RESPONSE REQUIREMENTS

OUTLINE FOR PROPOSALS

Design-Build Teams shall use the following outline in the presentation of their solutions to this RFP. The proposal shall be concise, fully self-contained, and shall display clearly and accurately the information requested in the order and format indicated below. Only one (1) electronic PDF formatted proposal uploaded to the Teams folder "7. Response to RFP" will be required.

Each section of the electronic copy of the proposal must be saved as a separate PDF file on the Teams folder as follows:

Example File Name: School Prefix-001 (i.e. SWIN-001)

- Electronic File 001 – *Introduction & Construction Management Plan*
 - Transmittal Letter
 - Table of Contents
 - Project Specific Management Plan
 - Construction Phasing Narrative / Logistic Plans
 - Safety Narrative
 - Opportunities & Challenges Narrative
 - LEED Narrative & Check List (Printed to PDF)
 - Ocean Contamination Narrative
 - Addendum Acknowledgements & Narratives

- Electronic File 002 – *Design*
 - Proposed Conceptual Design
 - Renderings, elevations, floor plans, etc.
 - Conceptual Design Narrative
 - Design Approach & Origination

- Electronic File 003 – *Estimating*
 - Cost Proposal Narrative
 - General Conditions/General Requirements
 - Itemized Cost Proposal (Printed to PDF)

- Electronic File 003A
 - Excel Estimate File

- Electronic File 004 – *Schedule*
 - Proposed Schedule (Summary Schedule to PDF single 11x17 page)
 - Working Schedule File (Detailed schedule printed to PDF on page wide)
 - Schedule Narrative

There will be a total of 5 files in the Swinerton Microsoft Teams folders from your school: 001, 002, 003, 003A, and 004. Each of these items is described in detail in the following pages.

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ELECTRONIC FILE 001

TRANSMITTAL LETTER:

Identify the prime Design-Builder and Design-Build Team, introduce and summarize the overall approach and outcome of the D/B team efforts, and note any outstanding characteristics of the D/B proposal presented. Confirm that all requested requirements have been met in the proposal.

TABLE OF CONTENTS: The Table of Contents shall list all proposal sections as outlined herein.

PROJECT SPECIFIC MANAGEMENT PLAN (PSMP):

Provide a detailed Organization Chart for your proposed team and correlate it with a detailed Project Management Plan narrative. The proposal should include **each team member's real resume and photo.** The PSMP should clearly communicate your specific plans for controlling the design and construction efforts.

CONSTRUCTION PHASING / LOGISTICS PLANS:

Clearly identify the number of phases and provide comprehensive plans for each phase of construction. Each phase should consider the safe path of travel for pedestrian and automotive traffic control.

Clearly identify any short-term or long-term hoisting equipment (cranes, material hoists) on plan showing full extents of use. Staging and laydown for building materials and means and methods for dispersing the building materials should also be considered during the phasing plan to ensure that staging and movement of building materials does not affect adjacent buildings, pedestrians, or automotive traffic.

The following must be indicated at a minimum:

Site Boundaries & Barricades	Temporary Trailer(s) / Office(s)	SWPPP	Delivery/Work Hours
Entrance/Gate Locations	Crane / Hoisting	Traffic & Haul Routes	Dumpsters / Temp. Toilets
Material Staging	Employee Parking	Emergency Access	

Please include a narrative explaining your logic of how you developed your plan. If applicable, explain the different phases and how they relate to the schedule. Also explain how pedestrians and traffic will be addressed to limit disturbances and maintain a safe project.

SAFETY NARRATIVE:

Provide a narrative describing your Firm's commitment to safety and the project specific safety measures that will be taken to ensure the safety of the public during Construction. Describe how the project team will establish and maintain adequate barricades to keep pedestrians from entering the job site. Communicate how you will secure the site during non-working hours. Identify personnel on the jobsite who are specifically responsible for safety. Explain how your company will mitigate the traffic and pedestrian issues with deliveries and concrete pump days. Please reference site logistics plan and schedule.

OPPORTUNITIES & CHALLENGES NARRATIVE:

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Opportunities & Challenges narratives should meet the requirements defined in the Opportunities & Challenges section of the RFP and should include at minimum: a short narrative on how your firm will ensure that the operations of the historic Fire Station 35 are not impacted during construction; a mark-up of the map in “Appendix H - Restroom Relocation Map and Photo” showing the proposed relocation of the historic restroom, including backup showing that the site utilities will not be impacted by the new location; (2) examples of how your firm will incorporate art into the project design; and (5) materials your firm will utilize to ensure longevity of the structure. Provide product data for the materials.

LEED NARRATIVE & CHECKLIST:

Complete the LEED v4.1 scorecard and provide a narrative on points that have been achieved on this project. LEED narratives should meet the requirements defined in the LEED Certification section of the RFP and should include a minimum of (2) examples of energy efficient design components.

OCEAN CONTAMINATION NARRATIVE:

Ocean Contamination Narratives should meet the requirements defined in the Ocean Contamination Considerations section of the RFP and should include a minimum of (3) strategies that your firm plans to utilize to ensure mitigation of any risk of contaminating the surrounding waters.

ADDENDUM ACKNOWLEDGEMENTS & NARRATIVES:

For each addendum issued during the RFP phase please include a narrative response along with the deliverable requirements listed in each addendum, and the signed addendum form.

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ELECTRONIC FILE 002

PROPOSED CONCEPTUAL DESIGN:

Provide at least (3) sketches, plans, or diagrams, which best explain your design and circulation at this phase. The way in which the design is presented (sketches, diagrams, plans, etc.) is of your choosing. Be sure to show orientation of the structures on site and the façade. Upload these designs to the Teams folder.

CONCEPTUAL DESIGN NARRATIVE:

The A/E written narrative should include but is not limited to:

- A description of the proposed architectural concept, façade, interior space development, and utility routing design.
- A description of how the D/B team shall manage the design phase. The following categories are an example of additional areas in which the design team may need to manage additional consultants: Civil Engineering, Waterproofing, Landscape Design, Structural Engineering, Fire Protection, MEP, Security, etc.
- Briefly describe the nature and quality of the building systems and materials proposed for the project. Include why the systems and materials were chosen. Describe the design philosophy of where available funds would be allocated to assure long-term project success.
- The narrative should include general information regarding proposed materials and systems in the following areas:
 - Structural System Concept
 - Exterior Building Finish Materials & Textures
 - MEP Systems
 - Special Consideration for Fire Protection
 - Utility Service Provisions
 - Interior Design & Space Planning
 - Hardscape & Landscape Materials

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ELECTRONIC FILE 003 AND 003A

COST PROPOSAL NARRATIVE:

Assumptions

- Identify how you will staff the project and why.
- Identify and explain any allowances. How much were they?
- Identify any contingency.
- Identify your fee.
- Identify any exclusions from your pricing.
- Identify anything that needs to be qualified.
- Identify any night work, swing shifts, or acceleration that is factored into the proposal.
- Identify any value engineering proposals and alternates with associated costs.

GENERAL CONDITIONS/GENERAL REQUIREMENTS:

Provide a summary breakdown and corresponding narrative to explain how you have arrived at your GR/GC budget. Also include your strategies to maintain this budget throughout the life of the project.

ITEMIZED COST PROPOSAL:

Provide an itemized cost breakdown (budget) that corresponds with the turnkey provisions of the conceptual design, program, schedule, construction systems & materials.

Proposal may include the following:

- Permits
- Design/Engineering
- Site Work/Improvements
- Construction
- Construction Inspections, including quality control and quality assurance testing
- Administration and General Conditions as required
- Professional Fees
- Design Surveys and Investigations
- LEED Certification & Fees
- Approvals

Use proposed estimate summary sheet (Excel) provided for the overall summary of your estimate. Enter numbers in excel format and place the estimate summary in front of the detailed estimate. The detailed itemized cost breakdown shall be categorized by Uniformat Divisions. Provide both construction and design cost. Please include both PDF and Excel versions of this file as stated above in Electronic File 003A.

***All the backup sheets need to be attached to the proposal to receive scores.**

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ELECTRONIC FILE 004

PROPOSED SCHEDULE:

Provide two schedules (a) a summary Bar Chart schedule rolled up by major phases of work and (b) a detailed CPM schedule with logic relationship lines with minimal 150 activities. Schedules need to include design reviews, long procurement lead items, construction, and Owner required tasks. Consider what takes place at each of these phases.

The Summary Bar Chart needs to be formatted to be no larger than a single 11x17 PDF. The schedule needs to include:

1. Activity Description
2. Start Date and Finish Date for each activity
3. Duration for each activity as well as larger milestones
4. Bar or milestone for each activity
5. Clarity of Graphics need to clearly separate major phases of work

The Detailed CPM Schedule with logic relationship lines needs to be formatted to be only one 11 x 17 page wide so that bars and columns are on the same page and put into a PDF file. The schedule should clearly separate detailed activities into project phases outlined in the Summary Bar Chart. Format for the Detailed CPM Schedule PDF print out needs to organize the columns in the following order:

1. Activity ID and Description
2. Duration
3. Early Start
4. Early Finish
5. Float
6. Bar or milestone for each activity

Make sure the Detailed CPM Schedule includes at a minimum the following milestones:

100% SD Complete		
100% DD Complete	Obtain Permanent Power	Building Dry-in
100% CD Complete	Start Piles	MEP Wall Rough-in Complete
Long Lead Procurement	Start Deck	Building Commissioning
Mobilize/Start Work	Topping out of Structure	Test MEP Systems
Temp Certificate of Occupancy	Utility Tie-ins	Final Completion

SCHEDULE NARRATIVE:

Provide a brief narrative of the project phasing/scheduling approach to be utilized. Describe assumptions, risks and benefits. Describe the Owner's and Designer's responsibilities in assuring the schedule success with this approach. Identify Pre-Construction Activities: such as procurement items, permitting, design review, meetings with the community and city leaders, etc. Briefly explain the critical path that will be driving the schedule, including community meetings as necessary.

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The Design-Build team shall specify how much contingency, if any has been made for inclement weather in the schedule. The D/B team shall also specify the days of the week and the hours of the construction operations during each phase of the work.

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PRESENTATION & JUDGING CRITERIA

PRESENTATION:

Each proposing Design-Build team will be scheduled for a presentation/interview, where the Design Build team may present the full-sized presentation materials prepared. It is anticipated that the presentations will be limited to 20 minutes with an additional 5 minutes for Q&A. The presentations will be coordinated by ASC through Zoom.

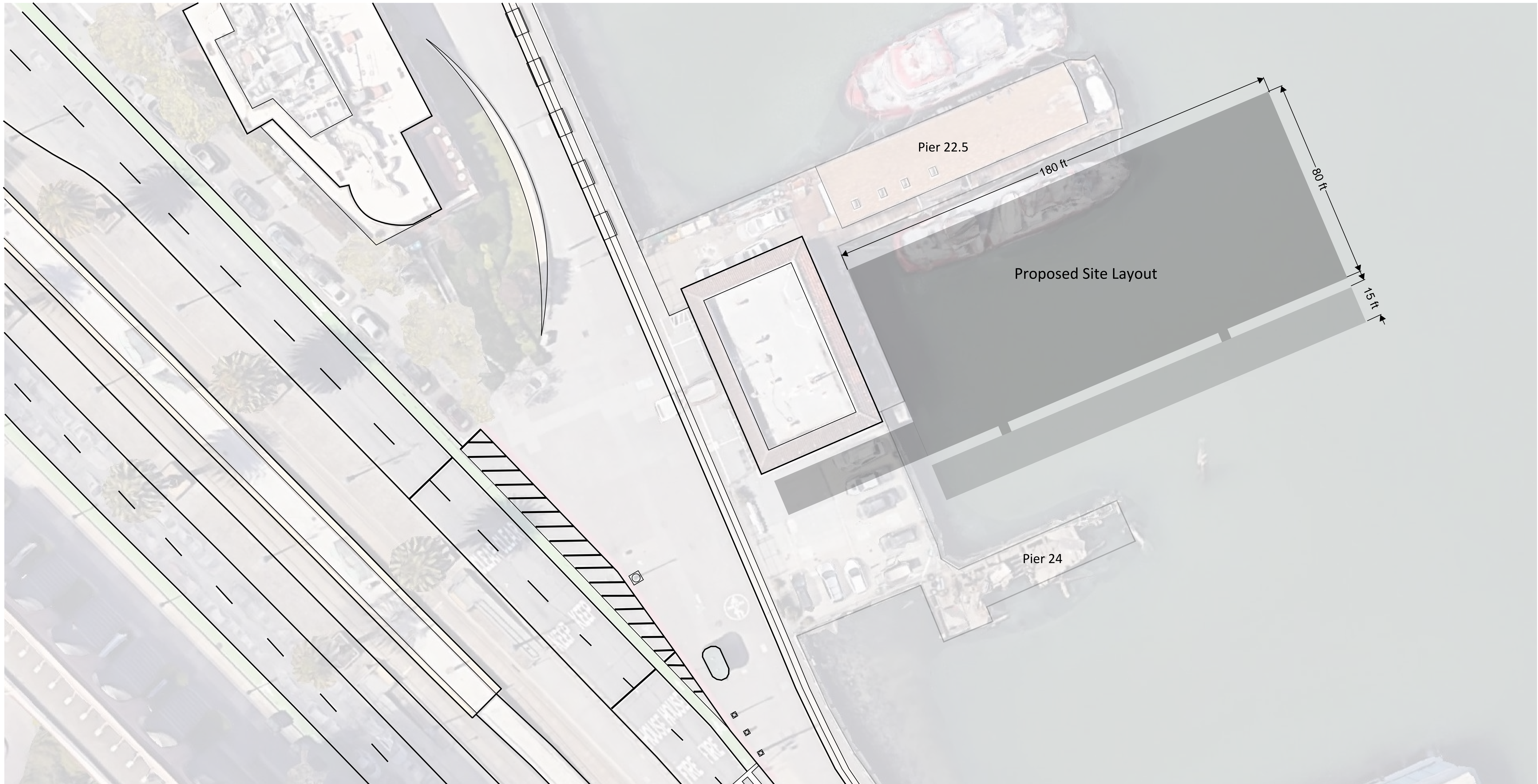
JUDGING CRITERIA:

The following is a percentage breakdown for the Design-Build Competition:

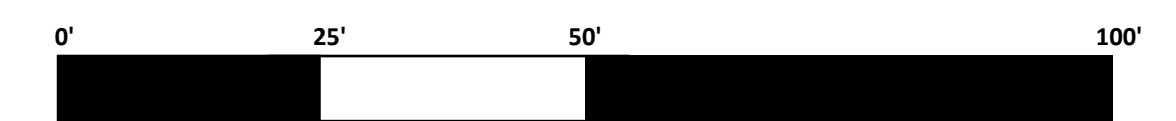
• Pre-Qualification Submittal	5%
• RFP Response	70%
○ Construction Management Plan	25%
○ Design	15%
○ Estimating / Pricing	15%
○ Schedule	15%
• Presentation Materials	5%
• Oral Presentation & Interview	20%

APPENDIXES

- Appendix A: Site Plan
- Appendix B: LEED Scorecard v4.1
- Appendix C: Photos of the Surrounding Area
- Appendix D: RFI Form
- Appendix E: RFI Info. & School Prefixes
- Appendix F: Estimate Template
- Appendix G: Programming Requirements
- Appendix H: Restroom Relocation Map and Photo



Appendix A - Site Plan



FIRE STATION 35

San Francisco, CA

Photos of Surrounding Area



Existing Conditions

FIRE STATION 35

San Francisco, CA

Photos of Surrounding Area



Existing Conditions

FIRE STATION 35

San Francisco, CA

Photos of Surrounding Area



Existing Restroom on Embarcadero

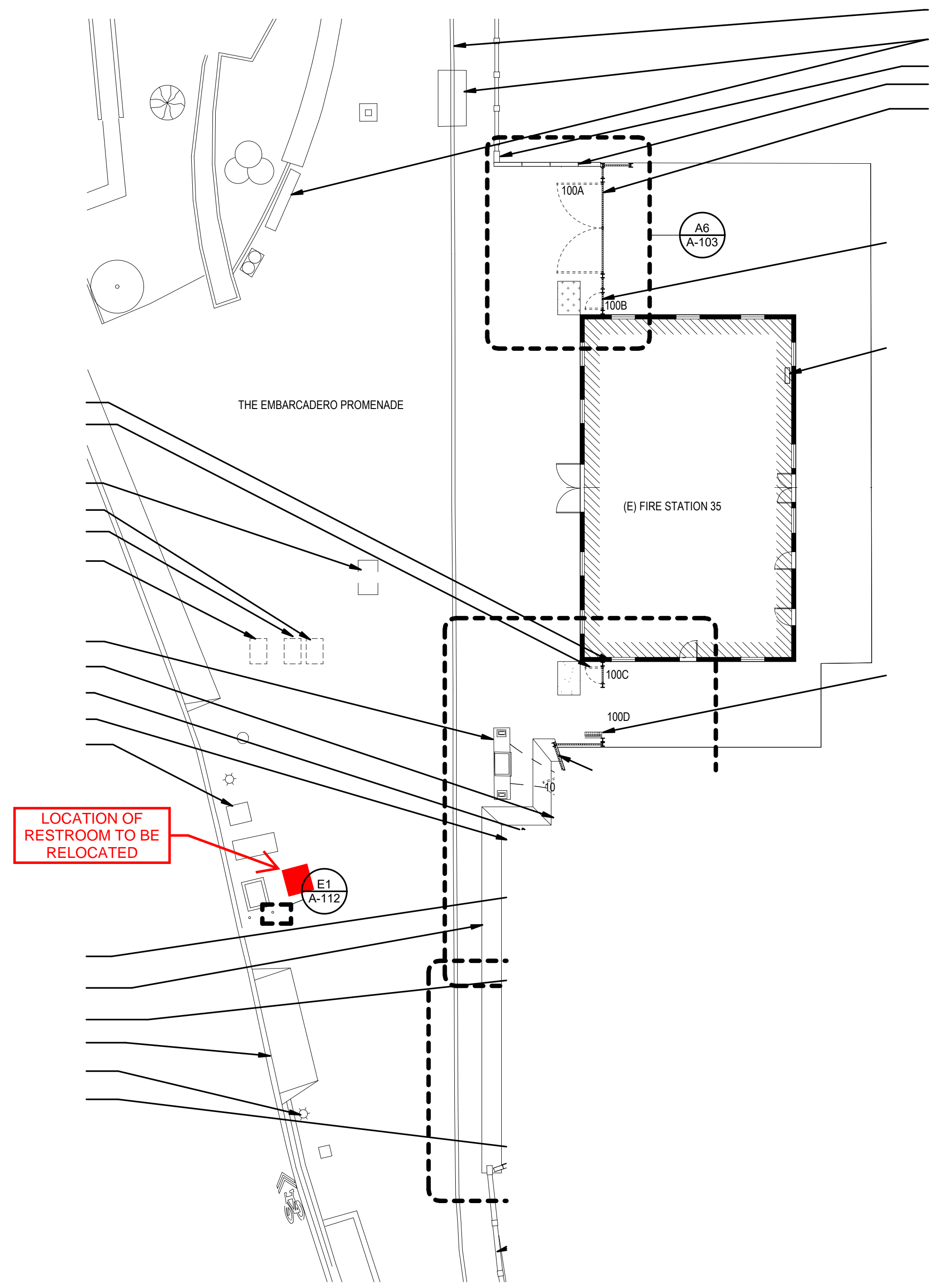
Appendix G - Programming Requirements

A. Ground Floor Building Area		8,000 - 8,500 SF
1	Marine EOC	710 SF
2	Night Watch/Communications	265 SF
3	Unisex Restroom	56 SF
4	Rescue Boat Bay and Medical Storage Lockers	780 SF
5	Ambulance Staging & Circulation and Patient Area	1,800 SF
6	Wet Suit & Life Jacket Storage and Decontamination Room	260 SF
7	Storage Room	630 SF
8	MEP Room	200 SF
9	Custodial and Trash Room	100 SF
10	Generator Enclosure	180 SF
11	Elevator	72 SF
12	Stairway	380 SF
13	Firefighters Pole	32 SF

B. Second Floor Areas		8,200 - 8,800 SF
1	Kitchen	500 SF
2	Dining Area	364 SF
3	Dayroom	560 SF
4	Laundry Room	160 SF
5	Firefighters Dormitory	1,407 SF
6	Locker Room w/ Bathroom	1,150 SF
7	Officer Suite – w/ private restroom	1,280 SF
8	Electrical/ Data/ Server Room	88 SF
9	Elevator	72 SF
10	Stairway	380 SF
11	Firefighters Pole	32 SF
12	Exterior Deck	300 SF

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SHEET NOTES

1. ENLARGED PLANS AND PLAN DETAILS FROM SITE PLAN MAY BE ROTATED TO AN ORTHOGONAL VIEW.
2. SED FOR LIGHT FIXTURES AND LIGHT FIXTURE SCHEDULE, TYP.

- KEY NOTES**
- 05.004 GUARDRAIL, TYP
 - 05.005 VEHICLE ACCESS RAMP W/PEDESTRIAN PATH, SMSD
 - 05.006 GANGWAY, SMSD
 - 05.007 (N) PIER W/ SEISMIC PLATE, SMSD
 - 05.016 (N) EMERGENCY VEHICLE ACCESS BI-FOLD GATE
 - 05.017 (N) SECURITY FENCE, TYP
 - 05.018 (N) PEDESTRIAN SECURITY GATE
 - 05.019 (N) AWSS EMERGENCY ACCESS GATE
 - 05.020 (N) ROLLING FOLDING MTL GATE
 - 10.001 (N) PROJECT ADDRESS AND AWSS INFORMATIONAL SIGNAGE
 - 10.006 (N) INFORMATIONAL SIGNAGE
 - 21.001 (E) AWSS MANIFOLD, SCD, COORD. INLET W/SFPW
 - 26.002 (N) ELECTRICAL SERVICE SWITCHBOARD, SED
 - 26.003 (N) UNDERGROUND TRANSFORMER IN VAULT, SED
 - 26.008 SED FOR LIGHTING AT VEHICLE ACCESS RAMP
 - 26.009 (N) EMERGENCY ELECT. CONNECTION TO (E) FIREHOUSE, SED
 - 27.001 (N) DEPT. OF TECH. VAULT, SED
 - 27.002 (N) CABLE TV UNDERGROUND VAULT, SED
 - 27.003 (N) UNDERGROUND TELEPHONE VAULT, SED
 - 32.011 (N) CURB CUT, SCD
 - 33.001 (N) 3" POTABLE WATER METER AND BACKFLOW PREVENTER, SCD
 - 33.004 (N) 2" BACKFLOW PREVENTER, SCD
 - E.004 (E) ART RIBBON
 - E.005 (E) BENCHES
 - E.006 (E) CONC. GUARD
 - E.007 (E) LIGHT FIXTURE

NOTE: If this drawing is not 34"x22" it has been revised from its original size and the scales noted on drawing/details are no longer applicable.

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NO.	DATE	ISSUE DESCRIPTION
	6/25/18	100% SCHEMATIC DESIGN
	9/13/18	50% DESIGN DEVELOPMENT INTERNAL REVIEW
	10/29/18	100% DESIGN DEVELOPMENT

SAN FRANCISCO FIRE DEPARTMENT
FIRE BOAT 35

Architect of Record
SHAH KAWASAKI ARCHITECTS
570 10th Street, Suite 201
Oakland, CA 94607

Consultant

Drawing Title
SITE PLAN

Drawing No.
A-101



SITE PLAN **A1**
RE: A1/ A-201 1/16" = 1'-0"

SKA Project Number: 16713

16 15 14 13 12 11 10 9 8 7 6 5 4 3 2 1



GRADERS

SAN FRANCISCO

TOILET

