



Presentation Outline

- Seeking your positive recommendation for a Resolution to:
- Execute a Purchase and Sale Agreement to acquire 214,000 sf of property at 1236 Carroll Ave from Prologis for an amount not to exceed \$40 MM
- Execute a Memorandum of Understanding to acquire 114,448 sf of property at 1236 Carroll Ave from the Port for an amount not to exceed \$6 MM
- Why a Fire Training Facility is needed and services to be provided
- Key terms and risks involved with the transaction



WITH THE SAN FRANCISCO FIRE DEPARTMENT TREASURE ISLAND TRAINING FACILITY SLATED FOR DEMOLITION, **SFFD IS IN DIRE NEED OF A NEW TRAINING FACILITY.**

SFFD IS THE LARGEST FIRE DEPARTMENT AND EMS PROVIDER IN NORTHERN CALIFORNIA.

A STATE-OF-THE-ART TRAINING FACILITY WILL SERVE AS A REGIONAL TRAINING CENTER IN SAN FRANCISCO AND CAN SERVE ALL NORCAL'S FIRE, EMS, INCIDENT COMMAND & RESCUE TRAINING NEEDS.

FIRE SUPPRESSION

SFFD REQUIRES YEARLY ACADEMIES (3 PER YEAR) OF APPROX. 50 RECRUITS. WE ALSO HAVE MANDATED TRAINING REQUIRED YEAR-ROUND FOR THE ENTIRE DEPARTMENT.

TO MAINTAIN OUR STATUS, COMPLY WITH LAWS AND STANDARDS AND KEEP UP WITH THE GROWING NEEDS OF THE DEPARTMENT TO MEET THE DEMANDS OF THE GROWING CITY A PARCEL MUST BE LARGE ENOUGH TO HOUSE:



EMERGENCY MEDICAL SERVICES (EMS)

- SFFD'S RESPONDS TO ALMOST 80% OF MEDICAL CALLS IN THE 911 SYSTEM.
- SFFD'S EMS DIVISION IS APPROX. 300 FTE'S BROKEN INTO TWO PIECES
 1. AMBULANCE STAFF
 2. COMMUNITY PARAMEDICINE, THIS DIVISION IS GROWING AS THE CALL VOLUME GROWS.
- ALL EMS STAFF REQUIRE INTENSIVE ONGOING TRAINING.

Paramedic Academies (L2)

Paramedic Re-Accreditation

EMT Academies (L1)

EMT Re-Accreditation

Rescue Captain Training and Continuing Education

Community Paramedicine Training

Street Overdose Response Training (SORT)

Street Crisis Response Training (SORT)

Street Wellness Response Training (SWRT)

MUTUAL AID AND LOCAL, STATE, AND FEDERAL PARTNERSHIPS

SFFD IS ONE OF ONLY FOUR SITES IN NORTHERN CALIFORNIA APPROVED TO HOST THE FOLLOWING CLASSES FOR FIRE SUPPRESSION FOR DEPARTMENTS OUTSIDE OF SAN FRANCISCO

1. ROPE RESCUE TECHNICIAN
2. CONFINED SPACE
3. RESCUE SYSTEMS 1 AND 2

BEYOND THESE TRAININGS WE VALUE OUR LOCAL, FEDERAL AND STATE PARTNERSHIPS LISTED AND MORE:

SFFD is and Accredited Firefighter I and II Academy through our partnership with [State Fire Training](#)

SFFD is a Signatory of the Master Mutual Aid Agreement

As a partner with The Office of Emergency Service ([OES](#)), the SFFD houses and staffs five Type 6 engines deployable to incidents within California

And we perform CA EVOC Vehicle Operations Training,

Incident Management Training to support the [CCSF Emergency Response Plan](#)

The SFFD is participants In the Bay Area Urban Securities Initiative ([BATEP](#)) and Training and Exercise Workgroup ([TEWG](#))

[FIRESCOPE](#) California – [Firefighter Resources](#) of [California](#) [Organized](#) for [Potential Emergencies](#)

COMMUNITY PARTNERSHIPS

- ADDITIONALLY, THE **SFFD PLANS TO HAVE PROGRAMS AT THE SITE THAT ENCOURAGE LOCAL YOUTH TO TRAIN AND LEARN ABOUT FIRE AND EMS** IN THE HOPES IT LEADS TO ENTRANCE INTO A PUBLIC SAFETY CAREER:
- **CITY EMT**, CHIEF NICHOLSON ALONG WITH CITY PARTNERS AND A NON-PROFIT CREATED THIS PROGRAM OVER A YEAR AGO.

Black Firefighters Youth Academy

Pre-Hiring Orientations and Prep Academy

Annual Girls Fire Camp

FCTC - Pathways to the SFFD for Local Residents

Hosting Affinity Groups

AFA – BFA – USFW – RESQ – Local 798 - Bomberos

Hosting Community Events:

Job Fairs – CPR Trainings – Hosting community meetings

Firefighting Boot Camps



Prologis Property Acquisition

- Prologis Property: Approximately 4.91 acres located on two blocks APN: Block 4852 (except Lot 1) and Block 4877 - 1236 Carroll Avenue, San Francisco, CA.
- Purchase Price : \$38.5 million dollars plus closing costs not to exceed \$40 million dollars.
- Condition of Property: Raw land with no improvements sold “AS-IS”.
- Estimated Closing Date: Sometime between May 1, 2022 and May 31, 2022.
- Other key terms: The price and terms of the transaction were locked last year pursuant to a Purchase Option approved by the Board of Supervisors in order to give time to advance the Port Property purchase.



Port Property Acquisition

- Port Property:
 1. Triangle section of railroad remnant, approximately 28,048 square feet;
 2. Griffith Street, a paper street, approximately 38,400 square feet; and
 3. Bancroft Avenue, a paper street, approximately 48,000 square feet;for a total of approximately 114,448 square feet (collectively, the “Port Property”)
- Purchase Price for Property: Fair market value as determined by the California State Lands Commission. The property has an appraised value of \$5,860,000. The purchase price plus closing costs is not to exceed \$6 million dollars under the pending resolution.
- Condition of Property: Raw land with no improvements sold “AS-IS”
- Estimated Closing Date: Sometime between December 2022 and February 2023.

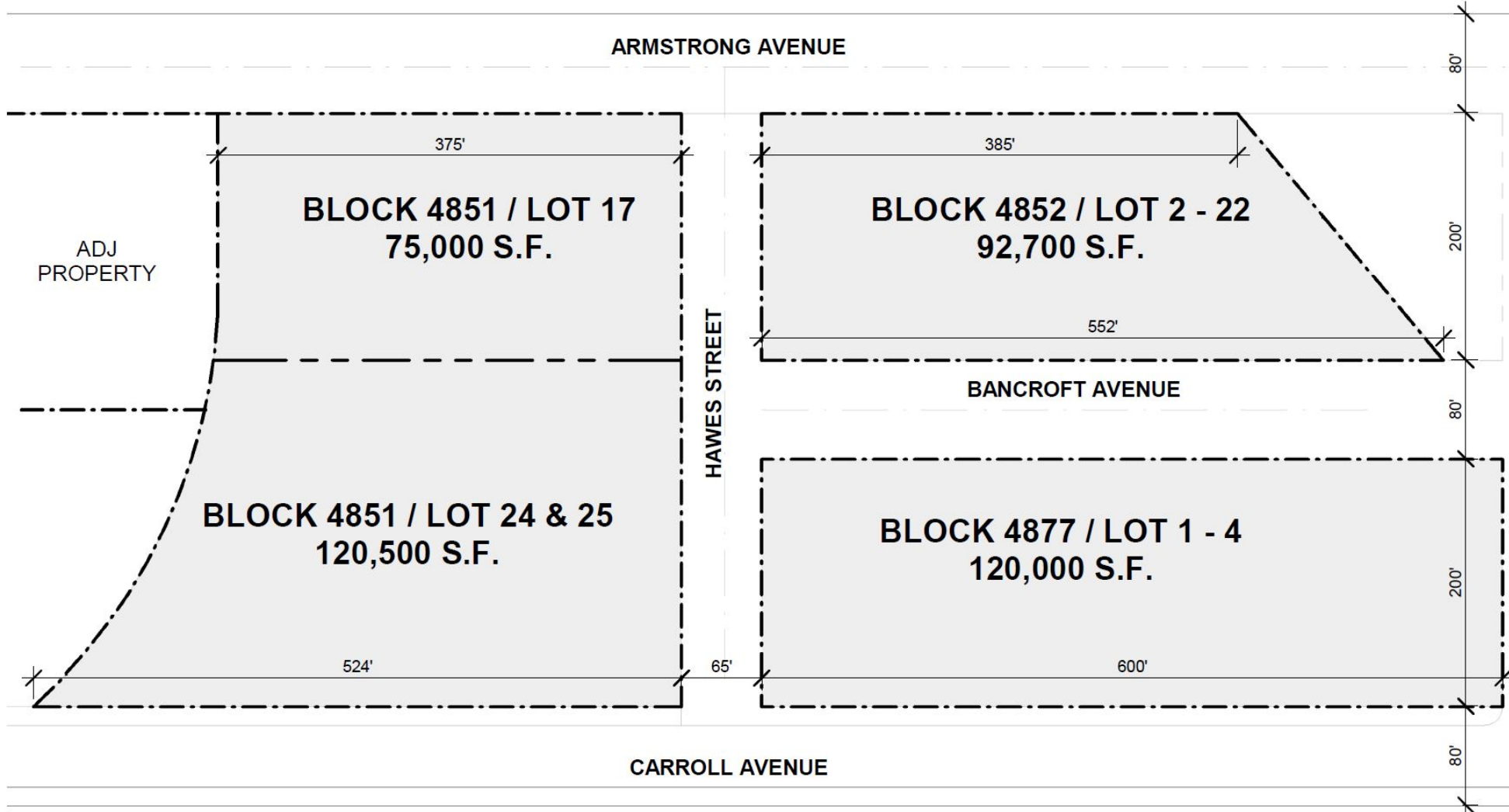


Preconditions to Transfer Port Property

- Port Commission approvals of the Memorandum of Understanding (MOU) between the City and the Port – April 2022.
- Board of Supervisors approval of the MOU – April 2022.
- Passage of State legislation lifting Public Trust restrictions from Port Property – Late Fall 2022
 - Introduced by Assemblymember Ting as AB 2607 on February 18, 2022.
- California State Lands Commission confirms fair market value of the Port Property – Winter 2022.
- Additional technical conditions as contained in the MOU.
- Close escrow – January or February 2023.



Site Map - Lots



Aerial Map



Tabulation

SITE AREA	
In s.f.	409,200 s.f
In acres	9.37 ac
ZONING ORDINANCE FOR CITY	
Zoning Designation - PDR-2 ; Production, Distribution & Repair	
MAXIMUM BUILDING HEIGHT ALLOWED	
Height - 40'	
MAXIMUM FLOOR AREA RATIO (FAR)	
FAR - 3.0 TO 1	
SETBACKS	
Front / Side / Rear - not required	

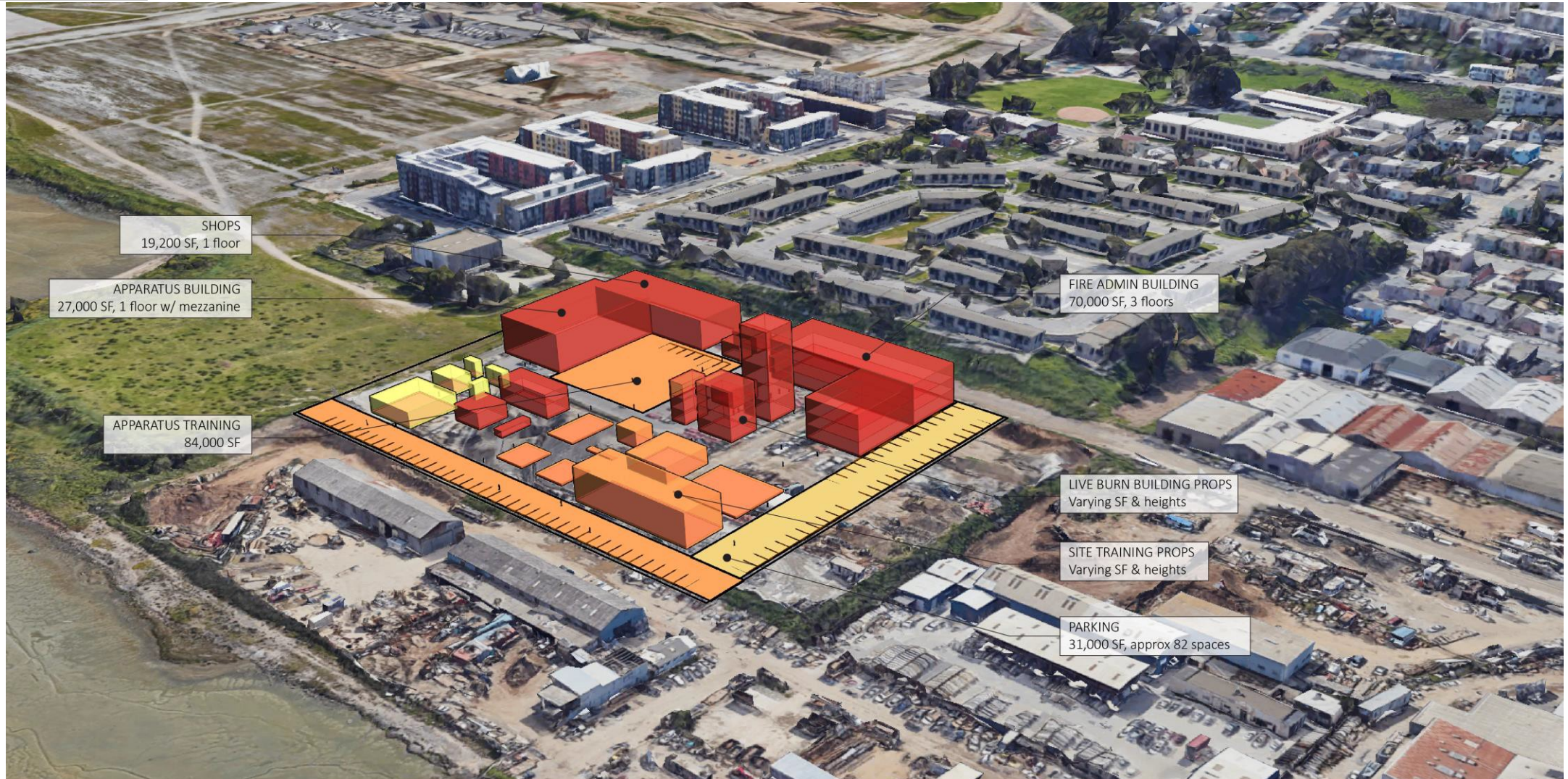


Fire Training Facility – Concept Layout





Fire Training Facility – 3D Concept View



SHOPS
19,200 SF, 1 floor

APPARATUS BUILDING
27,000 SF, 1 floor w/ mezzanine

APPARATUS TRAINING
84,000 SF

FIRE ADMIN BUILDING
70,000 SF, 3 floors

LIVE BURN BUILDING PROPS
Varying SF & heights

SITE TRAINING PROPS
Varying SF & heights

PARKING
31,000 SF, approx 82 spaces



Acquisition Risk & Appraisal Review Status

- The City acquires the Prologis Property and then AB 2607 does not pass.
- The State Lands Commission determines a different fair market value which when added to the closing costs is in excess of \$6 million dollars.
- The Board doesn't approve the transaction and we lose the Prologis site or have to pay a higher price.
- Appraisal Review is delayed – anticipated April 18, 2022 prior to final full Board of Supervisor action.



Questions

- Chief Nicholson from Fire,
- Josh Keene from the Port, and
- I am here to answer any questions you may have.