

Personal Service Contract Summary (PSC Form 1)

PSC Basic Information

Submitting Department: AIR

Submitted By: Victor Madrigal

Department Coordinator: Victor Madrigal,
Victor.Madrigal@flysfo.com

Project Manager: Victor Madrigal

ServiceNow Number: DHRPSC0006311

Version: 0.01

Version Type: New

Brief description of proposed work: The project at Dianne Feinstein International Terminal will modernize life-safety systems by separating legacy HVAC-based smoke-control functions and integrating them into a code-compliant fire alarm system. The work includes replacing failed and obsolete components and upgrading the system from its original 1995 code basis to current standards. It also eliminates reliance on outdated Underwriters Laboratories - Smoke Control Systems - listed configurations that have made maintenance and modifications difficult. The project will be phased across the International Terminal Building and Boarding Areas A and G to maintain continuous airport operations. Services include design, project and construction management, system integration, testing, and commissioning.

Review Type and Reason

CSC Review Required: Yes

CSC Review Reason(s):

- Requires CSC Approval by Amount

Amount

PSC Amount: \$30,000,000

Does contract include items other than services?: Yes

Duration

Is PSC by Duration or Continuing: Duration

PSC Duration (Months): 60

Funding

Funding Source: City Funds

Special circumstances related to funding: No

Scope of Work

Clearly describe scope and detail the services to be performed: The Project scope at the Dianne Feinstein International Terminal (DFIT) includes separating the HVAC controls from the smoke control functions and integrating those smoke control functions into the fire alarm

Post Union Notification

system, replacing failed components, and upgrading the system to the current building code.

DFIT was originally opened in 2000, and includes Boarding Area A (BAA), Boarding Area G (BAG), and the International Terminal Building (ITB). When originally designed and built, the building codes at the time required the functions to exhaust smoke from the building to be integrated into the HVAC controls system. This is a unique setup that is not currently how systems are built today. This setup made modifications and fixes costly and difficult, as the system and parts were required to meet and maintain a special UUKL (Underwriters Laboratories - Smoke Control Systems) listing. Over time, the various components fell into a state of disrepair and became no longer available due to obsolescence.

The project scope includes replacement of major physical components that have failed or are working only intermittently, modifications to smoke control components and fire alarm system components to bring up to current Building Code (the smoke control system was built to 1995 Building Code), phasing the work to complete the Terminal (ITB) and each Boarding Area (BAA & BAG) separately to minimize impacts to Airport Operations, and comprehensive testing of the Fire Alarm system.

Services include:

- Program & Project Management: Planning, scheduling, budgeting, risk management, and multi-phase coordination.
- Stakeholder & Design Management: Integrating Fire Alarm with Smoke Control, electrical, and low-voltage system designs; coordinating with Airport operations to avoid service disruptions.
- Design Services: Design of the Integrated Fire Alarm and Smoke Control systems.
- Construction Management: Overseeing installation, system integration, field testing, and operational continuity.
- Project Controls & Contract Administration: Managing cost, schedule, reporting, procurement support, contract compliance, and change management.
- Cost Estimating: Preparing independent estimates for system and infrastructure upgrades.
- Commissioning & Activation: Executing commissioning of airport special systems— fire alarm, smoke control, power, and low-voltage—and developing test plans, inspections, and software/hardware activation for the ITB, BAA and BAG.

Why are these services required and what are the consequences of denial?: In the event of a fire or smoke event, if a component of the smoke control or fire alarm system fails, the smoke may not be exhausted from the building, which would cause an evacuation or lead to harm to staff, passengers, or property.

Has your department contracted out these services in the last three years?: No

Board and Commission Approvals

Will any contracts under this PSC require department Commission approval: Yes

Provide details related to contracts for which dept comm approval required: The formal contracts with require Airport Commission approval.

Will any contracts under this PSC require Board of Supervisors approval: No

Justification

Q1 - Are there any regulatory or legal requirements supporting outsourcing of this work?:

No

Q2 - Does performing these services cause a conflict of interest?: No

Q3 - Are these proprietary services City is not authorized to do?: No

Q4 - Does City lacks necessary facilities/equipment?: No

Q5 - Are the services required on a temporary basis or on a long-term basis?: Long-term Basis

Q5a) Are the services required on an as-needed, intermittent, or periodic basis?: Yes

Q5a1) Why are the services required on an as-needed, intermittent and periodic basis?: Yes, these services are required only during the project's programing, design, construction, activation, and testing phases. Once all equipment has been installed, tested, and commissioned, the services will no longer be needed.

Q5b) Do the services require specialized expertise, knowledge experience?: Yes

Q5b1) Describe the specialized skills and expertise required to perform the services: The Project requires a highly specialized, multidisciplinary team with demonstrated expertise in UUKL-listed smoke control systems, advanced fire alarm system integration, and the decoupling of life safety functions from legacy HVAC controls. The team must possess expertise in forensic investigation of aging and undocumented systems, development of code-compliant smoke control strategies, and execution of complex control sequences and system architectures.

Specialized skills in integrated system testing (IST), including multi-system coordination between fire alarm, smoke control, and mechanical systems, are essential, along with deep experience navigating current code requirements and AHJ approvals for retrofits of pre-2000 systems. The Project also requires expertise in implementing technically complex solutions within fully operational, high-occupancy environments, where maintaining continuous life safety system functionality is critical.

Q5c) Does City have classifications with the required specialized skills or expertise?: Yes

Q5c1) Identify the classifications: 5241 - Engineer, 5217 - Sr Fire Protection Engineer, 5203 - Assistant Engineer, 5201 - Junior Engineer, 5215 - Fire Protection Engineer, 5207 - Assoc Engineer

Q5c2) Does the Department have employees in these classifications?: Yes

Q5c3) Why are they not able to perform the services?: The Airport currently does not have adequate staffing to support this Project and other projects in the Airport's capital improvement program. Additionally, the work entails specialized skills, expertise, and knowledge that staff currently do not have.

Q5d) Will contractor directly supervise City employees?: No

Q5e) Will contractor train City employees?: Yes

Q5e1) Clearly describe and detail the training activities: Training of employees on how to maintain and manage the new system as procured and installed are a part of the project requirements.

Q5f) Is there a plan to transition this work back to the City?: No

Q5f1) Explain why the work will not be transitioned back to the City: This is not an ongoing service need. Specifically throughout the duration of the project only.

Additional information to support your request (Optional):

Union Notifications

Job Class(es): 5241 - Engineer, 5217 - Sr Fire Protection Engineer, 5203 - Assistant Engineer, 5215 - Fire Protection Engineer, 5207 - Assoc Engineer

Labor Unions: 021 - Prof & Tech Eng, Local 21

Labor Union Email Addresses: L21pscreview@ifpte21.org

Union Review Sent On: 4/28/2026

Union Review End Date: 5/8/2026

Union Review Duration Met On: 5/8/2026

NOTICE OF INTENT

DATE: March 27, 2026

TO: Port of San Francisco, San Francisco Municipal Transportation Agency, San Francisco Public Utilities Commission, San Francisco Public Works

SUBJECT: **NOTICE OF INTENT FOR: Contract No(s). 12271.41 and 12271.66 – DFIT Smoke Control and Fire Alarm Modernization at the San Francisco International Airport**

REQUESTED RESPONSE DATE IS CLOSE OF BUSINESS DAY: **April 17, 2026**
The San Francisco International Airport's (Airport) Design & Construction Division is seeking project management support and design-build services for the **DFIT Smoke Control and Fire Alarm Modernization** as indicated below.

PROJECT BACKGROUND:

The Project scope at the Dianne Feinstein International Terminal (DFIT) includes separating the HVAC controls from the smoke control functions and integrating those smoke control functions into the fire alarm system, replacing failed components, and upgrading the system to current building code.

DFIT was originally opened in 2000, and includes Boarding Area A (BAA), Boarding Area G (BAG), and International Terminal Building (ITB). When originally designed and built, the building codes at the time required the functions to exhaust smoke from the building to be integrated into the HVAC controls system. This is a unique setup that is not currently how systems are built today. This set up made modifications and fixes costly and difficult, as the system and parts were required to meet and maintain a special UUKL (Underwriters Laboratories - Smoke Control Systems) listing. Over time, the various components fell into a state of disrepair, and became no longer available due to obsolescence.

The project scope includes replacement of major physical components that have failed or are working only intermittently, modifications to smoke control components and fire alarm system components to bring up to current Building Code (the smoke control system was built to 1995 Building Code), phasing the work to complete the Terminal (ITB) and each Boarding Area (BAA & BAG) separately to minimize impacts to Airport Operations, and comprehensive testing of the Fire Alarm system.

SUMMARY OF SERVICES REQUESTED:

The contractors will provide project management support and design-build services that include overall management expertise and oversight of the Project, design management and construction management services, project controls, contract administration, cost estimating services, and field inspection.

Notice of Intent for Contract No. 12271.41 and 12271.66 - DFIT Smoke Control and Fire Alarm Modernization

March 27, 2026

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Estimated duration of the Project Delivery Partners contract: November 2026 - December 2029

Estimated duration of the Design-Build contract: January 2027 - December 2029

Please complete the Notice of Intent Response Form on the following page. Check one of the applicable boxes, sign, date, and email back by the requested response date noted above. If the Airport does not receive a response from your department by the requested response date, it shall be assumed that your staff is not available to perform these services, and the Airport will procure a contract for completion of these services.

Questions regarding this request should be directed to the Airport Contract Administrator, Erron Alvey, at Erron.A.Alvey@flysfo.com or at (650) 821-7875.

Thank you in advance for your consideration.
Sincerely,



Derrick Homer
Airport Project Manager
Design & Construction Division
San Francisco International Airport

cc: Rick Thall, Terminals Program Manager
SFO Procurement and Contracts Section

March 27, 2026

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**SAN FRANCISCO INTERNATIONAL AIRPORT
DESIGN & CONSTRUCTION DIVISION
NOTICE OF INTENT RESPONSE FORM**

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☐

Our department is interested.

If your department is interested in providing these services, the Airport Contract Administrator will contact you for further discussions.

☐

Our department is not interested in or available to provide these services.

NAME:

DEPARTMENT:

SIGNATURE:

DATE:
