

FILE NUMBER: 2025-216

DATE: Tuesday, December 9, 2025

SUBJECT: Fire and Tactical Training Simulator for the Harbor Police Department

DESCRIPTION: Fire and Tactical Training Simulator for the Harbor Police Department:

A) Resolution Finding the Board Actions Exempt Under the California Environmental Quality Act (CEQA), Including Without Limitation CEQA Guidelines Sections 15301, 15302, 15303 and 15311.

B) Resolution Selecting and Authorizing a Purchase Agreement with Marine Group Boatworks LLC. dba Marine Group Boatworks for an Amount Not To Exceed \$968,974.20 and Partially Funded through the FY24 Port Security Grant Program.

C) Resolution Selecting and Authorizing a Service Agreement with Marine Group Boatworks LLC. dba Marine Group Boatworks for Removal of the Old Simulator, Installation of the New Simulator and Training in an Amount Not to Exceed \$536,628.00.

EXECUTIVE SUMMARY:

In 2015, the Harbor Police Department (HPD) updated the department's modular live fire training simulator for the purpose of training its officers in marine firefighting operations. This simulator was unique in that it was mounted on a vessel in an effort to provide the most realistic environment. The simulator was used extensively over the past 10 years and has significantly improved HPD's firefighting capabilities. During these training operations propane fueled fires at high temperatures were created within the simulator's burn chambers and these fires were extinguished by HPD fire boats using salt water pumped directly from the bay. Years of exposure to direct flame and saltwater has now rendered the burn chambers of the simulator functionally obsolete due to metal fatigue. This severe fatigue has rendered the simulator unusable for training for the past two years. In 2023, due to the equipment rapidly aging and breaking down, HPD determined the need to replace the current fire training simulator with a new modular training system that meets the most current technology and officer safety mandates while ensuring the highest level of training. In 2023, HPD received a quote of \$1,100,000.00 to replace the existing fire training simulator. This quote was used to submit an FY23/24 Equipment Outlay budget.

HPD's operation of an internal training simulator has proven to be a time efficient and cost effective method of officer training by increasing patrol flexibility and minimizing overtime that would be incurred sending officers away to other agencies. On September 23, 2024, HPD was awarded \$825,000 in grant funding through the Department of Homeland Security, Port Security Grant Program (PSGP) Fiscal Year (FY) 2024 grant to supplement funding a new training simulator. With the original 2023 quote of \$1,100,000 dollars, HPD and the Port would need to provide \$275,000 to fund the total purchase.

On May 01, 2025, the District issued Request for Proposals (RFP) 25-19MA “Fire/Tactical Training Simulator Including Removal of Current Simulator, Installation of New Simulator and Training.” The District notified 1,192 vendors of the opportunity. One (1) bid was received. Marine Group Boatworks LLC. dba Marine Group Boatworks submitted a responsive bid at \$1,505,602.20 which included \$968,974.20 for the purchase of the simulator and \$536,628.00 for removal, installation and training. Due to material, labor, and overall cost inflation, the RFP total was \$405,602.20 more than the 2023 quote of \$1,100,000.00.

RECOMMENDATION:

Adopt a resolution authorizing:

1. Resolution finding the Board Actions Exempt Under the California Environmental Quality Act (CEQA), Including Without Limitation CEQA Guidelines Sections 15301, 15302, 15303 and 15311.
2. Resolution selecting and authorizing a purchase agreement with Marine Group Boatworks LLC. dba Marine Group Boatworks for an amount not to exceed \$968,974.20 and partially funded through the FY24 Port Security Grant Program.
3. Resolution selecting and authorizing a service agreement with Marine Group Boatworks LLC. dba Marine Group Boatworks for removal of the old simulator, installation of the new simulator and training in an amount not to exceed \$536,628.00.

FISCAL IMPACT:

Funds for this expenditure are budgeted for in the Harbor Police Department’s FY 2026 Equipment Outlay budget at \$1,100,000.00, with \$825,000.00 being funded through a FY24 Port Security Grant Program (PSGP) and a required Port match of \$275,000. Due to material, labor, and overall cost of inflation, the result of the RFP was \$405,602.20 beyond the 2023 quote of \$1,100,000.00, totaling \$1,505,602.20.

The fire barge is currently scheduled for delivery in August 2026. Any unspent funds from FY 2026, including the Port’s matching contribution, will need to be carried forward into FY 2027. Additional funding needs required for future fiscal years will be budgeted for in the appropriate fiscal year and appropriation subject to Board approval upon adoption of each fiscal year’s budget.

COMPASS STRATEGIC GOALS:

This agenda item supports the following Strategic Goal(s).

- A thriving and modern maritime seaport.
- A Port that is a safe place to visit, work and play.

DISCUSSION:

In a continuing effort to improve Harbor Police firefighting capabilities the Department decided in 2014 to update its existing modular, shipping container based, live fire training simulator that specifically addresses marine firefighting training needs. This simulator is unique to the region in that it is mounted on a vessel (a former US Navy LCM "Mike Boat" landing craft that was acquired through the Defense Reutilization and Marketing Office (DRMO)). Since that time, the current fire training simulator has been moored at various locations in San Diego Bay. The simulator has been used extensively over the past 10 years for new and recurrent officer training cycles. Years of direct flame exposure and saltwater corrosion have rendered several areas of the trainer out of service due to metal fatigue. This fatigue has also now rendered the trainer unusable by HPD leading to the need to replace the current simulator with a new modular training system.

In early 2024 HPD determined the need to replace the current fire training simulator with a new modular shipping container-based training system. The new simulator will be built based on lessons learned from the previous simulator but incorporating the most current technology and officer safety mandates to ensure the highest level of training. The new simulator will meet the most stringent National Fire Protection Association (NFPA) and Occupational Safety and Health Administration (OSHA) guidelines. This new simulator will also be more flexible in that it will also provide a tactical law enforcement training environment in which officers can practice countering small vessel threats to the Port via water or land. The modular design of the simulator allows the Harbor Police to accomplish training in the following missions related to the maritime environment: Marine Firefighting, Maritime Tactical Interdiction, Shipboard Rescue Operations, Basic Law Enforcement Operations, Radiation / Nuclear Detection Missions and Hazardous Material Emergencies. The simulator will be used by the Harbor Police on a routine basis to maintain proficiency in these multiple mission areas and will be available for joint inter-agency training as a regional public safety asset.

HPD's operation of an internal training simulator has proven to be a time efficient and cost effective method of officer training by increasing patrol flexibility and minimizing recurrent overtime that would be incurred sending officers away to other facilities. The initial cost of the new simulator is supported by an award of \$825,000 in grant funding through the Department of Homeland Security, Port Security Grant Program (PSGP) Fiscal Year (FY) 2024 to the Harbor Police Department. The performance period deadline to expend the grant funding is August 31, 2027. The balance of the cost for the simulator will be funded through the Port District/Harbor Police Department budget. Recurrent maintenance costs beyond initial manufacturer warranties will be supported through Harbor Police and General Services internal budgets.

Pursuant to Board Policy No. 110, the District issued Request for Proposals (RFP) 25-19MA "Fire/Tactical Training Simulator Including Removal of Current Simulator, Installation of New Simulator and Training" on May 01, 2025. One thousand one hundred ninety-two (1,192) vendors registered with the District to receive an electronic notification of the bid opportunity. RFP 25-19MA was also publicly listed on the District's website with bid documents available electronically. There was a total of twenty-four (24) vendors who downloaded the item and six (6) that completed the required pre-bid "walk through" of the existing simulator. One (1) bid was received. The bid was deemed responsive and was evaluated based on the total bid amount. The bid information was as follows:

RESPONSIVE BIDS TO RFB 25-19MA		
Company	Company Location	Total Cost
Marine Group Boatworks LLC.	Chula Vista, CA	\$1,505,602.20

General Counsel's Comments:

The General Counsel's Office reviewed this agenda and the proposed agreements as presented to it as to form and legality.

Environmental Review:

The proposed Board actions, including without limitation a Resolution selecting and authorizing a purchase agreement with Marine Group Boatworks for an amount not to exceed \$968,974.20 and partially funded through the FY24 Port Security Grant Program and Resolution selecting and authorizing a service agreement with Marine Group Boatworks for removal of the old simulator, installation of the new simulator and training in an amount not to exceed \$536,628.00, are categorically exempt pursuant to California Environmental Quality Act (CEQA) Guidelines Sections 15301 (Existing Facilities), 15302 (Replacement or Reconstruction), 15303 (New Construction or Conversion of Small Structures) and 15311 (Accessory Structures) and Sections 3.a., 3.b., 3.c. and 3.i. of the District's Guidelines for Compliance with CEQA because the project would consist of security-related project components on Tidelands that would involve negligible expansion of use beyond that previously existing, would consist of the installation of new accessory equipment on existing facilities, and would involve the replacement and maintenance of existing equipment and facilities which would not result in a significant cumulative impact due to the existing use. The District has determined none of the six exceptions to the use of a categorical exemption apply to this project (CEQA Guidelines Section 15300.2).

The proposed Board actions comply with Section 87(a)(1) of the Port Act which allows for the establishment, improvement, and conduct of a harbor, and for the construction, reconstruction, repair, maintenance, and operation of wharves, docks, piers, slips, quays, and all other works, buildings, facilities, utilities, structures, and appliances incidental, necessary, or convenient, for the promotion and accommodation of commerce and navigation. The Port Act was enacted by the California Legislature and is consistent with the Public Trust Doctrine. Consequently, the proposed Board actions are consistent with the Public Trust Doctrine.

The proposed Board actions are considered excluded development pursuant to Sections 8.a. (Existing Facilities), 8.b. (Replacement or Reconstruction) and 8.c. (New Construction or Conversion of Small Structures) of the District's Coastal Development Permit Regulations because the project would consist of security-related project components on Tidelands that would involve negligible expansion of use beyond that previously existing, would consist of the installation of new accessory equipment on existing facilities, and would involve the replacement and maintenance of existing equipment and facilities. If the Board approves these actions, District staff would notify California Coastal Commission (CCC) staff in accordance with Coastal Act Section

30717. The approval would become effective after the 10th working day after notification to CCC staff, unless an appeal is filed with the CCC within that time frame.

Diversity, Equity, and Inclusion Program:

Due to limited subcontracting opportunities, no SBE goal was established for this opportunity.

PREPARED BY:

Shawn Woodydy
Lieutenant, Harbor Police

Attachment(s):

Attachment A: San Diego Unified Port District Purchase Agreement for a Fire/
Tactical Training Simulator.

Attachment B: San Diego Unified Port District Service Agreement for Removal of
Current Simulator, Installation of a New Simulator and Training.