



MEMORANDUM

February 7, 2025

TO: MEMBERS, PORT COMMISSION
Hon. Kimberly Brandon, President
Hon. Gail Gilman, Vice President
Hon. Willie Adams
Hon. Stephen Engblom
Hon. Steven Lee

FROM: Elaine Forbes
Executive Director

SUBJECT: Request authorization to advertise a Request for Proposals for Pier 94/96 Seismic Improvements Design related to site use for emergency response staging.

DIRECTOR'S RECOMMENDATION: Approve the Attached Resolution No. 25-04

EXECUTIVE SUMMARY

The Port staff seeks to request proposals for a project-based professional services contract for the existing conditions assessment and design services for seismic improvements at Pier 94/96 with an initial amount of no more than \$3,400,000 to be funded by the Advance Assistance grant by the Federal Emergency Management Agency's ("FEMA") Hazard Mitigation Grant Program ("HMGP") and required Port grant match funds. Accept and Expend Authorization for these funds was granted by the Port Commission on October 8, 2024.

Pier 94/96 Marine Terminal is a critical deep draft maritime facility in the southern waterfront identified for disaster response in emergency action plans by both the City and region. It is a key terminal in the Port's Maritime Eco-Industrial Center and is an important source of diverse local jobs.

In 2021, the Port commissioned an initial earthquake vulnerability study in the Southern

Waterfront and found Pier 94/96 highly vulnerable to earthquake damage which may render the facility unusable following a large earthquake impairing emergency response and recovery activities.

The Port applied for and was awarded an Advance Assistance FEMA HMGP grant to further assess Pier 94/96's existing conditions and seismic risk and to develop and permit design documents for the needed repairs and upgrades. Port staff seeks Port Commission authorization to advertise for a Request for Proposals ("RFP") for consultants to complete the seismic conditions assessment and design project.

STRATEGIC PLAN OBJECTIVES

The proposed Pier 94/96 Seismic Improvement Project supports the Port's 2021-2025 Strategic Plan through the following goals:

Economic Growth:

Grow business portfolio to create an economically successful and vibrant waterfront.

A strengthened and repaired wharf at Pier 94/96 creates an improved leasable asset that is usable by a range of commercial and industrial tenants.

Resilience:

Reduce seismic and climate change risks to protect the waterfront, City neighborhoods, and infrastructure.

The Project will repair and/or replace the wharf and provide strengthening of upland soils, reducing the risk of liquefaction and lateral spreading in the event of a seismic event. These improvements serve the city and greater region by securing a critical asset for the response and recovery to a disaster event.

Evolution:

Evolve the waterfront to respond to changing public and Port needs.

Pier 94/96's available acreage, deepwater berth, and proximity to the workforce make it a unique Port asset in California. Improving the stability of the wharf and upland area compactivity positions the Port to attract emerging industries, such as the offshore wind industry.

BACKGROUND

The Port proposes to improve the seismic stability of the Pier 94/96 Marine Terminal, a key terminal in the Piers 80 to 96 Maritime Eco-Industrial Center. Pier 94/96 was constructed in the early 1960s and is one of the only remaining cargo and heavy maritime piers within San Francisco. Pier 94/96 is a 76-acre facility with three deep draft berths, a 24,000-sf maintenance building, two cranes, on-dock rail access, and direct access to the Intermodal Container Transfer Facility. The facility is adjacent to the

Bayview Hunters Point neighborhood and is an important source of diverse local jobs. Furthermore, Pier 94/96 is a critical deep draft maritime facility for disaster response, identified in emergency action plans by both the City and Region.

In 2021 the Port commissioned an initial earthquake vulnerability study and found this facility highly vulnerable to earthquake damage including liquefaction of the backlands, slope failures and lateral spreading of the shoreline, and damage and collapse of pile-supported bulkheads and wharves. This type of damage may render the facility unusable for months or years following a large earthquake, impairing response and recovery activities, and leading to additional human suffering and recovery costs.

The Port submitted an Advance Assistance application to FEMA's HMGP to further assess existing conditions and seismic risk and to develop and permit 60% design documents for the needed repairs and upgrades. The grant was awarded on August 5, 2024, and the Port Commission approved Resolution 24-42 to accept and expend the grant. On January 14, 2025, the Board of Supervisors further approved Resolution 7-25 to accept and expend the grant; however, funds are on the Board of Supervisors' reserve, pending the scheduling of an item presenting on the terms of the grant and requesting their release.

The Port will use the 60% design and permit drawings as application materials for a future FEMA BRIC (Building Resilient Infrastructure and Communities) or HMGP grant, funding design completion and construction.

SCOPE OF WORK

The team that is awarded this contract shall provide the following services and deliverables:

- Project Management – perform regular project management tasks including communications, budget and schedule tracking, and invoicing
- Existing Conditions Assessment and Technical Report
- Earthquake Risk Assessment and Technical Report
- Alternatives Assessment, Selection, and Conceptual Design
- Design (up to 60%) and Environmental Approvals as identified in the grant

Based on the availability of funds and at the full discretion of the Port of San Francisco, additional scope may be included such as additional design through construction support.

SCHEDULE

The anticipated project schedule is as follows. Note that this schedule assumes a 12-month extension by the granting agency which is explained below:

Milestone	Date / Duration
Grant Award	August 5, 2024
Anticipated design team NTP	June 2025
Existing Conditions Assessment Report	3 months after award
Earthquake Risk Assessment Report	9 months after award
Conceptual Engineering Report	17 months after award
30% Design	21 months after award
Completion of FEMA sub-application materials for future FEMA BRIC or HMGP grant	21 to 25 months after award, pending CEQA requirement
60% Design & CEQA	26 months after award
Grant Close-out	29 months after award (assumes an extension)
Grant Completion Deadline	August 4, 2027 (assumes an extension)

FEMA acknowledges that the project will take 36 months (to August 2027) to complete, however the approved overall funding opportunity period of performance for FEMA's Disaster Declaration DR 4569 ("DR4569") requires a completion date of August 28, 2026.

Port staff is aware of the risk inherent in the Federal government's changing priorities. It is anticipated that the California Governor's Office of Emergency Services ("CalOES"), the grant administrator, will submit an extension request for DR4569 period of performance with FEMA. The anticipated extension will be issued through a notification letter.

Based on previous experience with FEMA and through discussion with CalOES, it is understood that performance period extensions are standard practice. The Port will continue to monitor this situation.

CONTRACT DETAILS

Estimated Not to Exceed Amount:

\$3,400,000 for the initial term through 60% design with the ability to increase based on the availability of funding and the needs of the Port, including but not limited to additional design and support through construction.

Estimated Contract Term:

The initial contract duration is expected to be from February 2025 through October 2027 based on the grant funding timeline. The initial term may be extended based on the

project needs of the Port and availability of Port funds.

LBE Preference:

The Port will comply with outreach requirements of the grant and include LBEs in the outreach for these contracts.

Funding Source:

The total funding available for the initial scope of this project is \$3,600,000 to cover the cost of Port staff and the agreement value, as summarized below:

Funding Source	Amount
FEMA HMGP Grant	\$ 2,700,000
Port Grant Match	\$ 900,000
TOTAL	\$ 3,600,000

Use of Funds	Amount
Port Staff	\$ 200,000
Design Contract	\$ 3,400,000
TOTAL	\$ 3,600,000

On January 9, 2025, San Francisco Mayor Lurie directed department heads to freeze hiring and contracts, except for those supporting public health and safety, keeping facilities open to the public, and in support of economic recovery. The Mayor's Budget Office subsequently clarified that grant-funded projects that don't contribute to the City's General Fund budget deficit are authorized to move forward. This contract meets the identified criteria because it will support a short-term project that addresses public health and safety concerns utilizing a one-time federal grant.

SELECTION PROCESS

Port staff propose to advertise one RFP to procure the requested services through a fair and competitive process prescribed and monitored by CMD. The Port's Contracting Manager will convene an evaluation panel with expertise in the required fields and knowledge of the project areas and objectives. The final evaluation criteria will be published in the request for proposals.

Port staff will return to the Port Commission to recommend that the Port Commission award the contract to the highest-ranked proposer. If the Port is unable to enter into a contract with the highest-ranked proposer, the next highest-ranked proposer will be awarded a contract.

SUMMARY AND RECOMMENDATION

Port staff recommends that the Port Commission approve the attached resolution authorizing staff to advertise a request for proposals for a project-based professional

services contract for the existing conditions assessment and design services for seismic improvements at Pier 94/96 with an initial amount of no more than \$3,400,000 to be funded by the Advance Assistance grant by the Federal Emergency Management Agency's Hazard Mitigation Grant Program and required Port matching funds.

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Attachments: EXHIBIT A – Location Map

**PORT COMMISSION
CITY AND COUNTY OF SAN FRANCISCO**

RESOLUTION NO. 25-04

WHEREAS, Port staff seeks Port Commission authorization to issue a request for proposals for a project-based professional services contract for the existing conditions assessment and design services for seismic improvements at Pier 94/96 (the “RFP”); and

WHEREAS, The original scope of work for the RFP includes four tasks starting with existing conditions assessment report and earthquake report through 60% design documents; and

WHEREAS, The initial contract duration is expected to be from February 2025 through October 2027 based on the grant funding timeline, with the ability to amend based on the availability of funds for additional services; and

WHEREAS, The initial estimated not-to-exceed cost is \$3,400,000, and will be funded by a grant from the Advance Assistance grant by the Federal Emergency Management Agency’s Hazard Mitigation Grant Program and Port required matching funds to be amended for further scope based on the availability of resources; now, therefore be it

RESOLVED, That the Port Commission hereby authorizes Port staff to issue a request for proposals for project-based professional services contract for the existing conditions assessment and design services for seismic improvements at Pier 94/96; and be it further

RESOLVED, That the Port Commission authorizes Port staff to take further action to revise the solicitation as Port staff deems it necessary to achieve the purposes described in this Resolution that the Executive Director, in consultation with the City Attorney, determines are in the best interest of the Port, do not materially increase the obligations or liabilities of Port, and are necessary and advisable effectuate the intent of this Resolution.

I hereby certify that the foregoing resolution was adopted by the Port Commission at its meeting of February 11, 2025.

Secretary

EXHIBIT A Location Map

