




MEMORANDUM

February 21, 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 for competitive bids for Construction Contract No. 2878, Mission Bay Ferry Landing Phase 2a: Marine Demolition and Mattress for an anticipated contract amount of \$8,500,000.

DIRECTOR'S RECOMMENDATION: Approve the Attached Resolution No. 25-10

EXECUTIVE SUMMARY

Port staff requests the Port Commission authorize the advertisement for competitive bids for Construction Contract No. 2878, Mission Bay Ferry Landing Phase 2a: Marine Demolition and Mattress (the "Project"). The Project is critical work to prepare the site and complete mitigation requirements for Mission Bay Ferry Landing Phase 2b: Ferry Landing and Upland Infrastructure. The Project is located on Terry Francois Boulevard approximately 100 feet south of 16th Street (see Exhibit "A" for the Area of Work Location Map).

Mission Bay Ferry Landing (MBFL) will provide critical regional ferry service to and from the Mission Bay neighborhood, one of the fastest growing neighborhoods in San Francisco, as well as the Dogpatch, Potrero Hill, Pier 70, and the Central Waterfront neighborhoods. The MBFL will provide the capability to berth two ferry boats simultaneously and will be equipped with ferry vessel electrical charging infrastructure.

THIS PRINT COVERS CALENDAR ITEM NO. 7C

The Project will be funded by a grant from SF Bay Ferry comprised of Regional Measure 3 (RM3) and California State Transportation Agency (CalSTA), Transit and Intercity Rail Capital Program (TIRCP) funding. The Port is undergoing the accept and expend process for this grant, which staff anticipate will be available at the time of the contract award.

STRATEGIC OBJECTIVES

The Project supports the Port's 2021-2025 Strategic Plan through the following goals:

Equity: Create a diverse, equitable, and inclusive organization and waterfront, and empower Black, Indigenous, and other People of Color (BIPOC) in Port operations and opportunities through equitable policies and practices.

The MBFL will provide critical regional ferry service to and from the Mission Bay neighborhood, one of the fastest-growing neighborhoods in San Francisco, as well as the Dogpatch, Potrero Hill, Pier 70, and the Central Waterfront neighborhoods. This connection will ease congestion on alternate transportation options. Regular ferry service will provide regional residents access to employment and recreation opportunities in the Mission Bay neighborhood.

Sustainability: Advance environmental stewardship to limit climate change and protect the Bay.

The Project will complete the remaining shade and fill mitigation removal of marine debris at Pier 64 immediately north of MBFL project area and complete the erosion protection layer on the sediment cap to prevent the spread of contaminated sediment. The future Mission Bay Ferry Landing Phase 2b: Ferry Landing and Upland Infrastructure project will provide transportation options that reduce neighborhood and region dependence on private vehicle use and will provide electric ferry charging for emission-free ferry vessel operations.

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

MBFL will strengthen the Port financially by maximizing the value of Port property and increasing revenue opportunities for adjacent properties. Ferry service will attract and retain the tenants that build an economically viable Port.

PROJECT BACKGROUND AND SCOPE

The Port and San Francisco Bay Ferry (SF Bay Ferry) are pursuing the development of the MBFL to create a hub for ferry service into San Francisco that will address regional transportation demand generated by current and future development near Mission Bay.

The ferry landing would sit within a half mile of approximately 11,000 new housing units, 7 million square feet of new office and commercial space, over 1 million square feet of new retail space, and 70 acres of public open space. Additionally, the ferry landing

location is planned within one block from the Muni T-Third Street line. The ferry landing will be within easy walking distance to the UCSF Mission Bay hospital and campus, San Francisco's related life sciences community, and the Chase Center.

A ferry landing located in the Mission Bay section of San Francisco has been included in plans for the area dating back to 2004. The Port of San Francisco, working with SF Bay Ferry, conducted a planning study to analyze several candidate locations for a Mission Bay Ferry Terminal in early 2015. The Port Commission adopted a Memorandum of Understanding (MOU) between the Port and SF Bay Ferry in December 2016 (Resolution No.16-46). The MOU defined roles and responsibilities for the planning and design of the Mission Bay ferry facility. Staff intends that a subsequent MOU, subject to Port Commission approval, will determine the long-term ownership, operation, and maintenance responsibilities of the terminal.

In 2016, the Port Commission authorized Port staff to award a contract to the engineering group, COWI/OLMM Joint Venture (referred to herein as COWI) for design and permitting (Resolution 16-44, November 2016). The design documents that are to be included in the Project construction contract are a result of this engineering design contract.

The Project work of site preparation and construction has been separated into multiple phases. In April 2020, the Port Commission approved an authorization to award Construction Contract No. 2830, Mission Bay Ferry Landing Dredging and Site Preparation to The Dutra Group for a total authorization not to exceed \$13,112,330 (Phase 1). Phase 2a will further prepare the site (more detail below). Phase 2b will be a future authorization to include the construction of the ferry landing and the related upland improvements to Ferry Landing Plaza and Agua Vista Park.

The Phase 2a Project scope of work includes:

- Marine demolition and debris removal in the water
- Dredging of the previously installed sand cap area
- Installation of a marine mattress to serve as an erosion protection layer

To date, the Port and City have funded all planning and development activities, with SF Bay Ferry providing in-kind staff time as the project has progressed through the development process.

LOCAL BUSINESS ENTERPRISE AND OUTREACH EFFORTS

The Contract Monitoring Division (CMD) enforces the City's Administrative Code Chapter 14B, the Local Business Enterprise and Non-Discrimination in Contracting Ordinance. The ordinance establishes bid discounts for Local Business Enterprise ("LBE") prime contractors and empowers CMD to set LBE subcontractor participation goals based upon availability of LBE firms to complete the type of work included in the Contract.

CMD staff have reviewed the Contract scope and funding sources for this Contract and established a 5% LBE subcontractor participation goal.

Port staff will work with CMD staff on outreach to construction contractors located in San Francisco to encourage bidding by LBE contractors. Staff outreach will include phone calls and emails to LBE contractors, newspaper advertisements, and facilitating introductions at the pre-bid meeting.

REGULATORY PERMITS & APPROVALS

Below is the table of the regulatory permits and approvals applicable to work under this project. Port staff continue to coordinate and submit environmental agency project notifications including construction phasing, schedules, and time extensions. During construction, Port staff will review implementation of conservation measures.

Table 1: Permitting & Approval Summary

| Agency | Permit or Approval Required and Status |
|--|--|
| City of San Francisco Planning Department | Mitigated Negative Declaration, 2017-008824ENV issued July 6, 2018; and City of San Francisco Planning Department, Addendum to Mitigated Negative Declaration, 2017-008824ENV, issued June 4, 2019. |
| San Francisco Regional Water Quality Control Board Section | Regional Water Board 401 Water Quality Certification, CIWQS Place ID 841395, issued October 28, 2019; and Regional Water Board Letter of Modifications to MBFL CIWQS 841395, issued August 17, 2020. |
| San Francisco Bay Conservation and Development Commission | BCDC Major Permit No. 2017.008.00 issued December 17, 2019, and Federal Consistency Certification, including BCDC Design Review Board review. |
| U.S. Army Corps of Engineers | USACE Section 404 and Section 10 Individual Permit SPN-2017- 00264S, issued May 4, 2020; and USACE Letter of Modification to Permit No. 2017-00264S, issued June 4, 2020. |
| California Department Fish & Wildlife | CDFW Incidental Take Permit #2081-2018-062-07, issued December 19, 2018; and Minor Amendment to ITP Permit #2081-2018-062-07-A1, issued January 25, 2021. |
| National Marine Fisheries Service | NMFS No: WCRO-2019-00444, Federal Endangered Species Act 7(a)(2) Concurrence Letter and Magnuson-Stevens Fishery Conservation and Management Act Essential Fish Habitat Response, issued August 9, 2019. |

A Port of San Francisco Building Permit will be secured prior to the construction contract Notice to Proceed (NTP).

SCHEDULE

The anticipated contract schedule is as follows:

| | |
|---|---------------|
| Port Commission Authorization to Advertise Contract | February 2025 |
| Advertise for Bids | February 2025 |
| Port Commission Approval of Award of Contract | April 2025 |

The construction needs to occur during the in-water work window between the beginning of June through the end of November. The anticipated construction schedule is as follows:

| | |
|------------------------|---------------|
| Construction NTP | May 2025 |
| Substantial Completion | December 2025 |

BUDGET AND FUNDING

The Project will be funded by a grant from SF Bay Ferry comprised of RM3 and California State Transportation Agency (CalSTA), Transit and Intercity Rail Capital Program (TIRCP) funding.

| Sources | Amount |
|--------------------------------------|--------------------|
| SF Bay Ferry Grant (RM3, TIRCP) | \$8,500,000 |
| Sources Total | \$8,500,000 |
| | |
| Uses | |
| Marine Demolition and Debris Removal | \$2,050,000 |
| Dredging | \$1,150,000 |
| Installation of Marine Mattress | \$5,300,000 |
| Uses Total | \$8,500,000 |

This Project budget was developed from a 2023 engineer's estimate and was updated to include an expanded dredging area. The Project total was then escalated to a midpoint in construction of Q3 2025.

On January 9, 2025, San Francisco Mayor Lurie directed department heads to freeze hiring and contracts, with the exception of 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 Project and funding meet the identified criteria.

SUMMARY AND RECOMMENDATION

Port staff is prepared to seek bids for the Mission Bay Ferry Landing Phase 2a: Marine Demolition and Mattress contract and therefore respectfully recommends the Port Commission authorize the advertisement of Construction Contract No. 2878 for competitive bids.

Prepared by: Simon Betsalel
Project Manager

For: Wendy Proctor
Interim Deputy Director
Engineering Division

Attachments: Exhibit A - Area of Work Location Map

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

RESOLUTION NO. 25-10

WHEREAS, Port staff seeks Port Commission authorization to solicit competitive bids for construction Contract No. 2878, Mission Bay Ferry Landing Phase 2a: Marine Demolition and Mattress (the “Contract”); and

WHEREAS, The scope of work for Contract No. 2878 includes marine demolition and debris removal, dredging of the previously installed sand cap area, and installation of a marine mattress to serve as an erosion protection layer; and

WHEREAS, The Engineer’s construction cost estimate, escalated to the midpoint of construction, is \$8,500,000; and

WHEREAS, The estimated contract cost for the full bid package will be funded by a grant from SF Bay Ferry comprised of RM3 and California State Transportation Agency (CalSTA), Transit and Intercity Rail Capital Program (TIRCP) funding; and

WHEREAS, The Contract is subject to Local Business Enterprise (LBE) requirements of the City Administrative Code Chapter 14B, and the Contract Monitoring Division has set a 5% LBE goal for this project; and

WHEREAS, The Port obtained a CEQA Mitigated Negative Declaration, issued July 6, 2018 (2017-008824ENV) and an Addendum to Mitigated Negative Declaration 2017-008824ENV, issued June 4, 2019, from the City of San Francisco Planning Department; and

WHEREAS, The Port obtained project environmental permits including a Regional Water Board 401 Water Quality Certification, CIWQS Place ID 841395, issued October 28, 2019, and Letter of Modifications to CIWQS 841395, issued August 17, 2020; a BCDC Major Permit No. 2017.008.00 issued December 17, 2019 and Federal Consistency Certification, including BCDC Design Review Board review; and a US Army Corps of Engineer Individual Permit SPN-2017- 00264S, issued May 4, 2020 and Letter of Modification to Permit No. 2017-00264S, issued June 4, 2020; and

WHEREAS, A Port Building Permit will be obtained prior to Notice to Proceed; now, therefore be it

RESOLVED, That the Port Commission hereby authorizes Port staff to advertise for and accept competitive bids for construction Contract No. 2878, Mission Bay Ferry Landing Phase 2a: Marine Demolition and Mattress; and be it further

RESOLVED, That the Port Commission authorizes Port staff to take further actions in connection with the advertisement as necessary to achieve the purposes described in this Resolution.

I hereby certify that the foregoing resolution was adopted by the Port Commission at its meeting of February 25, 2025.

Secretary

EXHIBIT A
AREA OF WORK LOCATION MAP

