MEMORANDUM

May 9, 2025

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

FROM: Elaine Forbes
Executive Director

SUBJECT: Request authorization to award Construction Contract No. 2878, Mission Bay Ferry Landing Phase 2a: Marine Demolition and Mattress to Vortex Marine Construction in the amount of $13,114,750, and authorization for a contract contingency fund of 10% of the contract amount (or $1,311,475), for a total authorization not to exceed $14,426,225.

DIRECTOR'S RECOMMENDATION: Approve the Attached Resolution No. 25-26

EXECUTIVE SUMMARY

Port Commission authorized Port staff to Advertise for Bids on February 25, 2025 (Resolution No. 25-10) for the Mission Bay Ferry Landing Phase 2a: Marine Demolition and Mattress project (the "Project"). Three (3) proposals were submitted in response to the advertisement. Port staff requests the Port Commission authorize award of Construction Contract No. 2878, Mission Bay Ferry Landing Phase 2a: Marine Demolition and Mattress to Vortex Marine Construction ("Vortex"), the lowest responsible, responsive bidder, in the amount of $13,114,750 and authorize a contract contingency fund of 10% ($1,311,475), for a total authorization not to exceed $14,426,225.

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 Project 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 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.

The Project 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.

BACKGROUND

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 and San Francisco Bay Ferry (SF Bay Ferry) are pursuing the development of the Project 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 service will provide transportation resiliency and reduce our community's carbon footprint.

The Project will provide the capability to berth two ferry boats simultaneously and handle up to 6,000 passengers per day. 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 line. The ferry landing will be within walking distance to the UCSF Mission Bay hospital and campus, the new Golden State Warriors Chase Center, and to San Francisco's related life sciences community. Sea level rise will be incorporated in the ferry landing design.

The Port Commission adopted a Memorandum of Understanding (MOU) between the Port and SF Bay Ferry in March 2025 (Resolution No. 25-14). The MOU defined roles and responsibilities for the planning, design, and construction of the Mission Bay ferry landing facility. A subsequent MOU will determine the long-term ownership, operation, and maintenance responsibilities of the terminal upon Port Commission approval.

PROJECT SCOPE

The scope of work includes:

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

The work of site preparation and construction has been separated into multiple phases. The first site preparation project was completed in 2020 with Construction Contract No. 2830. The Project will prepare the site for Phase 2b to construct the ferry landing, the Ferry Landing Plaza, and Agua Vista Park.

The design documents for the Project were prepared by engineering design consultant COWI/OLMM Joint Venture ("COWI").

PROJECT ADVERTISEMENT

On February 25, 2025, the Port Commission authorized staff to advertise for bids for the Project (Resolution No. 25-10).

Port staff published the advertisement for the Project on March 19, 2025. The published Engineer's Estimate for the contract was $8,500,000. The advertisement included two alternates for sediment disposal locations. These alternates were bid but not included in award. On March 26, 2025, Port staff conducted a virtual pre-bid conference. Three (3) bids were received on April 18, 2025. The Port did not receive any protests during the five working day bid protest period that ended on April 25, 2025.

EVALUATION OF BIDS

Power Engineering Construction Company ("Power") was the apparent low bidder. On April 24, 2025, Power submitted a Bid Relief request claiming a clerical mistake in its bid calculation. The request was evaluated and granted by Port staff.

Port staff and COWI evaluated the next lowest responsive and responsible bidder's experience statements and determined that Vortex met the Project's minimum experience qualifications.

The final bid summary is shown in Table 1, and in Attachment B – Bid Tabulation.

Table 1: Project Bid Summary

Bidder	Base Bid	Bid Rank
Power Engineering Construction Company	$8,598,998	1
Vortex Marine Construction, Inc.	$13,114,750	2
The Dutra Group	$15,841,400	3

LOCAL BUSINESS ENTERPRISE

The Port's Contract Monitoring Division ("CMD") reviewed the bids and concluded that Vortex's submittals complied with the LBE subcontracting requirements.

PERMITTING AND APPROVALS SUMMARY

All necessary approvals and permits have been secured by Port staff and a Port of San Francisco Building Permit will be secured prior to the Notice to Proceed. All work under the contract is covered under the regulatory approvals and permits shown in Table 2.

Table 2: Regulatory Permits

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.

SCHEDULE

The Project scope requires that the work in the San Francisco Bay be performed within the regulated in-water work window from June to November. The construction contract duration is 365 consecutive calendar days from the Notice to Proceed date. Below is a summary of the construction and contracting milestones:

- Commission Authorization to Award — May 13, 2025
- Notice to Proceed — June 2025
- Substantial Completion — November 2025

FUNDING

The Vortex Marine Construction bid of $13,114,750 plus the authorized 10% contingency of $1,311,475 for a total of $14,426,225 is within the Project budget. The Project will be funded by the following sources shown below. See Table 3 and Table 4 for contract costs and funding sources respectively.

Table 3: Contract Cost

CONTRACT SCOPE	AMOUNT
Base Bid	$13,114,750
10% Construction Contingency	$1,311,475
Total Cost with Contingency	$14,426,225

Table 4: Contract Funding

FUNDING SOURCE	AMOUNT
SF Bay Ferry Grant (RM3, TIRCP)*	$13,026,225
Port Harbor Fund	$1,400,000
Project Total	$14,426,225
*Includes 10% Contingency	

RECOMMENDATION

Port staff recommend that the Port Commission approve the attached resolution authorizing staff to award Construction Contract No. 2878, Mission Bay Ferry Landing Phase 2a: Marine Demolition and Mattress, to Vortex Marine Construction, the lowest responsive and responsible bidder, in the amount of $13,114,750 and with a 10% contingency of $1,311,475, for a total not to exceed amount of $14,426,225. Port staff also recommends that the Port Commission authorize the Executive Director to accept the work once it is complete.

Prepared by: Simon Betsalel
Project Manager

For: Wendy Proctor
Interim Deputy Director, Engineering

Attachments:
A - Area of Work Location Map
B - Bid Summary Tabulation

PORT COMMISSION
CITY AND COUNTY OF SAN FRANCISCO

RESOLUTION NO. 25-26

WHEREAS, Port staff seeks Port Commission authorization to award 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, On February 25, 2025, the Port Commission adopted Resolution No. 25-10, authorizing staff to solicit competitive bids for construction Contract No. 2878; and

WHEREAS, Port staff advertised the invitation for bids for the proposed Contract No. 2878 on March 19, 2025, held an optional pre-bid meeting on March 26, 2025, and received bids on April 18, 2025; and

WHEREAS, Port staff received three (3) bids for Contract No. 2878; and

WHEREAS, Port staff reviewed the bids and determined that Vortex Marine Construction is the lowest responsive and responsible bidder for Contract No. 2878; and

WHEREAS, Vortex Marine Construction's total bid price of $13,114,750 plus a 10% contingency are fully funded by SF Bay Ferry Grant (RM3, TIRCP) and Port Harbor Funds; and

WHEREAS, Vortex Marine Construction has committed to an LBE goal of 6.89%, satisfying the goal of 5% established for this Contract; 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, Port Building Permit will be obtained prior to the Notice to Proceed; now, therefore be it

RESOLVED, That the Port Commission hereby authorizes the award of Construction Contract No. 2878, Mission Bay Ferry Landing Phase 2a: Marine Demolition and Mattress, to Vortex Marine Construction, the lowest responsive and responsible bidder, for the not-to-exceed amount of $13,114,750; and be it further

RESOLVED, That the Port Commission authorizes Port staff to increase the Contract amount, as necessary for unanticipated conditions, by an additional amount of $1,311,475 (10% of $13,114,750) through contract modification or change order; and be it further

RESOLVED, That the Port Commission hereby authorizes the Executive Director to accept the work once it is complete; and be it further

RESOLVED, That the Port Commission authorizes Port staff to take further actions in connection with the award of Construction Contract No. 2878 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 May 13, 2025.

DocuSigned by:

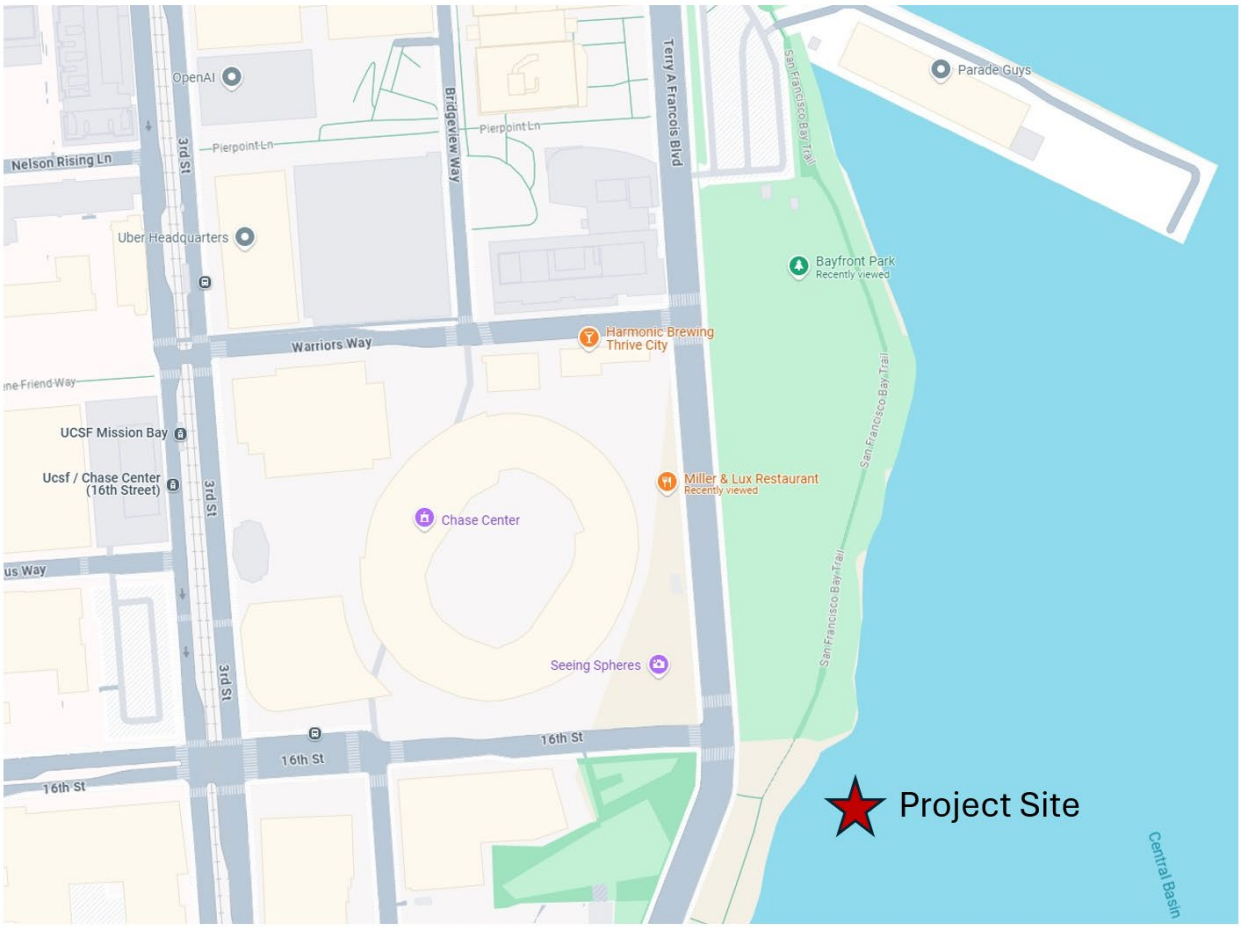
Jenica Lin

Secretary

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ATTACHMENT A

AREA OF WORK LOCATION MAP



ATTACHMENT B
BID SUMMARY TABULATION

B I D T A B U L A T I O N

BID OPENING DATE		04/18/2025 @ 1:00 PM; VIA TEAMS CONFERENCE CALL			
CONTRACT NUMBER		2878			
PROJECT NAME		MISSION BAY FERRY LANDING PHASE 2A: MARINE DEMOLITION & MATTRESS			
ALTERNATE PRIORITIES:		A2, A1			
LBE GOAL:	5%	CONSECUTIVE CALENDAR DAYS:	365	ANNOUNCED CONSTRUCTION ESTIMATE BUDGET:	$8,500,000.00
NUMBER OF BIDDERS:	3	ENGINEER'S ESTIMATE:	$8,500,000.00	APPARENT LOW TOTAL BID PRICE:	**$8,598,998.00**

BIDDER ID #	01	02	03
BID ITEM #	POWER ENGINEERING CONSTRUCTION COMPANY 1501 VIKING STREET, SUITE 200 ALAMEDA, CA 94501 HILARY TIGUE, VICE PRESIDENT/CFO 510-337-3800 TIGUE@POWERENGCONSTRUCTION.COM	THE DUTRA GROUP 2350 KERNER BOULEVARD, SUITE 200 SAN RAFAEL, CA 94901 HARRY K. STEWART, PRESIDENT AND CEO 415-258-6876 HSTEWART@DUTRAGROUP.COM	VORTEX MARINE CONSTRUCTION, INC. 1 MARITIME WAY ANTIOCH, CA 94509 BLAISE FETTIG, PRESIDENT 510-261-2400 BFELTIG@VORTEX-SFB.COM
1	$554,612.00	$1,400,000.00	$995,000.00
2	$1,564,530.00	$1,977,000.00	$1,497,000.00
3	$1,133,000.00	$660,000.00	$1,078,000.00
4	$4,851,806.00	$11,160,000.00	$9,012,000.00
5	$419,050.00	$568,400.00	$456,750.00
6	$36,000.00	$36,000.00	$36,000.00
7	$25,000.00	$25,000.00	$25,000.00
8	$15,000.00	$15,000.00	$15,000.00
BASE BID TOTAL	$8,598,998.00	$15,841,400.00	$13,114,750.00
A2	$748,000.00	$352,000.00	$1,628,000.00
A1	$913,000.00	$451,000.00	$1,749,000.00
BID TOTAL	$8,598,998.00	$15,841,400.00	$13,114,750.00
APPARENT BID RANK	1	3	2