

SAN FRANCISCO PORT COMMISSION

Gail Gilman, President
Stephen Engblom, Vice President
Willie Adams, Commissioner
Steven Lee, Commissioner
Ken McNeely, Commissioner

Elaine Forbes, Executive Director
Office: 415-274-0400

Jenica Liu, Commission Affairs Manager
Office: 415-274-0406

AGENDA PORT COMMISSION MEETING

TUESDAY, JULY 8, 2025
2:30 P.M. CLOSED SESSION
3:15 P.M. OPEN SESSION

PORT COMMISSION HEARING ROOM
FERRY BUILDING, SECOND FLOOR
SAN FRANCISCO, CA 94111

This meeting will be held in person at the location listed above. Members of the public may attend the meeting to observe and provide public comment at the physical meeting location listed above or online at <https://sfgovtv.org/sfgovtv-live-events>. Instructions for providing remote public comment are below.

TO STREAM THE LIVE MEETING:

<https://sfgovtv.org/sfgovtv-live-events>

TO LISTEN TO THE LIVE MEETING AND MAKE PUBLIC COMMENT REMOTELY:

Dial 1-415-655-0001 United States Toll (San Francisco)
Access Code: 2663 796 0076 ##

Dial *3 to be added to the public comment queue for the
item you would like to speak on.

If you are in the public comment queue, an
audio prompt will indicate when it is your
turn to speak.

Public comment is limited to 3:00 minutes
and must be in respect to the current
agenda item.

When making public comment, please:

- Ensure you are in a quiet location
- Turn off any TV's or radios around you
- Speak Clearly

The Port Commission Agenda as well as Staff Reports and other Explanatory Documents provided to the Port Commission are available for public inspection at the Pier 1 Reception Desk and posted on the Port's website at <https://sfport.com/about/port-commission>.

1. CALL TO ORDER / ROLL CALL

2. APPROVAL OF MINUTES – JUNE 10, 2025

3. PUBLIC COMMENT ON EXECUTIVE SESSION

4. EXECUTIVE SESSION

- A. Vote on whether to hold a closed session and to invoke the attorney-client privilege regarding the matters listed below as Conference with Legal Counsel.

(1) CONFERENCE WITH LEGAL COUNSEL REGARDING ANTICIPATED LITIGATION MATTER (Discussion and Possible Action)

- (a) Discuss anticipated litigation matter pursuant to California Government Code Section 54956.9(d)(4) and San Francisco Administrative Code Section 67.10(d)(2) (Discussion and possible action):

___ As Defendant X As Plaintiff

Discussion of anticipated litigation by and among the Port, Chevron Environmental Management Company, BP Remediation Management, and Union Pacific Railroad related to contaminated sediments in the vicinity of the Mission Bay Ferry Landing site and Pier 64 and possible action approving the extension of an existing tolling agreement.

- (b) Discuss anticipated litigation matter pursuant to California Government Code Section 54956.9(d)(4) and San Francisco Administrative Code Section 67.10(d)(2) (Discussion and possible action):

___ As Defendant X As Plaintiff

Discussion of anticipated litigation by and between the Port and Bauer's Intelligent Transportation, Inc. related to events of default in connection with Port Leases L-16206, L-15004 and Parking Agreement No. 003805 at 401 Terry Francois Boulevard, Pier 50 Shed A and Shed C, and Pier 96, respectively.

5. RECONVENE IN OPEN SESSION

- A. Possible report on actions taken in closed session pursuant to Government Code Section 54957.1 and San Francisco Administrative Code Section 67.12.
- B. Vote in open session on whether to disclose any or all executive session discussions pursuant to Government Code Section 54957.1 and San Francisco Administrative Code Section 67.12.

6. RAMAYTUSH OHLONE LAND ACKNOWLEDGEMENT

7. ANNOUNCEMENTS

- A. Announcement of Prohibition of Sound Producing Electronic Devices during the Meeting: Please be advised that the ringing of and use of cell phones and similar sound-producing electronic devices are prohibited at this meeting. The Chair may order the removal from the meeting room of any person responsible for the ringing of or use of a cell phone or other similar sound-producing electronic device.
- B. Announcement of Time Allotment for Public Comments: Please be advised that a member of the public has up to three minutes to make public comments on each agenda item unless the Port Commission adopts a shorter period on any item. Public comment must be in respect to the current agenda item. For in-person public comment, please fill out a speaker card and hand it to the Port Commission Affairs Manager. For remote public comment, instructions are on the first page of this agenda. During public comment, dial *3 to be added to the queue. An audio prompt will signal when it is your turn to speak.

8. PUBLIC COMMENT ON ITEMS NOT LISTED ON THE AGENDA

Public comment is permitted on any matter within Port jurisdiction that is not an agenda item. No Port Commission action can be taken on any matter raised other than to schedule the matter for a future agenda, refer the matter to staff for investigation or respond briefly to statements made or questions posed by members of the public. (Government Code Section 54954.2(a))

9. EXECUTIVE

- A. Executive Director's Report
 - Economic Vitality
 - Equity
 - Resilience
 - Key Project Updates
 - Honoring Port Colleague and Friend – Byron Rhett

10. CONSENT

- A. Request authorization to award a professional service contract for Engineering Services related to Pier 94/96 Seismic Stability Assessment and Design to Moffatt & Nichol, in the amount of \$2,900,500 for an initial term of 3 years. (Resolution 25-33)
- B. Request authorization to award Construction Contract No. 2885, Maintenance Dredging 2025-2030, to The Dutra Group in the amount of \$31,663,500, and

authorization for a contract contingency fund of 10% of the contract amount (or \$3,166,350), for a total authorization not to exceed \$34,829,850. (Resolution 25-34)

- C. Request authorization to award three Professional Service Contracts for Waterfront Resilience Program (WRP) Embarcadero Early Projects to Moffatt & Nichol AGS Joint Venture (Project 1) for \$9,900,000 for an initial term of 7 years, COWI-RJSD Joint Venture (Project 2R) for \$9,900,000 for an initial term of 7 years, and to GHD/Structus Joint Venture (Project 3) for \$4,000,000 for an initial term of 6 years. (Resolution 25-35, Resolution 25-36, and Resolution 25-37)
- D. Request approval of an amendment to Amended and Restated Lease No. L-17134 with the Young Men's Christian Association of San Francisco. (Resolution 25-38)
- E. Request for retroactive authorization to modify Construction Contract No. 2861, WRP Wharf J9 Replacement Project, Phase 1 – Float & Gangway, to extend the substantial completion date 140 days, for a total duration of 417 days. (Resolution 25-39)

11. PLANNING & ENVIRONMENT

- A. Informational presentation on a proposed Central Embarcadero Safety Project and other proposed changes between Broadway and Brannan Street, per the San Francisco Municipal Transportation Agency's Embarcadero Enhancement Program in support of the City's Vision Zero traffic safety goals.
- B. Informational presentation on an unsolicited and artist sponsored proposal by the Sijbrandij Foundation in partnership with Building 180 to place temporary public art along the Port of San Francisco's waterfront as part of the Port's Public Art Program.

12. REAL ESTATE & DEVELOPMENT

- A. Informational presentation and possible action to (1) terminate the Exclusive Negotiating Agreement and Term Sheet with 550 The Embarcadero Property, LLC for the proposed Piers 30-32 and Seawall Lot 330 project, generally located along the Embarcadero between Bryant and Beale Streets; (2) approve a new Exclusive Negotiating Agreement and Term Sheet with 550 The Embarcadero Property, LLC for Seawall Lot 330; and (3) approve a new Exclusive Negotiating Agreement with Embarcadero Pier Property, LLC for Piers 30-32. (Resolution 25-40)

13. NEW BUSINESS

14. ADJOURNMENT

**PROPOSED FUTURE AGENDA
SUBJECT TO CHANGE**

AUGUST 12, 2025

	FACILITY/POLICY	ITEM	TITLE
1	Fisherman's Wharf	Action	Request approval of an 18-month lease extension, with an option for a conditional 18 months, subject to a 90-day termination, for the SkyStar Wheel.
2	Fisherman's Wharf	Action	Request approval of a 10-year lease with two 5-year options with Sausalito Accessories for 1,505 SF of ground floor retail space located at 490 Jefferson.
3	Portwide	Action	Request authorization to provide rent relief for San Francisco commercial salmon fishing vessels for a period of six months (May 1, 2025, through October 31, 2025) in light of economic disruption caused by closure of the 2025 commercial salmon seasons.
4	Portwide	Information	Informational Presentation on the Port's Maritime Portfolio for FY25.
5	Portwide	Action	Request authorization to award four contracts to (1) Arcadis-Lotus Water JV, (2) COWI-RJSD JV, 3) GHD Structus JV, and (4) Moffatt & Nichol AGS JV for As-needed Engineering and Related services, each contract in an amount not to exceed \$5,000,000 and to create a pre-qualified pool.
6	Pier 33	Action	Request authorization to advertise for competitive bids for Construction Contract No. 2882, Pier 33 Bulkhead Roof and Structural Repairs.
7	SWL 323/324	Action	Request for approval of an extension of the Lease Disposition and Development Agreement with TZK Broadway, LLC, a California limited liability company ("TZK") for the proposed development of a hotel with approximately 161 to 192 rooms, a dinner-theater, a 14,000-square-foot public open space, and ancillary uses (the "Development" or "Project") at Seawall Lots 323/324 and portions of unimproved Vallejo and Davis Street right-of-ways on the west side of The Embarcadero at Vallejo by an additional twelve months.

8	Pier 26.5	Action	Request approval of a new three-year lease with one three-year option for approximately 26,901 sq. ft. of office space with Sofar Ocean Technologies.
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DATE TO BE DETERMINED

	FACILITY/POLICY	ITEM	TITLE
1	Pier 70 Shipyard	Action	Request approval to advertise Pier 70 Shipyard shoreline and sediment remediation.
2	Portwide	Information and Possible Action	Informational presentation to consider and possible action to approve Fiscal Year 25/26 Parameter Rent modifications.
3	498 Jefferson Street, SWL 303	Action	Request approval of a Settlement Agreement with Mama Franceschi's, L.P., operating Capurro's, Lease No. L-8993, for Premises at 498 Jefferson Street, SWL 303 San Francisco, CA 94109.
4	Piers 38/40	Information	Informational presentation on Piers 38/40 development and ENA status.
5	Ferry Plaza East Building (FPEB)	Information	Informational presentation on the lease process and status of the Ferry Plaza East Building.
6	Pier 80	Action	Request authorization to advertise for competitive bids for Construction Contract No. 2888, Pier 80 M&R Building Roof.
7	South Beach Harbor	Action	Request approval to amend the harbor fee schedule and approve a new maritime berthing/storage policy for non-profit organizations at South Beach Harbor.
8	Portwide	Information	Informational presentation on Local Business Enterprise and Workforce Development Programs applicable to Public Contracts for Fiscal Years 2023-24 and 2024-25 (July 1, 2023 through June 30, 2025).
9	Pier 9	Action	Request authorization to advertise for competitive bids for Construction Contract No. 2889, Pier 9 Roof and Roof Deck Repairs.

10	Portwide	Action	Request authorization to award 2 As-Needed Equity Support Services Contracts (the "Contracts"), one to each Cornerstone Consulting, HR, LLC and The Justice Collective, each in the amount of \$550,000, totaling to \$1,100,000 and a term of 5 years.
11	Roundhouse 2 Building Envelope	Action	Request for retroactive authorization to modify Construction Contract No. 2848, Roundhouse 2 Building Envelope, to extend the substantial completion date.

**AUGUST, SEPTEMBER AND OCTOBER 2025
CALENDAR OF UPCOMING PORT MEETINGS – OPEN TO THE PUBLIC**

DATE	TIME	GROUP	LOCATION
AUGUST 12	2:00 PM Closed Session 3:15 PM Open Session	Port Commission	Port Commission Hearing Room (Ferry Building)
SEPTEMBER 9	2:00 PM Closed Session 3:15 PM Open Session	Port Commission	Port Commission Hearing Room (Ferry Building)
OCTOBER 7	2:00 PM Closed Session 3:15 PM Open Session	Port Commission	Port Commission Hearing Room (Ferry Building)

COMPETITIVE SELECTION PROCESS COMMUNICATIONS
RESTRICTED COMMUNICATIONS PERIOD REPORT

Date of Report: July 3, 2025

The following competitive solicitations are published and are within or will soon be within the Restricted Communications Period under the Port Commission Competitive Selection Process Communications Policy.

DIVISION	TITLE	PUBLICATION DATE	CONTRACT MANAGER
Waterfront Resilience Program	RFP for Three Embarcadero Early Projects	Advertised/Pre-Award	Carlos Colon, Brad Benson, Steven Reel, Alysabeth Alexander-Tut
Planning and Environment	As-Needed Hazardous Waste	Negotiating Contracts	Alysabeth Alexander-Tut, George Bibbins
Maintenance, Real Estate, Security	Security Cameras, Security Gate, Key Card System	Upcoming Advertisement	Alvin Sonza, Kyle Thomas, Jennifer Gee, Alysabeth Alexander-Tut, Patricia San Agustin
Executive	As-Needed Equity RFQ	Negotiations	Toni Autry, Tiffany Tatum, Alysabeth Alexander-Tut
Engineering	Amador Street Improvements	Pre-Award	Noel Aquino, Tim Leung
Maritime	Dry Dock/Construction	Upcoming Advertisement	Zachary Adami
Maintenance	Gangway Contract	Negotiations	Tim Felton, Alysabeth Alexander-Tut
Finance and Administration	Overhead Cost Allocation Plan	Negotiations	Peter Yee, Alysabeth Alexander-Tut
Maritime	Shore Power System	Negotiations	Joe Monroe, Alysabeth Alexander-Tut
Waterfront Resilience Program	Program Advisory Services	Upcoming Advertisement	Brad Benson, Steven Reel, Adam Varat
Waterfront Resilience Program	WRP Planning & Design, Northern Waterfront & Southern Waterfront	Upcoming Advertisement	Brad Benson, Steven Reel, Adam Varat
Engineering	Engineering Services related to Pier 94/96 Seismic Stability Assessment and Design	Pre-Award	Simon Betsalel, Alysabeth Alexander-Tut
Engineering	As Needed Engineering and Related Professional Services RFQ	Evaluation Phase	Erica Peterson, Alysabeth Alexander-Tut
Planning and Environment	As Needed Environmental and Planning Services RFQ	Upcoming Advertisement	Kathryn Purcell, Alysabeth Alexander-Tut
Finance and Administration	Payroll system for internships	Upcoming Advertisement	Tiffany Tatum, Alysabeth Alexander-Tut
Finance and Administration	Cal Maritime	Negotiations	Tiffany Tatum, Alysabeth Alexander-Tut
Engineering	COWI OLMM JV Contract	Amendment negotiations	Alysabeth Alexander-Tut, Simon Betsalel, Wendy Proctor
IT	Database software renewal	Contract Negotiations	Waleed Sadat, Nate Frank, Alysabeth Alexander-Tut
Real Estate	As Needed Real Estate Services	Contract Negotiations	Scott Landsittel, Alysabeth Alexander-Tut, Ricky Tijani, Geoff Lewis, Waleed Sadat

NOTES

The San Francisco Port Commission meets regularly on the second Tuesday of every month, plus the fourth Tuesday of February and April, at 3:15 p.m. unless otherwise noticed. The Commission Agenda and staff reports are posted on the Port's Website at <https://sfport.com/about/port-commission>. Contact Jenica Liu at (415) 274-0406 or jenica.liu@sfport.com.

Full Commission meetings are replayed on San Francisco cable via SFGovTV2 and streamed on the Internet. Broadband service is recommended for access. The Port Commission is generally broadcast on SFGovTV2, cable channel 78 on the 2nd & 4th Thursday of the month at 9 p.m. SFGovTV archives include a recording of each meeting, an agenda with links to the specific portion of the meeting, a file containing all closed captions for the deaf from the meeting and an MP3 recording of the meeting. The Port Commission meetings can be viewed online at http://sanfrancisco.granicus.com/ViewPublisher.php?view_id=92

The Fisherman's Wharf Advisory Committee (FWAC) has been established and meets the first Wednesday of each odd numbered month from 9:00 a.m. to 11:00 a.m. Contact Ming Yeung at ming.yeung@sfport.com.

The Maritime Commerce Advisory Committee (MCAC) meets every other month, on the third Thursday of the month, between 11:30 a.m. and 1:00 p.m. at Pier 1 and virtually. Contact Dominic Moreno at (415) 850-6819 or dominic.moreno@sfport.com.

The Northern Advisory Committee (NAC) meets on the third Wednesday of odd-numbered months at 5:30 p.m. at Pier 1 and virtually. Contact Patrick Foster at patrick.foster@sfport.com or check our website at <https://sfport.com/community> for more information.

The Southern Advisory Committee (SAC) meets on the fourth Wednesday of every month at 6:00 p.m. at the Southeast Community Center, 1550 Evans Avenue, and virtually. Contact Mark Paez at mark.paez@sfport.com or check our website at <https://sfport.com/community> for more information.

The Waterfront Design Advisory Committee (WDAC) meets virtually, as needed, jointly with the Design Review Board of the Bay Conservation and Development Commission on the first Monday of the month. The Committee meets virtually as needed on the fourth Monday of the month at 6:30 p.m. Contact Ryan Wassum at ryan.wassum@sfport.com.

The Mission Bay Citizens Advisory Committee meets virtually on the second Thursday of the month at 5:00 p.m. Contact Marc Slutzkin at (415) 749-2516 or marc.slutzkin@sfgov.org.

ACCESSIBLE MEETING INFORMATION POLICY

In order to assist the City's efforts to accommodate persons with severe allergies, environmental illness, multiple chemical sensitivity or related disabilities, attendees at public meetings are reminded that other attendees may be sensitive to various chemical based products. Please help the City to accommodate these individuals.

DISABILITY ACCOMMODATIONS

To request assistive listening devices, sign language interpreters, readers, large print agendas or other accommodations, please contact Melanie Kung, Port's ADA Coordinator at (415) 629-4461 or via email at melanie.kung@sfport.com or Jenica Liu at (415) 274-0406 or via email at jenica.liu@sfport.com at least 72 hours in advance of the hearing. The Port's TTY number is (415) 274-0587.

LANGUAGE ASSISTANCE

311 Free language assistance / 免費語言協助 / Ayuda gratuita con el idioma /
Бесплатная помощь переводчиков / Trợ giúp Thông dịch Miễn phí / Assistance
linguistique gratuite / 無料の言語支援 / 무료 언어 지원 / “ “ “ “ ” “ / Libreng tulong para
sa wikang Tagalog

To request an interpreter for a specific item during the hearing, please contact Port's Language Access Liaison, Lucinda Hom at (415) 274-0400 or email her at lucinda.hom@sfport.com at least 48 hours in advance of the hearing.

SPANISH:

Agenda para la Comisión de Planificación. Si desea asistir a la audiencia, y quisiera obtener información en Español o solicitar un aparato para asistencia auditiva, llame Lucinda Hom al 415-274-0400. Por favor llame por lo menos 48 horas de anticipación a la audiencia.

CHINESE:

規劃委員會議程。聽證會上如需要語言協助或要求輔助設備，請致電Lucinda Hom 415-274-0400。
請在聽證會舉行之前的至少48個小時提出要求。

TAGALOG:

Adyenda ng Komisyon ng Pagpapalano. Para sa tulong sa lengguwahe o para humiling ng Pantulong na Kagamitan para sa Pagdinig (headset), mangyari lamang na tumawag kay Lucinda Hom sa 415-274-0400. Mangyaring tumawag nang maaga (kung maaari ay 48 oras) bago sa araw ng Pagdinig.

RUSSIAN:

Повестка дня Комиссии по планированию. За помощью переводчика или за вспомогательным слуховым устройством на время слушаний обращайтесь по номеру Lucinda Hom 415-274-0400. Запросы должны делаться минимум за 48 часов до начала слушания.

NOTICES

Know Your Rights Under the Sunshine Ordinance:

Government's duty is to serve the public, reaching its decisions in full view of the public. Commissions, boards, councils and other agencies of the City and County exist to conduct the people's business. This ordinance assures that deliberations are conducted before the people and that City operations are open to the people's review. For more information on your rights under the Sunshine Ordinance (Sections 67.1 et seq. of the San Francisco Administrative Code) or to report a violation of the ordinance, contact the Sunshine Ordinance Task Force, 1 Dr. Carlton B. Goodlett Place, Room 244, San Francisco CA 94102-4689; by phone at (415) 554-7724; by fax at (415) 554-7854 or by email at soff@sfgov.org. Citizens can obtain a free copy of the Sunshine Ordinance by printing Sections 67.1 et seq. of the San Francisco Administrative Code on the Internet, at <http://www.sfgov.org/sunshine>.

Prohibition of Ringing of Sound Producing Devices:

The ringing of and use of cell phones, pagers, and similar sound-producing electronic devices are prohibited at this meeting. Please be advised that the Chair may order the removal from the meeting room of any person(s) responsible for the ringing or use of a cell phone, pager, or other similar sound-producing electronic device.

Lobbyist Registration and Reporting Requirements:

Individuals and entities that influence or attempt to influence local legislative or administrative action may be required by the San Francisco Lobbyist Ordinance (SF Campaign & Government Conduct Code Sections §2.100 – 2.160) to register and report lobbying activity. For more information about the Lobbyist Ordinance, please contact the San Francisco Ethics Commission at 30 Van Ness, Suite 3900, San Francisco, CA 94102, phone (415) 581-2300 or fax (415) 581-2317; web site: www.sfgov.org/ethics.

CEQA Appeal Rights under Chapter 31 of the San Francisco Administrative Code:

If the Commission approves an action identified by an exemption or negative declaration as the Approval Action (as defined in S.F. Administrative Code Chapter 31, as amended, Board of Supervisors Ordinance Number 161-13), then the CEQA decision prepared in support of that Approval Action is thereafter subject to appeal within the time frame specified in S.F. Administrative Code Section 31.16. Typically, an appeal must be filed within 30 calendar days of the Approval Action. For information on filing an appeal under Chapter 31, contact the Clerk of the Board of Supervisors at City Hall, 1 Dr. Carlton B. Goodlett Place, Room 244, San Francisco, CA 94102, or call (415) 554-5184. If the Department's Environmental Review Officer has deemed a project to be exempt from further environmental review, an exemption determination has been prepared and can be obtained on-line at <http://sf-planning.org/index.aspx?page=3447>. Under CEQA, in a later court challenge, a litigant may be limited to raising only those issues previously raised at a hearing on the project or in written correspondence delivered to the Board of Supervisors, Planning Commission, Planning Department or other City board, commission or department at, or prior to, such hearing, or as part of the appeal hearing process on the CEQA decision.

Prohibited Contributions by Persons with Pending Land Use Matters:

Pursuant to Section 1.127 of the Campaign and Governmental Conduct Code, no person, or the person's Affiliated Entities, with a Financial Interest in a Land Use Matter pending before the Port Commission shall make any Prohibited Contribution at any time from the date of commencement of a Land Use Matter until 12 months have elapsed from the date that the Port Commission renders a final decision or ruling or any appeals to another city agency from that decision or ruling have been finally resolved. All capitalized terms in this provision are as defined in Section 1.127 of the Campaign and Governmental Conduct Code.