




## MEMORANDUM

July 3, 2025

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

**FROM:** Elaine Forbes  
Executive Director 

**SUBJECT:** 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.

**DIRECTOR'S RECOMMENDATION:** Approve the Attached Resolution No. 25-33

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### EXECUTIVE SUMMARY

Port staff requests authorization to award a project-specific professional services contract for the existing conditions assessment and design of seismic improvements at Piers 94/96. The contract will have a not-to-exceed amount of \$2,900,500, with 75% of the funding provided through an Advance Assistance grant from the Federal Emergency Management Agency (FEMA) under the Hazard Mitigation Grant Program (HMGP). The remaining 25% will be funded by the Port's required matching contribution. Authorization to accept and expend these funds was approved by the Port Commission on October 8, 2024, and by the Board of Supervisors on January 14, 2025. The Port Commission authorized advertising the solicitation on February 11, 2025.

### STRATEGIC PLAN OBJECTIVES

The contract supports the Port's 2021–2025 Strategic Plan by advancing the following goals:

### **Economic Growth:**

*Grow the Port's business portfolio to create an economically successful and vibrant waterfront.*

Strengthening and repairing the wharf at Piers 94/96 will enhance a key leasable asset, making it usable by a range of commercial and industrial tenants and contributing to long-term economic vitality.

### **Resilience:**

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

The project will repair or replace the wharf and strengthen surrounding upland soils, reducing the risks of liquefaction and lateral spreading during a seismic event. These improvements support regional resilience by safeguarding a vital asset essential to disaster response and recovery efforts.

### **Evolution:**

*Evolve the waterfront to meet changing public and Port needs.*

With its large acreage, deepwater berth, and proximity to the local workforce, Pier 94/96 is a uniquely valuable Port asset. Improving the structural stability of the site will better position the Port to attract emerging industries—such as offshore wind—supporting economic and environmental evolution along the waterfront.

## **BACKGROUND**

The Port proposes to improve the seismic stability of the Pier 94/96 Marine Terminal, a critical facility within the Piers 80–96 Maritime Eco-Industrial Center. Constructed in the early 1960s, Pier 94/96 is one of San Francisco's last remaining cargo and heavy maritime terminals. The 76-acre site includes three deep-draft berths, a 24,000-square-foot maintenance building, two cranes, on-dock rail access, and direct connectivity to the Intermodal Container Transfer Facility. Adjacent to the Bayview–Hunters Point neighborhood, the terminal is a vital source of diverse local employment and a cornerstone of the city's maritime infrastructure.

Importantly, Pier 94/96 is also designated in City and regional emergency action plans as a critical deep-draft facility for disaster response. A location map is included as Exhibit A.

In 2021, the Port completed a preliminary earthquake vulnerability assessment, which identified significant risks to the facility. The analysis revealed that Pier 94/96 is highly susceptible to earthquake-related damage, including liquefaction of upland areas, shoreline slope failures and lateral spreading, and structural damage or collapse of pile-supported bulkheads and wharves. Such impacts could render the facility inoperable for extended periods following a major earthquake, hampering emergency response efforts and compounding human and economic losses.

To advance this work, the Port submitted an Advance Assistance application to FEMA's Hazard Mitigation Grant Program (HMGP) to assess current conditions, quantify seismic risks, and prepare 60% design and permit documents for the proposed improvements. FEMA awarded the grant on August 5, 2024. The Port Commission authorized acceptance and expenditure of the funds through Resolution No. 24-42, and the Board of Supervisors approved Resolution No. 25-22 on January 14, 2025.

The Port intends to use the resulting 60% design and permit documents as the basis for a future application to FEMA's Building Resilient Infrastructure and Communities (BRIC) or HMGP programs to support final design and construction of the improvements.

## **PROJECT ADVERTISEMENT AND CONTRACTOR OUTREACH**

On March 28, 2025, the Port issued a Formal Request for Proposals (RFP) for engineering services to support the Pier 94/96 Seismic Stability Assessment and Design (Sourcing Event No. 0000010446). As part of the procurement process, the Port conducted a mandatory site visit on April 7, 2025, and held a pre-proposal conference on April 8, 2025. Prior to the April 16, 2025 deadline, the Port received several questions from prospective proposers and subsequently issued three addenda to the RFP in response.

The Contract Monitoring Division (CMD) confirmed that, due to federal funding requirements, no Local Business Enterprise (LBE) subcontracting participation goals apply to this contract. Nevertheless, LBE firms were included in the Port's outreach list to promote broad engagement and equitable access to contracting opportunities.

The Port received three proposals in response to the RFP. On June 2, 2025, an intent to award notification was issued to all firms on the original outreach list. No protests were received.

## **AWARDEE SUMMARY RECOMMENDATION**

The Port's evaluation process included a review of Minimum Qualifications on a pass/fail basis, a Price Proposal comparison weighted at 35 points, and a qualitative evaluation of the Written Proposal weighted at 65 points. The written proposals were assessed by a panel of subject matter experts.

Firms were evaluated based on their relevant past experience, their proposed approach to managing the design work for this project, and the qualifications and expertise of key personnel and subcontractors proposed to perform the work.

<b>Final Evaluation and Ranking for Sourcing Event No. 000010446</b>				
	<b>Total Possible Points</b>	<b>COWI North America, Inc.</b>	<b>GHD Inc.</b>	<b>Moffatt &amp; Nichol</b>
<b>Written Proposal</b>	<b>65</b>	58.25	58.25	61.5
<b>Price Proposal</b>	<b>35</b>	33.33	31.03	35
<b>TOTAL POINTS</b>	<b>100</b>	91.58	89.28	96.5
<b>FINAL RANK</b>		2	3	1

Moffatt & Nichol received a total score of 96.5 out of a possible 100 points.

The firm submitted the lowest price proposal at \$2,900,500, earning the full 35 points allocated to the cost evaluation. Their written proposal was also the highest ranked, earning 61.5 out of 65 points.

Moffatt & Nichol brings over 80 years of experience delivering practical solutions for waterfront, port, and transportation infrastructure projects. The firm offers a multidisciplinary team capable of executing complex and wide-ranging port and maritime engineering assignments.

Azadeh Bozorgzadeh will serve as the Project Manager for this contract. Ms. Bozorgzadeh is a licensed civil engineer with the California Department of Consumer Affairs Board for Professional Engineers, Land Surveyors, and Geologists. She brings substantial experience as a Design Manager and Prime Consultant on a variety of waterfront projects.

Moffatt & Nichol has assembled a team of specialized engineering partners for this engagement, including: Earth Mechanics, Inc.; AGS, Inc.; Environmental Science Associates; Towill, Inc.; OLMM Consulting Engineers; and Scola & Associates.

The Port recommends approval of the attached resolution.

Prepared by: Alysabeth Alexander-Tut, Manager  
Finance & Administration

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Engineering

For: Meghan Wallace, Interim Deputy Director  
Finance & Administration

Wendy Proctor, Interim Deputy Director  
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Attachments: Exhibit A – Location map

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

**RESOLUTION NO. 25-33**

WHEREAS, The Port desires to improve the seismic stability of the Pier 94/96 Marine Terminal, a key terminal in the Port Piers 80 to 96 Maritime Eco-Industrial Center; and

WHEREAS, Pier 94/96 was constructed in the 1960s and is one of the only remaining cargo and heavy maritime piers within San Francisco; and

WHEREAS, The Port received funding from the Federal Emergency Management Agency's ("FEMA") Hazard Mitigation Grant Program ("HMGP") to assess existing conditions and seismic risk and to develop and permit 60% design documents for the needed repairs and upgrades; and

WHEREAS, Accept and expend authorization for these funds was granted by the Port Commission on October 8, 2024, and the Board of Supervisors on January 14, 2025. Authorization to advertise this solicitation was granted by the Port Commission on February 11, 2025; and

WHEREAS, On March 28, 2025, Port staff advertised a Request for Proposals ("RFP") for Engineering Services related to Pier 94/96 Seismic Stability Assessment and Design; and

WHEREAS, The Port received three proposals on April 25, 2025 that are responsive; and

WHEREAS, Port staff recommends awarding a contract to the highest-ranked Proposer; now, therefore be it

RESOLVED, That the Port Commission hereby authorizes Port staff to award one contract to Moffatt & Nichol for Engineering Services related to Pier 94/96 Seismic Stability Assessment and Design for an initial not-to-exceed amount of \$2,900,500 and an initial term of 3 years with the ability to increase the term and value based on actual contractual needs; and be it further

RESOLVED, That the Port Commission authorizes Port staff to take further actions in connection with the award of the contract 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 July 8, 2025.***

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Secretary

**EXHIBIT A**  
**Location Map**

