




MEMORANDUM

August 8, 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 advertise for competitive bids for Construction Contract No. 2882, Pier 9 Roof and Roof Deck Repairs and Pier 33 Bulkhead Roof and Structural Repairs.

DIRECTOR'S RECOMMENDATION: Approve the Attached Resolution No. 25-48

EXECUTIVE SUMMARY

Port staff requests the Port Commission authorize the advertisement for competitive bids for Construction Contract No. 2882, Pier 9 Roof and Roof Deck Repairs and Pier 33 Bulkhead Roof and Structural Repairs (the "Project"). The Project sites are located along the Embarcadero with Pier 9 adjacent to Vallejo Street and Pier 33, adjacent to Bay Street. (See Attachment 1 for the Area of Work Location Map).

The goal of the Project is to ensure that the condition of Pier 9 and Pier 33 Bulkhead roofs are sufficient to safely house current occupancy and use by existing tenants. The Project will remove and replace deteriorated roofing materials, roof decking, primary structure, roof drains, and degraded clerestory windows that have fallen into disrepair and are beyond their useful life. The Project will also incorporate new overflow drains to bring the drainage system into code compliance. The Engineer's construction cost estimate, including a 10% contingency, is \$10,450,000.

The Project is funded by funds received from the State and Port Harbor funds. The Project will be advertised with a base bid with two bid alternates for improved diaphragm strengthening at Pier 9. The bid alternates would be funded with Seawall Bond Proceeds because they will contribute to a future seawall and waterfront resilience project at Pier 9.

STRATEGIC OBJECTIVE

The Project supports the Port's Strategic plan through the following goals:

Economic Recovery

Develop and implement strategies to address the economic impacts of the COVID-19 pandemic and stabilize the Port's financial position during an expected five-year recovery period.

Repairs will stabilize the Port's financial position. The project will solve several deferred maintenance and life safety issues that will reduce structural and water intrusion hazards. These repairs will promote continued leasing in the spaces that will provide revenue to the Port and aid in its economic recovery.

Economic Growth

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

Maintaining the integrity and use of Pier 9 and Pier 33 allows for current and future tenants of the facility to maintain consistent access and operations so that rental income is uninterrupted. Current tenants include commercial office, fish processing, the future National Park Service ("NPS") Alcatraz Landing visitor center, and maritime uses, which contribute to the vibrancy of the waterfront.

BACKGROUND

Pier 9 houses a variety of high-value office and maritime tenancies, including San Francisco Bay Ferry and the Bar Pilots. The Pier 9 roof and roof deck were included in the 2019 Facility Inspection Repair Project Assessment ("FIRPA") to identify holistic maintenance and repair needs in the short and longer term for the entire building. According to the report, the roofing for the majority of the facility had reached the end of its useful life and is in poor condition. Due to water intrusion, the roof decking in certain areas was also exhibiting areas of disrepair and degradation that were recommended to be addressed in association with the roofing updates. Several years have passed since the report was issued and it is assumed that conditions have degraded further.

Pier 33 contains a variety of commercial and industrial tenants in the bulkhead as well as in the shed including fish processors, restaurant space, and the NPS Alcatraz Landing visitor center. Pier 33 was included in the 2019 FIRPA to identify maintenance and repair needs in the short and longer term. According to the report, the primary structure in the bulkhead supporting the roof showed visible deterioration, and the structure is currently being shored until the replacement repairs can be performed. Bulkhead roofing and the adjacent intermediate roof had reached the end of their useful life. Bulkhead clerestory

windows, skylights, hatch openings, coping, and localized areas of roof decking were also in poor condition and were recommended to be addressed in association with the roofing updates. Several years have passed since the report was issued and it is assumed that conditions have degraded further. The Project's objective is to address these issues that have contributed to ongoing roof leaks and corollary damage that impact the operations, health, and safety of current tenants. Port staff are working with Real Estate property managers to coordinate with tenants and mitigate impacts of the Project work on tenant operations and access.

The proposed scope will address and correct roof leaks impacting the operations, health, and safety of current tenants, and will update the roof drainage system to bring overflow requirements up to code.

PROJECT SCOPE

Pier 9: The scope of work is to remove, repair, and replace deteriorated roofing materials, roof decking, parapet elements, and roof drains at the bulkhead and shed. The Project will also add new overflow drains to the roof system.

There are two additive bid alternates to upgrade the roof diaphragm within the Project boundary. Bid Alternate 1 includes roof diaphragm work for areas covering the bulkhead building. Bid Alternate 2 includes roof diaphragm work for the areas covering the shed.

See Attachment 2 for the overall Project Boundary. Portions of the roof not included in the scope were recently installed by a tenant and are still under warranty.

Pier 33: The proposed scope of the Project will remove and replace deteriorated structure, roofing, roof decking, windows, parapet elements, and roof drainage at the Bulkhead. The Project will also update the roof drainage system to improve removal of water from the facility during rainstorms, lowering the incidence of water infiltration and water damage. See Attachment 2 for the overall project boundary.

SAN FRANCISCO LOCAL HIRING ORDINANCE

The proposed Contract will comply with the City's Local Hiring Ordinance which went into effect on March 25, 2011. The mandatory participation level that is currently in effect and applicable for this Contract is 30% of all project hours within each trade performed by local residents, with no less than 15% of all project work hours within each trade performed by disadvantaged workers. The Office of Economic and Workforce Development administers the Local Hiring Ordinance.

LOCAL BUSINESS ENTERPRISE

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 10% bid discounts for Local Business Enterprise (“LBE”) prime contractors and empowers CMD to set LBE subcontractor participation goals based upon the 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 20% LBE subcontractor participation goal. (Refer to Attachment 3 – CMD Memorandum). 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 APPROVALS

Below is a table of the regulatory permits and approvals applicable to work for the Project.

Agency	Permit or Approval Required
San Francisco Planning Department (CEQA)	CEQA Categorical Exemption Determination filed by the San Francisco Planning Department on June 4, 2021 (2021-003773ENV) for Portwide Repair and Maintenance Program
Bay Conservation and Development Commission (BCDC)	Pier 9: BCDC Permit No. 2000.015.05 for Pier 9, issued August 15, 2014 Pier 33: BCDC Permit No. M1977.017.21 for Portwide Routine Repairs and Maintenance, issued March 3, 2025
Port of San Francisco Building Permit	Permit to be secured prior to issuance of the Notice to Proceed

SCHEDULE

The anticipated contract schedule is as follows:

Port Commission Authorization to Advertise Contract	August 2025
Advertise for Bids	September 2025
Port Commission Approval of Award of Contract	November 2025
Substantial Completion	September 2026

FUNDING

The Engineer's construction cost estimate, including a 10% contingency for this proposed Project, is \$10,450,000. The funding will come from Port Harbor Funds and State General funds.

CONTRACT ESTIMATE		AMOUNT	SUBTOTAL
Pier 9 + 33	Base SCOPE	\$9,500,000	\$10,450,000
	10% Contingency	\$950,000	
BASE SCOPE Project Total			\$10,450,000

FUNDING SOURCE	AMOUNT
California State General funds	\$5,035,484
Port Harbor funds	\$5,414,516
BASE SCOPE Project Total	\$10,450,000

Bid alternates for Pier 9 will be funded separately by the Seawall Bond Proceeds, if accepted.

SUMMARY AND RECOMMENDATION

Port staff are prepared to seek bids for the Project, and therefore respectfully recommend that the Port Commission approve the attached resolution authorizing advertisement of Construction Contract No. 2882.

Prepared by: Jane Lee, Project Manager
Engineering

For: Wendy Proctor, Deputy Director
Engineering

Attachments: Attachment 1: Area of Work Location Map
Attachment 2: Project Boundary
Attachment 3: CMD LBE Goal Memorandum

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

RESOLUTION NO. 25-48

- WHEREAS, Port staff seeks Port Commission authorization to solicit competitive bids for Construction Contract No. 2882, Pier 9 Roof and Roof Deck Repairs and Pier 33 Bulkhead Roof and Structural Repairs (the “Contract”); and
- WHEREAS, The scope of work for the Contract includes removal, repairs and replacement of building structure, roofing materials, parapet elements, roof deck, and roof drains in poor condition, and the addition of new overflow drains to bring the roof drainage system into compliance at Pier 9 and Pier 33; and
- WHEREAS, The solicitation will include two options for additional roof diaphragm strengthening at Pier 9 as additive bid alternates; and
- WHEREAS, The funding for the base Contract and a 10% contingency, is \$10,450,000; and
- WHEREAS, The estimated Contract cost for the full bid package and bid alternates, including a 10% contingency, will be funded by the California State General funds, Port Harbor funds, and Seawall Bond Proceeds; and
- WHEREAS, The Port obtained a CEQA Exemption Determination filed by the San Francisco Planning Department on June 4, 2021 (2021-003773ENV) for work to be performed pursuant to the Port’s Engineering and Facilities Maintenance Directive 2021-01 (“Directive”) and Best Management Practices (“BMPs”) detailed in the Port-wide Maintenance Manual, Revision 2, April 2021; and
- WHEREAS, Pier 9 project work is authorized under San Francisco Bay Conservation and Development Commission (“BCDC”) Permit No. 2000.015.05, issued August 15, 2014; and
- WHEREAS, Pier 33 project work is authorized under BCDC Permit No. M1977.017.21 for Portwide Routine Repairs and Maintenance, issued March 3, 2025; and
- WHEREAS, The Port will obtain a Port Building Permit prior to construction; and
- WHEREAS, CMD staff have reviewed the Contract scope and funding sources for the Contract, and established a 20% LBE subcontractor participation goal; now, therefore be it
- RESOLVED, That the Port Commission hereby authorizes Port staff to advertise for and accept competitive bids for Construction Contract No. 2882, Pier 9 Roof and

Roof Deck Repairs and Pier 33 Bulkhead Roof and Structural Repairs; and
be it further

RESOLVED, That the Port Commission authorizes Port staff to take further action in connection with the advertisement of the Contract as Port staff deems it necessary to achieve the purposes described in this Resolution.

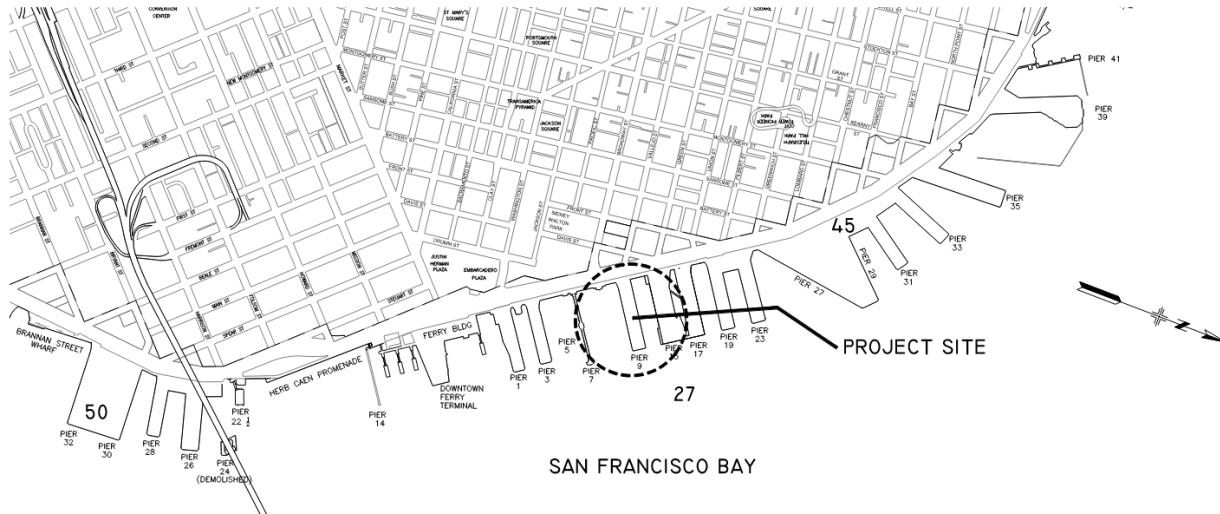
I hereby certify that the foregoing resolution was adopted by the Port Commission at its meeting of August 12, 2025.

Secretary

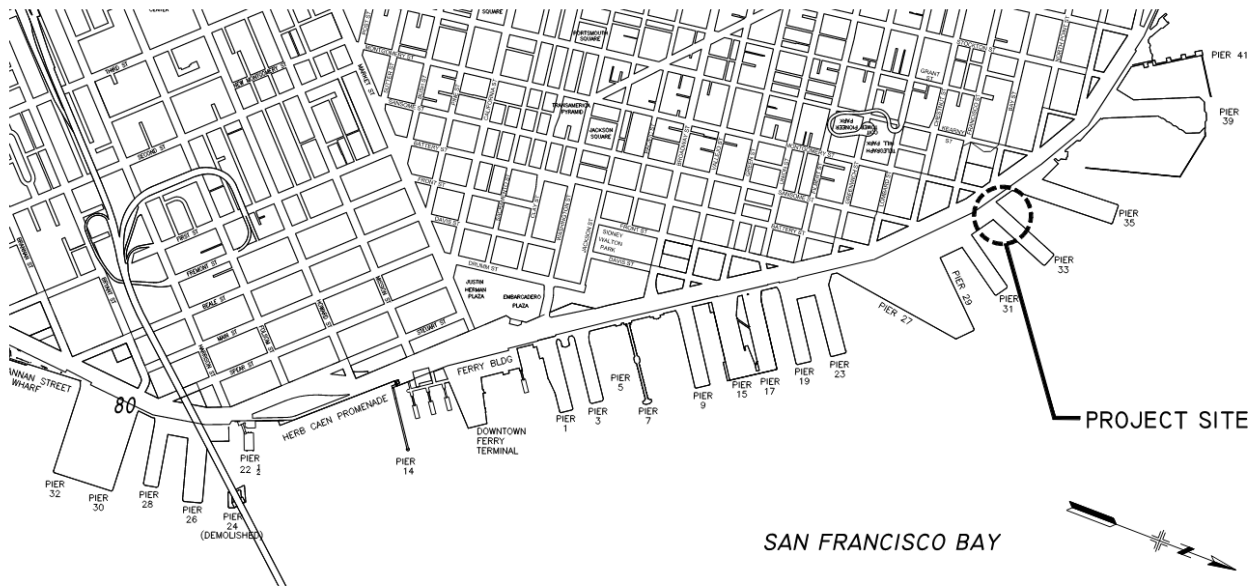
ATTACHMENT 1

Area of Work Location Map

Pier 9



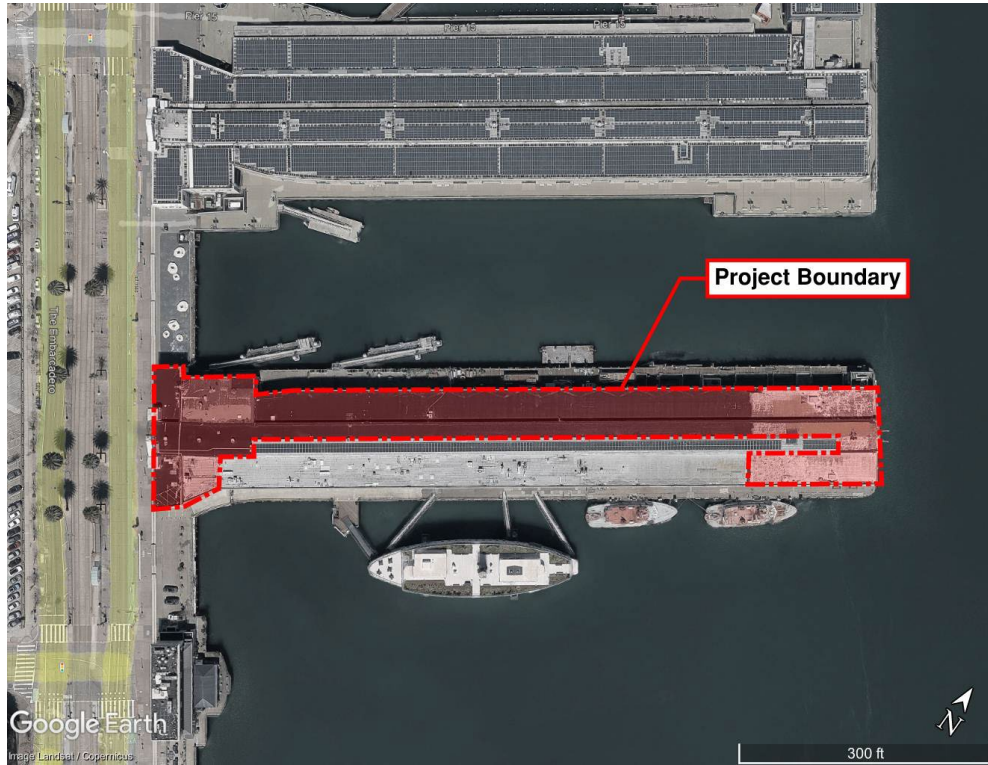
Pier 33



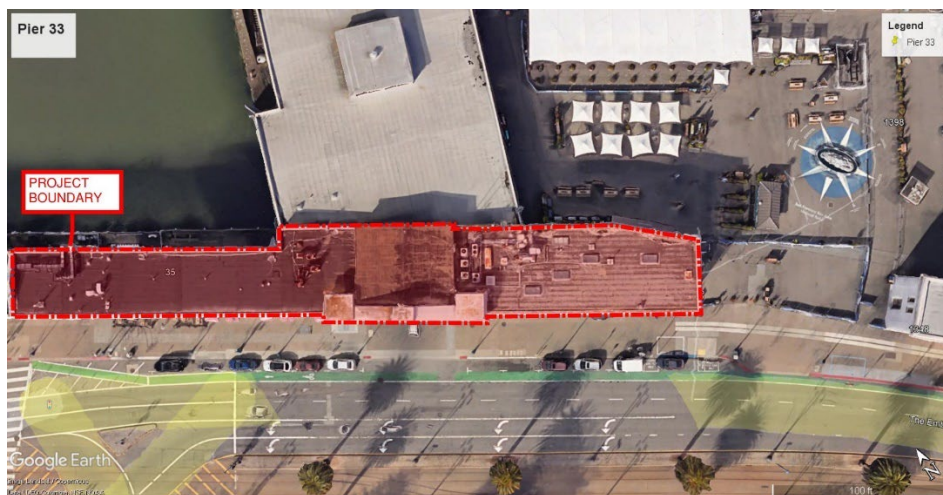
ATTACHMENT 2

Project Boundary

Pier 9



Pier 33



ATTACHMENT 3

CMD Memorandum

Lee, Jane (PRT)

From: CCSF IT Service Desk <ccsfdt@service-now.com>
Sent: Thursday, July 17, 2025 2:27 PM
To: Lee, Jane (PRT); Kanios, Melinda (ADM)
Subject: 14BSUB0002354 14B Intake REVIEW COMPLETE



Contract Monitoring Division

Dear Jane Lee,

CMD has completed review of your 14B intake request.

CMD Supervisor Decision: Reviewed and Approved

CMD Supervisor Comments:

Overall LBE subcontractor participation requirement %: 20

Requester: Jane Lee

Submitting Department: PRT

Title of Project or Solicitation: Pier 9 Roof and Roof Deck Repairs and Pier 33 Bulkhead Roof and Structural Repairs

[Take me to the 14B Intake Record](#)

Ref:TIS6002314_70rUhzJ4UzHKdZ4Qds9R