



MEMORANDUM

September 5, 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: Informational presentation on the design and request for authorization to advertise for competitive bids for Construction Contract No. 2894 for a new interim plaza, a component of the Port's Fisherman's Wharf Forward Program.

DIRECTOR'S RECOMMENDATION: Approve the Attached Resolution No. 25-62

EXECUTIVE SUMMARY

The Fisherman's Wharf Forward program is a major investment strategy by the Port aimed at reinvigorating the heart of Fisherman's Wharf, the City's most visited neighborhood in 2024. This multi-phased project was introduced to the Port Commission on [June 10, 2025](#), and includes both near-term and long-term projects within the areas of Taylor and Jefferson Streets and the Wharf's Inner Lagoon.

This staff report is focused on one near-term Fisherman's Wharf Forward project: a new interim public plaza in the former location of Alioto's restaurant. Other near-term program components include harbor and operations improvements to the Inner Lagoon and activation of vacant restaurants where feasible. These other near-term projects will be presented to the Port Commission at a later date. Additionally, the Port will launch the public process for the longer-term projects later this fall.

Port staff is excited to provide the Port Commission with details on the design for the new interim plaza, developed through extensive feedback and engagement with the public,

THIS PRINT COVERS CALENDAR ITEM NO. 11A

including the Fisherman's Wharf Advisory Committee, Fisherman's Wharf fishers and berth holders, Port consultants, and Port staff.

In addition, Port staff requests that the Port Commission authorize the advertisement for competitive bids for Construction Contract No. 2894, Fisherman's Wharf Forward – Taylor Street Public Plaza (the "Project") to construct a new public plaza. The scope of this Project will include repair of the existing wharf structure, modifications to existing utilities, and installation of new plaza furnishings. The Project is funded through a combination of 2018 Seawall General Obligation Bond funds and Harbor Funds.

STRATEGIC OBJECTIVE

Economic Recovery

The Project is intended to directly support the continued recovery of the Fisherman's Wharf area, utilizing a new interim plaza to draw visitors and new businesses to Taylor Street.

Economic Growth

The new public plaza will create new retail opportunities for tenants in adjacent vacant restaurant spaces.

Resilience

The Project is the first step in an overall long-term vision for Fisherman's Wharf, incorporating sea level rise and earthquake resilience improvements.

Sustainability

The Project will incorporate material reuse and recycling and aims to incorporate low-carbon materials, where feasible, to limit environmental impacts.

Evolution

The Project represents a significant evolution of the visitor experience along Taylor Street by replacing an outdated, oversized restaurant space with a public plaza for clear views of the Inner Lagoon.

Engagement

Due to the importance of this site and the public interest in improvements, the Port has conducted significant public outreach for this plaza, including multiple community meetings and an online feedback portal.

BACKGROUND

On June 10, 2025, Port staff introduced the Fisherman's Wharf Forward program to the Port Commission. Fisherman's Wharf Forward includes a number of Port-led improvements around the Inner Lagoon – both near-term improvements to activate the wharf and long-term plans for resilience upgrades to ensure success long into the future.

Two of the major near-term projects are the demolition of the former Alioto's restaurant and the construction of a new public plaza within the former Alioto's restaurant footprint.

As noted in the June presentation and staff report, Alioto's restaurant negotiated a lease termination in 2022, and the Port has been unable to find a new tenant after a year of extensive outreach due to the required building improvements and its layout not aligning with current market preferences. Therefore, an interdivisional Port team proposed demolishing the former Alioto's restaurant and opening up the space for a new public plaza. The public plaza will be an interim condition until the resilience upgrades of this area occur.

The demolition of the existing restaurant building needs to occur sufficiently in advance of the plaza construction to allow for time to survey the conditions after building removal. Therefore, the building demolition and plaza improvements are to be completed as separate projects under separate construction contracts. The building demolition (Construction Contract No. 2893, Fisherman's Wharf Forward – Alioto's Demolition) is planned to be completed through the Job Order Contract (JOC) program with San Francisco Public Works. The plaza repair and construction work, discussed in this report, is proposed to be competitively bid as Construction Contract No. 2894, Fisherman's Wharf Forward – Taylor Street Public Plaza.

PUBLIC OUTREACH PROCESS

The design of the plaza has been a collaborative effort with Port consultants and an interdivisional Port staff working group and has included extensive public engagement.

The Fisherman's Wharf Forward program was presented to the Port Commission on June 10, 2025, and the Fisherman's Wharf Advisory Committee (FWAC) on July 9, 2025, and the Port requested feedback on all the near-term projects of Fisherman's Wharf Forward. Similar presentations were provided at an evening hybrid meeting, held at Pier 1 on July 16, 2025, and at the Maritime Commerce Advisory Committee (MCAC) meeting on July 17, 2025. In addition to these meetings, the public was able to provide feedback through an online survey portal on the [Port's Fisherman's Wharf Forward website](#). The online survey portal comment period closed on July 31, 2025.

The main stakeholder feedback can be summarized as:

- History: Participants highlighted the importance of preserving the history and telling the story of Fisherman's Wharf, including its fishing industry, tourism, historic boats, and cultural heritage.
- Public Spaces and Amenities: There were numerous requests for more seating areas for dining, with shade and wind-protected places for visitors to relax and enjoy the views of the waterfront and harbor. The importance of security and maintenance was a common theme.

- Events and Activities: Many expressed a desire for a space with an attraction such as a fun and interactive display or play area for children, art, a photo opportunity, or more live music and family-friendly activities.
- Inner Lagoon Improvements: Suggestions for the inner lagoon included better lighting, upgraded ladders, repairs to pilings and electricity, and other operational enhancements, including the need for dedicated parking.

It is important to note that the feedback received to date includes topics, including those about physical and operational enhancements to the Inner Lagoon, that are beyond the scope of the new interim plaza Project. These other improvements will be addressed in separate Fisherman's Wharf Forward projects.

NEXT STEPS OF PUBLIC OUTREACH

While the public feedback period for the new interim plaza has concluded, the Fisherman's Wharf Forward public engagement process will continue through 2026. Port staff recently hosted an in-person meeting at the Crab Boat Owners Association building in Fisherman's Wharf on August 27, 2025, about how to improve the Inner Lagoon, and will continue to work with the Fisherman's Wharf berth holders for both near-term and long-term improvements to the maritime infrastructure and operations.

Port staff are also actively pursuing concepts for activation of vacant retail spaces. Finally, the long-term Fisherman's Wharf Forward planning and design phase is scheduled to commence in Fall 2025 and will include a robust public outreach process for input on the future vision for this unique waterfront location.

PLAZA DESIGN PROCESS

Based on the public feedback and several design meetings and workshops with the consultants, the roughly 6,000 square-foot plaza has been designed to include the following features (see Attachment 1):

- Flexible café seating area adjacent to the existing Fisherman's Grotto restaurant – to accommodate seating for a future tenant in the Grotto space or for a pop-up food and beverage activation on the plaza
- An all-in-one playful feature on the south half of the plaza that emulates a wave and serves as a climbable / seating element
- Seating facing the Inner Lagoon that frames the Inner Lagoon walkway and edge
- Interactive and interpretive elements along the railing at the western edge of the plaza facing the Inner Lagoon
- New catenary lighting throughout the plaza
- New mural/signage along the exposed face of Fisherman's Grotto

The plaza design was also presented at the FWAC meeting on September 3, 2025. The FWAC members were excited for the improvement and expressed enthusiastic support for

the new plaza design. There were questions about ensuring safety and security in Fisherman's Wharf as a whole, managing crowd control, and ensuring that the walkway at the edge of the Inner Lagoon railing was maintained for access.

PROJECT SCOPE

The full scope of the new interim plaza Project includes constructing the plaza elements discussed in the section above, as well as the engineering upgrades necessary to create a safe and functional plaza. Therefore, the base bid scope of work can be summarized with the following main components:

- Repairs of existing damaged timber piles and other strengthening of existing deck elements
- Replacement of existing concrete topping slab
- Repair (and partial replacement) of existing below-deck fire protection system, including sprinklers and firestops
- Modification of existing utility systems to provide hose bibs and electrical outlets in the plaza
- Procurement and installation of plaza furnishings and lighting

The bid documents will also include additive alternates for improvements to the Fisherman's Grotto building, including removal of miscellaneous equipment and fixtures, cosmetic repairs, and addition of a doorway between the restaurant and the plaza. These improvements are intended to encourage a new tenant to occupy this currently vacant space.

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 10% LBE subcontractor participation goal. (Refer to Attachment 4 – CMD Memorandum). This LBE goal is lower than 20% since a majority of the construction scope is overwater. 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 base bid scope of the Project.

Agency	Permit or Approval Required
San Francisco Planning Department (CEQA)	Addendum 4 to Waterfront Plan Final Environmental Impact Report (2019-023037ENV-03) for 2829-2835 Taylor Street – Alioto’s Demo and Taylor Street Plaza Project, issued July 26, 2025
Bay Conservation and Development Commission (BCDC)	Demo and Repair Work: BCDC Abbreviated Regionwide Permit No. ANOI2025.008.00, issued August 15, 2025 Plaza Design: BCDC Minor Permit, to be secured prior to construction
United States Army Corps of Engineers (USACE)	Department of the Army Nationwide Permit (NWP) 3 Maintenance, SPN-2015-00016, issued September 4, 2025
Regional Water Quality Control Board (RWQCB)	Regional Water Board Programmatic Section 401 Certification and Water Quality Certification Order R2-2016-0039 for the Port of San Francisco, Maintenance Program, San Francisco County, dated September 22, 2016, and the Administrative Extension of Order R2-2016-0039, dated April 12, 2024
Port of San Francisco Building Permit	Permit to be secured prior to issuance of the Notice to Proceed

SCHEDULE

The anticipated contract schedule is summarized below. For reference, the demolition of the Alioto’s restaurant building, under a separate contract, is expected to be undertaken from October to December 2025.

Port Commission Authorization to Advertise Contract	September 2025
Advertise for Bids	October 2025
Port Commission Approval of Award of Contract	December 2025
Substantial Completion	June 2026

BUDGET & FUNDING

The engineer’s construction cost estimate, including a 10% contingency, for this Project is summarized below in Table 1.

Table 1: Engineer's Estimate Summary (Base Bid Only)

Contract Scope	Engineer's Estimate
Base Bid Scope of Work – Plaza Improvements	\$3,196,582
10% Contingency	\$319,658
TOTAL	\$3,516,240

The Project is expected to be funded by a combination of Harbor Funds and 2018 Seawall General Obligation Bond funds; Bond funds will be used for all bond-eligible costs, and Harbor Funds will be used for the remainder.

Table 2: Funding Source (Base Bid Only)

Funding Source	Amount
2018 Seawall Bond	\$1,880,135
Harbor Fund	\$1,636,105
TOTAL	\$3,516,240

SUMMARY & RECOMMENDATION

Port staff have completed public outreach to inform the design of this Project and will continue to work with the public to advance improvements to the Inner Lagoon under the scope of separate projects.

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. 2894.

Prepared by: Chris Horiuchi, Project Manager
Waterfront Resilience Program

Ming Yeung, Assistant Deputy Director
Planning and Environment

For: Steven Reel, Deputy Program Manager
Waterfront Resilience Program

David Beaupre, Deputy Director
Planning and Environment

Attachments: Attachment 1: Plaza Design Figures
Attachment 2: Area of Work Location Map
Attachment 3: Project Boundary
Attachment 4: CMD LBE Goal Memorandum

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

RESOLUTION NO. 25-62

WHEREAS, Port staff seeks Port Commission authorization to solicit competitive bids for Construction Contract No. 2894, Fisherman's Wharf Forward – Taylor Street Public Plaza (the "Contract"); and

WHEREAS, The scope of work for Contract No. 2894 includes construction of a public plaza and includes repair of existing timber wharf, utility upgrades, and installation of furnishings and decorative elements (collectively, the "Project") along Taylor Street in Fisherman's Wharf; and

WHEREAS, The Project is a component of the larger Fisherman's Wharf Forward effort and will begin after a separate construction contract to demolish the existing Alioto's restaurant building concludes; and

WHEREAS, The solicitation will include additive bid alternates for improvements to the Fisherman's Grotto building to attract a new tenant; and

WHEREAS, The engineer's base bid construction cost estimate, including a 10% contingency, is \$3,516,240; and

WHEREAS, The estimated Contract cost for the bid package, including a 10% contingency, will be funded by Harbor Fund and 2018 Seawall General Obligation Bond funds; and

WHEREAS, Port staff have submitted applications to all required agencies and will secure all permits and approvals prior to construction; and

WHEREAS, San Francisco Contract Monitoring Division staff have reviewed the Contract scope and funding sources for this Contract, and established a 10% 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. 2894, Fisherman's Wharf Forward – Taylor Street Public Plaza; 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 the staff report accompanying this Resolution.

I hereby certify that the foregoing resolution was adopted by the Port Commission at its meeting of September 9, 2025.

Secretary

ATTACHMENT 1

Plaza Design Figures

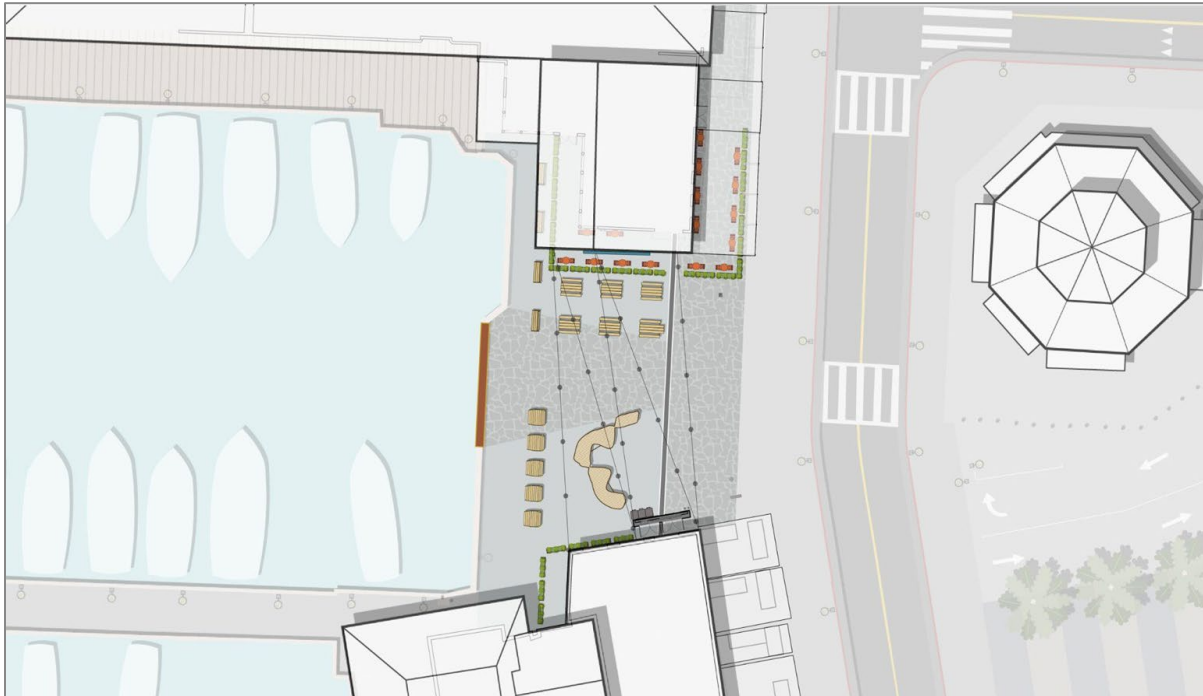


Figure 1 - 1: Plaza Site Plan



Figure 1 - 2: Plaza Design (Aerial View)



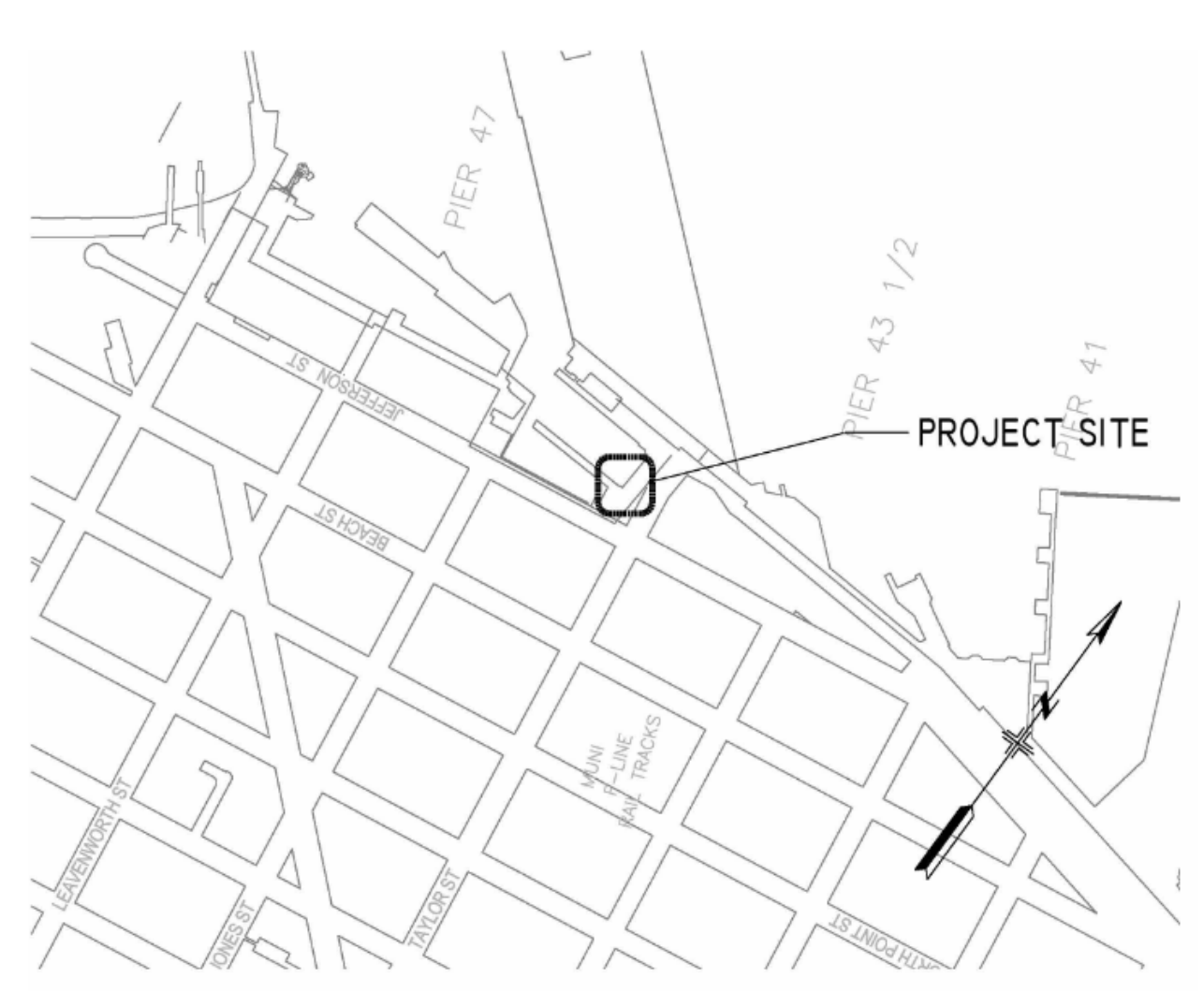
Figure 1 - 3: Plaza Design (View from Taylor Street looking west)



Figure 1 - 4: Plaza Design (View from Tarantino's looking north)

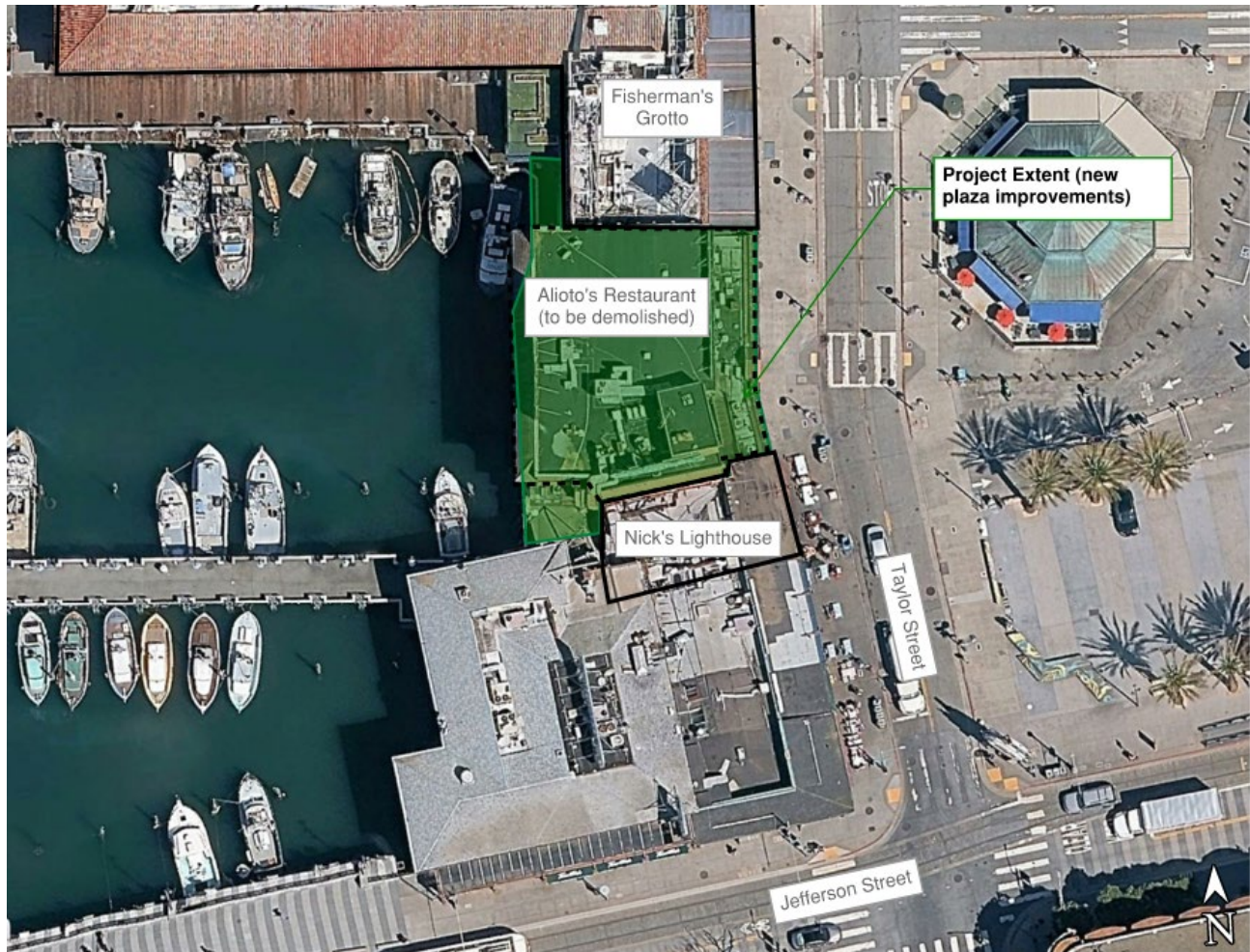
ATTACHMENT 2

Area of Work Location Map



ATTACHMENT 3

Project Boundary



ATTACHMENT 4

CMD Memorandum

14BSUB0002444 14B Intake REVIEW COMPLETE

From CCSF IT Service Desk <ccsfdt@service-now.com>

Date Fri 8/8/2025 9:04 AM

To Horiuchi, Chris (PRT) <christopher.horiuchi@sfport.com>



Contract Monitoring Division

Dear Chris Horiuchi,

CMD has completed review of your 14B intake request.

Admin Decision: LBE Sub-requirement set

CMD Admin Comments: Include the following in the bid specifications/bid documents and advertisement: The LBE subcontracting requirement is 10% and can **only** be met with San Francisco CMD Certified Small and/or Micro-LBEs. The LBE sub requirement is **less** than 20% since majority of this project consists of near and over water work. To be exempt from the CMD Form 2B "Good Faith Efforts" requirements, bidder must commit LBE sub participation in the percentage that **equals** or exceeds 13.5%. Bidders may not discriminate in the **selection** of subcontractors on the basis of race, gender, or any other basis prohibited by law. Formal **complaints** of discrimination **will** be investigated.

Overall LBE subcontractor participation requirement %: 10

Requester: Chris Horiuchi

Submitting Department: PRT

Title of Project or Solicitation: Fisherman's Wharf Forward – Taylor Street Public Plaza (Contract 2894)

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

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