

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, OCTOBER 7, 2025
2:00 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: 2661 736 3091 ##

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 – SEPTEMBER 9, 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 AND REAL PROPERTY NEGOTIATOR – This is specifically authorized under California Government Code Section 54956.8. *This session is closed to any non-City/Port representative: (Discussion Item)

(a) Property: Pier 24 Annex

Person Negotiating: Port: Scott Landsittel, Deputy Director, Real Estate & Amy Cohen, Business Generation Manager

Negotiating Parties: Institute of Contemporary Art (ICA): Lauren Hurst & Ali Gass, Representatives

Under Negotiation: ____ Price ____ Terms of Payment X Both

The Port and interested party the Institute of Contemporary Art (ICA) are negotiating a proposed short-term License for use of the currently vacant Pier 24 Annex (formerly Pilara Foundation). In this executive session, the Port's negotiators seek direction from the Port Commission on factors affecting the price and terms of payment, including rental amount and manner and timing of payments.

(b) Property: 1300 Battery Street (SWL 319)

Person Negotiating: Port: Scott Landsittel, Deputy Director, Real Estate & Don Kavanagh, Property Management

Negotiating Parties: JPPF 1300 Battery, L.P. ("JPPF"); Alex Schwiebert, Asset Manager

Under Negotiation: ____ Price ____ Terms of Payment X Both

The Port and JPPF are negotiating a proposed Ground Lease restructure. In this Executive Session, Port's negotiators seek direction from the Port Commission on factors affecting the price and terms of payment, including proposed terms of the restructure of the 1300 Battery Street ground lease after the loss of subtenant Fog City, including ground rent, percentage rent, and concessions.

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. In-person public comment may be made at the speaker podium in the hearing room during the relevant agenda item. 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

10. CONSENT

- A. Request Port Commission acceptance of Mission Bay Park improvements for Park P19 located on the west side of Terry Francois Boulevard between Mission Rock and China Basin Streets into the Port's park system upon receipt of the San Francisco Public Works Determination of Completion. (Resolution 25-63)
- B. Request approval of 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. (Resolution 25-64)
- C. Request authorization for the Department of Public Works to advertise, award, and oversee construction of Contract No. 2888, Pier 80 M&R Roof Replacement, with a not-to-exceed budget of \$3,390,000. (Resolution 25-65)
- D. Request authorization to advertise Construction Contract No. 2879, Pier 80 Improvements. (Resolution 25-66)
- E. Request authorization to advertise Construction Contract No. 2880, Pier 40 East Apron Repair, generally located at the intersection of Townsend St. and The Embarcadero. (Resolution 25-67)

11. WATERFRONT RESILIENCE PROGRAM

- A. Request approval to execute an amendment to the professional services contract with CH2M HILL Engineers, Inc., for planning, engineering, and environmental services for the Waterfront Resilience Program, which includes the Embarcadero Seawall Program, the U.S. Army Corps of Engineers Flood Resiliency Study and related activities, to increase the contract by \$500,000, resulting in an amended contract amount not to exceed \$60,477,071 with a term of ten years and the Port's option to extend the term for one additional year. (Resolution 25-68)

12. REAL ESTATE & DEVELOPMENT

- A. Request authorization to advertise a Request for Proposals (RFP) for Parking Facilities Management Services for up to three (3) contracts, each for a three (3) year term with two (2) three-year options to renew. (Resolution 25-69)
- B. Informational presentation on an update on the Fisherman's Wharf Revitalized project and a potential "Phase Zero" activation of a portion of the Eastern half of SWL 300/301.

13. NEW BUSINESS

14. ADJOURNMENT

**PROPOSED FUTURE AGENDA
SUBJECT TO CHANGE**

NOVEMBER 18, 2025

	FACILITY/POLICY	ITEM	TITLE
1	SWL 330	Action	Request determination of the Department of Homelessness and Supportive Housing's ("HSH") compliance with option exercise conditions and affirmation of 24-Month extension of Memorandum of Understanding No. M-17094 for continued use of a portion of Seawall Lot 330 for the Embarcadero SAFE Navigation Center.
2	Potrero Power Station	Action	Request approval of amendment to Permitted Uses under Ground Lease L-16662 between Port and California Barrel Company to allow interim improvements and activations.
3	South Beach Harbor	Action	Request to adopt revised South Beach Harbor Rules and Regulations and amend the South Beach Harbor fee schedule.
4	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.
5	Portwide	Information	Informational presentation on amendments to the 2025 Port of San Francisco Building Code.
6	Beach Street	Information	Informational presentation on PG&E Beach Street Offshore Sediment Remediation Project.
7	Pier 96	Action	Request authorization to advertise for competitive bids for Construction Contract No. xxxx, Pier 96 Crane Demolition.
8	Waterfront Resilience	Action	Request for approval to award one contract for program advisory services in support of the Waterfront Resilience Program in an amount not-to-exceed \$40 million and 10-years with the option to extend.
9	Portwide	Action	Request approval to adopt the 2026 Port Commission calendar, which sets dates outside of regular meetings held on the second Tuesday of each month, and on the fourth Tuesday during the months of February and April.

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	Piers 38/40	Information	Informational presentation on Piers 38/40 development and ENA status.
4	Ferry Plaza East Building (FPEB)	Information	Informational presentation on the lease process and status of the Ferry Plaza East Building.
5	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).
6	Portwide	Information	Informational presentation on the Port's facility conditions and Capital Improvement Program.
7	Portwide	Action	Authorization to (1) file with the California Building Standards Commission, the Port's amendments to the 2025 California Building Standards Code and the local findings that support such modifications; (2) repeal the current 2022 Port of San Francisco Building Standards Code (which includes the 2022 Port of San Francisco Building, Existing Building, Mechanical, Electrical, Plumbing, and Green Building Standards Codes), effective midnight, December 31, 2025; and (3) adopt the 2025 Port of San Francisco Building Standards Code (which includes the 2025 Port of San Francisco Building, Existing Building, Mechanical, Electrical, Plumbing, and Green Building Standards Codes) with an effective date of January 1, 2026.
8	Pier 9 and Pier 33	Action	Request authorization to award Construction Contract No. 2882 for Pier 9 Roof and Roof Deck Repairs and Pier 33 Bulkhead Roof and Structural Repairs.

**NOVEMBER, DECEMBER 2025 AND JANUARY 2026
CALENDAR OF UPCOMING PORT MEETINGS – OPEN TO THE PUBLIC**

DATE	TIME	GROUP	LOCATION
NOVEMBER 18	2:00 PM Closed Session 3:15 PM Open Session	Port Commission	Port Commission Hearing Room (Ferry Building)
DECEMBER 9	2:00 PM Closed Session 3:15 PM Open Session	Port Commission	Port Commission Hearing Room (Ferry Building)
JANUARY 13	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: October 2, 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
WRP	RFP for Three Embarcadero Early Projects	Pre-Award	Carlos Colon, Brad Benson, Steven Reel, Alysabeth Alexander-Tut
Planning and Environment	As-Needed Hazardous Waste	Pre-Award	Alysabeth Alexander-Tut, George Bibbins
Engineering	Pier 9 & Pier 33 Roof Repairs	Pre-Award	Jane Lee, Tim Leung
Engineering	Pier 80 M&R Roof	Upcoming Advertisement	Erica Petersen
Engineering	Pier 80 Improvements	Upcoming Advertisement	Noel Aquino, Tim Leung
Engineering	Pier 40 East Apron Repairs	Upcoming Advertisement	Noel Aquino, Tim Leung
Maintenance	Gangway Contract	Pre-Award	Tim Felton, Alysabeth Alexander-Tut
Maritime	Shore Power System	Pre-Award	Joe Monroe, Alysabeth Alexander-Tut
Waterfront Resilience Program	Fisherman's Wharf Forward Plaza	Upcoming Advertisement	Brad Benson, Steven Reel, Chris Horiuchi
Waterfront Resilience Program	Program Advisory Services	Pre-Award	Brad Benson, Steven Reel, Adam Varat
Waterfront Resilience Program	WRP Planning & Design, Northern Waterfront & Southern Waterfront	Upcoming Advertisement	Brad Benson, Steven Reel, Adam Varat
Planning and Environment	As Needed Environmental and Planning Services RFQ	Pre-Award	Kathryn Purcell, Alysabeth Alexander-Tut
Finance and Administration	Payroll system for internships	Upcoming Advertisement	Tiffany Tatum, Alysabeth Alexander-Tut
Real Estate	As Needed Real Estate Services	Pre-Award	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.