



## MEMORANDUM

October 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 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.

**DIRECTOR'S RECOMMENDATION:** Approve the Attached Resolution No. 25-65

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### EXECUTIVE SUMMARY

Due to the large number and dollar volume of grant-funded capital projects that the Port is implementing, Port staff have looked to partner with other City agencies to expand our limited project delivery capacity in the face of deadlines for project completion. Accordingly, as described in more detail below, Port staff requests the Port Commission authorize the San Francisco Department of Public Works ("SFDPW") to advertise Construction Contract No. 2888, Pier 80 M&R Roof Replacement (the "Project") for competitive bids, award the contract, and oversee construction through completion with a total not to exceed budget of \$3,390,000 to cover soft and hard costs of the Project. The Project site is a Port-owned building located at the end of Cesar Chavez St. at Pier 80. (See Attachment 1 for the Area of Work Location Map).

The goal of the Project is to ensure that the condition of the Pier 80 M&R Building roof is sufficient to safely house the current occupancy and use by existing tenants. The Project will remove and replace deteriorated roofing materials that are beyond their useful life. The Project will be advertised with a base bid with two bid alternates – New Roof Gutters and

Downspouts and Short-Term Structural Column Repairs. The Project is funded by funds received from the State.

## **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.

*This project uses funds received from the State to perform tenant improvements (roof repairs) that will allow the property to continue to be leasable space and generate revenue.*

### Evolution

Evolve the waterfront to respond to changing public and Port needs.

*This project will perform tenant improvements that will allow the property to continue to be leasable space and generate revenue.*

## **BACKGROUND**

The Pier 80 M&R Building is an existing building located at Pier 80. The building is owned and managed by the Port of San Francisco. The building is a 30,000 square foot single-story building that is approximately 30 feet tall. The roof system consists of metal standing seam panels with intermediate and integrated translucent panels that are past their life expectancy.

The overall goal of this project is to ensure that the conditions of the facility are sufficient to safely house the occupancy and use of the building by current and future tenants and licensees. The current roof condition, gutters and downspouts, and damaged structural columns pose safety concerns for Port Maintenance crews and tenants. The objective of this Project is to repair the current roof and provide safety enhancements for the building occupants. The Project design is complete, and the Engineer's base bid construction cost estimate, including a 10% contingency, is \$2,300,000.

Due to increased Port workload and Project delivery funded by California State General funds that will expire December 31, 2026, Port staff requests the authorization for San Francisco Department of Public Works ("SFDPW") to advertise the Project for competitive bids, award the contract, and oversee construction through completion with a total not to exceed budget of \$3,390,000 to cover soft and hard costs of the Project.

### Department of Public Works Support

The Port has been utilizing SFDPW staff to execute the design phase of this Project. Due to limited Port staffing, Port staff propose to have SFDPW prepare the contract documents,

advertise the contract, award the contract, and oversee the contract throughout the duration of construction.

Port staff propose to do a work order authorization agreement for SFDPW to manage a total not-to-exceed budget of \$3,390,000 to cover soft and hard costs for the Project. If costs do exceed this amount, SFDPW staff will formally request an agreement modification, and Port staff will return to the Port Commission for authorization. Soft costs include but are not limited to: SFDPW staff time for previous and future project management, design, contract administration, and construction management. Hard costs include, but are not limited to, the construction contract. SFDPW will seek authorization to award the construction contract via the SFDPW Commission and will be authorized to act on behalf of the Port throughout the duration of construction. The contractor will get a Port Building Permit, and Port staff will continue to provide oversight throughout the duration of the Project. Other San Francisco agencies, such as the Recreation and Parks Department, the Municipal Transportation Agency, and the Public Utilities Commission, utilize SFDPW to manage construction contracts in the same or similar manner.

## **PROJECT SCOPE**

The Project proposes replacing the existing standing seam roof with new metal roof panels, flashings, and a vented ridge cap. The Project will be bid with two additive alternates:

- Alternate #1 – Remove and replace all existing gutters and downspouts.
- Alternate #2 – Short-term column repair to the anchorage for fourteen exterior structural columns.

## **SAN FRANCISCO LOCAL HIRING ORDINANCE**

As SFDPW complies with the same ordinances as the Port, 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 to 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 2 – CMD Memorandum).

## 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 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.
Bay Conservation and Development Commission (BCDC)	Project is outside BCDC jurisdiction.
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 Authorizes SFDPW to Advertise Contract	October 2025
Advertise for Bids	October 2025
Public Works Commission Approval of Award of Contract	March 2026
Substantial Completion	August 2026
Final Completion	October 2026

## FUNDING

The project is funded by California State General funds, and the funding requires that the project must be completed and closed out by December 31, 2026.

FUNDING SOURCE	AMOUNT
California State General funds	\$3,390,000

## SUMMARY AND RECOMMENDATION

Port staff are ready to work with SFDPW and transfer funds to begin contract preparations for the Pier 80 M&R Roof Replacement Project. Port staff respectfully recommend that the Port Commission approve the attached resolution to authorize the San Francisco

Department of Public Works to advertise Construction Contract No. 2888 for competitive bids, award the contract, and oversee construction through completion with a not-to-exceed budget for soft and hard costs of \$3,390,000.

Prepared by: Erica Petersen, Project Manager  
Engineering

For: Wendy Proctor, Deputy Director  
Engineering

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

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

**RESOLUTION NO. 25-65**

WHEREAS, Port staff requests authorization for the San Francisco Department of Public Works (“SFDPW”) to advertise, award, and oversee construction of Contract No. 2888 (the “Contract”), Pier 80 M&R Roof Replacement, with a not-to-exceed budget of \$3,390,000 (the “Project”); and

WHEREAS, The scope of work for the Project includes replacing the existing roof with new metal roof panels, flashings, and a vented ridge cap at the Pier 80 M&R Building; and

WHEREAS, The solicitation will include two additive bid alternates, one to remove and replace all existing gutters and downspouts, and another to perform column repair to the anchorage for fourteen exterior structural columns; and

WHEREAS, The estimated Project soft and hard costs are funded by the California State General funds; and

WHEREAS, Port staff propose to authorize SFDPW to manage a total not-to-exceed budget of \$3,390,000 to cover soft and hard costs for the Project. Soft costs include but are not limited to: staff time for previous and future project management, design, contract administration, and construction management. Hard costs include, but are not limited to, the construction contract; and

WHEREAS, If costs exceed \$3,390,000, SFDPW staff will formally request an agreement modification, and Port staff will return to the Port Commission for authorization; 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, The Project team 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 the Department of Public Works to advertise construction Contract No. 2888, Pier 80 M&R Roof Replacement for competitive bids, award the contract, and oversee construction through completion with a not-to-exceed budget of \$3,390,000 to cover soft and hard costs; and be it further

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

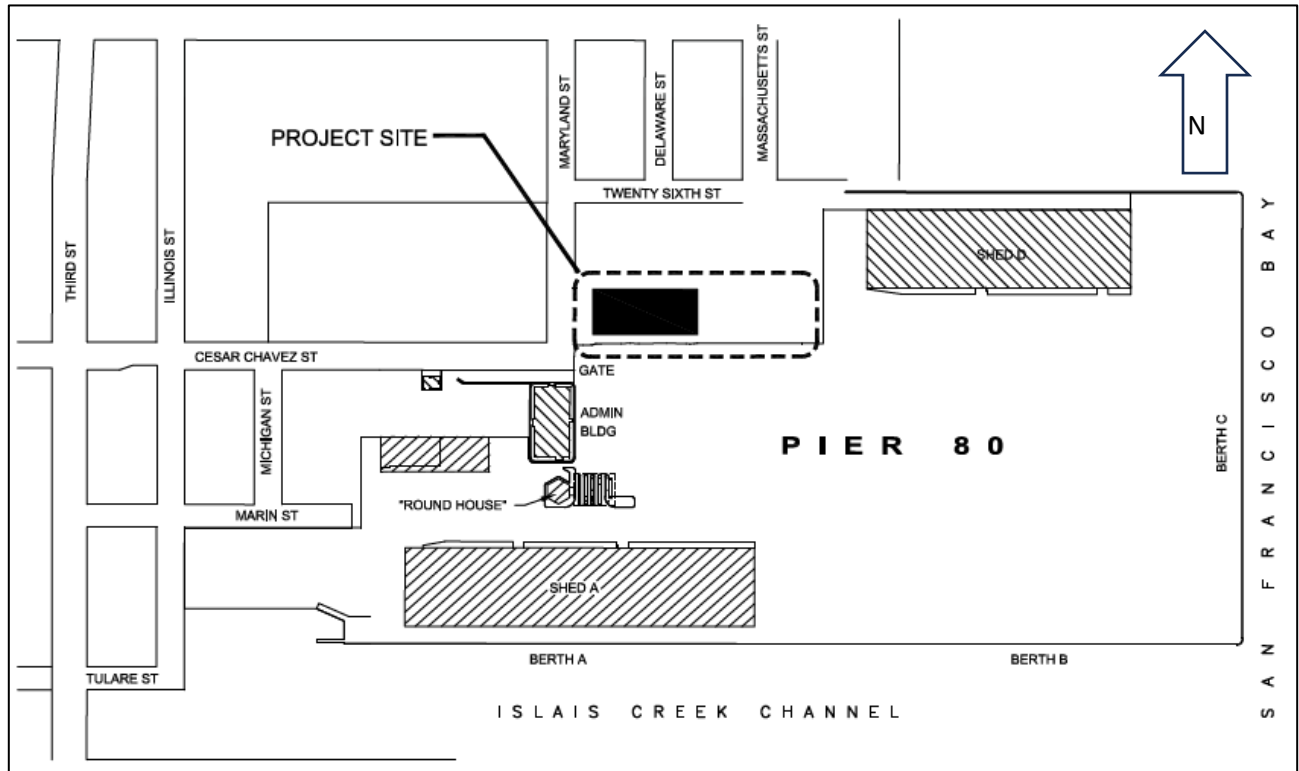
***I hereby certify that the foregoing resolution was adopted by the Port Commission at its meeting of October 7, 2025.***

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Secretary

# ATTACHMENT 1


## Area of Work Location Map






## ATTACHMENT 2


### CMD Memorandum

DT Service Now (TIS)  
To: Abuyaghi, Tony (DPW)

[Reply](#) [Reply All](#) [Forward](#) [...](#)

Thu 8/28/2025 10:06 AM

 If there are problems with how this message is displayed, click here to view it in a web browser.

Contract Monitoring Division

Dear Tony Abuyaghi,

CMD has completed review of your 14B intake request.

**Admin Decision:** LBE Sub-requirement set

**CMD Admin Comments:** This project is Port Pier 80 Roof \$2,417,000. that will be administered by PW from pre-award through construction phase and PW will manage the project. There are currently 6 (six) LBE roofers and 6 (six) Steel suppliers; there are also small portion of trucking and clean up available to justify 20%.

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Include the following in the bid specifications/bid documents and advertisement: The LBE subcontracting requirement is 20.00% and can only be met with San Francisco CMD Certified Small and/or Micro-LBEs. To be exempt form the CMD Form 2B "Good Faith Efforts" requirements, bidders must commit LBE sub participation in the percentage that equals or exceeds 27.00%

**Overall LBE subcontractor participation requirement %:** 20

**Requester:** Tony Abuyaghi

**Submitting Department:** DPW

**Title of Project or Solicitation:** Pier 80 M&R Roof Replacement

Take me to the 14B Intake Record

Ref:TIS6094161\_EzuHjQ7TXPoPLtIW8p83