




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 to advertise Construction Contract No. 2879, Pier 80 Improvements.

DIRECTOR'S RECOMMENDATION: Approve the Attached Resolution No. 25-66

EXECUTIVE SUMMARY

Port staff requests that the Port Commission authorize the advertisement for competitive bids for Construction Contract No. 2879, Pier 80 Improvements (the "Project"). Pier 80 is located in the southern waterfront at the end of Cesar Chavez Street (see Exhibit A for the Area of Work Location Map).

Areas of the existing Pier are prone to flooding during high tides and rain events, which creates operational safety hazards that reduce the effectiveness of the terminal operations. The Project scope is to improve the grading and drainage system of approximately 13 acres of the southeast corner of Pier 80 to address the flooding issues caused by differential settlement.

The Port applied for and was awarded a Port and Freight Infrastructure Program (PFIP) grant from the California State Transportation Agency (CalSTA) in the amount of \$12,420,000 to fund construction of the Project.

STRATEGIC OBJECTIVES

The proposed Pier 80 Improvements Project supports the Port's 2021-2025 Strategic Plan through the following goals:

Productivity:

Attract and retain tenants to build an economically successful and vibrant waterfront.

The regraded pavement and new pump station will reduce downtime related to flooding issues. Tenants will be provided with reliable infrastructure.

Sustainability:

Advance environmental stewardship to limit climate change and protect the Bay.

The Project will install storm drain trash capture filters to reduce discharge of garbage into the bay.

Evolution:

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

The area improved by the project will provide a reliable and safe area that can be used for multiple maritime uses that include cargo staging and parking for cruise ship calls.

PROJECT BACKGROUND AND SCOPE

The Pier 80 project site is approximately 13 acres and is experiencing differential settlement up to 3 feet deep in the southeast corner. This area is currently used as a staging area for the Port's tenants that move vehicle cargo onto their roll-on roll-off (ro-ro) vessels. The subsidence has caused flooding during high tide and storm events that render the area unusable. This creates delays for cargo movement and possible water damage to the tenant's property.

The project will remediate the flooding by raising the site back up to grade to allow for improved drainage.

The Base scope of work includes:

- Recycling existing asphalt in place
- Raise site up to correct grade to allow for ideal drainage
- Installation of new pump station
- Installation of new duckbill valves at outfalls

Alternate scope:

- Replace existing storm drain system
- Install electrical conduit for existing cranes

LOCAL BUSINESS ENTERPRISE ROLE/OPPORTUNITIES

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 generally 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 Exhibit B – CMD Subcontracting Requirement).

REGULATORY PERMITS & APPROVALS

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

Table 1: Permitting & Approval Summary

| Agency | |
|--|---|
| San Francisco Planning Department (CEQA) | CEQA Categorical Exemption Determination filed by the San Francisco Planning Department on July 16, 2025 (2025-005768ENV) for Pier 80 Subsidence Repairs |
| San Francisco Bay Regional Water Quality Control Board (RWQCB) | RWQCB Order R2-2016-0039, Waste Discharge Requirements and Water Quality Certification, issued September 16, 2016, for the Port of San Francisco General Maintenance Program, as extended through December 31, 2028 |
| Port of San Francisco Building Permit | Permit to be secured prior to issuance of the contract Notice to Proceed |

SCHEDULE

The anticipated contract schedule is as follows:

| | |
|---|---------------|
| Port Commission Authorization to Advertise Contract | October 2025 |
| Advertise for Bids | December 2025 |
| Port Commission Approval of Award of Contract | April 2026 |
| Notice to Proceed | June 2026 |
| Substantial Completion | November 2027 |

The CalSTA grant stipulates that the funding be expended by June 30, 2028. The project schedule fits within the grant delivery schedule.

BUDGET AND FUNDING

The Port applied for and was awarded a Port and Freight Infrastructure Program (PFIP) grant from the California State Transportation Agency (CalSTA) in the amount of \$12,420,000 to fund construction of the Project. The grant requires that the Port match the Project with an additional \$3,105,000. The remaining funding in excess of the winning low bid will be used to pay for soft costs like construction management and design support.

The Engineer's construction cost estimate, including a 10% contingency for the base bid items, is \$13,046,000.

| Source | Amount |
|-----------------|---------------|
| Base Bid Scope | \$11,860,000 |
| 10% Contingency | \$1,186,000 |
| Total | \$13,046,000 |

SUMMARY AND RECOMMENDATION

Port staff is prepared to seek bids for the Pier 80 Improvements and therefore respectfully recommends that the Port Commission authorize advertisement of Construction Contract No. 2879 for competitive bids.

Prepared by: Noel Aquino
Project Manager
For: Wendy Proctor
Deputy Director of Engineering

Attachments: Exhibit A - Area of Work Location Map
Exhibit B - CMD Subcontracting Requirement

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

RESOLUTION NO. 25-66

WHEREAS, Port staff seeks Port Commission authorization to solicit competitive bids for construction Contract No. 2879, Pier 80 Improvements (the “Contract”); and

WHEREAS, The base bid scope of work for the Contract includes recycling existing asphalt in place, raising the site up to correct grade to allow for ideal drainage, improving the existing storm drain system, and installing a new pump station; and

WHEREAS, The Engineer’s construction cost estimate for the base bid scope of work, including a 10% contingency, is \$13,046,000; and

WHEREAS, The estimated construction cost, including a 10% contingency, will be funded by the California State Transportation Agency Port Freight Infrastructure Program and matching Port Harbor funds; and

WHEREAS, On July 16, 2025, the San Francisco Planning Department issued a categorical exemption determination for the Project (Planning Department Project Case No. 2025-005768ENV) under the California Environmental Quality Act (California Public Resources Code sections 21000 et seq.); and

WHEREAS, Port staff has concluded that the San Francisco Regional Water Quality Control Board Order R2-2016-0039, Waste Discharge Requirements and Water Quality Certification, issued on September 16, 2016, and as amended to extend through December 31, 2028, governs the Project; and

WHEREAS, The Project will be subject to a Port Building Permit that must be obtained prior to contract Notice to Proceed; and

WHEREAS, Contract Monitoring Division staff have reviewed the Contract scope and funding sources for this Contract, and have established a 20% LBE subcontractor participation goal; now, therefore be it

RESOLVED, That the Port Commission hereby authorizes Port staff to advertise and accept competitive bids for construction Contract No. 2879, Pier 80 Improvements; and be it further

RESOLVED, That the Port Commission authorizes Port staff to take further action in connection with the advertisement 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 October 7, 2025.

Secretary

EXHIBIT A
Area of Work Location Map

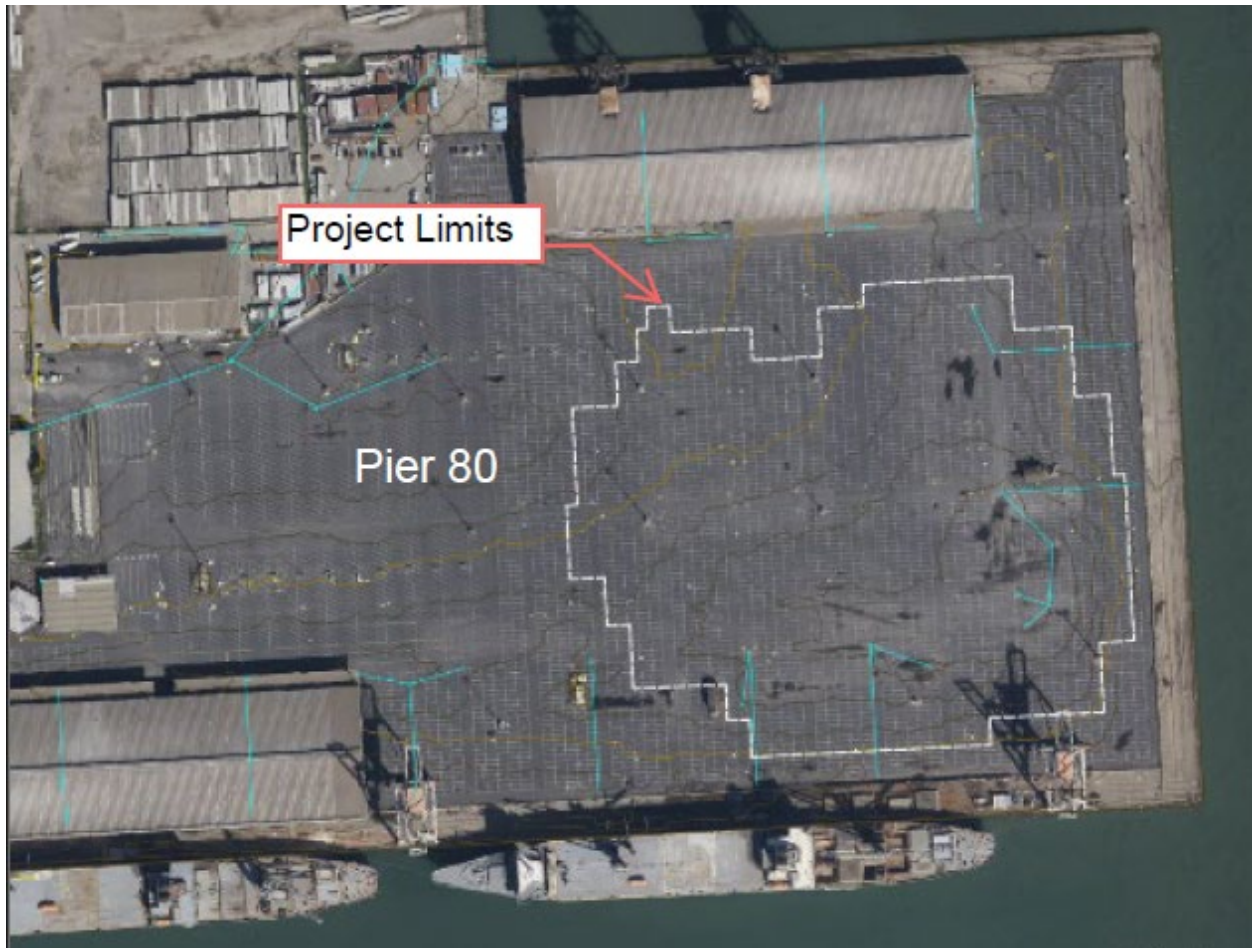


EXHIBIT B
CMD Subcontracting Requirement

From: Kanios, Melinda (ADM) <melinda.kanios@sfgov.org>
Sent: Wednesday, September 17, 2025 4:33 PM
To: Aquino, Noel (PRT) <noel.aquino@sfport.com>
Subject: FW: 14BSUB0002640 14B Intake REVIEW COMPLETE

Hi Noel,

Here are report details including language to put in the bid docs for LBE Requirement section. There is a 20% LBE Subcontracting Requirement with a 27% LBE Subcontracting Requirement to be exempt from Good Faith Efforts. This email replaces CMD's LBE Sub Reqmt memo. Here's a snip from the report.

Include the following in the bid specifications/bid documents and advertisement:

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The LBE subcontracting requirement is 20% and can only be met with San Francisco CMD Certified Small and/or Micro-LBEs.

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 27.00%.

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.
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Best regards,

Melinda Kanios
Contract Compliance Officer
[Contract Monitoring Division | San Francisco \(sf.gov\)](#)
Direct line: 415-554-0657
[Upholding the City's Non-discrimination policies in contracting for 40 years](#)