



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. 2880, Pier 40 East Apron Repair, generally located at the intersection of Townsend St. and The Embarcadero.

DIRECTOR'S RECOMMENDATION: Approve the Attached Resolution No. 25-67

EXECUTIVE SUMMARY

Port staff requests that the Port Commission authorize the advertisement for competitive bids for Construction Contract No. 2880, Pier 40 East Apron Repair (the "Project"). Pier 40 is located at the intersection of Townsend St. and The Embarcadero (see Exhibit A for the Area of Work Location Map).

Per the San Francisco Bay Conservation and Development Commission ("BCDC") permit No. 1984.002, BCDC required the east apron located behind the Pier 40 shed to be opened for public access. This Project will make structural improvements to the apron and resurface the decking to provide a reliable and safe space for the users to satisfy the BCDC public access requirements.

STRATEGIC OBJECTIVES

The proposed 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 new public access will attract additional visitors to Pier 40 and South Beach Harbor and will support local businesses.

Evolution

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

The Project will improve the Pier 40 east apron and provide a reliable and safe area for the public. The improvements to the Pier 40 east apron will help support any future improvements to the Pier 40 north apron and the breakwater.

PROJECT BACKGROUND AND SCOPE

BCDC permit No. 1984.022 requires public access enhancements to South Beach Harbor, including requiring the Pier 40 east apron to be opened for public access. The east apron is currently in disrepair and requires improvements to the under-deck structural beams, surface improvements, and a new guard rail to be safe and meet building code requirements. This Project will satisfy the BCDC requirement.

The scope of work includes structural repairs under deck, resurfacing approximately 2,000 square feet of apron, and installation of approximately 135 linear feet of guard rail.

The work will be advertised as a base bid contract with lump sum bid items.

LOCAL BUSINESS ENTERPRISE ROLE/OPPORTUNITIES

San Francisco Administrative Code Chapter 14B, the Local Business Enterprise Utilization and Non-Discrimination in Contracting Ordinance (the “Ordinance”), is intended to improve the ability of Local Business Enterprises (“LBE”) to “compete effectively for the award of City contracts. The City Administrator and the Contract Monitoring Division (“CMD”) oversee and assist City departments in implementing the Ordinance.

The Ordinance establishes certain bid discounts for LBE prime contractors and empowers CMD to set LBE subcontractor participation goals based upon availability of LBE firms to complete the type of work included in the contract.

CMD staff have reviewed the contract scope for the Project and funding sources for the Project and established an 8% LBE subcontractor participation goal. (Refer to Exhibit B – CMD Memorandum).

REGULATORY PERMITS & APPROVALS

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

Table 1: Permitting & Approval Summary

Agency	
San Francisco Planning Department (CEQA)	CEQA Categorical Exemption for the Port-wide Maintenance Program, Case No. 2021-003773ENV
Bay Conservation and Development Commission (BCDC)	BCDC Permit No. 1984.002.022, issued March 30, 2022
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
Anticipated Port Commission Approval of Award of Contract	March 2026
Anticipated Notice to Proceed	May 2026
Anticipated Substantial Completion	December 2026

BUDGET AND FUNDING

The Engineer's estimate for construction is \$1,400,000. The Project costs also include a 10% contingency of \$140,000 for a total of \$1,540,000.

Table 2: Engineer's Estimate and Funding Source

Construction Estimate	Amount
Engineer's Estimate	\$1,400,000
10% contingency	\$140,000
South Beach Harbor Funds	\$1,540,000

The project is fully funded by the South Beach Harbor Funds. Commission Resolution 15-04 designated South Beach Harbor as a Special Facility. The revenue generated at South Beach Harbor is to be reinvested and used to service all of the projected expenses related to the facility.

SUMMARY AND RECOMMENDATION

Port staff is prepared to seek bids for the Pier 40 East Apron Repair and therefore respectfully recommends that the Port Commission authorize advertisement of Construction Contract No. 2880 for competitive bids.

Prepared by: Noel Aquino, Project Manager
Engineering

For: Wendy Proctor, Deputy Director
Engineering Division

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

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

RESOLUTION NO. 25-67

- WHEREAS, Port staff seeks Port Commission authorization to solicit competitive bids for construction Contract No. 2880, Pier 40 East Apron Repair (the “Contract”); and
- WHEREAS, BCDC issued amendment 20 in 2020 to permit No. 1984.002, requiring public access enhancements to South Beach Harbor, in which it identified Pier 40 east apron to be opened for public access. The Contract will satisfy the BCDC requirement; and
- WHEREAS, The scope of work for the Contract includes structural repairs under deck, resurfacing approximately 2,000 square feet of apron, and installation of approximately 135 linear feet of guard rail (the “Repair Work”); and
- WHEREAS, The Engineer’s construction cost estimate for the Repair Work, including a 10% contingency, is \$1,540,000; and
- WHEREAS, The Contract budget is fully funded by the South Beach Harbor fund; and
- WHEREAS, The Port obtained a CEQA Categorical Exemption Determination filed by the San Francisco Planning Department on June 4, 2021 (2021-003773ENV) for the Portwide Repair and Maintenance Program; and
- WHEREAS, The Port obtained the San Francisco Bay Conservation and Development Commission Permit No. BCDC Permit No. 1984.002.022, issued March 30, 2022, and the San Francisco Regional Water Quality Control Board Order R2-2016-0039, Waste Discharge Requirements and Water Quality Certification, issued September 16, 2016, and extended through December 31, 2028. The Port Building Permit will be obtained by the contractor prior to contract mobilization; and
- WHEREAS, Contract Monitoring Division staff have reviewed the Contract scope and funding sources for this Contract, and established an 8% 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. 2880, Pier 40 east apron Repair; and be it further
- RESOLVED, That the Port Commission authorizes Port staff to take further actions 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

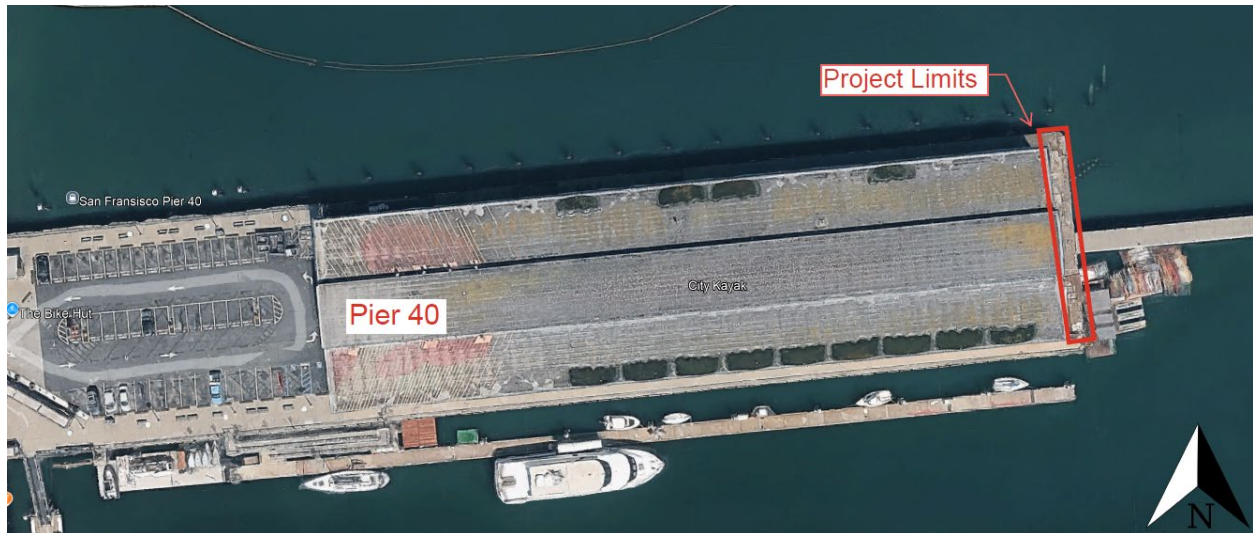


EXHIBIT B

Contract Monitoring Division Subcontracting Requirement

From: Kanios, Melinda (ADM)
Sent: Tuesday, September 23, 2025 8:55 AM
To: Aquino, Noel (PRT)
Subject: RE: 14BSUB0002700 14B Intake LBE Sub-requirement Updated
Attachments: Pier 40 Apron 14B Intake 9.23.25.pdf

Hi Noel,

Here's the attached 14B Intake report for your files. And please add the following language for 14B LBE Section.

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

The LBE subcontracting requirement is 8 % and can only be met with San Francisco CMD Certified

Small and/or Micro-LBEs. LBE Subcontracting participation requirement is less than 20% due to overwater insurance needed to perform work on this project.

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 11%.

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.