

Piers 30-32 & Seawall Lot 330

Port Maritime Commerce Advisory Committee

July 18, 2019



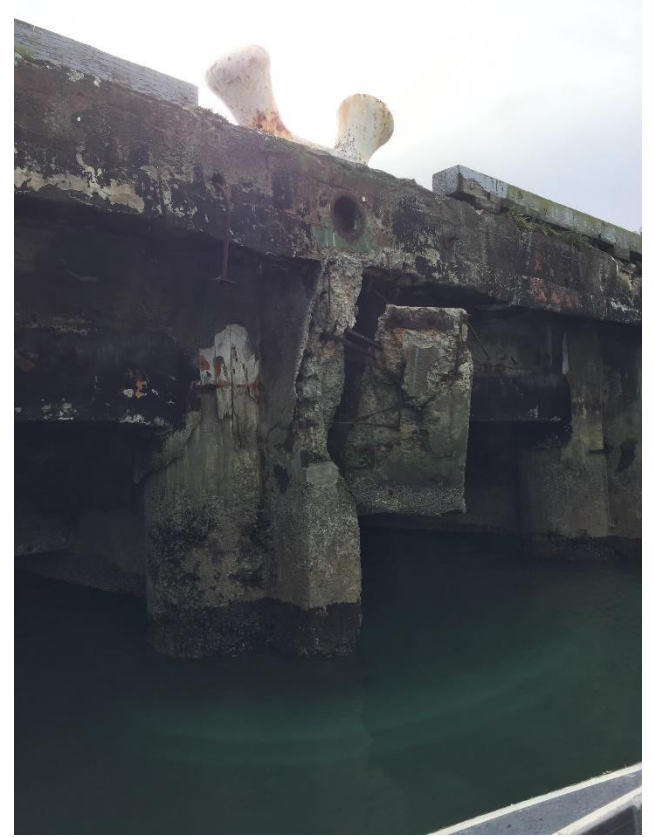
Seawall Lot
330

Piers 30-32

Presentation Overview

- Review of Previous Port Commission Presentations
 - Piers 30-32/SWL 330 history
 - RFP Strategies
 - Timing for Historic Piers and Piers 30-32
 - Potential Separation of Piers 30-32 and SWL 330
- Engineering Considerations
 - Repair and Retrofit, including Seawall
 - Sea Level Rise
- Maritime Berth
- Interim Leasing Opportunity (including “Pop Ups”)
- Schedule/Next Steps

Piers 30-32: Substructure Conditions



Piers 30-32: Substructure Conditions



Piers 30-32: Updated Cost Estimates

Construction Scope	Low \$/SF	High \$/SF
Repair Concrete Piles and Pier Deck	\$100	\$120
Seismic Retrofit of Pier Structure	\$80	\$160
Construction Subtotal (Unit Cost Subtotal x 574,000 SF)	\$103,000,000	\$161,000,000
40% Project Development Costs	\$41,200,000	\$64,400,000
40% Project Contingencies	\$41,200,000	\$64,400,000
Total Project Cost	\$185,000,000	\$290,000,000



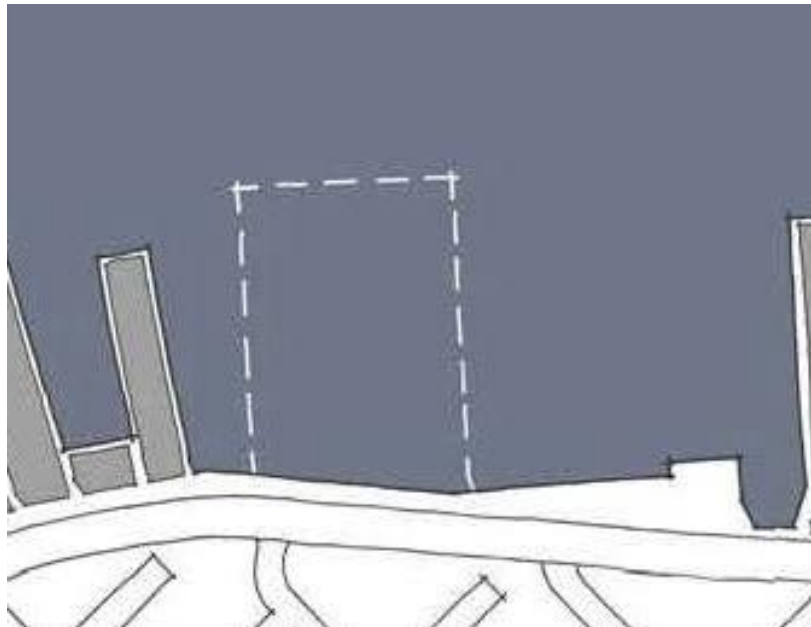
Piers 30-32: Cost Estimates with Seawall

Project Cost	Low \$	High \$
Project Cost: Pier Subtotal <i>(refer to previous section)</i>	\$185,000,000	\$290,000,000
Project Cost: Seawall Subtotal <i>(\$120,000/LF x 655 LF)</i>	\$78,600,000	\$78,600,000
Project Total: Pier + Seawall	\$264,000,000	\$369,000,000



Piers 30-32: Demolition Cost Estimates

Construction Scope	Low \$/SF	High \$/SF
Demolition of Pier	\$45	\$55
Construction Subtotal	\$26,000,000	\$32,000,000
40% Project Development Costs	\$10,400,000	\$12,800,000
40% Project Contingencies	\$10,400,000	\$12,800,000
Total Project Cost	\$47,000,000	\$58,000,000



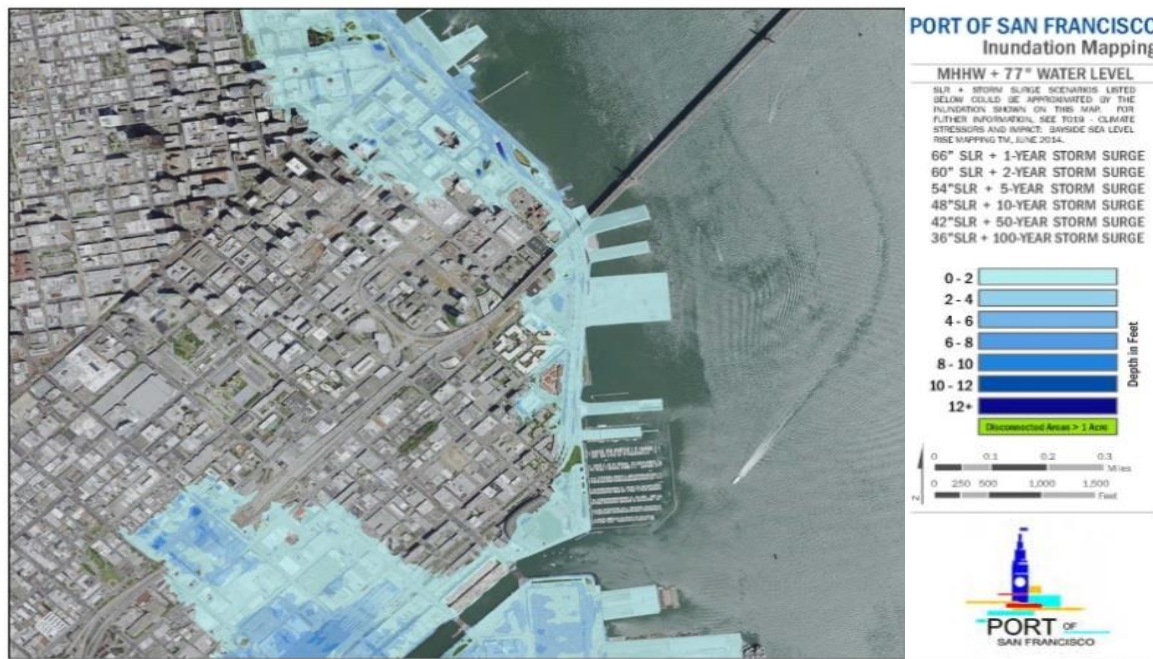
Piers 30-32: Sea Level Rise

Sea Level Rise: Will regularly flood with 77 inches of sea level rise (within the range of potential outcomes for sea level rise by 2100).

Golden State Warriors planned to raise the pier deck by 3 feet.

Flood Risk: FEMA has mapped the pier deck as Zone D (meaning possible but undetermined flood hazards). Flood insurance rates are higher in Zone D.

Port Commissioned Study Underway: per AB 691, will inform RFP criteria



Piers 30-32: Maritime Berth



Piers 30-32: Maritime Berth

Incorporate SLR adaptation strategies through year 2100

- include infrastructure to protect the berth/berth access and public uses

Coordinate maritime and public access to support berthing

- may require closing area to public for safety
- clear area 60 ft deep at east end & 50-ft access way

Improve piles and fendering for deep-draft berthing at east end

- include improvements for small vessels at north & south sides

Electrical, potable water & wastewater infrastructure

- support the deep-water / other berthing operations
- shore power/alternative power to reduce emissions

Loading requirements for access/operations

- reflect SFFD and Port Engineering input
- include strengthened path of travel for large vehicles to deliver stores, remove waste, provide water and support other pierside operations.

Schedule & Next Steps

- Ongoing Coordination with WLUP, Historic Piers RFP and related community engagement efforts
- Discussion/Input on RFP & RFP Selection Criteria
 - Advisory Group meetings August/September
 - Port Commission hearings Fall 2019
- RFP Release by End of 2019