



## MEMORANDUM

April 7, 2023

**TO:** MEMBERS, PORT COMMISSION  
Hon. Kimberly Brandon, President  
Hon. Willie Adams, Vice President  
Hon. Gail Gilman  
Hon. Steven Lee

**FROM:** Elaine Forbes  
Executive Director

**SUBJECT:** Informational Presentation on Request for Proposals (RFP) from Pre-qualified Pool for Consultant Services for the Proposed Pier 50 Earthquake Improvement Project, Initial Study and Pre-design Services.

**DIRECTOR'S RECOMMENDATION:** Information Only – No Action Required

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### EXECUTIVE SUMMARY

The proposed project under the Waterfront Resilience Program (WRP) is to conduct a seismic risk assessment on the full Pier 50 facility and complete pre-design for the most critical retrofit projects at that site. Pier 50 is a crucial facility for the Port that could be significantly impacted by an earthquake, hindering the ability of Port Maintenance to perform necessary repairs along the entire waterfront. Port staff plans to issue an RFP for engineering services to the prequalified pool of firms established in a 2022 Request for Qualifications (RFQ) for as-needed engineering and related professional services. Port staff expects to select a qualified consultant from that pool, enter into negotiations and award a contract for engineering services for a term of two years, with an option to extend by one additional year, and a not-to-exceed value of \$2,700,000.

## **STRATEGIC OBJECTIVE**

This Pier 50 project was specifically noted in the Port's 2021-2025 Strategic Plan under the goals of Economic Recovery, Economic Growth, and Resilience. The proposed project will support these goals in the following ways:

### Economic Recovery:

By completing planning and pre-design phases and preparing the project to effectively compete for additional grant funding;

### Economic Growth:

By utilizing stimulus funding to progress capital projects and provide opportunities for LBE contractors;

### Resilience:

By strengthening Pier 50 to increase the safety of the occupants and to improve the functionality of the facility after an earthquake to rapidly conduct critical repairs to support response and recovery.

## **PURPOSE OF THE CONTRACT**

The purpose of the contract is to perform engineering services for the earthquake hazard risk assessment and pre-design of priority retrofit projects at Pier 50.

## **BACKGROUND**

Pier 50 is a unique facility within the Port's properties. This 20-acre pier with deep draft berths and four large sheds was constructed in two phases. The first construction occurred in the 1920s, including the bulkhead wharf, a 600-foot-long segment of pier, and Sheds A and B. In the 1940s, the pier was extended to the east with Sheds C and D in a trapezoidal-shaped addition to connect with and encompass the island of Mission Rock, originally a small rock outcropping widened with fill. Figure 1 shows a plan diagram of the key components of Pier 50.

One of the WRP's main goals is to improve seismic safety and disaster response and recovery capabilities. Pier 50 has been identified as a critical piece of Port infrastructure to support earthquake disaster response. The pier was built prior to modern seismic standards, is mostly original, and is at risk of earthquake damage from ground shaking, liquefaction, and lateral spreading. Since the Port Maintenance Division is housed here in Shed D and would be tasked immediately after an earthquake to make key repairs to the waterfront, their ability to access the facility and equipment is crucial to overall City disaster response.

Figure 1: Pier 50 Site Plan



The 2020 San Francisco Lifelines Restoration Performance Project, by the Office of Resilience and Capital Planning, provided a specific goal for the Port to evaluate and potentially retrofit Pier 50 as part of overall City resilience goals. The 2021 Port of San Francisco's Disaster Response Exercise (DRX), conducted in collaboration with San Francisco Department of Emergency Management (SFDEM), further emphasized the importance of the facility in an earthquake and identified specific impacts of damage at the site, including a loss of access to supplies, shops, and vehicles essential for repairs. Pier 50 was included in the Port's 2022 Initial Southern Waterfront Earthquake Assessment, which confirmed potential seismic hazards and provided specific recommendations for further investigations and analysis.

The RFP for the Pier 50 Earthquake Improvement Project will include the first phases of eventual seismic retrofit at this site. The proposed scope will include a complete seismic risk assessment of the site and the development of overall retrofit strategies across the facility. It will then advance through the pre-design phase for selected priority retrofit projects to set a baseline scope, budget, and schedule for each. Detailed design for the retrofit projects will be subject to future funding and contracts.

The Port has recently entered into four contracts for as-needed engineering and related professional services. The as-needed contract solicitation included the establishment of a prequalified pool of seven consultants from which the Port could solicit future contracts. The RFP for the Pier 50 Earthquake Improvement Project will solicit proposals from this prequalified pool. All members of the pool are considered qualified to propose on this RFP.

## POTENTIAL SCOPE OF WORK

The staff anticipates the scope of work for this contract to consist of the following tasks.

1. Existing Conditions, Earthquake Risk Assessment, and Earthquake Improvement Strategy

Data Collection and Risk Assessment:

- Existing condition surveys
- Geotechnical investigations
- Geotechnical hazard report
- Earthquake risk assessment

Needs Assessment Report:

- Stakeholder engagement
- Development of seismic improvement strategy
- Initial cost and schedule estimates

2. Project Pre-Design – Priority Earthquake Improvement Project(s)

Alternatives Analysis Report:

- Advanced structural and geotechnical analysis
- Updated cost and schedule estimates
- Selection of retrofit alternative

Conceptual Engineering Report:

- Conceptual retrofit design of selected Project(s)
- Selection of project delivery method
- Establishment of baseline budget and schedule

The expected term of this contract is two years, with an option to extend for one additional year, and it is expected to have a not-to-exceed value of \$2,700,000.

## SELECTION PROCESS

As noted, the firm will be selected from the prequalified pool established by Port Commission Resolutions 22-68, on December 13, 2022. Appendix A lists the prequalified firms that are part of the pool. Port staff will develop a Request for Proposals and invite each prequalified Proposer to respond. There are no additional Minimum Qualifications.

Port staff will procure the requested services through a fair and competitive process. Port staff will convene a CMD-approved evaluation panel for the grading of the written proposal. Port staff expects the evaluation process to take the following steps to review and rank responses to the RFP.

1. Written Proposal Evaluation and Ranking

The panel will score each written proposal based on criteria included in the RFP. Expected evaluation criteria include:

- approach to the work
- firm technical experience
- respondent and subconsultant qualifications
- personnel experience and availability

2. Contract Negotiation and Award

Port staff will seek Port Commission authorization to negotiate and enter into agreements with the highest-ranking respondent. If staff cannot complete negotiations with the highest-ranking firms, Port staff may elect to negotiate with the next highest-ranked firm in descending order.

Local Business Enterprise (LBE) Subconsulting Goal

It is the goal of the Port to maximize participation of Local Business Enterprises in its contracting opportunities. Potential roles for LBEs in this contract include Geotechnical Engineering, Structural Engineering, Surveying, Architecture, and Cost Estimating.

The City’s Administrative Code Chapter 14B – the Local Business Enterprise and Non-Discrimination in Contracting Ordinance – establishes discounts for LBE prime consultants and empowers CMD to set a project-specific goal for LBE subcontractor participation.

The LBE benefits apply in whole to this RFP. LBE Primes and JV Partners will receive a rating bonus at all phases of the grading process. The LBE subconsulting requirement for this RFP, and all contracts resulting from this prequalified pool, is 20%.

**SCHEDULE (Subject to Change)**

In accordance with the following timeline, Port staff expects to return to the Port Commission in June 2023 to request approval to award the contract.

<u>Activity</u>	<u>Target Date</u>
Port Commission Informational Item	April 2023
RFP Issuance	April 2023
Civil Service Commission Authorization to Contract Out Services	April 2023
Pre-Proposal Conference	April 2023
Proposal Due Date	May 2023
Panel Review	May 2023
Port Commission Request to Award Contract	June 2023
New Contract Start	July 2023

## **FUNDING**

This Pier 50 earthquake improvement project had funds allocated for risk assessment and pre-design in FY2022-23 in the five-year Capital Improvement Program, with funding sourced from the American Rescue Plan Act (ARPA) stimulus. This project does not use funds from the 2018 Embarcadero Seawall Earthquake Safety Bond.

## **SUMMARY**

The proposed contract would serve to provide important seismic hazard evaluation and retrofit pre-design services for Pier 50, a critical piece of Port infrastructure.

Prepared for and by:

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Appendix A: Prequalified Pool for Engineering Services

**APPENDIX A**  
**Prequalified Pool for Engineering Services**

Prequalified Proposer	Team Members	
Arcadis / Lotus Water JV	<p>Arcadis  <b>Sustainable Watershed Designs, Inc. (dba Lotus Water)</b>  <b>Avila &amp; Associates Consulting Engineers</b>  <b>Bello &amp; Associates, Structural Engineers</b>            Crowley Engineering Services  <b>F.W. Associates, Inc.</b>            Fugro USA Land, Inc.  <b>Hollins Consulting, Inc.</b></p>	<p><b>Incommon, LLC</b>  <i>ISI Inspection Services, Inc.</i>  <b>M Lee Corporation</b>  <b>Meridian Surveying Engineering, Inc.</b>  <b>RES Engineers, Inc.</b>  <b>Ryan Joyce Structural Design</b>            SC Solutions, Inc.  <b>SJ Engineers</b>            TEF Design            The Allen Group, LLC</p>
COWI / TECI JV	<p>COWI North America, Inc.  <b>Telamon Engineering Consultants, Inc.</b>  <b>Alfred Martinez Engineering</b>  <b>AEW Engineering Inc.</b>            Architectural Resources Group  <b>Applied Technology &amp; Science</b>  <b>Bello &amp; Associates, Structural Engineers</b>            Bermello Ajamil &amp; Partners            Brightworks  <b>CADNET</b>  <b>Clearstory, Inc.</b>  <b>Divis Consulting, Inc.</b>  <b>Dabri Inc.</b>            eTrac, Inc.            Earth Mechanics, Inc.  <b>Edgar Lopez &amp; Associates, Inc.</b></p>	<p><b>Emily Borland Specifications, Inc.</b>  <b>F.W. Associates, Inc.</b>            Fehr &amp; Peers            GVK Elevator Consulting            Herbert Engineering            HYT Corporation            JDH Corrosion Consultants  <b>LDA Architects</b>            Liftech  <b>MHC Engineers, Inc.</b>  <b>M Lee Corporation</b>  <b>Merrill Morris Partners</b>  <b>Pathways Climate Institute</b>            RailPros  <b>RDJ Enterprises</b>  <b>RES Engineers, Inc.</b>  <b>SF Boat Support</b>  <b>SOHA Engineers</b></p>

Prequalified Proposer	Team Members	
GHD / STRUCTUS JV	GHD Inc. <b>STRUCTUS, Inc.</b> <b>Advant Engineering</b> Architectural Resources Group Arup <b>Divis Consulting, Inc.</b> <b>EDesignC</b> Earth Mechanics, Inc. GVK Elevator Consulting Heger Dry Dock Herbert Engineering <b>Hollins Consulting, Inc.</b> <b>Kuth Ranieri Architects</b> Liftech	<b>M Lee Corporation</b> <b>Maffei Structural Engineering</b> Marcy Wong Donn Logan Architects OCMI, Inc PaleoWest Power Engineering Construction Company <b>RES Engineers, Inc.</b> <b>Ryan Joyce Structural Design</b> <b>Saylor Consulting Group</b> <b>Urban Design Consulting Engineers</b> Voss Laboratories
Moffatt & Nichol OLMM JV	Moffatt & Nichol <b>OLMM Consulting Engineers</b> Architectural Resources Group <b>Bello &amp; Associates, Structural Engineers</b> <b>Bonner Communications</b> <b>Boudreau Associates</b> <b>CADNET</b> CHS Consulting Group <b>Clearstory, Inc.</b> Earth Mechanics, Inc. <b>FW Associates, Inc.</b> GVK Elevator Consulting Herbert Engineering <b>Hollins Consulting, Inc.</b>	<b>Joe Hill Consulting &amp; Engineering Corporation</b> <b>HRA Consulting</b> <b>MHC Engineers, Inc.</b> <b>M Lee Corporation</b> <b>Meridian Surveying Engineering, Inc.</b> <b>Merrill Morris Partners</b> Liftech Ninyo & Moore <b>RES Engineers, Inc.</b> <b>Robin Chiang &amp; Company</b> <b>SF Boat Support</b> <b>SJ Engineers</b> Scola & Associates Subtronic Corporation
Parsons FMG JV	Parsons Transportation Group, Inc. <b>FMG + Company</b> <b>ACG Engineers Inc.</b> Anchor QEA <b>Bello &amp; Associates, Structural Engineers</b> <b>C M Pros</b> Earth Mechanics, Inc. Engeo Incorporated Herbert Engineering <b>Joe Hill Consulting &amp; Engineering Corporation</b>	<b>Knapp Architects</b> Liftech <b>MHC Engineers, Inc.</b> <b>M Lee Corporation</b> <b>Meridian Surveying Engineering, Inc.</b> <b>Monica Wilson</b> <b>Montez Group Inc.</b> <b>Pannu Larsen McCartney</b> <b>Saylor Consulting Group</b> SC Solutions, Inc. Towill, Inc.



Prequalified Proposer	Team Members	
Ryan Joyce Structural Design	<p><b>Ryan Joyce Structural Design</b>  ACG Engineers, Inc.  Anchor QEA  <b>Aurora Environmental</b>  <b>Briggs Akalan Structural Engineering (dba BASE Design)</b>  <b>Clearstory, Inc.</b>  <b>Dabri Inc.</b>  <b>Divis Consulting, Inc.</b>  Earth Mechanics, Inc.  <b>Ellen Joslin Johnck, RPA</b>  Herbert Engineering  <b>Hollins Consulting, Inc.</b>  <b>M Lee Corporation</b></p>	<p><b>MHC Engineers, Inc.</b>  <b>Meridian Surveying Engineering, Inc.</b>  Mott MacDonald Group, Inc.  Pacific Interwest  <b>RES Engineers, Inc.</b>  R.E.W. Estimating LLC  <b>SF Boat Support</b>  Simpson Gumpertz &amp; Heger Inc.  <b>Studio Perez</b>  Subtronic Corporation  TEF Design  <b>Urban Design Consulting Engineers</b></p>
Stantec MME JV	<p>Stantec  <b>McGovern McDonald Engineers</b>  <b>AGS, Inc.</b>  <b>Advant Engineering</b>  <b>AEW Engineering Inc.</b>  Anchor QEA  <b>Applied Technology &amp; Science</b>  <b>ARTEMIA Communications</b>  <b>BAC Engineers</b>  W.F. Baird &amp; Associates Ltd  Bruce S. Rosenblatt &amp; Associates  <b>Dabri Inc.</b>  Earth Mechanics, Inc.  <b>Garavaglia Architecture</b></p>	<p><b>Joe Hill Consulting &amp; Engineering Corporation</b>  Lerch Bates  Liftech  <b>M Lee Corporation</b>  <b>MHC Engineers, Inc.</b>  <b>Meridian Surveying Engineering, Inc.</b>  <b>Merrill Morris Partners</b>  <b>Pathways Climate Institute</b>  <b>RES Engineers, Inc.</b>  <b>Robin Chiang &amp; Company</b>  Simpson Gumpertz &amp; Heger Inc.  <b>SRT Consultants</b>  <b>Tuan and Robinson Structural Engineers, Inc.</b>  <b>V&amp;A Engineers</b></p>
Note: Firms in bold are listed LBE.		