



CAPITAL FINANCIAL STATUS REPORT

As of December 31, 2023

CAPITAL UPDATES

- Amador Street Pump Station and Roadway received the following grants and is currently going through the accept and expend approval process.
 - MARAD - \$9 million
 - CalSTA - \$2.6 million
- Pier 80 has received the following CalSTA grants and is currently going through the accept and expend process.
 - Pier 80 Subsidence - \$12.3 million
 - Pier 80 Fendering - \$6.4 million
- Current project financials do not include the proposed FY 2024-25 and FY 2025-26 biennial budget appropriations. Such funds will be added upon approval.

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A table of budget, expenditure, and appropriation information.

II. [Projects Completed in the Prior and Current Fiscal Years](#)

Financial data on projects completed during FY 21-22 and FY 22-23.

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A list of projects which have significant feasibility issues that have yet to be resolved.

IV. [Project Descriptions](#)

Brief descriptions for each project. Descriptions are only updated if the approved budget changes.

TERMINOLOGY

Approved: Refers to the budget most recently approved by the Port's Capital Committee.

Budget Status: The icon in the financial tables indicates whether the current budget is on or below the approved budget (green), within 10% over the approved budget (yellow), or greater than 10% over the approved budget (red).

Forecasted: Refers to the estimated budget that reflects the most current data, according to project management staff. These figures have not been approved by the Port's Capital Committee.

Stimulus: Project names including "Stimulus" are funded (in whole or part) by COVID-19 recovery funds, which are required to be spent by December 2026.

I. PROJECT FINANCIALS

Project Finances (\$ thousands)	Budget Status	Project Phase	Sponsoring Division	Approved Budget	Forecasted Budget	Appropriated Budget	Spent / Encumbered	Pending Transactions	Remaining Balance*	Planned Appropriations
Southern Waterfront				66,880.9	51,008.3	37,815.7	14,005.9	621.8	23,188.1	29,065.2
Amador St Pump Station and Roadway Project ^a	●	Design/ Bid & Award	RED	15,000.0	1,850.4	1,873.3	1,935.8	(55.7)	(6.8)	13,126.7
Crane Cove Park Playgrounds	●	Design/ Bid & Award	P&E	3,250.0	3,250.0	3,250.0	336.0	89.8	2,824.2	-
Heron's Head Marsh Restoration	●	Construction	P&E	297.0	297.0	297.0	278.2	-	18.8	-
Heron's Head Park Path & Electrical	●	Construction	RED	1,720.3	1,720.3	1,720.3	1,715.7	4.6	-	-
HHP Shoreline 10 Year Monitoring	●	Construction	P&E	798.4	798.4	798.4	8.1	14.6	775.7	-
Pier 68 Replace Building 102 Breakers	●	Design/ Bid & Award	MAR	368.7	368.7	368.7	12.6	356.1	-	-
Pier 70 Shipyard Shoreline and Sediment Remediation	●	Design/ Bid & Award	P&E	2,500.0	2,500.0	2,500.0	441.2	44.4	2,014.4	-
Pier 70 Shipyard uplands	●	Design/ Bid & Award	P&E	2,000.0	2,000.0	2,000.0	1,898.2	23.9	77.9	-
Pier 92 Apron Repair	●	Initiation/Planning	MAR	1,698.0	1,698.0	1,698.0	1,558.3	5.3	134.4	-
Stimulus: Heron's Head Shoreline Resilience	●	Construction	P&E	5,471.1	5,471.1	5,471.1	4,395.3	79.1	996.7	-
Stimulus: Pier 80 Fendering ^a	●	Design/ Bid & Award	MAR	8,875.0	7,900.0	9,775.0	210.8	-	9,564.2	(900.0)
Stimulus: Pier 80 Subsidence ^a	●	Initiation/Planning	MAR	17,000.0	15,252.0	750.0	711.2	-	38.8	16,250.0
Stimulus: Pier 90 Silo Demolition	●	Design/ Bid & Award	ENG	1,150.0	1,150.0	1,150.0	500.6	59.8	589.6	-
Stimulus: Resilient Multi-Modal Cargo Way Pre-design	●	Initiation/Planning	WRP	6,164.0	6,164.0	6,164.0	-	-	6,164.0	-
Stimulus: SWL 349 Parking Access ^b	●	Initiation/Planning	RED	588.5	588.5	-	3.8	-	(3.8)	588.5
China & Central Basins				7,185.9	7,185.9	7,185.9	2,872.1	524.9	3,788.9	-
Agua Vista Park	●	Design/ Bid & Award	RED	2,000.0	2,000.0	2,000.0	117.8	161.0	1,721.2	-
Pier 64 Marine Debris Cleanup	●	Initiation/Planning	P&E	1,418.2	1,418.2	1,418.2	18.2	-	1,400.0	-
Stimulus: Pier 50 Seismic Assessment and Retrofit Pre-Design	●	Initiation/Planning	MAR; MNT	3,767.6	3,767.6	3,767.6	2,736.0	364.0	667.6	-
Northeastern Waterfront				18,867.6	18,867.6	17,237.6	7,477.9	1,403.8	8,356.0	1,630.0
Beltline Building Core & Shell Project (Improvement)	●	Construction	RED	942.5	942.5	942.5	899.2	-	43.3	-
Pier 27 East Bollards	●	Initiation/Planning	MAR	1,000.0	1,000.0	1,000.0	184.3	-	815.7	-
Pier 27 Fender 7 Repairs ^c	●	Design/ Bid & Award	MAR	1,630.0	1,630.0	-	3.4	-	(3.4)	1,630.0
Pier 27 Public Art Project	●	Design/ Bid & Award	P&E	330.0	330.0	330.0	33.8	296.2	-	-
Pier 9 FIRPA 10-year repairs	●	Initiation/Planning	RED	2,840.6	2,840.6	2,840.6	2.3	-	2,838.2	-
PO 1230 2020 N Apron Repair	●	Initiation/Planning	F&A	1,389.1	1,389.1	1,389.1	1,068.8	328.2	(7.9)	-
Stimulus: Pier 29 Structural Repairs to Shed	●	Initiation/Planning	RED	1,049.4	1,049.4	1,049.4	954.1	95.2	-	-
Stimulus: Pier 29.5 Office Rehab	●	Design/ Bid & Award	RED	232.0	232.0	232.0	107.3	10.2	114.5	-
Stimulus: Pier 29.5 Parking exhaust system	●	Design/ Bid & Award	RED	1,959.0	1,959.0	1,959.0	92.2	-	1,866.8	-
Stimulus: Pier 35 Emergency Roof Repair	●	Initiation/Planning	MNT	200.0	200.0	200.0	72.0	128.0	-	-
Stimulus: Roundhouse 2 Building Envelope	●	Construction	RED	8,237.5	8,237.5	8,237.5	4,959.5	546.0	2,732.1	-

Project Finances (\$ thousands)	Budget Status	Project Phase	Sponsoring Division	Approved Budget	Forecasted Budget	Appropriated Budget	Spent / Encumbered	Pending Transactions	Remaining Balance*	Planned Appropriations
Fisherman's Wharf				11,108.4	11,108.4	11,108.4	3,473.3	1,740.7	5,894.5	-
Aquatic Park Sewer Repair	●	Design/ Bid & Award	P&E	1,226.0	1,226.0	1,226.0	5.1	-	1,220.9	-
Environment Cleanup Pier 39-45	●	Initiation/Planning	P&E	281.8	281.8	281.8	281.8	-	-	-
Fisherman's Wharf oil cleanup	●	Construction	P&E	426.9	426.9	426.9	407.1	-	19.8	-
FW Resilience & Public Realm Planning	●	Initiation/Planning	RED	1,600.0	1,600.0	1,600.0	-	-	1,600.0	-
Hyde Street Harbor Fuel Pipeline Release	●	Construction	P&E	923.1	923.1	923.1	-	-	923.1	-
Hyde Street Harbor Repair And Improvements	●	Design/ Bid & Award	MAR	2,550.7	2,550.7	2,550.7	587.5	1,723.5	239.6	-
Pier 45 Shed B&D Repairs	●	Initiation/Planning	RED; WRP	1,700.0	1,700.0	1,700.0	0.5	-	1,699.5	-
Stimulus: Fisherman's Wharf Recovery Project	●	Initiation/Planning	EXE	2,400.0	2,400.0	2,400.0	2,191.3	17.1	191.6	-
Portwide				59,351.5	59,940.0	59,940.0	9,118.8	2,548.3	48,272.9	(588.5)
Emergency Facility Maintenance	●	Ongoing	F&A	1,249.5	1,249.5	1,249.5	499.5	300.0	450.0	-
GIS Development	●	Construction	F&A	223.1	223.1	223.1	218.2	0.6	4.3	-
Stimulus: Enterprise Asset Management Program	●	Design/ Bid & Award	F&A	4,240.0	4,240.0	4,240.0	-	-	4,240.0	-
Stimulus: Facility Assessment Program	●	Initiation/Planning	F&A	3,584.7	3,584.7	3,584.7	1,988.3	37.8	1,558.6	-
Stimulus: Ladders & Skylights	●	Design/ Bid & Award	MNT	1,312.4	1,312.4	1,312.4	99.5	41.5	1,171.4	-
Stimulus: Maintenance Dredging & Sediment Sampling	●	Ongoing	MAR	19,935.4	19,935.4	19,935.4	2,753.2	750.7	16,431.5	-
Stimulus: Pile Driving Crane Barge	●	Design/ Bid & Award	MNT	11,261.0	11,261.0	11,261.0	569.8	-	10,691.1	-
Stimulus: Pile Repair Crew	●	Ongoing	MAR	2,952.0	2,952.0	2,952.0	-	-	2,952.0	-
Stimulus: Pile/Fill Removal	●	Ongoing	ENG; MNT	1,956.1	1,956.1	1,956.1	-	-	1,956.1	-
Stimulus: Project Management Office	●	Ongoing	ENG	5,682.6	5,682.6	5,682.6	2,990.1	829.2	1,863.3	-
Stimulus: Tenant Attraction & Retention project ^b	●	Initiation/Planning	RED	6,504.7	7,093.2	7,093.2	-	588.5	6,504.7	(588.5)
Stormwater Full Trash Capture	●	Initiation/Planning	P&E	450.0	450.0	450.0	-	-	450.0	-
Southern Waterfront Beautification Fund				1,280.8	1,280.8	1,280.8	1,148.6	132.2	0.0	-
Islais Creek Interpretive signage	●	Construction	RED	1,280.8	1,280.8	1,280.8	1,148.6	132.2	0.0	-
South Beach Harbor				1,112.4	1,112.4	1,112.4	775.7	0.9	335.7	-
Pier 40 South Beach Marina Repairs	●	Design/ Bid & Award	MAR	802.4	802.4	802.4	722.0	0.9	79.5	-
South Beach Harbor Jib Hoists & Kayak	●	Design/ Bid & Award	MAR	310.0	310.0	310.0	53.7	-	256.3	-
Project Totals				166,730.0	151,445.9	136,623.3	39,771.4	6,972.6	89,879.4	30,106.7

^aThe approved budget includes the MARAD and CalSTA grants that are currently going through the accept and expend award process.

^bThe budget has not been reallocated from the Stimulus: Tenant Attraction & Retention project yet.

^cThe budget has not been reallocated from the Contingency Fund yet.

II. PROJECTS COMPLETED IN THE PRIOR AND CURRENT FISCAL YEARS

Project Finances (\$ thousands)	Sponsoring Division	Approved Budget	Forecasted Budget	Appropriated Budget	Spent / Encumbered	Pending Transactions	Remaining Balance*
2022		2,672.2	2,586.9	2,551.9	2,551.9	-	0.0
Southern Waterfront		1,743.4	1,743.4	1,743.4	1,743.4	-	0.0
SFPD Marine Unit Dock Replacement	MAR	1,743.4	1,743.4	1,743.4	1,743.4	-	0.0
Northeastern Waterfront		193.0	189.9	189.9	189.9	-	-
2021 1350 Emergency Truss R	MAR	193.0	189.9	189.9	189.9	-	-
Portwide		735.7	653.5	618.5	618.5	-	-
2021 MULT FIRPA 2021	F&A	735.7	653.5	618.5	618.5	-	-
2023		41,934.4	41,740.0	40,665.2	40,658.1	-	7.1
Southern Waterfront		37,793.5	37,692.0	37,675.5	37,675.5	-	-
Amador St Sewer Repair Phase 1	RED	824.1	824.1	818.5	818.5	-	-
Crane Cove Park	RED	36,969.3	36,867.9	36,856.9	36,856.9	-	-
China & Central Basins		493.0	493.0	292.5	292.5	-	-
Pier 50 Shed D Fire Sprinkler System - Life Safety	P&E	493.0	493.0	292.5	292.5	-	-
Ferry Plaza/South Beach Harbor		2,561.9	2,469.0	1,629.3	1,629.3	-	-
Pier 1 Generator Project	F&A	1,059.8	1,059.8	938.9	938.9	-	-
Pier 26 Deluge System Remval & Fire Standpipe System	RED	1,502.1	1,409.2	690.4	690.4	-	-
Northeastern Waterfront		249.5	249.5	249.5	249.5	-	-
Pier 19 Below Deck Conduit Repairs	RED	249.5	249.5	249.5	249.5	-	-
Fisherman's Wharf		338.5	338.5	338.5	310.8	-	27.7
Jefferson Street Streetscape Enhancement Project, Phase 2	P&E	338.5	338.5	338.5	310.8	-	27.7
South Beach Harbor		498.0	498.0	479.9	500.6	-	(20.6)
South Beach Harbor		498.0	498.0	479.9	500.6	-	(20.6)
Grand Total		44,606.6	44,326.9	43,217.0	43,210.0	-	7.1

III. PROJECTS ON-HOLD

Project Finances (\$ thousands)	Sponsoring Division	Approved Budget	Forecasted Budget	Appropriated Budget	Spent / Encumbered	Pending Transactions	Remaining Balance*
<i>Northeastern Waterfront</i>		1,050.0	1,050.0	1,050.0	-	-	1,050.0
Pier 29.5 Pump Station & Force Main	RED	1,050.0	1,050.0	1,050.0	-	-	1,050.0
<i>South Beach Harbor</i>		1,199.4	1,199.4	1,199.4	564.4	30.5	604.5
SBH North Guest Dock Replacement	MAR	212.8	212.8	212.8	139.6	30.5	42.7
Pier 40 North Guest Dock and East Apron	MAR	986.6	986.6	986.6	424.7	-	561.9
<i>Grand Total</i>		2,249.4	2,249.4	2,249.4	564.4	30.5	1,654.5

IV. PROJECT DESCRIPTIONS – by fund

PORT HARBOR FUND

Southern Waterfront

Amador St Sewer Repair Phase 1

The scope of this project is to replace the broken sewer pipe in front of the Darling's leasehold.

Amador St Pump Station and Roadway Project

The scope of this project is to replace the inadequate pump/sewer infrastructure as well as the roadway which is past its useful life. The project will result in a pump/sewer system that can handle major storm loads and a roadway that meets City standards.

Crane Cove Park

The scope of work for this project is to build a new waterfront park on the site of a historic shipyard including shoreline cleanup and stabilization, restoration of historic cranes, historic interpretation, recreational space, and bay access.

Crane Cove Park Playgrounds

The scope of this project includes the construction of play areas at Crane Cove Park, anticipated to include a tot lot, rigger's yard, and dog run.

Heron's Head Marsh Restoration

The scope of the project includes the restoration of marsh and park areas used for construction access during the Heron's Head Shoreline Resilience project which is now complete.

Heron's Head Park Path & Electrical


The scope of the project includes civil and electrical improvements at Heron's Head Park: path paving, installation of a habitat protection fence, replacing the solar panels system at the EcoCenter, and installing bollard path lighting from the parking lot to the EcoCenter.

HHP Shoreline 10-Year Monitoring

The scope of the project is to monitor and repair the wetland habitat and shoreline stability at Heron's Head Park for 10 years.

Pier 68 Replace Building 102 Breakers

The scope of this project includes the replacement of 4 high voltage, 12kV breakers in Building 102; disposal of multiple unused breakers, some containing PCBs; maintenance of the entire switchgear, including an Arc



Flash study; and replacement of electromagnetic relays with new electronic Schweitzer relays for 4 new breakers.

Pier 70 Shipyard Shoreline and Sediment Remediation

The scope of this project includes the implementation of an in-water sediment cap to remediate contaminated soil adjacent to Crane Cove Park in order to comply with the Pier 70 Risk Management Plan.

Pier 70 Shipyard Uplands

The scope of this project includes the removal and disposal of a PCB-contaminated storm drainpipe and grading the site before spreading soil stockpiles across approximately 100,000 square feet. The site will then be capped by placing 6 inches of gravel across the entire site.

Pier 92 Apron Repair

The scope of this project includes installing more than 300 new load-bearing piles and new fender piles.

Stimulus: Heron's Head Shoreline Resilience

The scope of work for this project includes the placement of coarse sand and gravel stabilized by rock and cobble groynes to reconstruct the beach along the southern shoreline.

Stimulus: Pier 80 Fendering

The scope of this project includes the demolition of the existing tire fendering, design and installation of a new fendering system, bollard upgrades, and demolition of bull rail.

Stimulus: Pier 80 Subsidence

The scope of this project is to perform a study to determine the preferred approach to dealing with subsidence that has caused an uneven surface at the facility. The results of the study will guide future requests to fund facility repairs and maintain Pier 80 as a functioning cargo terminal.

Stimulus: Pier 90 Silo Demolition

The scope of work will design the demolition of the Pier 90 facilities, including the silos and all existing landside structures.

Stimulus: Resilient Multi-Modal Cargo Way Pre-design

The scope of work will develop a plan and 35% design for a Resilient Multi-Modal Cargo Way with CEQA and NEPA clearance. Pending City approval, the Port plans to use this funding as local match for a larger coastal and inland flooding planning grant application to the U.S. Department of Transportation RAISE Program called the Islais Creek Resilient Streets Rail and Infrastructure that would advance Cargo Way to the same level of pre-design and environmental clearance.



China & Central Basins

Agua Vista Park

The scope of this project includes 2,000 linear feet of new shoreline access, continuous walking and bike paths, and new pathways and seating areas.

Mission Bay Ferry Landing

The scope of this project includes placement of a marine mattress, float construction, pile driving for pier platforms, pier and platform construction, installation of floats and guide piles, and landside construction.

Pier 50 Shed D Fire Sprinkler System – Life Safety

This project will provide sprinkler coverage to designated office spaces and enclosed areas inside Shed D that are not currently protected in accordance with NFPA 13 (2016) and per California Fire Code requirements.

Pier 64 Marine Debris Cleanup

The scope of this project will include removal of the remaining Pier 64 hazardous marine debris not being addressed by the MBFL project.

Stimulus: Pier 50 Seismic Assessment and Retrofit Pre-Design

The scope of this project is to complete initial studies and pre-design for a project to make Pier 50 more resilient in earthquakes. Work includes condition surveys, earthquake risk assessment, planning, and pre-design of the project. The end result will be a defined project developed to a 15% design level, a baseline schedule and budget, and a recommendation for detailed design, entitlement, and construction delivery method.

Ferry Plaza/South Beach Harbor

Pier 1 Generator Project

The scope of this project consists of modifying the existing system by removing non-emergency loads from automatic transfer switch and adding the jockey and fire pumps to ATS, then adding a special mechanism that uses a shunt trip scheme to allow generator to alternate power provision.

Northeastern Waterfront

Pier 27 East Bollards

The scope of this project is to install new bollards on the northeast side of Pier 27. These bollards will augment or replace the existing bollards to maintain reliable berthing for cruise ships.



Pier 27 Public Art

The scope of this project includes selection of an artist, design of an art piece, and installation.

Pier 9 FIRPA 10-Year Repairs

The scope of this project includes a selection of near-term repair recommendations of the FIRPA report (Years 0-10) identified for implementation to address potential life-safety hazards to current facility users including: remove and patch loose spalling concrete at the parapet level to remove hazards from falling debris and perform beam and soffit repair at marginal wharf.

Stimulus: Pier 29.5 Office Rehabilitation

The scope of this project includes paint, replacement of broken windowpanes, installation of 1-hour fire rated wall, gypsum board installation, fire rated door, repair stairwell and install ADA approved handrail, relocate bull rail, replace chain link fence, construct 1 hour rated partition around HVAC ducts, demo of abandoned utilities, remove kitchen sink, hazmat abatement, and install fresh air ventilation.

Stimulus: Pier 29.5 Parking Exhaust System

The scope of this project includes the design and installation of an exhaust ventilation system and CO2 monitors.

Stimulus: Roundhouse 2 Building Envelope

The scope of this project includes replacement of the building's roof, windows, and solarium to address water intrusion.

Fisherman's Wharf

Aquatic Park


This project includes developing a scope of work for repairing the sewer lines within ¼ mile of the Aquatic Park shoreline and performing those repairs. These repairs are required by the San Francisco Regional Water Quality Control Board (Water Board) to be completed by 2025.

Environmental Cleanup Pier 39-45

The scope of this project includes oversight services for the PG&E Pier 39 – 43.5 environmental remediation project.

Fisherman's Wharf Oil Cleanup

The scope of work for the Fisherman's Wharf Oil Cleanup project is remediation of environmental impacts resulting from a former fuel pipeline leak. The underground pipeline is located in Hyde St. Harbor and serviced a tenant fuel dock for fueling vessels. The pipeline has been taken out of



service and leaked fuel is being removed from the Bay and from beneath the ground surface.

Hyde Street Harbor Cleanup

The scope of this project includes environmental investigation, ongoing sheen/seep monitoring and reporting, air quality monitoring, on-water response, and waste management.

Hyde Street Harbor Repair and Improvements

The scope of this project includes: replacing fendering and walers; adding buoyancy tubs to level floats; repairing cracks and spalls on existing docks; repairing/replacing broken dock hardware; installation of pile sleeves; and repair/replacement of existing potable water line

Portwide

GIS Development

The scope of this project improving the Port's GIS to include customized base maps, the ability to collect and edit data in the field, and serve users outside the Port's firewall.

Stimulus: Enterprise Asset Management Program

The scope of this project includes implementation of a new asset management system which will enhance asset management functionality for the entire organization and will greatly improve the Maintenance division's work order system.

Stimulus: Facility Condition Assessments (FIRPA and RSA)

The scope of this project includes condition assessment of various levels, including Rapid Structural Assessments to identify and mitigate safety risks and Facility Inspection Repair Project Assessments which are detailed assessments that include the estimated cost to bring that facility to a state of good repair.

Stimulus: Ladders & Skylights

The scope of this project includes retrofit or replacement of the most degraded ladders and skylights throughout the waterfront, reducing the safety risk to Port employees.

Stimulus: Maintenance Dredging & Sediment Sampling

The scope of this project includes as-needed berth maintenance dredging and disposal.

Stimulus: Pile Driving Crane Barge

The scope of this project will design and build a new 150' Crane Barge (pile driving barge) with a 200-ton crane to support pier repair projects.

Stimulus: Pile Repair Crew

The scope of this project includes hiring and maintaining a Port staffed pile worker crew to perform capital repairs on Port piers. The crew consists of seven pile workers, one supervisor, and one crane operator.

Stimulus: Pile/Fill Removal

The scope of work will remove deteriorated creosote-treated piles and wharf areas that are no longer functional.

Stimulus: Project Management Office (PMO)

The scope of this project includes funding for the Port's Project Management Office (PMO), which manages all Port capital projects and is responsible for driving those projects from inception to construction close out.

Stimulus: Re-tenanting Fund

The scope of work will fund improvements to facilities to attract or retain tenants.

Stormwater Trash Capture

This project will design and install stormwater trash captures in the stormwater inlets within the MS4 area.

SOUTHERN WATERFRONT BEAUTIFICATION FUND

Islais Creek Interpretive Signage

The scope of this project is to install interpretive signage exhibits at various locations along Islais Creek and repurpose a piece of the Copra Crane into an art installation.

SOUTH BEACH HARBOR FUND

Pier 40 Baffle Wall

The scope of this project includes the repair of the baffle wall located on the south side of Pier 40.

Pier 40 South Beach Marina Repairs

The scope of this project includes replacing fendering and walers, adding buoyancy tubs to level floats, repairing cracks and spalls on existing docks, and repairing/replacing broken dock hardware.

South Beach Harbor Jib Hoists & Kayak Dock

The scope of this project includes replacement of the jib hoist to a 3k lb. capacity, installation of a motorized human hoist, and installation of a 25'x25' kayak dock.