



MEMORANDUM

March 7, 2025

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

FROM: Elaine Forbes
Executive Director

SUBJECT: Request authorization to advertise for competitive bids for Construction Contract No. 2858, Pier 90 Buildings and Wharf Demolition.

DIRECTOR'S RECOMMENDATION: Approve the Attached Resolution No. 25-12

EXECUTIVE SUMMARY

Port staff requests the Port Commission authorize the advertisement for competitive bids for Construction Contract No. 2858, Pier 90 Buildings and Wharf Demolition (the "Project"). The site is located on the south side of Islais Creek along Amador Street. (See Attachment 1 for the Area of Work Location Map).

The goal of the Project is to minimize the risk of trespassers entering the silos and endangering themselves or vandalizing the site, while also taking a step towards preparing the site for future development opportunities by demolishing abandoned structures. The Project will demolish buildings and structures on the site of the Pier 90 grain silos. The Port does not have funding to demolish the silos themselves right now, but removing the ancillary buildings on site will significantly reduce the entry points for trespassers.

The Project is funded by American Rescue Plan Act Funds and the Southern Waterfront Beautification Fund. The Project will be advertised with a base bid with three bid alternates.

STRATEGIC OBJECTIVE

The Project supports the Port's Strategic Plan through the following goals:

Equity

Create a diverse, equitable, and inclusive organization and waterfront, and empower Black, Indigenous, and other People of Color (“BIPOC”) in Port operations and opportunities through equitable policies and practices.

Demolition of the hazardous conditions will provide opportunity for economic growth for the community in the Southern Waterfront.

Resilience

Reduce seismic and climate change risks to protect the waterfront, City neighborhoods, and infrastructure.

Demolition of the wharf and some of the buildings at Pier 90 are included in the US Army Corps Draft Plan for Coastal Resilience.

Sustainability

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

If the bid alternates are awarded, the project will remove the dilapidated timber wharf and asphalt paving that has been deteriorating and falling into Islais Creek.

Evolution

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

This project will take steps to prepare a waterfront site for future development and tenants.

BACKGROUND

The Port property at Pier 90 housed grain mill operations from 1923 until the early 1990s. The site includes three sets of concrete-reinforced grain silos, grain elevators, steel ship loading towers, steel conveyor bridges connecting these structures, and ancillary buildings and structures, which include rail sheds, control buildings, a timber wharf, and five concrete pile-supported dolphin structures supporting the ship loading towers. Attachment 1 identifies the distinct components of the site. The grain silos have been vacant since 1992, and have attracted trespassers, resulting in vandalism and accumulated trash throughout the site. Security and maintenance of this property have been a net operating loss to the Port without any economic benefit to the community. The timber wharf adjacent to the silos has fallen into a state of disrepair. Piles and timber framing have deteriorated over time, and sections of wood deck and asphalt paving have fallen into Islais Creek. There are currently insufficient funds to demolish all vacant structures on the land side and waterside. To accomplish the greatest amount of work with the available funds, the project is separated into a base bid and bid alternates. Port staff and the consultant team determined that demolition of the nine ancillary buildings on site needs to be prioritized to significantly improve safety and security of the site since these buildings are the main access points for trespassers. The silos will be more easily secured once the other

connected buildings and entry points are demolished. The waterside demolition of the steel loading towers and timber wharf will be included as additive bid alternates to mitigate waterside access and hazards.

The proposed scope will minimize the risk of trespassers entering the silos and endangering themselves or vandalizing the site. Phasing the demolition on site will allow the Port to move forward with the available funding and continue preparing the site for future development opportunities.

PROJECT SCOPE

The base bid scope of work is to demolish all the landside buildings and structures on Pier 90 with the exception of the grain silos themselves, abandonment of underground utilities in place, and hazardous material abatement. There are three additive bid alternates, two of which include waterside work: 1) demolition of six, pile-supported steel loading towers, 2) demolition of the dilapidated timber wharf deck and pilings, and 3) installing additional security fencing. The six concrete, pile-supported dolphin structures will remain in place on the waterside as they are in good condition and may have potential maritime use in the future.

LOCAL BUSINESS ENTERPRISE

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 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 5% LBE subcontractor participation goal. (Refer to Attachment 2 – CMD Memorandum). This percentage for this Contract is lower than typical because the majority of the work requires a C-21 contractor license for demolition work and the LBE Directory currently contains a limited number of firms holding that license. Port staff will work with CMD staff on outreach to construction contractors located in San Francisco to encourage bidding by LBE contractors. Staff outreach will include phone calls and emails to LBE contractors, newspaper advertisements, and facilitating introductions at the pre-bid meeting.

REGULATORY PERMITS & APPROVALS

Below is a table of the regulatory permits and approvals applicable to work for the Project. A Port Building Permit will be secured prior to issuance by the Port of the notice to proceed.

Table 1: Permitting & Approval Summary

Agency	Permit or Approval Required and Status
San Francisco Planning Department (CEQA)	<p>In-water work: "Port's CEQA Categorical Exemption Determination filed by the San Francisco Planning Department on June 4, 2021 (2021-003773ENV) for work to be performed pursuant to the Port's Engineering and Facilities Maintenance Directive 2021-01 (Directive) and Best Management Practices (BMPs) detailed in the Port-wide Maintenance Manual, Revision 2, April 2021"</p> <p>Landside work: "Addendum #3 to Waterfront Plan Environmental Impact Report, Pier 90 Buildings and Grain Silo Demolition," 2019-023037ENV-02, dated December 13, 2024, and "Mitigation Monitoring and Reporting Program," dated December 2024.</p>
Army Corps of Engineers	<p>Port of San Francisco Regional General Permit (RGP) for Maintenance, Repair, and Replacement of in-water structures and shoreline protection dated, Permit No. 2015-00016S, December 15, 2016; National Marine Fisheries Service Endangered Species Act Section 7(a)(2) Concurrence Letter and Magnuson-Stevens Fishery Conservation and Management Act Essential Fish Habitat Response dated March 7, 2024; U.S. Fish and Wildlife Service Informal Section 7 Conference, File No. 2023-0060760-S7-001, dated March 11, 2024</p> <p>Note: A new Army Corps of Engineers permit application is under review and concurrence letters from the National Marine Fisheries and U.S. Fish and Wildlife Service have been received. It will be written into the contract that the Contractor may not proceed with in-water work until authorized by Army Corps of Engineers permit, to be provided by the Port.</p>
Bay Conservation and Development Commission (BCDC) Major Permit	Permit in review with BCDC and to be secured prior to advertisement of the contract.
San Francisco Bay Regional Water Quality Control Board:	San Francisco Bay Regional Water Quality Control Board Programmatic Section 401 Certification and Water Quality Certification Order R2-2016-0039 for the Port of San Francisco, Maintenance Program, San Francisco County, dated September 22, 2016, and the Administrative Extension of Order R2-2016-0039, dated April 12, 2024.

Agency	Permit or Approval Required and Status
Port of San Francisco Building Permit	Permit to be secured prior to issuance of the Notice to Proceed.

SCHEDULE

The anticipated contract schedule is as follows:

Port Commission Authorization to Advertise Contract	March 2025
Advertise for Bids	March/April 2025
Port Commission Approval of Award of Contract	June 2025
Substantial Completion	December 2026

FUNDING

Funding for base bid construction including additive bid alternates and a 10% contingency is shown in the table below:

Source	Amount
American Rescue Plan Act (ARPA) funds	\$10,465,447
Southern Waterfront Beautification Fund	\$3,000,000
Project Total	\$13,465,447

SUMMARY AND RECOMMENDATION

Port staff are prepared to seek bids for the Project, and therefore respectfully recommend that the Port Commission approve the attached resolution authorizing advertisement of Construction Contract No. 2858.

Prepared by: Erica Petersen, Project Manager
Engineering

For: Wendy Proctor, Interim Deputy Director
Engineering

Attachments: Attachment 1: Area of Work Location Map
Attachment 2: CMD LBE Goal Memorandum

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

RESOLUTION NO. 25-12

- WHEREAS, Port staff seeks Port Commission authorization to solicit competitive bids for Construction Contract No. 2858, Pier 90 Buildings and Wharf Demolition (the “Contract”); and
- WHEREAS, The scope of work for the Contract includes demolition of all the landside buildings and structures on the Pier 90 site with the exception of the grain silos, abandonment of underground utilities in place and hazardous material abatement; and
- WHEREAS, The solicitation will include demolition of the waterside steel loading towers, timber wharf, and construction of additional security fencing as additive bid alternates; and
- WHEREAS, The funding for the Contract, including a 10% contingency, is \$13,465,447; and
- WHEREAS, The estimated Contract cost for the full bid package, including a 10% contingency, will be funded by the Southern Waterfront Beautification Fund and American Rescue Plan Act funds; and
- WHEREAS, The Port obtained a CEQA Exemption Determination filed by the San Francisco Planning Department on June 4, 2021 (2021-003773ENV) for work to be performed pursuant to the Port’s Engineering and Facilities Maintenance Directive 2021-01 (Directive) and Best Management Practices (BMPs) detailed in the Port-wide Maintenance Manual, Revision 2, April 2021 for the in-water work, and a CEQA Addendum from the Waterfront Plan Environmental Impact Report (“EIR”) dated December 13, 2024 (2019-023037ENV-02) and “Mitigation Monitoring and Reporting Program,” dated December 2024 for the landside work, and San Francisco Bay Regional Water Quality Control Board Programmatic Section 401 Certification and Water Quality Certification Order R2-2016-0039 for the Port of San Francisco, Maintenance Program, San Francisco County, dated September 22, 2016, and the Administrative Extension of Order R2-2016-0039, dated April 12, 2024; and
- WHEREAS, The Port will obtain a Bay Conservation and Development Commission (“BCDC”) Permit, an Army Corps Permit, and a Port Building Permit prior to construction; and

WHEREAS, CMD staff have reviewed the Contract scope and funding sources for the Contract, and established a 5% LBE subcontractor participation goal; now, therefore be it

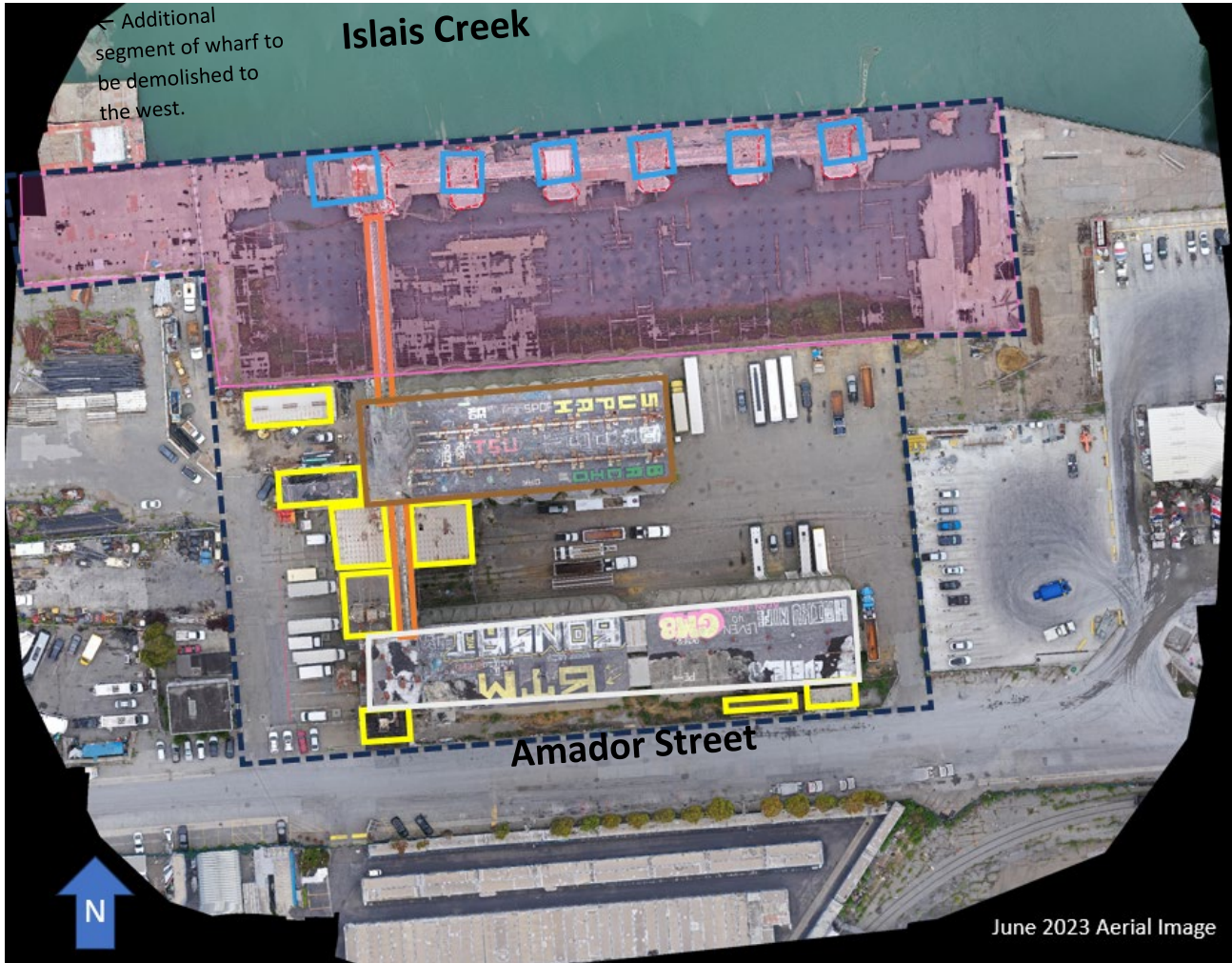
RESOLVED, That the Port Commission hereby authorizes Port staff to advertise for and accept competitive bids for Construction Contract No. 2858, Pier 90 Buildings and Wharf Demolition; and be it further

RESOLVED, That the Port Commission authorizes Port staff to take further action in connection with the advertisement of the Contract as Port staff deems it 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 March 11, 2025.

Secretary

ATTACHMENT 1
Area of Work Location Map



Key:

-  Base Bid – Ancillary Buildings
-  Base Bid – 2 Steel Conveyor Bridges
-  Bid Alternate 1 – Steel Loading Towers
-  Bid Alternate 2 – Timber Wharf

Not Included at this time:

-  North Silo
-  South Silo

ATTACHMENT 2 CMD Memorandum

City & County of San Francisco
London N. Breed, Mayor



Office of the City Administrator
Carmen Chu, City Administrator

Contract Monitoring Division
Stephanie Tang, Director

MEMORANDUM

Date: December 4, 2024
To: Erica Petersen, Project Manager, Port of San Francisco
From: Melinda Kanios, Contract Compliance Officer, CMD
Subject: Contract # 2858 Pier 90 Buildings and Wharf Demolition Combined Micro/Small – One LBE sub participation requirement

The Contract Monitoring Division ("CMD") has completed its review of the Engineer's Estimate for subcontracting opportunities on the above referenced project. Based on this review and the Local Business Enterprise ("LBE") availability data, the LBE subcontracting requirement is 5.00% for this project. The LBE subcontracting requirement can only be met with San Francisco CMD Certified Small and/or Micro-LBEs.

In addition, the following availability information should be conveyed in the bid specifications:

The LBE subcontractor participation requirement for this Contract is 5.00%.
The LBE subcontractor participation requirement for this Contract is less than 20% because the majority of the work requires a C-21 license for demolition work and the LBE Directory currently contains limited such licensed firms.

In accordance with Section 14B.8(B) of the Administrative Code, in order for the Bidder to be exempt from meeting the "Good Faith Outreach" requirements described in Part IV of CMD Attachment 1, the total amount of the LBE participation must equal or exceed 6.75% (this percentage is the LBE sub requirement plus the 35% good faith exemption percentage).

Pursuant to Section 14B.9 of the Administrative Code, bidders are hereby advised that the availability of Minority Business Enterprises ("MBE"), Women Business Enterprises ("WBE") and Other Business Enterprises ("OBE") to perform subcontract work on this project is as follows:

2.00% MBE; 1.00% WBE; 2.00% OBE;

Bidders are further advised that they may not discriminate in the selection of subcontractors on the basis of race, gender, or any other basis prohibited by law, and that they shall undertake all required good faith steps in such a manner as to ensure that neither MBEs nor WBEs nor OBEs are unfairly or arbitrarily excluded from the required good faith efforts.

Should you have any questions, please feel free to contact me at Melinda.Kanios@sfgov.org.

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