

Lease Proposal Silverado Contractors, Inc. Pier 70 Shipyard

MCAC

September 16th, 2021

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Pier 70 Shipyard



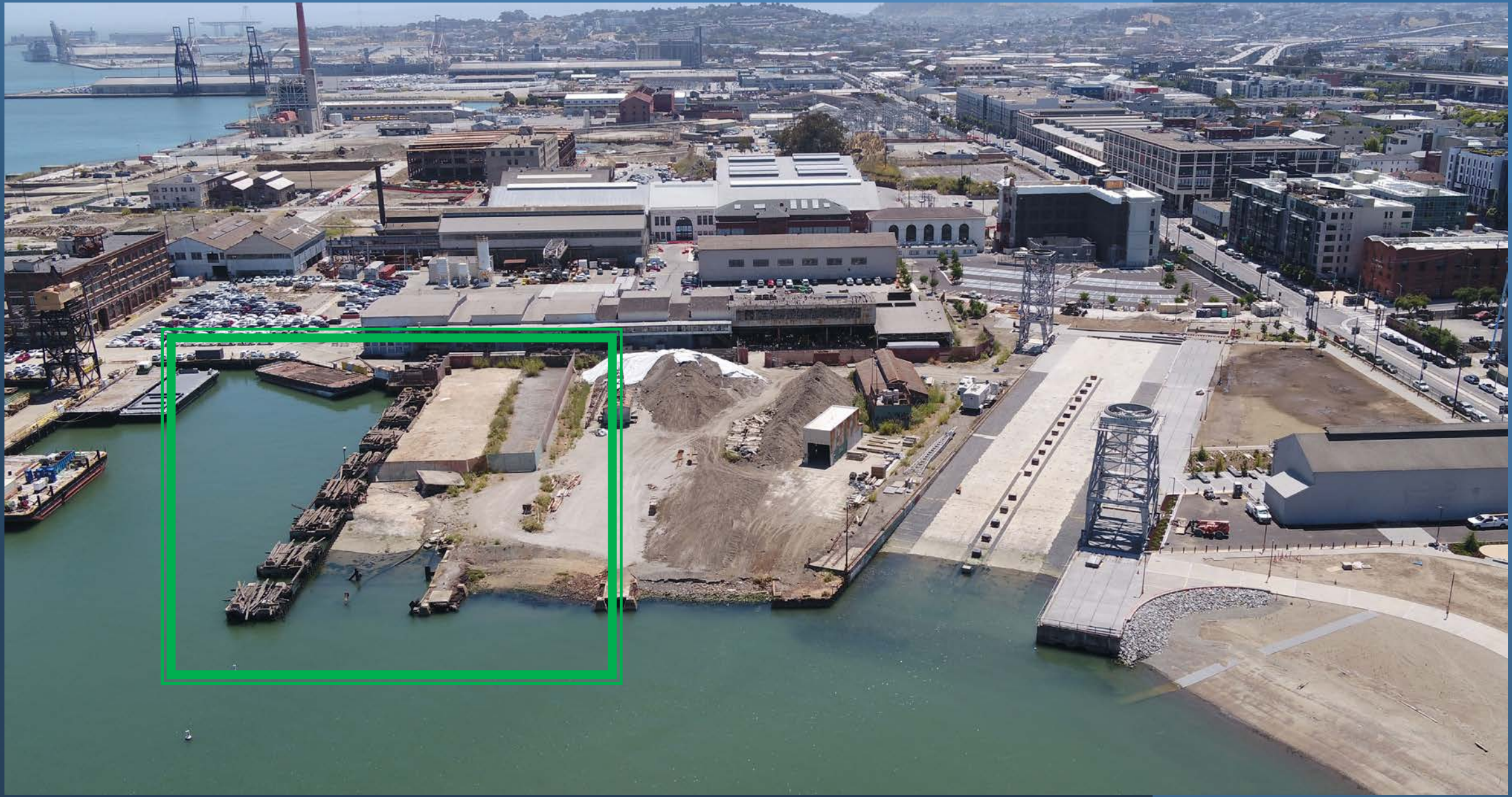
- Port staff takes over management of facility – May 2019
- Near term goal of a Maritime focused leasing strategy
- Long term goal of exploring opportunities for Maritime growth and utilization of Shipyard
- Silverado Contractors Inc., proposal for improving and activating area of the Shipyard



Silverado Contractors

- Marine construction and demolition
- Current Port tenant in good standing
- Completed several Port projects
 - Pier 45 fire cleanup
 - Pier 52 trestle removal
- Proposal to lease area of Shipyard for small watercraft removal/disposal operations





Silverado Shipyard Pilot Program

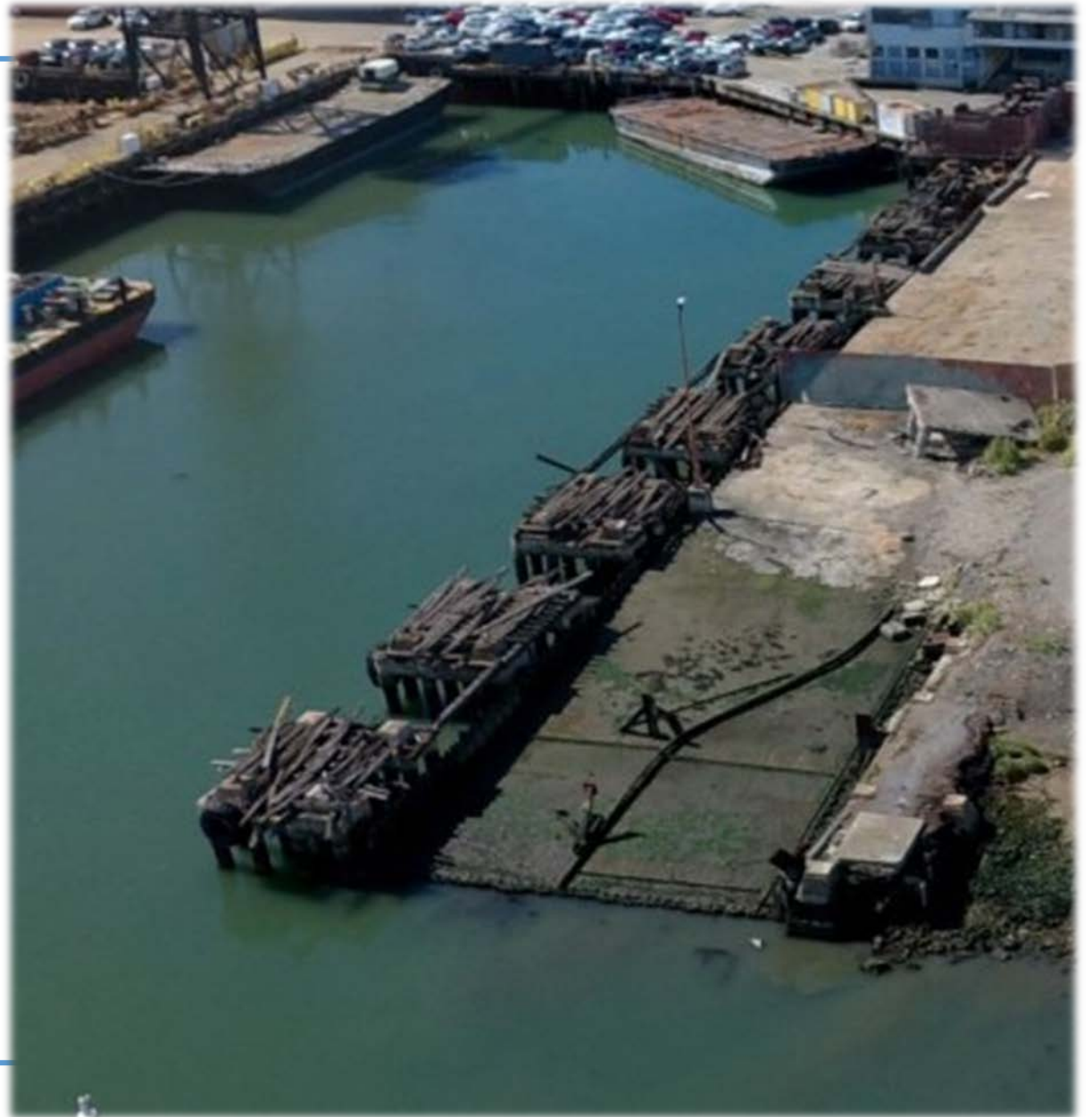
- Use of 51,000 sq. ft. of vacant shipyard area
- 2-year term
- Tenant improvements – debris removal estimated at \$400,000
 - Large pieces of concrete/metal
 - Rotted wood from former apron space
 - Abandoned derelict barge
- Rent credits for improvements

Proposed Area



Proposed Use

- Small watercraft removal/disposal operations using improved boat ramp
- Use of berth space to moor barges and other small watercrafts
- Explore potential maritime business of small watercraft removal/disposal for potential longer-term lease



Watercraft Removal/Disposal

- Increase in abandoned and derelict vessels San Francisco and Bay waters
- Environmental and financial damages when these vessels sink
- Port responsible for recovery when in Port waters
- Having operation on Port property greatly decreases costs of movement of abandoned boats needing removal



Silverado Shipyard Pilot Program

- Shipyard improvements and cleanup of long-standing debris
- Re-use of existing shipyard maritime facilities
- New maritime operation and potential business
- More active presence at the shipyard in a currently vacant area
- Cleaner SF and Bay waters





Thank you