



MEMORANDUM

December 8, 2023

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

FROM: Elaine Forbes
Executive Director 

SUBJECT: Request authorization to accept and expend a \$9,607,500 grant from the Port Infrastructure Development Program (PIDP) which is implemented by the U.S. Department of Transportation's Maritime Administration (MARAD) for the Amador Street Infrastructure Improvement Project to fund upgrades to the roadway, utilities, and install landscape features.

DIRECTOR'S RECOMMENDATION: Approve the Attached Resolution No. 23-52

EXECUTIVE SUMMARY

Amador Street and associated utilities are well beyond their design service life. Amador Street is located in the Southern Waterfront south of and parallel to Islais Creek (see Exhibit "A" for the Area of Work Location Map. The pavement has potholes that expose the street base layer, resulting in slower truck movement and increased idling that not only affects the efficiencies of goods movements through the Port but also increases Greenhouse gas emissions to the surrounding community. In addition, the increased frequency and intensity of storms associated with climate change cause flooding along Amador Street that results in untreated waters directly discharging into San Francisco Bay. This water comes in contact with creosote-treated rail ties in the roadway that will be removed as a part of this project.

This project will address the aging roadway, utilities, and pump station infrastructure located on Amador Street. The current pump station and sewer force main are undersized for major storm events causing flooding and the roadway has reached the end of its service life. The roadway will be replaced to meet City standards, the gravity sewer and force main will be replaced to meet demand, and the pump station will be upgraded to meet demand. The sewer segment replaced in 2022 will remain. The Port will also use this project as a pilot for the installation of trash capture devices in existing manholes to reduce trash discharges into the Bay and to comply with the California State Water Resources Control Board Trash Provisions by 2030. Landscaping and tree pits designed to capture stormwater will be installed to runoff into the Bay.

The Port has applied for and was awarded a \$9,607,500 PIDP grant by MARAD. Grant funds will be used to fund construction costs to make the appropriate repairs and upgrades on Amador Street to address the aging and failing infrastructure. The work will improve roadway conditions and the reliability of utilities which benefit the Southern Waterfront and the tenants along Amador Street. Port staff seeks Port Commission authorization to accept and expend the \$9,607,500 PIDP grant from MARAD.

STRATEGIC OBJECTIVES

The proposed Amador Street Infrastructure Improvement Project supports the Port's 2021-2025 Strategic Plan through the following goals:

Sustainability:

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

The Project will remove contaminated rail ties, install trash capture devices in manholes before discharging into the bay, and add green infrastructure tree planters to collect stormwater.

Evolution:

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

Amador serves as a gateway to Piers 90-96 and improvements to the roadway will benefit current and future tenants' accessibility.

BACKGROUND

The infrastructure serving Amador Street and the roadway is beyond its useful life and is continuously in need of emergency maintenance and repairs which includes resurfacing damaged pavement and servicing the undersized sewer pump station located at the CEMEX leasehold. Current tenants include concrete batch plants and aggregate suppliers, with trucks that must drive slowly over the roadway to avoid damage to their vehicles. The project area is susceptible to floods during storm events due to improper drainage and aging infrastructure.

An example of the continual maintenance needed on Amador includes an emergency repair project performed in 2022 to address a broken storm sewer line, which was originally

intended to be part of this project. The replacement of this segment of sewer needed to be performed earlier to avoid roadway flooding during storm events and potential creosote contamination.

The Port has contracted SF Public Works and the SF Public Utilities Commission (SFPUC) to prepare construction documents for the needed repairs and upgrades. The estimated cost for the construction phase is \$12,810,000 which includes soft costs and contingencies. The Port applied for and was awarded a \$9,607,500 PIDP grant from MARAD to fund the construction phase of the Project. The grant funds equal 75% of the total construction phase cost. The remaining \$3,202,500 (25%) will be funded by a Port local match as required by the PIDP grant.

PROPOSED IMPROVEMENTS

This project will address the aging roadway, utilities, and pump station infrastructure located on Amador Street. The current pump station and sewer force main are undersized for major storm events causing flooding and the roadway has reached the end of its service life. The roadway will be replaced to meet City standards, the gravity sewer and force main will be replaced to meet demand, and the pump station will be upgraded to meet demand. The sewer segment replaced in 2022 will remain. The Port will also use this project as a pilot for the installation of trash capture devices in existing manholes to reduce trash discharges into the Bay and to comply with the California State Water Resources Control Board Trash Provisions by 2030. Landscaping and tree pits designed to capture stormwater will be installed to runoff into the Bay.

Scope of Work:

- Replace existing pump station to upgrade capacity
- Replace concrete foundation to support new pump station layout
- Replace the gravity sewer and force the main sewer
- Reconstruct roadway to meet City standards
- Replace SFPUC’s City Distribution Division waterline
- Remove abandoned rail track and ties in the roadway
- Install new landscaping with stormwater retention planters
- Install trash capture devices

PROJECT FUNDING, CONTRACTING AND SCHEDULE

The construction phase of the Amador Street Infrastructure Improvement project will be funded by the following sources.

Source	Amount
MARAD PIDP Grant	\$9,607,500
Port Local Match *	\$3,202,500
Total **	\$12,810,000

* The Port is finalizing a California State Transportation Agency (CalSTA) grant worth \$2,562,000 that will be used as part of the local match. The remaining \$640,500 will be from the Port Harbor fund.

** Total amount includes 10% construction cost contingency.

Schedule:

The anticipated project schedule is as follows:

- Complete Design December 2023
- Advertise for Bid January 2024
- Award March 2024
- Substantial Completion April 2026
- Final Completion June 2026
- MARAD budget period end date February 2027

DISADVANTAGED BUSINESS ENTERPRISE (DBE) REQUIREMENTS

Per the PIDP grant terms and agreements, the Port is prohibited from using statutorily or administratively imposed local preferences. In its place, the grant requires to take all necessary affirmative steps to include small/women/minority businesses where possible. The Contract Monitoring Division (CMD) is currently establishing the DBE subcontracting goal for this. Note that the federal grant funding does not allow for Local Hiring Ordinances as a contract requirement and therefore Local Hiring will not be included in this contract.

GRANT PRE-AWARD PHASE MILESTONES

All pre-award phase milestones have been completed below:

- Commitment letter of Port matching funds
- National Historic Preservation Act Section 106
- Engineering Risk Register
- National Environmental Policy Act (NEPA) Review and received Categorical Exclusion approval

RECOMMENDATION

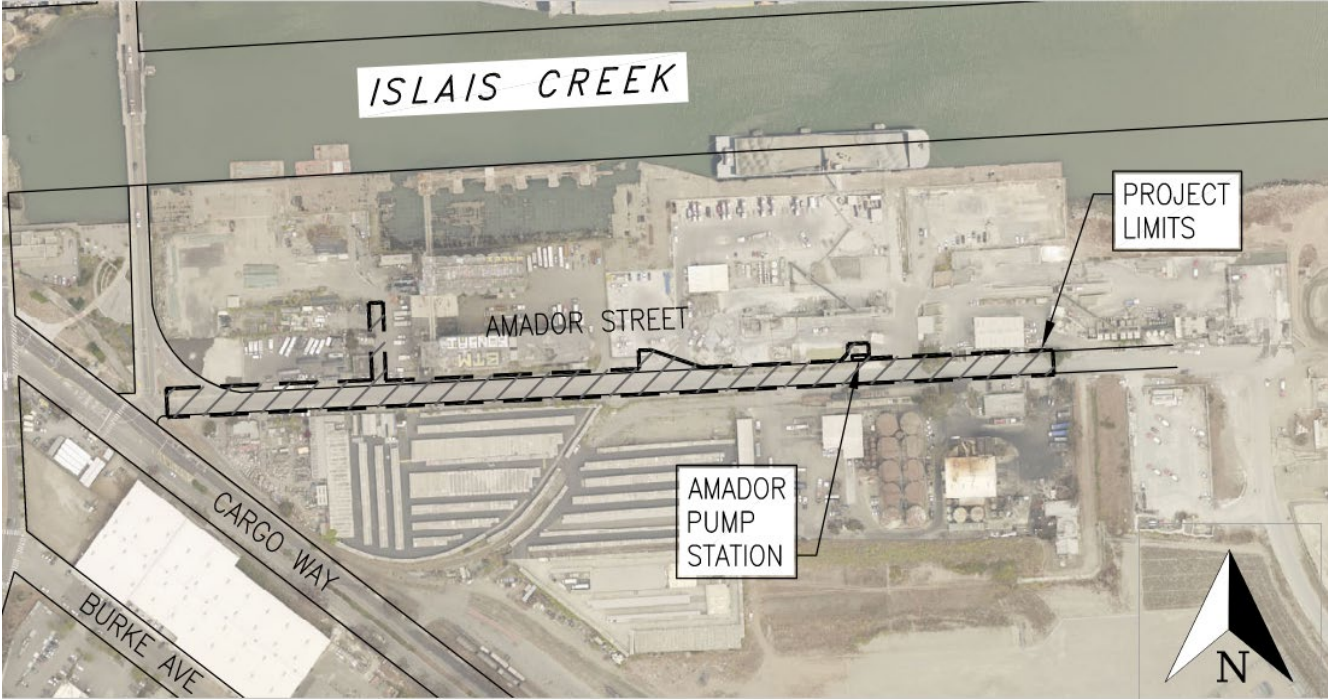
Port staff recommend that the Port Commission approve the attached resolution authorizing staff to accept and expend \$9,607,500 in grant funds from the MARAD Port Infrastructure Development Program.

Prepared by: Noel Aquino,
Project Manager, Engineering

Prepared for: Wendy Proctor,
Acting Deputy Director, Engineering

Exhibit: A - Area of Work Location Map

EXHIBIT A
Area of Work Location Map



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

RESOLUTION NO. 23-52

WHEREAS, The U.S. Department of Transportation's Maritime Administration (MARAD) has offered the Port grant funding through their Port Infrastructure Development Program (PIDP) in the amount of \$9,607,500; and

WHEREAS, The Port applied for grant funds to undertake the Amador Street Improvement project to construct repairs and improvements to the project site; and

WHEREAS, The Port performed an emergency repair project in 2022 to address a broken sewer line; and

WHEREAS, The Port contracted with SF Public Works and SF Public Utilities Commission (SFPUC) to develop contract documents for the Amador Street Infrastructure Improvement project to repair and improve facilities on Amador Street that serve tenants and the public; and

WHEREAS, The Port will provide \$3,202,500 in matching funds as required by MARAD from its PIDP grant; and now, therefore be it

RESOLVED, That the Port Commission hereby authorizes the Port to accept and expend \$9,607,500, to supplement the Port's budget for the construction of infrastructure improvements on Amador Street and to conduct all negotiations, and execute and submit all documents, including, but not limited to applications, agreements, amendments, and payment requests, which may be necessary to secure the aforementioned grant funds; and be it further.

RESOLVED, That the Port Commission authorizes the Executive Director to seek the Board of Supervisors' authorization to accept and expend the funds.

I hereby certify that the foregoing resolution was adopted by the San Francisco Port Commission at its meeting of December 12, 2023.

Secretary