

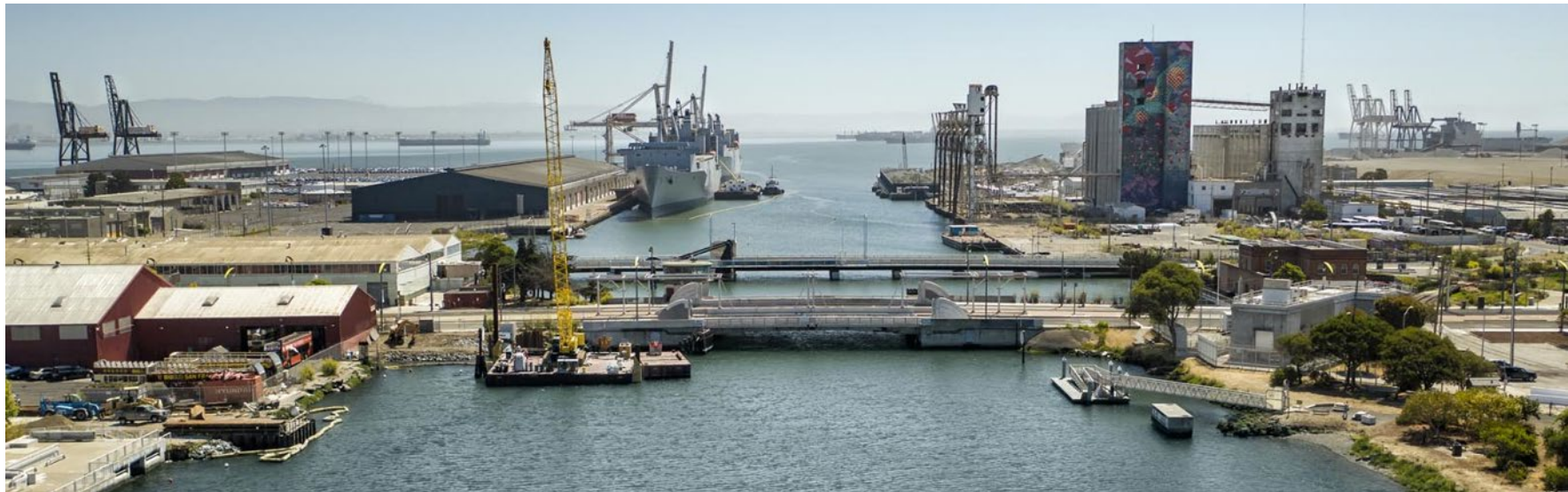


Port of San Francisco

# Five-Year Capital Improvement Program

Fiscal Years 2024-25 through 2028-29

February 2024



## Overview

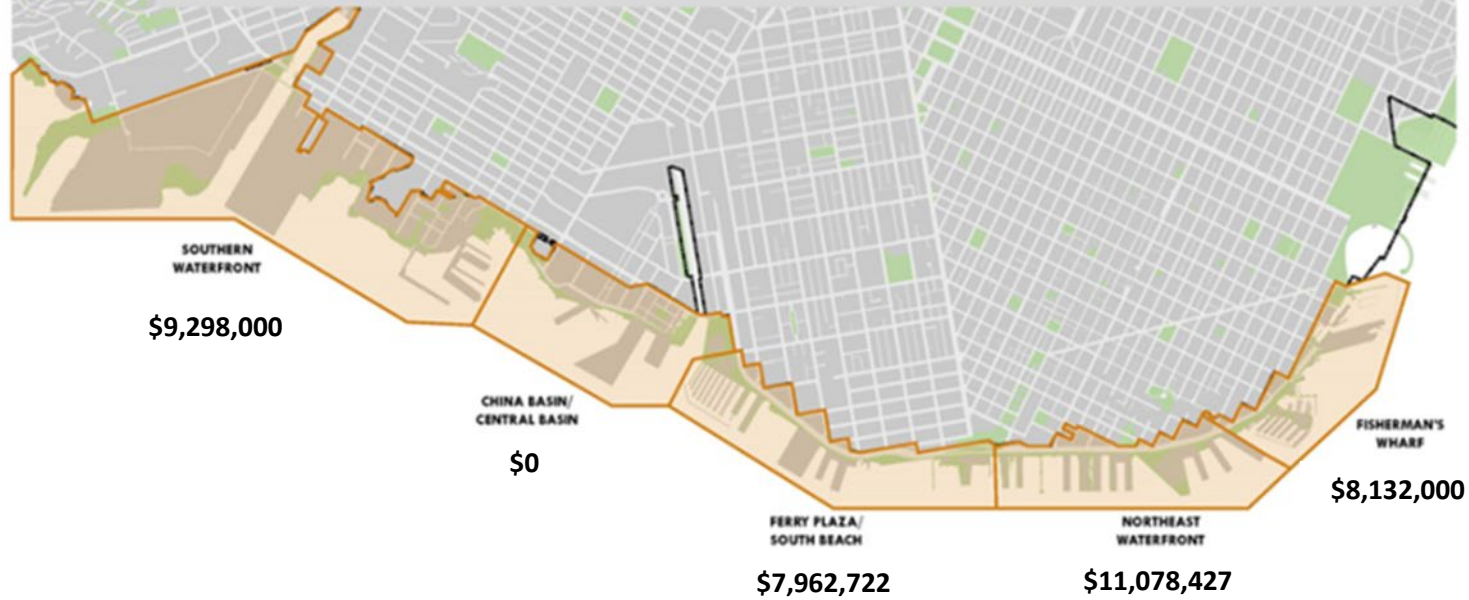
For more than a decade, the Port of San Francisco has used its ten-year Capital Plan to guide investments by determining the overall scope of capital need and the limited resources available to address it. The Fiscal Year (FY) 2023-24 to FY 2032-33 Capital Plan identified a \$2.241 billion state of good repair (SOGR) investment need, \$1.65 billion of which the Port is unfunded.

To facilitate strategic analysis and bridge the gap between the distant ten-year time span of the Capital Plan and the immediacy of the two-year Capital Budget, the Port prepares a Five-Year Capital Improvement Program (CIP) which allocates estimated available funds to specific projects. Projects are selected by a staff committee that ranks each possible project after considering prior commitments, health and safety, leasing needs, strategic investment, and leverage of outside funds. The results of the selection process are shown below, with details of each project provided in the next section.

<b>Project</b>	<b>End Date</b>	<b>Prior Funding</b>	<b>Next Biennial Cycle</b>		<b>Following Biennial Cycle</b>		<b>Outyear</b>	<b>Project Total</b>
			<b>FY 2024-25</b>	<b>FY 2025-26</b>	<b>FY 2026-27</b>	<b>FY 2027-28</b>	<b>FY 2028-29</b>	
<b>Southern</b>								
Pier 70 Shipyard Shoreline and Sediment Remediation	January 2025	2.5	0.5	-	-	-	-	3.0
Pier 70 Shipyard Uplands	June 2025	2.0	1.0	-	-	-	-	3.0
Pier 80 Electrification Design	July 2025	-	0.8	-	-	-	-	0.8
Southern Waterfront Beautification Fund	Ongoing	15.3	2.2	1.5	1.1	1.1	1.1	22.3
<b>Southern Subtotal</b>		<b>\$19.8</b>	<b>\$4.5</b>	<b>\$1.5</b>	<b>\$1.1</b>	<b>\$1.1</b>	<b>\$1.1</b>	<b>\$29.1</b>
<b>South Beach Harbor (SBH)</b>								
South Beach Harbor	Ongoing	9.5	1.5	1.6	1.6	1.6	1.6	17.5
<b>South Beach Harbor (SBH) Subtotal</b>		<b>\$9.5</b>	<b>\$1.5</b>	<b>\$1.6</b>	<b>\$1.6</b>	<b>\$1.6</b>	<b>\$1.6</b>	<b>\$17.5</b>
<b>Northeast</b>								
Beltline Building ADA Access Improvements	December 2026	0.9	2.6	-	-	-	-	3.5
Pier 09 FIRPA Repairs Roof and Roof Deck	July 2027	2.8	3.1	-	-	-	-	6.0
Pier 09 SoGR and EQ Safety Pre-Design Improvements	TBD	-	-	2.7	-	-	-	2.7
Pier 29.5 Office Rehab	March 2025	0.2	0.5	-	-	-	-	0.7
Pier 33 Bulkhead and Shed Repairs	February 2027	-	0.9	1.3	-	-	-	2.2
<b>Northeast Subtotal</b>		<b>\$4.0</b>	<b>\$7.1</b>	<b>\$3.9</b>	<b>\$0.0</b>	<b>\$0.0</b>	<b>\$0.0</b>	<b>\$15.1</b>
<b>Fisherman's Wharf</b>								
FW Stormwater Drainage and Sewer Improvement	September 2025	-	0.7	-	-	-	-	0.7
Hyde Street Harbor Fuel Pipeline Release	Ongoing	0.9	0.0	0.3	0.3	0.3	0.3	1.9
Pier 45 Shed B and D FIRPA 0-1 year Repairs	July 2027	1.7	4.8	-	-	-	-	6.5
Pier 47 Substructure Repairs	December 2026	-	0.9	-	-	-	-	0.9
Wharf J-11 Settlement	February 2028	-	-	0.8	-	-	-	0.8
<b>Fisherman's Wharf Subtotal</b>		<b>\$2.6</b>	<b>\$6.3</b>	<b>\$1.1</b>	<b>\$0.3</b>	<b>\$0.3</b>	<b>\$0.3</b>	<b>\$10.8</b>

Project	End Date	Prior Funding	Next Biennial Cycle		Following Biennial Cycle		Outyear	Project Total
			FY 2024-25	FY 2025-26	FY 2026-27	FY 2027-28	FY 2028-29	
<b>Portwide</b>								
Facility Assessment Program	Ongoing	3.6	1.1	0.7	1.1	0.6	1.3	8.4
Maintenance Dredging and Sediment Sampling	Ongoing	19.9	-	-	4.9	4.0	4.0	32.8
Pile Repair Crew	Ongoing	5.8	-	-	-	0.4	1.0	7.2
Portwide Ownership Project	February 2027	2.0	1.1	0.7	-	-	-	3.7
Project Contingency	Ongoing	6.6	1.1	3.3	3.7	4.0	1.6	20.4
Project Management Office *	Ongoing	5.7	0.5	0.6	0.6	0.6	0.6	8.6
Stormwater Full Trash Capture	December 2030	0.5	0.5	0.7	0.7	0.7	0.7	3.8
Waterfront Resilience Program (Port)	Ongoing	14.0	1.7	2.6	2.5	2.3	2.3	25.4
<b>Portwide Subtotal</b>		<b>\$58.1</b>	<b>\$5.9</b>	<b>\$8.6</b>	<b>\$13.5</b>	<b>\$12.7</b>	<b>\$11.6</b>	<b>\$110.4</b>
<b>Port Capital Expenses Total</b>		<b>\$94.0</b>	<b>\$25.5</b>	<b>\$16.6</b>	<b>\$16.4</b>	<b>\$15.7</b>	<b>\$14.6</b>	<b>\$182.8</b>
<b>Waterfront Development Projects</b>								
Development Projects	Ongoing	32.4	10.2	10.8	11.5	12.2	13.0	90.2
Development Capital Contribution	Ongoing	0.0	16.5	0.0	0.0	0.0	0.0	16.5
<b>Total Capital Expenses</b>		<b>\$126.4</b>	<b>\$52.2</b>	<b>\$27.5</b>	<b>\$27.9</b>	<b>\$27.9</b>	<b>\$27.6</b>	<b>\$289.5</b>
Waterfront Resilience Program (Bond)	Ongoing	87.5	9.2	69.5	226.2	161.3	92.2	645.9
<b>Total Capital Contributions</b>		<b>\$213.9</b>	<b>\$61.4</b>	<b>\$96.9</b>	<b>\$254.1</b>	<b>\$189.3</b>	<b>\$119.8</b>	<b>\$935.5</b>

# Geographic Distribution of Investments



Portwide Projects (including WRP): \$610,709,542

## Project Detail

### Pier 70 Shipyard Shoreline and Sediment Remediation

#### Scope

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

#### Advancing the Port's Strategic Plan

Economic Recovery – Received \$2.5 million in a lawsuit settlement.

Equity – Ensures Port activities advance equity and public benefit and attract a diversity of people to the Southern Waterfront.

Sustainability – Protects the Bay from contamination by capping the contaminated shoreline soil from entering the Bay water and capping offshore sediments.

Evolution – Prepares the site for future use and new open space opportunities.

Engagement – Informs and involves regional, state, and federal agencies to align activities. Includes outreach and coordination with stakeholders including nearby Port tenants.



#### Project Sponsor

Planning & Environment, David Beaupre

#### Funding Schedule

Source	Previous Appropriation	24/25	25/26	26/27	27/28	28/29	Remaining Need	Total
Port Harbor Fund	\$2,500,000	\$500,000	\$0	\$0	\$0	\$0	\$0	\$3,000,000
<b>Total</b>	<b>\$2,500,000</b>	<b>\$500,000</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$3,000,000</b>

#### Funded Phase(s)

Construction through closeout

#### Potential External Revenue Sources

None

#### Estimated Project Completion

January 2025

## Pier 70 Shipyard Uplands

### Scope

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.

### Advancing the Port's Strategic Plan

Economic Recovery – Received \$2.5 million in a lawsuit settlement.

Equity – Ensures Port activities advance equity and public benefit and attract a diversity of people to the Southern Waterfront.

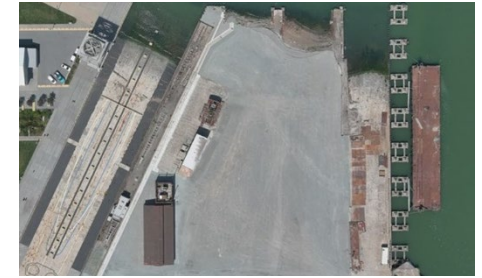
Sustainability – Protects the shoreline and bay waters from any upland residuals.

Evolution – Prepares the site for future uses and open space opportunities.

Engagement – Informs and involves regional, state, and federal agencies to align activities. Includes outreach and coordination with stakeholders including nearby Port tenants.

### Project Sponsor

Planning & Environment, David Beaupre



### Funding Schedule

Source	Previous Appropriation	24/25	25/26	26/27	27/28	28/29	Remaining Need	Total
Port Harbor Fund	\$2,000,000	\$1,000,000	\$0	\$0	\$0	\$0	\$0	\$3,000,000
<b>Total</b>	<b>\$2,000,000</b>	<b>\$1,000,000</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$3,000,000</b>

### Funded Phase(s)

Construction through closeout

### Potential External Revenue Sources

None

### Estimated Project Completion

June 2025

## Pier 80 Electrification Design

### Scope

The scope of this project is to fund PG&E and consultants to prepare designs to bring 16MW of power to the east berth of Pier 80 for future cruise ship calls.

### Advancing the Port's Strategic Plan

Economic Growth – Generates new revenue from additional cruise ship calls.

Evolution – Transforms the southern waterfront by introducing tourist activities and activating new space usage typically dedicated only to cargo movement.

### Project Sponsor

Maritime, Andre Coleman

### Funding Schedule

Source	Previous Appropriation	24/25	25/26	26/27	27/28	28/29	Remaining Need	Total
Port Harbor Fund	\$0	\$809,000	\$0	\$0	\$0	\$0	\$0	\$809,000
<b>Total</b>	<b>\$0</b>	<b>\$809,000</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$809,000</b>

### Funded Phase(s)

Design

### Potential External Revenue Sources

None

### Estimated Project Completion

Design completion – July 2025

## Southern Waterfront Beautification

### Scope

This fund is designated to finance projects that will improve the southern waterfront. Qualifying projects may include open space, wetland restoration, pier removal, public art, historic preservation, and other similar projects that may arise over time.



### Advancing the Port's Strategic Plan

Equity – Serves BIPOC communities residing in the Southern Waterfront

Sustainability – Employs best environmental practices to reduce run-off, sequester carbon, and minimize water use

Evolution – Converts degrading facilities into new uses

Engagement – Includes public outreach for projects, when applicable

### Project Sponsor

Finance & Administration, Nate Cruz

### Funding Schedule

Source	Previous Appropriation	24/25	25/26	26/27	27/28	28/29	Remaining Need	Total
Port Harbor Fund	\$15,298,200	\$2,200,000	\$1,471,000	\$1,106,000	\$1,106,000	\$1,106,000	\$0	\$22,287,200
<b>Total</b>	<b>\$15,298,200</b>	<b>\$2,200,000</b>	<b>\$1,471,000</b>	<b>\$1,106,000</b>	<b>\$1,106,000</b>	<b>\$1,106,000</b>	<b>\$0</b>	<b>\$22,287,200</b>

### Funded Phase(s)

Planning, design, and construction

### Potential External Revenue Sources

The Port will seek grants that arise for habitat preservation or parks and open space that can be used to supplement Port funds.

### Estimated Project Completion

Ongoing



## South Beach Harbor

### Scope

South Beach Harbor is a full-service marina consisting of 700 slips, a recreational and commercial guest dock, the Pier 40 Maritime Center, and South Beach Park. This project will improve various assets within the South Beach Harbor area. Current projects include a baffle wall, pre-dredge sediment, and improvements to Pier 40. The Pier 40 improvements, which are required by the Bay Conservation and Development Commission (BCDC), include work on the north guest dock, kayak float, east apron public access improvements, jib hoist replacement, relocation of the existing hoist, and BCDC application fees.



### Advancing the Port's Strategic Plan

Economic Recovery – Preserves and enhances revenue generation from this facility.

Engagement – Responds to a request from the public to develop a program of more activity in our open spaces

### Project Sponsor

Maritime, Andre Coleman

### Funding Schedule

Source	Previous Appropriation	24/25	25/26	26/27	27/28	28/29	Remaining Need	Total
South Beach Harbor Fund	\$9,530,466	\$1,527,868	\$1,602,599	\$1,607,737	\$1,611,311	\$1,613,207	\$0	\$17,493,188
<b>Total</b>	<b>\$9,530,466</b>	<b>\$1,527,868</b>	<b>\$1,602,599</b>	<b>\$1,607,737</b>	<b>\$1,611,311</b>	<b>\$1,613,207</b>	<b>\$0</b>	<b>\$17,493,188</b>

### Funded Phase(s)

Planning through construction

### Potential External Revenue Sources

None

## Estimated Project Completion

Ongoing

## Beltline Building ADA Access Improvements

### Scope

This project will address the necessary improvements needed to return the building into a leasable space. The improvements include ADA access lift, electrical and plumbing upgrades, sheetrock replacement, flooring, and other carpentry projects as needed.

### Advancing the Port's Strategic Plan

Economic Growth – Allows the Port to offer this building as a leasable space and attract new tenants.

Evolution – Provides an amenity to the Pier 27 area, with the advantage of being accessible to non-cruise ship passengers throughout the year.

### Project Sponsor

Real Estate & Development, Scott Landsittel

## Funding Schedule

Source	Previous Appropriation	24/25	25/26	26/27	27/28	28/29	Remaining Need	Total
Port Harbor Fund	\$942,493	\$0	\$0	\$0	\$0	\$0	\$0	\$942,493
State Stimulus	\$0	\$2,603,000	\$0	\$0	\$0	\$0	\$0	\$2,603,000
<b>Total</b>	<b>\$942,493</b>	<b>\$2,603,000</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$3,545,493</b>

## Funded Phase(s)

Planning through construction

## Potential External Revenue Sources

None

## Estimated Project Completion

December 2026

## Pier 9 FIRPA Repairs Roof & Roof Deck

### Scope

This project will conduct an updated assessment of the roof and roof support structure, design, and implement repairs and/or replacements identified in the assessment.

### Advancing the Port's Strategic Plan

Economic Growth – Maintains consistent access and operations so that the lease income is uninterrupted.

### Project Sponsor

Real Estate & Development, Scott Landsittel

### Funding Schedule

Source	Previous Appropriation	24/25	25/26	26/27	27/28	28/29	Remaining Need	Total
Port Harbor Fund	\$2,840,573	\$0	\$0	\$0	\$0	\$0	\$0	\$2,840,573
State Stimulus	\$0	\$3,144,427	\$0	\$0	\$0	\$0	\$0	\$3,144,427
<b>Total</b>	<b>\$2,840,573</b>	<b>\$3,144,427</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$5,985,000</b>

### Funded Phase(s)

Planning through construction

### Potential External Revenue Sources

None

### Estimated Project Completion

July 2027

## Pier 9 State of Good Repair (SoGR) and EQ Safety Pre-Design Improvements

### Scope

The pre-design effort will consider the state of good repair recommendations from the 2019 FIRPA assessment of Pier 9 for all major building systems, including superstructure, substructure, building envelope, and utility systems. A phased implementation plan will be developed to identify the high-priority state of good repair projects that have independent utility.

### Advancing the Port's Strategic Plan

Economic Growth – Maintains consistent access and operations so that the lease income is uninterrupted.

### Project Sponsor

Real Estate & Development, Scott Landsittel

### Funding Schedule

Source	Previous Appropriation	24/25	25/26	26/27	27/28	28/29	Remaining Need	Total
Port Harbor Fund	\$0	\$0	\$2,662,000	\$0	\$0	\$0	\$0	\$2,662,000
<b>Total</b>	<b>\$0</b>	<b>\$0</b>	<b>\$2,662,000</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$2,662,000</b>

### Funded Phase(s)

Planning

### Potential External Revenue Sources

None

### Estimated Project Completion

July 2027

## Pier 29.5 Office Rehabilitation

### Scope

Pier 29.5 office building is a vacant two-story building that requires rehabilitation prior to leasing. This project will repair the sheetrock damage in the lobby and both floors, remove hazardous material, as well as improve the entrance and staircase in the lobby accessed from the Embarcadero. Once finished this office building could potentially increase revenue by approximately \$160,000 annually.

### Advancing the Port's Strategic Plan

Economic Recovery – Maintains the Port's financial strength by addressing deferred maintenance, maximizing the value of the property, and increasing revenue.

Economic Growth – Attracts new tenants that build an economically viable Port.

### Project Sponsor

Real Estate & Development, Scott Landsittel

### Funding Schedule

Source	Previous Appropriation	24/25	25/26	26/27	27/28	28/29	Remaining Need	Total
State Stimulus	\$232,000	\$500,000	\$0	\$0	\$0	\$0	\$0	\$732,000
<b>Total</b>	<b>\$232,000</b>	<b>\$500,000</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$732,000</b>

### Funded Phase(s)

Planning through construction

### Potential External Revenue Sources

None

### Estimated Project Completion

December 2024

## Pier 33 Bulkhead and Shed Repairs

### Scope

This project will repair all timber column bases and primary truss frames that were identified in the FIRPA study as major or severe damage. It will also replace the roofing on the Bulkhead.

### Advancing the Port's Strategic Plan

Economic Recovery – removes a life safety issue and allows the facility to be leased.

Economic Growth – Attracts and retains tenants.

Evolution – Spurs leasing by a wider variety of tenants

### Project Sponsor

Real Estate & Development, Scott Landsittel

### Funding Schedule

Source	Previous Appropriation	24/25	25/26	26/27	27/28	28/29	Remaining Need	Total
Port Harbor Fund	\$0	\$900,000	\$1,269,000	\$0	\$0	\$0	\$0	\$2,169,000
<b>Total</b>	<b>\$0</b>	<b>\$900,000</b>	<b>\$1,269,000</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$2,169,000</b>

### Funded Phase(s)

Planning through construction

### Potential External Revenue Sources

None

### Estimated Project Completion

February 2027

## Fisherman’s Wharf Stormwater Drainage and Sewer Improvement

### Scope

This project is a study to investigate global stormwater flooding and sewer issues for the area on Wharf J9, SWL302, Al Scoma Way, Leavenworth Street, bounded on the south by Jefferson St. The study would consider future projects planned for the area as well as the existing drainage issues on the site. The deliverables will include memorandums with recommendations, schedules, and cost estimates for future work.

### Advancing the Port’s Strategic Plan

Resilience – seeks to adapt the sewer and stormwater infrastructure in the Fisherman’s Wharf area to sea level rise as well as perform deferred maintenance

### Project Sponsor

Maintenance, Tim Felton  
Engineering, Wendy Proctor  
Waterfront Resilience Program, Brad Benson

### Funding Schedule

Source	Previous Appropriation	24/25	25/26	26/27	27/28	28/29	Remaining Need	Total
Port Harbor Fund	\$0	\$700,000	\$0	\$0	\$0	\$0	\$0	\$700,000
<b>Total</b>	<b>\$0</b>	<b>\$700,000</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$700,000</b>

### Funded Phase(s)

Planning

### Potential External Revenue Sources

None

### Estimated Project Completion

September 2025

## Hyde Street Harbor Fuel Pipeline Release

### Scope

This CIP funding request would set aside funds for the Port to meet any future site investigation, remediation, or monitoring obligations as directed by regulatory agencies. CIP funds also provide for continued third-party technical expert review of Pilot Thomas work projects, particularly remediation endpoints.

### Advancing the Port's Strategic Plan

Sustainability – This project will address any future environmental remediation at the Hyde Street Harbor

### Project Sponsor

Maritime, Andre Coleman

### Funding Schedule

Source	Previous Appropriation	24/25	25/26	26/27	27/28	28/29	Remaining Need	Total
Port Harbor Fund	\$923,080	\$13,000	\$250,000	\$250,000	\$250,000	\$250,000	\$0	\$1,936,080
<b>Total</b>	<b>\$923,080</b>	<b>\$13,000</b>	<b>\$250,000</b>	<b>\$250,000</b>	<b>\$250,000</b>	<b>\$250,000</b>	<b>\$0</b>	<b>\$1,936,080</b>

### Funded Phase(s)

Planning through construction

### Potential External Revenue Sources

None

### Estimated Project Completion

Ongoing



## Pier 45 Shed B & D FIRPA 0-1 year Repairs

### Scope

The scope of this project consists of pile repairs, roof repair and/or replacement, and egress and accessibility upgrades identified as immediate repair needs in the FIRPA assessment report.

### Advancing the Port's Strategic Plan

Economic Recovery – supports revenue-generating assets

Sustainability – The project will include environmental stewardship

### Project Sponsor

Real Estate & Development, Scott Landsittel

### Funding Schedule

Source	Previous Appropriation	24/25	25/26	26/27	27/28	28/29	Remaining Need	Total
State Stimulus	\$0	\$4,626,528	\$0	\$0	\$0	\$0	\$0	\$4,626,528
Port Harbor Fund	\$1,700,000	\$142,472	\$0	\$0	\$0	\$0	\$0	\$1,842,472
<b>Total</b>	<b>\$1,700,000</b>	<b>\$4,769,000</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$6,469,000</b>

### Funded Phase(s)

Planning through construction

### Potential External Revenue Sources

None

### Estimated Project Completion

July 2027

## Pier 47 Substructure Repairs

### Scope

The western end of Pier 47 was red-tagged in 2013 due to substructure deterioration and has subsequently deteriorated. The deck had been relatively stable since 2013 based on regular RSA inspection, but in early September 2023, the red-tagged deck suddenly dropped about half a foot, indicating the onset of an eventual collapse. This project will rebuild the red-tagged portions of the substructure, which have been fenced off and unused for years.

### Advancing the Port's Strategic Plan

Economic Growth – reconstruction of a new deck that can be used to generate additional revenue from berthing, expansion of bait tanks, parking, leasing, etc.

Sustainability - prevent debris and hazardous materials such as treated timber and asphalt from falling into the bay

Evolution – Address conditions at a long-vacant fish processing facility and clear the way for potential new uses that can support today's Port

### Project Sponsor

Real Estate & Development, Scott Landsittel

### Funding Schedule

Source	Previous Appropriation	24/25	25/26	26/27	27/28	28/29	Remaining Need	Total
State Stimulus	\$0	\$850,000	\$0	\$0	\$0	\$0	\$0	\$850,000
<b>Total</b>	<b>\$0</b>	<b>\$850,000</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$850,000</b>

### Funded Phase(s)

Planning through construction

### Potential External Revenue Sources

None

### Estimated Project Completion

July 2027

## Wharf J-11 Settlement

### Scope

This project will improve the structural integrity of Wharf J11 to ensure that it adequately preserves and supports vehicular and pedestrian access, function, and operations of the multifaceted uses of the Fisherman’s Wharf Harbor.

### Advancing the Port’s Strategic Plan

Economic Growth – contributes to the economic success and vibrancy of the waterfront such as July 4 celebrations and SF Fleet Week.

Evolution - provides varied support required as the needs of the public and port change

Engagement – preserves and improves the ability for the direct public to access the waterfront and harbor.

### Project Sponsor

Maritime, Andrey Coleman

### Funding Schedule

Source	Previous Appropriation	24/25	25/26	26/27	27/28	28/29	Remaining Need	Total
Port Harbor Fund	\$0	\$0	\$800,000	\$0	\$0	\$0	\$0	\$800,000
<b>Total</b>	<b>\$0</b>	<b>\$0</b>	<b>\$800,000</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$800,000</b>

### Funded Phase(s)

Planning through construction

### Potential External Revenue Sources

None

### Estimated Project Completion

February 2028

## Facility Assessment Program

### Scope

The Facility Assessment Program includes Rapid Structural Analysis (RSA) and the Facility Inspection and Repair Project Assessments (FIRPA). These programs are long-term and ongoing to determine the current state of each Port facility and the resources required to bring the facility into a state of good repair. FIRPA will assess five to ten Port facilities every year until all major Port facilities have been evaluated with the goal of assessing every Port facility approximately every ten years.

### Advancing the Port's Strategic Plan

Economic Recovery – Enable the Port to make informed decisions about capital investments to support revenue generation using Port properties  
Equity – After assessments are complete the construction projects will upgrade facilities and attract a diversity of people to the Waterfront

### Project Sponsor

Finance & Administration, Nate Cruz

### Funding Schedule

Source	Previous Appropriation	24/25	25/26	26/27	27/28	28/29	Remaining Need	Total
Port Harbor Fund	\$2,035,695	\$1,060,000	\$652,000	\$1,101,000	\$631,000	\$1,338,000	\$0	\$6,816,695
State Stimulus	\$1,550,000	\$0	\$0	\$0	\$0	\$0	\$0	\$1,550,000
<b>Total</b>	<b>\$3,584,695</b>	<b>\$1,060,000</b>	<b>\$652,000</b>	<b>\$1,101,000</b>	<b>\$631,000</b>	<b>\$1,338,000</b>	<b>\$0</b>	<b>\$8,366,695</b>

### Funded Phase(s)

Planning

### Potential External Revenue Sources

None

### Estimated Project Completion

Ongoing

## Maintenance Dredging & Sediment Sampling

### Scope

Routine dredging of Port berths is required to maintain depths for vessels in support of maritime commerce, including cruise and cargo operations. The frequency at which any given location needs to be dredged varies and is as frequently as annually for key locations such as the cruise terminals at piers 27 and 35. The budget includes funds for pre-dredge testing of sediment required by regulatory agencies to determine the appropriate disposal or re-use option for the sediments. The budget also includes sufficient funds to direct dredged sediments to beneficial re-use such as wetlands restoration, when feasible.

### Advancing the Port's Strategic Plan

Economic Growth – contributes to the economic vitality and long-term vitality of the Port and the City

Sustainability – Creates and restores habitats when sediments can be beneficially re-used

### Project Sponsor

Maritime, Andre Coleman

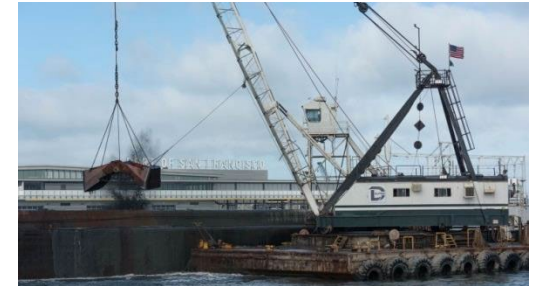


Photo by Dave Rauenbuehler



### Funding Schedule

Source	Previous Appropriation	24/25	25/26	26/27	27/28	28/29	Remaining Need	Total
Port Harbor Fund	\$16,186,298	\$0	\$0	\$4,875,000	\$4,005,000	\$4,005,000	\$0	\$29,071,298
State Stimulus	\$3,749,146	\$0	\$0	\$0	\$0	\$0	\$0	\$3,749,146
<b>Total</b>	<b>\$19,935,444</b>	<b>\$0</b>	<b>\$0</b>	<b>\$4,875,000</b>	<b>\$4,005,000</b>	<b>\$4,005,000</b>	<b>\$0</b>	<b>\$32,820,444</b>

### Funded Phase(s)

Sediment testing, dredging, and disposal

### Potential External Revenue Sources

None

### Estimated Project Completion

Ongoing

## Pile Crew

### Scope

These funds will be used to hire and maintain 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. The Port's analysis indicates that completing pier repairs with Port crews is more cost-effective than having the work done by a contractor.

### Advancing the Port's Strategic Plan

Economic Recovery – Preserves and enhances revenue generation from Port facilities in a cost-effective manner

Resilience – Repairs and maintains structures to withstand earthquakes and sea level rise

Sustainability – This crew continues to mitigate current, more harmful piles, with less harmful piles

### Project Sponsor

Maritime, Andre Coleman



### Funding Schedule

Source	Previous Appropriation	24/25	25/26	26/27	27/28	28/29	Remaining Need	Total
Port Harbor Funds	\$4,547,477	\$0	\$0	\$0	\$429,000	\$971,000	\$0	\$4,547,477
State Stimulus	\$1,250,000	\$0	\$0	\$0	\$0	\$0	\$0	\$2,400,000
<b>Total</b>	<b>\$5,797,477</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$429,000</b>	<b>\$971,000</b>	<b>\$0</b>	<b>\$7,197,477</b>

### Funded Phase(s)

Construction

### Potential External Revenue Sources

None

### Estimated Project Completion

Ongoing

## Portwide Ownership Project

### Scope

The primary deliverable of the project is an updated detailed GIS compatible map and associated CAD files that definitively delineate the Port’s ownership boundary. This information is essential to understanding responsibility and liability across our 7.5-mile waterfront.



### Advancing the Port’s Strategic Plan

Economic Growth – accounting of the Port’s assets, ownership, and authority will allow for maximized revenue and a solid base for future decision-making

### Project Sponsor

Real Estate & Development, Scott Landsittel

### Funding Schedule

Source	Previous Appropriation	24/25	25/26	26/27	27/28	28/29	Remaining Need	Total
Port Harbor Funds	\$1,977,000	\$1,050,000	\$692,000	\$0	\$0	\$0	\$0	\$3,719,000
<b>Total</b>	<b>\$1,977,000</b>	<b>\$1,050,000</b>	<b>\$692,000</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$3,719,000</b>

### Funded Phase(s)

Construction

### Potential External Revenue Sources

None

### Estimated Project Completion

February 2027

## Project Contingency Fund

### Scope

With supply-chain issues and labor shortages, construction costs have risen significantly and have created uncertainty in project budgets. The Port uses the Contingency Fund to supplement budgets on essential projects when bids come in high but are deemed reasonable, or when unforeseen site conditions or other challenges arise that exceed a project's budgeted contingency. The Contingency Fund also serves as a source to address urgent projects and needs that arise after the biennial budget is adopted.

### Advancing the Port's Strategic Plan

Economic Recovery – Ensures that sufficient funds are available to deliver planned projects in a changing bid environment

### Project Sponsor

Finance & Administration, Nate Cruz

### Funding Schedule

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Source	Previous Appropriation	24/25	25/26	26/27	27/28	28/29	Remaining Need	Total
Port Harbor Fund	\$6,582,327	\$1,130,019	\$3,332,315	\$3,730,792	\$4,016,997	\$1,618,420	\$0	\$20,410,869
<b>Total</b>	<b>\$6,582,327</b>	<b>\$1,130,019</b>	<b>\$3,332,315</b>	<b>\$3,730,792</b>	<b>\$4,016,997</b>	<b>\$1,618,420</b>	<b>\$0</b>	<b>\$20,410,869</b>

### Funded Phase(s)

Various

### Potential External Revenue Sources

None

### Estimated Project Completion

Not applicable



## Project Management Office

### Scope

This funding supports the Port's Project Management Office (PMO) staff for the next five years. The PMO manages all Port capital projects and is responsible for driving those projects from inception to construction close out. The PMO staff will play an integral role in the expenditure of approximately \$52 million in state stimulus funds on capital projects by December 2026.

### Advancing the Port's Strategic Plan

Economic Recovery – Ensures that sufficient staff are available to deliver funded projects in a timely fashion, helping preserve revenue generation

### Project Sponsor

Engineering, Wendy Proctor

### Funding Schedule

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Source	Previous Appropriation	24/25	25/26	26/27	27/28	28/29	Remaining Need	Total
Port Harbor Fund	\$3,183,802	\$533,000	\$559,000	\$587,000	\$617,000	\$647,000	\$0	\$6,126,802
State Stimulus	\$2,498,810	\$0	\$0	\$0	\$0	\$0	\$0	\$2,498,810
<b>Total</b>	<b>\$5,682,612</b>	<b>\$533,000</b>	<b>\$559,000</b>	<b>\$587,000</b>	<b>\$617,000</b>	<b>\$647,000</b>	<b>\$0</b>	<b>\$8,625,612</b>

### Funded Phase(s)

Not applicable

### Potential External Revenue Sources

None

### Estimated Project Completion

Ongoing

## Stormwater Trash Capture Installation

### Scope

This project will evaluate and install a full trash-capture device (FTCD) in the municipal separate storm sewer system (MS4) area. There are approximately 543 stormwater inlets in the MS4 area. The FTCDs are required to maintain the state Municipal General Stormwater Permit. The permit requires installation by 2030.

### Advancing the Port's Strategic Plan

Resilience – Reduces potential flooding

### Project Sponsor

Planning & Environment, David Beaupre

### Funding Schedule

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Source	Previous Appropriation	24/25	25/26	26/27	27/28	28/29	Remaining Need	Total
Port Harbor Fund	\$450,000	\$493,000	\$708,000	\$708,000	\$708,000	\$705,000	\$0	\$3,772,000
<b>Total</b>	<b>\$450,000</b>	<b>\$493,000</b>	<b>\$708,000</b>	<b>\$708,000</b>	<b>\$708,000</b>	<b>\$705,000</b>	<b>\$0</b>	<b>\$3,772,000</b>

### Funded Phase(s)

Planning through construction

### Potential External Revenue Sources

None

### Estimated Project Completion

December 2030

## Waterfront Resilience Program

### Scope

The Port of San Francisco's treasured waterfront is vulnerable to hazards, including urgent seismic risk and increasing flood risks from sea level rise. To protect this resource - from the iconic landmarks, cultural and art destinations, and beautiful open spaces connected to the Bay, to the diverse maritime industries and businesses, and key emergency, transportation, and utility infrastructure - for future generations, the Port has established the Waterfront Resilience Program. The Program works to ensure the waterfront, and its critical regional and citywide assets, are resilient to flooding, sea level rise, and seismic risk - and increasingly accessible to everyone it serves.



### Advancing the Port's Strategic Plan

Economic Recovery – Maximizes external investment capital for project funding

Resilience –Addresses threats from earthquakes and flood risk

Engagement – Includes extensive engagement with San Franciscans and other stakeholders to educate them and ascertain their priorities

### Project Sponsor

Waterfront Resilience Program, Brad Benson

### Funding Schedule

Source	Previous Appropriation	24/25	25/26	26/27	27/28	28/29	Remaining Need	Total
Port Harbor Fund	\$14,047,692	\$1,670,114	\$2,617,636	\$2,458,561	\$2,300,712	\$2,344,129	\$0	\$25,438,844
General Obligation Bond	\$87,503,579	\$9,195,210	\$69,477,985	\$226,177,120	\$161,346,359	\$92,219,175	\$0	\$645,919,427
Other	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>Total</b>	<b>\$101,551,271</b>	<b>\$10,865,324</b>	<b>\$72,095,621</b>	<b>\$228,635,681</b>	<b>\$163,647,071</b>	<b>\$94,563,303</b>	<b>\$0</b>	<b>\$671,358,271</b>

### Funded Phase(s)

Design and construction

### Potential External Revenue Sources

In FY 2016-17, the City convened a Seawall Finance Work Group to analyze potential funding strategies and prepare a specific set of recommendations for the City and the Port to consider. Since then, the WRP has secured a General Obligation Bond and partnered with the U.S. Army Corps of Engineers for a general investigation of flood risks along the Port's entire 7.5-mile waterfront to determine a federal interest in funding coastal flood defenses for San Francisco.

### Estimated Project Completion

Ongoing