

Biennial Operating Budget

FY 2024 – 2025 & FY 2025 – 2026



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MEMORANDUM

February 23, 2024

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

FROM: Elaine Forbes
Executive Director 

SUBJECT: Request approval of the Fiscal Year 2024-25 and 2025-26 Biennial Operating and Capital Budget.

DIRECTOR'S RECOMMENDATION: Approve the Attached Resolution No. 24-14

EXECUTIVE SUMMARY

This item was presented as an informational item at the February 6, 2024 Port Commission meeting and is now before the Port Commission for approval. For convenience, substantive changes from the prior report are shown as underlined and in italics.

The aftermath of the COVID-19 pandemic continues to create unprecedented economic pressures on the Port. At the onset of the pandemic, Port revenues plummeted nearly 40% as visitors and commuters sheltered in place. Under the leadership of the Port Commission, the Port met this financial challenge by reducing \$60 million in expenses through a combination of expenditure reductions, operating efficiencies, hiring delays, decreases to capital investments, defunding prior capital projects, use of fund balance, and the successful pursuit of \$117 million in stimulus funding.

Four years later, led by the return of leisure tourism, revenues have returned to pre-pandemic levels three years ahead of the prior budget forecast. This is an important economic milestone for the Port, and one worth celebrating.

However, two significant challenges from COVID-19 remain. First, high inflation has driven up the price of labor and goods such that the cost of providing pre-pandemic

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service levels well exceeds pre-pandemic costs, leaving less net operating income available to support capital investment. Second, the citywide office vacancy rate remains alarmingly high at 32.5% while the market adjusts to new and long-term telecommuting patterns. This not only creates revenue uncertainty for the Port's minor office space portfolio but also creates challenges for Port tenants who rely on office workers as customers.

Given this difficult economic situation, the proposed budget keeps costs as low as possible, while still including investments in the Port's strategic objectives. The most significant investments include:

- **New Parking Lot Operations:** The budget includes a new parking lot operations model (subject to future Port Commission approval) that is forecasted to increase net parking income to the Port by approximately 50% at full implementation. This model follows the Municipal Transportation Agency's approach to lot operations, which relies on pay stations and fee-based lot operators instead of the Port's revenue-sharing operator model.
- **Improved Security:** The budget proposes to enhance safety for Port tenants and the public by internalizing most security functions at the Port that were previously provided by contractors. Staff believes that this cost increase of only 2% will deliver significantly better security, keeping the waterfront a world-class attraction.
- **Equity:** Feedback from the regular race equity survey indicated career advancement was a significant concern to many Port employees. The proposed budget includes new entry-level management positions in the Maintenance division to both (a) create promotive opportunities for our skilled craft workers, and (b) improve the efficient and effective deployment of maintenance resources along our dynamic 7.5-mile waterfront. The budget also proposes to double the training funding to ensure staff can gain the skills needed to advance in their careers.
- **One-Time Capital Funding:** Because operating revenues recovered faster than expected, \$11.7 million of stimulus funding is being redirected to capital projects.

1. STRATEGIC OBJECTIVES

Despite the challenges posed by the recovery from the pandemic, the proposed FY 2024-25 and FY 2025-26 budget includes actions that advance all seven goals of the Port's Strategic Plan.

1. Economic Recovery

- a. Adds staffing resources for revenue collection to address the record-high amount of unpaid rent accumulated during the pandemic.
- b. Redirects stimulus funds from operating to capital investment to ensure the long-term viability of Port assets.
- c. Shifts security services away from contractors to Port staff to improve security for waterfront visitors and tenants.

2. *Economic Growth*

- a. Funds a feasibility study for a secondary cruise terminal to assess the cost of expanding cruise call capacity, which is currently limited by our single shoreside power access point.
- b. Creates a new partnership with the MTA for parking management expected to significantly increase parking revenues.
- c. Expands the project delivery capacity of the Port through new capital-funded positions.

3. *Equity*

- a. Creates new entry-level management positions in Maintenance to create promotive pathways.
- b. Doubles the training budget to allow staff to develop career skills.
- c. Increases funding for the Port's Race Equity Program to provide staff training.

4. *Resilience*

- a. Continues the Port's financial contribution towards the Waterfront Resilience Program and adds new project management positions to support ongoing work to address the seismic and sea-level rise risks.

5. *Sustainability*

- a. Includes funds for stormwater capture, improvements to sewer infrastructure, environmental clean-up at Pier 39-45, and a match to a grant to restore Heron's Head Park shoreline.

6. *Evolution*

- a. Creates a special project with the Bay Conservation and Development Commission (BCDC) that supports the development projects at Piers 30/32.

7. *Engagement*

- a. Invests in public access improvements to make the waterfront accessible to everyone.

2. ECONOMIC OUTLOOK

2a. Revenue Scenarios

The Port benefits from a diverse revenue stream that served it well during the worst of the pandemic, as tourism-dependent revenues from cruise and restaurant operations plummeted but industrial revenues remained stable. Ultimately, the combination of steady industrial revenues, deep reserves, and stimulus funding allowed the Port to maintain critical operations and service levels. Revenues have now returned to pre-pandemic levels, led by the near-full recovery of leisure tourism. Cruise passenger volumes set new

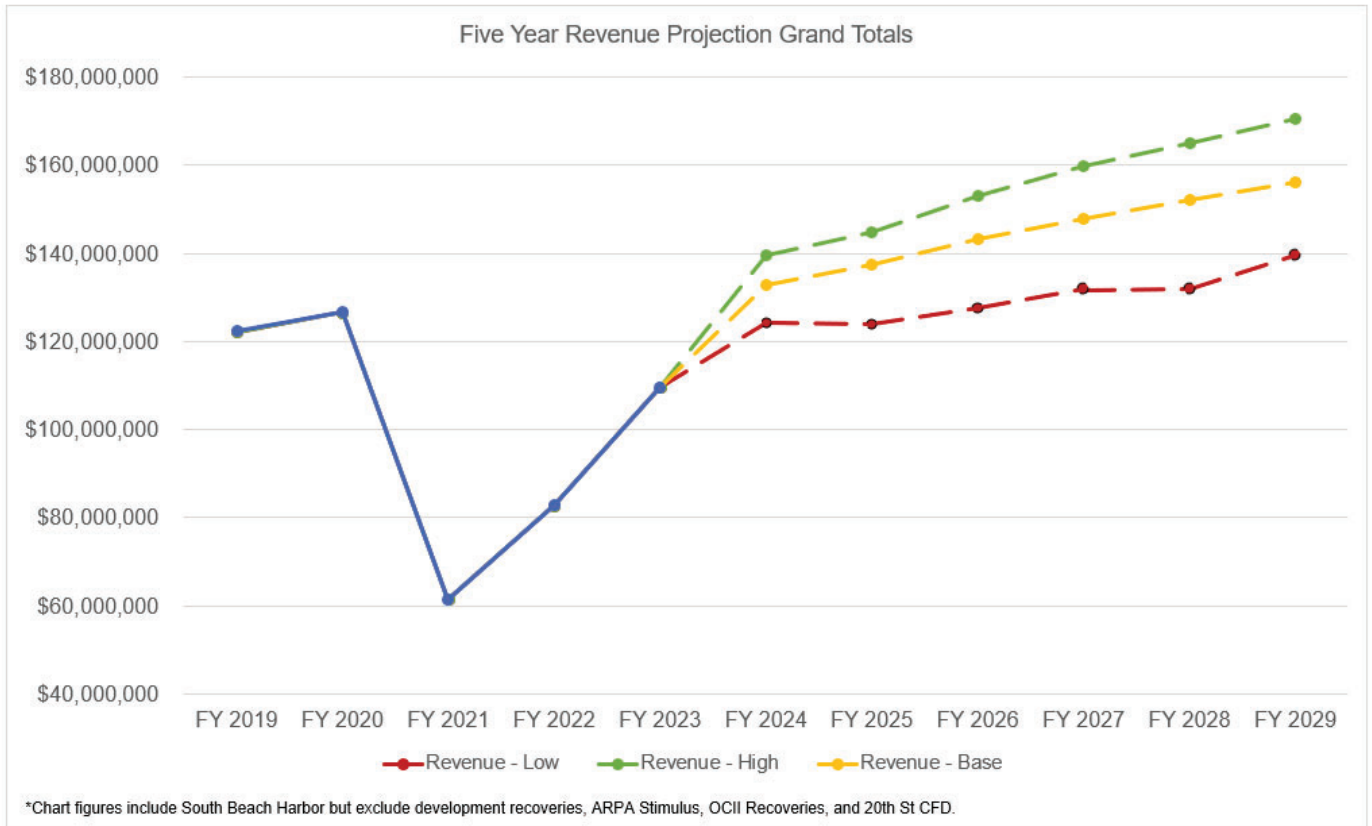
records, and key attractions along the waterfront continue to bring visitors to the Port.

Using Port revenue data since the pandemic’s onset, guidance from the Controller’s Office, and input from tenants, Port staff has developed base, low, and high-case five-year revenue scenarios with the following major assumptions.

Table 2a-1: Revenue Scenario Assumptions

Assumptions	Base (Budget Basis)	Low	High	<u>Estimated 5-Yr Cumulative Variance from Base</u>
Re-Leasing Northern Waterfront Restaurants	Five currently vacant restaurant spaces will be generating revenue by the beginning of FY 2025-26.	Only one existing vacancy will be filled by mid-FY 2025-26. In addition, three expiring restaurant and retail leases are to be rebid, contributing to a revenue gap for those spaces in the next two fiscal years.	Six currently vacant restaurant spaces will be re-leased at different times during the two fiscal years, but all will generate revenues by the end of FY 2025-26.	<u>Low: \$(2.7M)</u> <u>High: \$2.1M</u>
Hotel Occupancy (a proxy for tourism)	Occupancy will return to pre-pandemic levels by 2029.	Pre-pandemic levels will only be seen after 2029.	Pre-pandemic levels to return by 2027.	<u>Low: \$(2.6M)</u> <u>High: \$5.5M</u>
Office Vacancy	Citywide vacancy peaked in 2023 and started making a slow recovery extending beyond 2029.	Vacancy will peak much later in 2025. As a result, the low case assumes a re-leasing period of 18 months on large office leases that expire during the forecast window.	Vacancy is forecasted to come down from its 2023 peak and recover slightly faster than the base case, but still beyond 2029.	<u>Low: \$(3.6M)</u> <u>High: \$4.2M</u>
Parking	Transition to the new parking model begins in mid-FY 2024-25 with moderate revenue increases.	Transition beginning mid-FY 2025-26 with conservative revenue increases.	Transition effective beginning of FY 2024-25 with high revenue increases.	<u>Low: \$(16.5M)</u> <u>High: \$26.4M</u>

Figure 2a-2: Revenue Scenarios

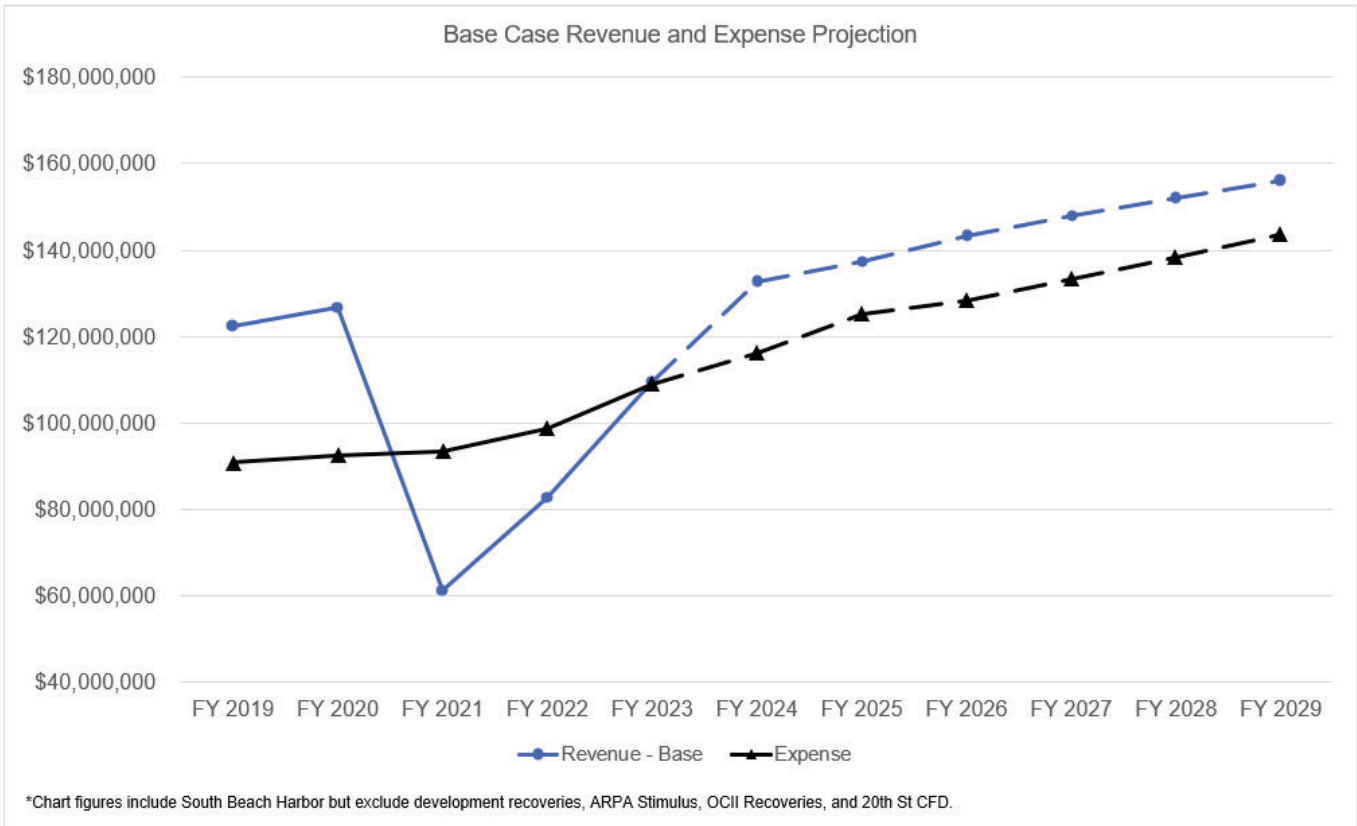


The uncertainty surrounding the scenarios above remains high. Office space in the financial district continues to suffer extremely high vacancy rates (approximately 32.5% as of this report, including subleased space), and while the Port’s relatively unique and affordable space remains well occupied at only 13% vacant, further degradation of the downtown office market will have spillover impacts to the Port.

2b. Net Operating Income and Fund Balance

While Figure 2a-2 above shows the revenue outlook, only when expenses are compared to revenues is the long-term impact of the pandemic clear: revenues have rebounded over the past four years to pre-pandemic levels, but high inflation during that same period drove expenses up, leaving little net operating income available for capital investment for the foreseeable future. Figure 2b-1 below illustrates this problem, using the base case for revenues, where the distance between the blue revenue line and the black expense line represents net operating income.

Figure 2b-1: Net Operating Income Compression



Due to this narrowing margin between operating revenues and operating expenses, staff has committed to pursuing other capital sources in the coming years such as:

- The Port Infrastructure Development Program (PIDP) is a discretionary grant program administered by the Federal Maritime Administration. Funds for PIDP are awarded on a competitive basis to projects that improve the safety, efficiency, or reliability of the movement of goods into, out of, around, or within a port. MARAD will award over \$600 million in grant funds through PIDP in 2024.
- The Environmental Protection Agency (EPA) Clean Ports Program is a new \$3 billion grant-funded program made available through the Inflation Reduction Act. The EPA will be awarding all of the funds in one round in 2024. The grant will include two programs that will be evaluated separately with 10% of funds available to support climate and air quality plans and the remaining 90% going to zero-emission technology deployment.
- Private development investment at the Port has long been a critical component of the long-term economic success of the Port. The staff is actively working to advance many projects such as Mission Rock and Pier 70 to attract outside funding into our assets.

In the longer term, the Port has the opportunity to benefit from major investments in a resilient shoreline, including:

- The US Army Corps of Engineers draft plan that indicates a federal interest in the Waterfront Resilience Program that could result in billions in federal investment (see Item 10A of the February 6, 2024 Port Commission meeting); and
- Another Waterfront Resilience General Obligation (GO) bond likely in 2028 for approximately \$200 million.

Note that none of the near or long-term sources listed above are included in the proposed biennial budget appropriation, but all will be the subject of future Commission approval.

In addition to revenues and expenses, a strong fund balance plays a critical role in the Port's overall economic health. Using the base revenue scenario above, Table 2b-2 below shows the Port's overall economic outlook including fund balance projections that plateau at approximately \$161.2 million in the out-years as the Port maximizes capital investment by directing any available net surplus to its assets.

Table 2b-2: Fund Balance Forecast through FY 2028-29 (\$millions)

	Estimated	Next Biennial Cycle		Following Biennial		Outyear
	FY 2023-24	FY 2024-25	FY 2025-26	FY 2026-27	FY 2027-28	FY 2028-29
Starting Fund Balance	156.6	177.8	161.3	161.3	161.3	161.3
Revenues						
Operating Subtotal	132.7	137.3	143.3	147.9	152.1	156.1
Operating Revenues ^a	125.9	137.3	143.3	147.9	152.1	156.1
One-Time Revenue ^b	6.9					
Other Subtotal	38.4	23.1	12.4	13.1	13.9	14.7
ARPA Stimulus	27.3	11.7				
Grants	0.1					
OCII Recoveries	1.0	0.9	1.2	1.2	1.3	1.4
20th St CFD	0.3	0.3	0.3	0.3	0.3	0.4
Development Recoveries	9.6	10.2	10.8	11.5	12.2	13.0
Total Revenue	171.1	160.4	155.6	161.0	166.0	170.8
Operating Expenses ^a						
Salaries & Benefits	52.2	55.2	57.4	59.7	62.1	64.6
Other Current Expenses	14.7	15.6	14.9	15.5	16.1	16.7
Materials, Supplies & Equipmen	2.4	2.7	2.7	2.8	2.9	3.0
Debt Service	6.1	6.1	6.1	6.1	6.1	5.9
Interdept. Work Orders	36.2	40.2	42.3	44.0	45.8	47.6
Programmatic Projects	4.6	5.0	4.9	5.1	5.3	5.5
Total Operating Expenses	116.2	124.9	128.3	133.2	138.3	143.3
Net Surplus/Deficit	54.9	35.5	27.3	27.8	27.8	27.5
Capital Expenses						
Portwide ^c	24.0	25.3	16.5	16.3	15.5	14.5
Development Projects	9.6	10.2	10.8	11.5	12.2	13.0
Development Capital Contribution		16.5				
Total Capital Expenses	33.7	52.0	27.3	27.8	27.8	27.5
Deposit to Fund Balance	21.2	-16.5	0.0	0.0	0.0	0.0
Ending Fund Balance	177.8	161.3	161.3	161.3	161.3	161.3

^a Includes South Beach Harbor (SBH)

^b Includes land sale to SFFD.

^c Includes separate fund for SBH

3. Operating Revenues

The biennial budget in FY2024-25 and FY2025-26 is supported by a variety of ongoing sources, most significantly from rents and fees from the use of Port property. Details of those sources are shown in Table 3-1 below, and the figures below reflect the first two years of the base scenario discussed in the Economic Outlook section above.

Table 3-1: Operating Revenue Detail (\$millions)

	FY 2022-23		FY 2023-24		Proposed Budget	
	Approved Budget	Actuals	Approved Budget	Projected	FY 2024-25	FY 2025-26
Real Estate						
Commercial Rent	37.7	45.1	37.7	48.5	51.1	52.1
Percentage Rent	18.9	19.8	24.7	13.3	13.3	15.1
Parking	16.0	21.2	18.5	21.4	29.0	32.1
Special Event & Miscellaneous	5.3	0.8	0.3	7.3	0.4	0.4
Real Estate Subtotal	78.0	86.9	81.2	90.5	93.9	99.8
Maritime						
Cargo	7.4	9.4	6.4	9.7	9.9	9.5
Cruise	7.8	10.4	7.8	9.9	10.3	10.6
Fishing	2.3	2.6	2.3	2.6	2.6	2.7
Harbor Services	2.0	2.5	2.1	2.3	2.4	2.5
Other Marine	4.2	8.2	4.3	7.4	8.1	7.8
South Beach Harbor	5.4	5.4	5.6	5.6	5.7	5.9
Maritime Subtotal	29.1	38.6	28.5	37.4	39.1	39.1
Other Port Revenues	2.7	11.1	2.5	4.8	4.3	4.4
Grand Total	109.7	136.6	112.2	132.7	137.3	143.3

Real Estate Revenues:

- Commercial Rent:** This category includes fixed-rate tenants, primarily composed of shed, office, and land tenants. In FY 2024-25, the 36% increase from the FY 2023-24 budget (from \$37.7 to \$51.1 million) is due to overly conservative assumptions in the prior biennial budget that projected flat rents and significant tenant non-payment. Despite challenges to the City-wide office market, the Port’s office space presents a distinct offering combining unique and affordable spaces on a famed waterfront. Current trends indicate the Port’s office portfolio will continue to perform better than the City-wide market, as tenants leave the financial district seeking better value and locations that offer a unique character.¹
- Percentage Rent:** This category primarily includes restaurant and retail tenants, some of which are large operators such as Pier 39. The FY 2024-25 budget represents a 46% decrease from the FY 2023-24 budget (from \$24.7 to \$13.3 million). This is due to a number of factors including:

 - Recategorizing excursion revenue from this category to Maritime. Despite a landside footprint on various piers and wharves, the revenue from excursions is driven by the bay cruises offered by the operators and is thus more accurately characterized as Maritime.
 - Unreasonably optimistic assumptions in the prior budget regarding the speed

¹ <https://www.sfchronicle.com/realestate/article/sf-downtown-jackson-square-18522867.php>

with which vacant restaurants would be re-leased and the number of additional vacancies that would occur.

- Parking: This category includes off-street parking lots, on-street parking, assigned parking stalls, parking permits, and citations. The increase from the FY 2023-24 budget of \$18.5 million to the FY 2024-25 budget of \$29.0 million is due to the forecast and (b) the first-year impact of the two-year roll-out of a proposed, new parking lot operations model. This model follows the Municipal Transportation Agency's approach to lot operations that relies on pay-stations and fee-based lot operators instead of the Port's revenue-sharing model (see Table 4g-1 for details).
- Special Event & Miscellaneous: This category includes event permits, utility and service reimbursements from tenants, and one-time revenues. The FY 2022-23 budget assumed a \$5.9 million land sale to the Fire Department (for their use to build a training facility) that actually occurred in FY 2023-24, driving the large variance between budgeted and actuals in each year. Additionally, in FY 2023-24, the Port settled with a parking tenant for \$1 million for an incomplete infrastructure upgrade project, an amount that was not anticipated in the budget.

Maritime Revenues

- Cargo: This category includes vehicle exports and transport of dry bulk by water and rail. In FY 2024-25, the 54% increase from the FY 2023-24 budget (from \$6.4 to \$9.9 million) is due to the power capacity MOU with the San Francisco Public Utilities Commission (SFPUC) at Pier 70 that commenced in early 2022 along with the Portola Music Festival at Pier 80 (our cargo facility). Both are considered new businesses that were not previously anticipated in the budget. The power capacity MOU is expected to terminate in the middle of FY 2025-26 while the music festival is expected to continue annually.
- Cruise: This category includes rent from the terminal operator, tariffs charged to the cruise lines, shoreside power reimbursement, special events, and parking at the terminals on days without cruise calls. In FY 2022-23, the Port achieved a record 110 cruise calls and 390,967 passengers due to the faster-than-expected recovery of travel, bigger ships, and redeployment of vessels to the West Coast while the Asian cruise market remained closed. Revenues are expected to decline slightly from that record high as those ships return to Asia.
- Fishing: This category includes fish processing and gear storage. The success of off-boat fish and crab sales and demand for shed space at Pier 45 has contributed to the 14% increase in FY 2024-25 from the FY 2023-24 budget (from \$2.3 to \$2.6 million).
- Harbor Services: This category includes tenants that provide maritime support services such as towing, marine construction, vessel escorts, and barge services. The 15% increase in FY 2024-25 from the FY 2023-24 budget (from \$2.1 to \$2.4 million) stems from a renegotiated lease that became effective in July 2022 and was not previously assumed in the budget.

- Other Marine: This category includes lay berthing and other water-dependent uses. Going forward from FY 2024-25, excursion and ferry tenants are included in this category rather than in Real Estate's Percentage Rent category because the service is primarily provided on the bay and contributes to an 89% increase from the FY 2023-24 budget (from \$4.3 to \$8.1 million). Excursion revenues are dependent upon tourism volumes and are predicted to follow the same patterns as the percentage rent category.
- South Beach Harbor (SBH): The harbor was acquired by the Port in 2012 after the dissolution of the redevelopment agency. For financial purposes, the harbor is a stand-alone business unit where SBH revenues are dedicated to SBH operating and capital costs. The Harbor's revenue sources remain stable and are derived from berth holders and tenants within the Pier 40 shed. The 3% budget increases in FY 2024-25 and FY 2025-26 are solely attributable to the CPI changes.

Other Port Revenues

This broad category includes revenues generated by other Port divisions from building and construction permits, penalties on late payments, interest on investments, and other miscellaneous items. In FY 2022-23, interest on investments skyrocketed and achieved a record of \$7.0 million due to the combined impact of increasing return rates and a larger-than-expected amount of investable cash. Investment returns are anticipated to slowly revert to historical averages as that cash, which is largely appropriated in capital projects, is spent.

One-Time Sources

- Surplus Asset Sales – By FY 2024-25, Maritime plans to reissue a Request for Offers and sell the two drydocks that have been abandoned by the shipyard operator at Piers 68/70, Drydock #2 and the Eureka. The expected proceeds from this transaction are included in the Other Marine category in Table 3-1 above.
- Redirected Stimulus – As discussed above, stimulus funding was appropriated to support operating expenses in the FY 2022-23 and FY 2023-24 budgets while revenues were still suppressed due to the pandemic. Because operating revenues returned to pre-pandemic levels faster than expected and stimulus funds are not needed to support operating functions, the proposed budget redirects \$11.7 million in stimulus funding to much-needed capital investment.
- Grants – The Port received a grant in FY 2021 from the U.S. Department of Homeland Security in the amount of \$118,314 with a match of \$39,438 for a total project budget of \$157,752. It was not appropriated in FY2021 due to staff oversight and is included in the proposed FY 2024-25 budget. This grant is proposed to fund staff training, CCTV upgrades, and remote CCTV access. The agreement governing this grant is included as Attachment V.

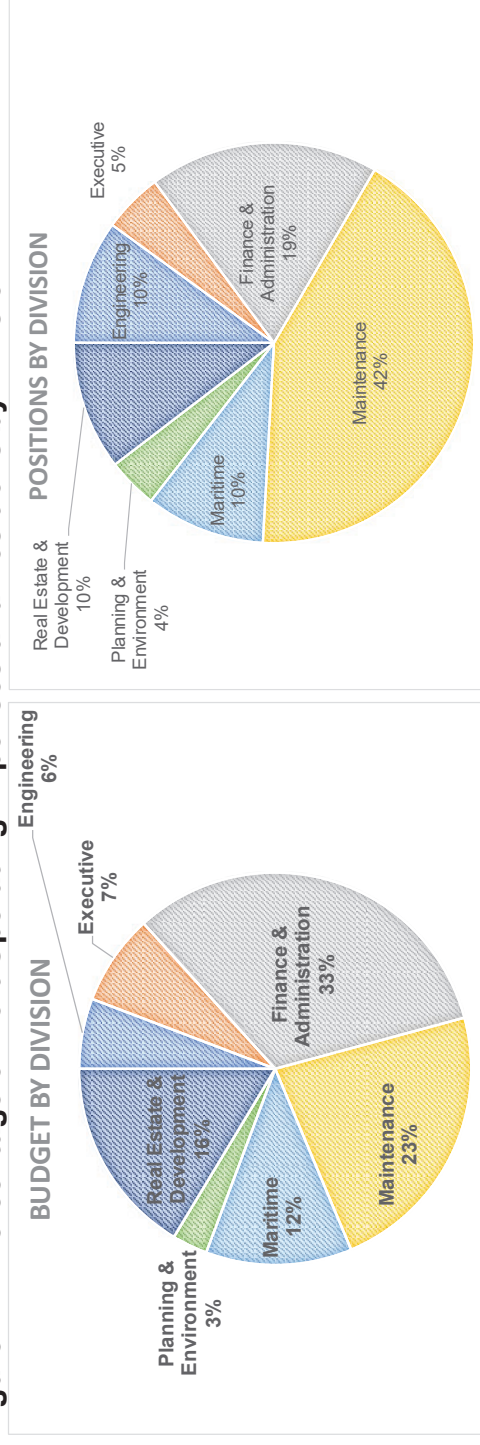
4. OPERATING EXPENSES

The Port's operating expense budget is organized by operating division, as shown in Table 4-1 below.

Table 4-1: Operating Expenses Summary (\$thousands)

Division	Previous Year Actuals			Approved Current Year		Next Biennial Cycle					
	FY 2022-23			FY 2023-24		FY 2024-25					
	Budget	Actuals	% Variance	Budget	% Variance	Budget	% Change from PY	\$ Change from PY	% Change from PY		
Engineering	7,097.2	6,157.7	(939.5)	7,348.2	-13%	7,179.9	(168.4)	-2%	7,431.8	251.9	4%
Executive	9,320.1	8,440.3	(879.8)	9,437.1	-9%	10,849.7	1,412.6	15%	9,609.2	(1,240.5)	-11%
Finance & Administration	33,469.2	30,120.2	(3,349.0)	36,158.1	-10%	39,099.5	2,941.4	8%	41,725.6	2,626.1	7%
Maintenance	24,423.5	19,669.3	(4,754.1)	26,251.0	-19%	28,409.2	2,158.2	8%	29,326.9	917.7	3%
Maritime	13,871.8	12,279.8	(1,592.0)	14,422.6	-11%	14,940.3	517.7	4%	15,470.0	529.7	4%
Planning & Environment	3,211.0	3,181.3	(29.6)	3,354.0	-1%	3,640.3	286.4	9%	3,739.9	99.6	3%
Real Estate & Development	18,700.0	15,455.3	(3,244.7)	19,267.3	-17%	20,759.5	1,492.3	8%	20,989.0	229.5	1%
Grand Total	110,092.7	95,303.9	(14,788.8)	116,238.3	-13%	124,878.4	8,640.1	7%	128,292.4	3,414.0	3%

Figure 4-2: Percentage of Port Operating Expenses and Positions by Division



Division-level detail follows, including expenditure analysis for FY2022-23 (the most recent complete fiscal year) and proposed changes in FY 2024-25 and FY2025-26.

4a. Engineering

The Engineering division offers comprehensive project and construction management, engineering design, facility inspection, construction contracting, code compliance review, and permitting services for all facilities within the Port. The division collaborates with other City departments to facilitate a smooth transition between the City and properties within the Port.

The only significant change in Engineering's budget is the creation of four new capital positions to accelerate project delivery.

Table 4a-1: Engineering Operating Expenses (\$thousands)

	Previous Year Actuals			Approved Current Year FY 2023-24 Budget	Next Biennial Cycle						
	FY 2022-23				FY 2024-25			FY 2025-26			
	Budget	Actuals	% Variance		Budget	\$ Change from PY	% Change from PY	Budget	\$ Change from PY	% Change from PY	
Personnel											
Salaries	3,918.6	3,476.4	(442.2)	-11%	4,192.2	4,087.4	(104.7)	-2%	4,250.9	163.5	4%
Mandatory Fringe Benefits	1,295.8	1,188.4	(107.4)	-8%	1,305.4	1,248.7	(56.8)	-4%	1,298.6	49.9	4%
Personnel Total	5,214.4	4,664.8	(549.6)	-11%	5,497.6	5,336.1	(161.5)	-3%	5,549.6	213.4	4%
Non-Personnel Services											
Prof & Specialized Svcs	847.0	450.7	(396.3)	-47%	711.0	711.0	-	0%	711.0	-	0%
Other Expenses	142.3	86.7	(55.6)	-39%	117.3	72.3	(45.0)	-38%	70.9	(1.4)	-2%
Non-Personnel Services Total	989.3	537.4	(451.9)	-46%	828.3	783.3	(45.0)	-5%	781.9	(1.4)	0%
Materials & Supplies	7.0	13.0	6.0	85%	7.0	7.0	-	0%	10.0	3.0	43%
Work Orders											
SFPUC - Project Pull	39.5	14.7	(24.8)	-63%	39.5	39.5	-	0%	39.5	-	0%
GF-PUC-Hetch Hetchy	-	-	-	-	-	-	-	-	-	-	-
DPW - As-needed Engineering	40.6	-	(40.6)	-100%	40.6	40.6	-	0%	40.6	-	0%
SFFD - Permit review	756.4	917.2	160.8	21%	885.2	923.4	38.2	4%	960.3	36.9	4%
Sr-DPW-Architecture	-	2.1	2.1	-	-	-	-	-	-	-	-
ADM Permit Center	-	5.1	5.1	-	-	-	-	-	-	-	-
Work Orders Total	836.5	939.1	102.6	12%	965.3	1,003.5	38.2	4%	1,040.4	36.9	4%
Programmatic Projects											
PO Facility Maint & Repair	50.0	3.5	(46.5)	-93%	50.0	50.0	-	0%	50.0	-	0%
Programmatic Projects Total	50.0	3.5	(46.5)	-93%	50.0	50.0	-	0%	50.0	-	0%
GRAND TOTAL	7,097.2	6,157.7	(939.5)	-13%	7,348.2	7,179.9	(168.4)	-2%	7,431.8	251.9	4%

FY 2022-23 Budget vs Actuals

The year-end results from FY 2022-23 have been finalized, with the following notable variances from the proposed budget:

- The Salaries & Fringe expenses finished 11% under budget due to ongoing vacancies and delays in the hiring process.
- Non-Personnel Services expenses were a substantial 46% under budget. The majority of this budget is for as-needed engineering services, which are sized to accommodate unusually high needs. Actual needs were below budgeted amounts.
- Materials & Supplies expenses exceeded the budget by a substantial 85% (although a minor dollar amount of \$6,000) and are attributed to the need to replace triennial building codebooks, an expense not originally included in the budget.
- Work Order expenses surpassed the budget by 12% due to additional expenses incurred by the SF Fire Department for fire prevention and permit reviews.
- The Programmatic Project for as-needed Port office improvements or repairs finished 93% under budget due to a lack of demand.

Position Changes in Proposed FY 2024-25 and FY 2025-26 Budget

- Operating position changes:
 - The following operating positions have been substituted for other positions within other divisions reducing the Personnel costs and are reflected in Table 4a-1 above.
 - 6318 – Construction Inspector was substituted for a 3232 Marina Assistant in the Maritime division (see that division for a rationale).
 - 1844 – Senior Management Assistant was substituted for a 9775 Senior Community Development Specialist II in the Finance and Administration division (see that division for a rationale).
- Capital position changes:
 - The following capital position changes will support project delivery and have no impact on Engineering's Personnel costs shown in Table 4a-1 above. All of the changes below are intended to help address the backlog of funded capital projects (many of which are funded by stimulus which must be spent by December of 2026).
 - One new 5502 Project Manager I to manage the delivery of small to medium-sized capital projects.
 - Three new 5504 Project Manager II positions (1 will serve as ADA coordinator and the other 2 will manage complex projects as well as supervise PM Is).
 - Upward substitution from an 1823 Senior Administrative Analyst to a 5502 Project Manager I to manage small to medium-sized capital projects.

Other Changes in Proposed FY 2024-25 and FY 2025-26 Budget

- A 38% reduction in other expenses is attributed to consolidating all software license fees into the Finance and Administration budget.
- A 43% increase in the Materials & Supplies budget in FY 2025-26 is due to the need to replace the codebooks that are published every three years.

4b. Executive

The Port Commission's policies are put into action by the Port's Executive Director and supporting staff. The Executive Division includes Security, Communications, Government Affairs, the Waterfront Resilience Program, and the Director's Office.

A significant change in the Port's approach to security is included in the proposed budget. Currently, the Port relies primarily on contracted security guards, augmented by SFPD officers. The services provided by the contractors, while affordable, have not provided the necessary level of security to provide a clean and safe waterfront for all to enjoy; therefore, after analyzing the costs and quality of different security models around the City such as off-duty or retired law enforcement, patrol specials, or ambassadors, this budget proposes to shift resources away from the contracted security provider to:

- Create three new Port-staff security guard positions and a supervisor position;
- Increase resources for SFPD officer support through an existing work order; and
- Purchase security equipment including a new vehicle and cameras on Port facilities.

Staff selected this model to provide base-level security because it will (a) improve security quality for Port tenants and visitors. (b) provide that quality at a similar price as current contracting costs, and (c) create unionized entry-level and supervisory positions with advancement opportunities throughout the City. The net financial impact of this shift in security is an increased cost of roughly \$50,000, or 2%, as shown in Table 4b-1 below. Notably, because this new security will be phased in over multiple fiscal years with the first full year under the new security model being FY26-27, the figures in Table 4b-1 below do not align with year-over-year budget changes in the biennial budget period.

Port staff will provide the Port Commission regular reports on the implementation of this new model.

Table 4b-1: Estimated Ongoing Financial Impact of Change in Security (\$thousands)

EXPENSES	Current	Proposed	\$ Change	% Change
Personnel	443.8	870.5	426.6	96%
Current Security Positions	443.8	443.8	-	0%
3 New Security Guards	-	294.4	294.4	-
1 New Marina Associate Manager	-	132.2	132.2	-
Non-Personnel	1,443.6	254.0	(1,189.6)	-82%
Security Contract Services	1,443.6	154.0	(1,289.6)	-89%
Real Estate CAM Charges ^a	-	100.0	100.0	-
Work Orders	1,049.7	1,788.2	738.5	70%
SFPD Police Security	1,049.7	1,500.0	450.3	43%
DTIS Services	-	288.2	288.2	-
Programmatic Projects	-	75.0	75.0	-
Homeland Security Special Projects	-	75.0	75.0	-
Expenses Total	2,937.1	2,987.7	50.6	2%

^aCAM charges are budgeted under Real Estate and Development

Table 4b-2: Executive Operating Expenses (\$thousands)

	Previous Year Actuals			Approved Current Year FY 2023-24 Budget	Next Biennial Cycle						
	FY 2022-23				FY 2024-25			FY 2025-26			
	Budget	Actuals	% Variance		Budget	\$ Change from PY	% Change from PY	Budget	\$ Change from PY	% Change from PY	
Personnel											
Salaries	1,486.1	1,946.7	460.6	31%	1,567.2	1,768.2	201.1	13%	1,839.0	70.7	4%
Mandatory Fringe Benefits	520.8	652.2	131.4	25%	514.4	590.3	75.9	15%	613.9	23.6	4%
Personnel Total	2,006.9	2,598.9	592.0	29%	2,081.5	2,358.5	277.0	13%	2,452.9	94.3	4%
Non-Personnel Services											
Security Services	1,400.2	1,622.3	222.1	16%	1,442.2	1,416.5	(25.7)	-2%	160.2	(1,256.3)	-89%
Other Expenses	596.0	218.3	(377.7)	-63%	596.0	613.6	17.7	3%	613.6	-	0%
Non-Personnel Services Total	1,996.1	1,840.5	(155.6)	-8%	2,038.1	2,030.1	(8.0)	0%	773.8	(1,256.3)	-62%
Materials & Supplies	3.8	430.7	427.0	11386%	3.8	158.0	154.3	4113%	158.0	-	0%
Equipment	-	-	-	-	-	80.0	80.0	-	-	(80.0)	-100%
Work Orders											
SF Airport - Calendar Printing	25.0	-	(25.0)	-100%	25.0	-	(25.0)	-100%	-	-	-
City Administrators Support for special events	95.0	95.0	-	0%	95.0	95.0	-	0%	95.0	-	0%
City Attorney Services	3,400.0	2,592.6	(807.4)	-24%	3,400.0	3,400.0	-	0%	3,400.0	-	0%
OEWD Services	200.0	66.4	(133.6)	-67%	200.0	200.0	-	0%	200.0	-	0%
Mayor's Services	33.6	33.6	-	0%	34.0	34.9	0.8	2%	34.9	-	0%
Police Security Services - Portwide	1,049.7	639.8	(409.9)	-39%	1,049.7	1,500.0	450.3	43%	1,560.0	60.0	4%
DT Technology Services	-	-	-	-	-	288.2	288.2	-	299.7	11.5	4%
Work Orders Total	4,803.3	3,427.4	(1,375.9)	-29%	4,803.7	5,518.1	714.3	15%	5,589.6	71.5	1%
Programmatic Projects											
Racial Equity	510.0	142.7	(367.3)	-72%	510.0	560.0	50.0	10%	560.0	-	0%
Homeland Security Projects	-	-	-	-	-	145.0	145.0	-	75.0	(70.0)	-48%
Programmatic Projects Total	510.0	142.7	(367.3)	-72%	510.0	705.0	195.0	38%	635.0	(70.0)	-10%
GRAND TOTAL	9,320.1	8,440.3	(879.8)	-9%	9,437.1	10,849.7	1,412.6	15%	9,609.2	(1,240.5)	-11%

FY 2022-23 Budget vs Actuals

The year-end results from FY 2022-23 have been finalized, with the following notable variances from the proposed budget:

- Salaries & Fringe expenses ended 29% over budget due to the reassignment of Waterfront Resilience Program (WRP) communications staff into the Executive division, partially offset by vacancies in security staffing.
- Non-Personnel Services expenses went over budget due to a shift in cruise-related security costs shifting the Maritime budget to the Homeland Security section of Executive (the proposed FY 2024-25 and FY 2025-26 budget reflects this shift). The rest of the Executive Division's Non-Personnel Services budget was underutilized because of a lack of demand for as-needed services.

- Materials & Supplies expenses exceeded budget due to an unanticipated expenditure for Heron’s Head Park projects that were completely offset by a donation.
- Work Order expenses were under budget by 29%, driven largely by decreased utilization on the City Attorney’s work order and the Police as-needed work order. The savings in the Police work order were largely driven by the staff vacancy in security that managed this as-needed service and is not anticipated to continue now that the position is full.
- Programmatic Project expenses for the Racial Equity Program were 72% below budget because of delays in getting consultants under contract.

Position Changes in Proposed FY 2024-25 and FY 2025-26 Budget

- Operating position changes:
 - Three new 8202 Security Guards and a 3233 Marina Associate Manager to supervise the three new guards. These new positions will replace the contracted vendor and provide improved security at the Port.

Other Changes in Proposed FY 2024-25 and FY 2025-26 Budget

- Non-Personnel expenses reflect a reduction of 89% in security contractor costs, to be replaced by the new Port positions discussed above.
- Materials & Supplies expenses are proposed to increase for a one-time cost of \$316k, divided equally over the next two years, to install cameras on Port facilities as part of the restructured approach to Port security.
- One-time Equipment expense increase to allow Homeland Security to purchase an electric Ford F150 with police upfitting for the new Port security guards that are replacing contracted guards who had their own vehicles.
- The Work Order expense is proposed to increase by 15% due to increased SFPD resources dedicated to Port jurisdiction. This will also allow for flexibility in overtime and special events staffing.
- Homeland Security is requesting a new annual Programmatic Project budget for unanticipated special projects. In FY 2024-25, they are requesting an additional amount in the budget for physical access control systems.
- Racial Equity is proposing to increase its budget by 10%. This increase includes as-needed racial equity services and additional promotional items.

4c. Finance and Administration

The Finance and Administration Division is responsible for human resources, accounting, finance, contracts, information systems, and office/fleet management.

There are no significant changes planned in the proposed budget.

Table 4c-1. Finance and Administration Operating Expenses (\$thousands)

	Previous Year Actuals			Approved Current Year FY 2023-24 Budget	Next Biennial Cycle						
	FY 2022-23		FY 2024-25		FY 2025-26						
	Budget	Actuals	\$ Variance		% Variance	Budget	\$ Change from PY	% Change from PY			
Personnel											
Salaries	6,740.6	6,206.3	(534.3)	-8%	7,249.2	7,936.8	687.6	9%	8,254.2	317.5	4%
Mandatory Fringe Benefits	4,759.5	4,147.5	(611.9)	-13%	4,935.6	5,292.0	356.5	7%	5,503.7	211.7	4%
Overhead	1,000.0	-	(1,000.0)	-100%	1,040.0	1,081.6	41.6	4%	1,124.9	43.3	4%
Personnel Total	12,500.1	10,353.8	(2,146.3)	-17%	13,224.8	14,310.4	1,085.6	8%	14,882.8	572.4	4%
Non-Personnel Services											
Prof & Specialized Svcs	779.7	400.1	(379.6)	-49%	749.7	598.0	(151.7)	-20%	645.7	47.7	8%
Software Licensing Fees	530.5	655.2	124.7	24%	533.5	710.0	176.5	33%	740.0	30.0	4%
Other Expenses	367.2	239.4	(127.7)	-35%	328.3	529.5	201.2	61%	529.6	0.1	0%
Non-Personnel Services Total	1,677.4	1,294.7	(382.7)	-23%	1,611.5	1,837.5	226.0	14%	1,915.4	77.9	4%
Materials & Supplies	210.0	257.4	47.4	23%	205.0	177.0	(28.0)	-14%	188.3	11.3	6%
Equipment	-	13.9	13.9	-	53.1	-	(53.1)	-100%	-	-	-
Debt Services	6,343.6	6,245.9	(97.7)	-2%	5,600.0	5,601.1	1.1	0%	5,594.7	(6.4)	0%
Work Orders											
Risk Management Services & Insurance Premiums	9,301.9	9,170.0	(131.9)	-1%	11,433.9	12,800.0	1,366.1	12%	14,700.0	1,900.0	15%
Citywide Telecommunications Infrastructure Services	823.9	823.9	-	0%	942.4	1,010.6	68.2	7%	1,051.0	40.4	4%
PeopleSoft Citywide Services	267.4	258.7	(8.7)	-3%	374.7	389.3	14.6	4%	404.9	15.6	4%
Telephone Invoice Services	322.8	362.9	40.0	12%	323.8	320.1	(3.7)	-1%	332.9	12.8	4%
Internal Audit Services	363.8	135.2	(228.6)	-63%	285.0	289.1	4.1	1%	300.7	11.6	4%
Other Work orders	1,658.4	1,203.9	(454.5)	-27%	2,103.9	2,264.4	160.5	8%	2,354.9	90.6	4%
Work Orders Total	12,738.2	11,954.4	(783.7)	-6%	15,463.8	17,073.5	1,609.7	10%	19,144.4	2,070.9	12%
Programmatic Projects											
RE Database Upgrades	-	-	-	-	-	100.0	100.0	-	-	(100.0)	-100%
Programmatic Projects Total	-	-	-	-	-	100.0	100.0	-	-	(100.0)	-100%
GRAND TOTAL	33,469.2	30,120.2	(3,349.0)	-10%	36,158.1	39,099.5	2,941.4	8%	41,725.6	2,626.1	7%

FY 2022-23 Budget vs Actuals

The year-end results from FY 2022-23 have been finalized, with the following significant variance from the proposed budget:

- Salaries & Fringe expenses were 17% below budget due to ongoing vacancies and delays in hiring.

Position Changes in Proposed FY 2024-25 and FY 2025-26 Budget

- Operating position changes:
 - Substitution of an 1823 Senior Administrative Analyst to an 1824 Principal Administrative Analyst to support the significant growth in the volume and complexity of contracting needed to address the capital backlog and WRP.
 - Formalization of a number of mid-year temporarily exchanged positions (shown as TX's in Attachment I) in Human Resources that were needed to address the significant vacancy backlog caused during COVID and to

- create an internal coordinator for staff and workforce development.
- *Substitution of a 1042 Journey IS Engineer to a 1043 Senior IS Engineer to support increasing complexities of cloud-based systems as well as create promotive pathways within IT.*
- Capital position changes:
 - There are no proposed changes.

Other Changes in Proposed FY 2024-25 and FY 2025-26 Budget

Notable changes in the budget shown above include:

- A 61% increase in Other Expenses that includes a 100% increase in training resources available to Port staff. This increase supports career development opportunities included in the Port's Race Equity Action Plan.
- A 12% and subsequent 15% increase in the Risk Management work order due to (a) the recalculation of the cost to replace insured facilities reflected in an increase in property insurance premiums and (b) general cost increases in the insurance market.
- A new Programmatic Project to begin project scoping for the long-needed replacement and/or upgrade of the Real Estate Division's tenant management database.

4d. Maintenance

The Maintenance Division plays a pivotal role in the stewardship of the Port's extensive 7.5 miles of waterfront property. A dedicated and proficient team of over 100 skilled craftspeople spearheads the ongoing efforts to preserve and elevate the condition of critical Port assets, including fishing harbors, ferry landings, public parks, cargo terminals, and piers.

The proposed budget includes a significant investment in management resources for the Port's most complicated yet flattest division. It also creates additional promotive and advancement opportunities for shop supervisors. Overall, this includes four upward substitutions to create four Building and Grounds Maintenance Superintendents, and one upward substitution to create a Junior Management Assistant.

Table 4d-1: Maintenance Operating Expenses (\$thousands)

	Previous Year Actuals				Approved Current Year	Next Biennial Cycle					
	FY 2022-23					FY 2024-25				FY 2025-26	
	Budget	Actuals	\$ Variance	% Variance		Budget	\$ Change from PY	% Change from PY	Budget	\$ Change from PY	% Change from PY
Personnel											
Salaries	12,331.7	10,057.0	(2,274.7)	-18%	13,343.6	14,121.8	778.2	6%	14,686.7	564.9	4%
Mandatory Fringe Benefits	5,048.2	4,003.2	(1,045.0)	-21%	5,203.5	5,509.5	305.9	6%	5,729.9	220.4	4%
Personnel Total	17,379.9	14,060.2	(3,319.7)	-19%	18,547.1	19,631.3	1,084.2	6%	20,416.6	785.3	4%
Non-Personnel Services											
Prof & Specialized Svcs	14.0	30.2	16.2	116%	14.0	14.5	0.5	3%	15.1	0.6	4%
Scavenger Services	329.0	333.5	4.5	1%	408.1	425.0	16.9	4%	442.0	17.0	4%
Other Expenses	412.8	183.8	(229.0)	-55%	412.8	421.6	8.8	2%	439.5	17.9	4%
Non-Personnel Services Total	755.8	547.6	(208.3)	-28%	834.9	861.1	26.2	3%	896.6	35.5	4%
Materials & Supplies	799.6	812.6	13.1	2%	1,098.7	1,248.7	150.0	14%	1,292.6	43.9	4%
Equipment	992.8	736.5	(256.3)	-26%	998.9	983.7	(15.2)	-2%	981.3	(2.4)	0%
Work Orders											
GF-HR-Workers' Comp Claims	1,099.0	1,359.7	260.7	24%	1,114.0	1,500.0	386.0	35%	1,500.0	-	0%
Is-Purch-Centril Shop-AutoMaint	701.4	746.8	45.4	6%	789.6	885.5	95.8	12%	916.9	31.4	4%
Adm-Real Estate Special Svcs	227.4	162.9	(64.4)	-28%	225.0	235.6	10.6	5%	235.6	-	0%
Is-Purch-Centril Shop-FuelStock	180.2	246.7	66.5	37%	182.8	271.4	88.6	48%	282.3	10.9	4%
Sr-DPW-Street Cleaning	207.0	163.6	(43.4)	-21%	214.2	214.2	-	0%	214.2	-	0%
Other Work orders	229.9	225.5	(4.4)	-2%	235.2	387.2	152.0	65%	391.3	4.1	1%
Work Orders Total	2,644.8	2,905.2	260.3	10%	2,760.9	3,493.9	732.9	27%	3,540.3	46.4	1%
Programmatic Projects											
Stormwater Pollution Control	190.0	32.4	(157.6)	-83%	200.0	200.0	-	0%	200.0	-	-
Abandoned Mat-Illegal Dumpin C	200.0	126.8	(73.2)	-37%	200.0	200.0	-	0%	200.0	-	-
Utility Annual Maintenance	80.0	-	(80.0)	-100%	80.0	80.0	-	0%	80.0	-	-
Oil Spill Response Training &	90.0	81.9	(8.1)	-9%	90.0	90.0	-	0%	90.0	-	-
Sanitary Sewer Management Plan	150.0	-	(150.0)	-100%	250.0	250.0	-	0%	250.0	-	-
Tree Replacement & Maintenance	0.0	-	-	-	-	180.0	-	-	189.0	0.0	-
GE Youth Employment & Environm	365.0	328.0	(37.0)	-10%	415.0	415.0	-	0%	415.0	-	-
PO Facility Maint Repair P50	407.0	27.6	(379.4)	-93%	407.0	407.0	-	0%	407.0	-	-
PO Crane Cove Park	368.5	10.5	(358.0)	-97%	368.5	368.5	-	0%	368.5	-	0%
Programmatic Projects Total	1,850.5	607.3	(1,243.3)	-67%	2,010.5	2,190.5	180.0	9%	2,199.5	9.0	0%
GRAND TOTAL	24,423.5	19,669.3	(4,754.1)	-19%	26,251.0	28,409.2	2,158.2	8%	29,326.9	917.7	3%

FY 2022-23 Budget vs Actuals

The year-end results from FY 2022-23 have been finalized, with the following notable variances from the proposed budget:

- Salaries & Fringe expenses were 19% below budget due to ongoing vacancies and delays in hiring.
- Non-Personnel expenses were 28% below budget because the department operated with a reduced workforce that

limited its ability to utilize Non-Personnel resources as initially projected.

- Equipment expenses came in 26% below budget because the procurement of equipment took considerably longer than anticipated.
- Work Order expenses were 10% over budget, primarily due to worker's compensation claims coming in higher than anticipated.
- Programmatic Project expenses were 67% below budget and attributed to vacancies within the division that would typically deploy this project funding as needed.

Position Changes in Proposed FY 2024-25 and FY 2025-26 Budget

- Operating positions changes:
 - The following substitutions are planned to create four Assistant Superintendent positions (classified as a 7120 Building and Grounds Maintenance Superintendent) to increase the effective and efficient management of resources, and also create promotive pathways into management. The substitutions include:
 - Upward substitution from a 7282 Street Repair Supervisor II to a 7120 Buildings and Grounds Maintenance Superintendent
 - Upward substitution from a 7502 Asphalt Worker to a 7120 Buildings and Grounds Maintenance Superintendent
 - Upward substitution from a 9330 Pile Worker to a 7120 Buildings and Grounds Maintenance Superintendent
 - Upward substitution from a 9331 Piledriver Engine Operator to a 7120 Buildings and Grounds Maintenance Superintendent
 - An upward substitution from a 1406 Senior Clerk to an 1840 Junior Management Assistant will better meet the work demands for procurement, scheduling, and program coordination for this complex division.
- Capital position changes:
 - The addition of a new 7434 Maintenance Machinist Helper to support capital project delivery, specifically for the sewer pump conversion and stormwater enhancement projects. This type of entry-level position also meets Port's goals for race equity in our Racial Equity Action Plan.
 - Addition of a new 6138 Industrial Hygienist to address the growing backlog of capital projects.
 - The following capital project positions are surplus and will be eliminated as there are no longer funded capital projects in need of these roles:
 - One 7215 General Laborer Supervisor
 - One 7311 Cement Mason
 - Two 7347 Plumbers
 - One 7355 Truck Driver

- Two 7514 General Laborers

Other Changes in Proposed FY 2024-25 and FY 2025-26 Budget

Notable changes in the budget shown above include:

- A 14% uptick in Materials & Supplies expenses is necessary to accommodate the inflationary cost of materials.
- A 27% increase in Work Order expenses primarily attributed to:
 - A surge in the worker's compensation work order.
 - Rising fuel prices.
 - Increase in the Department of Public Work's (DPW) Urban Forestry work order to remove dead trees.

4e. Maritime

The Maritime Division is responsible for managing and marketing a wide array of maritime industries: passenger cruise, cargo shipping, commercial and sport fishing, and ferry and excursion operations. In addition, the Division oversees South Beach Harbor (SBH) which is a full-service marina, consisting of 700 slips for recreational and commercial berthing. For financial purposes, the harbor is a stand-alone business unit where SBH revenues are dedicated to SBH operating and capital costs.

Table 4e-1: Maritime Operating Expenses (\$thousands)

	Previous Year Actuals			Approved Current Year FY 2023-24 Budget	Next Biennial Cycle					
	FY 2022-23				FY 2024-25			FY 2025-26		
	Budget	Actuals	\$ Variance % Variance		Budget	\$ Change from PY	% Change from PY	Budget	\$ Change from PY	% Change from PY
Maritime Personnel	1,961.5	1,671.0	(290.5) -15%	2,027.5	2,216.4	188.9	9%	2,305.1	88.7	4%
Salaries	719.4	667.6	(51.7) -7%	701.0	772.2	71.2	10%	803.0	30.9	4%
Mandatory Fringe Benefits	2,680.8	2,338.6	(342.2) -13%	2,728.5	2,988.6	260.1	10%	3,108.1	119.5	4%
Personnel Total										
Non-Personnel Services	800.0	655.1	(144.9) -18%	800.0	900.0	100.0	13%	936.0	36.0	4%
Prof & Specialized Svcs	503.1	123.5	(379.6) -75%	503.5	213.5	(290.0)	-58%	222.0	8.5	4%
Other Expenses	1,303.1	778.5	(524.5) -40%	1,303.5	1,113.5	(190.0)	-15%	1,158.0	44.5	4%
Materials & Supplies	9.5	12.9	3.4 36%	9.5	20.0	10.5	111%	20.8	0.8	4%
Work Orders	26.0	-	(26.0) -100%	26.0	26.0	-	0%	26.0	-	0%
SFO - Graphic design services	1,440.0	1,669.7	229.7 16%	1,656.1	1,760.0	103.9	6%	1,804.0	44.0	3%
SFPUC - Ship shoreside power	3,845.6	3,835.6	(10.0) 0%	3,990.9	4,101.9	110.9	3%	4,296.7	194.8	5%
SFFD - Fire boat operations	15.0	-	(15.0) -100%	15.0	15.0	-	0%	15.0	-	0%
MTA - Cruise call traffic control	575.0	487.2	(87.8) -15%	581.8	609.4	27.6	5%	638.3	28.9	5%
POL - Cruise call security services	5,901.6	5,992.6	90.9 2%	6,269.8	6,512.3	242.5	4%	6,780.1	267.8	4%
Work Orders Total										
Programmatic Projects	109.0	26.1	(82.9) -76%	109.0	109.0	-	0%	109.0	-	0%
PO Cargo Fac Repair	109.0	26.1	(82.9) -76%	109.0	109.0	-	0%	109.0	-	0%
Programmatic Projects Total	10,004.0	9,148.7	(855.3) -9%	10,420.3	10,743.3	323.1	3%	11,176.0	432.7	4%
Maritime Total										

	Previous Year Actuals			Approved Current Year FY 2023-24	Next Biennial Cycle					
	FY 2022-23				FY 2024-25			FY 2025-26		
	Budget	Actuals	% Variance		Budget	% Change from PY	Budget	% Change from PY	Budget	% Change from PY
South Beach Harbor Personnel										
Salaries	1,220.8	1,013.5	(207.3)	1,258.8	1,361.5	102.7	8%	1,416.0	54.5	4%
Mandatory Fringe Benefits	434.4	423.6	(10.8)	536.6	579.0	42.4	8%	602.2	23.2	4%
Personnel Total	1,655.2	1,437.1	(218.1)	1,795.4	1,940.5	145.2	8%	2,018.2	77.6	4%
Debt Services	536.0	536.0	0%	536.0	536.0	-	0%	536.0	-	0%
Work Orders										
SFPUC - Utilities	287.7	274.9	(12.7)	282.0	295.4	13.4	5%	309.5	14.0	5%
ADM - Insurance services	101.9	100.9	(1.1)	101.9	106.7	4.8	5%	111.8	5.1	5%
CAT - Legal services	-	21.9	21.9	-	30.0	30.0	-	30.0	-	0%
ADM - Printing services	-	-	-	-	1.0	1.0	-	1.0	-	0%
TTX - Lock box services	7.0	2.7	(4.2)	7.0	7.3	0.3	4%	7.6	0.3	4%
Work Orders Total	396.6	400.4	3.8	390.9	440.4	49.5	13%	459.8	19.4	4%
Programmatic Projects										
PO South Beach Harbor Project	1,280.1	757.6	(522.4)	1,280.1	1,280.1	-	0%	1,280.1	-	0%
Programmatic Projects Total	1,280.1	757.6	(522.4)	1,280.1	1,280.1	-	0%	1,280.1	-	0%
South Beach Harbor Total	3,867.8	3,131.1	(736.7)	4,002.3	4,197.0	194.7	5%	4,294.0	97.0	2%
GRAND TOTAL	13,871.8	12,279.8	(1,592.0)	14,422.6	14,940.3	517.7	4%	15,470.0	529.7	4%

FY 2022-23 Budget vs Actuals

The year-end results from FY 2022-23 have been finalized, with the following notable variances from the proposed budget:

- Other Expenses came in at 75% under budget because security services relating to cruise and maritime facilities were shifted to the Executive Division's Homeland Security budget (the proposed FY 2024-25 and FY 1015-16 budget reflects this shift).
- Materials and Supplies expenses, which cover boat fuel and lubricant, locks, and other incidentals incurred by wharfingers, came in at 36% over budget because of faster than anticipated resumption of activity along the waterfront in conjunction with rising inflation.
- The work order with the Airport for the graphic design of banners was not utilized because the staff decided to use City Reproduction instead.
- The work order with MTA for traffic and pedestrian control on cruise days was not utilized because of competing MTA staffing demands; however, talks are underway to secure the necessary resources to provide the services in the future.
- The annual project for Facility Repairs which typically covers unforeseen repairs and the removal of abandoned vessels came in at 76% under budget due to lack of demand.

- South Beach Harbor had an unexpected legal matter that required specialized services. The proposed budget includes a new work order with the City Attorney to cover such needs should they arise.
- The Programmatic Project for South Beach Harbor is intended to cover its as-needed Non-Personnel, Materials & Supplies, and Equipment. Low demand for as-needed services resulted in costs coming in 41% under budget.

Position Changes in Proposed FY 2024-25 and FY 2025-26 Budget

- Operating position changes:
 - Two FTE upgrades from 1406 Sr. Clerks to 1840 Jr. Management Assistants to allow for increased flexibility in job duties. As South Beach Harbor continues to grow and undertake Capital Improvement Projects, particularly the North Guest Dock, and the Port continues to focus on the revitalization of Fisherman's Wharf, a substantial increase in complex administrative requirements is anticipated. In addition, the 1840 Jr. Management Assistants will provide the leadership and resourcefulness skills along with maritime industry knowledge of harbor-specific tasks, regulations, and policies and procedures to navigate the intricacies of a 24/7 operation and improve both harbors' overall office processes.
 - One FTE downgrade from 6318 Construction Inspector which is no longer a priority to 3232 Marina Assistant to provide additional coverage and resources at Hyde Street Harbor to prevent theft, vandalism, hazardous conditions, and illegal charters that contribute to lost revenues. The position will also assist in performing boater and maintenance support services that will lead to enhanced service delivery to our customers.
- Capital position changes:
 - There are no proposed changes.

Other Changes in Proposed FY 2024-25 and FY 2025-26 Budget

- A 13% increase in Professional Services allows Maritime to engage consultants for feasibility studies for a secondary cruise terminal and proposed Maritime uses in the Backlands.
- A 58% decrease in Other Expenses represents the previously mentioned move to centralize security expenses under the Executive division's Homeland Security budget.

4f. Planning and Environment

The Planning and Environment division provides regulatory and review responsibilities pertaining to Port building permits, leases, and use proposals to ensure that proposals for Port properties comply with applicable land use, design review, and environmental impact review requirements administered by a number of different government agencies.

There are no significant changes planned in the proposed budget.

Table 4f-1: Planning and Environment Operating Expenses (\$thousands)

	Previous Year Actuals		Approved Current Year FY 2023-24	Next Biennial Cycle							
	FY 2022-23			FY 2024-25		FY 2025-26					
	Budget	Actuals		\$ Variance	% Variance	Budget	\$ Change from PY	% Change from PY	Budget	\$ Change from PY	% Change from PY
Personnel											
Salaries	1,632.7	1,942.5	309.7	19%	1,690.6	1,800.0	109.4	6%	1,872.0	72.0	4%
Mandatory Fringe Benefits	535.2	643.5	108.3	20%	526.2	564.0	37.8	7%	586.6	22.6	4%
Personnel Total	2,167.9	2,585.9	418.0	19%	2,216.8	2,364.0	147.2	7%	2,458.6	94.6	4%
Non-Personnel Services											
Prof & Specialized Svcs	400.0	197.9	(202.1)	-51%	550.0	650.0	100.0	18%	650.0	-	0%
Other Expenses	209.0	86.1	(122.9)	-59%	128.1	142.3	14.2	11%	147.3	5.0	4%
Non-Personnel Services Total	609.0	284.0	(325.0)	-53%	678.1	792.3	114.2	17%	797.3	5.0	1%
Materials & Supplies	10.0	1.3	(8.7)	-87%	10.0	10.0	-	0%	10.0	-	0%
Equipment											
Work Orders											
City Planning coordination and design review services	150.0	140.3	(9.7)	-6%	150.0	200.0	50.0	33%	200.0	-	0%
Real Estate Service	25.0	5.0	(20.0)	-80%	25.0	-	(25.0)	-100%	-	-	-
Heron's Head Park	82.0	82.0	-	0%	82.0	82.0	-	0%	82.0	-	0%
Work Orders Total	257.0	227.3	(29.7)	-12%	257.0	282.0	25.0	10%	282.0	-	0%
Programmatic Projects											
PO Public Access Improvements	40.0	10.0	(30.0)	-75%	60.0	60.0	-	0%	60.0	-	0%
PO Heron's Head Park (Pier 98)	77.0	71.8	(5.2)	-7%	82.0	82.0	-	0%	82.0	-	0%
PO Environ Cleanup Pier 39-45	50.0	1.0	(49.0)	-98%	50.0	50.0	-	0%	50.0	-	0%
Programmatic Projects Total	167.0	82.8	(84.2)	-50%	192.0	192.0	-	0%	192.0	-	0%
GRAND TOTAL	3,211.0	3,181.3	(29.6)	-1%	3,354.0	3,640.3	286.4	9%	3,739.9	99.6	3%

FY 2022-23 Budget vs Actuals

The year-end results from FY 2022-23 have been finalized, with the following notable variances from the proposed budget:

- Personnel expenses exceeded the budget amount by 19% due to staff time related to an unfunded contamination negotiation with the responsible parties.
- Non-Personnel expenses, largely for as-needed consultants, were under the budgeted amount by 53% due to a lack of demand for such services.
- Programmatic Projects expenses were also 50% under the budget amount due to pauses in the project workflow.

Position Changes in Proposed FY 2024-25 and FY 2025-26 Budget

The proposed budget includes the following position changes:

- Operating position changes:
 - Upward substitution of a 0931 Manager III to a 0932 Manager IV due to a budget update for a mid-year temporary transfer to support increasingly complex environmental regulations.
 - Upward substitution of a 5291 Planner III to a 5293 Planner IV because the workload has increased significantly to include permitting for larger and more complex projects like Pier 30/32 and no longer lends itself to the scope of the lower classification. This position supports Port tenant capital projects, and the enhanced expertise of a 5293 Planner IV will improve efficiencies in securing necessary entitlements to move projects along and lease Port properties more quickly, directly impacting revenues.
- Capital position changes:
 - Upward substitution of a 5502 Project Manager I to a 5504 Project Manager II due to an increased workload of Port Capital projects and several claims against the Port for historic contamination. The position will help limit, if not eliminate, millions of dollars in penalties and/or cleanup costs.

Other Changes in Proposed FY 2024-25 and FY 2025-26 Budget

Notable changes in the budget shown above include:

- An 18% increase in the Prof & Specialized Services budget is due to (a) an upcoming special project in which the work will be contracted out with BCDC reimbursing 50% of the costs and P&E reimbursing the remaining half, (b) air travel to a scheduled conference, and (c) promotional budget for the Biennial State of the Estuary Conference taking place in FY 2025-26.
- A 33% increase in the City Planning work order is due to the recent acquisition of a \$7.8 million grant to study the Southern Embarcadero and may require a partnership with SF Planning and SFMTA.
- A 100% decrease in the Real Estate Service work order due to the work order being moved to the Real Estate & Development division budget.

4g. Real Estate and Development

The Real Estate and Development Division is responsible for marketing, leasing, and managing the Port's commercial and industrial property along the 7.5 miles of waterfront land that extends from Fisherman's Wharf and Hyde Street Harbor to Heron's Head Park and Pier 96. In addition, the Division is responsible for managing development projects on Port property; this large responsibility involves significant public-private partnerships that span developer selection, construction, and facility management.

A significant change in the Port's approach to parking management is included in the proposed budget. Currently, the Port relies primarily on parking lot operators to manage the lots under a lease where the Port receives 66% of gross revenues. The new model, subject to future Port Commission approval, will include a combination of newly metered lots and flat-fee lot operators where the Port will receive 100% of revenues and pay a fixed amount for lot operation and maintenance. This new model is expected to increase both revenues and expenses and ultimately increase net revenues by roughly 52%, as shown in Table 4g-1 below. Notably, because this new parking model will be phased in over multiple fiscal years with the first full year after implementation being FY 2025-26, the figures in Table 4g-1 below do NOT align with year-over-year budget changes in the biennial budget period. Port staff will provide the Port Commission regular reports on the implementation and financial results of this new parking model.

Table 4g-1: Financial Impact of New Parking Mode (\$thousands)

	Current	Proposed	\$ Change	% Change
REVENUES				
Parking				
Lots	11,899.7	4,901.6	(6,998.2)	-59%
Stalls	738.9	268.0	(470.9)	-64%
Meter	5,717.3	17,258.7	11,541.4	202%
Citations	2,850.3	9,644.9	6,794.6	238%
Revenues Subtotal	21,206.3	32,073.1	10,866.8	51%
EXPENSES				
Non-Personnel				
Parking Operator Management Fee	-	150.0	150.0	-
Credit Card Transaction Fees	212.0	640.0	428.0	202%
Work Orders				
MTA Parking Enforcement & Meter Maintenance	2,038.6	2,500.0	461.4	23%
Expenses Subtotal	2,250.6	3,290.0	1,039.4	46%
Total Net Revenue	18,955.7	28,783.1	9,827.5	52%

Table 4g-2: Real Estate & Development Operating Expenses (\$thousands)

	Previous Year Actuals			Approved Current Year	Next Biennial Cycle					
	FY 2022-23				FY 2024-25					
	Budget	Actuals	% Variance		Budget	\$ Change from PY	% Change from PY	Budget	\$ Change from PY	% Change from PY
Personnel										
Salaries	4,323.3	3,081.3	(1,242.1)	4,498.6	4,660.9	162.3	4%	4,847.3	186.4	4%
Mandatory Fringe Benefits	1,612.0	1,067.4	(544.6)	1,585.1	1,641.4	56.3	4%	1,707.0	65.7	4%
Personnel Total	5,935.3	4,148.7	(1,786.7)	6,083.7	6,302.3	218.6	4%	6,554.4	252.1	4%
Non-Personnel Services										
Prof & Specialized Svcs	1,000.0	242.3	(757.7)	1,000.0	500.0	(500.0)	-50%	650.0	150.0	30%
Rents & Leases	4,315.0	4,137.8	(177.2)	4,325.0	4,510.6	185.6	4%	4,688.0	177.4	4%
Other Expenses	2,608.7	2,560.7	(48.0)	2,629.5	3,178.5	549.0	21%	3,229.2	50.7	2%
Non-Personnel Services Total	7,923.7	6,940.8	(982.9)	7,954.5	8,189.1	234.6	3%	8,567.2	378.1	5%
Materials & Supplies	-	0.6	0.6	-	1.0	1.0	-	1.0	-	0%
Work Orders										
SFPUC - Electricity and gas	1,674.7	1,995.5	320.7	1,439.3	2,090.2	651.0	45%	2,189.5	99.3	5%
SFFD - Event permit review	116.3	92.5	(23.8)	239.9	239.9	-	0%	239.9	-	0%
MTA - Parking and enforcement	2,649.9	2,086.6	(563.3)	3,149.9	3,000.0	(149.9)	-5%	2,500.0	(500.0)	-17%
ADM - Real Estate services	-	-	-	-	525.0	525.0	-	525.0	-	0%
TTX - Collection services	-	-	-	-	12.0	12.0	-	12.0	-	0%
Work Orders Total	4,441.0	4,174.6	(266.3)	4,829.1	5,867.1	1,038.1	21%	5,466.4	(400.7)	-7%
Programmatic Projects										
PO MiscTenant Facility Imprv.	400.0	190.6	(209.4)	400.0	400.0	-	0%	400.0	-	0%
Programmatic Projects Total	400.0	190.6	(209.4)	400.0	400.0	-	0%	400.0	-	0%
GRAND TOTAL	18,700.0	15,455.3	(3,244.7)	19,267.3	20,759.5	1,492.3	8%	20,989.0	229.5	1%

FY 2022-23 Budget vs Actuals

The year-end results from FY 2022-23 have been finalized, with the following notable variances from the proposed budget:

- Salaries & Fringe Benefits expenses came in at 30% under budget due to staff turnover and delays in hiring.
- Professional Services expenses came in at 76% under budget due to expiring contracts for as-needed real estate economic services. In addition, a decision was made to use City Real Estate's existing pool of broker contracts instead of issuing a competitive bid solicitation and managing the contracts directly.
- The work order with PUC for electricity and gas came in at 19% over budget due to the post-pandemic return to office and increased business activity that led to increased utility usage.
- The work order with the Fire Department came in at 20% under budget because staff did not spend as much time as

anticipated on reviewing the increasing volume of special event permits.

- The work order with MTA achieved a 21% savings because Port issued the PO to pay the meter vendor directly for the upgrade project instead of reimbursing MTA through the work order. However, this cost shifted into Other Expenses under Non-Personnel Services and did not represent actual savings.
- The annual project for Tenant Facility Improvements came in at 52% under budget due to the Port's lack of capital project capacity. Also, a handful of other projects were started in FY 2022-23 but were not completed and carried over to FY 2023-24. The Port is currently working to increase project delivery capacity and does not anticipate future savings in this project budget.

Position Changes in Proposed FY 2024-25 and FY 2025-26 Budget

- Operating budget position changes:
 - One FTE downgrade from 9395 Property Manager to 1823 Senior Administrative Analyst and one FTE upgrade from 9395 Property Manager to 1824 Principal Administrative Analyst. These positions will continue to manage public parks and coordinate special events; however, the duties and analytical expertise more closely align with the skillset of the 1800 Analyst Classification series.
 - One FTE downgrade from 5283 Planner V to 0923 Manager II. This adjusts for a mid-year TX because the development project manager role was filled at a Manager II level which aligns the classification to other development project management roles at the Port.
- Capital budget position changes:
 - One FTE upgrade from 1406 Sr. Clerk to 4306 Collections Officer is needed because uncollected rents increased by ten times since the onset of the pandemic. The 4306 Collections Officer is needed to bring accounts into compliance before the statute of limitations prevents the collection of unpaid revenue.
 - One FTE deletion of 0922 Manager I. This position is no longer a priority given the economic conditions facing the City and Port.

Other Changes in Proposed FY 2024-25 and FY 2025-26 Budget

- A 50% reduction in Professional Services expenses for FY 2024-25 is balanced by an equivalent dollar value increase in the work order with City Real Estate which manages the contracts for broker services. In the subsequent year, a 30% increase in Professional Services expenses will cover expected annual operator fees for several parking locations.
- The 21% increase in Other Expenses for FY 2024-25 includes \$365K for PUC's new stormwater program, increased utility expenditures due to vacancies and increasing rates, and utility costs at Ferry Building Gate B that were previously budgeted under Maritime. An additional \$330K in credit card transaction fees are anticipated after the forthcoming expansion of MTA meters to off-street locations. Finally, a \$150K reduction is adjusted for security guard

and monitoring services that are being paid for out of the Executive Division's Homeland Security budget.

- The PUC work order for electricity and gas at all Port-owned facilities is expected to increase by 45% in FY 2024-25 due to a dramatic increase in utility costs. Forecasted expenditure is based upon PUC analysis using current usage activity and rates.
- The MTA work order for parking and enforcement is planned to decrease by 5% in FY 2024-25 despite a proposed MOU expansion to meter off-street Port parking lots because the prior year's budget included extensive, one-time upgrades of existing meter hardware. Additionally, the Port is in the process of securing a \$200K grant from the Metropolitan Transportation Commission (MTC) to offset a portion of the startup costs. In the subsequent year, the budget is expected to decrease further by 17% as the start-up costs diminish.
- Two new work orders are proposed:
 - Previously budgeted under Planning & Environment, City Real Estate provides ongoing appraisal services and will also provide broker services to support the re-leasing of vacant spaces, previously budgeted under Professional Services.
 - The Treasurer and Tax Collector's Bureau of Delinquent Revenue will provide collection support to resolve outstanding accounts that have remained past due since the pandemic.

5. CAPITAL EXPENSES

For more than a decade, the Port of San Francisco has used its ten-year Capital Plan to guide its capital investments. The Capital Plan helps to educate the public and policymakers about the magnitude of the Port's capital needs, as well as the limited resources available to address them. The FY 2023-24 to FY 2032-33 Capital Plan identifies a \$2.24 billion state of good repair (SOGR) investment need, \$1.65 billion of which is currently 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 develops a Five-Year Capital Improvement Program (CIP). Unlike the ten-year Capital Plan, which identifies the Port's total capital needs regardless of available funding, the five-year CIP program-specific projects according to the amount of capital funding staff estimates will be available over the next five years. The CIP also allows staff to consider the time span necessary to conceive, design, and deliver capital projects. The CIP lays out the Port's vision for addressing as many of the needs identified in the Capital Plan as possible, given limited resources.

The first two years of the five-year CIP are included in the biennial FY 2024-25 and FY 2025-26 budget. The biennial budget appropriates Port capital funds only, not General Obligation Bonds for the Waterfront Resilience Program that will be subject to a separate, future approval by the Port Commission.

5a. The Five-Year Capital Improvement Program and Biennial Capital Budget

The Port's Finance staff began the development of the CIP by soliciting capital requests from all Port divisions. Project forms included information about the project scope, schedule, budget, return on investment, safety improvements, and the relationship to the Port's mission. A committee consisting of the deputy director from each Port division, plus analytical support from Finance and the Project Management Office, ranked the projects against one another using the following principles:

- Honor Prior Commitments: the project was funded in a previous Capital Budget and additional funds are needed to complete the project due to expanded scope, a new cost estimate, or bids that came in over the approved budget.
- Address Priority Health and Safety Needs: the project is legally mandated, or failure to complete the scope puts the Port in imminent jeopardy of being legally mandated to do the work.
- Meet Imminent Leasing Needs: the project is required to prepare a Port facility for a tenant, per an existing or pending lease agreement.
- Strategic Investment: the investment will generate sufficient revenue in the future to justify postponing other capital improvements.
- Leverage Port Funds with Outside Sources: the project will be partially or fully funded by non-Port funding sources.

Table 5a-1 below provides an overview of the sources of funds available in the Five-Year CIP. These funds include net operating income from Port operations, contributions from development partners, and General Obligation Bond proceeds for the Waterfront Resilience

Program. Table 5a-2 shows the uses of those funds over five years, and the proposed biennial capital budget (the first two years of the Five-Year CIP). **For a full description and schedule for each project, please see the CIP in Attachment II.**

Table 5a-1: Sources of Capital Funds (\$millions)

	Next Biennial Cycle		Following Biennial Cycle		Outyear	Total	Percent
	FY 2024-25	FY 2025-26	FY 2026-27	FY 2027-28	FY 2028-29		
Port Harbor Fund	\$12.0	14.9	14.7	13.9	12.8	68.3	9%
State Stimulus Fund	11.7	0.0	0.0	0.0	0.0	11.7	2%
Grants	0.1	0.0	0.0	0.0	0.0	0.1	0%
South Beach Harbor Fund	1.5	1.6	1.6	1.6	1.6	8.0	1%
Port Capital Expenses	\$25.3	\$16.5	\$16.3	\$15.5	\$14.5	\$88.1	12%
Development Projects	10.2	10.8	11.5	12.2	13.0	57.8	8%
Development Capital Contribution	16.5	0.0	0.0	0.0	0.0	16.5	2%
Total Capital Expenses	\$52.0	\$27.3	\$27.8	\$27.8	\$27.5	\$162.4	23%
General Obligation Bonds	9.2	69.5	226.2	161.3	92.2	558.4	77%
Total Capital Contributions	\$61.2	\$96.8	\$254.0	\$189.1	\$119.7	\$720.9	100%

Table 5a-2: Uses of Capital Funds (\$millions)

	Next Biennial Cycle		Following Biennial Cycle		Outyear	Total
	FY 2024-25	FY 2025-26	FY 2026-27	FY 2027-28	FY 2028-29	
<i>Southern</i>						
Pier 70 Shipyard Shoreline and Sediment Remediation	0.5	-	-	-	-	0.5
Pier 70 Shipyard Uplands	1.0	-	-	-	-	1.0
Pier 80 Electrification Design	0.8	-	-	-	-	0.8
Southern Waterfront Beautification Fund	2.2	1.5	1.1	1.1	1.1	7.0
Southern Subtotal	\$4.5	\$1.5			\$1.1	\$9.3
<i>South Beach Harbor (SBH)</i>						
South Beach Harbor	1.5	1.6	1.6	1.6	1.6	8.0
South Beach Harbor (SBH) Subtotal	\$1.5	\$1.6			\$1.6	\$8.0
<i>Northeast</i>						
Beltline Building ADA Access Improvements	2.6	-	-	-	-	2.6
Pier 09 FIRPA Repairs Roof and Roof Deck	3.1	-	-	-	-	3.1
Pier 09 SoGR and EQ Safety Pre-Design Improvements	-	2.7	-	-	-	2.7
Pier 29.5 Office Rehab	0.5	-	-	-	-	0.5
Pier 33 Bulkhead and Shed Repairs	0.9	1.3	-	-	-	2.2
Northeast Subtotal	\$7.1	\$3.9			\$0.0	\$11.1
<i>Fisherman's Wharf</i>						
FW Stormwater Drainage and Sewer Improvement	0.7	-	-	-	-	0.7
Hyde Street Harbor Fuel Pipeline Release	0.0	0.3	0.3	0.3	0.3	1.0
Pier 45 Shed B and D FIRPA 0-1 year Repairs	4.8	-	-	-	-	4.8
Pier 47 Substructure Repairs	0.9	-	-	-	-	0.9
Wharf J-11 Settlement	-	0.8	-	-	-	0.8
Fisherman's Wharf Subtotal	\$6.3	\$1.1			\$0.3	\$8.1
<i>Portwide</i>						
Facility Assessment Program	1.1	0.7	1.1	0.6	1.3	4.8
Maintenance Dredging and Sediment Sampling	-	-	4.9	4.0	4.0	12.9
Pile Repair Crew	-	-	-	0.4	1.0	1.4
Port Security Grant - FY2021	0.2	-	-	-	-	0.2
Portwide Ownership Project	1.1	0.7	-	-	-	1.7
Project Contingency	0.8	3.2	3.6	3.9	1.5	13.0
Project Management Office	0.5	0.6	0.6	0.6	0.6	2.9
Stormwater Full Trash Capture	0.5	0.7	0.7	0.7	0.7	3.3
Waterfront Resilience Program (Port)	1.7	2.6	2.5	2.3	2.3	11.4
Portwide Subtotal	\$5.8	\$8.4	\$13.3	\$12.6	\$11.5	\$51.6
Port Capital Expenses Total	\$25.3	\$16.5	\$16.3	\$15.5	\$14.5	\$88.1
<i>Waterfront Development Projects^a</i>						
Development Projects	10.2	10.8	11.5	12.2	13.0	57.8
Development Capital Contribution	16.5	0.0	0.0	0.0	0.0	16.5
Total Capital Expenses	\$52.0	\$27.3	\$27.8	\$27.8	\$27.5	\$162.4
Waterfront Resilience Program (Bond)	9.2	69.5	226.2	161.3	92.2	558.4
Total Capital Contributions	\$61.2	\$96.8	\$254.0	\$189.1	\$119.7	\$720.9

^aWaterfront Development Projects currently has \$21.5 million appropriated and unspent because of shifting market conditions. The biennial budget includes \$21 million in Development Project funds and a \$16.5 million Capital Contribution to the Mission Rock project. Because of the already appropriated amount, only \$16 million will need to be appropriated in this budget cycle.

5b. Southern Waterfront Beautification Fund

The Southern Waterfront Beautification Fund is a set aside of rent generated in the Southern Waterfront to provide resources to reinvest in that community. Due to staff error, no funds were set aside from FY 2018-19 or FY 2019-20, and a significant past due balance of \$6.25 million accrued. The Port has been paying down that balance since FY 2020-21 and, as shown in Table 5b-1 below, this past due amount will be paid off in FY 2025-26 by the proposed budget.

Table 5b-1: Southern Waterfront Beautification Fund Past Due Balance (\$thousands)

SW Beautification Fund		Biennial Cycle					
		Actuals	Actuals	Actuals	Estimated	Estimated	Estimated
Overview of Amounts Due and Paid to Fund ^a		FY 2020-21	FY 2021-22	FY 2022-23	FY 2023-24	FY 2024-25	FY 2025-26
Amount Due	Past Due from Prior Year	6,254.0	5,261.3	4,146.1	2,908.3	1,555.3	397.3
	Due from Current Yr Rent	1,007.2	884.8	984.2	869.0	1,042.0	1,073.0
	Total Due	7,261.3	6,146.1	5,130.3	3,777.3	2,597.3	1,470.3
- Amount Paid	Rent Paid	1,007.2	884.8	984.2	869.0	1,042.1	1,073.0
	Transbay Cable Paid	-	-	-	-	-	-
	Past Due Paid	992.8	1,115.2	1,237.8	1,353.0	1,157.9	397.3
	Total Paid	2,000.0	2,000.0	2,222.0	2,222.0	2,200.0	1,470.3
= Past Due Amount		5,261.3	4,146.1	2,908.3	1,555.3	397.3	-

Expenditures from the fund are not shown in the table above (details on appropriations and expenditures are provided in Attachment IV). Planned expenditures were presented to the Commission at the January 23, 2024 meeting under Item 11A.

5c. Waterfront Resilience Program

The Waterfront Resilience Program (WRP) is a major effort to improve the Port’s 7.5-mile Embarcadero shoreline to provide increased resilience to earthquakes and sea-level rise. WRP has made significant progress and is currently advancing work on two fronts.

1. Early Embarcadero Projects: Port staff has identified 29 potential projects to address immediate life safety needs along the waterfront and is working to select 5-10 projects to advance into the design phase.
2. USACE Resilience: Port staff has partnered with the United States Army Corps of Engineers (USACE) to develop a long-term sea-level rise adaptation strategy. Details of WRP’s work with USACE are separately provided in Item 10 of the February 6, 2024 Port Commission agenda.

The CIP shown in Table 5a-2 above includes a total of \$569.8 million for WRP costs including \$11.4 million from Port funds and \$558.4 million from General Obligation Bonds. This funding is based on current cost estimates that are highly uncertain given the early status of the program and are likely to change significantly as our work with USACE advances and specific projects move into higher levels of design completion.

Table 5c.-1 below shows the financial status of the project as of December 31, 2023. For a spending plan for the deliverables forecasted during the biennial budget period, see Attachment VI. This spending plan represents current estimates of costs and uses for the biennial budget period based on very early planning and conceptual design; however, these estimates are expected to change significantly as project phasing and design work advances.

Table 5c-1: WRP Financial Status (\$thousands)

	Approved Budget	Forecasted Budget	Appropriated Budget	Spent / Encumbered	Pending Transactions	Remaining Balance	Planned Appropriations
Program Management	27,160	123,896	30,000	22,604	4,356	3,040	93,896
Communications & Engagement	3,300	8,566	7,000	6,276	605	119	1,566
Planning	24,380	31,845	31,000	25,850	2,113	3,037	845
Embarcadero Early Projects							
Preliminary Design	20,700	10,000	9,500	6,390	3,496	(386)	500
Detailed Design	48,140	45,000	15,000			15,000	30,000
Construction / Construction Management	367,920	442,000				-	442,000
USACE Resilience	8,400	10,000	9,000	6,787	27	2,186	1,000
Total	500,000	671,307	101,500	67,907	10,597	22,996	569,807

Funding sources for WRP over the CIP period include Port funds, which are appropriated in biennial budget cycles, and General Obligation Bonds, which are appropriated at the time of bond issuance approval. Therefore, only the Port’s contribution to WRP is included in the proposed biennial budget for FY 2024-25 and FY 2025-26.

The proposed budget also includes the following capital positions, which are funded by the overall WRP budget and do not impact Port operating expenses:

- New 0933 Manager V will serve as Permitting Director for the Waterfront Resilience projects in the pipeline.
- A downward substitution from a 5211 Engineer/Architect/Landscape Architect Senior and an upward substitution from a 5218 Structural Engineer for two 5504 Project Manager II positions needed to advance individual projects.

6. REQUIRED RESERVES

The Port Commission has adopted two policies relevant to the proposed budget:

1. Capital investment must equal or exceed 25% of operating revenues, and
2. Operating reserves must equal or exceed 50% of operating expenses.

As a result of the economic crisis caused by the COVID-19 pandemic and the compression on net operating income available for capital investment illustrated in Figure 2b-1, the proposed FY 2024-25 and FY 2025-26 budget fails the 25% investment requirement, with 14% investment averaged across both years of the biennial budget (including redirected stimulus funding). Finance staff is analyzing the current utility of this policy and may have recommendations for changes when we return next year with the 10-year capital plan.

Port Commission policy also requires that the Port maintain an operating reserve of at least 50% of annual expenses. Fund balance, which serves as the Port’s operating reserve is estimated to have \$177.7 million at the beginning of the biennial budget period, or approximately 143% of annual operating expenses of \$123.9 million in FY 2024-25.

7. CONCLUSION

While revenues have rebounded to pre-pandemic levels, the financial pressures created by

the COVID-19 pandemic are substantial and ongoing. The proposed biennial budget and CIP reflect those pressures but still provide for mission-critical services and targeted investments in recovery and equity.

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Helen Balawejder, San Francisco Fellow,
Waterfront Resilience Program

For: Nate Cruz, Deputy Director,
Finance and Administration

Attachments (differ from original staff report):

- I. Recommendations for Amendments of Budget Items (from Budget and Legislative Analyst)
- II. Southern Waterfront Beautification Fund Appropriations and Expenditures
- III. Position Changes
- IV. WRP Spending Plan

Attachment I: Recommendations for Amendments of Budget Items

Recommendations of the Budget and Legislative Analyst
For Amendment of Budget Items in the FY 2024-25 and FY 2025-26 Two-Year Budget

PRT - Port

Rec #	Account Title	FY 2024-25						FY 2025-26					
		FTE		Amount		Savings	GF	FTE		Amount		Savings	GF
		From	To	From	To			From	To	From	To		
PRT-1	PRT Finance and Administration												
	1224 Principal Payroll And Personnel Clerk	1.00	0.00	\$118,688	\$0			1.00	0.00	\$122,897	\$0		
	Mandatory Fringe Benefits			\$46,805	\$0					\$48,578	\$0		
	1220 Payroll and Personnel Clerk Mandatory Fringe Benefits	0.00	1.00	\$0	\$98,168			0.00	1.00	\$0	\$101,649		
				\$0	\$41,890					\$0	\$43,594		
				<i>Total Savings</i>		\$0				<i>Total Savings</i>		\$0	
PRT-2	Deny proposed upward substitution of 1.00 FTE 1204 Senior Personnel Clerk to 1.00 FTE 1224 Principal Payroll and Personnel Clerk due to insufficient justification. The position is currently vacant and has no supervisory duties. The 1220 Payroll and Personnel Clerk position is more appropriate for this position.												
	9993 Attrition Savings			(\$453,728)	(\$544,145)	\$90,417	x			(\$469,409)	(\$469,409)	\$0	
	Mandatory Fringe Benefits			(\$180,140)	(\$211,576)	\$31,436	x			(\$189,564)	(\$189,564)	\$0	
				<i>Total Savings</i>		\$121,853				<i>Total Savings</i>		\$0	
PRT-3	Increase Attrition Savings to reflect a more realistic hiring timeline for one vacant 1824 Principal Administrative Analyst position. This savings reflects an estimated start date of April 1, 2025 instead of October 1, 2024. The position is currently vacant with no plans to hire.												
	Training-Budget			\$250,000	\$190,000	\$60,000				\$250,000	\$190,000	\$60,000	
PRT-4	Reduce Training-Budget by \$60,000 to reflect historical spending and actual need.												
	PRT Real Estate & Development												
	9993 Attrition Savings			(\$270,466)	(\$285,298)	\$14,832	x			(\$279,918)	(\$279,918)	\$0	
	Mandatory Fringe Benefits			(\$107,412)	(\$165,414)	\$58,002	x			(\$113,024)	(\$113,024)	\$0	
			<i>Total Savings</i>		\$72,834				<i>Total Savings</i>		\$0		
Increase Attrition Savings to account for a more realistic hiring timeline for 1823 Senior Administrative Analyst from to reflect a more realistic hiring timeline. The position is currently vacant and the hiring process has not started. In FY 2023-24 the Department had four new positions and took eight months to complete the first new hire.													

**Recommendations of the Budget and Legislative Analyst
For Amendment of Budget Items in the FY 2024-25 and FY 2025-26 Two-Year Budget**

PRT - Port

Rec #	Account Title	FY 2024-25						FY 2025-26					
		FTE		Amount		Savings	GF 1T	FTE		Amount		Savings	GF 1T
		From	To	From	To			From	To	From	To		
PRT-5	1824 Principal Administrative Analyst	1.00	0.25	\$167,438	\$41,859		x	1.00	1.00	\$173,375	\$173,375	\$0	
	Mandatory Fringe Benefits			\$58,214	\$14,553		x			\$60,164	\$60,164	\$0	
				<i>Total Savings</i>	\$0					<i>Total Savings</i>	\$0		
		Reduce FTE count from 1.0 FTE to 0.25 FTE to reflect a more accurate hiring timeline. The position is currently vacant and the hiring process has not started. In FY 2023-24 the Department had four new positions and took eight months to hire the first new hire.											
PRT-6	1823 Senior Administrative Analyst	1.00	0.00	\$144,597	\$0			1.00	0.00	\$149,724	\$0		
	Mandatory Fringe Benefits			\$52,856	\$0					\$54,733	\$0.00		
				<i>Total Savings</i>	\$0					<i>Total Savings</i>	\$0		
		Delete vacant 1.00 FTE 1823 Senior Administrative Analyst position. This position has been vacant since 2020, or approximately four years. The Department would still have 4.00 FTE 1823 Senior Administrative Analyst positions, 5.79 FTE Principal Administrative Analysts (an increase of 1.79 FTEs), and 3.00 FTE 1825 Principal Administrative Analyst II positions in FY 2024-25.											
PRT-7	Other Current Expenses			\$760,000	\$630,000		x			\$760,000	\$760,000	\$0	
		Reduce Other Current Expenses by \$130,000 to reflect historical spending. The Department underspent this account by over \$800,000 in FY 2022-23 and the Mayor has proposed a \$425,954 increase for it in the Port's operating fund.											
PRT-8	Professional & Specialized Services			\$900,000	\$825,000		x			\$936,000	\$936,000	\$0	
		Reduce Professional & Specialized Services by \$75,000 to reflect historical spending. The Department underspent this account and had over \$700,000 in carryforward funds in FY 2022-23. In addition, the Mayor has proposed a \$100,000 increase for it in the Port's operating fund.											
		One-time savings.											

**Recommendations of the Budget and Legislative Analyst
For Amendment of Budget Items in the FY 2024-25 and FY 2025-26 Two-Year Budget**

PRT - Port

Rec #	Account Title	FY 2024-25						FY 2025-26					
		FTE		Amount		Savings	GF 1T	FTE		Amount		Savings	GF 1T
		From	To	From	To			From	To	From	To		
PRT-9	PRT Planning & Environment												
	Attrition Savings			(\$112,946)	(\$246,770)		x			(\$116,884)	(\$116,884)		\$0
	Mandatory Fringe Benefits			(\$44,765)	(\$90,109)		x			(\$47,114)	(\$47,114.00)		\$0
				<i>Total Savings</i>	\$0					<i>Total Savings</i>	\$0		
		Increase Attrition Savings to reflect a more realistic hiring timeline for one 5299 Planner IV position from 1.00 FTE to 0.25 FTE. This savings reflects an estimated start date of April 1, 2025 rather than July 1, 2024. The position has been vacant since 2020 and is not under active recruitment.											
PRT-10	PRT Engineering												
	Attrition Savings			(\$292,659)	(\$397,545)		x			(\$302,674)	(\$302,674)		\$0
	Mandatory Fringe Benefits			(\$116,231)	(\$155,541)		x			(\$122,346)	(\$122,346)		\$0
				<i>Total Savings</i>	\$0					<i>Total Savings</i>	\$0		
		Increase Attrition Savings to reflect hiring timeline for one 5314 Survey Associate position by from 1.0 FTE to 0.25 FTE. This savings reflects an estimated start date of April 1, 2025 instead of July 1, 2014. The position has been vacant since 2022 and is not under active recruitment.											
PRT-11	PRT Executive												
	8202 Security Guard	2.37	1.62	\$212,316	\$145,194		x	3.00	3.00	\$278,010	\$278,010		\$0
	Mandatory Fringe Benefits			\$93,738	\$40,659		x			\$124,470	\$124,470		\$0
				<i>Total Savings</i>	\$0					<i>Total Savings</i>	\$0		
		Reduce three new 8202 Security Guard positions from 0.79 FTE to 0.54 FTE each. This savings reflects an estimated start date of January 1, 2025 rather than October 1, 2024 for these positions.											
PRT-12	Other Current Expenses												
				\$112,000	\$102,000	\$10,000				\$112,000	\$102,000	\$10,000	
				<i>Total Savings</i>	\$36,801					<i>Total Savings</i>	\$0		
		Reduce Other Current Expenses by \$10,000 to reflect historical spending. The Department underspent this account by over \$800,000 in FY 2022-23 and the Mayor has proposed a \$425,954 increase for it in the Port's operating fund.											
PRT-13	3233 Marina Associate Manager												
		0.79	0.54	\$78,390	\$53,530	\$24,860	x	1.00	1.00	\$99,129	\$99,129		\$0
	Mandatory Fringe Benefits			\$38,370	\$26,429	\$11,941	x			\$48,943	\$48,943		\$0
				<i>Total Savings</i>	\$36,801					<i>Total Savings</i>	\$0		
		Reduce one new 3233 Marina Associate Manager position from 0.79 FTE to 0.54 FTE. This savings reflects a more realistic estimated start date of January 1, 2025 rather than October 1, 2024 for this position.											

**Recommendations of the Budget and Legislative Analyst
For Amendment of Budget Items in the FY 2024-25 and FY 2025-26 Two-Year Budget**

PRT - Port

Rec #	Account Title	FY 2024-25						FY 2025-26					
		FTE		Amount		GF	1T	FTE		Amount		GF	1T
		From	To	From	To			From	To	From	To		
	PRT Commission			\$200,000	\$150,000	\$50,000				\$200,000	\$150,000	\$50,000	
PRT-14	Programmatic Projects						Reduce Stormwater Pollution Control budget to account for underspending. In FY 2023-24 the Department spent \$13,854 and encumbered \$103,114 out of its revised budget of \$266,438. The Department budgeted \$200,000 in FY 2024-25 and \$200,000 FY 2025-26.						
	Programmatic Projects			\$400,000	\$300,000					\$400,000	\$300,000		
PRT-15	Programmatic Projects						Reduce Miscellaneous Tenant Facility budget to account for underspending. In FY 2023-24 the Department spent \$110,255 and encumbered \$26,131 out of its revised budget of \$264,375. The Department budgeted \$400,000 in FY 2024-25 and \$400,000 FY 2025-26.						
	Programmatic Projects			\$200,000	\$175,000	\$25,000				\$200,000	\$175,000	\$25,000	
PRT-16	Programmatic Projects						Reduce Abandoned Mat-Illegal Dumping C budget to account for underspending. In FY 2023-24 the Department spent \$52,567 and encumbered \$95,929 out of its revised budget of \$434,623. The Department budgeted \$200,000 in FY 2024-25 and \$200,000 FY 2025-26.						

**Recommendations of the Budget and Legislative Analyst
For Amendment of Budget Items in the FY 2024-25 and FY 2025-26 Two-Year Budget**

PRT - Port

Rec #	Account Title	FY 2024-25						FY 2025-26					
		FTE		Amount		Savings	GF 1T	FTE		Amount		Savings	GF 1T
		From	To	From	To			From	To	From	To		
PRT-17	9993 Attrition Savings			(\$890,211)	(\$1,309,170)		x						
	Mandatory Fringe Benefits			(\$353,474)	(\$503,055)		x						
				<i>Total Savings</i>	\$0						<i>Total Savings</i>		\$0
		<p>Increase Attrition Savings to reflect a more realistic hiring timeline for (a) 1.00 FTE 3417 Gardener, (b) 1.00 FTE vacant 0931 Manager III position, and (c) four vacant 7120 Buildings and Grounds Maintenance Superintendent positions.</p> <p>We recommend an increase to Attrition Savings (\$43,120 in salary & \$18,784 in MFB) for 1.0 FTE 3417 Gardner from 1.0 FTE to 0.54 FTE to reflect a more realistic start date of January 1, 2025 rather than July 1, 2024. This position has been vacant since July 2023 and the Department is awaiting the citywide eligibility list.</p> <p>We recommend increasing Attrition Savings (\$40,799 in salary savings & \$14,508 in MFB) to reflect a more realistic hiring timeline for 1.00 FTE vacant 0931 Manager III position. This would reflect a start date of October 1, 2024 rather than July 1, 2024. The position has been vacant since 2021 and the Department is awaiting RTF approval.</p> <p>We recommend increasing Attrition Savings (\$335,040 in salary savings & \$116,288 in MFB) to reflect a more realistic hiring timeline for four vacant 7120 Buildings and Grounds Maintenance Superintendent positions from 3.37 FTE to 2.0 FTE. This would reflect estimated start dates of January 1, 2024 rather than July 1, 2024.</p>											
PRT-18	9344 Roofer Supervisor 1	1.00	0.00	\$132,243	\$0			1.00	0.00	\$136,932	\$0		
	Mandatory Fringe Benefits			\$53,211	\$0					\$55,264	\$0		
				<i>Total Savings</i>	\$0					<i>Total Savings</i>	\$0		
		<p>Delete vacant 1.00 FTE 9344 Roofer Supervisor 1 position. This position has been vacant since 2016, or approximately eight years, and remained pending recruitment during that time.</p>											
PRT-19	9332 Piledriver Supervisor 1	1.00	0.00	\$146,412	\$0			1.00	0.00	\$151,603	\$0		
	Mandatory Fringe Benefits			\$55,900	\$0					\$57,976	\$0		
				<i>Total Savings</i>	\$0					<i>Total Savings</i>	\$0		
		<p>Delete vacant 1.00 FTE 9332 Piledriver Supervisor 1 position. This position has been vacant since 2017, or approximately seven years and has remained in active recruitment during that time. The Department would still have two 9332 positions, one of which is also vacant.</p>											

**Recommendations of the Budget and Legislative Analyst
For Amendment of Budget Items in the FY 2024-25 and FY 2025-26 Two-Year Budget**

PRT - Port

Rec #	Account Title	FY 2024-25						FY 2025-26					
		FTE		Amount		Savings	GF 1T	FTE		Amount		Savings	GF 1T
		From	To	From	To			From	To				
PRT-20	Other Current Expenses		\$224,000	\$214,000	\$10,000					\$234,000	\$220,000	\$14,000	
		Reduce Other Current Expenses by \$10,000 to reflect historical spending. The Department underspent this account by over \$800,000 in FY 2022-23 and the Mayor has proposed a \$425,954 increase for it in the Port's operating fund.											
	Equipment Purchase-Budget		\$983,703	\$908,703	\$75,000	x						\$0	
PRT-21		Delete one proposed hybrid/electric truck intended as a replacement vehicle. The existing vehicle has been driven 42,645 miles over 23 years, or an average of 1,854 miles per year. The Department does not need this vehicle and the City is trying to right-size its fleet. Elimination of this vehicles would still allow the Department to purchase 7 hybrid/electric trucks as replacement vehicles over the next two years.											
	Equipment Purchase-Budget		\$983,703	\$883,703		x						\$0	
PRT-22		Delete one proposed construction trailer/in building office due to insufficient justification. The anticipated increase in staffing has not occurred yet.											
	Equipment Purchase-Budget				\$0					\$983,703	\$911,656	\$72,047	x
PRT-23		Delete one proposed Ford F350 Utility Body with Lift Gates intended as a replacement vehicle. The existing vehicle has been driven 39,900 miles in 23 years, or an average of 1,735 miles per year. The Department does not need this vehicle and the City is trying to right-size its fleet. Elimination of this vehicle would still allow the Department to purchase 6 replacement Ford F350 Utility Body w/ Lift Gates and 2 new Ford F350 Utility Body w/ Lift Gates over the next two years.											

FY 2024-25

Total Recommended Reductions		
One-Time	Ongoing	Total
General Fund	\$0	\$0
Non-General Fund	\$306,488	\$155,000
Total	\$306,488	\$461,488

FY 2025-26

Total Recommended Reductions		
One-Time	Ongoing	Total
General Fund	\$0	\$0
Non-General Fund	\$72,047	\$159,000
Total	\$72,047	\$231,047

Attachment II: Southern Waterfront Beautification Fund Appropriations and Expenditures (\$thousands)

SW Beautification Fund Overview of Amounts Due and Paid to Fund ^a	Biennial Cycle											
	Actuals FY '08-'18	Actuals FY '19	Actuals FY '20	Actuals FY 2020-21	Actuals FY 2021-22	Actuals FY 2022-23	Estimated FY 2023-24	Estimated FY 2024-25	Estimated FY 2025-26	Estimated FY 2026-27	Estimated FY 2027-28	Estimated FY 2028-29
Past Due from Prior Year	10,851.1	3,996.9	5,135.9	6,254.0	5,261.3	4,146.1	2,908.3	1,555.3	397.3	-	-	-
Due from Current Yr Rent		1,138.9	1,118.2	1,007.2	884.8	984.2	869.0	1,042.0	1,073.0	1,105.6	1,105.6	1,105.6
Total Due	10,851.1	5,135.9	6,254.0	7,261.3	6,146.1	5,130.3	3,777.3	2,597.3	1,470.3	1,105.6	1,105.6	1,105.6
Rent Paid	1,354.2	-	-	1,007.2	884.8	984.2	869.0	1,042.1	1,073.0	1,105.6	1,105.6	1,105.6
Transbay Cable Paid	5,500.0	-	-	-	-	-	-	-	-	-	-	-
Past Due Paid	-	-	-	992.8	1,115.2	1,237.8	1,353.0	1,157.9	397.3	-	-	-
Total Paid (Appropriated)	6,854.2	-	-	2,000.0	2,000.0	2,222.0	2,222.0	2,200.0	1,470.3	1,105.6	1,105.6	1,105.6
= Past Due Amount	3,996.9	5,135.9	6,254.0	5,261.3	4,146.1	2,908.3	1,555.3	397.3	-	-	-	-

Appropriations (from Total Paid above)	Biennial Cycle											
	FY '08-'18	FY '19	FY '20	FY 2020-21	FY 2021-22	FY 2022-23	Estimated FY 2023-24	Estimated FY 2024-25	Estimated FY 2025-26	Estimated FY 2026-27	Estimated FY 2027-28	Estimated FY 2028-29
Appropriations	6,854.2	-	-	2,000.0	2,000.0	2,222.0	2,222.0	2,200.0	1,470.3	1,105.6	1,105.6	1,105.6
Allocations												
Bayview Art Festival	1.6											
Pier 92 Grain Silo Art and Event	351.6											
PO Bayview Gateway	57.8											
PO Copra Crane Restoration Pro	57.5											
PO Cargo Way Bicycle Lane Improvements	71.9											
PO LBE Assistance Program	-			1,000.0								
PO Crane Cove Park	5,453.1											
PO Pier 98 Heron'S Head Park	46.9											
Blue Greenway Enhancements & Activation								1,500.0	500.0	500.0	500.0	-
Maintenance Team								465.0	310.0	310.0	310.0	155.0
Candlestick Street Paving								750.0	-	-	-	-
Project Manager (0.5 FTE)								150.0	100.0	50.0	-	-
Eco Center Operations								100.0	100.0	100.0	100.0	100.0
Youth Camps Scholarships								15.0	15.0	15.0	15.0	15.0
Parks Activation								25.0	25.0	25.0	-	-
Remove Red-tagged Facilities								4,000.0	1,000.0	-	-	-
Pier 68, Building 105 South Wall Reinforcement								750.0	-	-	-	-
Business Wayfinding								100.0	250.0	-	-	-
Tree Plantings								100.0	-	-	-	-
Total Allocations				1,000.0	-	-	-	7,955.0	2,300.0	1,000.0	925.0	270.0
Balance	813.8	813.8	813.8	1,813.8	3,813.8	6,035.8	8,257.8	2,502.8	1,673.1	1,778.6	1,959.2	2,794.8

Aligns to detail in the January 19, 2024 Item 11A Staff Report which detailed \$8 million in planned uses for the Southern Waterfront Beautification Fund.

Attachment III: Position Changes

					FY 2024-25		FY 2025-26		
Ref.	Type of Change (New/ Substitute/ Eliminate)	Division	Justification	Job Class	Title	Total Est. Cost	FTE Count	Total Est. Cost	FTE Count
Operating — New Position Requests									
SEC	New	Executive	Currently contracted vendor presents challenges in effective security operations and management. Positions would be assigned to different geographic locations within the 7.5 miles of Port jurisdiction and liaise with Port property managers and tenants to secure facilities and respond to incidents, ensuring a safe and vibrant waterfront for all visitors and businesses.	8202	Security Guard	\$ 306,179	3.00	\$ 318,427	3.00
SEC	New	Executive	Position to serve in supervisory capacity to oversee the 8802 Security Guards. In addition, position would staff swing shift (4 PM to 12/1 AM) and overlap with harbor personnel who are normally scheduled until 5 PM. Although the position would primarily be responsible for Portwide service calls, it would provide the additional benefit of handling after-hours calls for service at the marinas when needed, ensuring quick response times and enhanced customer service.	3233	Marina Associate Manager	\$ 137,531	1.00	\$ 143,032	1.00
NEW POSITION REQUESTS TOTAL						\$ 443,710	4.00	\$ 461,459	4.00
Operating — Position Substitution Requests									
TPU	Substitute	Finance & Administration	Updates the budget to reflect approved mid-year TXs.		923 Manager II	\$ (249,963)	(1.00)	\$ (259,962)	(1.00)
					1244 Senior Human Resources Analyst	\$ 222,328	1.00	\$ 231,221	1.00
					1204 Senior Personnel Clerk	\$ (137,152)	(1.00)	\$ (142,638)	(1.00)
					1224 Principal Payroll And Personnel Clerk	\$ 164,674	1.00	\$ 171,261	1.00
					1244 Senior Human Resources Analyst	\$ (222,328)	(1.00)	\$ (231,221)	(1.00)
					1246 Principal Human Resources Analyst	\$ 251,212	1.00	\$ 261,261	1.00
					1844 Senior Management Assistant	\$ (181,595)	(1.00)	\$ (188,859)	(1.00)
					9775 Senior Community Development Specialist II	\$ 223,956	1.00	\$ 232,914	1.00

Ref.	Type of Change (New/ Substitute/ Eliminate)	Division	Justification	Job Class	Title	FY 2024-25		FY 2025-26	
						Total Est. Cost	FTE Count	Total Est. Cost	FTE Count
EQU	Substitute	Finance & Administration	The 1043 Sr. IS Engineer will create a promotional pathway from an entry level engineer into a management role.	1042	IS Engineer-Journey	\$ (209,382)	(1.00)	\$ (217,757)	(1.00)
				1043	IS Engineer-Senior	\$ 231,641	1.00	\$ 240,906	1.00
WRP	Substitute	Finance & Administration	The 1824 Principal Analyst would provide increased capacity to support highly complex contracting needs related to upcoming Waterfront Resilience projects.	1823	Senior Administrative Analyst	\$ (200,637)	(1.00)	\$ (208,662)	(1.00)
				1824	Principal Administrative Analyst	\$ 232,322	1.00	\$ 241,615	1.00
EQU	Substitute	Maintenance	Substitutes 4 surplus positions to establish the 7120 Buildings & Grounds Maint. Superintendent to increase the effective and efficient management of resources and create promotive pathways into management (part of the Port's Racial Equity Action Plan).	9330	Pile Worker	\$ (181,595)	(1.00)	\$ (188,859)	(1.00)
				9331	Piledriver Engine Operator	\$ (188,296)	(1.00)	\$ (195,828)	(1.00)
				7282	Street Repair Supervisor II	\$ (199,350)	(1.00)	\$ (207,324)	(1.00)
				7502	Asphalt Worker	\$ (128,218)	(1.00)	\$ (133,347)	(1.00)
				7120	Buildings And Grounds Maintenance Superintendent	\$ 1,010,604	4.00	\$ 1,051,028	4.00
OTH	Substitute	Maintenance	The 1840 Jr. Management Assistant allows flexibility for a wider range of duties to support the division's evolving priorities.	1406	Senior Clerk	\$ (110,464)	(1.00)	\$ (114,882)	(1.00)
				1840	Junior Management Assistant	\$ 139,613	1.00	\$ 145,197	1.00
OTH	Substitute	Maritime	Substitutes a surplus position to create the 3232 Marina Assistant to ensure additional staff coverage and resources to prevent theft, vandalism, hazardous conditions, and illegal charters that collectively contribute to lost revenue. The position will also assist in performing boater and maintenance support services that will lead to enhanced service delivery to our customers.	6318	Construction Inspector	\$ (199,804)	(1.00)	\$ (207,796)	(1.00)
				3232	Marina Assistant	\$ 121,783	1.00	\$ 126,654	1.00

Ref.	Type of Change (New/ Substitute/ Eliminate)	Division	Justification	Job Class	Title	FY 2024-25		FY 2025-26	
						Total Est. Cost	FTE Count	Total Est. Cost	FTE Count
OTH	Substitute	Maritime	As South Beach Harbor continues to grow and undertake Capital Improvement Projects, particularly the North Guest Dock, and the Port continues to focus on the revitalization of Fisherman's Wharf, a substantial increase in complex administrative requirements is anticipated. In addition, the 1840 Jr. Management Assistants will provide the leadership and resourcefulness skills along with maritime industry knowledge of harbor-specific tasks, regulations, and policies and procedures to navigate the intricacies of a 24/7 operation and improve both harbors' overall office processes.	1406 Senior Clerk		\$ (176,742)	(1.60)	\$ (183,812)	(1.60)
TPU	Substitute	Planning & Environment	Updates the budget to reflect approved mid-year TXs.	931 Manager III		\$ (269,573)	(1.00)	\$ (280,355)	(1.00)
OTH	Substitute	Planning & Environment	The workload has increased significantly to include permitting for larger and more complex projects like P30/32 and no longer lends itself to the scope of the lower classification. Position supports Port tenant capital projects: enhanced expertise of a 5293 Planner IV will improve efficiencies in securing necessary entitlements to move projects along and lease Port properties more quickly, directly impacting revenues.	932 Manager IV 5291 Planner III		\$ 289,296 \$ (208,814)	1.00 (1.00)	\$ 300,867 \$ (217,166)	1.00 (1.00)
TPU	Substitute	Real Estate & Development	Updates the budget to reflect approved mid-year TXs.	5293 Planner IV		\$ 247,578	1.00	\$ 257,481	1.00
OTH	Substitute	Real Estate & Development	The current duties involving park management and special events coordination more closely align with the skillset of the Analyst classifications. Additionally, this is part of the Port's economic recovery strategy to focus on activations and contribute to a vibrant and welcoming waterfront.	5283 Planner V 923 Manager II		\$ (293,763) \$ 249,963	(1.00) 1.00	\$ (305,513) \$ 259,962	(1.00) 1.00
				9395 Property Manager, Port		\$ (413,918)	(2.00)	\$ (430,474)	(2.00)
				1823 Senior Administrative Analyst		\$ 200,637	1.00	\$ 208,662	1.00
				1824 Principal Administrative Analyst		\$ 232,322	1.00	\$ 241,615	1.00
POSITION SUBSTITUTION REQUESTS TOTAL						\$ 525,562	0.40	\$ 546,585	0.40

Capital — Project Funded Positions		
PMO	New	Engineering
		The position is necessary to advance and complete the growing backlog of projects before the expiration of Stimulus funding in December 2026.
		5502 Project Manager I
		1.00
		1.00

Ref.	Type of Change (New/ Substitute/ Eliminate)	Division	Justification	Job Class	Title	FY 2024-25		FY 2025-26	
						Total Est. Cost	FTE Count	Total Est. Cost	FTE Count
PMO	New	Engineering	The positions are necessary to advance and complete the growing backlog of projects before the expiration of Stimulus funding in December 2026. In addition, one position will oversee ADA compliance and plan review, a mandatory function that is currently lacking full-time attention due to a recent staff promotion.	5504	Project Manager II		3.00		3.00
WRP	New	Executive	The position would serve as Permitting Director for the Waterfront Resilience projects.	933	Manager V		1.00		1.00
PMO	New	Maintenance	The position would report to the Sr. Industrial Hygienist and support the growing backlog of projects by reviewing safety requirements of Capital projects.	6138	Industrial Hygienist		1.00		1.00
EQU	New	Maintenance	The position would support the sewer pump conversion and stormwater enhancement project which is a vital upgrade to modernize aging infrastructure. The position also advances equity by creating an entry level trade position.	7434	Maintenance Machinist Helper		1.00		1.00
PMO	Substitute	Engineering	The 5502 Project Manager I is necessary to advance and complete the growing backlog of projects before the expiration of Stimulus funding in December 2026.	1823	Senior Administrative Analyst		(1.00)		(1.00)
WRP	Substitute	Executive	The 5504 Project Manager II would support the Waterfront Resilience projects.	5502	Project Manager I		1.00		1.00
				5211	Engineer/Architect/Landscape Architect Senior		(1.00)		(1.00)
				5218	Structural Engineer		(1.00)		(1.00)
				5504	Project Manager II		2.00		2.00
TPU	Substitute	Finance & Administration	Updates the budget to reflect approved mid-year TXs.	1241	Human Resources Analyst		(1.00)		(1.00)
				1244	Senior Human Resources Analyst		1.00		1.00
OTH	Substitute	Planning & Environment	Project caseload expanded from 20 to 70 projects. In addition, the specialized skill set from the 5504 Project Manager II is crucial to defending the Port against environmental claims by leading complex investigations and correctly identifying responsible parties.	5502	Project Manager I		(1.00)		(1.00)
				5504	Project Manager II		1.00		1.00

Ref.	Type of Change (New/ Substitute/ Eliminate)	Division	Justification	Job Class	Title	FY 2024-25		FY 2025-26	
						Total Est. Cost	FTE Count	Total Est. Cost	FTE Count
OTH	Substitute	Real Estate & Development	Uncollected rents have gone up 10x since the onset of the pandemic. The 4306 Collections Officer is needed to bring accounts into compliance before the statute of limitations prevents the collection of the unpaid revenue.	1406 Senior Clerk			(1.00)		(1.00)
SCP	Eliminate	Maintenance	These positions are surplus and can be eliminated as there are no longer Capital funded projects to support the roles.	4306 Collections Officer			1.00		1.00
SCP	Eliminate	Real Estate & Development	This position is surplus and can be eliminated as there are no longer Capital funded projects to support the role.	7215 General Laborer Supervisor I 7311 Cement Mason 7347 Plumber 7355 Truck Driver 7514 General Laborer			(1.00) (1.00) (2.00) (1.00) (2.00)		(1.00) (1.00) (2.00) (1.00) (2.00)
				922 Manager I			(1.00)		(1.00)
PROJECT POSITIONS TOTAL							(1.00)		(1.00)
ALL POSITION REQUESTS TOTAL						\$ 969,273	3.40	\$ 1,008,043	3.40

Ref.	Category/Initiative	FY 2024-25		FY 2025-26	
		Total Est. Cost	FTE Count	Total Est. Cost	FTE Count
SEC	Security	\$ 443,710	4.00	\$ 461,459	4.00
EQU	Equity	\$ 335,404	1.00	\$ 348,820	1.00
WRP	Waterfront Resilience Program	\$ 31,685	1.00	\$ 32,953	1.00
PMO	Project Management Office	\$ -	5.00	\$ -	5.00
SCP	Surplus Capital Positions	\$ -	(8.00)	\$ -	(8.00)
TPU	TX Position Updates	\$ 47,055	0.00	\$ 48,937	0.00
OTH	Other	\$ 111,418	0.40	\$ 115,874	0.40
GRAND TOTAL		\$ 969,273	3.40	\$ 1,008,043	3.40

Attachment IV: WRP Spending Plan

This spending plan represents current estimates of costs and uses for the biennial budget period based on very early planning and conceptual design; however, these estimates are expected to change significantly as project phasing and design work advances.

	Fiscal Year 24/25			Fiscal Year 25/26		
	Bond Funds ^a	Port Funds	ARPA Funds ^b	Bond Funds ^a	Port Funds	ARPA Funds
PORT WRP MANAGEMENT	\$ 930,000	\$ 290,000	\$ -	\$ 930,000	\$ 300,000	\$ -
	Program Management Program Administration Program Advocacy Program Contracting/Funding Strategies					
PROGRAM MANAGEMENT SERVICES	\$ 13,460,000	\$ 950,000	\$ -	\$ 13,860,000	\$ 1,850,000	\$ -
<i>*Subject to Port Commission approval of Program Management Services Contract</i>	Program Management Additional Early Project Pre-Design Cost Estimating Design Review					
COMMUNICATIONS AND STAKEHOLDER ENGAGEMENT	\$ 650,000	\$ 400,000	\$ -	\$ 650,000	\$ 400,000	\$ -
<i>*Subject to Port Commission approval of Communications Contract</i>	Communication and stakeholder engagement services for the WRP, Embarcadero Early Projects, and USACE Flood Study					
USACE FLOOD STUDY SERVICES	\$ 1,980,000	\$ -	\$ -	\$ 1,980,000	\$ -	\$ -
<i>*Subject to Port Commission approval of Program Management Services Contract</i>	USACE Management Response to Comments Plan Refinement Phasing Strategy USACE Management Chief's Report					

	Fiscal Year 24/25			Fiscal Year 25/26		
	Bond Funds ^a	Port Funds	ARPA Funds ^b	Bond Funds ^a	Port Funds	ARPA Funds
FLOOD STUDY ENVIRONMENTAL IMPACT REPORT (CEQA - PLANNING DEPARTMENT POOL) <i>*Subject to Port Commission approval of CEQA Contract</i>	\$ 2,000,000	\$ -	\$ -	\$ 1,000,000	\$ -	\$ -
	Deliverables: Environmental Technical Studies					
WHARF J9 REPLACEMENT PROJECT - DETAILED DESIGN AND ENTITLEMENT SERVICES <i>*Subject to Port Commission approval of Detailed Design Engineering Contract</i>	\$ 1,470,000	\$ -	\$ -	\$ 2,770,000	\$ -	\$ -
	Deliverables: Conceptual Design Report 35% Design Submittal					
WHARF J9 PHASE 1 FLOAT PROJECT - CONSTRUCTION SERVICES <i>*Subject to Port Commission approval of Float Construction Contract (2/27/24)</i>	\$ 3,000,000	\$ -	\$ -	\$ -	\$ -	\$ -
	Deliverables: Construction Substantial Completion Closeout					
DOWNTOWN COASTAL RESILIENCE PROJECT - DETAILED DESIGN AND ENTITLEMENT SERVICES <i>*Subject to Port Commission approval of Detailed Design Engineering Contract</i> <i>* Subject to FEMA BRIC Grant Award</i>	\$ 1,670,000	\$ -	\$ -	\$ 3,170,000	\$ -	\$ -
	Deliverables: Conceptual Design Report 35% Design Submittal					
PIER 24.5 TO 28.5 EARTHQUAKE SAFETY PROJECT - DETAILED DESIGN AND ENTITLEMENT SERVICES <i>*Subject to Port Commission approval of Detailed Design Engineering Contract</i>	\$ 520,000	\$ -	\$ -	\$ 920,000	\$ -	\$ -
	Deliverables: Conceptual Design Report 35% Design Submittal					
	Deliverables: Draft/Final Environmental Impact Report					
	Deliverables: 65% Design Submittal 95% Design Submittal 100% Design Submittal					
	Deliverables: 65% Design Submittal 95% Design Submittal 100% Design Submittal					

	Fiscal Year 24/25			Fiscal Year 25/26		
	Bond Funds ^a	Port Funds	ARPA Funds ^b	Bond Funds ^a	Port Funds	ARPA Funds
PIER 35.5 EFWS FIREBOAT MANIFOLD PROJECT - DETAILED DESIGN, ENTITLEMENT SERVICES, CONSTRUCTION	\$ 840,000	\$ -	\$ -	\$ 9,240,000	\$ -	\$ -
<i>*Subject to Port Commission approval of Program Management Contract</i> <i>*Subject to Port Commission approval of Detailed Design Engineering Contract</i> <i>* Subject to SFPUC approval and funding of EFWS Manifold Relocation</i> <i>*Subject to Port Commission approval of Construction Contract</i>	Deliverables: Alternatives Analysis Report Conceptual Engineering Report			Deliverables: 35% Design Submittal 65% Design Submittal 95% Design Submittal NTP - Construction Start		
FERRY BUILDING SEAWALL EARTHQUAKE RESILIENCE - DETAILED DESIGN AND ENTITLEMENT SERVICES	\$ 2,180,000	\$ -	\$ -	\$ 4,680,000	\$ -	\$ -
<i>*Subject to Port Commission approval of Program Management Contract</i> <i>*Subject to Port Commission approval of Detailed Design Engineering Contract</i>	Deliverables: Alternative Analysis Report, Part 2 Conceptual Engineering Report Draft			Deliverables: Conceptual Engineering Report 35% Design Submittal 65% Design Submittal		
FERRY BUILDING SEAWALL, GROUND IMPROVEMENT PILOT - CONSTRUCTION SERVICES	\$ 6,000,000	\$ -	\$ -	\$ 12,000,000	\$ -	\$ -
<i>*Subject to Port Commission approval of Program Management Contract</i> <i>*Subject to Port Commission approval of Construction Contract</i>	Deliverables: 35%, 65%, 95%, 100% Design Bid Documents Bid & Award			Deliverables: Construction Progress Closeout		
PIER 9 AND PIER 15 EARTHQUAKE SAFETY PROJECTS - DESIGN/CONSTRUCTION SERVICES	\$ 5,220,000	\$ -	\$ -	\$ 10,220,000	\$ -	\$ -
<i>*Subject to Port Commission approval of Detailed Design and Construction Contract</i>	Deliverables: Conceptual Engineering Report 35%, 65%, 95%, 100% Design Sub. Bid Documents			Deliverables: NTP - Construction Start		

	Fiscal Year 24/25			Fiscal Year 25/26		
	Bond Funds ^a	Port Funds	ARPA Funds ^b	Bond Funds ^a	Port Funds	ARPA Funds
PIER 50 EARTHQUAKE IMPROVEMENT PROJECT	\$ -	\$ -	\$ 1,200,000	\$ 660,000	\$ -	\$ 660,000
	Deliverables: Pier and Bulkhead Wharf Substructure Seismic Evaluation Draft/Final Earthquake Risk Assessment Report Needs Assessment Report					
CONSTRUCTION MANAGEMENT SERVICES	\$ 3,000,000	\$ -	\$ -	\$ 5,650,000	\$ -	\$ -
	Deliverables: CM Services J9 Float Design Review Services: J9, P9, P15 Bid Doc Prep: P9, P15					
WORK ORDERS TO OTHER CITY DEPARTMENTS / MOUS WITH PERMITTING AGENCIES	\$ 1,800,000	\$ 60,000	\$ -	\$ 1,800,000	\$ 60,000	\$ -
	Deliverables: As-needed technical services (Planning, Environmental, Design, Construction Management) As-needed MOUs and Permits					
FUND TOTALS:	\$ 44,720,000	\$ 1,700,000	\$ 1,200,000	\$ 69,530,000	\$ 2,610,000	\$ 660,000
FISCAL YEAR TOTALS:	\$ -	\$ -	\$ 47,620,000	\$ -	\$ -	\$ 72,800,000

^a Bond funds are normally approved for appropriation at the time of issuance approval. Some bonds in FY24/25 were previously issued and appropriated.

^b ARPA funds were previously appropriated.

**OPERATING REVENUE BY INDUSTRY
FISCAL YEARS 2024-25 and 2025-26**

	FY 2023-24 Budget	Change	FY 2024-25 Budget	Change	FY 2025-26 Budget
MARITIME					
Cargo	\$ 6,437,910	\$ 3,455,482	\$ 9,893,392	\$ (359,258)	\$ 9,534,134
Cruise	\$ 7,837,166	\$ 2,503,625	\$ 10,340,791	\$ 301,422	\$ 10,642,213
Fishing	\$ 2,312,420	\$ 328,581	\$ 2,641,001	\$ 79,230	\$ 2,720,231
Harbor Services	\$ 2,092,910	\$ 319,815	\$ 2,412,725	\$ 72,382	\$ 2,485,107
Other Marine	\$ 4,266,011	\$ 3,815,876	\$ 8,081,887	\$ (296,266)	\$ 7,785,621
<i>Ferry/Excursion</i>		\$ 4,312,887	\$ 4,312,887	\$ 105,664	\$ 4,418,551
<i>Other</i>	\$ 4,266,011	\$ (497,011)	\$ 3,769,000	\$ (401,930)	\$ 3,367,070
Maritime Total	\$ 22,946,417	\$ 10,423,379	\$ 33,369,796	\$ (202,490)	\$ 33,167,306
REAL ESTATE					
Commercial Rent	\$ 37,672,363	\$ 13,395,760	\$ 51,068,123	\$ 1,076,217	\$ 52,144,340
Parking	\$ 18,455,714	\$ 10,574,928	\$ 29,030,642	\$ 3,042,481	\$ 32,073,123
<i>Lots</i>	\$ 9,945,779	\$ (5,824,549)	\$ 4,121,230	\$ 780,327	\$ 4,901,557
<i>Stalls</i>	\$ 587,007	\$ 292,030	\$ 879,037	\$ (611,043)	\$ 267,994
<i>Meter</i>	\$ 5,103,376	\$ 10,312,160	\$ 15,415,536	\$ 1,843,162	\$ 17,258,698
<i>Citations/Fines</i>	\$ 2,819,552	\$ 5,795,287	\$ 8,614,839	\$ 1,030,035	\$ 9,644,874
Percentage Rent	\$ 24,718,225	\$ (11,372,692)	\$ 13,345,533	\$ 1,770,567	\$ 15,116,100
Permits	\$ 11,589	\$ (11,589)	\$ -	\$ -	
Special Events	\$ 79,188	\$ 94,599	\$ 173,787	\$ 5,214	\$ 179,001
Miscellaneous & one time	\$ 252,695	\$ 6,151	\$ 258,846	\$ 7,765	\$ 266,611
Real Estate Total	\$ 81,189,774	\$ 12,687,157	\$ 93,876,931	\$ 5,902,244	\$ 99,779,175
OTHER REVENUES					
Engineering Permits	\$ 1,163,405	\$ (146,835)	\$ 1,016,570	\$ 30,497	\$ 1,047,067
Interest & Investment Income	\$ 1,000,000	\$ 1,908,935	\$ 2,908,935	\$ (5,200)	\$ 2,903,735
Penalty & Service Charges	\$ 50,000	\$ 410,484	\$ 460,484	\$ 273,369	\$ 733,853
Misc. Receipts (Finance)	\$ 100,000	\$ -	\$ 100,000	\$ -	\$ 100,000
OClI Recoveries	\$ 1,000,774	\$ 5,159	\$ 1,005,933	\$ 410,780	\$ 1,416,713
Facility Damages (Maintenance)	\$ 100,000	\$ 39,141	\$ 139,141	\$ 4,174	\$ 143,315
Developer Fees/Recoveries (Planning)	\$ 50,000	\$ 124,547	\$ 174,547	\$ 4,636	\$ 179,183
Other Revenue Total	\$ 3,464,179	\$ 2,341,431	\$ 5,805,610	\$ 718,256	\$ 6,523,866
SOUTH BEACH HARBOR	\$ 5,558,106	\$ 166,743	\$ 5,724,849	\$ 171,745	\$ 5,896,594
GRAND TOTAL	\$ 113,158,476	\$ 25,618,710	\$ 138,777,186	\$ 6,589,755	\$ 145,366,941

POSITION SUMMARY
FY 2024-25 & FY 2025-26

Fund	Division	FY 2023-24 FTE	FY 2023-24 Salaries	FY 2024-25 FTE	FY 2024-25 Salaries	FY 2025-26 FTE	FY 2025-26 Salaries
Operating	Engineering	20.6 \$	5,497,605	25.1 \$	6,503,655	25.0 \$	6,742,341
	Executive	7.2 \$	2,081,506	10.9 \$	2,586,029	12.0 \$	2,834,335
	Finance and Administration	49.2 \$	9,852,808	43.5 \$	9,217,814	44.3 \$	9,737,672
	Maintenance	106.7 \$	18,547,771	99.5 \$	18,132,774	100.2 \$	19,038,516
	Maritime	12.9 \$	2,728,517	12.3 \$	2,624,197	12.5 \$	2,745,099
	Planning & Environment	10.8 \$	2,216,849	13.8 \$	2,953,452	13.8 \$	3,060,285
	Real Estate & Development	40.1 \$	6,083,703	26.3 \$	5,874,046	26.6 \$	6,159,062
	<i>Operating Subtotal</i>	247.4 \$	47,008,759	231.4 \$	47,891,967	234.5 \$	50,317,310
	South Beach Harbor	12.6 \$	1,795,397	11.2 \$	1,602,243	11.4 \$	1,690,153
	Capital Project	69.0 \$	-	65.7 \$	-	68.0 \$	-
GRAND TOTAL		329.0 \$	48,804,156	308.4 \$	49,494,210	313.9 \$	52,007,463

**POSITION DETAIL BY FUND & DIVISION
FY 2024-25 & FY 2025-26**

Fund	Division	Job Code	Job Class Title	FY 2023-24 FTE	FY 2023-24 Salaries	FY 2024-25 FTE	FY 2024-25 Salaries	FY 2025-26 FTE	FY 2025-26 Salaries		
Operating	Engineering	0953 C	Deputy Director III	1.0	\$ 307,464	1.0	\$ 318,406	1.0	\$ 329,781		
		1408 C	Principal Clerk	1.0	\$ 143,126	1.0	\$ 148,567	1.0	\$ 153,961		
		1844 C	Senior Management Assistant	2.0	\$ 348,284	1.0	\$ 180,547	1.0	\$ 186,943		
		5207 C	Associate Engineer	3.0	\$ 688,581	3.0	\$ 712,917	3.0	\$ 738,372		
		5211 C	Engineer/Architect/Landscape Architect Senior	4.0	\$ 1,172,320	4.0	\$ 1,212,636	4.0	\$ 1,255,152		
		5212 C	Engineer/Architect Principal	1.0	\$ 358,973	1.0	\$ 347,182	1.0	\$ 359,183		
		5241 C	Engineer	7.0	\$ 1,799,238	7.0	\$ 1,861,909	7.0	\$ 1,928,220		
		5266 C	Architectural Associate II	1.0	\$ 221,111	1.0	\$ 237,636	1.0	\$ 246,120		
		5314 C	Survey Associate	2.0	\$ 370,876	2.0	\$ 384,402	2.0	\$ 397,964		
		5366 C	Engineering Associate II	1.0	\$ 181,406	1.0	\$ 188,066	1.0	\$ 194,718		
		6318 C	Construction Inspector	2.0	\$ 379,482	1.0	\$ 196,667	1.0	\$ 203,585		
		6331 C	Building Inspector	2.0	\$ 421,478	2.0	\$ 441,950	2.0	\$ 461,606		
		6333 C	Senior Building Inspector	1.0	\$ 230,211	1.0	\$ 241,096	1.0	\$ 252,039		
		6334 C	Chief Building Inspector	1.0	\$ 250,789	1.0	\$ 262,520	1.0	\$ 274,347		
		9993M C	Attrition Savings - Miscellaneous	-8.8	\$ (1,547,366)	-2.3	\$ (408,748)	-2.3	\$ (424,714)		
		9994M C	MCCP Offset - Misc		\$ 25,985		\$ 27,067		\$ 28,214		
		OVERM E	Overtime - Miscellaneous		\$ 6,519		\$ 6,779		\$ 7,051		
		PREMM E	Premium Pay - Miscellaneous		\$ 98,423		\$ 102,359		\$ 106,455		
		STEMM C	Step Adjustments, Miscellaneous		\$ (7,839)		\$ (8,165)		\$ (8,513)		
		TEMPM E	Temporary - Miscellaneous	0.3	\$ 47,944	0.4	\$ 49,862	0.4	\$ 51,857		
			Engineering Subtotal		20.6	\$ 5,497,605	25.1	\$ 6,503,655	25.0	\$ 6,742,341	
		Executive		0922 C	Manager I	2.0	\$ 447,322	2.0	\$ 464,056	2.0	\$ 480,654
				0923 C	Manager II	2.0	\$ 475,982	1.0	\$ 246,786	1.0	\$ 255,933
				0932 C	Manager IV	1.0	\$ 270,129	1.0	\$ 279,898	1.0	\$ 290,076
				0954 C	Deputy Director IV	1.0	\$ 345,244	1.0	\$ 357,381	1.0	\$ 369,969
				1314 C	Public Relations Officer	1.0	\$ 193,356	1.0	\$ 188,066	1.0	\$ 194,718
				1822 C	Administrative Analyst	1.0	\$ 165,978	1.0	\$ 172,115	1.0	\$ 178,248
				3233 C	Marina Associate Manager		\$ 71,866	0.5	\$ 71,866	1.0	\$ 153,657
				8202 C	Security Guard		\$ 305,922	2.4	\$ 305,922	3.0	\$ 402,126
				8603 C	Emergency Services Coord III	1.0	\$ 197,506	1.0	\$ 204,674	1.0	\$ 211,844
				9399 C	Port Director	1.0	\$ 471,576	1.0	\$ 466,100	1.0	\$ 482,040
				9993M C	Attrition Savings - Miscellaneous	-2.8	\$ (485,177)	-0.9	\$ (170,408)	-1.0	\$ (184,486)
				STEMM C	Step Adjustments, Miscellaneous		\$ (410)		\$ (427)		\$ (444)
	Executive Subtotal				7.2	\$ 2,081,506	10.9	\$ 2,586,029	12.0	\$ 2,834,335	
Finance and Administration				0114 E	Board/Commission Member, Group V	0.1	\$ 6,613	0.1	\$ 6,613	0.1	\$ 6,613
				0923 C	Manager II	3.0	\$ 713,973	3.0	\$ 740,358	3.0	\$ 767,799
				0931 C	Manager III	1.0	\$ 263,999	1.0	\$ 263,282	1.0	\$ 272,940
				0932 C	Manager IV	1.0	\$ 270,129	1.0	\$ 279,898	1.0	\$ 290,076
		0933 C	Manager V	2.0	\$ 577,468	2.0	\$ 598,150	2.0	\$ 619,696		
		0953 C	Deputy Director III	1.0	\$ 307,464	1.0	\$ 318,406	1.0	\$ 329,781		
		1042 C	IS Engineer-Journey	2.0	\$ 442,616	1.0	\$ 229,183	1.0	\$ 237,120		
		1043 C	IS Engineer-Senior		\$ 289,127	1.0	\$ 251,031	1.0	\$ 260,037		
		1044 C	IS Engineer-Principal	1.0	\$ 289,127	1.0	\$ 267,740	1.0	\$ 277,265		
		1053 C	IS Business Analyst-Senior	2.0	\$ 415,768	2.0	\$ 430,694	2.0	\$ 445,702		
		1054 C	IS Business Analyst-Principal	1.0	\$ 264,859	1.0	\$ 245,649	1.0	\$ 254,488		
1070 C	IS Project Director	1.0	\$ 276,532	1.0	\$ 267,740	1.0	\$ 277,265				
1091 C	IT Operations Support Administrator I	1.0	\$ 124,076	1.0	\$ 129,986	1.0	\$ 134,815				

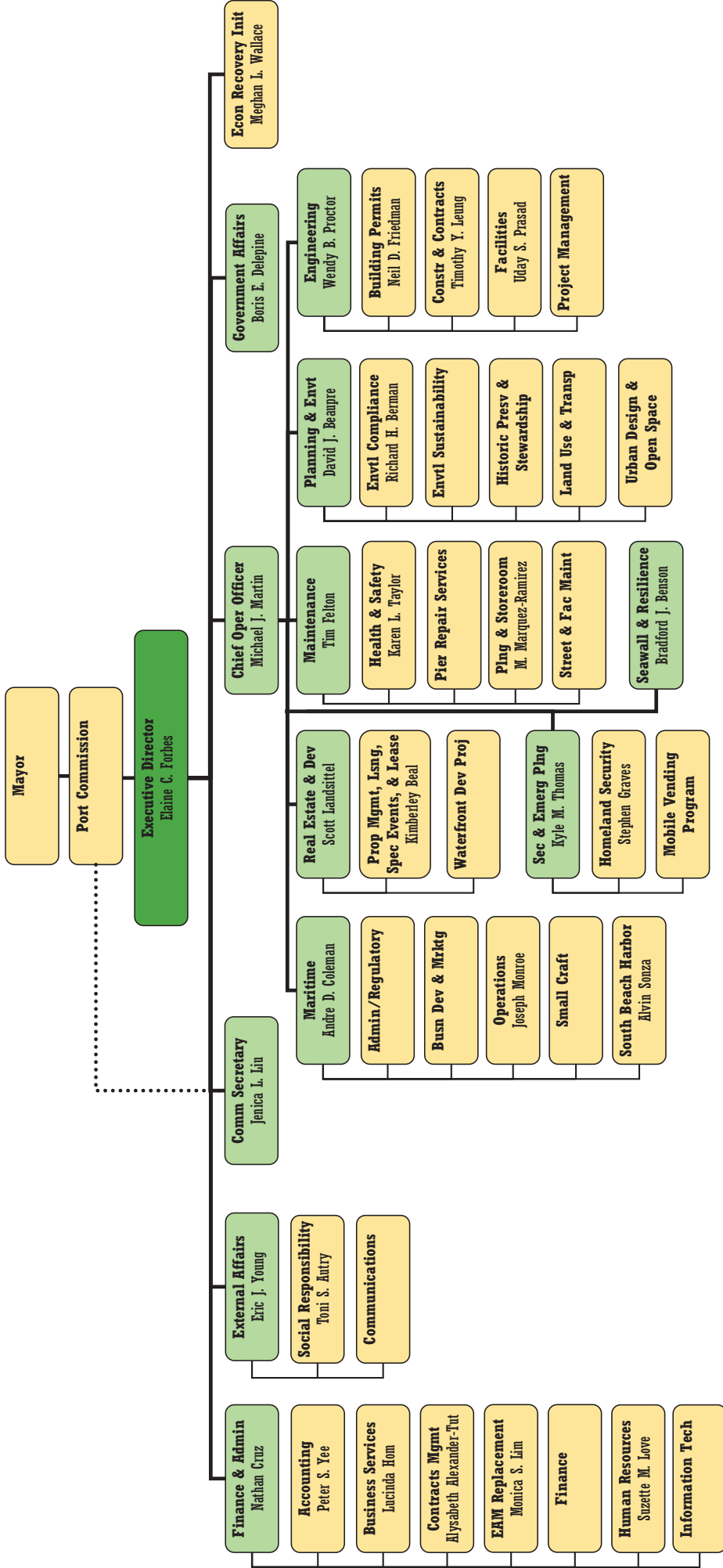
Fund	Division	Job Code	Job Class Title	FY 2023-24 FTE	FY 2023-24 Salaries	FY 2024-25 FTE	FY 2024-25 Salaries	FY 2025-26 FTE	FY 2025-26 Salaries
		1204 C	Senior Personnel Clerk	1.0	\$ 135,665	0.0	\$ -	0.0	\$ -
		1222 C	Senior Payroll And Personnel Clerk	1.0	\$ 146,253	1.0	\$ 151,773	1.0	\$ 157,269
		1224 C	Principal Payroll And Personnel Clerk	1.0	\$ 159,492	2.0	\$ 330,870	2.0	\$ 342,714
		1241 C	Human Resources Analyst	1.0	\$ 181,362	1.0	\$ 188,475	1.0	\$ 195,113
		1244 C	Senior Human Resources Analyst	3.0	\$ 624,312	3.0	\$ 648,138	3.0	\$ 670,644
		1246 C	Principal Human Resources Analyst			1.0	\$ 241,245	1.0	\$ 249,921
		1406 C	Senior Clerk	2.0	\$ 265,622	2.0	\$ 275,836	2.0	\$ 285,954
		1408 C	Principal Clerk	1.0	\$ 143,126	1.0	\$ 148,567	1.0	\$ 153,961
		1426 C	Senior Clerk Typist	1.0	\$ 132,811	1.0	\$ 137,918	1.0	\$ 142,977
		1632 C	Senior Account Clerk	3.0	\$ 394,095	3.0	\$ 409,296	3.0	\$ 424,332
		1634 C	Principal Account Clerk	1.0	\$ 146,253	1.0	\$ 151,773	1.0	\$ 157,269
		1652 C	Accountant II	2.0	\$ 321,860	2.0	\$ 333,934	2.0	\$ 345,910
		1654 C	Accountant III	6.0	\$ 1,142,892	6.0	\$ 1,184,358	6.0	\$ 1,226,004
		1823 C	Senior Administrative Analyst	2.0	\$ 380,954	1.0	\$ 197,393	1.0	\$ 204,334
		1824 C	Principal Administrative Analyst	2.0	\$ 435,586	2.8	\$ 629,333	3.0	\$ 700,248
		1825 C	Principal Administrative Analyst II	3.0	\$ 757,176	3.0	\$ 734,040	3.0	\$ 760,464
		1844 C	Senior Management Assistant	2.0	\$ 348,284	2.0	\$ 361,094	2.0	\$ 373,886
		9775 C	Senior Community Development Specialist II			1.0	\$ 217,605	1.0	\$ 225,160
		9993M C	Attrition Savings - Miscellaneous	0.5	\$ 95,635	-6.9	\$ (1,255,347)	-6.4	\$ (1,159,014)
		9994M C	MCCP Offset - Misc		\$ 14,161		\$ 14,750		\$ 15,375
		OVERM E	Overtime - Miscellaneous		\$ 6,302		\$ 6,554		\$ 6,816
		PREMM E	Premium Pay - Miscellaneous		\$ 3,434		\$ 3,572		\$ 3,714
		STEMP_C	Step Adjustments, Miscellaneous		\$ 396		\$ 413		\$ 430
		TEMPM E	Temporary - Miscellaneous	0.5	\$ 74,513	0.6	\$ 77,494	0.6	\$ 80,594
			Finance and Administration Subtotal	49.2	\$ 9,852,808	43.5	\$ 9,217,814	44.3	\$ 9,737,672
	Maintenance	0922 C	Manager I	1.0	\$ 223,661	1.0	\$ 232,028	1.0	\$ 240,327
		0931 C	Manager III	2.0	\$ 507,998	2.0	\$ 526,564	2.0	\$ 545,880
		0953 C	Deputy Director III	1.0	\$ 307,464	1.0	\$ 318,406	1.0	\$ 329,781
		1406 C	Senior Clerk	1.0	\$ 132,811	0.0	\$ -	0.0	\$ -
		1823 C	Senior Administrative Analyst	1.0	\$ 190,477	1.0	\$ 197,393	1.0	\$ 204,334
		1840 C	Junior Management Assistant			0.8	\$ 112,880	1.0	\$ 148,264
		1934 C	Storekeeper	1.0	\$ 117,755	1.0	\$ 122,374	1.0	\$ 126,944
		1938 C	Stores And Equipment Assistant Supervisor	1.0	\$ 147,663	1.0	\$ 153,231	1.0	\$ 158,769
		3410 C	Apprentice Gardener	1.0	\$ 107,177	1.0	\$ 111,336	1.0	\$ 115,558
		3417 C	Gardener	4.6	\$ 593,577	5.0	\$ 672,590	5.0	\$ 697,335
		3422 C	Park Section Supervisor	1.0	\$ 153,887	1.0	\$ 162,301	1.0	\$ 168,123
		5177 C	Safety Officer	1.0	\$ 254,712	1.0	\$ 247,151	1.0	\$ 256,037
		6139 C	Senior Industrial Hygienist	1.0	\$ 254,712	1.0	\$ 247,151	1.0	\$ 256,037
		7120 C	Buildings And Grounds Maintenance Superintendent			3.4	\$ 829,333	4.0	\$ 1,018,700
		7205 C	Chief Stationary Engineer	1.0	\$ 209,089	1.0	\$ 217,343	1.0	\$ 224,993
		7213 C	Plumber Supervisor I	1.0	\$ 216,920	1.0	\$ 224,623	1.0	\$ 232,559
		7215 C	General Laborer Supervisor I	2.0	\$ 279,686	2.0	\$ 290,002	2.0	\$ 300,558
		7226 C	Carpenter Supervisor I	1.0	\$ 201,569	1.0	\$ 210,381	1.0	\$ 219,743
		7238 C	Electrician Supervisor I	1.0	\$ 215,230	1.0	\$ 222,959	1.0	\$ 230,831
		7242 C	Painter Supervisor I	1.0	\$ 181,302	1.0	\$ 187,388	1.0	\$ 194,050
		7258 C	Maintenance Machinist Supervisor I	1.0	\$ 211,856	1.0	\$ 219,729	1.0	\$ 227,465
		7262 C	Maintenance Planner	1.0	\$ 209,691	1.0	\$ 217,938	1.0	\$ 225,607
		7282 C	Street Repair Supervisor II	1.0	\$ 189,007	0.0	\$ -	0.0	\$ -
		7327 C	Apprentice Maintenance Machinist I	0.5	\$ 62,526	0.5	\$ 65,111	0.5	\$ 67,576
		7328 C	Operating Engineer, Universal	1.0	\$ 181,122	1.0	\$ 188,362	1.0	\$ 195,185

Fund	Division	Job Code	Job Class Title	FY 2023-24 FTE	FY 2023-24 Salaries	FY 2024-25 FTE	FY 2024-25 Salaries	FY 2025-26 FTE	FY 2025-26 Salaries
		7331 C	Apprentice Maintenance Machinist II	1.0	\$ 155,194	1.0	\$ 161,271	1.0	\$ 167,177
		7332 C	Maintenance Machinist	2.0	\$ 346,430	2.0	\$ 369,166	2.0	\$ 382,438
		7334 C	Stationary Engineer	2.0	\$ 338,936	2.0	\$ 352,736	2.0	\$ 365,474
		7344 C	Carpenter	4.0	\$ 671,052	4.0	\$ 700,712	4.0	\$ 732,332
		7345 C	Electrician	6.0	\$ 1,161,834	6.0	\$ 1,204,128	6.0	\$ 1,247,190
		7346 C	Painter	4.0	\$ 617,940	4.0	\$ 638,828	4.0	\$ 661,996
		7347 C	Plumber	6.0	\$ 1,171,320	6.0	\$ 1,213,524	6.0	\$ 1,256,922
		7355 C	Truck Driver	4.0	\$ 639,332	4.0	\$ 662,044	4.0	\$ 686,232
		7376 C	Sheet Metal Worker	2.0	\$ 384,394	2.0	\$ 397,702	2.0	\$ 411,886
		7395 C	Ornamental Iron Worker	4.0	\$ 651,296	4.0	\$ 674,356	4.0	\$ 698,928
		7404 C	Asphalt Finisher	1.0	\$ 131,808	1.0	\$ 136,733	1.0	\$ 141,752
		7501 C	Environmental Service Worker	1.0	\$ 104,185	1.0	\$ 108,257	1.0	\$ 112,383
		7502 C	Asphalt Worker	2.0	\$ 256,090	1.0	\$ 132,865	1.0	\$ 137,761
		7514 C	General Laborer	17.6	\$ 2,211,184	18.0	\$ 2,349,864	18.0	\$ 2,436,714
		9330 C	Pile Worker	11.0	\$ 1,952,214	10.0	\$ 1,837,010	10.0	\$ 1,903,180
		9331 C	Piledriver Engine Operator	2.0	\$ 366,798	1.0	\$ 190,704	1.0	\$ 197,600
		9332 C	Piledriver Supervisor I	3.0	\$ 586,329	3.0	\$ 606,738	3.0	\$ 628,323
		9342 C	Ornamental Iron Worker Supervisor I	1.0	\$ 182,178	1.0	\$ 188,563	1.0	\$ 195,332
		9343 C	Roofer	4.0	\$ 632,204	4.0	\$ 654,772	4.0	\$ 678,728
		9344 C	Roofer Supervisor I	1.0	\$ 179,120	1.0	\$ 185,388	1.0	\$ 192,058
		9345 C	Sheet Metal Supervisor I	1.0	\$ 212,615	1.0	\$ 219,969	1.0	\$ 227,722
		9346 C	Fusion Welder	2.0	\$ 377,430	2.0	\$ 390,588	2.0	\$ 404,550
		9354 C	Elevator and Crane Technician	3.0	\$ 635,547	3.0	\$ 658,497	3.0	\$ 681,789
		9358 C	Crane Mechanic Supervisor	1.0	\$ 221,457	1.0	\$ 229,382	1.0	\$ 237,458
		9993M_C	Attrition Savings - Miscellaneous	-7.9	\$ (1,399,824)	-15.1	\$ (2,742,854)	-15.3	\$ (2,792,745)
		9994M_C	MCCP Offset - Misc		\$ 12,679		\$ 13,207		\$ 13,766
		OVERM_E	Overtime - Miscellaneous		\$ 273,247		\$ 284,176		\$ 295,543
		PREMIM_E	Premium Pay - Miscellaneous		\$ 203,173		\$ 211,300		\$ 219,751
		STEMP_C	Step Adjustments, Miscellaneous		\$ (7,505)		\$ (7,817)		\$ (8,148)
		TEMPM_E	Temporary - Miscellaneous	0.9	\$ 129,222	0.9	\$ 134,391	1.0	\$ 139,768
			Maintenance Subtotal	106.7	\$ 18,547,771	99.5	\$ 18,132,774	100.2	\$ 19,038,516
	Maritime	0931 C	Manager III	1.0	\$ 253,999	1.0	\$ 263,282	1.0	\$ 272,940
		0932 C	Manager IV	1.0	\$ 270,129	1.0	\$ 279,898	1.0	\$ 290,076
		0953 C	Deputy Director III	1.0	\$ 307,464	1.0	\$ 318,406	1.0	\$ 329,781
		1406 C	Senior Clerk	1.0	\$ 132,811	0.0	\$ -	0.0	\$ -
		1408 C	Principal Clerk	1.0	\$ 143,126	1.0	\$ 148,567	1.0	\$ 153,961
		1840 C	Junior Management Assistant	1.0	\$ 143,045	1.0	\$ 143,045	1.0	\$ 148,264
		3232 C	Marina Assistant	0.8	\$ 100,275	0.8	\$ 100,275	1.0	\$ 131,825
		5299 C	Planner IV-Environmental Review	1.0	\$ 230,670	0.0	\$ -	0.0	\$ -
		9357 C	Wharfinger I/II	5.0	\$ 977,125	5.0	\$ 1,012,425	5.0	\$ 1,047,835
		9393_C	Maritime Marketing Representative	2.0	\$ 433,776	2.0	\$ 449,274	2.0	\$ 464,864
		9993M_C	Attrition Savings - Miscellaneous	-0.6	\$ (107,457)	-1.0	\$ (181,344)	-1.0	\$ (188,461)
		9994M_C	MCCP Offset - Misc		\$ 12,301		\$ 12,814		\$ 13,357
		OVERM_E	Overtime - Miscellaneous		\$ 2,688		\$ 2,796		\$ 2,907
		STEMP_C	Step Adjustments, Miscellaneous		\$ 176		\$ 183		\$ 191
		TEMPM_E	Temporary - Miscellaneous	0.5	\$ 71,709	0.5	\$ 74,576	0.6	\$ 77,559
			Maritime Subtotal	12.9	\$ 2,728,517	12.3	\$ 2,624,197	12.5	\$ 2,745,099
	Planning & Environment	0931_C	Manager III	3.0	\$ 507,998	2.0	\$ 263,282	2.0	\$ 272,940
		0932_C	Manager IV	1.0	\$ 270,129	2.0	\$ 559,796	2.0	\$ 580,152
		0953_C	Deputy Director III	1.0	\$ 307,464	1.0	\$ 318,406	1.0	\$ 329,781

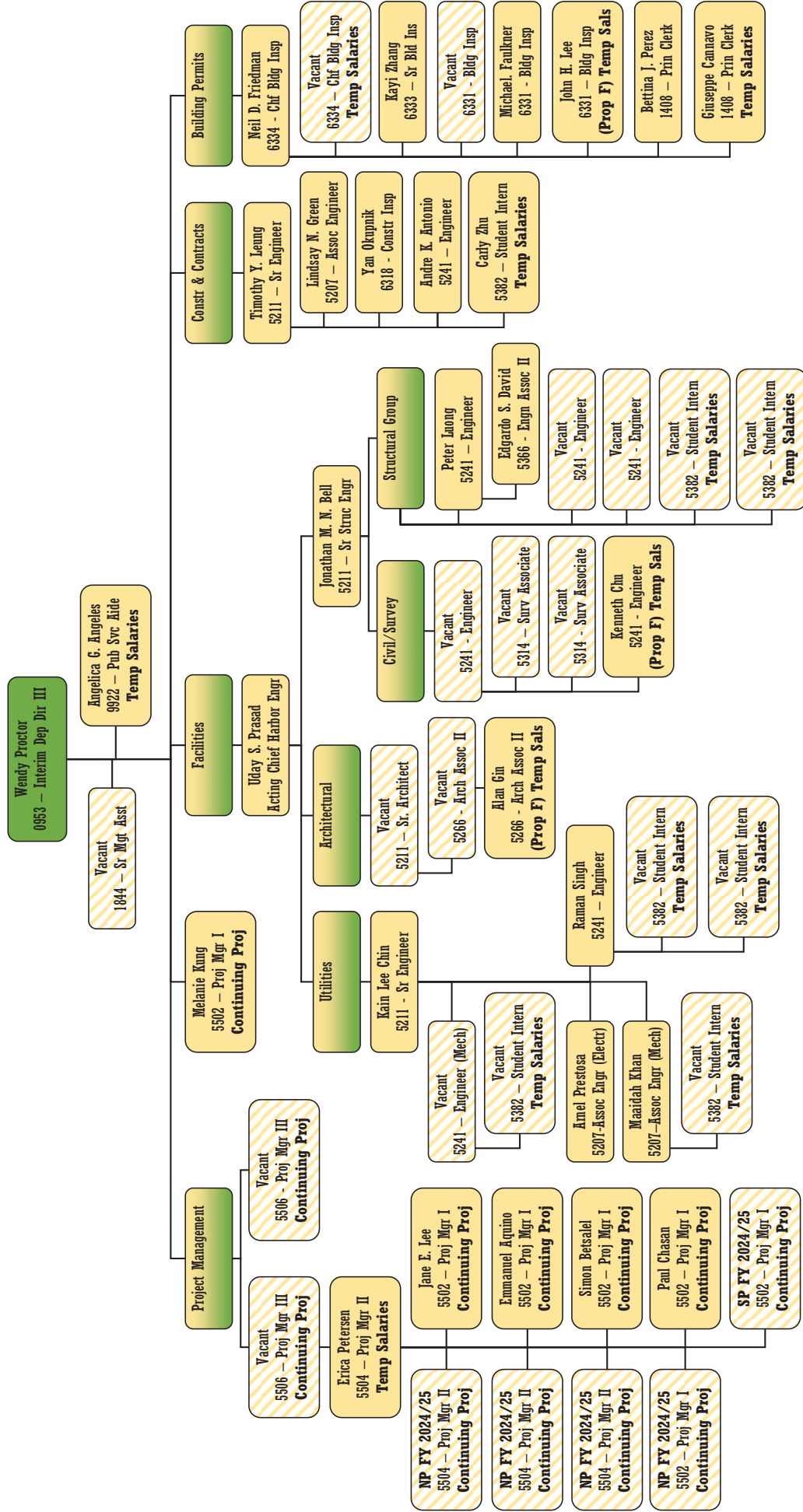
Fund	Division	Job Code	Job Class Title	FY 2023-24 FTE	FY 2023-24 Salaries	FY 2024-25 FTE	FY 2024-25 Salaries	FY 2025-26 FTE	FY 2025-26 Salaries
		1450 C	Executive Secretary I	1.0	\$ 143,126	1.0	\$ 148,567	1.0	\$ 153,961
		5278 C	Planner II	1.0	\$ 169,778	1.0	\$ 176,061	1.0	\$ 182,335
		5291 C	Planner III	2.0	\$ 395,012	1.0	\$ 204,674	1.0	\$ 211,844
		5293 C	Planner IV	1.0	\$ 230,670	2.0	\$ 477,660	2.0	\$ 494,832
		5299 C	Planner IV-Environmental Review	1.0	\$ 230,670	2.0	\$ 477,660	2.0	\$ 494,832
		5620 C	Regulatory Specialist	1.0	\$ 197,506	1.0	\$ 204,674	1.0	\$ 211,844
		9993M C	Attrition Savings - Miscellaneous	-2.9	\$ (504,980)	-0.9	\$ (157,655)	-0.9	\$ (163,881)
		9994M C	MCCP Offset - Misc		\$ 42,376		\$ 44,142		\$ 46,011
		OVERM E	Overtime - Miscellaneous		\$ 628		\$ 653		\$ 680
		PREMM E	Premium Pay - Miscellaneous		\$ 742		\$ 772		\$ 803
		STEMP C	Step Adjustments, Miscellaneous		\$ 258		\$ 269		\$ 280
		TEMPM E	Temporary - Miscellaneous	1.6	\$ 225,472	1.7	\$ 234,491	1.7	\$ 243,871
			Planning & Environment Subtotal	10.8	\$ 2,216,849	13.8	\$ 2,953,452	13.8	\$ 3,060,285
	Real Estate & Development	0922 C	Manager I	1.0	\$ 223,661	1.0	\$ 232,028	1.0	\$ 240,327
		0923 C	Manager II	4.0	\$ 951,964	5.0	\$ 1,233,930	5.0	\$ 1,279,665
		0931 C	Manager III	1.0	\$ 253,999	1.0	\$ 263,282	1.0	\$ 272,940
		0932 C	Manager IV	2.0	\$ 540,258	2.0	\$ 559,796	2.0	\$ 580,152
		0933 C	Manager V	1.0	\$ 288,734	1.0	\$ 299,075	1.0	\$ 309,848
		0953 C	Deputy Director III	1.0	\$ 307,464	1.0	\$ 318,406	1.0	\$ 329,781
		1446 C	Secretary II	2.0	\$ 265,622	2.0	\$ 275,836	2.0	\$ 285,954
		1823 C	Senior Administrative Analyst	1.0	\$ 190,477	2.0	\$ 394,786	2.0	\$ 408,668
		1824 C	Principal Administrative Analyst			1.0	\$ 225,592	1.0	\$ 233,416
		1842 C	Management Assistant	1.0	\$ 154,115	1.0	\$ 159,877	1.0	\$ 165,625
		1844 C	Senior Management Assistant	1.0	\$ 174,142	1.0	\$ 180,547	1.0	\$ 186,943
		4308 C	Senior Collections Officer	1.0	\$ 144,672	1.0	\$ 150,154	1.0	\$ 155,598
		5283 C	Planner V	1.0	\$ 286,677	0.0	\$ -	0.0	\$ -
		9386 C	Senior Property Manager, Port	3.0	\$ 719,682	3.0	\$ 698,085	3.0	\$ 722,259
		9395 C	Property Manager, Port	8.0	\$ 1,567,464	6.0	\$ 1,218,156	6.0	\$ 1,260,864
		9993M C	Attrition Savings - Miscellaneous	-0.5	\$ (95,880)	-2.5	\$ (450,580)	-2.2	\$ (392,658)
		9995M E	Positions Not Detailed - Miscellaneous	11.9	\$ -	0.0	\$ -	0.0	\$ -
		OVERM E	Overtime - Miscellaneous		\$ 3,306		\$ 3,437		\$ 3,575
		PREMM E	Premium Pay - Miscellaneous		\$ 5,215		\$ 5,424		\$ 5,641
		TEMPM E	Temporary - Miscellaneous	0.7	\$ 102,131	0.8	\$ 106,215	0.8	\$ 110,464
			Real Estate & Development Subtotal	40.1	\$ 6,083,703	26.3	\$ 5,874,046	26.6	\$ 6,159,062
			Operating Subtotal	247.4	\$ 47,008,759	231.4	\$ 47,891,967	234.5	\$ 50,317,310
	South Beach Harbor	0922 C	Manager I	1.0	\$ 223,661	1.0	\$ 232,028	1.0	\$ 240,327
		1406 C	Senior Clerk	0.6	\$ 79,686	0.0	\$ -	0.0	\$ -
		1840 C	Junior Management Assistant	1.0	\$ 137,783	1.8	\$ 255,925	2.0	\$ 296,528
		1844 C	Senior Management Assistant	1.0	\$ 174,142	1.0	\$ 180,547	1.0	\$ 186,943
		3232 C	Marina Assistant	7.0	\$ 856,513	7.0	\$ 889,728	7.0	\$ 922,775
		3233 C	Marina Associate Manager	1.0	\$ 154,238	1.0	\$ 147,989	1.0	\$ 153,657
		9993M C	Attrition Savings - Miscellaneous	1.0	\$ 169,374	-0.6	\$ (103,974)	-0.6	\$ (110,077)
			South Beach Harbor Subtotal	12.6	\$ 1,795,397	11.2	\$ 1,602,243	11.4	\$ 1,690,153
	Capital Project	0922 C	Manager I	2.0	\$ -	1.0	\$ -	1.0	\$ -
		0931 C	Manager III	1.0	\$ -	1.0	\$ -	1.0	\$ -
		0933 C	Manager V			0.8	\$ -	1.0	\$ -
		1241 C	Human Resources Analyst	2.0	\$ -	1.0	\$ -	1.0	\$ -
		1244 C	Senior Human Resources Analyst			1.0	\$ -	1.0	\$ -
		1406 C	Senior Clerk	1.0	\$ -	0.0	\$ -	0.0	\$ -
		1657 C	Accountant IV	1.0	\$ -	1.0	\$ -	1.0	\$ -
		1822 C	Administrative Analyst	1.0	\$ -	1.0	\$ -	1.0	\$ -

Fund	Division	Job Code	Job Class Title	FY 2023-24		FY 2024-25		FY 2025-26	
				FTE	Salaries	FTE	Salaries	FTE	Salaries
		1823 C	Senior Administrative Analyst	2.0	\$ -	1.0	\$ -	1.0	\$ -
		1824 C	Principal Administrative Analyst	2.0	\$ -	2.0	\$ -	2.0	\$ -
		3417 C	Gardener	1.0	\$ -	1.0	\$ -	1.0	\$ -
		4306 C	Collections Officer		\$ -	0.8	\$ -	1.0	\$ -
		5211 C	Engineer/Architect/Landscape Architect Senior	1.0	\$ -	0.0	\$ -	0.0	\$ -
		5218 C	Structural Engineer	1.0	\$ -	0.0	\$ -	0.0	\$ -
		5283 C	Planner V	1.0	\$ -	1.0	\$ -	1.0	\$ -
		5291 C	Planner III	2.0	\$ -	2.0	\$ -	2.0	\$ -
		5299 C	Planner IV-Environmental Review	2.0	\$ -	2.0	\$ -	2.0	\$ -
		5502 C	Project Manager I	9.0	\$ -	9.6	\$ -	10.0	\$ -
		5504 C	Project Manager II	3.0	\$ -	8.0	\$ -	9.0	\$ -
		5506 C	Project Manager III	5.0	\$ -	5.0	\$ -	5.0	\$ -
		5508 C	Project Manager IV	1.0	\$ -	1.0	\$ -	1.0	\$ -
		6138 C	Industrial Hygienist		\$ -	0.8	\$ -	1.0	\$ -
		7215 C	General Laborer Supervisor I	2.0	\$ -	1.0	\$ -	1.0	\$ -
		7311 C	Cement Mason	1.0	\$ -	0.0	\$ -	0.0	\$ -
		7347 C	Plumber	3.0	\$ -	1.0	\$ -	1.0	\$ -
		7355 C	Truck Driver	2.0	\$ -	1.0	\$ -	1.0	\$ -
		7376 C	Sheet Metal Worker	1.0	\$ -	1.0	\$ -	1.0	\$ -
		7434 C	Maintenance Machinist Helper		\$ -	0.8	\$ -	1.0	\$ -
		7514 C	General Laborer	5.0	\$ -	3.0	\$ -	3.0	\$ -
		9251 C	Public Relations Manager	2.0	\$ -	2.0	\$ -	2.0	\$ -
		9330 C	Pile Worker	11.0	\$ -	11.0	\$ -	11.0	\$ -
		9331 C	Piledriver Engine Operator	1.0	\$ -	1.0	\$ -	1.0	\$ -
		9332 C	Piledriver Supervisor I	2.0	\$ -	2.0	\$ -	2.0	\$ -
		9343 C	Roofer	1.0	\$ -	1.0	\$ -	1.0	\$ -
Capital Project Subtotal				69.0	\$ -	65.7	\$ -	68.0	\$ -
GRAND TOTAL				329.0	\$ 48,804,156	308.4	\$ 49,494,210	313.9	\$ 52,007,463

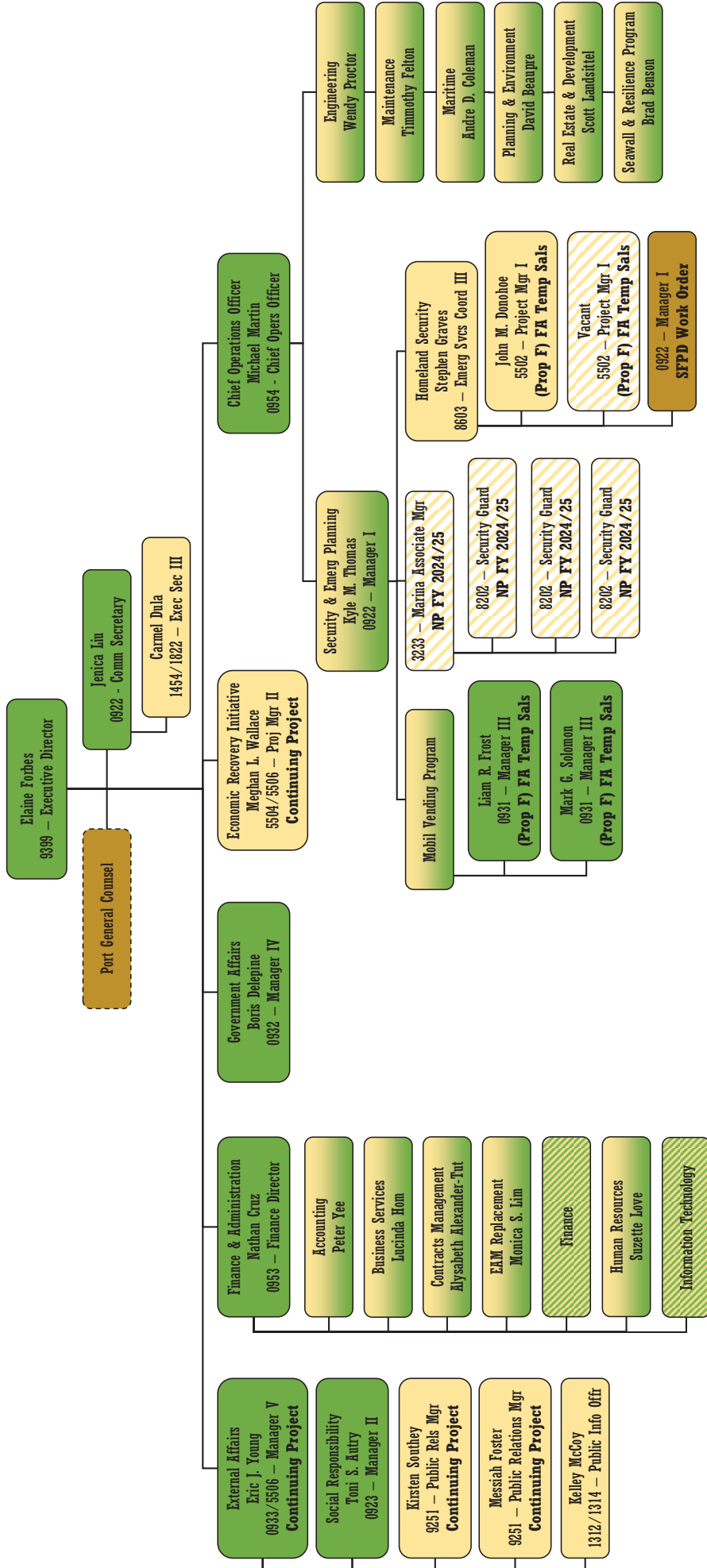
**Port of San Francisco
FY 2024/25**



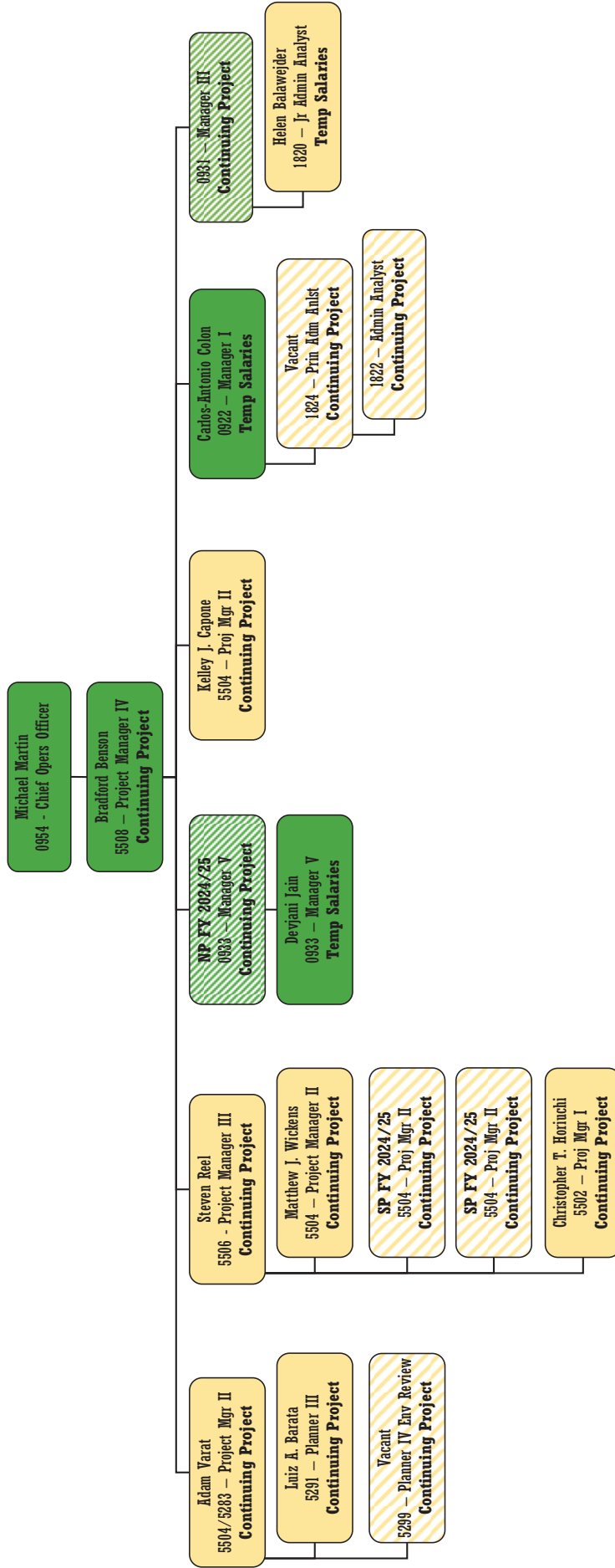
Engineering Division FY 2024/25



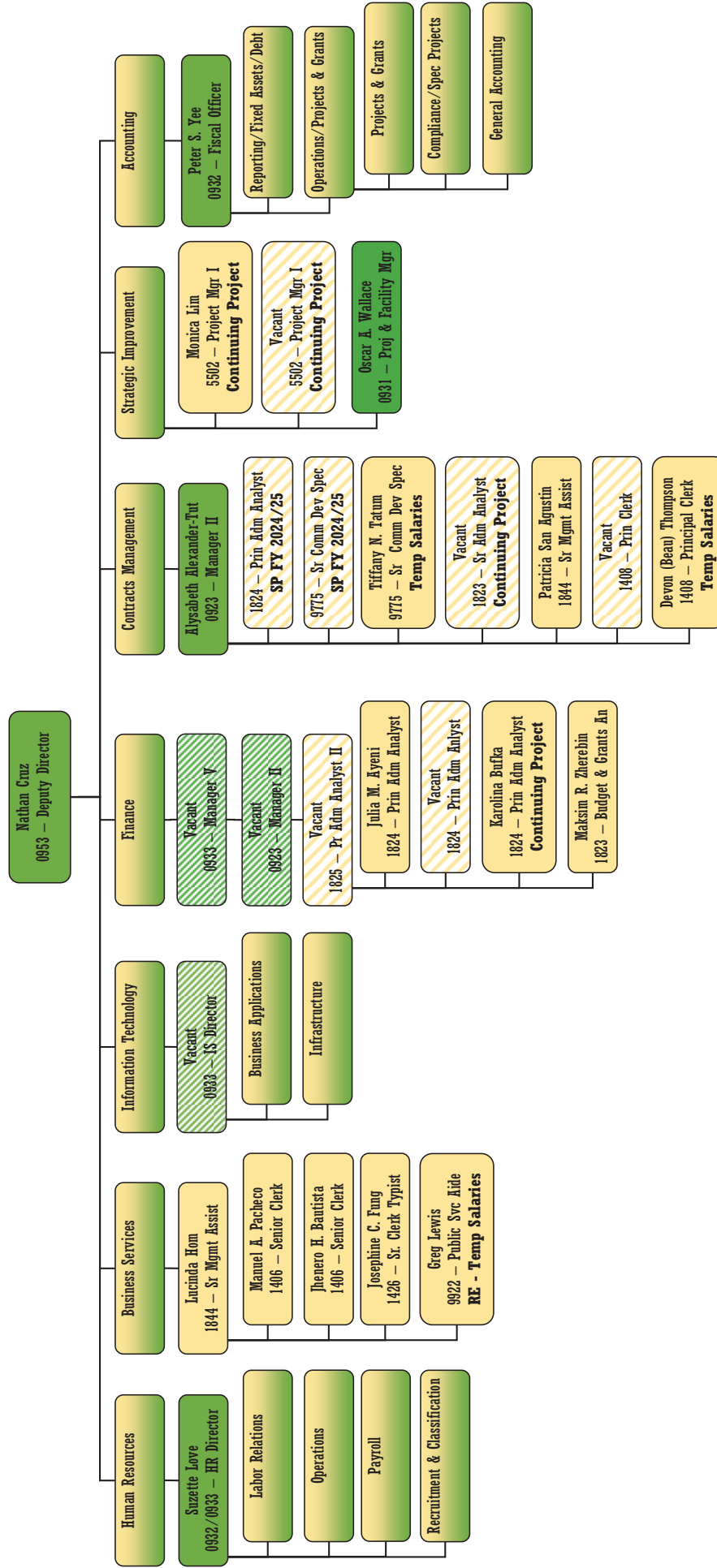
**Executive
Director's Office
FY 2024/25**



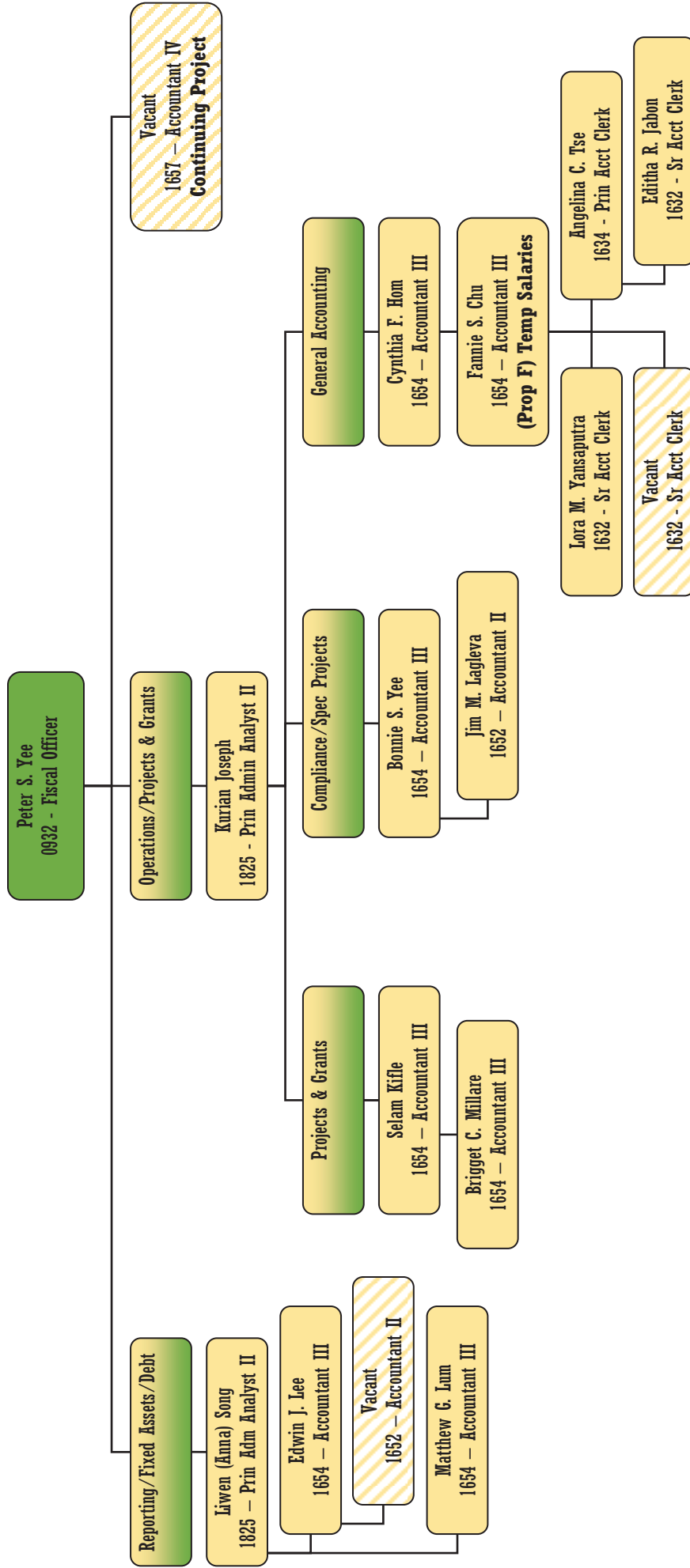
**Executive
Seawall & Resilience Program
FY 2024/25**



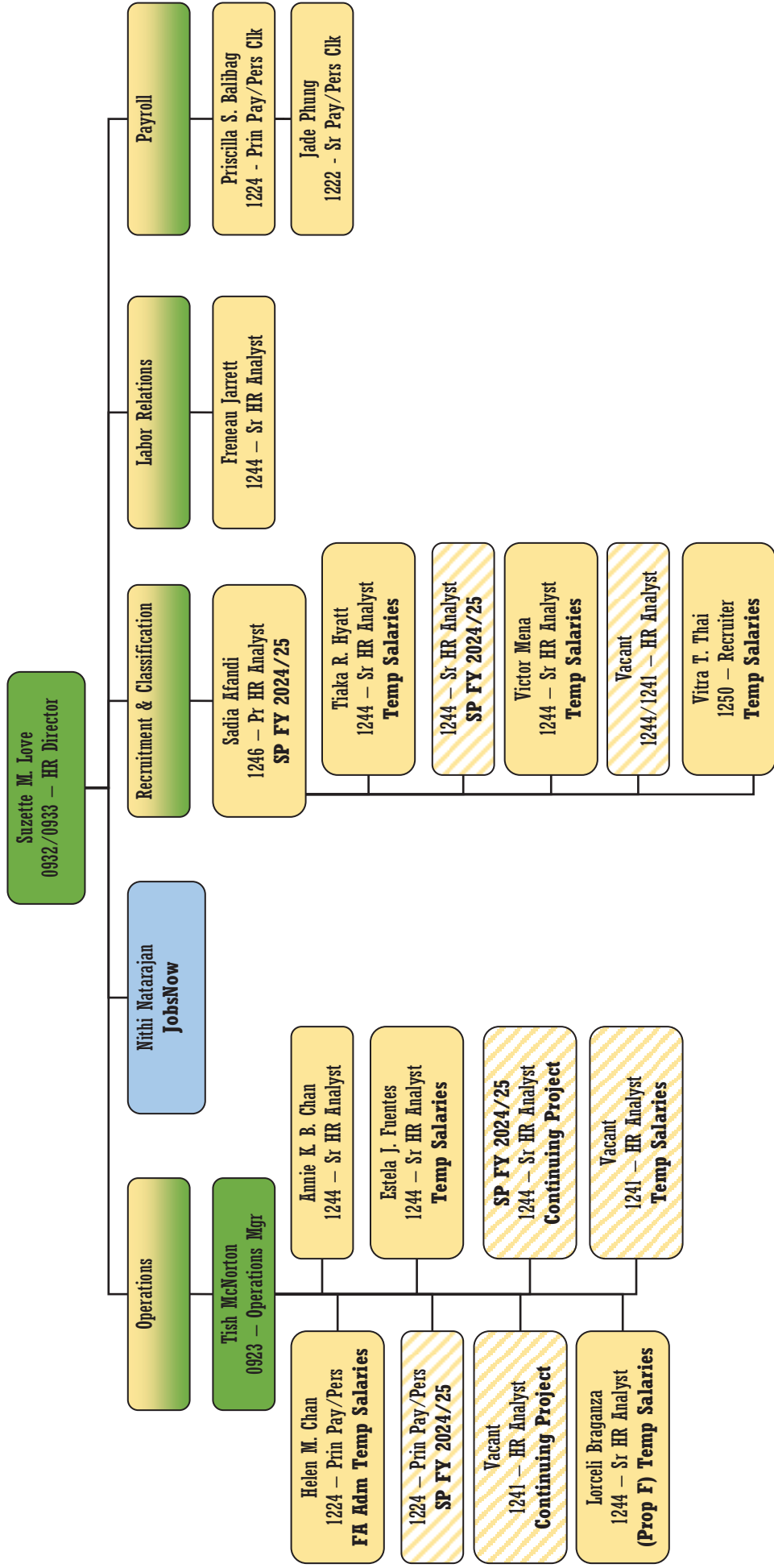
Finance & Administration FY 2024/25



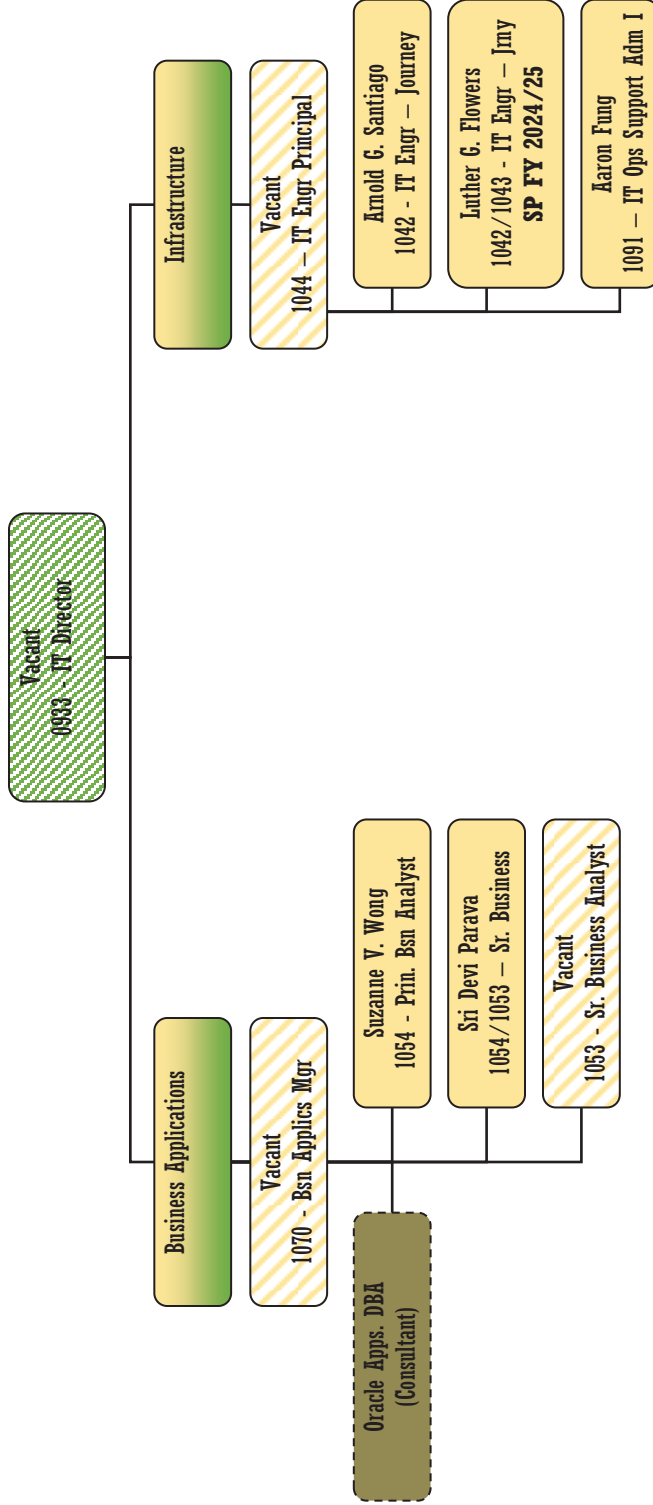
**Finance & Administration
Accounting
FY 2024/25**



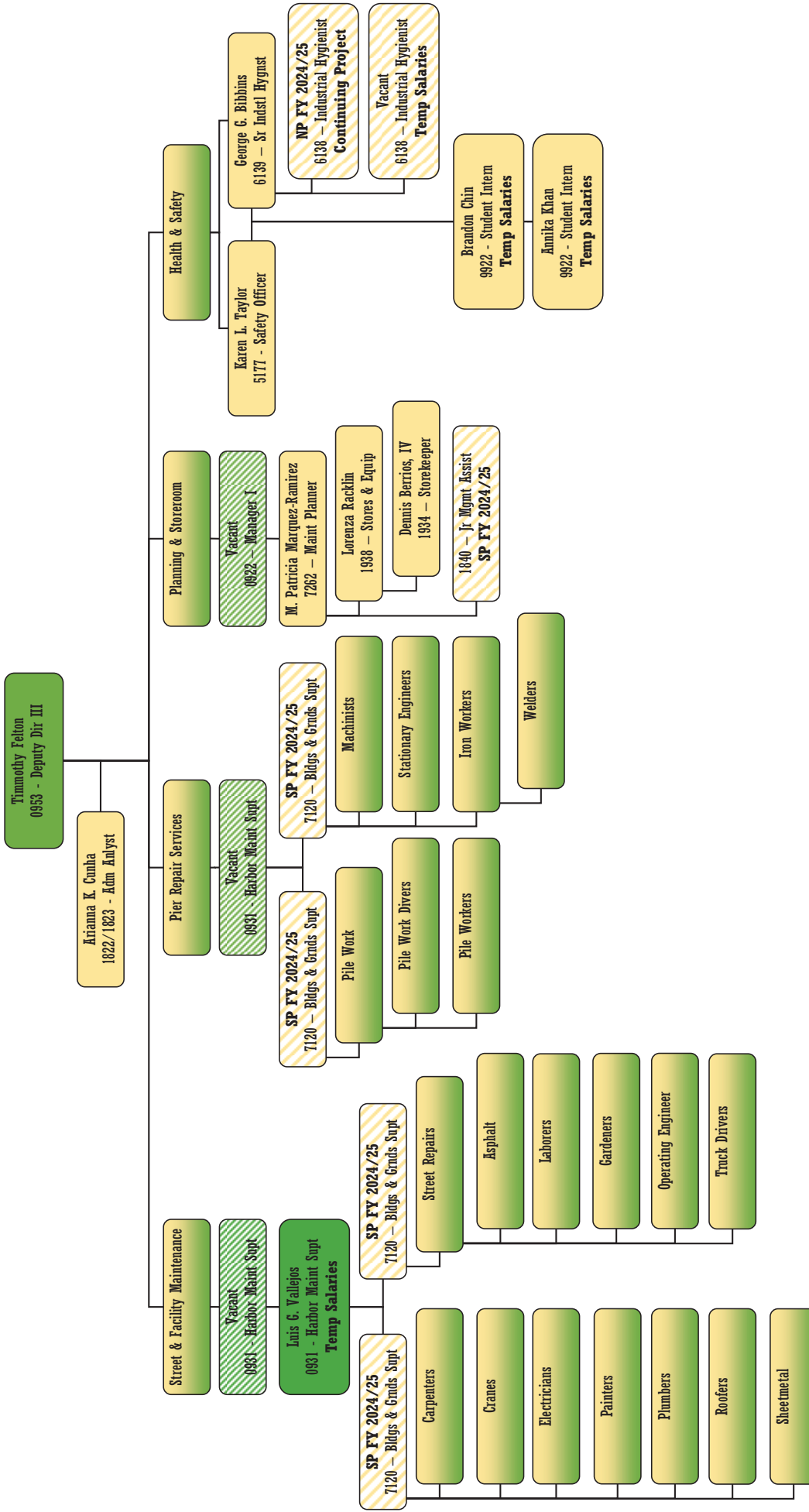
**Finance & Administration
Human Resources Section
FY 2024/25**



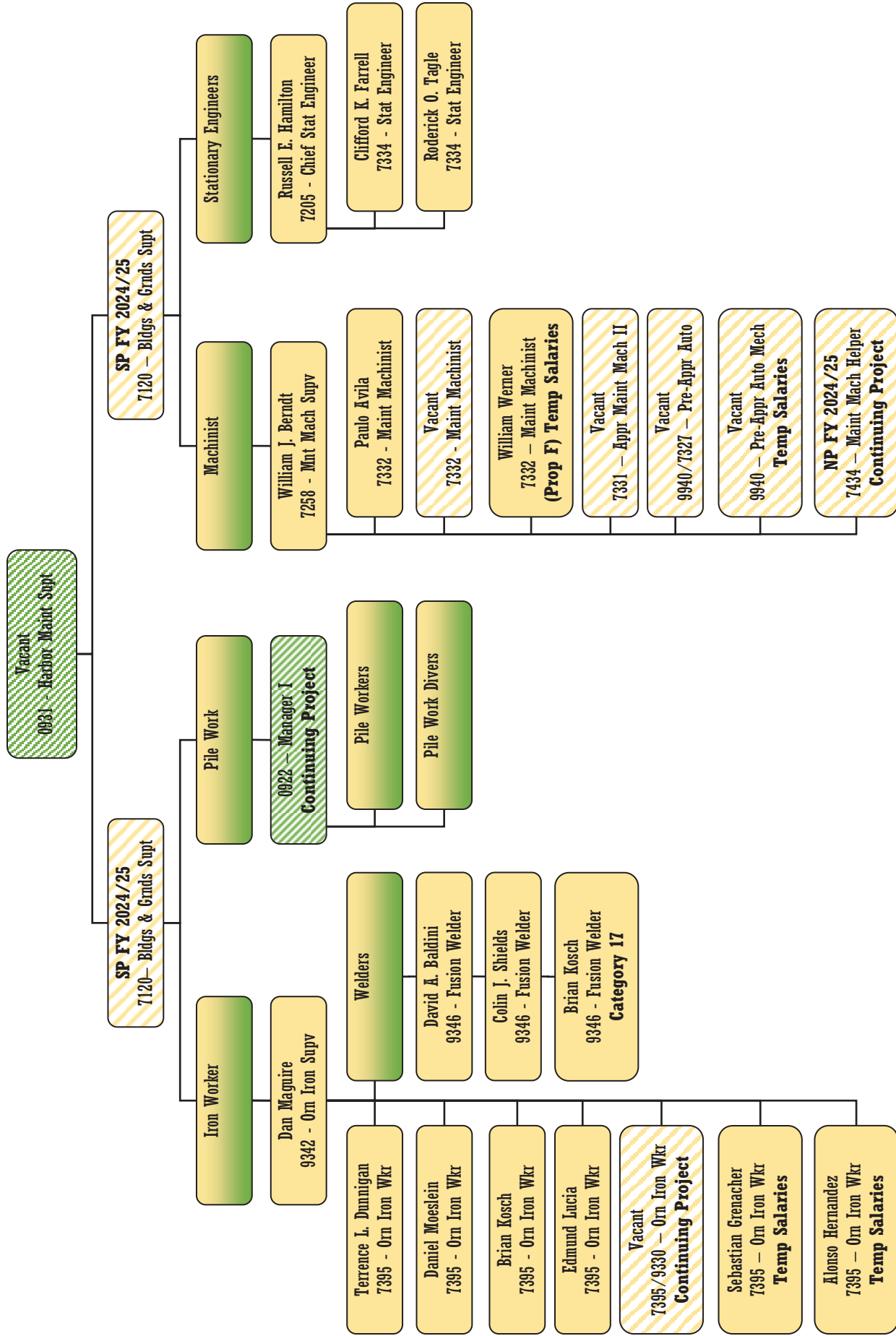
**Finance & Administration
Information Technology Division
FY 2024/25**



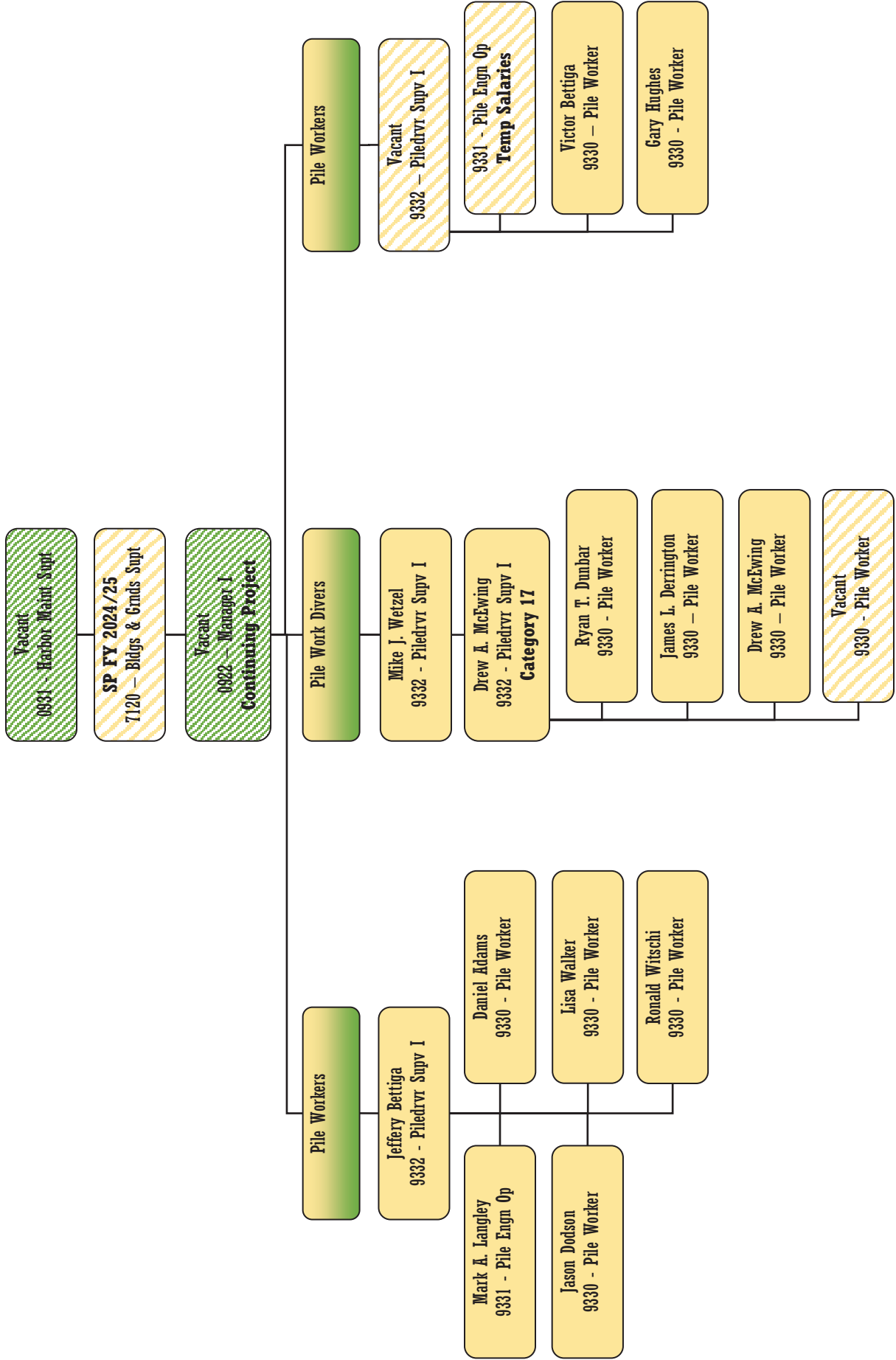
**Maintenance Division
FY 2024/25**



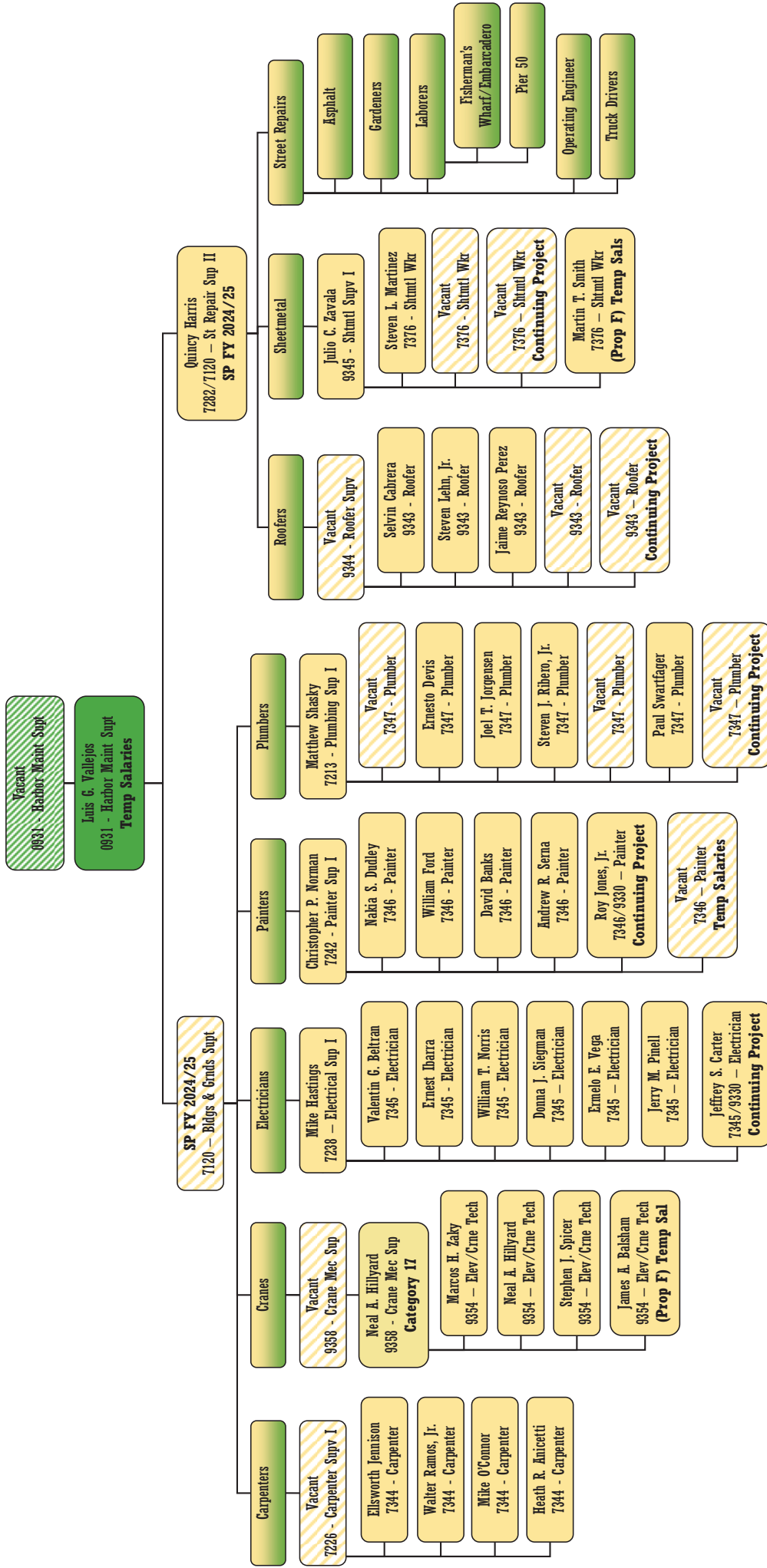
Maintenance - Pier Repair Services FY 2024/25



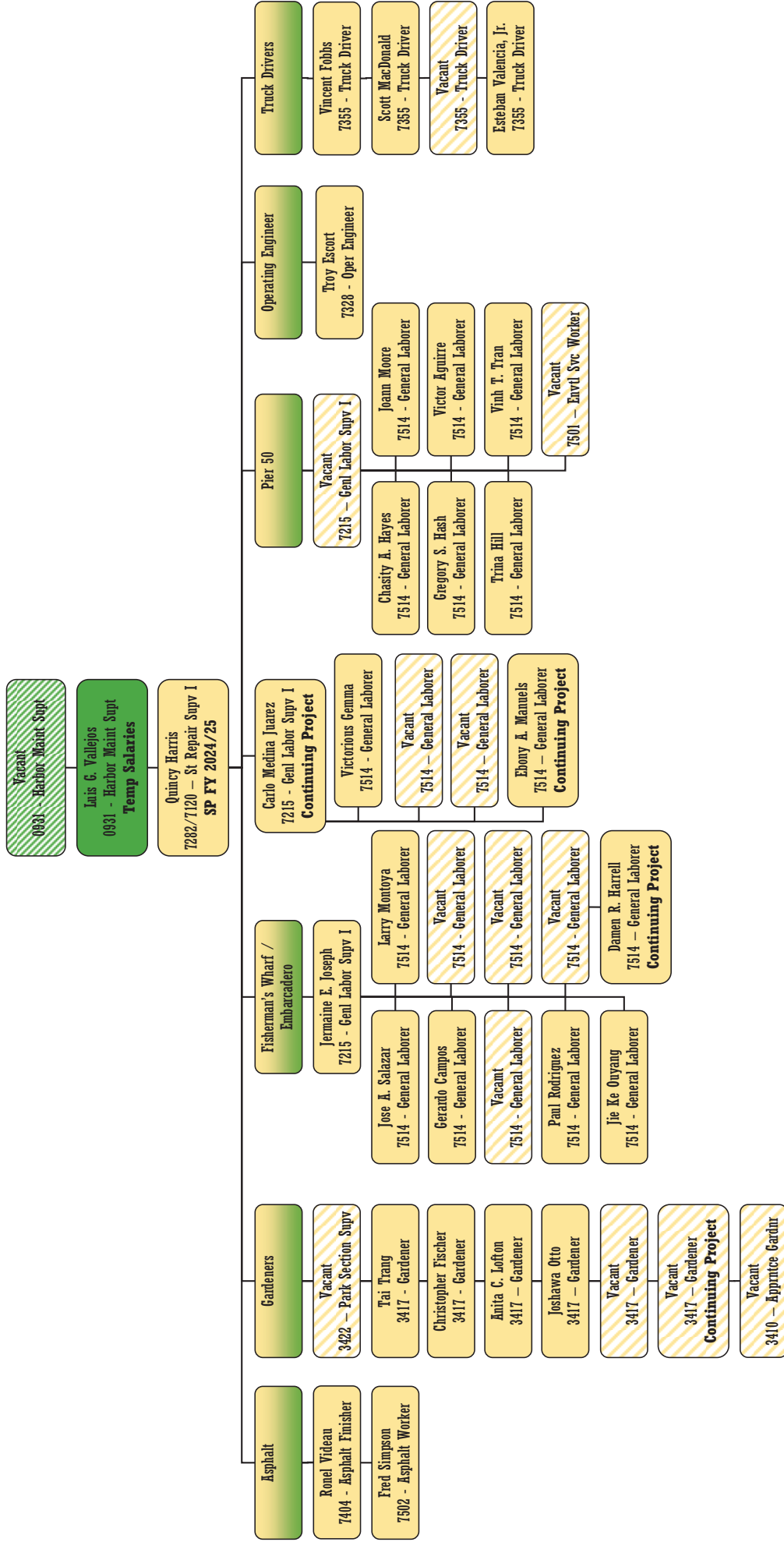
**Maintenance - Pier Repair Services
Pile Workers
FY 2024/25**



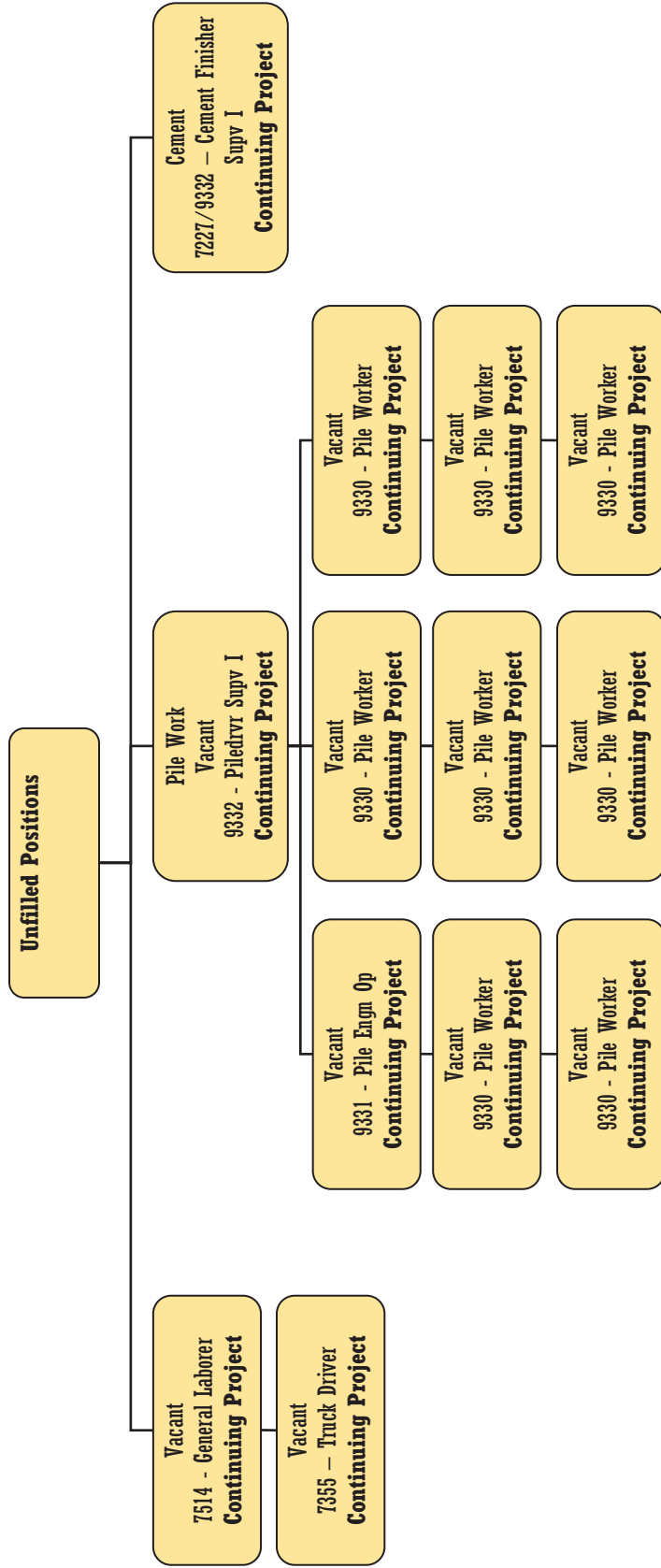
Maintenance - Street & Facility FY 2024/25



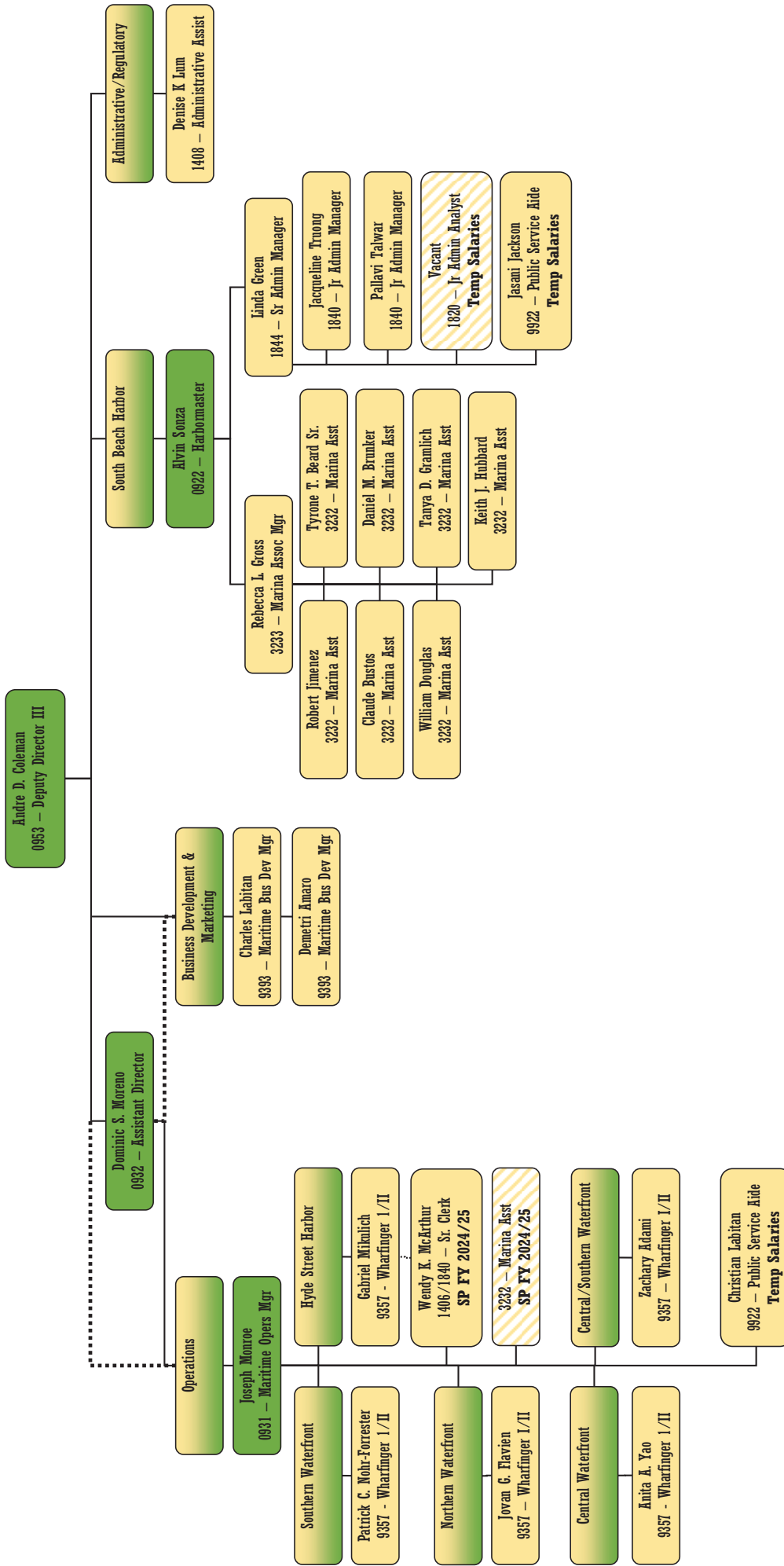
**Maintenance - Street & Facility
Street Repairs
FY 2024/25**



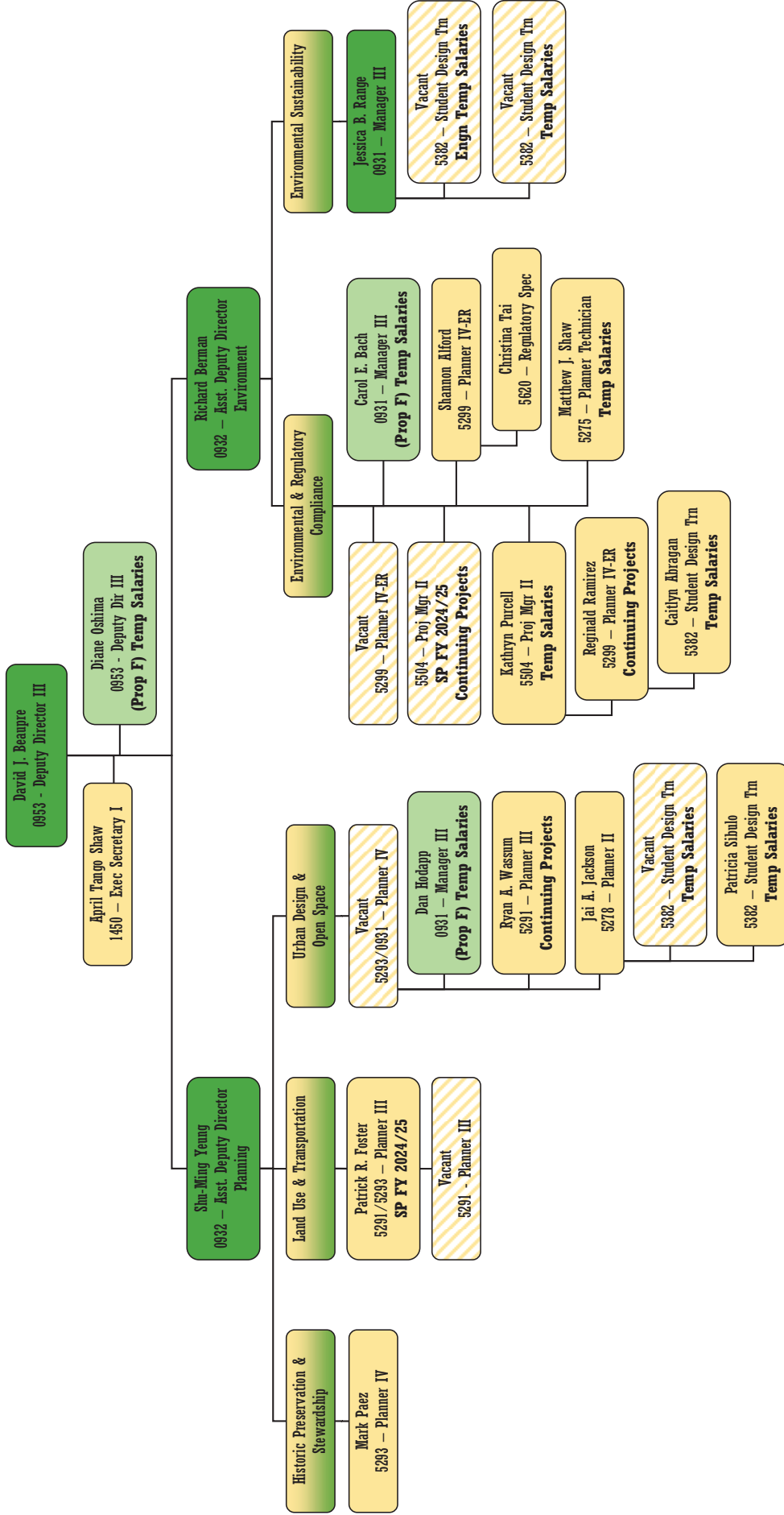
**Maintenance - Unfilled
FY 2024/25**



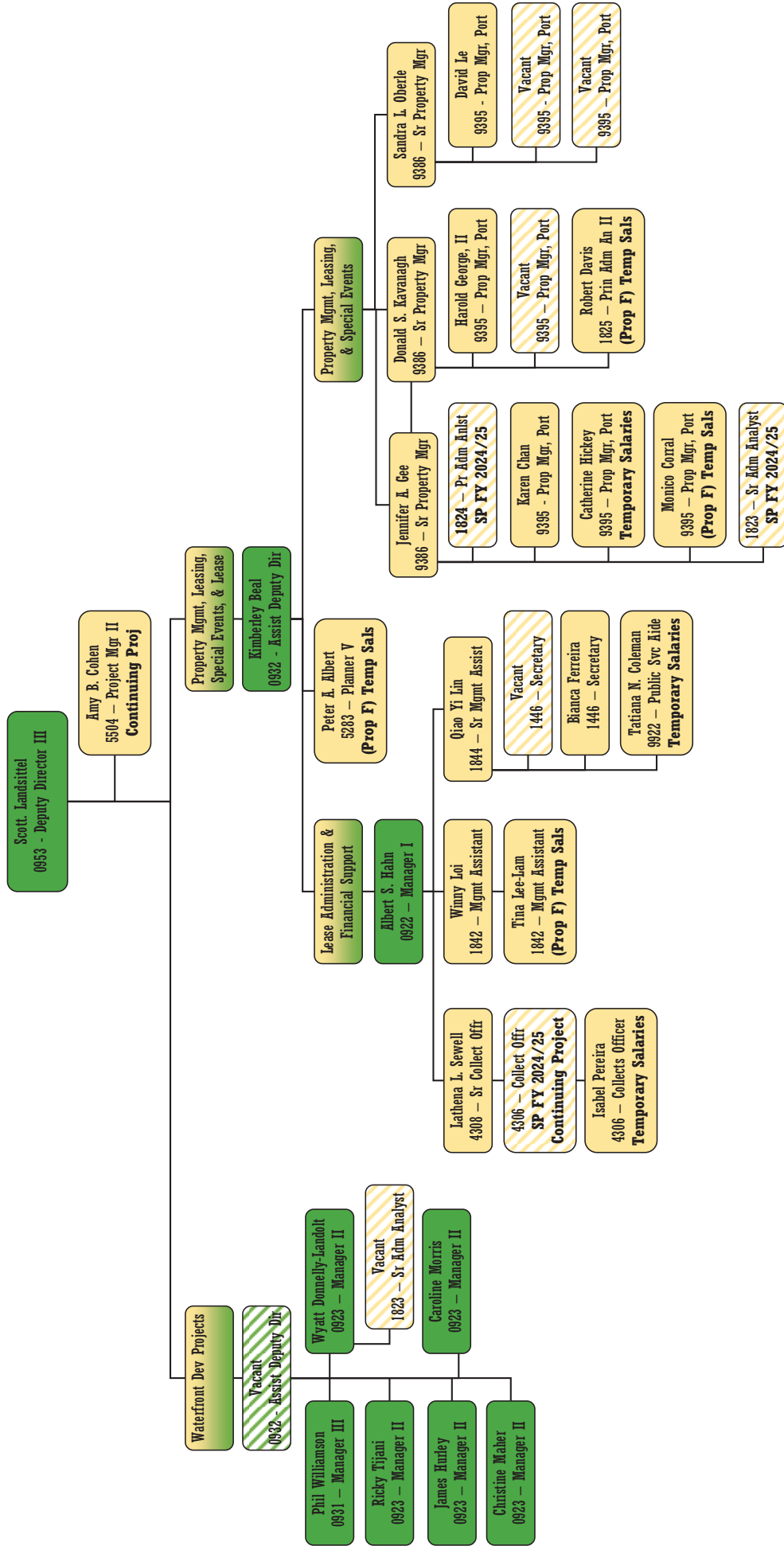
**Maritime Division
FY 2024/25**



Planning & Environment Division FY 2024/25



Real Estate & Development Division FY 2024/25



**PORTWIDE EXPENSE DETAIL
FY 2024-25 & FY 2025-26**

Account Lvl 5 Title	Account	Account Title	FY 2023-24 Budget	FY 2024-25 Budget	FY 2025-26 Budget
5010Salary	501010	Perm Salaries-Misc-Regular	\$ 34,672,909	\$ 35,205,565	\$ 36,992,421
	505010	Temp Misc Regular Salaries	\$ 599,164	\$ 623,131	\$ 648,056
	509010	Premium Pay - Misc	\$ 286,227	\$ 297,678	\$ 309,584
	511010	Overtime - Scheduled Misc	\$ 269,387	\$ 280,162	\$ 291,367
		<i>Salaries Subtotal</i>	\$ 35,827,687	\$ 36,406,536	\$ 38,241,428
5130Fringe	513010	Retire City Misc	\$ 5,319,138	\$ 5,114,451	\$ 5,193,967
	514010	Social Security (OASDI & HI)	\$ 2,087,991	\$ 2,128,747	\$ 2,262,069
	514020	Social Sec-Medicare(HI Only)	\$ 519,489	\$ 527,900	\$ 554,519
	515010	Health Service-City Match	\$ 1,004,591	\$ 1,105,441	\$ 1,202,789
	515020	Retiree Health-Match-Prop B	\$ 221,923	\$ 265,101	\$ 278,506
	515030	RetireeHlthCare-CityMatchPropC	\$ 136,302	\$ 98,867	\$ 103,867
	515510	Health Service-Admin Cost	\$ 69,265	\$ 59,102	\$ 61,142
	515610	Health Service-Retiree Subsidy	\$ 1,630,731	\$ 1,772,941	\$ 1,894,253
	515710	Dependent Coverage	\$ 3,079,394	\$ 3,247,912	\$ 3,530,264
	515990	Health Service - Other	\$ 623,499	\$ 500,832	\$ 500,832
	516010	Dental Coverage	\$ 300,885	\$ 271,400	\$ 287,282
	519010	Fringe Adjustments-Budget	\$ (640)	\$ 968	\$ 8,515
	519110	Flexible Benefit Package	\$ 199,952	\$ 219,832	\$ 238,915
	519120	Long Term Disability Insurance	\$ 106,804	\$ 108,023	\$ 113,857
	519130	Life Insurance	\$ 8,474	\$ 8,474	\$ 8,474
	<i>Mandatory Fringe Benefits Subtotal</i>	\$ 15,307,798	\$ 15,429,991	\$ 16,239,251	
5200OHAllo	520010	Indirect Cost Reimbursement	\$ -	\$ 869,241	\$ 869,241
	520100	Overhead Recovery	\$ -	\$ 1,081,600	\$ 1,124,864
		<i>Overhead Allocation Subtotal</i>	\$ -	\$ 1,950,841	\$ 1,994,105
	Personnel Subtotal	\$ 51,135,485	\$ 53,787,368	\$ 56,474,784	
5210NPSvcs	521030	Air Travel - Employees	\$ 23,390	\$ 34,700	\$ 34,815
	521050	Non-Air Travel - Employees	\$ 35,279	\$ 42,356	\$ 42,385
	522000	Training - Budget	\$ 89,710	\$ 190,000	\$ 190,000
	523000	Employee Field Expenses-Budget	\$ 1,000	\$ -	\$ -
	524010	Membership Fees	\$ 96,831	\$ 93,541	\$ 95,001
	525000	Entertainment & Promotion Bdgt	\$ 201,288	\$ 265,350	\$ 261,630
	525010	Promotional & Entertainmnt Exp	\$ -	\$ 50,000	\$ 50,000
	527000	Prof & Specialized Svcs-Bdgt	\$ 3,533,046	\$ 3,675,500	\$ 3,893,880
	527040	Construction Contracts	\$ 334	\$ -	\$ -
	527220	Financial Services	\$ -	\$ 125,000	\$ 130,000
	527610	Systems Consulting Services	\$ 73,000	\$ 73,000	\$ 75,920
	528000	Maint Svcs-Bldgs & Impvts-Bdgt	\$ 3,129,788	\$ 2,671,048	\$ 1,418,896
	528010	Scavenger Services	\$ 320,446	\$ 320,446	\$ 333,264
	529000	Maint Svcs-Equipment-Budget	\$ 65,675	\$ 89,500	\$ 93,020
	529110	Dp-Wp Equipment Maint	\$ 127,500	\$ 127,500	\$ 132,600
	529990	Other Equip Maint	\$ 35,428	\$ -	\$ -
	530000	Rents-Leases-Bldgs&Struct-Bdgt	\$ 4,181,400	\$ 4,545,200	\$ 4,727,024
	531000	Rents & Leases-Equipment-Bdgt	\$ 261,000	\$ 87,480	\$ 87,979
	532000	Utilities Expenses-Budget	\$ 906,000	\$ 1,261,000	\$ 1,311,440
	535000	Other Current Expenses - Bdgt	\$ 831,746	\$ 1,237,700	\$ 1,251,340
	535210	Freight-Delivery	\$ 1,992	\$ -	\$ -
	535520	Printing	\$ 20,000	\$ 20,000	\$ 20,000
	535960	Software Licensing Fees	\$ 580,500	\$ 710,000	\$ 740,000
	535990	Other Current Expenses	\$ 41,381	\$ -	\$ -
	552000	Taxes, Licenses & Permits-Bdgt	\$ 190,509	\$ 182,545	\$ 185,910
	553000	Judgements & Claims-Budget	\$ 501,700	\$ 200,000	\$ 200,000
		Non-Personnel Subtotal	\$ 15,248,943	\$ 16,001,866	\$ 15,275,104
5400Mat&Su	540000	Materials & Supplies-Budget	\$ 1,225,785	\$ 1,504,672	\$ 1,554,820
	542990	Other Bldg Maint Supplies	\$ 612	\$ -	\$ -
	546990	Food	\$ -	\$ 20,000	\$ 25,000

Account Lvl 5 Title	Account	Account Title	FY 2023-24 Budget	FY 2024-25 Budget	FY 2025-26 Budget
	549250	Minor Data Processing Equipmnt	\$ 107,508	\$ 97,000	\$ 100,880
		Materials & Supplies Subtotal	\$ 1,333,905	\$ 1,621,672	\$ 1,680,700
5600CapOut	560000	Equipment Purchase-Budget	\$ 1,051,943	\$ 988,703	\$ 909,273
		Equipment Subtotal	\$ 1,051,943	\$ 988,703	\$ 909,273
5700DebSvc	570000	Debt Service-Budget	\$ 6,135,955	\$ 6,445,497	\$ 6,483,792
		Debt Service Subtotal	\$ 6,135,955	\$ 6,445,497	\$ 6,483,792
5810OthDep	581010	EF-Airport	\$ 51,000	\$ 26,000	\$ 26,000
	581013	GF-PUC-Ueb	\$ 39,500	\$ 39,500	\$ 39,500
	581014	GF-PUC-Hetch Hetchy	\$ -	\$ 50,000	\$ 50,000
	581015	Human Resources Modernization	\$ 33,947	\$ 18,408	\$ 18,719
	581016	Diversity Equity Inclusion	\$ 7,535	\$ 6,359	\$ 6,586
	581051	GF-PUC-Light Heat & Power	\$ 3,377,429	\$ 3,646,818	\$ 4,012,326
	581065	Adm-Real Estate Special Svcs	\$ 225,012	\$ 246,524	\$ 258,384
	581067	Sr-DPW-Bldg & Street Repair	\$ 23,567	\$ 24,392	\$ 25,246
	581068	Sr-DPW-Street Cleaning	\$ 214,245	\$ 221,744	\$ 229,505
	581070	GF-Board Of Supervisors	\$ 3,609	\$ 3,609	\$ 3,609
	581071	Sr-DPW-Engineering	\$ 40,600	\$ 40,600	\$ 40,600
	581078	Sr-DPW-Street Repair	\$ 49,919	\$ 51,666	\$ 53,474
	581081	Sr-DPW-Urban Forestry	\$ 16,175	\$ 16,742	\$ 17,328
	581120	GF-CON-Accounting Ops	\$ 155,558	\$ 184,028	\$ 191,248
	581130	GF-Con-Internal Audits	\$ 285,006	\$ 300,295	\$ 293,188
	581140	DT Technology Projects	\$ 255,386	\$ 538,842	\$ 550,370
	581142	DT Citywide Public Cloud	\$ -	\$ 6,246	\$ 6,246
	581160	GF-Adm-General(AAO)	\$ 153,737	\$ 58,737	\$ 58,737
	581170	GF-Risk Management Svcs (AAO)	\$ 11,535,805	\$ 13,165,069	\$ 15,061,724
	581180	GF-Con-Fast Team	\$ 200,000	\$ 250,000	\$ 250,000
	581190	GF-Convention Facilities	\$ -	\$ 95,000	\$ 95,000
	581210	DT Technology Infrastructure	\$ 942,398	\$ 983,523	\$ 1,061,712
	581245	GF-CON-Information System Ops	\$ 374,725	\$ 448,442	\$ 460,271
	581250	GF-City Planning	\$ 150,000	\$ 200,000	\$ 200,000
	581270	GF-City Attorney-Legal Service	\$ 3,400,000	\$ 3,430,000	\$ 3,430,000
	581280	DT SFGov TV Services	\$ 86,555	\$ 80,036	\$ 80,036
	581325	DT Enterprise Tech Contracts	\$ 169,533	\$ 193,171	\$ 198,944
	581330	GF-Bus & Ecn Dev	\$ 400,000	\$ 400,000	\$ 400,000
	581350	GF-Emergency Communications	\$ 16,642	\$ 16,642	\$ 16,642
	581360	DT Telecommunications Services	\$ 323,829	\$ 379,167	\$ 379,167
	581370	GF-Environment	\$ 87,008	\$ 88,635	\$ 90,826
	581390	GF-Fire	\$ 5,116,041	\$ 5,450,458	\$ 5,602,112
	581421	GF-GEN-Govt Ops Recovery	\$ 36,239	\$ 64,855	\$ 64,855
	581430	GF-HR-Equal Emplmnt Opportuni	\$ 124,180	\$ 92,155	\$ 94,976
	581450	GF-HR-Mgmt Training	\$ 11,188	\$ 11,188	\$ 11,188
	581460	GF-HR-Workers' Comp Claims	\$ 1,114,000	\$ 1,753,000	\$ 1,824,000
	581470	GF-HR-EMPLOYMENTSERVICES	\$ 19,604	\$ 95,331	\$ 105,873
	581480	GF-HR-Employee Relations	\$ 27,977	\$ 28,816	\$ 28,816
	581490	GF-HR-Drug Testing	\$ 7,032	\$ -	\$ -
	581500	GF-Human Rights Commission	\$ 232,765	\$ 133,503	\$ 146,079
	581520	Ef-SFGH-Medical Service	\$ 41,900	\$ 41,900	\$ 41,900
	581600	GF-HR-Tuition Reimbursment Aap	\$ 9,177	\$ 9,177	\$ 9,177
	581660	GF-Chf-Youth Works	\$ 61,572	\$ -	\$ -
	581690	GF-Mayor'S Office Services	\$ 34,006	\$ 35,770	\$ 36,916
	581710	Is-Purch-Centr'l Shop-AutoMaint	\$ 790,928	\$ 838,735	\$ 873,109
	581740	Is-Purch-Centr'l Shop-FuelStock	\$ 182,837	\$ 380,389	\$ 395,978
	581750	GF-Purch-General Office	\$ 130,685	\$ 138,926	\$ 144,236
	581770	GF-Parking & Traffic	\$ 3,180,906	\$ 3,031,000	\$ 2,531,640
	581780	OCA-Labor Standard Enforcement	\$ 22,599	\$ 29,674	\$ 30,243
	581820	Is-Purch-Reproduction	\$ 15,000	\$ 16,000	\$ 16,000
	581830	GF-Police Security	\$ 1,631,451	\$ 2,109,383	\$ 2,198,329
	581860	GF-Real Estate Service	\$ 25,000	\$ 25,000	\$ 25,000
	581870	GF-HR-SF Fellows Program	\$ 120,000	\$ 240,000	\$ -

Account Lvl 5 Title	Account	Account Title	FY 2023-24 Budget	FY 2024-25 Budget	FY 2025-26 Budget
	581880	GF-Rec & Park-Gardener	\$ 92,000	\$ 92,000	\$ 92,400
	581920	GF-HRc Surety Bond	\$ 87,679	\$ 84,855	\$ 85,348
	581980	GF-Tax Collector	\$ 6,982	\$ 7,261	\$ 7,552
		Work Orders Subtotal	\$ 35,740,468	\$ 39,919,571	\$ 41,971,115
5060ProgPr	506070	Programmatic Projects-Budget	\$ 4,551,589	\$ 4,633,062	\$ 4,472,062
		Programmatic Projects Subtotal	\$ 4,551,589	\$ 4,633,062	\$ 4,472,062
GRAND TOTAL			\$ 115,198,288	\$ 123,397,739	\$ 127,266,830

ENGINEERING

The Engineering Division provides project and construction management, engineering design, facility inspection, construction contracting, building code enforcement, and permit review services for all structures within Port's jurisdiction.

The fiscal year 2024-25 budget is \$8.31 million, including: \$4.93 million in Salaries, \$1.58 million in Mandatory Benefits, \$0.78 million in Non-Personnel Services, \$0.01 million in Materials & Supplies, and \$1.02 million in Work Orders with other City departments.

The fiscal year 2025-26 budget is \$8.59 million, including: \$5.11 million in Salaries, \$1.63 million in Mandatory Benefits, \$0.78 million in Non-Personnel Services, \$0.01 million in Materials & Supplies, and \$1.06 million in Work Orders with other City departments.

Summary of Changes:

- Increases in Personnel due to attrition rates reverting to pre-pandemic levels.
- Reduction in Non-Personnel Services due to consolidating all software licensing within Finance & Administration's Information Technology budget.

Account Roll Up	Description	FY 2023-24 Budget	Change	FY 2024-25 Budget	Change	FY 2025-26 Budget
Personnel	Salaries	\$ 4,192,178	\$ 735,917	\$ 4,928,095	\$ 183,102	\$ 5,111,197
	Mandatory Fringe Benefits	\$ 1,305,427	\$ 270,133	\$ 1,575,560	\$ 55,584	\$ 1,631,144
	Personnel Subtotal	\$ 5,497,605	\$ 1,006,050	\$ 6,503,655	\$ 238,686	\$ 6,742,341
Non-Personnel Services	Air Travel - Employees	\$ 4,540	\$ 740	\$ 5,280	\$ (530)	\$ 4,750
	Non-Air Travel - Employees	\$ 7,979	\$ 1,221	\$ 9,200	\$ (900)	\$ 8,300
	Membership Fees	\$ 8,691	\$ -	\$ 8,691	\$ -	\$ 8,691
	Prof & Specialized Svcs-Bdgt	\$ 711,000	\$ -	\$ 711,000	\$ -	\$ 711,000
	Maint Svcs-Equipment-Budget	\$ 1,500	\$ -	\$ 1,500	\$ -	\$ 1,500
	Other Current Expenses - Bdgt	\$ 20,700	\$ -	\$ 20,700	\$ -	\$ 20,700
	Printing	\$ 20,000	\$ -	\$ 20,000	\$ -	\$ 20,000
	Software Licensing Fees	\$ 47,000	\$ (47,000)	\$ -	\$ -	\$ -
	Taxes, Licenses & Permits-Bdgt	\$ 6,909	\$ -	\$ 6,909	\$ -	\$ 6,909
	Non-Personnel Subtotal	\$ 828,319	\$ (45,039)	\$ 783,280	\$ (1,430)	\$ 781,850
Materials & Supplies	Materials & Supplies-Budget	\$ 7,000	\$ -	\$ 7,000	\$ 3,000	\$ 10,000
	Materials & Supplies Subtotal	\$ 7,000	\$ -	\$ 7,000	\$ 3,000	\$ 10,000
Work Orders	[GF-PUC-Ueb] - Project Pull internship program	\$ 39,500	\$ -	\$ 39,500	\$ -	\$ 39,500
	[Sr-DPW-Engineering] - as-needed services	\$ 40,600	\$ -	\$ 40,600	\$ -	\$ 40,600
	[GF-Fire] - plan review, inspection, permit issuance	\$ 885,200	\$ 54,448	\$ 939,648	\$ 37,604	\$ 977,252
	Work Orders Subtotal	\$ 965,300	\$ 54,448	\$ 1,019,748	\$ 37,604	\$ 1,057,352
GRAND TOTAL		\$ 7,298,224	\$ 1,015,459	\$ 8,313,683	\$ 277,860	\$ 8,591,543

ENGINEERING PROGRAMMATIC PROJECTS

Title	FY 2023-24 Budget	Change	FY 2024-25 Budget	Change	FY 2025-26 Budget
PO Facility Maint Repair P1 As-needed repair of Port facilities.	\$ 50,000	\$ -	\$ 50,000	\$ -	\$ 50,000
TOTAL	\$ 50,000	\$ -	\$ 50,000	\$ -	\$ 50,000

EXECUTIVE SUMMARY

The Executive Director is appointed by the Mayor and serves at the pleasure of the Port Commission to implement its policies and manage all activities within its jurisdiction. The Director, alongside the Chief Operating Officer, directly oversees Deputy Directors and offices within her purview, including External Affairs, Homeland Security, and Legal support provided by the City Attorney's Office.

The fiscal year 2024-25 budget is \$10.36 million, including: \$1.92 million in Salaries, \$0.67 million in Mandatory Benefits, \$2.02 million in Non-Personnel Services, \$0.16 million in Materials & Supplies, \$0.08 million in Equipment, and \$5.52 million in Work Orders with other City departments.

The fiscal year 2025-26 budget is \$9.35 million, including: \$2.09 million in Salaries, \$0.74 million in Mandatory Benefits, \$0.76 million in Non-Personnel Services, \$0.16 million in Materials & Supplies, and \$5.59 million in Work Orders with other City departments.

Summary of Changes:

- Increases in Personnel due to four (4) new positions to improve security for tenants and visitors.
- Decreases in Non-Personnel Services due to departure from contracted security providers and greater reliance on in-house staff.
- Increases in Materials & Supplies, Equipment, and Work Orders with Department of Technology and Police are all tied to the security enhancements, including camera installations and additional patrols along the waterfront.

Account Roll Up	Description	FY 2023-24 Budget	Change	FY 2024-25 Budget	Change	FY 2025-26 Budget
Personnel	Salaries	\$ 1,567,155	\$ 349,791	\$ 1,916,946	\$ 173,817	\$ 2,090,763
	Mandatory Fringe Benefits	\$ 514,351	\$ 154,732	\$ 669,083	\$ 74,489	\$ 743,572
	Personnel Subtotal	\$ 2,081,506	\$ 504,523	\$ 2,586,029	\$ 248,306	\$ 2,834,335
Non-Personnel Services	Air Travel - Employees	\$ 11,400	\$ -	\$ 11,400	\$ -	\$ 11,400
	Non-Air Travel - Employees	\$ 8,000	\$ 20	\$ 8,020	\$ -	\$ 8,020
	Membership Fees	\$ 43,850	\$ -	\$ 43,850	\$ -	\$ 43,850
	Entertainment & Promotion Bdgdt	\$ 117,350	\$ 101,000	\$ 218,350	\$ -	\$ 218,350
	Prof & Specialized Svcs-Bdgdt	\$ 283,368	\$ (83,368)	\$ 200,000	\$ -	\$ 200,000
	Maint Svcs-Bldgs & Impvts-Bdgdt	\$ 1,442,174	\$ (25,680)	\$ 1,416,494	\$ (1,256,334)	\$ 160,160
	Other Current Expenses - Bdgdt	\$ 132,000	\$ (10,000)	\$ 122,000	\$ -	\$ 122,000
	Non-Personnel Subtotal	\$ 2,038,142	\$ (18,028)	\$ 2,020,114	\$ (1,256,334)	\$ 763,780
Materials & Supplies	Materials & Supplies-Budget	\$ 3,750	\$ 154,250	\$ 158,000	\$ -	\$ 158,000
	Materials & Supplies Subtotal	\$ 3,750	\$ 154,250	\$ 158,000	\$ -	\$ 158,000
Equipment	Equipment Purchase-Budget	\$ -	\$ 80,000	\$ 80,000	\$ (80,000)	\$ -
	Equipment Subtotal	\$ -	\$ 80,000	\$ 80,000	\$ (80,000)	\$ -
Work Orders	[EF-Airport] - Port calendar graphic design & printing	\$ 25,000	\$ (25,000)	\$ -	\$ -	\$ -
	[DT Technology Projects] - CCTV installation & monitoring	\$ -	\$ 288,200	\$ 288,200	\$ 11,528	\$ 299,728
	[GF-Adm-General(AAO)] - fireworks shows (New Year's Eve, 4th of July, etc.)	\$ 95,000	\$ (95,000)	\$ -	\$ -	\$ -
	[GF-Convention Facilities] - fireworks shows (New Year's Eve, 4th of July, etc.)	\$ -	\$ 95,000	\$ 95,000	\$ -	\$ 95,000
	[GF-City Attorney-Legal Service] - in-house & outside counsel support	\$ 3,400,000	\$ -	\$ 3,400,000	\$ -	\$ 3,400,000

Account Roll Up	Description	FY 2023-24 Budget	Change	FY 2024-25 Budget	Change	FY 2025-26 Budget
	[GF-Bus & Ecn Dev] - OEWD as-needed services (ex., Port Vendor Program)	\$ 200,000	\$ -	\$ 200,000	\$ -	\$ 200,000
	[GF-Mayor'S Office Services] - contribution for lobbyists & policy analysts	\$ 34,006	\$ 1,764	\$ 35,770	\$ 1,146	\$ 36,916
	[GF-Police Security] - Portwide officers, bicycle patrol & marine unit	\$ 1,049,701	\$ 450,299	\$ 1,500,000	\$ 60,000	\$ 1,560,000
	Work Orders Subtotal	\$ 4,803,707	\$ 715,263	\$ 5,518,970	\$ 72,674	\$ 5,591,644
	GRAND TOTAL	\$ 8,927,105	\$ 1,436,008	\$ 10,363,113	\$ (1,015,354)	\$ 9,347,759

EXECUTIVE PROGRAMMATIC PROJECTS SUMMARY

Title	FY 2023-24 Budget	Change	FY 2024-25 Budget	Change	FY 2025-26 Budget
PO Homeland Security Enhancement	\$ -	\$ 145,000	\$ 145,000	\$ (70,000)	\$ 75,000
New in FY 2024-25 for unanticipated special projects tied to security efforts.					
PO Racial Equity Econ Impact Project	\$ 510,000	\$ 50,000	\$ 560,000	\$ -	\$ 560,000
As-needed racial equity services.					
TOTAL	\$ 510,000	\$ 195,000	\$ 705,000	\$ (70,000)	\$ 635,000

EXECUTIVE - COMMUNICATIONS

Account Roll Up	Description	FY 2023-24 Budget	Change	FY 2024-25 Budget	Change	FY 2025-26 Budget
Personnel	Salaries	\$ 340,985	\$ (204,473)	\$ 136,512	\$ 4,840	\$ 141,352
	Mandatory Fringe Benefits	\$ 126,449	\$ (74,895)	\$ 51,554	\$ 1,812	\$ 53,366
	Personnel Subtotal	\$ 467,434	\$ (279,368)	\$ 188,066	\$ 6,652	\$ 194,718
Non-Personnel Services	Non-Air Travel - Employees	\$ 500	\$ 20	\$ 520	\$ -	\$ 520
	Entertainment & Promotion Bdgt	\$ 98,350	\$ 101,000	\$ 199,350	\$ -	\$ 199,350
	Prof & Specialized Svcs-Bdgt	\$ 283,368	\$ (83,368)	\$ 200,000	\$ -	\$ 200,000
	Other Current Expenses - Bdgt	\$ 10,000	\$ -	\$ 10,000	\$ -	\$ 10,000
	Non-Personnel Subtotal	\$ 392,218	\$ 17,652	\$ 409,870	\$ -	\$ 409,870
Materials & Supplies	Materials & Supplies-Budget	\$ 3,000	\$ -	\$ 3,000	\$ -	\$ 3,000
	Materials & Supplies Subtotal	\$ 3,000	\$ -	\$ 3,000	\$ -	\$ 3,000
Work Orders	[EF-Airport] - Port calendar graphic design & printing	\$ 25,000	\$ (25,000)	\$ -	\$ -	\$ -
	[GF-Adm-General(AAO)] - fireworks shows (New Year's Eve, 4th of July, etc.)	\$ 95,000	\$ (95,000)	\$ -	\$ -	\$ -
	[GF-Convention Facilities] - fireworks shows (New Year's Eve, 4th of July, etc.)	\$ -	\$ 95,000	\$ 95,000	\$ -	\$ 95,000
	Work Orders Subtotal	\$ 120,000	\$ (25,000)	\$ 95,000	\$ -	\$ 95,000
GRAND TOTAL		\$ 982,652	\$ (286,716)	\$ 695,936	\$ 6,652	\$ 702,588

EXECUTIVE - COMMUNICATIONS PROGRAMMATIC PROJECTS

Title	FY 2023-24 Budget	Change	FY 2024-25 Budget	Change	FY 2025-26 Budget
PO Racial Equity Econ Impact	\$ 510,000	\$ 50,000	\$ 560,000	\$ -	\$ 560,000
TOTAL	\$ 510,000	\$ 50,000	\$ 560,000	\$ -	\$ 560,000

EXECUTIVE - GENERAL

Account Roll Up	Description	FY 2023-24 Budget	Change	FY 2024-25 Budget	Change	FY 2025-26 Budget
Personnel	Salaries	\$ 903,344	\$ 298,243	\$ 1,201,587	\$ 37,575	\$ 1,239,162
	Mandatory Fringe Benefits	\$ 266,914	\$ 114,972	\$ 381,886	\$ 10,615	\$ 392,501
	Personnel Subtotal	\$ 1,170,258	\$ 413,215	\$ 1,583,473	\$ 48,190	\$ 1,631,663
Non-Personnel Services	Air Travel - Employees	\$ 10,000	-	\$ 10,000	-	\$ 10,000
	Non-Air Travel - Employees	\$ 7,500	-	\$ 7,500	-	\$ 7,500
	Membership Fees	\$ 43,850	-	\$ 43,850	-	\$ 43,850
	Entertainment & Promotion Bdgt	\$ 19,000	-	\$ 19,000	-	\$ 19,000
	Other Current Expenses - Bdgt	\$ 112,000	\$ (10,000)	\$ 102,000	-	\$ 102,000
	Non-Personnel Subtotal	\$ 192,350	\$ (10,000)	\$ 182,350	-	\$ 182,350
Materials & Supplies	Materials & Supplies-Budget	\$ 750	\$ 4,250	\$ 5,000	-	\$ 5,000
	Materials & Supplies Subtotal	\$ 750	\$ 4,250	\$ 5,000	-	\$ 5,000
Work Orders	[GF-Bus & Ecn Dev] - OEWD as-needed services (ex., Port Vendor Program)	\$ 200,000	-	\$ 200,000	-	\$ 200,000
	[GF-Mayor'S Office Services] - contribution for lobbyists & policy analysts	\$ 34,006	\$ 1,764	\$ 35,770	\$ 1,146	\$ 36,916
	Work Orders Subtotal	\$ 234,006	\$ 1,764	\$ 235,770	\$ 1,146	\$ 236,916
	GRAND TOTAL	\$ 1,597,364	\$ 409,229	\$ 2,006,593	\$ 49,336	\$ 2,055,929

EXECUTIVE - HOMELAND SECURITY

Account Roll Up	Description	FY 2023-24 Budget	Change	FY 2024-25 Budget	Change	FY 2025-26 Budget
Personnel	Salaries	\$ 322,826	\$ 256,021	\$ 578,847	\$ 131,402	\$ 710,249
	Mandatory Fringe Benefits	\$ 120,988	\$ 114,655	\$ 235,643	\$ 62,062	\$ 297,705
	Personnel Subtotal	\$ 443,814	\$ 370,676	\$ 814,490	\$ 193,464	\$ 1,007,954
Non-Personnel Services	Air Travel - Employees	\$ 1,400	\$ -	\$ 1,400	\$ -	\$ 1,400
	Maint Svcs-Bldgs & Impvts-Bdgt	\$ 1,442,174	\$ (25,680)	\$ 1,416,494	\$ (1,256,334)	\$ 160,160
	Non-Personnel Subtotal	\$ 1,443,574	\$ (25,680)	\$ 1,417,894	\$ (1,256,334)	\$ 161,560
Materials & Supplies	Materials & Supplies-Budget	\$ -	\$ 150,000	\$ 150,000	\$ -	\$ 150,000
	Materials & Supplies Subtotal	\$ -	\$ 150,000	\$ 150,000	\$ -	\$ 150,000
Equipment	Equipment Purchase-Budget	\$ -	\$ 80,000	\$ 80,000	\$ (80,000)	\$ -
	Equipment Subtotal	\$ -	\$ 80,000	\$ 80,000	\$ (80,000)	\$ -
Work Orders	[DT Technology Projects] - CCTV installation & monitoring	\$ -	\$ 288,200	\$ 288,200	\$ 11,528	\$ 299,728
	[GF-Police Security] - Portwide officers, bicycle patrol & marine unit	\$ 1,049,701	\$ 450,299	\$ 1,500,000	\$ 60,000	\$ 1,560,000
	Work Orders Subtotal	\$ 1,049,701	\$ 738,499	\$ 1,788,200	\$ 71,528	\$ 1,859,728
GRAND TOTAL		\$ 2,937,089	\$ 1,313,495	\$ 4,250,584	\$ (1,071,342)	\$ 3,179,242

EXECUTIVE - HOMELAND SECURITY PROGRAMMATIC PROJECTS

Title	FY 2023-24 Budget	Change	FY 2024-25 Budget	Change	FY 2025-26 Budget
PO Homeland Security Enhancement	\$ -	\$ 145,000	\$ 145,000	\$ (70,000)	\$ 75,000
TOTAL	\$ -	\$ 145,000	\$ 145,000	\$ (70,000)	\$ 75,000

EXECUTIVE - LEGAL SERVICES

Account Roll Up	Description	FY 2023-24 Budget	Change	FY 2024-25 Budget	Change	FY 2025-26 Budget
Non-Personnel Services	Other Current Expenses - Bdgt	\$ 10,000	\$ -	\$ 10,000	\$ -	\$ 10,000
	Non-Personnel Subtotal	\$ 10,000	\$ -	\$ 10,000	\$ -	\$ 10,000
Work Orders	[GF-City Attorney-Legal Service] - in-house & outside counsel support	\$ 3,400,000	\$ -	\$ 3,400,000	\$ -	\$ 3,400,000
	Work Orders Subtotal	\$ 3,400,000	\$ -	\$ 3,400,000	\$ -	\$ 3,400,000
	GRAND TOTAL	\$ 3,410,000	\$ -	\$ 3,410,000	\$ -	\$ 3,410,000

FINANCE AND ADMINISTRATION SUMMARY

The Finance and Administration Division includes functions related to human resources, accounting, finance, contracts, information systems, and office/fleet management.

The fiscal year 2024-25 budget is \$39.61 million, including: \$6.82 million in Salaries, \$4.74 million in Mandatory Benefits, \$1.95 million in Overhead, \$1.78 million in Non-Personnel Services, \$0.18 million in Materials & Supplies, \$5.91 million in Debt Service, and \$18.23 million in Work Orders with other City departments.

The fiscal year 2025-26 budget is \$42.24 million, including: \$7.20 million in Salaries, \$5.00 million in Mandatory Benefits, \$1.99 million in Overhead, \$1.86 million in Non-Personnel Services, \$0.19 million in Materials & Supplies, \$5.95 million in Debt Service, and \$20.05 million in Work Orders with other City departments.

Summary of Changes:

- Increases in Personnel due to resumption in contribution to Citywide overhead along with six (6) position substitutions within HR, IT, and Purchasing teams.
- Increase in Non-Personnel Services in FY 25 due to expansion of training resources to support staff career development as part of the Port's Race Equity Action Plan.
- Increases in Work Orders primarily stem from risk management due to rising insurance premiums.

Account Roll Up	Description	FY 2023-24 Budget	Change	FY 2024-25 Budget	Change	FY 2025-26 Budget
Personnel	Salaries	\$ 7,249,201	\$ (432,967)	\$ 6,816,234	\$ 382,615	\$ 7,198,849
	Mandatory Fringe Benefits	\$ 4,935,576	\$ (192,647)	\$ 4,742,929	\$ 260,595	\$ 5,003,524
	Overhead	\$ -	\$ 1,950,841	\$ 1,950,841	\$ 43,264	\$ 1,994,105
	Personnel Subtotal	\$ 12,184,777	\$ 1,325,227	\$ 13,510,004	\$ 686,474	\$ 14,196,478
Non-Personnel Services	Air Travel - Employees	\$ 500	\$ 9,500	\$ 10,000	\$ 500	\$ 10,500
	Non-Air Travel - Employees	\$ 500	\$ 9,500	\$ 10,000	\$ 500	\$ 10,500
	Training - Budget	\$ 89,710	\$ 100,290	\$ 190,000	\$ -	\$ 190,000
	Employee Field Expenses-Budget	\$ 1,000	\$ (1,000)	\$ -	\$ -	\$ -
	Membership Fees	\$ 1,100	\$ (100)	\$ 1,000	\$ -	\$ 1,000
	Entertainment & Promotion Bdgt	\$ 35,000	\$ (35,000)	\$ -	\$ -	\$ -
	Promotional & Entertainment Exp	\$ -	\$ 50,000	\$ 50,000	\$ -	\$ 50,000
	Prof & Specialized Svcs-Bdgt	\$ 175,000	\$ 25,000	\$ 200,000	\$ 31,800	\$ 231,800
	Financial Services	\$ -	\$ 125,000	\$ 125,000	\$ 5,000	\$ 130,000
	Systems Consulting Services	\$ 73,000	\$ -	\$ 73,000	\$ 2,920	\$ 75,920
	Maint Svcs-Equipment-Budget	\$ 15,300	\$ (15,300)	\$ -	\$ -	\$ -
	Dp-Wp Equipment Maint	\$ 127,500	\$ -	\$ 127,500	\$ 5,100	\$ 132,600
	Other Current Expenses - Bdgt	\$ 57,700	\$ 23,300	\$ 81,000	\$ 2,040	\$ 83,040
	Software Licensing Fees	\$ 533,500	\$ 176,500	\$ 710,000	\$ 30,000	\$ 740,000
	Judgements & Claims-Budget	\$ 501,700	\$ (301,700)	\$ 200,000	\$ -	\$ 200,000
	Non-Personnel Subtotal	\$ 1,611,510	\$ 165,990	\$ 1,777,500	\$ 77,860	\$ 1,855,360
Materials & Supplies	Materials & Supplies-Budget	\$ 97,500	\$ (37,500)	\$ 60,000	\$ 2,400	\$ 62,400
	Food	\$ -	\$ 20,000	\$ 20,000	\$ 5,000	\$ 25,000
	Minor Data Processing Equipmnt	\$ 107,508	\$ (10,508)	\$ 97,000	\$ 3,880	\$ 100,880
	Materials & Supplies Subtotal	\$ 205,008	\$ (28,008)	\$ 177,000	\$ 11,280	\$ 188,280
Equipment	Equipment Purchase-Budget	\$ 53,070	\$ (53,070)	\$ -	\$ -	\$ -
	Equipment Subtotal	\$ 53,070	\$ (53,070)	\$ -	\$ -	\$ -

Account Roll Up		FY 2023-24		FY 2024-25		FY 2025-26	
Description	Budget	Change	Budget	Change	Budget	Change	Budget
Debt Service	\$ 5,600,000	\$	\$ 5,909,542	\$	\$ 5,947,837	\$	\$ 5,947,837
	5,600,000	\$	5,909,542	\$	5,947,837	\$	5,947,837
Debt Service Subtotal	\$ 5,600,000	\$	5,909,542	\$	5,947,837	\$	5,947,837
[Human Resources Modernization] - applicant tracking system & modernization (SmartRecruiters)	\$ 33,947	\$	(15,539)	\$	18,408	\$	311
[Diversity Equity Inclusion] - Citywide DEI coordination	\$ 7,535	\$	(1,176)	\$	6,359	\$	227
[GF-Board Of Supervisors] - Citywide membership dues (CSAC, NACO, and NLC)	\$ 3,609	\$	-	\$	3,609	\$	-
[GF-CON-Accounting Ops] - Accounting Operations & Suppliers Division (AOSD)	\$ 155,558	\$	28,470	\$	184,028	\$	7,220
[GF-Con-Internal Audits] - City Services Auditor	\$ 285,006	\$	15,289	\$	300,295	\$	(7,107)
[DT Technology Projects] - IT procurement pass-through	\$ 255,386	\$	(4,744)	\$	250,642	\$	-
[DT Citywide Public Cloud] - remote computer, virtual storage & data protection	\$ -	\$	6,246	\$	6,246	\$	-
[GF-Adim-General(AAO)] - Capital Planning Committee support	\$ 58,737	\$	-	\$	58,737	\$	-
[GF-Risk Management Svcs (AAO)] - insurance premiums & City's risk manager	\$ 11,433,935	\$	1,629,264	\$	13,063,199	\$	1,896,655
[GF-Con-Fast Team] - CFD/IFD debt accounting	\$ 200,000	\$	50,000	\$	250,000	\$	-
[DT Technology Infrastructure] - Citywide contribution	\$ 942,398	\$	41,125	\$	983,523	\$	78,189
[GF-CON-Information System Ops] - Systems Division (PeopleSoft)	\$ 374,725	\$	73,717	\$	448,442	\$	11,829
[DT SFGov TV Services] - public meeting broadcasting	\$ 86,555	\$	(6,519)	\$	80,036	\$	-
[DT Enterprise Tech Contracts] - enterprise license administration (ex., Adobe, DocuSign, Microsoft, etc.)	\$ 169,533	\$	23,638	\$	193,171	\$	5,773
[GF-Bus & Ecn Dev] - CityBuild internship program	\$ 200,000	\$	-	\$	200,000	\$	-
[DT Telecommunications Services] - telephone costs	\$ 323,829	\$	55,338	\$	379,167	\$	-
[GF-GEN-Govt Ops Recovery] - Government Operations Recovery Initiative contribution	\$ 36,239	\$	28,616	\$	64,855	\$	-
[GF-HR-Equal Employmnt Opportunij] - equal employment programs (EEO)	\$ 124,180	\$	(32,025)	\$	92,155	\$	2,821
[GF-HR-Mgmt Training] - professional development workshops & classes hosted by DHR	\$ 11,188	\$	-	\$	11,188	\$	-
[GF-HR-EMPLOYMENTSERVICES] - DHR recruitment & assessment	\$ 19,604	\$	75,727	\$	95,331	\$	10,542
[GF-HR-Employee Relations] - collective bargaining agreement administration	\$ 27,977	\$	839	\$	28,816	\$	-
[GF-HR-Drug Testing] - pre-employment screening	\$ 7,032	\$	(7,032)	\$	-	\$	-

Account Roll Up	Description	FY 2023-24 Budget	Change	FY 2024-25 Budget	Change	FY 2025-26 Budget
	[GF-Human Rights Commission] - Contract Monitoring Division support	\$ 232,765	\$ (99,262)	\$ 133,503	\$ 12,576	\$ 146,079
	[GF-HR-Tuition Reimbursement Aap] - Citywide tuition reimbursement program	\$ 9,177	\$ -	\$ 9,177	\$ -	\$ 9,177
	[GF-Chf-Youth Works] - Youthworks internship program	\$ 61,572	\$ (61,572)	\$ -	\$ -	\$ -
	[Is-Purch-Centr Shop-AutoMaint] - vehicle fleet smog certificates & maintenance	\$ 1,301	\$ 837,434	\$ 838,735	\$ 34,374	\$ 873,109
	[GF-Purch-General Office] - Office of Contract Administration support	\$ 130,685	\$ 8,241	\$ 138,926	\$ 5,310	\$ 144,236
	[GF-Parking & Traffic] - Genesis internship program	\$ 16,000	\$ -	\$ 16,000	\$ 640	\$ 16,640
	[OCA-Labor Standard Enforcement] - Office of Labor Standards Enforcement support	\$ 22,599	\$ 7,075	\$ 29,674	\$ 569	\$ 30,243
	[Is-Purch-Reproduction] - printing & graphic design (ex., business cards, parking hang tags, calendars, etc.)	\$ 15,000	\$ -	\$ 15,000	\$ -	\$ 15,000
	[GF-HR-SF Fellows Program] - sponsorship of fellowship positions in WRRP & Finance	\$ 120,000	\$ 120,000	\$ 240,000	\$ (240,000)	\$ -
	[GF-Rec & Park-Gardener] - wellness program fitness classes	\$ 10,000	\$ -	\$ 10,000	\$ 400	\$ 10,400
	[GF-HRc Surety Bond] - Citywide program contribution	\$ 87,679	\$ (2,824)	\$ 84,855	\$ 493	\$ 85,348
	Work Orders Subtotal	\$ 15,463,751	\$ 2,770,326	\$ 18,234,077	\$ 1,820,822	\$ 20,054,899
	GRAND TOTAL	\$ 35,118,116	\$ 4,490,007	\$ 39,608,123	\$ 2,634,731	\$ 42,242,854

FINANCE AND ADMINISTRATION PROGRAMMATIC PROJECTS SUMMARY

Title	FY 2023-24 Budget	Change	FY 2024-25 Budget	Change	FY 2025-26 Budget
Finance and Admin - Database Upgrades Project scoping for tenant management software.	\$ -	\$ 100,000	\$ 100,000	\$ (100,000)	\$ -
TOTAL	\$ -	\$ 100,000	\$ 100,000	\$ (100,000)	\$ -

FINANCE AND ADMINISTRATION - ACCOUNTING

Account Roll Up	Description	FY 2023-24 Budget	Change	FY 2024-25 Budget	Change	FY 2025-26 Budget
Personnel	Salaries	\$ 2,154,923	\$ (79,492)	\$ 2,075,431	\$ 73,593	\$ 2,149,024
	Mandatory Fringe Benefits	\$ 803,478	\$ (30,290)	\$ 773,188	\$ 28,355	\$ 801,543
	Personnel Subtotal	\$ 2,958,401	\$ (109,782)	\$ 2,848,619	\$ 101,948	\$ 2,950,567
Non-Personnel Services	Prof & Specialized Svcs-Bdgt	\$ 120,000	\$ 5,000	\$ 125,000	\$ 30,000	\$ 155,000
	Financial Services	\$ -	\$ 125,000	\$ 125,000	\$ 5,000	\$ 130,000
	Other Current Expenses - Bdgt	\$ 1,700	\$ (1,700)	\$ -	\$ -	\$ -
	Non-Personnel Subtotal	\$ 121,700	\$ 128,300	\$ 250,000	\$ 35,000	\$ 285,000
Work Orders	[GF-CON-Accounting Ops] - Accounting Operations & Suppliers Division (AOSD)	\$ 155,558	\$ 28,470	\$ 184,028	\$ 7,220	\$ 191,248
	[GF-Con-Internal Audits] - City Services Auditor	\$ 285,006	\$ 15,289	\$ 300,295	\$ (7,107)	\$ 293,188
	[GF-Con-Fast Team] - CFD/IFD debt accounting	\$ 200,000	\$ 50,000	\$ 250,000	\$ -	\$ 250,000
	[GF-CON-Information System Ops] - Systems Division (PeopleSoft)	\$ 374,725	\$ 73,717	\$ 448,442	\$ 11,829	\$ 460,271
	[GF-GEN-Govt Ops Recovery] - Government Operations Recovery Initiative contribution	\$ 36,239	\$ 28,616	\$ 64,855	\$ -	\$ 64,855
	Work Orders Subtotal	\$ 1,051,528	\$ 196,092	\$ 1,247,620	\$ 11,942	\$ 1,259,562
GRAND TOTAL		\$ 4,131,629	\$ 214,610	\$ 4,346,239	\$ 148,890	\$ 4,495,129

FINANCE AND ADMINISTRATION - ADMINISTRATION

Account Roll Up	Description	FY 2023-24 Budget	Change	FY 2024-25 Budget	Change	FY 2025-26 Budget
Personnel	Salaries	\$ (109,061)	\$ (155,634)	\$ (264,695)	\$ 131,532	\$ (133,163)
	Mandatory Fringe Benefits	\$ 2,255,345	\$ (81,092)	\$ 2,174,253	\$ 166,496	\$ 2,340,749
	Overhead	\$ -	\$ 1,950,841	\$ 1,950,841	\$ 43,264	\$ 1,994,105
	Personnel Subtotal	\$ 2,146,284	\$ 1,714,115	\$ 3,860,399	\$ 341,292	\$ 4,201,691
Non-Personnel Services	Air Travel - Employees	\$ -	\$ 10,000	\$ 10,000	\$ 500	\$ 10,500
	Non-Air Travel - Employees	\$ -	\$ 10,000	\$ 10,000	\$ 500	\$ 10,500
	Membership Fees	\$ 150	\$ 850	\$ 1,000	\$ -	\$ 1,000
	Promotional & Entertainment Exp	\$ -	\$ 50,000	\$ 50,000	\$ -	\$ 50,000
	Prof & Specialized Svcs-Bdgt	\$ -	\$ 30,000	\$ 30,000	\$ -	\$ 30,000
	Other Current Expenses - Bdgt	\$ 2,000	\$ (2,000)	\$ -	\$ -	\$ -
	Judgements & Claims-Budget	\$ 500,000	\$ (300,000)	\$ 200,000	\$ -	\$ 200,000
	Non-Personnel Subtotal	\$ 502,150	\$ (201,150)	\$ 301,000	\$ 1,000	\$ 302,000
Materials & Supplies	Food	\$ -	\$ 20,000	\$ 20,000	\$ 5,000	\$ 25,000
	Materials & Supplies Subtotal	\$ -	\$ 20,000	\$ 20,000	\$ 5,000	\$ 25,000
Work Orders	[GF-Board Of Supervisors] - Citywide membership dues (CSAC, NACO, and NLC)	\$ 3,609	\$ -	\$ 3,609	\$ -	\$ 3,609
	[GF-Risk Management Svcs (AAO)] - insurance premiums & City's risk manager	\$ 11,433,935	\$ 1,629,264	\$ 13,063,199	\$ 1,896,655	\$ 14,959,854
	[GF-Bus & Ecn Dev] - CityBuild internship program	\$ 200,000	\$ -	\$ 200,000	\$ -	\$ 200,000
	[GF-HRc Surety Bond] - Citywide program contribution	\$ 87,679	\$ (2,824)	\$ 84,855	\$ 493	\$ 85,348
	Work Orders Subtotal	\$ 11,725,223	\$ 1,626,440	\$ 13,351,663	\$ 1,897,148	\$ 15,248,811
GRAND TOTAL		\$ 14,373,657	\$ 3,159,405	\$ 17,533,062	\$ 2,244,440	\$ 19,777,502

FINANCE AND ADMINISTRATION - ADMINISTRATION PROGRAMMATIC PROJECTS

Title	FY 2023-24 Budget	Change	FY 2024-25 Budget	Change	FY 2025-26 Budget
Finance and Admin - Database Upgrades	\$ -	\$ 100,000	\$ 100,000	\$ (100,000)	\$ -
TOTAL	\$ -	\$ 100,000	\$ 100,000	\$ (100,000)	\$ -

FINANCE AND ADMINISTRATION - BUSINESS SERVICES

Account Roll Up	Description	FY 2023-24 Budget	Change	FY 2024-25 Budget	Change	FY 2025-26 Budget
Personnel	Salaries	\$ 438,201	\$ (17,858)	\$ 420,343	\$ 14,904	\$ 435,247
	Mandatory Fringe Benefits	\$ 180,911	\$ (6,953)	\$ 173,958	\$ 6,669	\$ 180,627
	Personnel Subtotal	\$ 619,112	\$ (24,811)	\$ 594,301	\$ 21,573	\$ 615,874
Non-Personnel Services	Employee Field Expenses-Budget	\$ 1,000	\$ (1,000)	\$ -	\$ -	\$ -
	Maint Svcs-Equipment-Budget	\$ 15,000	\$ (15,000)	\$ -	\$ -	\$ -
	Other Current Expenses - Bdgt	\$ 51,000	\$ -	\$ 51,000	\$ 2,040	\$ 53,040
	Non-Personnel Subtotal	\$ 67,000	\$ (16,000)	\$ 51,000	\$ 2,040	\$ 53,040
Materials & Supplies	Materials & Supplies-Budget	\$ 90,000	\$ (30,000)	\$ 60,000	\$ 2,400	\$ 62,400
	Materials & Supplies Subtotal	\$ 90,000	\$ (30,000)	\$ 60,000	\$ 2,400	\$ 62,400
Equipment	Equipment Purchase-Budget	\$ 53,070	\$ (53,070)	\$ -	\$ -	\$ -
	Equipment Subtotal	\$ 53,070	\$ (53,070)	\$ -	\$ -	\$ -
Work Orders	[Is-Purch-Centrl Shop-AutoMaint] - vehicle fleet smog certificates & maintenance	\$ 1,301	\$ 837,434	\$ 838,735	\$ 34,374	\$ 873,109
	[Is-Purch-Reproduction] - printing & graphic design (ex., business cards, parking hang tags, calendars, etc.)	\$ 15,000	\$ -	\$ 15,000	\$ -	\$ 15,000
	Work Orders Subtotal	\$ 16,301	\$ 837,434	\$ 853,735	\$ 34,374	\$ 888,109
GRAND TOTAL		\$ 845,483	\$ 713,553	\$ 1,559,036	\$ 60,387	\$ 1,619,423

FINANCE AND ADMINISTRATION - FINANCE

Account Roll Up	Description	FY 2023-24 Budget	Change	FY 2024-25 Budget	Change	FY 2025-26 Budget
Personnel	Salaries	\$ 1,698,166	\$ (244,697)	\$ 1,453,469	\$ 51,537	\$ 1,505,006
	Mandatory Fringe Benefits	\$ 625,001	\$ (99,245)	\$ 525,756	\$ 19,602	\$ 545,358
	Personnel Subtotal	\$ 2,323,167	\$ (343,942)	\$ 1,979,225	\$ 71,139	\$ 2,050,364
Non-Personnel Services	Air Travel - Employees	\$ 500	\$ (500)	\$ -	\$ -	\$ -
	Non-Air Travel - Employees	\$ 500	\$ (500)	\$ -	\$ -	\$ -
	Membership Fees	\$ 150	\$ (150)	\$ -	\$ -	\$ -
	Prof & Specialized Svcs-Bdgt	\$ 45,000	\$ -	\$ 45,000	\$ 1,800	\$ 46,800
	Other Current Expenses - Bdgt	\$ 1,000	\$ (1,000)	\$ -	\$ -	\$ -
	Non-Personnel Subtotal	\$ 47,150	\$ (2,150)	\$ 45,000	\$ 1,800	\$ 46,800
Debt Service	Debt Service-Budget	\$ 5,600,000	\$ 309,542	\$ 5,909,542	\$ 38,295	\$ 5,947,837
	Debt Service Subtotal	\$ 5,600,000	\$ 309,542	\$ 5,909,542	\$ 38,295	\$ 5,947,837
Work Orders	[GF-Adm-General(AAO)] - Capital Planning Committee support	\$ 58,737	\$ -	\$ 58,737	\$ -	\$ 58,737
	[GF-Purch-General Office] - Office of Contract Administration support	\$ 130,685	\$ 8,241	\$ 138,926	\$ 5,310	\$ 144,236
	[OCA-Labor Standard Enforcement] - Office of Labor Standards Enforcement support	\$ 22,599	\$ 7,075	\$ 29,674	\$ 569	\$ 30,243
	Work Orders Subtotal	\$ 212,021	\$ 15,316	\$ 227,337	\$ 5,879	\$ 233,216
GRAND TOTAL		\$ 8,182,338	\$ (21,234)	\$ 8,161,104	\$ 117,113	\$ 8,278,217

FINANCE AND ADMINISTRATION - HUMAN RESOURCES

Account Roll Up	Description	FY 2023-24 Budget	Change	FY 2024-25 Budget	Change	FY 2025-26 Budget
Personnel	Salaries	\$ 1,380,505	\$ 168,729	\$ 1,549,234	\$ 54,937	\$ 1,604,171
	Mandatory Fringe Benefits	\$ 506,129	\$ 50,999	\$ 557,128	\$ 20,143	\$ 577,271
	Personnel Subtotal	\$ 1,886,634	\$ 219,728	\$ 2,106,362	\$ 75,080	\$ 2,181,442
Non-Personnel Services	Training - Budget	\$ 89,710	\$ 100,290	\$ 190,000	\$ -	\$ 190,000
	Membership Fees	\$ 800	\$ (800)	\$ -	\$ -	\$ -
	Entertainment & Promotion Bdgt	\$ 35,000	\$ (35,000)	\$ -	\$ -	\$ -
	Prof & Specialized Svcs-Bdgt	\$ 10,000	\$ (10,000)	\$ -	\$ -	\$ -
	Maint Svcs-Equipment-Budget	\$ 300	\$ (300)	\$ -	\$ -	\$ -
	Other Current Expenses - Bdgt	\$ 2,000	\$ 28,000	\$ 30,000	\$ -	\$ 30,000
	Judgements & Claims-Budget	\$ 1,700	\$ (1,700)	\$ -	\$ -	\$ -
	Non-Personnel Subtotal	\$ 139,510	\$ 80,490	\$ 220,000	\$ -	\$ 220,000
Materials & Supplies	Materials & Supplies-Budget	\$ 7,500	\$ (7,500)	\$ -	\$ -	\$ -
	Materials & Supplies Subtotal	\$ 7,500	\$ (7,500)	\$ -	\$ -	\$ -
Work Orders	[Human Resources Modernization] - applicant tracking system & modernization (SmartRecruiters)	\$ 33,947	\$ (15,539)	\$ 18,408	\$ 311	\$ 18,719
	[Diversity Equity Inclusion] - Citywide DEI coordination	\$ 7,535	\$ (1,176)	\$ 6,359	\$ 227	\$ 6,586
	[GF-HR-Equal Employment Opportunt] - equal employment programs (EEO)	\$ 124,180	\$ (32,025)	\$ 92,155	\$ 2,821	\$ 94,976
	[GF-HR-Mgmt Training] - professional development workshops & classes hosted by DHR	\$ 11,188	\$ -	\$ 11,188	\$ -	\$ 11,188
	[GF-HR-EMPLOYMENTSERVICES] - DHR recruitment & assessment	\$ 19,604	\$ 75,727	\$ 95,331	\$ 10,542	\$ 105,873
	[GF-HR-Employee Relations] - collective bargaining agreement administration	\$ 27,977	\$ 839	\$ 28,816	\$ -	\$ 28,816
	[GF-HR-Drug Testing] - pre-employment screening	\$ 7,032	\$ (7,032)	\$ -	\$ -	\$ -
	[GF-Human Rights Commission] - Contract Monitoring Division support	\$ 232,765	\$ (99,262)	\$ 133,503	\$ 12,576	\$ 146,079
	[GF-HR-Tuition Reimbursement Aap] - Citywide tuition reimbursement program	\$ 9,177	\$ -	\$ 9,177	\$ -	\$ 9,177
	[GF-Chf-Youth Works] - Youthworks internship program	\$ 61,572	\$ (61,572)	\$ -	\$ -	\$ -
	[GF-Parking & Traffic] - Genesis internship program	\$ 16,000	\$ -	\$ 16,000	\$ 640	\$ 16,640
	[GF-HR-SF Fellows Program] - sponsorship of fellowship positions in WRP & Finance	\$ 120,000	\$ 120,000	\$ 240,000	\$ (240,000)	\$ -
	[GF-Rec & Park-Gardener] - wellness program fitness classes	\$ 10,000	\$ -	\$ 10,000	\$ 400	\$ 10,400
	Work Orders Subtotal	\$ 680,977	\$ (20,040)	\$ 660,937	\$ (212,483)	\$ 448,454
	GRAND TOTAL	\$ 2,714,621	\$ 272,678	\$ 2,987,299	\$ (137,403)	\$ 2,849,896

FINANCE AND ADMINISTRATION - IT

Account Roll Up	Description	FY 2023-24 Budget	Change	FY 2024-25 Budget	Change	FY 2025-26 Budget
Personnel	Salaries	\$ 1,693,920	\$ (111,468)	\$ 1,582,452	\$ 56,112	\$ 1,638,564
	Mandatory Fringe Benefits	\$ 568,072	\$ (29,426)	\$ 538,646	\$ 19,330	\$ 557,976
	Personnel Subtotal	\$ 2,261,992	\$ (140,894)	\$ 2,121,098	\$ 75,442	\$ 2,196,540
Non-Personnel Services	Systems Consulting Services	\$ 73,000	-	\$ 73,000	\$ 2,920	\$ 75,920
	Dp-Wp Equipment Maint	\$ 127,500	-	\$ 127,500	\$ 5,100	\$ 132,600
	Software Licensing Fees	\$ 533,500	\$ 176,500	\$ 710,000	\$ 30,000	\$ 740,000
	Non-Personnel Subtotal	\$ 734,000	\$ 176,500	\$ 910,500	\$ 38,020	\$ 948,520
Materials & Supplies	Minor Data Processing Equipmnt	\$ 107,508	\$ (10,508)	\$ 97,000	\$ 3,880	\$ 100,880
	Materials & Supplies Subtotal	\$ 107,508	\$ (10,508)	\$ 97,000	\$ 3,880	\$ 100,880
Work Orders	[DT Technology Projects] - IT procurement pass-through	\$ 255,386	\$ (4,744)	\$ 250,642	-	\$ 250,642
	[DT Citywide Public Cloud] - remote computer, virtual storage & data protection	-	\$ 6,246	\$ 6,246	-	\$ 6,246
	[DT Technology Infrastructure] - Citywide contribution	\$ 942,398	\$ 41,125	\$ 983,523	\$ 78,189	\$ 1,061,712
	[DT SFGov TV Services] - public meeting broadcasting	\$ 86,555	\$ (6,519)	\$ 80,036	-	\$ 80,036
	[DT Enterprise Tech Contracts] - enterprise license administration (ex., Adobe, DocuSign, Microsoft, etc.)	\$ 169,533	\$ 23,638	\$ 193,171	\$ 5,773	\$ 198,944
	[DT Telecommunications Services] - telephone costs	\$ 323,829	\$ 55,338	\$ 379,167	-	\$ 379,167
	Work Orders Subtotal	\$ 1,777,701	\$ 115,084	\$ 1,892,785	\$ 83,962	\$ 1,976,747
	GRAND TOTAL	\$ 4,881,201	\$ 140,182	\$ 5,021,383	\$ 201,304	\$ 5,222,687

MAINTENANCE

The Maintenance Division is a dedicated team of over 100 skilled craftspeople who steward the 7.5 miles of waterfront property, preserving and elevating the condition of critical Port assets.

The fiscal year 2024-25 budget is \$24.03 million, including: \$13.09 million in Salaries, \$5.04 million in Mandatory Benefits, \$0.85 million in Non-Personnel Services, \$1.25 million in Materials & Supplies, \$0.91 million in Equipment, and \$2.89 million in Work Orders with other City departments.

The fiscal year 2025-26 budget is \$25.13 million, including: \$13.75 million in Salaries, \$5.29 million in Mandatory Benefits, \$0.89 million in Non-Personnel Services, \$1.29 million in Materials & Supplies, \$0.91 million in Equipment, and \$3.00 million in Work Orders with other City departments.

Summary of Changes:

- Decrease in Personnel in FY 25 due to minor attrition adjustments and subsequent increase in FY 26 due to five (5) position substitutions to create career ladders and provide advancement opportunities.

- Increases in Work Orders primarily due to inflationary pressures from fuel prices and worker's compensation costs.

Account Roll Up	Description	FY 2023-24 Budget	Change	FY 2024-25 Budget	Change	FY 2025-26 Budget
Personnel	Salaries	\$ 13,343,598	\$ (250,751)	\$ 13,092,847	\$ 657,118	\$ 13,749,965
	Mandatory Fringe Benefits	\$ 5,203,533	\$ (163,606)	\$ 5,039,927	\$ 248,624	\$ 5,288,551
	Personnel Subtotal	\$ 18,547,131	\$ (414,357)	\$ 18,132,774	\$ 905,742	\$ 19,038,516
Non-Personnel Services	Air Travel - Employees	\$ 1,350	\$ (1,350)	\$ -	\$ -	\$ -
	Non-Air Travel - Employees	\$ 4,200	\$ (4,200)	\$ -	\$ -	\$ -
	Membership Fees	\$ 1,650	\$ (1,650)	\$ -	\$ -	\$ -
	Prof & Specialized Svcs-Bdgt	\$ 13,678	\$ 822	\$ 14,500	\$ 580	\$ 15,080
	Construction Contracts	\$ 334	\$ (334)	\$ -	\$ -	\$ -
	Maint Svcs-Bldgs & Impvts-Bdgt	\$ 87,614	\$ 16,940	\$ 104,554	\$ 4,182	\$ 108,736
	Scavenger Services	\$ 320,446	\$ -	\$ 320,446	\$ 12,818	\$ 333,264
	Maint Svcs-Equipment-Budget	\$ 48,875	\$ 39,125	\$ 88,000	\$ 3,520	\$ 91,520
	Other Equip Maint	\$ 35,428	\$ (35,428)	\$ -	\$ -	\$ -
	Rents-Leases-Bldgs&Struct-Bdgt	\$ 16,400	\$ 93,200	\$ 109,600	\$ 4,400	\$ 114,000
	Rents & Leases-Equipment-Bdgt	\$ 89,000	\$ (89,000)	\$ -	\$ -	\$ -
	Other Current Expenses - Bdgt	\$ 161,346	\$ 52,654	\$ 214,000	\$ 10,000	\$ 224,000
	Freight-Delivery	\$ 1,992	\$ (1,992)	\$ -	\$ -	\$ -
	Other Current Expenses	\$ 41,381	\$ (41,381)	\$ -	\$ -	\$ -
	Taxes, Licenses & Permits-Bdgt	\$ 11,200	\$ (11,200)	\$ -	\$ -	\$ -
	Non-Personnel Subtotal	\$ 834,894	\$ 16,206	\$ 851,100	\$ 35,500	\$ 886,600
Materials & Supplies	Materials & Supplies-Budget	\$ 1,098,060	\$ 150,612	\$ 1,248,672	\$ 43,948	\$ 1,292,620
	Other Bldg Maint Supplies	\$ 612	\$ (612)	\$ -	\$ -	\$ -
	Materials & Supplies Subtotal	\$ 1,098,672	\$ 150,000	\$ 1,248,672	\$ 43,948	\$ 1,292,620
Equipment	Equipment Purchase-Budget	\$ 998,873	\$ (90,170)	\$ 908,703	\$ 570	\$ 909,273
	Equipment Subtotal	\$ 998,873	\$ (90,170)	\$ 908,703	\$ 570	\$ 909,273
Work Orders	[GF-PUC-Hetch Hetchy] - maintenance/repair for Pier 94/96	\$ -	\$ 50,000	\$ 50,000	\$ -	\$ 50,000

Account Roll Up	Description	FY 2023-24 Budget	Change	FY 2024-25 Budget	Change	FY 2025-26 Budget
	[Adm-Real Estate Special Svcs] - elevator, fire alarm & sprinkler maintenance	\$ 225,012	\$ 21,512	\$ 246,524	\$ 11,860	\$ 258,384
	[Sr-DPW-Bldg & Street Repair] - as-needed building maintenance, repair & improvements	\$ 23,567	\$ 825	\$ 24,392	\$ 854	\$ 25,246
	[Sr-DPW-Street Cleaning] - Embarcadero landscape maintenance	\$ 214,245	\$ 7,499	\$ 221,744	\$ 7,761	\$ 229,505
	[Sr-DPW-Street Repair] - patching, potholing & crack sealing streets/sidewalks/piers	\$ 49,919	\$ 1,747	\$ 51,666	\$ 1,808	\$ 53,474
	[Sr-DPW-Urban Forestry] - tree assessment & pruning	\$ 16,175	\$ 567	\$ 16,742	\$ 586	\$ 17,328
	[GF-Emergency Communications] - Citywide radio replacement project	\$ 16,642	\$ -	\$ 16,642	\$ -	\$ 16,642
	[GF-Environment] - bio-diversity & urban forestry	\$ 87,008	\$ 1,627	\$ 88,635	\$ 2,191	\$ 90,826
	[GF-HR-Workers' Comp Claims] - workplace injury benefits	\$ 1,114,000	\$ 639,000	\$ 1,753,000	\$ 71,000	\$ 1,824,000
	[Ef-SFGH-Medical Service] - pre-employment screening	\$ 41,900	\$ -	\$ 41,900	\$ -	\$ 41,900
	[Is-Purch-Centr Shop-AutoMaint] - vehicle fleet smog certificates & maintenance	\$ 789,627	\$ (789,627)	\$ -	\$ -	\$ -
	[Is-Purch-Centr Shop-FuelStock] - vehicle fleet fuel	\$ 182,837	\$ 197,552	\$ 380,389	\$ 15,589	\$ 395,978
	Work Orders Subtotal	\$ 2,760,932	\$ 130,702	\$ 2,891,634	\$ 111,649	\$ 3,003,283
	GRAND TOTAL	\$ 24,240,502	\$ (207,619)	\$ 24,032,883	\$ 1,097,409	\$ 25,130,292

MAINTENANCE PROGRAMMATIC PROJECTS

Title	FY 2023-24 Budget	Change	FY 2024-25 Budget	Change	FY 2025-26 Budget
Stormwater Pollution Control	\$ 200,000	\$ (50,000)	\$ 150,000	\$ -	\$ 150,000
Remediation and prevention measures for compliance with environmental regulations.					
Abandoned Mat-Illegal Dumpin C	\$ 200,000	\$ (25,000)	\$ 175,000	\$ -	\$ 175,000
Characterization, remediation, removal, and/or disposition of hazardous materials or wastes left on Port property.					
Utility Annual Maintenance	\$ 80,000	\$ -	\$ 80,000	\$ -	\$ 80,000
Minor utility service improvements.					
Oil Spill Response Training &	\$ 90,000	\$ -	\$ 90,000	\$ -	\$ 90,000
Ongoing refresher training.					
Sanitary Sewer Management Plan	\$ 250,000	\$ (150,000)	\$ 100,000	\$ -	\$ 100,000
Condition assessment of sanitary sewer infrastructure.					
Tree Replacement & Maintenance	\$ -	\$ 180,000	\$ 180,000	\$ 9,000	\$ 189,000
New in FY 2024-25 to replace palm trees along Embarcadero.					

Title	FY 2023-24 Budget	Change	FY 2024-25 Budget	Change	FY 2025-26 Budget
GE Youth Employment & Environment	\$ 415,000	\$ -	\$ 415,000	\$ -	\$ 415,000
Intern programming and on-the-job training.					
PO Facility Maint Repair P50	\$ 407,000	\$ -	\$ 407,000	\$ -	\$ 407,000
Facility improvements at various locations.					
PO Crane Cove Park	\$ 368,527	\$ (168,527)	\$ 200,000	\$ -	\$ 200,000
Personnel costs for employees assigned to CCP.					
TOTAL	\$ 2,010,527	\$ (213,527)	\$ 1,797,000	\$ 9,000	\$ 1,806,000

MARITIME

The Maritime Division is responsible for managing and marketing a wide array of maritime industries: passenger cruise, cargo shipping, commercial and sport fishing, and ferry and excursion operations. The budget figures below exclude South Beach Harbor.

The fiscal year 2024-25 budget is \$10.19 million, including: \$1.95 million in Salaries, \$0.67 million in Mandatory Benefits, \$1.11 million in Non-Personnel Services, \$0.02 million in Materials & Supplies, and \$6.44 million in Work Orders with other City departments.

The fiscal year 2025-26 budget is \$10.64 million, including: \$2.04 million in Salaries, \$0.71 million in Mandatory Benefits, \$1.16 million in Non-Personnel Services, \$0.02 million in Materials & Supplies, and \$6.72 million in Work Orders with other City departments.

Summary of Changes:

- Decrease in Personnel in FY 25 due to minor attrition adjustments and subsequent increase in FY 26 due to two (2) position substitutions to meet the demands of the Fisherman's Wharf and Hyde Street Harbor environments.
- Decrease in Non-Personnel Services in FY 25 due to consolidating security expenses within Executive's Homeland Security budget and subsequent increase in FY 26 due to professional services capacity for feasibility studies related to a secondary cruise ship terminal and Backlands uses.

Account Roll Up	Description	FY 2023-24 Budget	Change	FY 2024-25 Budget	Change	FY 2025-26 Budget
Personnel	Salaries	\$ 2,027,526	\$ (77,212)	\$ 1,950,314	\$ 88,652	\$ 2,038,966
	Mandatory Fringe Benefits	\$ 700,991	\$ (27,108)	\$ 673,883	\$ 32,250	\$ 706,133
	Personnel Subtotal	\$ 2,728,517	\$ (104,320)	\$ 2,624,197	\$ 120,902	\$ 2,745,099
Non-Personnel Services	Air Travel - Employees	\$ 3,000	\$ 120	\$ 3,120	\$ 125	\$ 3,245
	Non-Air Travel - Employees	\$ 8,400	\$ 336	\$ 8,736	\$ 349	\$ 9,085
	Membership Fees	\$ 35,935	\$ (2,935)	\$ 33,000	\$ 1,320	\$ 34,320
	Entertainment & Promotion Bdgt	\$ 33,938	\$ (1,938)	\$ 32,000	\$ 1,280	\$ 33,280
	Prof & Specialized Svcs-Bdgt	\$ 800,000	\$ 100,000	\$ 900,000	\$ 36,000	\$ 936,000
	Maint Svcs-Bldgs & Impvts-Bdgt	\$ 300,000	\$ (300,000)	\$ -	\$ -	\$ -
	Rents & Leases-Equipment-Bdgt	\$ 12,000	\$ 480	\$ 12,480	\$ 499	\$ 12,979
	Utilities Expenses-Budget	\$ 10,300	\$ (10,300)	\$ -	\$ -	\$ -
	Other Current Expenses - Bdgt	\$ 19,000	\$ 21,000	\$ 40,000	\$ 1,600	\$ 41,600
	Taxes, Licenses & Permits-Bdgt	\$ 80,900	\$ 3,236	\$ 84,136	\$ 3,365	\$ 87,501
	Non-Personnel Subtotal	\$ 1,303,473	\$ (190,001)	\$ 1,113,472	\$ 44,538	\$ 1,158,010
Materials & Supplies	Materials & Supplies-Budget	\$ 9,475	\$ 10,525	\$ 20,000	\$ 800	\$ 20,800
	Materials & Supplies Subtotal	\$ 9,475	\$ 10,525	\$ 20,000	\$ 800	\$ 20,800
Work Orders	[EF-Airport] - graphic design & production of banners	\$ 26,000	\$ -	\$ 26,000	\$ -	\$ 26,000
	[GF-PUC-Light Heat & Power] - cruise ship shoreside power	\$ 1,656,100	\$ (133,784)	\$ 1,522,316	\$ 152,231	\$ 1,674,547
	[GF-Fire] - fire boat staffing & maintenance	\$ 3,990,949	\$ 271,529	\$ 4,262,478	\$ 103,774	\$ 4,366,252
	[GF-Parking & Traffic] - MTA vehicle/pedestrian control during cruise turnaround	\$ 15,000	\$ -	\$ 15,000	\$ -	\$ 15,000
	[GF-Police Security] - security requirements during cruise calls	\$ 581,750	\$ 27,633	\$ 609,383	\$ 28,946	\$ 638,329
	Work Orders Subtotal	\$ 6,269,799	\$ 165,378	\$ 6,435,177	\$ 284,951	\$ 6,720,128
	GRAND TOTAL	\$ 10,311,264	\$ (118,418)	\$ 10,192,846	\$ 451,191	\$ 10,644,037

MARITIME PROGRAMMATIC PROJECTS

Title	FY 2023-24 Budget	Change	FY 2024-25 Budget	Change	FY 2025-26 Budget
PO Cargo Fac Repair As-needed repairs and improvements of maritime facilities.	\$ 109,000	\$ -	\$ 109,000	\$ -	\$ 109,000
TOTAL	\$ 109,000	\$ -	\$ 109,000	\$ -	\$ 109,000

MARITIME - SOUTH BEACH HARBOR

South Beach Harbor (SBH) is a full-service marina, consisting of approximately 700 slips for recreational and commercial berthing. For financial purposes, the harbor is a stand-alone business unit, so all its revenues are dedicated to SBH operating and capital costs.

The fiscal year 2024-25 budget is \$3.84 million, including: \$1.12 million in Salaries, \$0.48 million in Mandatory Benefits, \$1.28 million in Programmatic Projects, \$0.54 million in Debt Service, and \$0.42 million in Work Orders with other City departments.

The fiscal year 2025-26 budget is \$3.95 million, including: \$1.18 million in Salaries, \$0.51 million in Mandatory Benefits, \$1.28 million in Programmatic Projects, \$0.54 million in Debt Service, and \$0.45 million in Work Orders with other City departments.

Summary of Changes:

- Decrease in Personnel in FY 25 due to minor attrition adjustments and subsequent increase in FY 26 due to one (1) position substitution to meet the demands of the Harbor environment.

Account Roll Up	Description	FY 2023-24 Budget	Change	FY 2024-25 Budget	Change	FY 2025-26 Budget
Personnel	Salaries	\$ 1,258,781	\$ (140,870)	\$ 1,117,911	\$ 60,051	\$ 1,177,962
	Mandatory Fringe Benefits	\$ 536,616	\$ (52,284)	\$ 484,332	\$ 27,859	\$ 512,191
	Personnel Subtotal	\$ 1,795,397	\$ (193,154)	\$ 1,602,243	\$ 87,910	\$ 1,690,153
Programmatic Projects	Programmatic Projects-Budget	\$ 1,280,062	\$ -	\$ 1,280,062	\$ -	\$ 1,280,062
	Programmatic Projects Subtotal	\$ 1,280,062	\$ -	\$ 1,280,062	\$ -	\$ 1,280,062
Debt Service	Debt Service-Budget	\$ 535,955	\$ -	\$ 535,955	\$ -	\$ 535,955
	Debt Service Subtotal	\$ 535,955	\$ -	\$ 535,955	\$ -	\$ 535,955
Work Orders	[GF-PUC-Light Heat & Power] - utility costs for electricity & gas at SBH	\$ 282,049	\$ (3,796)	\$ 278,253	\$ 27,826	\$ 306,079
	[GF-Risk Management Svcs (AAO)] - insurance premiums & City's risk manager	\$ 101,870	\$ -	\$ 101,870	\$ -	\$ 101,870
	[GF-City Attorney-Legal Service] - in-house & outside counsel support	\$ -	\$ 30,000	\$ 30,000	\$ -	\$ 30,000
	[Is-Purch-Reproduction] - printing & graphic design (ex., business cards, parking hang tags, etc.)	\$ -	\$ 1,000	\$ 1,000	\$ -	\$ 1,000
	[GF-Tax Collector] - payment lockbox services	\$ 6,982	\$ 279	\$ 7,261	\$ 291	\$ 7,552
	Work Orders Subtotal	\$ 390,901	\$ 27,483	\$ 418,384	\$ 28,117	\$ 446,501
	GRAND TOTAL	\$ 4,002,315	\$ (165,671)	\$ 3,836,644	\$ 116,027	\$ 3,952,671

PLANNING & ENVIRONMENT

The Planning and Environment Division develops and maintains land use policies with review responsibilities of building permits, leases, and development proposals, ensuring alignment with the Waterfront Plan and compliance with other government regulations.

The fiscal year 2024-25 budget is \$4.04 million, including: \$2.24 million in Salaries, \$0.71 million in Mandatory Benefits, \$0.77 million in Non-Personnel Services, \$0.01 million in Materials & Supplies, and \$0.31 million in Work Orders with other City departments.

The fiscal year 2025-26 budget is \$4.14 million, including: \$2.32 million in Salaries, \$0.74 million in Mandatory Benefits, \$0.76 million in Non-Personnel Services, \$0.01 million in Materials & Supplies, and \$0.31 million in Work Orders with other City departments.

Summary of Changes:

- Increases in Personnel due to attrition adjustments and two (2) position substitutions to accommodate larger workloads and more complex projects.
- Increase in Non-Personnel Services and Work Orders in FY 25 due to an upcoming study of the Southern Embarcadero.

Account Roll Up	Description	FY 2023-24 Budget	Change	FY 2024-25 Budget	Change	FY 2025-26 Budget
Personnel	Salaries	\$ 1,690,601	\$ 548,374	\$ 2,238,975	\$ 80,836	\$ 2,319,811
	Mandatory Fringe Benefits	\$ 526,248	\$ 188,229	\$ 714,477	\$ 25,997	\$ 740,474
	Personnel Subtotal	\$ 2,216,849	\$ 736,603	\$ 2,953,452	\$ 106,833	\$ 3,060,285
Non-Personnel Services	Air Travel - Employees	\$ 2,600	\$ 1,800	\$ 4,400	\$ -	\$ 4,400
	Non-Air Travel - Employees	\$ 6,200	\$ (1,800)	\$ 4,400	\$ -	\$ 4,400
	Membership Fees	\$ 3,305	\$ 195	\$ 3,500	\$ -	\$ 3,500
	Entertainment & Promotion Bdgt	\$ 15,000	\$ -	\$ 15,000	\$ (5,000)	\$ 10,000
	Prof & Specialized Svcs-Bdgt	\$ 550,000	\$ 100,000	\$ 650,000	\$ -	\$ 650,000
	Other Current Expenses - Bdgt	\$ 11,000	\$ (11,000)	\$ -	\$ -	\$ -
	Taxes, Licenses & Permits-Bdgt	\$ 90,000	\$ -	\$ 90,000	\$ -	\$ 90,000
	Non-Personnel Subtotal	\$ 678,105	\$ 89,195	\$ 767,300	\$ (5,000)	\$ 762,300
Materials & Supplies	Materials & Supplies-Budget	\$ 10,000	\$ -	\$ 10,000	\$ -	\$ 10,000
	Materials & Supplies Subtotal	\$ 10,000	\$ -	\$ 10,000	\$ -	\$ 10,000
Work Orders	[GF-City Planning] - Waterfront Plan & design review	\$ 150,000	\$ 50,000	\$ 200,000	\$ -	\$ 200,000
	[GF-Real Estate Service] - property appraisals & broker support	\$ 25,000	\$ -	\$ 25,000	\$ -	\$ 25,000
	[GF-Rec & Park-Gardener] - Greenagers internship program	\$ 82,000	\$ -	\$ 82,000	\$ -	\$ 82,000
	Work Orders Subtotal	\$ 257,000	\$ 50,000	\$ 307,000	\$ -	\$ 307,000
GRAND TOTAL		\$ 3,161,954	\$ 875,798	\$ 4,037,752	\$ 101,833	\$ 4,139,585

PLANNING & ENVIRONMENT PROGRAMMATIC PROJECTS

Title	FY 2023-24 Budget	Change	FY 2024-25 Budget	Change	FY 2025-26 Budget
Public Access Improvements	\$ 60,000	\$ -	\$ 60,000	\$ -	\$ 60,000
Variety of wayfinding, placemaking, and beautification efforts.					

Title	FY 2023-24 Budget	Change	FY 2024-25 Budget	Change	FY 2025-26 Budget
Heron's Head Park (Pier 98) Ongoing habitat monitoring and operation of the EcoCenter as well as educational and public programming relating to environmental and sustainability topics.	\$ 82,000	\$ -	\$ 82,000	\$ -	\$ 82,000
PO Env Cleanup Pier 39-45 Environmental oversight of PG&E's remediation project.	\$ 50,000	\$ -	\$ 50,000	\$ -	\$ 50,000
TOTAL	\$ 192,000	\$ -	\$ 192,000	\$ -	\$ 192,000

REAL ESTATE & DEVELOPMENT

The Real Estate and Development Division is responsible for marketing, leasing, and managing the Port's commercial and industrial property along the 7.5 miles of waterfront land that extends from Hyde Street Harbor in the north to Heron's Head Park in the south. In addition, the Division is responsible for overseeing development projects with significant public-private partnerships.

The fiscal year 2024-25 budget is \$19.66 million, including: \$4.35 million in Salaries, \$1.53 million in Mandatory Benefits, \$8.69 million in Non-Personnel Services, and \$5.09 million in Work Orders with other City departments.

The fiscal year 2025-26 budget is \$20.03 million, including: \$4.55 million in Salaries, \$1.61 million in Mandatory Benefits, \$9.07 million in Non-Personnel Services, and \$4.79 million in Work Orders with other City departments.

Summary of Changes:

- Decrease in Personnel in FY 25 due to minor attrition adjustments and subsequent increase in FY 26 due to three (3) position substitutions, mainly to increase property management capacity for special events and activations.
- Increases in Non-Personnel Services due to new stormwater program and expansion of parking meters to off-street lots.
- Increase in Work Orders in FY 25 due to PUC's projection for utility usage and subsequent decrease in FY 26 due to diminishing startup costs after initial expansion of parking operations under new MTA MOU.

Account Roll Up	Description	FY 2023-24 Budget	Change	FY 2024-25 Budget	Change	FY 2025-26 Budget
Personnel	Salaries	\$ 4,498,647	\$ (153,433)	\$ 4,345,214	\$ 208,701	\$ 4,553,915
	Mandatory Fringe Benefits	\$ 1,585,056	\$ (55,256)	\$ 1,529,800	\$ 83,862	\$ 1,613,662
	Personnel Subtotal	\$ 6,083,703	\$ (208,689)	\$ 5,875,014	\$ 292,563	\$ 6,167,577
Non-Personnel Services	Air Travel - Employees	\$ -	\$ 500	\$ 500	\$ 20	\$ 520
	Non-Air Travel - Employees	\$ -	\$ 2,000	\$ 2,000	\$ 80	\$ 2,080
	Membership Fees	\$ 2,300	\$ 1,200	\$ 3,500	\$ 140	\$ 3,640
	Prof & Specialized Svcs-Bdgt	\$ 1,000,000	\$ -	\$ 1,000,000	\$ 150,000	\$ 1,150,000
	Maint Svcs-Bldgs & Impvts-Bdgt	\$ 1,300,000	\$ (150,000)	\$ 1,150,000	\$ -	\$ 1,150,000
	Rents-Leases-Bldgs&Struct-Bdgt	\$ 4,165,000	\$ 270,600	\$ 4,435,600	\$ 177,424	\$ 4,613,024
	Rents & Leases-Equipment-Bdgt	\$ 160,000	\$ (85,000)	\$ 75,000	\$ -	\$ 75,000
	Utilities Expenses-Budget	\$ 895,700	\$ 365,300	\$ 1,261,000	\$ 50,440	\$ 1,311,440
	Other Current Expenses - Bdgt	\$ 430,000	\$ 330,000	\$ 760,000	\$ -	\$ 760,000
	Taxes, Licenses & Permits-Bdgt	\$ 1,500	\$ -	\$ 1,500	\$ -	\$ 1,500
	Non-Personnel Subtotal	\$ 7,954,500	\$ 734,600	\$ 8,689,100	\$ 378,104	\$ 9,067,204
Materials & Supplies	Materials & Supplies-Budget	\$ -	\$ 1,000	\$ 1,000	\$ -	\$ 1,000
	Materials & Supplies Subtotal	\$ -	\$ 1,000	\$ 1,000	\$ -	\$ 1,000
Work Orders	[GF-PUC-Light Heat & Power] - utility costs for electricity & gas Portwide	\$ 1,439,280	\$ 406,969	\$ 1,846,249	\$ 185,451	\$ 2,031,700
	[GF-Fire] - special event permit review	\$ 239,892	\$ 8,440	\$ 248,332	\$ 10,276	\$ 258,608
	[GF-Parking & Traffic] - MTA parking enforcement, meter maintenance, revenue collection	\$ 3,149,906	\$ (149,906)	\$ 3,000,000	\$ (500,000)	\$ 2,500,000
	Work Orders Subtotal	\$ 4,829,078	\$ 265,503	\$ 5,094,581	\$ (304,273)	\$ 4,790,308
	GRAND TOTAL	\$ 18,867,281	\$ 792,414	\$ 19,659,695	\$ 366,394	\$ 20,026,089

REAL ESTATE & DEVELOPMENT PROGRAMMATIC PROJECTS

Title	FY 2023-24 Budget	Change	FY 2024-25 Budget	Change	FY 2025-26 Budget
Miscellaneous Tenant Facility Improvements Minor repairs of leased facilities in preparation for occupancy.	\$ 400,000	\$ -	\$ 400,000	\$ -	\$ 400,000
TOTAL	\$ 400,000	\$ -	\$ 400,000	\$ -	\$ 400,000

**APPROVED EQUIPMENT REQUESTS:
FY 2024-25 & FY 2025-26**

Division	Description	New/ Replace	FY 2024-25 Budget	FY 2025-26 Budget
Homeland Security	Ford F150 w/police upfitting	New	\$ 80,000	
Maintenance	Boat Motor	Replace	\$ 5,800	
Maintenance	Boat Motor	Replace	\$ 5,800	
Maintenance	Boat Motor	Replace	\$ 5,800	
Maintenance	Bobcat Track Loader	New		\$ 104,944
Maintenance	Construction Trailer/ In Building Office	New	\$ 100,000	
Maintenance	Equip Flat Bed Truck Trailer	New	\$ 277,503	
Maintenance	Ford F350 Utility Body w/Lift Gates	New		\$ 72,047
Maintenance	Ford F350 Utility Body w/Lift Gates	New		\$ 72,047
Maintenance	Ford F350 Utility Body w/Lift Gates	Replace		\$ 72,047
Maintenance	Ford F350 Utility Body w/Lift Gates	Replace		\$ 72,047
Maintenance	Ford F350 Utility Body w/Lift Gates	Replace		\$ 72,047
Maintenance	Ford F350 Utility Body w/Lift Gates	Replace		\$ 72,047
Maintenance	Ford F350 Utility Body w/Lift Gates	Replace		\$ 72,047
Maintenance	Hybrid/Electric Trucks	Replace	\$ 75,000	
Maintenance	Hybrid/Electric Trucks	Replace	\$ 75,000	
Maintenance	Hybrid/Electric Trucks	Replace	\$ 75,000	
Maintenance	Hybrid/Electric Trucks	Replace		\$ 75,000
Maintenance	Hybrid/Electric Trucks	Replace		\$ 75,000
Maintenance	Hybrid/Electric Trucks	Replace		\$ 75,000
Maintenance	Hybrid/Electric Trucks	Replace		\$ 75,000
Maintenance	Paint Booth	New	\$ 50,000	
Maintenance	Precision Lathe	Replace	\$ 30,000	
Maintenance	Sheetmetal Brake	Replace	\$ 108,750	
Maintenance	Telescoping forklift with 18' boom	Replace	\$ 100,050	
		TOTAL	\$ 988,703	\$ 909,273

**APPROVED MEMBERSHIP REQUESTS:
FY 2024-25 & FY 2025-26**

Division	Description *	FY 2024-25 Budget	FY 2025-26 Budget
Engineering	American Institute of Architects (AIA)	\$ 3,591	\$ 3,591
Engineering	American Society of Civil Engineers (ASCE) - Member	\$ 2,500	\$ 2,500
Engineering	Engineering licenses	\$ 1,000	\$ 1,000
Engineering	Structural Engineers Assoc. of Northern California (SEAONC)	\$ 1,600	\$ 1,600
Executive	American Association of Port Authorities	\$ 19,000	\$ 19,000
Executive	Bay Area Council	\$ 6,500	\$ 6,500
Executive	Bay Planning Coalition	\$ 6,500	\$ 6,500
Executive	Hotel Council of San Francisco	\$ 1,500	\$ 1,500
Executive	SF Chamber of Commerce	\$ 4,700	\$ 4,700
Executive	SF Travel Association	\$ 650	\$ 650
Executive	SPUR	\$ 5,000	\$ 5,000
Finance & Administration	Human Resources membership	\$ 1,000	\$ 1,000
Maritime	California Association of Port Authorities	\$ 12,000	\$ 12,480
Maritime	Cruise Lines International	\$ 4,500	\$ 4,680
Maritime	Cruise the West	\$ 9,065	\$ 9,428
Maritime	Marine Exchange	\$ 1,500	\$ 1,560
Maritime	Navy League of the US	\$ 175	\$ 182
Maritime	Osaka Sister City Association	\$ 300	\$ 312
Maritime	Pacific Coast Congress of Harbormasters	\$ 265	\$ 276
Maritime	Pacific Transportation Association	\$ 165	\$ 172
Maritime	Passenger Vessel Association	\$ 1,300	\$ 1,352
Maritime	Peninsula Freight Rail Users	\$ 3,400	\$ 3,536
Maritime	Propeller Club of Northern California	\$ 330	\$ 343
P&E	American Planning Association Membership/American Institute of Certified Planners	\$ 1,550	\$ 1,550
P&E	American Society of Landscape Architects/California Landscape Architect License	\$ 800	\$ 800
P&E	California Association of Stormwater Quality Agencies	\$ 500	\$ 500
P&E	LEED accreditation fee	\$ 100	\$ 100
P&E	Qualified Stormwater Professional Certifications	\$ 550	\$ 550
Real Estate	Insurance Risk Management Institute (IRMI)	\$ 3,500	\$ 3,640
TOTAL		\$ 93,541	\$ 95,001

* Does not represent a commitment; only illustrates the types of memberships typically paid for, so may be substituted at each division's discretion.

**APPROVED SPONSORSHIP REQUESTS:
FY 2024-25 & FY 2025-26**

Description *	FY 2024-25 Budget	FY 2025-26 Budget
American Association of Port Authorities	\$ 3,000	\$ 3,000
Aquarium of the Bay	\$ 2,500	\$ 2,500
Bay Planning Coalition	\$ 1,000	\$ 1,000
Coalition for SF Neighborhoods	\$ 750	\$ 750
Coalition of Asian American Government Employees	\$ 500	\$ 500
Crew Network	\$ 750	\$ 750
CUESA	\$ 2,500	\$ 2,500
Fisherman's Wharf Association	\$ 5,000	\$ 5,000
Fisherman's Wharf Merchants Association	\$ 2,700	\$ 2,700
Friends of the Common Status of Women	\$ 1,750	\$ 1,750
International Partnering Institute	\$ 1,900	\$ 1,900
Pacific Transportation Association	\$ 5,000	\$ 5,000
Renaissance Entrepreneurship Center	\$ 2,500	\$ 2,500
San Francisco Business Times	\$ 1,500	\$ 1,500
San Francisco Ocean Film Festival	\$ 2,500	\$ 2,500
San Francisco Travel Association	\$ 1,500	\$ 1,500
SF African American Chamber of Commerce	\$ 5,000	\$ 5,000
SF Fleet Week Association	\$ 50,000	\$ 50,000
SPUR	\$ 5,000	\$ 5,000
The Sierra Club	\$ 2,500	\$ 2,500
Women's Foundation of California	\$ 500	\$ 500
TOTAL **	\$ 98,350	\$ 98,350

* Does not represent a commitment; only illustrates the types of sponsorships typically paid for, so may be substituted.

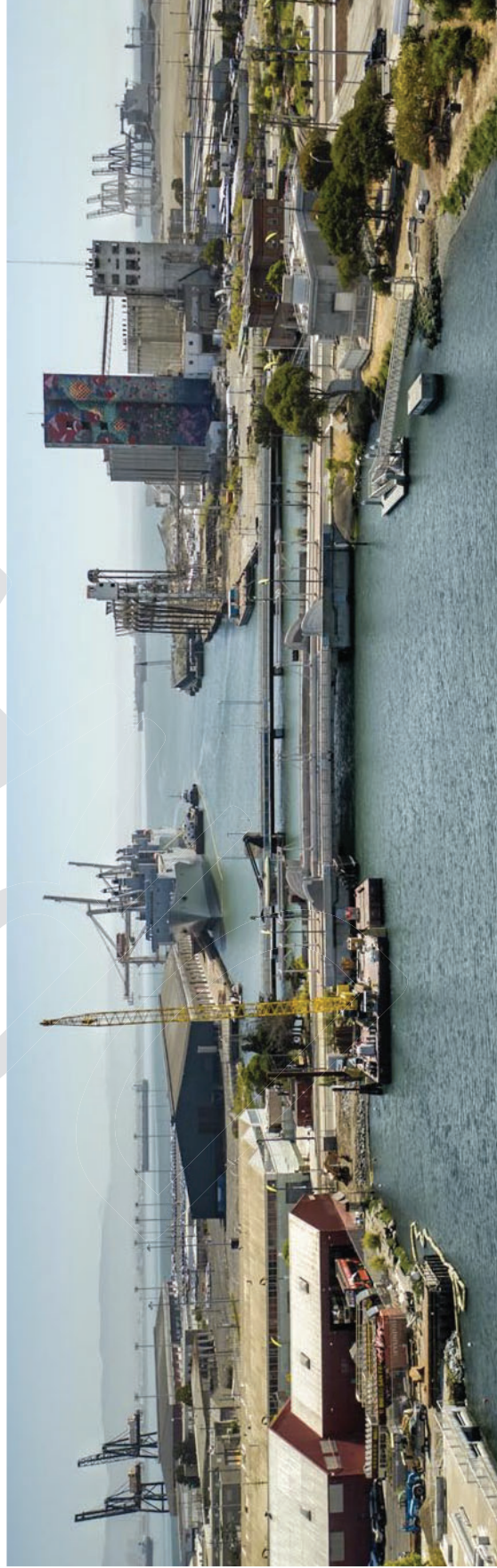
** Embedded within the Entertainment & Promotion line item of Executive Communications' budget.



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 which ranks each possible project after considering prior commitments, health and safety, leasing needs, strategic investment, and leverage of outside funds. The results of the that selection process are shown below, with details of each project provided in the next section.

	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		
Southern										
	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	1.1	22.3
	Southern Subtotal		\$19.8	\$4.5	\$1.5	\$1.1	\$1.1	\$1.1	\$1.1	\$29.1
South Beach Harbor (SBH)										
	South Beach Harbor	Ongoing	9.5	1.5	1.6	1.6	1.6	1.6	1.6	17.5
	South Beach Harbor (SBH) Subtotal		\$9.5	\$1.5	\$1.6	\$1.6	\$1.6	\$1.6	\$1.6	\$17.5
Northeast										
	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
	Northeast Subtotal		\$4.0	\$7.1	\$3.9	\$0.0	\$0.0	\$0.0	\$0.0	\$15.1
Fisherman's Wharf										
	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	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
	Fisherman's Wharf Subtotal		\$2.6	\$6.3	\$1.1	\$0.3	\$0.3	\$0.3	\$0.3	\$10.8

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		
Portwide									
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	
Port Security Grant - FY2021	Ongoing	-	0.2	-	-	-	-	0.2	
Portwide Ownership Project	February 2027	2.0	1.1	0.7	-	-	-	3.7	
Project Contingency	Ongoing	6.6	0.8	3.2	3.6	3.9	1.5	19.6	
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	
Portwide Subtotal		\$58.1	\$5.8	\$8.4	\$13.3	\$12.6	\$11.5	\$109.7	
Port Capital Expenses Total		\$94.0	\$25.3	\$16.5	\$16.3	\$15.5	\$14.5	\$182.1	
Waterfront Development Projects									
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	
Total Capital Expenses		\$126.4	\$52.0	\$27.3	\$27.8	\$27.8	\$27.5	\$288.9	
Waterfront Resilience Program (Bond)	Ongoing	87.5	9.2	69.5	226.2	161.3	92.2	645.9	
Total Capital Contributions		\$213.9	\$61.2	\$96.8	\$254.0	\$189.1	\$119.7	\$934.8	

Geographic Distribution of Investments



Portwide Projects (including WRP): \$610,037,016

Project Detail

Pier 70 Shipyard Shoreline and Sediment Remediation



Scope

The scope of this project includes 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
Total	\$2,500,000	\$500,000	\$0	\$0	\$0	\$0	\$0	\$3,000,000

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 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.

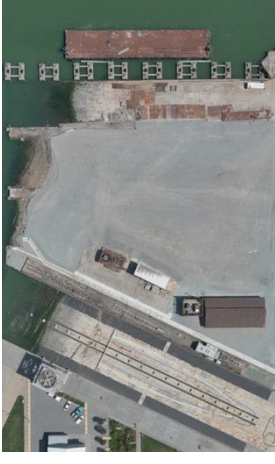
Sustainability – Protects the shoreline and bay waters from any upland residuals.

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					Remaining	
	Appropriation	24/25	25/26	26/27	27/28	28/29	Total
Port Harbor Fund	\$2,000,000	\$1,000,000	\$0	\$0	\$0	\$0	\$3,000,000
Total	\$2,000,000	\$1,000,000	\$0	\$0	\$0	\$0	\$3,000,000

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

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
Total	\$15,298,200	\$2,200,000	\$1,471,000	\$1,106,000	\$1,106,000	\$1,106,000	\$0	\$22,287,200

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.

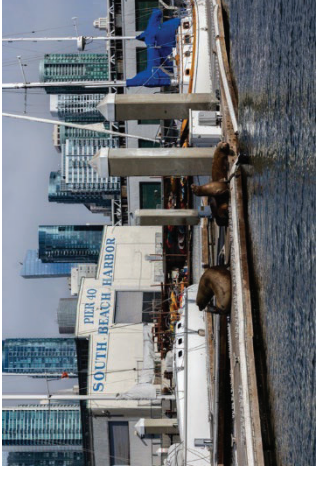
Estimated Project Completion

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 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 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
Total	\$9,530,466	\$1,527,868	\$1,602,599	\$1,607,737	\$1,611,311	\$1,613,207	\$0	\$17,493,188

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					Remaining		
	Appropriation	24/25	25/26	26/27	27/28	28/29	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
Total	\$942,493	\$2,603,000	\$0	\$0	\$0	\$0	\$0	\$3,545,493

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 replacement 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
Total	\$2,840,573	\$3,144,427	\$0	\$0	\$0	\$0	\$0	\$5,985,000

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
Total	\$0	\$0	\$2,662,000	\$0	\$0	\$0	\$0	\$2,662,000

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 increases 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
Total	\$232,000	\$500,000	\$0	\$0	\$0	\$0	\$0	\$732,000

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

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
Total	\$0	\$700,000	\$0	\$0	\$0	\$0	\$0	\$700,000

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 end points.

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
Total	\$923,080	\$13,000	\$250,000	\$250,000	\$250,000	\$250,000	\$0	\$1,936,080

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					Remaining		
	Appropriation	24/25	25/26	26/27	27/28	28/29	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
Total	\$1,700,000	\$4,769,000	\$0	\$0	\$0	\$0	\$0	\$6,469,000

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.

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

Sustainability - prevent debris and hazardous materials such as treated timber and asphalt from falling into the bay
 Real Estate & Development, Scott Landsittel

Funding Schedule

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

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 direct public to access the waterfront and harbor.

Project Sponsor

Maritime, Andrey Coleman

Funding Schedule

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

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 on-going 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 a 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 generations 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					Remaining	
	Appropriation	24/25	25/26	26/27	27/28	28/29	Need Total
Port Harbor Fund	\$2,035,695	\$1,060,000	\$652,000	\$1,101,000	\$631,000	\$1,338,000	\$0
State Stimulus	\$1,550,000	\$0	\$0	\$0	\$0	\$0	\$0
Total	\$3,584,695	\$1,060,000	\$652,000	\$1,101,000	\$631,000	\$1,338,000	\$0

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

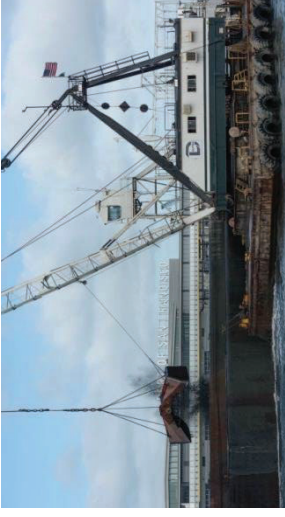


Photo by Dave Rauenbuehler



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
Total	\$19,935,444	\$0	\$0	\$4,875,000	\$4,005,000	\$4,005,000	\$0	\$32,820,444

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
Total	\$5,797,477	\$0	\$0	\$0	\$429,000	\$971,000	\$0	\$7,197,477

Funded Phase(s)

Construction

Potential External Revenue Sources

None

Estimated Project Completion

Ongoing

Port Security Grant – FY2021

Scope

This grant will fund maritime-based security training, CCTV upgrades, and remote CCTV access.

Advancing the Port’s Strategic Plan

Evolution – increase Port security through maritime-based security training and CCTV refresh with remote access to the existing Port CCTV System.

Project Sponsor

Executive – Homeland Security, Kyle Thomas

Funding Schedule

Source	Previous Appropriation	24/25	25/26	26/27	27/28	28/29	Remaining Need	Total
Grant Funds	\$0	\$118,314	\$0	\$0	\$0	\$0	\$0	\$118,314
Port Harbor Funds	\$0	\$39,438	\$0	\$0	\$0	\$0	\$0	\$39,438
Total	\$0	\$157,752	\$0	\$0	\$0	\$0	\$0	\$157,752

Funded Phase(s)

Construction

Potential External Revenue Sources

None

Estimated Project Completion

August 2026

Portwide Ownership Project

Scope

The primary deliverable of the project is an updated detailed GIS compatible map and associated CAD files which 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
Total	\$1,977,000	\$1,050,000	\$692,000	\$0	\$0	\$0	\$0	\$3,719,000

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

Source	Previous Appropriation	24/25	25/26	26/27	27/28	28/29	Remaining Need	Total
Port Harbor Fund	\$6,582,327	\$848,099	\$3,203,182	\$3,596,494	\$3,877,327	\$1,473,163	\$0	\$19,580,592
Total	\$6,582,327	\$848,099	\$3,203,182	\$3,596,494	\$3,877,327	\$1,473,163	\$0	\$19,580,592

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

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
Total	\$5,682,612	\$533,000	\$559,000	\$587,000	\$617,000	\$647,000	\$0	\$8,625,612

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

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

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 to 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
Total	\$101,551,271	\$10,865,324	\$72,095,621	\$228,635,681	\$163,647,071	\$94,563,303	\$0	\$671,358,271

Funded Phase(s)

Design and construction

Potential External Revenue Sources

In FY 2016-17 the City's 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