



**MEMORANDUM**

January 9, 2026

**TO:** MEMBERS, PORT COMMISSION  
Hon. Gail Gilman, President  
Hon. Stephen Engblom, Vice President  
Hon. Willie Adams  
Hon. Steven Lee  
Hon. Ken McNeely

**FROM:** Michael Martin  
Acting Executive Director

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*Michael Martin*  
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**SUBJECT:** Request approval to execute an amendment to the professional services contract with COWI/OLMM Joint Venture for architectural and engineering services for the Mission Bay Ferry Landing Project to extend the contract term through June 30, 2028.

**DIRECTOR'S RECOMMENDATION:** Approve the Attached Resolution No. 26-02

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**EXECUTIVE SUMMARY**

The Mission Bay Ferry Landing (“MBFL”) Project (the “Project”) will provide critical regional ferry service to the Central Waterfront, one of San Francisco’s fastest growing neighborhoods, which includes Mission Bay, Mission Rock, Dogpatch, Potrero Hill, and Pier 70. The Project will further activate existing maritime activity along the Port’s working waterfront.

To design the Project, the Port Commission authorized the award of a \$3,981,369 professional services contract (the “Contract”) to COWI/OLMM Joint Venture (“COWI”) on November 10, 2016 (Port Commission Resolution No. 16-44). The Contract has previously been amended for additional funds and time. The Contract’s total not-to-exceed amount is currently \$6,411,383 with an expiration of June 16, 2026.

Port staff seeks authorization to execute an amendment to the Contract to extend the Contract duration until June 30, 2028. This extension is necessary to provide bid and

construction support through substantial completion of the Project and possible delayed barge delivery.

## **STRATEGIC OBJECTIVE**

### Equity

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

The MBFL will provide critical regional ferry service to and from the Mission Bay neighborhood, one of the fastest-growing neighborhoods in San Francisco, as well as the Dogpatch, Potrero Hill, Pier 70, and the Central Waterfront neighborhoods. This connection will ease congestion on alternate transportation options. Regular ferry service will provide regional residents access to employment and recreation opportunities in the Mission Bay neighborhood.

### Sustainability

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

The Project will complete the remaining shade and fill mitigation removal of marine debris at Pier 64 immediately north of the MBFL Project area, and complete the erosion protection layer on the sediment cap to prevent the spread of contaminated sediment. The future Mission Bay Ferry Landing Phase 2b: Ferry Landing and Upland Infrastructure project will provide transportation options that reduce neighborhood and region dependence on private vehicle use and will provide electric ferry charging for emission-free ferry vessel operations.

### Evolution

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

MBFL will strengthen the Port financially by maximizing the value of Port property and increasing revenue opportunities for adjacent properties. Ferry service will attract and retain the tenants that build an economically viable Port.

## **BACKGROUND**

The Port and San Francisco Bay Ferry (“SF Bay Ferry”) are pursuing the development of the Mission Bay Ferry Landing to create a southern hub for ferry service into San Francisco that will address regional transportation demand generated by current and future developments near Mission Bay, including the Port’s developments at Mission Rock and Pier 70.

On July 12, 2016, the Port Commission authorized Port staff to advertise a Request for Proposals to solicit professional architectural and engineering consulting services for design and development support of the Mission Bay Ferry Landing Project (Port Commission Resolution No. 16-29). The Request for Proposal stated that the anticipated

contract term would run through November 2021 with an option to extend for two years, but that the actual term of the contract may vary depending on service and project needs.

On November 15, 2016, the Port Commission authorized Port staff to award a contract to the COWI/OLMM Joint Venture for \$3,981,369 and authorized a contract contingency of \$398,137 (10% of \$3,981,369) for a total contract authorization of \$4,379,506 (Port Commission Resolution No. 16-44). The Contract was awarded in the amount of \$3,981,369, and COWI started Project work in early 2017.

Due to needed value engineering and reorganization of the bid documents, the Port Commission authorized Port staff to execute an amendment to the Contract to increase the contract amount by \$785,166, resulting in an amended contract amount not to exceed \$4,766,535 (Port Commission Resolution No. 18-30), at the May 8, 2018, Port Commission meeting.

Following project delays related to COVID, on December 12, 2023, the Port Commission authorized Port staff to execute an amendment to extend the contract term through June 16, 2026 (Port Commission Resolution No. 23-54).

The Port and SF Bay Ferry were awarded an EPA Clean Ports grant to amend the scope of the underlying construction Project to include electric ferry charging infrastructure. To accommodate this change and to refresh the Project design to current building codes, on May 13, 2025, the Port Commission authorized Port staff to execute an amendment to the Contract to increase the contract amount by \$1,644,848, resulting in an amended Contract amount not to exceed \$6,411,383 (Port Commission Resolution No. 25-27).

The Project is anticipated to reach substantial completion in June of 2027, but final barge delivery by SFBF may be delayed until 2028. Staff recommends an additional Contract amendment to approve an extension of Contract services to provide bid and construction support through the completion and close-out of the Project and barge installation. The full consultant scope of work is described below. COWI has completed Phase 1 and Phase 2 of its scope.

Any amendment to the time will require Board of Supervisors approval pursuant to City Charter Section 9.118.

## **PROJECT SCOPE**

- **Phase 1 (Completed):** Conceptual Architectural and Engineering (“A/E”) Design and Ferry Landing Location Alternatives Analysis.
- **Phase 2 (Completed):** Engineering Design for the Development at the Selected Ferry Landing Site, as well as assisting with obtaining environmental permits under the California Environmental Quality Act (“CEQA”) and National Environmental Policy Act (“NEPA”).
- **Phase 3 (Ongoing):** Bid and Construction Stage A/E Services.

**LOCAL BUSINESS ENTERPRISE**

COWI is currently exceeding its 20% Local Business Enterprise (“LBE”) subcontracting requirement under the Contract. The LBE subcontracting requirement for this project is being met by utilizing the firms identified in Table 1. Certified LBEs will be performing 27% or \$1,736,900 of the total Contract work.

In addition to the LBE sub-consultants identified in Table 1, OLMM is a joint venture partner of COWI and will self-perform 16% or \$1,023,354 of the Contract work. OLMM is an Asian-American, LBE-MBE firm certified to provide structural engineering and construction management support.

**Table 1: Mission Bay Ferry Landing LBE Participation**

<b>Firm</b>	<b>Portion of Work</b>	<b>% of Contract Work</b>	<b>Amount of Contract Work</b>
Robin Chiang & Company	Architecture	6.10%	\$390,936
Geotechnical Consultants	Geotechnical Engineering	3.41%	\$218,682
HRA Consulting Engineers	Electrical Engineering	3.82%	\$245,152
MHC Engineers	Mechanical Engineering	0.97%	\$62,510
M. LEE Corporation	Cost Estimating	2.26%	\$144,927
Boudreau Associates	Permitting, Sediment Characterization	3.61%	\$231,568
Orion Environmental Associates	CEQA	0.22%	\$14,347
Adavant Consulting	CEQA	0.5%	\$32,025
LCW Consulting	CEQA	0.59%	\$37,720
Surface Design	Landscape Architecture	3.42%	\$219,498
Lotus Water	Civil & Hydrology	2.18%	\$139,535
	<b>Total</b>	<b>27.09%</b>	<b>\$1,736,900</b>

## PROJECT SCHEDULE

The following Project milestones will apply to the remaining Project schedule once the Contract amendment is approved:

- 100% Design Complete December 2025
- Contract Amendment Notice to Proceed January 2026
- Advertise Construction February 2026
- Award Construction April 2026
- Construction Notice to Proceed May 2026
- Substantial Completion June 2027

## FUNDING

This contract is supported by a combination of the Port Harbor Fund and the University of California, San Francisco (“UCSF”) grant awarded to the Port for completion of the Mission Bay Ferry Landing. The current appropriation is sufficient to fund the Contract as described in this report.

## RECOMMENDATION

Port staff recommends that the Port Commission authorize staff to seek Board of Supervisors approval to execute an amendment to the professional services contract with COWI/OLMM Joint Venture for architectural and engineering services for the Mission Bay Ferry Landing Project to extend the contract term through June 30, 2028.

Prepared by: Simon Betsalel, Project Manager  
Engineering Division

Alysabeth Alexander-Tut, Contracts Manager  
Finance and Administration Division

For: Wendy Proctor, Deputy Director  
Engineering Division

Meghan Wallace, Interim Deputy Director  
Finance and Administration Division

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

**RESOLUTION NO. 26-02**

WHEREAS, On July 12, 2016, the Port Commission authorized Port staff to advertise a Request for Proposals to solicit professional architectural and engineering consulting services for design and development support of the Mission Bay Ferry Landing Project (the "Project") (Port Commission Resolution No. 16-29); and

WHEREAS, On November 15, 2016, the Port Commission authorized Port staff to award a contract for architectural and engineering consulting services for the Project to COWI/OLMM Joint Venture ("COWI") for the amount of \$3,981,369 and authorized a contract contingency fund of \$398,137 (10% of \$3,981,369) for a total contract authorization of \$4,379,506 (Port Commission Resolution No. 16-44); and

WHEREAS, Port staff issued a Notice to Proceed to COWI in early 2017; and

WHEREAS, On May 8, 2018, Port staff modified the contract with COWI by executing an amendment to the COWI contract to increase the contract amount by \$785,166, resulting in an amended contract amount not to exceed \$4,766,535 (Port Commission Resolution No. 18-30); and

WHEREAS, On December 12, 2023, Port staff modified the contract with COWI by executing an amendment to extend the contract term through June 16, 2026 (Port Commission Resolution No. 23-54); and

WHEREAS, On May 13, 2025, Port staff modified the contract with COWI by executing a contract amendment to increase the contract amount by \$1,644,848, resulting in an amended contract amount not to exceed \$6,411,383 (Port Commission Resolution No. 25-27); and

WHEREAS, Port staff now recommend that the Port Commission authorize a contract amendment (the "Amendment") to the contract with COWI to extend the contract term through June 30, 2028; and

WHEREAS, The Amendment will incorporate the existing Local Business Enterprise subcontracting participation commitment of 20% established by the City Contract Monitoring Division; and

WHEREAS, The Amendment will extend the contract term beyond 10 years, which requires Board of Supervisors ("Board") approval pursuant to Section 9.118 of the San Francisco Charter; now, therefore be it

RESOLVED, That the San Francisco Port Commission hereby authorizes Port staff to seek Board approval to execute the Amendment to extend the contract term through June 30, 2028, pursuant to the Board's authority under Charter Section 9.118, and upon the effectiveness of such approval, to execute the contract amendment; and be it further

RESOLVED, That the Port Commission authorizes Port staff to take further action in connection with the Amendment that Port staff, in consultation with the City Attorney, determine are in the best interest of the Port, do not materially increase the obligations or liabilities of the Port or materially decrease the public benefits accruing to the Port, and are necessary and advisable to complete the transaction and effectuate the purpose and intent of this Resolution.

***I hereby certify that the foregoing resolution was adopted by the Port Commission at its meeting of January 13, 2026.***

DocuSigned by:

*Jenica Lin*

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Secretary