

1. Did you incur any costs as a result of direct pandemic response and support you provided in calendar year 2020?

Yes, the Port was at the forefront of the City's response, hosting the City's largest testing site at Piers 30-32 and a shelter in place facility for those experiencing homelessness near Pier 96 . The cost to prepare and maintain those sites, and Port labor costs to respond to the pandemic, are all anticipated to be reimbursed by FEMA as shown in Table 1 below. None of these costs are requested for reimbursement in this application. Note that none of the FEMA reimbursement addresses the revenue losses suffered by the Port, nor does reimbursement from FEMA assist in economic recovery.

Table 1. CY2020 COVID Costs

Costs subject to Reimbursement from FEMA	
General Emergency Protective Measures	1,297,951
Medical Care and Facilities	571,432
Non-congregate Sheltering	350,302
Total	2,219,685

The detail table below is organized by FEMA reimbursement directions. For backup on any given row, take the PW# from the table below and open the folder with the corresponding number in the folder: "1. COVID Cost Detail File:

Source: SF Controller's application to FEMA

Category	Submission	PW#	Department	Type	Category	Start date	End date	Paid OT Hrs	Cost of Paid OT	Reimbursable Reg Hrs	Cost of Reimb Reg	Cost of Nonpersonnel	TOTAL
General Emergency Protective Measures	FY20	45	PRT - Port	Personnel	Reimbursa	2/22/2020	3/6/2020			111	\$ 9,130.46		\$ 9,130.46
General Emergency Protective Measures	FY20	46	PRT - Port	Personnel	Reimbursa	3/7/2020	3/20/2020			136	\$ 9,586.36		\$ 9,586.36
General Emergency Protective Measures	FY20	47	PRT - Port	Personnel	Reimbursa	3/21/2020	4/3/2020			955	\$ 103,892.39		\$ 103,892.39
General Emergency Protective Measures	FY20	48	PRT - Port	Personnel	Reimbursa	4/4/2020	4/17/2020			1201.17	\$ 127,031.15		\$ 127,031.15
General Emergency Protective Measures	FY20	49	PRT - Port	Personnel	Reimbursa	4/18/2020	5/1/2020			287.5	\$ 33,307.12		\$ 33,307.12
General Emergency Protective Measures	FY20	50	PRT - Port	Personnel	Reimbursa	5/2/2020	5/15/2020			2050.5	\$ 168,378.34		\$ 168,378.34
General Emergency Protective Measures	FY20	102	PRT - Port	Nonpersor	Materials	3/20/2020	6/30/2020					\$ 1,647.21	\$ 1,647.21
General Emergency Protective Measures	FY20	249	PRT - Port	Personnel	Reimbursa	5/16/2020	5/29/2020			2215.5	\$ 187,857.31		\$ 187,857.31
General Emergency Protective Measures	FY20	250	PRT - Port	Personnel	Reimbursa	5/30/2020	6/12/2020			1966.5	\$ 163,938.67		\$ 163,938.67
General Emergency Protective Measures	FY20	251	PRT - Port	Personnel	Reimbursa	6/13/2020	6/26/2020			2000.5	\$ 151,600.63		\$ 151,600.63
General Emergency Protective Measures	FY20	252	PRT - Port	Personnel	Reimbursa	6/27/2020	6/30/2020			335	\$ 22,019.27		\$ 22,019.27
General Emergency Protective Measures	FY20	433	PRT - Port	Personnel	OT	2/22/2020	6/30/2020						\$ 19,988.52
General Emergency Protective Measures	FY21 (Calendar Year)	451	PRT - Port	Personnel	OT	7/1/2020	12/31/2020	259	\$ 19,988.52				\$ 19,988.52
General Emergency Protective Measures	FY21 (Calendar Year)	451	PRT - Port	Personnel	OT	7/1/2020	12/31/2020	57	\$ 3,074.12				\$ 3,074.12
General Emergency Protective Measures	FY21 (Calendar Year)	452	PRT - Port	Personnel	Reimbursa	7/1/2020	12/31/2020			3144.5	\$ 296,499.37		\$ 296,499.37
Medical Care and Facilities	FY20	6	PRT - Port	Personnel	Reimbursa	3/21/2020	4/3/2020			6	\$ 249.80		\$ 249.80
Medical Care and Facilities	FY20	7	PRT - Port	Personnel	Reimbursa	4/4/2020	4/17/2020			117	\$ 11,401.91		\$ 11,401.91
Medical Care and Facilities	FY20	8	PRT - Port	Personnel	Reimbursa	4/18/2020	5/1/2020			60	\$ 5,719.05		\$ 5,719.05
Medical Care and Facilities	FY20	9	PRT - Port	Personnel	Reimbursa	5/2/2020	5/15/2020			377	\$ 32,670.47		\$ 32,670.47
Medical Care and Facilities	FY20	17	PRT - Port	Nonpersor	Materials	3/20/2020	6/30/2020					\$ 20,748.78	\$ 20,748.78
Medical Care and Facilities	FY20	66	PRT - Port	Personnel	Reimbursa	5/16/2020	5/29/2020			179	\$ 15,573.85		\$ 15,573.85
Medical Care and Facilities	FY20	67	PRT - Port	Personnel	Reimbursa	5/30/2020	6/12/2020			108	\$ 8,398.03		\$ 8,398.03
Medical Care and Facilities	FY20	68	PRT - Port	Personnel	Reimbursa	6/13/2020	6/26/2020			38	\$ 3,682.42		\$ 3,682.42
Medical Care and Facilities	FY20	69	PRT - Port	Personnel	Reimbursa	6/27/2020	6/30/2020			2	\$ 199.08		\$ 199.08
Medical Care and Facilities	FY20	71	PRT - Port	Nonpersor	Contractec	3/20/2020	6/30/2020					\$ 237,560.55	\$ 237,560.55
Medical Care and Facilities	FY20	72	PRT - Port	Nonpersor	Rental Equ	3/20/2020	6/30/2020					\$ 21,098.42	\$ 21,098.42
Medical Care and Facilities	FY20	73	PRT - Port	Nonpersor	Existing Eq	4/4/2020	5/15/2020					\$ 2,053.42	\$ 2,053.42

Category	Submission	PW#	Department	Type	Category	Start date	End date	Paid OT Hrs	Cost of Paid OT	Reimbursable Reg Hrs	Cost of Reimb Reg	Cost of Nonpersonnel	TOTAL
Medical Care and Facilities	FY20	102	PRT - Port	Personnel	OT	2/22/2020	6/30/2020	92.5	\$ 7,397.86				\$ 7,397.86
Medical Care and Facilities	FY21 (Calendar Year)	151	PRT - Port	Personnel	OT	7/1/2020	12/31/2020	122	\$ 9,024.29				\$ 9,024.29
Medical Care and Facilities	FY21 (Calendar Year)	152	PRT - Port	Personnel	Reimbursable	7/1/2020	12/31/2020			2587.5	\$ 187,061.57		\$ 187,061.57
Medical Care and Facilities	FY21 (Calendar Year)	154	PRT - Port	Nonperson	Materials	7/1/2020	12/31/2020					\$ 8,592.62	\$ 8,592.62
Non-congregate Sheltering	FY20	8	PRT - Port	Personnel	Reimbursable	3/21/2020	4/3/2020			7	\$ 1,062.78		\$ 1,062.78
Non-congregate Sheltering	FY20	9	PRT - Port	Personnel	Reimbursable	4/4/2020	4/17/2020			524	\$ 49,687.79		\$ 49,687.79
Non-congregate Sheltering	FY20	10	PRT - Port	Personnel	Reimbursable	4/18/2020	5/1/2020			70	\$ 5,896.37		\$ 5,896.37
Non-congregate Sheltering	FY20	11	PRT - Port	Personnel	Reimbursable	5/2/2020	5/15/2020			370	\$ 29,522.12		\$ 29,522.12
Non-congregate Sheltering	FY20	32	PRT - Port	Nonperson	Materials	3/20/2020	6/30/2020					\$ 202,270.88	\$ 202,270.88
Non-congregate Sheltering	FY20	98	PRT - Port	Nonperson	Existing Eq	3/20/2020	6/30/2020					\$ 20,115.84	\$ 20,115.84
Non-congregate Sheltering	FY20	157	PRT - Port	Personnel	Reimbursable	5/16/2020	5/29/2020			99	\$ 5,979.76		\$ 5,979.76
Non-congregate Sheltering	FY20	158	PRT - Port	Personnel	Reimbursable	5/30/2020	6/12/2020			4.5	\$ 462.78		\$ 462.78
Non-congregate Sheltering	FY20	159	PRT - Port	Nonperson	Rental Equ	3/20/2020	6/30/2020					\$ 812.28	\$ 812.28
Non-congregate Sheltering	FY20-Amendment 161 - Amendment		PRT - Port	Personnel	OT	2/22/2020	6/30/2020	272.5	\$ 23,522.88				\$ 23,522.88
Non-congregate Sheltering	FY21 (Calendar Year)	189	PRT - Port	Personnel	OT	7/1/2020	12/31/2020	7	\$ 699.39				\$ 699.39
Non-congregate Sheltering	FY21 (Calendar Year)	190	PRT - Port	Personnel	Reimbursable	7/1/2020	12/31/2020			117	\$ 10,269.18		\$ 10,269.18
								810	\$ 63,707.06	19069.17	\$ 1,641,078.03	\$ 514,900.00	\$ 2,219,685.09

2. Did you experience any declines in your 2020 calendar year revenues?

Yes, the Port of San Francisco experienced revenue losses exceeding 40% in 2020. In May of 2020, a fire destroyed Shed C on Pier 45. The Port's property insurance is anticipated to reimburse the Port for revenue losses due to the fire (but not COVID) of \$54,249 (details in tab 2e: P45 Insurance Claim); therefore, the Port has reduced our revenue loss figures accordingly. See table 2 below for a summary. See Note 3 below for a discussion on the growth rate.

Table 2

Expected Revenues per Interim Rule Formula	132,014,073
<u>- Less Actuals</u>	<u>(75,343,694)</u>
=Lost Revenues	<u>56,670,379</u>
- Less Revenue Loss Reimbursable from Insurance	<u>(54,249)</u>
TOTAL	56,616,130

Notes on Methodology

1- The Port of SF used GFOA's revenue loss calculator (shown on worksheets 2a. GFOA Summary, 2b. GFOA Base Year, 2c. GFOA Growth Rate, and 2d. GFOA Actuals).

2- The Port of SF uses a FY ending June 31. In order to calculate revenue by CY, the Port used (a) audited financial statements for July 1 - June 30 revenues, (b) mid year reports which provided revenue from July 1 through Dec 31, and (c) calculated the Jan 1 - June 30 revenues by subtracting the amount in (b) from (a) as shown below.

<u>Document</u>	<u>Period</u>	<u>Amount</u>
(a) FY2020 Audited Financials	7/1/19 - 6/30/20	106,910,000
<u>Less (b) Mid Year Revenue Update</u>	<u>7/1//19 - 12/31/19</u>	<u>68,043,501</u>
	1/1/20-6/30/20	38,866,499
<u>Plus Mid Year Revenue Update</u>	<u>7/1/20 - 12/31/20</u>	<u>36,477,195</u>
= TOTAL CY2020 Actual Revenue		75,343,694

3- Growth Rate- As evidenced by the year end financials from the past three years, our average growth rate is 7.3%. Using the formula in the Interim Rule (greater of 4.1% or average of past 3 years), the Port's revenue loss assumes a 7.3% growth rate from base year. Notably, the average growth rate over 5 years was 7.5%, and over 10 years was 6.4%; therefore the Port's use of 7.4% conforms with the Interim Rule methodology as well as a broader historical look. See 2c. GFOA Growth Rate for details.

3. Did the port receive aid from any other pandemic-related stimulus or aid programs (for example, compensation you received from FEMA, local fiscal recovery funds, or other pandemic-related stimulus/aid programs)?

Yes, the Port anticipates receiving \$2,219,865 from FEMA (see response to 1 for details) and has reduced our funding request accordingly.

4. Proposed Use of Funds	Tranche		Total Projected Cost	Outcomes and Measures	State Budget Goals				State Lands Factors					
	1	2*			1: Mitigate Negative Economic Impacts	2: Generate Economic Growth	3: Restores Jobs/ Services	4: Supports Safe Operations	A: Avoids Layoffs	B: Restores Jobs/ Services	C: Supports Port Operations	D: Delayed Capital or Maint.	E: Benefits Marginalized Groups	F: Benefits the Public
Avoiding Approximately 50 Layoffs over 2 Years														
Avoiding 30 Direct Layoffs														
15 Maintenance Positions	5,400,000		5,400,000	n/a	x	x		x	x		x			
10 Real Estate and Maritime Operations	3,600,000		3,600,000		x	x		x	x		x			
5 Management and Executive positions	1,800,000		1,800,000		x	x			x		x			
Filling Positions Left Vacant During COVID														
20 Various Positions	5,400,000		5,400,000	n/a	x	x	x	x		x	x			
Driving Revenues to Fuel the Recovery														
Supporting a clean and safe waterfront for tourism														
Janitorial services along the Embarcadero and at Port tenancies	1,560,000		1,560,000	Increased retail rents compared to 2020	x	x		x	x		x		x	
Public safety support	5,700,000	780,000	6,480,000		x	x		x	x		x		x	
Emergency public safety repairs	3,282,498		3,282,498					x			x	x	x	
Fireboat support		9,360,000	9,360,000		x	x		x	x		x		x	
Filling Port rental vacancies, maintaining and increasing rent revenue														
Deferred Maintenance at Pier 29.5		1,737,000	1,737,000	Sqft and base rent of new leases executed	x	x		x	x			x		
Marketing resources for Port vacancies	750,000		750,000		x	x			x	x	x			
Legal support for leasing activity		2,000,000	2,000,000		x	x			x	x	x			
Safety improvements for Roundhouse 2 and Pier 9		7,843,146	7,843,146		x	x		x	x			x		
Fire Safety Improvements for Pier 26		800,000	800,000		x	x		x	x			x		
Unpaid rent collection resources	1,090,000		1,090,000		x	x			x		x			
Investing in Maritime Tourism and Cargo Operations														
Dredging cargo and cruise terminal berths	6,800,000		6,800,000	Increased maritime income compared to 2020	x	x		x	x		x		x	
Cargo terminal storm water management improvements		750,000	750,000		x	x		x	x		x	x	x	
Improving bollards and fenders that secure ships to piers		14,670,000	14,670,000		x	x		x	x		x	x	x	
Restoring Investments Delayed/Deferred/Cut due to COVID														
Capital Projects and Resources														
Pile removal in southern waterfront	1,956,104		1,956,104	# of piles removed			x	x		x		x	x	
Facility safety and repair inspections	3,000,000		3,000,000	# of facilities inspected			x	x		x	x	x	x	
Hiring of a pile crew		2,400,000	2,400,000	crew hired			x	x		x	x	x		
Design seismic improvements to maintenance facility		3,800,000	3,800,000	completion of design				x						
Project management resources to deliver capital projects	3,600,000		3,600,000	# of projects managed						x	x			
Crane barge		6,500,000	6,500,000	purchase completed			x	x		x	x			
Ladders and Skylight Safety Improvements		1,000,000	1,000,000	# of safety repairs made			x	x		x	x			
Operating Expenses														
Restoring delayed equipment purchases	2,000,000		2,000,000	n/a			x			x	x	x		
Restoring materials and supplies inventory	1,600,000		1,600,000	n/a			x			x	x	x		
Restoring IT system upgrades		1,500,000	1,500,000	n/a			x			x	x			
Helping Communities Disproportionately Impacted by COVID														
Supporting BIPOC Communities														
Design the removal of blighted/abandoned silos	1,150,000		1,150,000	completion of design			x	x		x		x	x	
Youth Employment Programs	1,926,000		1,926,000	# of participants								x	x	
Race equity staff training, outreach, and planning	1,020,000		1,020,000	n/a			x			x	x	x	x	
Heron's Head Park Improvements	-	513,000	513,000	project completed	x	x			x			x	x	
Supporting Small Businesses and BIPOC Entrepreneurs														
Small business loans	400,000		400,000	# of businesses/ entrepreneurs assisted	x	x						x		
Entrepreneur vending program support	50,000		50,000		x	x		x	x		x		x	x
Tenant improvement to attract & retain tenants	4,531,528	4,546,854	9,078,382		x	x					x		x	
GRAND TOTAL	56,616,130	58,200,000	114,816,130											

*Tranche 2 expenditures are preliminary, and subject to change in the Port's funding request for 2021 revenue losses

5. Non Compliance Risk Factors

5a. Port Finance and Administration Division staff have managed many federal grant awards in the last decade. These include but are not limited to: \$2,970,000 from the Federal Railway Administration, \$1,100,000 from multiple USEPA grants, and over \$10,000,000 in FEMA port security grants over many years. Port staff have encountered no difficulty in administering federal awards.

5b. Port Finance and Administration Division staff have managed many awards from the State of California in the last decade as well. These include but are not limited to: \$5,000,000 from the California Natural Resources Agency, \$3,000,000 from the California Regional Water Quality Control Board, \$2,000,000 from the California Air Resources Board, and many small awards between \$10,000 and \$20,000 from the California Department of Boating and Waterways. As with the Port's administration of Federal grant awards, Port staff have had no difficulty administering awards from the State of California.

5c. The Port of San Francisco has had no audit findings showing misuse of funds.

5d. The Port of San Francisco anticipates appropriating ARPA funding into a single project budget, with sub-projects for each specific use. This has the benefit of (1) making it simple to track expenditures, (2) the funds will be available throughout the eligible spending period without additional legislation, (3) funds can move within sub-projects (with SLC approval) as needed without additional legislation, and (4) the funds can be spent on different types of expenses (contracts, equipment, personnel, etc) so long as they serve the same outcome.

The metrics proposed in this document are data points that are either (a) currently collected regularly or (b) simple to compile at quarterly intervals, such that the Port does not anticipate any difficulty in reporting metrics.