

File No. 240018

Committee Item No. 8

Board Item No. \_\_\_\_\_

## COMMITTEE/BOARD OF SUPERVISORS

### AGENDA PACKET CONTENTS LIST

Committee: Budget and Finance Committee Date January 24, 2024

Board of Supervisors Meeting Date \_\_\_\_\_

#### Cmte Board

- Motion
- Resolution
- Ordinance
- Legislative Digest
- Budget and Legislative Analyst Report
- Youth Commission Report
- Introduction Form
- Department/Agency Cover Letter and/or Report
- MOU
- Grant Information Form
- Grant Budget
- Subcontract Budget
- Contract/Agreement
- Form 126 – Ethics Commission
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- **MARAD Funding Commitment Correspondence**
- Application
- Public Correspondence

#### OTHER (Use back side if additional space is needed)

- Port Commission Resolution No. 23-52 12/12/2023
- Port Presentation 1/24/2024
- \_\_\_\_\_
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Completed by: Brent Jalipa Date January 18, 2024,

Completed by: Brent Jalipa Date \_\_\_\_\_

1 [Accept and Expend Grant - U.S. Department of Transportation, Maritime Administration -  
2 Amador Street Infrastructure Improvement Project - \$9,607,500]

3 **Resolution authorizing the Port Commission to accept and expend a grant in the**  
4 **amount of \$9,607,500 from the United States Department of Transportation, Maritime**  
5 **Administration Port Infrastructure Development Program to fund the Amador Street**  
6 **Infrastructure Improvement Project from March 1, 2024, through February 28, 2027; and**  
7 **authorizing the Port Executive Director to enter into modifications to the Grant**  
8 **Agreement that do not materially increase the obligations or liabilities to the City and**  
9 **are necessary to effectuate the purposes of the Grant Agreement or this Resolution.**

10  
11 WHEREAS, The Port manages the San Francisco waterfront within its jurisdictional  
12 boundaries as the gateway to a world-class city, and advances environmentally and financially  
13 sustainable maritime, recreational and economic opportunities to serve the City, Bay Area,  
14 California and nation; and

15 WHEREAS, The Port of San Francisco is an economic engine welcoming millions of  
16 people to its jurisdiction each year while supporting maritime operations that provide  
17 sustainable jobs for people in the community; and

18 WHEREAS, The Port's Maritime Eco-Industrial complex is home to auto-exports  
19 through a Roll on-Roll off operation at Pier 80, primarily Tesla automobiles, and an import bulk  
20 sand and gravel operation to support the City's construction industry among other business  
21 lines; and

22 WHEREAS, Located at Piers 94-96 in San Francisco's southern waterfront, Amador  
23 Street is the gateway to the Port's Maritime Eco-Industrial Complex and supports sustainable  
24 jobs for local working people in diverse industries; and

1           WHEREAS, Amador Street is a 1900-foot pothole filled roadway heavily utilized by  
2 trucks contributing to the national supply chain that requires vehicles to slow down to 15 mph  
3 to avoid damage; and

4           WHEREAS, The U.S. Department of Transportation’s Maritime Administration Port  
5 Infrastructure Development Program is a discretionary grant program awarded on a  
6 competitive basis to projects that improve the safety, efficiency, or reliability of the movement  
7 of goods into, out of, around, or within ports; and

8           WHEREAS, On May 16, 2022, the Port of San Francisco submitted an application for  
9 grant funds to the U.S. Department of Transportation Maritime Administration to fund  
10 upgrades to the Amador Street roadway, utilities, and install landscape features; and

11           WHEREAS, On October 28, 2022, the U.S. Department of Transportation Maritime  
12 Administration announced an award to the Port of San Francisco in the amount of \$9,607,500  
13 to fund roadway, utility upgrades, and install landscape features along Amador Street; and

14           WHEREAS, Replacing the roadway will reduce wear and tear on vehicles and allow  
15 faster travel, dramatically improving the flow and movement of goods within the Port  
16 jurisdiction, and for the national supply chain; and

17           WHEREAS, Additional improvements to Amador Street will include replacing outdated,  
18 insufficient pipes to increase the outflow of rain runoff and prevent flooding in the industrial  
19 area and nearby neighborhoods; and

20           WHEREAS, The project includes the installation of new pilot trash capture devices in  
21 existing manholes to reduce trash discharges into the Bay in compliance with California State  
22 Water Resources Control Board Trash Provisions; and

23           WHEREAS, The project will include the removal of creosote-treated rail ties to improve  
24 environmental conditions, and landscaping with drought tolerant plants that will conserve  
25 water and improve air quality; and

1           WHEREAS, The Port will provide \$3,202,500 in matching funds as required by U.S.  
2 Department of Transportation Maritime Administration grant; and

3           WHEREAS, On December 12, 2023, the San Francisco Port Commission through  
4 Resolution 23-52 authorized the Port Executive Director or her designee to seek Board of  
5 Supervisors authorization to accept and expend these funds; and

6           WHEREAS, The Port of San Francisco proposes to maximize the use of grant funds on  
7 the program expenditures by not including indirect costs in the grant budget; now, therefore,  
8 be it

9           RESOLVED, that the Board of Supervisors authorizes the Port Commission to accept  
10 and expend a grant in the amount of \$9,607,500 from the United States Department of  
11 Transportation Maritime Administration to fund the Amador Street Infrastructure Improvement  
12 Project; and, be it

13           FURTHER RESOLVED, that the Board of Supervisors authorizes the Port Executive  
14 Director or her designee to conduct all negotiations, and execute and submit all documents,  
15 including but not limited to applications, agreements, amendments, payment requests, and so  
16 on, that may be necessary for completion of the Project and fulfillment of the grant terms that  
17 the Port Executive Director determines, in consultation with the City Attorney, are in the best  
18 interests of the City and do not materially increase the obligations or liabilities of the City, are  
19 necessary or advisable to effectuate the purposes of the Project or this Resolution, and are in  
20 compliance with all applicable laws, including the City's Charter; and, be it

21           FURTHER RESOLVED, That the Board of Supervisors hereby waives inclusion of  
22 indirect costs as part of this Grant budget; and, be it,

23           FURTHER RESOLVED, That within thirty (30) days of the Grant Agreement being fully  
24 executed by all parties, the Port Executive Director shall provide the final agreement to the  
25 Clerk of the Board of Supervisors for inclusion into the official file.

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Recommended:

\_\_\_\_\_/s/\_\_\_\_\_  
\_\_\_\_\_

Executive Director, Port of San Francisco

Approved:

\_\_\_\_\_/s/\_\_\_\_\_  
\_\_\_\_\_

Mayor

Approved:

\_\_\_\_\_/s/\_\_\_\_\_  
\_\_\_\_\_

Controller

<p><b>Item 8</b> <b>File 24-0018</b></p>	<p><b>Department:</b> Port Commission (Port)</p>
<p><b>EXECUTIVE SUMMARY</b></p>	
<p style="text-align: center;"><b>Legislative Objectives</b></p> <ul style="list-style-type: none"> <li>• The proposed resolution would authorize the Port of San Francisco (Port) to accept and expend a grant in the amount of \$9,607,500 from the United States Department of Transportation, Maritime Administration Port Infrastructure Development Program (MARAD) to fund the Amador Street Infrastructure Improvement Project, with a \$3,202,500 required Port match, for a three-year term from March 2024 through February 2027, and authorize the Port Executive Director to enter further immaterial changes to the grant agreement.</li> </ul> <p style="text-align: center;"><b>Key Points</b></p> <ul style="list-style-type: none"> <li>• The Port owns property along Amador Street near Islais Creek, which provides access to Piers 90-96. The Amador Street roadway and surrounding infrastructure has aged beyond its useful life, necessitating emergency maintenance and repairs. The street surface is in poor condition and the area is prone to flood risk due to inadequate drainage and an undersized sewer pump station. The Port has been awarded grants from the California State Transportation Agency (CalSTA) and MARAD to fund most of the Amador Street improvement project.</li> <li>• The Amador Street project scope includes replacing the existing pump station to upgrade capacity, replacing the concrete foundation to support the new pump station layout, replacing the gravity sewer and force main sewer, reconstructing the roadway, replacing the potable water line, removing abandoned rail track and ties in the roadway, installing new landscaping with stormwater retention planters, and installing trash capture devices. The Port plans to advertise the project for bid in March 2024. Construction is anticipated to begin in August 2024, with final completion in June 2026.</li> </ul> <p style="text-align: center;"><b>Fiscal Impact</b></p> <ul style="list-style-type: none"> <li>• The proposed resolution would authorize the Port to accept and expend \$9,607,500 in grant funds from MARAD for the Amador Street project, with a required Port match of \$3,202,500. Of the matching funds, \$2,562,000 would be from the CalSTA grant, and \$640,500 would be from the Port Harbor fund. The Port would use additional capital funds to cover any cost overruns.</li> </ul> <p style="text-align: center;"><b>Recommendation</b></p> <ul style="list-style-type: none"> <li>• Approve the proposed resolution.</li> </ul>	

**MANDATE STATEMENT**

City Charter Section 9.118(a) states that contracts entered into by a department, board, or commission that (i) have anticipated revenues of \$1 million or more, or (ii) have anticipated revenues of \$1 million or more and require modifications, are subject to Board of Supervisors approval.

City Administrative Code Section 10.170-1 states that accepting Federal, State or third-party grant funds in the amount of \$100,000 or more, including any City matching funds required by the grant, is subject to Board of Supervisors approval.

**BACKGROUND**

The Port of San Francisco (Port) owns property along Amador Street near Islais Creek, which provides access to Piers 90-96. Amador Street is also a key corridor in the Port’s Maritime Eco-Industrial Complex where Tesla automobiles are exported and sand and gravel are imported to support the City’s construction industry. Amador Street is heavily used by trucks, and the road conditions impact the flow of goods in and out of the industrial complex. According to Port staff, the Amador Street roadway and surrounding infrastructure has aged beyond its useful life, necessitating emergency maintenance and repairs. The street surface is in poor condition and the area is prone to flood risk due to inadequate drainage and an undersized sewer pump station.

The Port began planning a project to improve the Amador Street roadway and infrastructure in 2010, but the project has not been funded because other life safety improvement projects took priority. Port staff has engaged with the Department of Public Works and the San Francisco Public Utilities Commission (SFPUC) on project design, which accelerated in 2016 and was completed in 2023. The project has an estimated cost of approximately \$12.8 million. In 2023, the Port was awarded a grant from the California State Transportation Agency (CalSTA) in the amount of approximately \$21.5 million, of which \$2,562,000 was earmarked for the Amador Street project. In 2022, the Port applied for a grant in the amount of \$9,607,500 from the U.S. Department of Transportation, Maritime Administration Port Infrastructure Development Program (MARAD), and was selected for an award. In December 2023, the Port Commission approved the acceptance and expenditure of the MARAD grant. The CalSTA grant can be used as part of the City’s match to qualify for the MARAD grant.

**DETAILS OF PROPOSED LEGISLATION**

The proposed resolution would authorize the Port to accept and expend a grant in the amount of \$9,607,500 from MARAD to fund the Amador Street Infrastructure Improvement Project, with a \$3,202,500 required Port match, for a three-year term from March 2024 through February 2027, and authorize the Port Executive Director to enter into further immaterial changes to the grant agreement.

The Amador Street project scope includes replacing the existing pump station to upgrade capacity, replacing the concrete foundation to support the new pump station layout, replacing the gravity sewer and force main sewer, reconstructing the roadway, replacing the potable water

line, removing abandoned rail track and ties in the roadway, installing new landscaping with stormwater retention planters, and installing trash capture devices.

The Port plans to advertise the project for bid in March 2024, with a bid awarded in May 2024. Construction is anticipated to begin in August 2024. Substantial completion is anticipated in April 2026, with final completion in June 2026, and the grant budget period ending in February 2027.

**FISCAL IMPACT**

The proposed resolution would authorize the Port to accept and expend \$9,607,500 in grant funds from MARAD for the Amador Street project, with a required Port match of \$3,202,500. Of the matching funds, \$2,562,000 would be from the CalSTA grant, and \$640,500 would be from the Port Harbor fund. The sources and uses of funds are shown in Exhibit 1 below.

**Exhibit 1: Sources and Uses of Grant Funds**

Sources	Amount
MARAD Grant	\$9,607,500
Port Matching Funds	3,202,500
<i>CalSTA Grant</i>	<i>2,562,000</i>
<i>Port Harbor Fund</i>	<i>640,500</i>
<b>Total Sources</b>	<b>\$12,810,000</b>

Uses	Amount
Architectural and Engineering Fees	\$1,794,000
Project Inspection Fees	100,000
Construction	9,923,000
Construction Contingency (10%)	993,000
<b>Total Uses</b>	<b>\$12,810,000</b>

Source: Port

As mentioned above, the Port has not received bids, so the anticipated costs are based on engineers’ estimates. According to Noel Aquino, Port Project Manager, the Port would use additional capital funds to cover any cost overruns.

According to the Notice of Funding Opportunity (NOFO) for the MARAD Port Infrastructure Development Program, the Federal share of costs, including MARAD grant funds, may not exceed 80 percent of project expenditures. The MARAD grant reflects 75 percent of project expenditures shown in Exhibit 1, which is less than the 80 percent maximum, with remaining funds from State and Local revenues.

**RECOMMENDATION**

Approve the proposed resolution.

# **Amador Street Improvement Project**

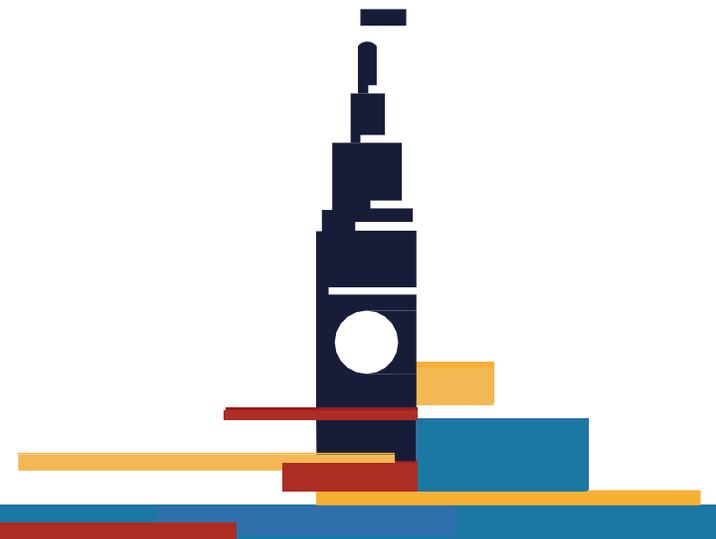
## **Accept Maritime Administration Funding**

Requesting Authorization to Accept and Expend grant funds.

January 24, 2024

Presented By: Boris Delepine

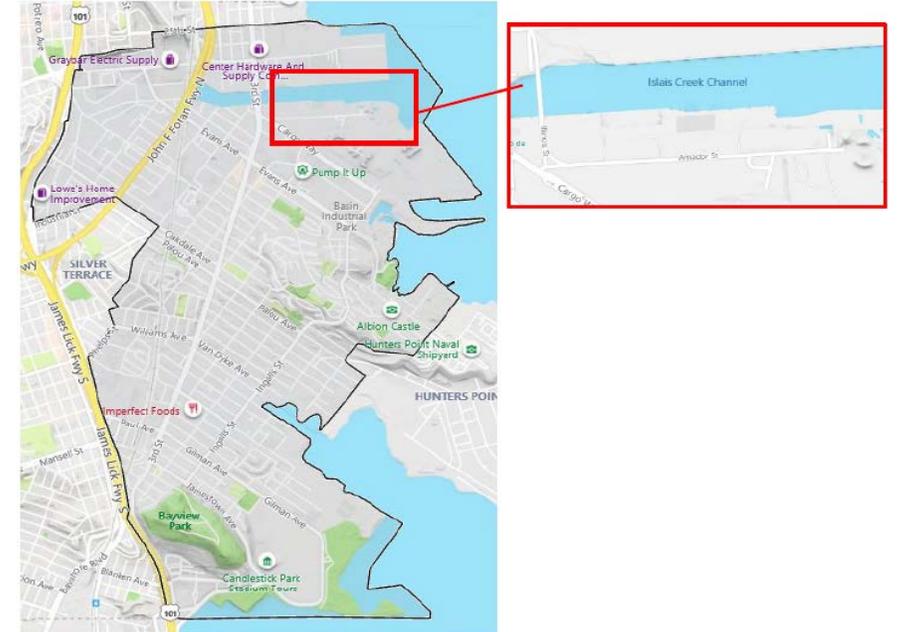
Port of San Francisco



# Amador Street Improvement Project

## Background

- Amador Street roadway has aged beyond its useful life
- 2022 Port Infrastructure Development Program award \$9.6 million
- CalSTA Port & Freight Infrastructure Program award \$2.5 million
- Port Harbor fund contribution \$640K
- Total project cost - \$12.8 million



# Amador Improvement Project Scope

- Reconstructing Roadway
- Replacing existing pump station
- Replacing sewer system
- Replacing potable waterline
- Removing abandoned railroad track & ties
- Installing new landscaping
- Installing new trash capture devices



# Amador Street Improvement Project Timeline

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- Advertise for bids – March 2024
- Award contract – May 2024
- Construction NTP – August 2024
- Substantial Completion – April 2026
- Final Completion – June 2026



File Number: 240018  
(Provided by Clerk of Board of Supervisors)

**Grant Resolution Information Form**  
(Effective July 2011)

Purpose: Accompanies proposed Board of Supervisors resolutions authorizing a Department to accept and expend grant funds.

The following describes the grant referred to in the accompanying resolution:

1. Grant Title: Amador Street Infrastructure Improvement Project
2. Department: Port
3. Contact Person: Boris Delepine Telephone: 415-571-6626
4. Grant Approval Status (check one):  
 Approved by funding agency                       Not yet approved
5. Amount of Grant Funding Approved or Applied for: \$9,607,500
6. a. Matching Funds Required: \$3,202,500  
b. Source(s) of matching funds (if applicable): Port Harbor Fund
7. a. Grant Source Agency: U.S. Department of Transportation Maritime Administration  
b. Grant Pass-Through Agency (if applicable): NA
8. Proposed Grant Project Summary:

The Project funds roadway improvements to a more resilient standard, sewer replacement and pump station upgrades to provide additional capacity and reliability, stormwater improvements, removal of creosote-treated rail ties to improve environmental conditions, and landscaping with drought tolerant plants that will conserve water.

9. Grant Project Schedule, as allowed in approval documents, or as proposed:

Start-Date: March 1, 2024                      End-Date: February 28, 2027

10. a. Amount budgeted for contractual services: \$12,810,000  
b. Will contractual services be put out to bid? Yes  
c. If so, will contract services help to further the goals of the Department's Local Business Enterprise (LBE) requirements? No, the Port must conduct procurements in a manner that prohibits the use of statutorily or administratively imposed state, local, or tribal geographical preferences in the evaluation of bids or proposals  
d. Is this likely to be a one-time or ongoing request for contracting out? One-time.
11. a. Does the budget include indirect costs?  
 Yes                       No  
b. 1. If yes, how much? \$  
b. 2. How was the amount calculated?  
c. 1. If no, why are indirect costs not included?  
 Not allowed by granting agency                       To maximize use of grant funds on direct services  
 Other (please explain):

- c. 2. If no indirect costs are included, what would have been the indirect costs? Indirect costs would consist solely of Port staff time.

12. Any other significant grant requirements or comments:

**\*\*Disability Access Checklist\*\*\*(Department must forward a copy of all completed Grant Information Forms to the Mayor's Office of Disability)**

13. This Grant is intended for activities at (check all that apply):

- |  |   |  |
|--|---|--|
| <input checked="" type="checkbox"/> Existing Site(s) | <input type="checkbox"/> Existing Structure(s)      | <input type="checkbox"/> Existing Program(s) or Service(s) |
| <input type="checkbox"/> Rehabilitated Site(s)       | <input type="checkbox"/> Rehabilitated Structure(s) | <input type="checkbox"/> New Program(s) or Service(s)      |
| <input type="checkbox"/> New Site(s)                 | <input type="checkbox"/> New Structure(s)           |  |

14. The Departmental ADA Coordinator or the Mayor's Office on Disability have reviewed the proposal and concluded that the project as proposed will be in compliance with the Americans with Disabilities Act and all other Federal, State and local disability rights laws and regulations and will allow the full inclusion of persons with disabilities. These requirements include, but are not limited to:

1. Having staff trained in how to provide reasonable modifications in policies, practices and procedures;
2. Having auxiliary aids and services available in a timely manner in order to ensure communication access;
3. Ensuring that any service areas and related facilities open to the public are architecturally accessible and have been inspected and approved by the DPW Access Compliance Officer or the Mayor's Office on Disability Compliance Officers.

If such access would be technically infeasible, this is described in the comments section below:

Comments:

Departmental ADA Coordinator or Mayor's Office of Disability Reviewer:

Wendy Proctor

(Name)

Port of San Francisco ADA Coordinator

(Title)

Date Reviewed: 12/13/2023

  
(Signature Required)

Department Head or Designee Approval of Grant Information Form:

Elaine Forbes

(Name)

Executive Director

(Title)

Date Reviewed: 12/15/2023

  
(Signature Required)

**U.S. DEPARTMENT OF TRANSPORTATION  
MARITIME ADMINISTRATION**

**GRANT AGREEMENT UNDER THE  
FISCAL YEAR 2022 PORT INFRASTRUCTURE DEVELOPMENT PROGRAM (PIDP)**

MARAD FY 2022 PIDP Grant No. 693JF72344034

70X1713D22 2024 1PS2344034 0000150000 41010 61006600 — \$6,607,500  
70X1713D22 2024 1PS2344034 0000150000 41010 61006600 — \$3,000,000

This agreement is between the United States Department of Transportation Maritime Administration (“**MARAD**”) and the City and County of San Francisco<sup>1</sup> (the “**Recipient**”).

This agreement reflects the selection of the Recipient to receive a PIDP Grant for the Port of San Francisco Amador Street Infrastructure Improvement Project.

The parties therefore agree to the following:

**ARTICLE 1  
GENERAL TERMS AND CONDITIONS**

**1.1 General Terms and Conditions.**

- (a) In this agreement, “**General Terms and Conditions**” means the content of the document titled “General Terms and Conditions Under the Fiscal Year 2022 Port Infrastructure Development Program Grants,” dated October 25, 2023, which is available at <https://www.maritime.dot.gov/ports/port-infrastructure-development-program/fy-2022-pidp-general-terms-and-conditions-october-25>. The General Terms and Conditions reference the information contained in the schedules to this agreement. The General Terms and Conditions are part of this agreement.
- (b) The Recipient states that it has knowledge of the General Terms and Conditions.
- (c) The Recipient acknowledges that the General Terms and Conditions impose obligations on the Recipient and that the Recipient’s non-compliance with the General Terms and Conditions may result in remedial action, terminating of the PIDP Grant, disallowing costs incurred for the Project, requiring the Recipient to refund to MARAD the PIDP Grant, and reporting the non-compliance in the Federal-government-wide integrity and performance system.

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<sup>1</sup> The Recipient is referred to here as “City and County of San Francisco” because that is the name associated with the Recipient’s unique entity identifier, as required by 2 C.F.R. 200.211(b)(1), but the rest of this agreement will refer to the Recipient by its legal name, Port of San Francisco.

**ARTICLE 2**  
**SPECIAL TERMS AND CONDITIONS**

There are no special terms for this award.

**SCHEDULE A  
ADMINISTRATIVE INFORMATION**

**1. Application.**

Application Title: The Port of San Francisco – Amador Street Infrastructure Improvement Project

Application Date: May 16, 2022

**2. Recipient’s Unique Entity Identifier.**

Recipient’s Unique Entity Identifier: G2ACFK8T2MJ6

**3. Recipient Contact(s).**

Boris Delepine  
Legislative Affairs Manager  
Port of San Francisco  
Pier 1, The Embarcadero  
San Francisco, CA 94111-0001  
(415) 571-6626  
[boris.delepine@sfport.com](mailto:boris.delepine@sfport.com)

and

Uday Prasad  
Acting Chief Harbor Engineer  
Port of San Francisco  
Pier 1, The Embarcadero  
San Francisco, CA 94111-0001  
(415) 274-0541  
[uday.prasad@sfport.com](mailto:uday.prasad@sfport.com)

and

Noel Aquino  
Project Manager  
Port of San Francisco  
Pier 1, The Embarcadero  
San Francisco, CA 94111-0001  
(415) 653-9517  
[noel.aquino@sfport.com](mailto:noel.aquino@sfport.com)

**4. Recipient Key Personnel.**

None.

**5. MARAD Project Contact(s).**

Kelly Mitchell-Carroll  
Grants and Cooperative Agreements Officer  
DOT – Maritime Administration  
1200 New Jersey Ave, SE  
Washington, DC 20590  
MAR-380  
W26-422  
Mailstop 5  
(202) 366-9714  
[k.mitchell-carroll@dot.gov](mailto:k.mitchell-carroll@dot.gov)

and

David Bohnet  
Supervisory Grant Management Specialist  
DOT – Maritime Administration  
1200 New Jersey Ave, SE  
Washington, DC 20590  
MAR-510  
W21-226  
Mailstop 3  
(202) 366-0586  
[david.bohnet@dot.gov](mailto:david.bohnet@dot.gov)

**6. Payment System.**

MARAD Payment System: Delphi eInvoicing System

**7. Office for Subaward and Contract Authorization.**

MARAD Office for Subaward and Contract Authorization: None

**8. Federal Award Identification Number.**

Federal Award Identification Number: 693JF72344034

## **SCHEDULE B PROJECT ACTIVITIES**

### **1. General Project Description.**

The Project funds roadway improvements to a more resilient standard, sewer replacement and pump station upgrades to provide additional capacity and reliability, stormwater improvements, removal of creosote-treated rail ties to improve environmental conditions, and landscaping with drought tolerant plants that will conserve water.

### **2. Statement of Work.**

The Project scope includes reconstructing roughly 1,800 linear feet (LF) of Amador Street, landscaping to improve air quality and reduce stormwater run-off, and improvements to underground utilities that serve the Port's southern waterfront, Maritime Eco-Industrial Area tenants.

The Project consists of the following three components:

- Component 1 – Project Management
  - Architectural and engineering activities.
  - Section 106 Archeological Monitoring Plan activities.
  - On- and off-site materials testing and inspections.
  - On- and off-site construction and project management activities.
  - Project closeout activities.
  
- Component 2 – Cultural Monitoring
  - Section 106 Cultural Resources Monitoring Plan activities performed on behalf of the Recipient. This monitoring plan is separate from the Archeological Monitoring Plan and will be executed by a separate consultant.
  
- Component 3 – Construction
  - Update and rebuild roughly 1,800 LF of Amador Street to current City of San Francisco standard pavement cross-section design. Existing condition of roadway cross section comprised of asphalt varying in thickness between 6 to 12 inches. The Project will replace the roadway with 2 inches of asphalt over 10 inches of concrete base. Aggregate sub-base will be added as needed in areas where native soil cannot meet 95% compaction requirements.
  - Upgrade pump station reliability and capacity. Demolish the existing pump station and build a new larger capacity pump station, complete storm and sanitary sewer system improvements under the roadway, and reconstruct the roadway along Amador Street. Replace the single pump facility with a four-pump facility with two to three pumps on depending on load and the fourth will be on standby. The new pump station will have

remote monitoring capability and will have dedicated street access with a concrete security wall.

- Tie in and upgrade force main sewer utilities to increase capacity and reliability.
- Installation of storm drain trash capture devices in four manholes along the Amador Street corridor.
- Remove approximately 1,500 LF of abandoned rail and creosote-treated rail ties.
- Install approximately 7,400 square feet of landscaping at the intersection of Amador Street and Illinois Street with drought tolerant plants for air quality improvement and storm water capture. This includes eleven tree planters at the west end of the Project limits.
- Upgrade street utilities including approximately 1,900 LF of potable water main.

**3. Documents Describing Mitigation Activities.**

<b>Document Description</b>	<b>Date</b>
Indian Canyon Mutsun Band of Costanoan Section 106 consultation correspondence: The Indian Canyon Mutsun Band of Costanoan requests Native American Monitor and an Archaeologist be present on-site at all times during any/all ground disturbing activities for monitoring purposes.	April 12, 2023
Amador Street Infrastructure Improvement Project Cultural Resources Monitoring Plan (Plan): The Plan must be followed during Project activities.	August 21, 2023

**SCHEDULE C  
AWARD DATES AND PROJECT SCHEDULE**

**1. Award Dates.**

Budget Period End Date: February 28, 2027

Period of Performance End Date: January 31, 2030

**2. Estimated Project Schedule.**

<b>Milestone</b>	<b>Schedule Date</b>
Planned Project Management Start Date:	January 1, 2024
Planned Construction Start Date:	June 1, 2024
Planned Cultural Monitoring Start Date:	June 1, 2024
Planned Cultural Monitoring Substantial Completion Date:	April 30, 2026
Planned Construction Substantial Completion Date:	April 30, 2026
Planned Project Management Substantial Completion Date:	April 30, 2026

**3. Special Milestone Deadlines.**

None.

**SCHEDULE D  
AWARD AND PROJECT FINANCIAL INFORMATION**

**1. Award Amount.**

PIDP Grant Amount: \$9,607,500

**2. Federal Obligation Information.**

Federal Obligation Type: Single

**3. Approved Project Budget.**

**Eligible Project Costs**

	<b>Component 1 – Project Management</b>	<b>Component 2 – Cultural Monitoring</b>	<b>Component 3 – Construction</b>	<b>Total</b>
PIDP Funds:	\$1,394,250	\$26,250	\$8,187,000	\$9,607,500
Non-Federal Funds <sup>1</sup> :	\$464,750	\$8,750	\$2,729,000	\$3,202,500
<b>Total:</b>	<b>\$1,859,000</b>	<b>\$35,000</b>	<b>\$10,916,000</b>	<b>\$12,810,000</b>

**4. Cost Classification Table.**

<b>Cost Classification</b>	<b>Total Eligible Costs</b>
Architectural and engineering fees	<b>\$1,794,000</b>
Project inspection fees	<b>\$100,000</b>
Construction	<b>\$9,923,000</b>
Contingency	<b>\$993,000</b>
<b>Project Total</b>	<b>\$12,810,000</b>

**5. Approved Pre-award Costs**

**None.** MARAD has not approved under this award any pre-award costs under 2 C.F.R. 200.458 and/or 46 U.S.C. 54301(a)(10)(B). Because unapproved costs incurred before the date of this agreement are not allowable costs under this award, MARAD will neither reimburse those costs under this award nor consider them as a non-Federal cost sharing contribution to this award. Costs incurred before the date of this agreement are allowable costs under this award only if approved in writing by MARAD before being included in the Project costs and documented in this section 5. See section 14.3(b) of the General Terms and Conditions.

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<sup>1</sup> Port of San Francisco

## **SCHEDULE E CHANGES FROM APPLICATION**

**Scope:** None.

**Schedule:** The original application construction timeline had two errors with the anticipated start and substantial completion construction dates. The application listed March 2023 as the planned construction start date; however, this should have been March 2024 since the application did not anticipate awarding the construction contract until November 2023. The application also listed November 2024 as the planned construction substantial completion date; however, this should have been April 2026, representing an overall 25-month construction timeline.

Since the time of application, there have been additional changes to the anticipated schedule:

- The planned construction start date shifted from March 2024 to June 2024 due to the longer than anticipated duration to complete the required Section 106 Monitoring Plans, additional field investigation of existing underground utilities to finalize designs for landscape, structural, and water work, and delayed award notification from the Port and Freight Infrastructure Program (PFIP)/CalSTA Grant program. Funds awarded from that program will be used as part of the local match.
- The construction timeline has decreased from 25 months to 23 months total, a slightly shortened timeline. The timeline was decreased after a constructability review was performed by the construction management team. Some scopes of work were identified that could be done in parallel instead of in series, such as installation of trash capture devices during force main installation.

**Budget:** None.

**SCHEDULE F  
PIDP DESIGNATIONS**

**1. Urban or Rural Designation.**

Urban-Rural Designation: Urban

**2. Capital or Planning Designation.**

Capital-Planning Designation: Capital

**3. Historically Disadvantaged Community Designation.**

HDC Designation: Yes

**4. Funding Act.**

<b>Funding Act</b>	<b>Amount</b>
FY2022	\$6,607,500
FY2021 Rollover	\$3,000,000

**SCHEDULE G  
PIDP PERFORMANCE MEASUREMENT INFORMATION**

**Study Area:** The San Francisco Bayview District, specifically Amador Street, which runs east and west and is parallel to the Islais Creek Channel.

**Baseline Measurement Date:** June 1, 2023 – May 31, 2024

**Baseline Report Date:** July 31, 2024

**Table 1: Performance Measure Table**

<b>Performance Measure</b>	<b>Unit Reported</b>	<b>Guidance</b>
Closure from Natural Hazards	Total Hours of Facility Closure per Quarter.	A closure is defined as when a natural hazard prevents a facility from continuing daily operations or service.
Average Daily Truck Traffic	ADTT measures the total volume of truck traffic per day as defined by the Project study area.	Count collection can be self-reported using industry standards, such as identified in the FHWA Traffic Data Computation Method Pocket Guide. Counts can also be reported using state or national traffic volume databases.  The total for the Project study area must be reported, but reporting can also be disaggregated by route. Reporting can also be disaggregated by vehicle type (motor vehicles or trucks) that best aligns with Project purpose.
Truck Turn Time	Average Truck Turn Time (Minutes).	Amount of time from truck gate entry to truck gate exit.

**SCHEDULE H  
CLIMATE CHANGE AND ENVIRONMENTAL JUSTICE IMPACTS**

**1. Consideration of Climate Change and Environmental Justice Impacts.**

The Recipient states that rows marked with “X” in the following table are accurate:

	The Project directly supports a Local/Regional/State Climate Action Plan that results in lower greenhouse gas emissions. <i>(Identify the plan in the supporting narrative below.)</i>
	The Project directly supports a Local/Regional/State Equitable Development Plan that results in lower greenhouse gas emissions. <i>(Identify the plan in the supporting narrative below.)</i>
	The Project directly supports a Local/Regional/State Energy Baseline Study that results in lower greenhouse gas emissions. <i>(Identify the plan in the supporting narrative below.)</i>
	The Recipient or a Project partner used environmental justice tools, such as the EJSCREEN, to minimize adverse impacts of the Project on environmental justice communities. <i>(Identify the tool(s) in the supporting narrative below.)</i>
	The Project supports a modal shift in freight or passenger movement to reduce emissions or reduce induced travel demand. <i>(Describe that shift in the supporting narrative below.)</i>
	The Project utilizes demand management strategies to reduce congestion, induced travel demand, and greenhouse gas emissions. <i>(Describe those strategies in the supporting narrative below.)</i>
	The Project incorporates electrification infrastructure, zero-emission vehicle infrastructure, or both. <i>(Describe the incorporated infrastructure in the supporting narrative below.)</i>
	The Project supports the installation of electric vehicle charging stations. <i>(Describe that support in the supporting narrative below.)</i>
	The Project promotes energy efficiency. <i>(Describe how in the supporting narrative below.)</i>
	The Project serves the renewable energy supply chain. <i>(Describe how in the supporting narrative below.)</i>
X	The Project improves disaster preparedness and resiliency. <i>(Describe how in the supporting narrative below.)</i>

X	The Project avoids adverse environmental impacts to air or water quality, wetlands, and endangered species, such as through reduction in Clean Air Act criteria pollutants and greenhouse gases, improved stormwater management, or improved habitat connectivity. <i>(Describe how in the supporting narrative below.)</i>
	The Project repairs existing dilapidated or idle infrastructure that is currently causing environmental harm. <i>(Describe that infrastructure in the supporting narrative below.)</i>
	The Project supports or incorporates the construction of energy- and location-efficient buildings. <i>(Describe how in the supporting narrative below.)</i>
	The Project includes recycling of materials, use of materials known to reduce or reverse carbon emissions, or both. <i>(Describe the materials in the supporting narrative below.)</i>
	The Recipient has taken other actions to consider climate change and environmental justice impacts of the Project. <i>(Describe those actions in the supporting narrative below.)</i>
	The Recipient has not yet taken actions to consider climate change and environmental justice impacts of the Project but, before beginning construction of the Project, will take relevant actions described in schedule B. <i>(Identify the relevant actions from schedule B in the supporting narrative below.)</i>
	The Recipient has not taken actions to consider climate change and environmental justice impacts of the Project and will not take those actions under this award.

## 2. Supporting Narrative.

### **The Project improves disaster preparedness and resiliency.**

The pavement and utility upgrades to the stormwater system will help to mitigate the impacts of higher temperatures and more frequent and severe flooding on the Amador Street corridor. The Project's new rigid pavement has a direct resilient impact because it upgrades the roadway's structure and functional capabilities. The rigid pavement performs better in higher extreme temperatures due to the shorter joint spacing in design and uses expansion joints. This keeps the road functional in the long-term. In addition, the Project increases the capacity of the stormwater system, which will allow the corridor to better manage the increase in frequency and intensity of storm events and reduce the risk of flooding. The Project's combined roadway and utility capacity upgrades perform better in a severe storm event. These resilient upgrades are necessary and indirectly impact rescue, emergency response, and recovery since the corridor connects to a Federal laydown staging area.

**The Project avoids adverse environmental impacts to air or water quality, wetlands, and endangered species, such as through reduction in Clean Air Act criteria pollutants and greenhouse gases, improved stormwater management, or improved habitat connectivity.**

The Project will install trash capture devices at select storm drains and manholes where stormwater flow converges to remove debris from stormwater before it is discharged into the Bay. The Project serves as a pilot program as one of the first installations of trash-capture technology constructed under the new California State Water Resources Control Board Trash Implementation Program, which requires installation for all outfalls by 2030. This full trash-capture technology will filter debris as small as 5mm, eliminating cigarette butts, small plastics, and other debris from the bay. Full trash-capture devices are required by the Municipal Separate Storm Sewer System Permit, which applies to all areas of the Port in which stormflows drain to the San Francisco Bay.

Tree pits, which are part of the landscaping element of this Project, are designed to be bioretention areas where stormwater runoff will collect and percolate into native soil vs. discharging into the Bay.

**SCHEDULE I  
RACIAL EQUITY AND BARRIERS TO OPPORTUNITY**

**1. Efforts to Improve Racial Equity and Reduce Barriers to Opportunity.**

The Recipient states that rows marked with “X” in the following table are accurate:

X	A racial equity impact analysis has been completed for the Project. <i>(Identify a report on that analysis or, if no report was produced, describe the analysis and its results in the supporting narrative below.)</i>
	The Recipient or a Project partner has adopted an equity and inclusion program/plan, or has otherwise instituted equity-focused policies related to Project procurement, material sourcing, construction, inspection, hiring, or other activities designed to ensure racial equity in the overall delivery and implementation of the Project. <i>(Identify the relevant programs, plans, or policies in the supporting narrative below.)</i>
	The Project includes physical-barrier-mitigating land bridges, caps, lids, linear parks, and multimodal mobility investments that either redress past barriers to opportunity or that proactively create new connections and opportunities for underserved communities that are underserved by transportation. <i>(Identify the relevant investments in the supporting narrative below.)</i>
	The Project includes new or improved walking, biking, and rolling access for individuals with disabilities, especially access that reverses the disproportional impacts of crashes on people of color and mitigates neighborhood bifurcation. <i>(Identify the new or improved access in the supporting narrative below.)</i>
	The Project includes new or improved freight access to underserved communities to increase access to goods and job opportunities for those underserved communities. <i>(Identify the new or improved access in the supporting narrative below.)</i>
	The Recipient has taken other actions related to the Project to improve racial equity and reduce barriers to opportunity. <i>(Describe those actions in the supporting narrative below.)</i>
	The Recipient has not yet taken actions related to the Project to improve racial equity and reduce barriers to opportunity but, before beginning construction of the Project, will take relevant actions described in schedule B. <i>(Identify the relevant actions from schedule B in the supporting narrative below.)</i>
	The Recipient has not taken actions related to the Project to improve racial equity and reduce barriers to opportunity and will not take those actions under this award.

## 2. Supporting Narrative.

### **A racial equity impact analysis has been completed for the Project.**

The Port's Racial Equity Action Plan and Strategic Plan provide a roadmap and objectives to reach the Port's desired outcome to advance equity and become an equal opportunity employer for all organizations through consistent examination of policies and practices and monitoring of end results. The Port prioritizes equity as a core value and is committed to advancing racial equity. The following is a summary of the Port's existing plans, policies, and impacts.

- Port of San Francisco Strategic Plan
  - Equitable access to waterfront
  - Provide contract opportunities to qualifying local business entities and other local businesses
  - Ensure local communities that are impacted by waterfront development share in economic prosperity
- Port of San Francisco Racial Equity Action Plan
  - Improve open space in southeast sector
  - Local hiring agreements
  - Plan for, seek grants for, and invest Port capital, general obligation bond funds, potential Federal stimulus funds, and Southern Waterfront Beautification Fund dollars to invest in Port parks and open space

This Project is listed by name in the Capital Improvement Program addendum to the Port's Racial Equity Action Plan as one of the projects specifically designated as promoting racial equity.

**SCHEDULE J  
LABOR AND WORK**

**1. Efforts to Support Good-Paying Jobs and Strong Labor Standards**

The Recipient states that rows marked with “X” in the following table are accurate:

	The Recipient or a Project partner has adopted the use of Project labor agreements in the overall delivery and implementation of the Project. <i>(Identify the relevant agreements and describe the scope of activities they cover in the supporting narrative below.)</i>
	The Recipient or a Project partner has adopted the use of registered apprenticeships in the overall delivery and implementation of the Project. <i>(Describe the use of registered apprenticeship in the supporting narrative below.)</i>
	The Recipient or a Project partner will provide training and placement programs for underrepresented workers in the overall delivery and implementation of the Project. <i>(Describe the training programs in the supporting narrative below.)</i>
	The Recipient or a Project partner will support free and fair choice to join a union in the overall delivery and implementation of the Project by investing in workforce development services offered by labor-management training partnerships or setting expectations for contractors to develop labor-management training programs. <i>(Describe the workforce development services offered by labor-management training partnerships in the supporting narrative below.)</i>
	The Recipient or a Project partner will provide supportive services and cash assistance to address systemic barriers to employment to be able to participate and thrive in training and employment, including childcare, emergency cash assistance for items such as tools, work clothing, application fees and other costs of apprenticeship or required pre-employment training, transportation and travel to training and work sites, and services aimed at helping to retain underrepresented groups like mentoring, support groups, and peer networking. <i>(Describe the supportive services and/or cash assistance provided to trainees and employees in the supporting narrative below.)</i>
X	The Recipient or a Project partner has documented agreements or ordinances in place to hire from certain workforce programs that serve underrepresented groups. <i>(Identify the relevant agreements and describe the scope of activities they cover in the supporting narrative below.)</i>

	<p>The Recipient or a Project partner participates in a State/Regional/Local comprehensive plan to promote equal opportunity, including removing barriers to hire and preventing harassment on work sites, and that plan demonstrates action to create an inclusive environment with a commitment to equal opportunity, including:</p> <ul style="list-style-type: none"> <li>a. affirmative efforts to remove barriers to equal employment opportunity above and beyond complying with Federal law;</li> <li>b. proactive partnerships with the U.S. Department of Labor’s Office of Federal Contract Compliance Programs to promote compliance with EO 11246 Equal Employment Opportunity requirements;</li> <li>c. no discriminatory use of criminal background screens and affirmative steps to recruit and include those with former justice involvement, in accordance with the Fair Chance Act and equal opportunity requirements;</li> <li>d. efforts to prevent harassment based on race, color, religion, sex, sexual orientation, gender identity, and national origin;</li> <li>e. training on anti-harassment and third-party reporting procedures covering employees and contractors; and</li> <li>f. maintaining robust anti-retaliation measures covering employees and contractors.</li> </ul> <p><i>(Describe the equal opportunity plan in the supporting narrative below.)</i></p>
X	<p>The Recipient has taken other actions related to the Project to create good-paying jobs with the free and fair choice to join a union and incorporate strong labor standards. <i>(Describe those actions in the supporting narrative below.)</i></p>
	<p>The Recipient has not yet taken actions related to the Project to create good-paying jobs with the free and fair choice to join a union and incorporate strong labor standards but, before beginning construction of the Project, will take relevant actions described in schedule B. <i>(Identify the relevant actions from schedule B in the supporting narrative below.)</i></p>
	<p>The Recipient has not taken actions related to the Project to improving good-paying jobs and strong labor standards and will not take those actions under this award.</p>

**2. Supporting Narrative.**

**The Recipient or a Project partner has documented agreements or ordinances in place to hire from certain workforce programs that serve underrepresented groups.** For example, the Recipient has a Local Business Enterprise (LBE) program for local business inclusion. The program recognizes firms with minority and women owners, and includes 45 trucking firms certified in the program, 60 percent of which have minority owners and 11 percent are women-owned. The tenants along the Amador Street corridor have a program that prioritizes the use of LBE truckers, and are committed to using this

Project to continue to support the LBE truckers and promote equity, justice, good wages, union jobs, and reduce unwanted environmental impacts.

**The Recipient has taken other actions related to the Project to create good-paying jobs with the free and fair choice to join a union and incorporate strong labor standard.**

The Port estimates that approximately 70 good paying union jobs will be created because of this Project through construction hiring and increased economic activity.

**RECIPIENT SIGNATURE PAGE**

The Recipient, intending to be legally bound, is signing this agreement on the date stated opposite that party's signature.

**PORT OF SAN FRANCISCO**

\_\_\_\_\_ By: \_\_\_\_\_  
Date Signature of Recipient's Authorized Representative  
  
Elaine Forbes  
\_\_\_\_\_  
Name  
Executive Director, Port of San Francisco  
\_\_\_\_\_  
Title

**MARAD SIGNATURE PAGE**

MARAD, intending to be legally bound, is signing this agreement on the date stated opposite that party's signature.

UNITED STATES DEPARTMENT OF  
TRANSPORTATION MARITIME  
ADMINISTRATION

\_\_\_\_\_ By: \_\_\_\_\_  
Date Signature of MARAD's Authorized Representative

\_\_\_\_\_  
Name

\_\_\_\_\_  
Title

## Amador Street Project Budget

### Eligible Project Costs

	<b>Component 1 – Project Management</b>	<b>Component 2 – Cultural Monitoring</b>	<b>Component 3 – Construction</b>	<b>Total</b>
PIDP Funds:	\$1,394,250	\$26,250	\$8,187,000	\$9,607,500
Non-Federal Funds <sup>[1]</sup> :	\$464,750	\$8,750	\$2,729,000	\$3,202,500
<b>Total:</b>	<b>\$1,859,000</b>	<b>\$35,000</b>	<b>\$10,916,000</b>	<b>\$12,810,000</b>

<b>Cost Classification</b>	<b>Total Eligible Costs</b>
Architectural and engineering fees	<b>\$1,794,000</b>
Project inspection fees	<b>\$100,000</b>
Construction	<b>\$9,923,000</b>
Contingency	<b>\$993,000</b>
<b>Project Total</b>	<b>\$12,810,000</b>

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<sup>[1]</sup> Port of San Francisco

**MARAD Port Infrastructure Development Program Grant  
Application:  
The Port of San Francisco – Amador Street Infrastructure  
Improvement Project**



**U.S. Department of Transportation – Maritime Administration  
Port Infrastructure Development Program (PIDP)**

Opportunity Number: MA-PID-22-001

<b>Applicant</b>	The Port of San Francisco	<b>Tenants</b>	Central Concrete Supply Company, Inc. Cemex Darling International Inc. Hanson Aggregates (Martin Marietta) Recology Mid-Pacific Inc. Aardvark Storage Unlimited
<b>Grant POC</b>	Daley Dunham Manager II Port of San Francisco Pier 1, The Embarcadero San Francisco, CA 94111 415-215-4935 <a href="mailto:daley.dunham@sfport.com">daley.dunham@sfport.com</a>	<b>Business POC</b>	Boris Delepine Legislative Affairs Manager Port of San Francisco Pier 1, The Embarcadero San Francisco, CA 94111 415-274-0443 <a href="mailto:boris.delepine@sfport.com">boris.delepine@sfport.com</a>

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*Attachments*

1. POSF\_Attachment\_PIDP\_Amador\_Street\_Local\_Match\_Project\_Fund\_Commitment\_Letter
2. POSF\_Attachment\_PIDP\_Amador\_Street\_Commitment\_Letters
3. POSF\_Attachment\_SF-424C\_Project\_Improvement\_Construction\_Budget
4. POSF\_Attachment\_CA\_Burton\_Act\_Transfer\_Authority\_Ownership\_Lands\_to\_POSF
5. POSF\_Attachment\_Program\_032216\_Piers\_80-96\_Strategy
6. POSF\_Attachment\_2020\_04\_29\_Amador\_Street\_Improvements\_Draft\_SOW
7. POSF\_Attachment\_Drainage\_05\_21\_21\_Memo\_1821J\_Amador
8. POSF\_Attachment\_Port\_2030\_Stormwater\_Fact\_Sheet\_and\_Order
9. POSF\_Attachment\_Port's\_Racial\_Equity\_Action\_Plan\_and\_Strategic\_Plan

## Introduction

Field Name	Guidance
Name of applicant	Port of San Francisco (POSF/Port)
Is the applicant applying as a lead applicant with any private entity partners or joint applicants?	No joint applicants.
What is the project name?	POSF Amador Street Infrastructure Improvement Project
Project description	Port infrastructure investment to reconstruct 1,800 LF of Amador Street and underground utilities that serve the Port’s southern waterfront, Maritime Eco-Industrial Area tenants. Amador Street and the associated utilities are well beyond their useful design life and in poor condition. As a result, the area is subject to reduced speeds and periodic closure due to storm flooding. Proposed improvements include: 1) upgrading pavement to a more resilient rigid design; 2) upgrading storm drain system; 3) increasing pump station capacity; 4) installing storm drain trash capture devices; 5) removal of abandoned rail ties; and 6) landscaping for air quality improvement.
Is this a planning project?	No.
Is this a project at a coastal, Great Lakes, or inland river port?	No.
GIS Coordinates (in Latitude and Longitude format)	37.745954, -122.382063
Is this project in an urban or rural area?	Urban
Is this application for a small project at a small port?	Yes. Compliant with definition of a small project at a small port in Section A.4. of the NOFO.
Is this project located in a noncontiguous State or U.S. territory?	No.
Project Zip Code	94124
Is the project located in a Historically Disadvantaged Community or a Community Development Zone? (A CDZ is a Choice Neighborhood, Empowerment Zone, Opportunity Zone, or Promise Zone.)	No. However, Amador Street connects the Port industrial complexes and is located directly adjacent to Bayview District which is an Opportunity Zone community.

<b>Field Name</b>	<b>Guidance</b>
Has the same project been previously submitted for PIDP funding?	Yes, however Project not funded in FY21. This FY22 Project application addresses MARAD debrief comments and includes an expanded scope of street utilities (combined storm pipe and drainage systems); storm drain trash capture device installation pilot; abandoned rail tie removal for environmental improvement and landscaping for beautification and air quality improvement impacting nearby economically depressed and underserved areas.
Is the applicant applying for other discretionary grant programs in 2022 for the same work or related scopes of work?	No.
Has the applicant previously received TIGER, BUILD, RAISE, FASTLANE, INFRA or PIDP funding?	No.
PIDP Grant Amount Requested	\$9,607,500
Total Future Eligible Project costs	\$14,850,000
Total Project Cost	\$12,810,000
Total Federal Funding	\$9,607,500
Total Non-Federal Funding	\$3,202,500
Will RRIF or TIFIA funds be used as part of the project financing?	No project financing.

## I. Project Description

The Port of San Francisco (POSF/Port) is requesting \$9,607,500 in funding for its Amador Street Infrastructure Improvement Project (the Project) for the PIDP Small Projects at Small Ports Program. The Project is eligible for funding under the roadway reconstruction and associated utility upgrades provisions of the program. The Port of San Francisco is a small operating port, deriving most revenue from commercial, industrial and maritime leasing. As with many economic sectors in the City of San Francisco, Port revenues were substantially impacted by the COVID-19 pandemic. The Port's 10-year Capital Plan for FY2020-2029 identifies capital renewal and backlog needs of \$1.7 billion; however, historically the Port's capital budget for the entirety of its 7 ½ miles of waterfront has been approximately \$18 million per year. Amador Street paving and infrastructure is 20 to 30 years past its design life. The Project has been proposed for the Port's Capital Improvement Program (CIP) for the last 12 years, but other life safety improvements (as opposed to efficiency improvements) have continued to take priority.

The Port has managed Amador Street with short-term, emergency maintenance over time, but this does not address capacity issues and is not an effective long-term solution. The proposed infrastructure upgrades will both aid the Port's recovery from pandemic economic impacts as well as make a key investment in its long-term economic vitality and competitiveness. The Project would increase goods movement productivity and improve connectivity in the Port's underserved southern waterfront.

Addressed in further detail below, the Project would have significant, positive impacts on climate resiliency and racial equity. Port staff have not been able to identify any sources of funding for this work outside the MARAD PIDP.

The primary purpose of the Project is to enhance goods movement, reduce greenhouse gas (GHG) emissions and reduce flooding impacts to the community. The Project is comprised of the following:

1. reconstruction of 1,800 linear feet (LF) of pavement and grading to a more resilient rigid design, which will meet current pavement code;
2. upgrading pump station reliability and capacity;
3. upgrading street utilities;
4. installing storm drain trash capture devices (pilot program for Port);
5. removing creosote-treated abandoned rail ties; and
6. installing drought-tolerant landscaping for beautification and air quality.

### A. Background

Amador Street was built in the late 1960s on former marsh land. It is a vital transportation artery for the only local concrete batch plant and supplier of concrete aggregate in San Francisco, intersecting with the Port's rail system. In addition, Amador Street serves as the primary artery to Piers 94-96, which are identified in Port and City and County of San Francisco disaster response plans as key staging areas for emergency response and emergency goods movement vehicles following a major seismic event. Further, the Port of San Francisco is host to several MARAD vessels, one of which is located in the Port's southern waterfront, and regularly serviced for resupply via Amador Street.

Amador Street and associated utilities is well beyond their design service life. The pavement is riddled with potholes that are exposing the street base layer, resulting in truck idling that not only affects the efficiencies of goods movements through the Port but also increases GHG emissions to the surrounding, economically disadvantaged community. In addition, increased frequency and intensity of storms associated with climate change has resulted in flooding that can directly discharge to San Francisco Bay. This water comes into contact with creosote-treated rail ties during flood events.

The Project has been in the Port’s Capital Improvement Plan for 12 years; however, with limited resources in the Port’s budget, funding is typically allocated to emergency maintenance and revenue generating projects necessary for continued Port operations. Funding for infrastructure upgrades is not readily available and, therefore, outside funding assistance is often necessary.

The Project is “shovel-ready” with 90% design completed, and the Port has identified and committed funds to provide a PIDP match of 25%. This overmatch shows the importance the Port is placing on this Project to improve long-term future goods movement and the associated impacts at the national, regional, and local level.

## **Project Overview**

The Project will:

1. update and rebuild 1,800 LF of Amador Street to current City of San Francisco standard pavement cross-section design;
2. increase the handling capacity of the stormwater system, which will allow the corridor to better manage the increase in frequency and intensity of storm events and reducing flood risk;
3. tie in and upgrade water utilities for this Project in a manner capable of supporting future system upgrades;
4. provide storm drain trash capture devices along the Amador Street corridor, which will serve as a pilot project supporting the Port’s 2030 storm water plan initiative (see Attachment 8 for the Stormwater Fact Sheet and Order);
5. remove abandoned creosote-treated rail ties, which will reduce potential environmental impact to the Bay due to leaching into storm/flood waters; and
6. install street landscaping with drought tolerant plants for beautification and air quality, in addition to water conservation.

## ***Roadway Improvements***

On average, over 250 trucks and an additional 1,700 other vehicles use Amador daily, for an estimated 90,000 truck trips and 550,000 total trips annually through the Amador Street corridor. Tenants report that trucks must reduce their speed to approximately 15 mph (a reduction of 20 mph from the posted speed limit) to avoid damage. These reduced speeds also have the effect of increasing emissions in an area of environmental justice and equity concern.

The condition of Amador Street also has intermodal impacts. The Port’s rail system intersects with the street and a rail spur used by the San Francisco Bay Railroad (SFBR) to store rail cars. The Project upgrades on Amador Street will improve the efficiency of SFBR’s operations. SFBR

currently hauls “dirty dirt” out of California to an appropriate landfill, much of which comes from the nearby U.S. Navy-funded remediation of the former Hunter’s Point Shipyard. Unimproved street conditions will eventually impact the use of the rail spur and efficiency.

The Project will construct the roadway per San Francisco Public Works (SFPW) standards. Project design is being performed by SFPW Infrastructure Division with the Port Civil Engineering group leading the project. The following is a summary of major tasks of the Project by various disciplines.

### 90% Design Phase – Completed

Project design is 90% complete, as follows:

- Design of station layout, sump and pumps, forced main and other mechanical equipment – SFPW Mechanical Engineering
- Structural design of pump station sump, security enclosure wall and foundations – San Francisco Public Works (SFPW) Structural Engineering
- Design criteria for foundation design – SFPW Geotechnical Engineering
- Instrumentation and control, electric motors, provision for emergency generator connection and remote monitoring system; coordination with PG&E to reroute power supply – SFPW Electrical Engineering/Port Electrical Engineering
- Inspection and upgrade design of the stormwater system and storm drain trash capture devices – SFPW Hydraulic Engineering
- Design and grading for the reconstruction of Amador Street – SFPW Streets and Highways
- Traffic routing and control design plans – San Francisco Municipal Transportation Agency
- Permitting – Port Planning Division

### Future Bid, Award and Construction Phase

The Port has full authority to conduct the Project, which will be executed by the following Port divisions:

- Project Management and Oversight – Port Project Management Office (PMO)
- Construction Management – Port Construction Management Group
- Construction Support Engineering – Port Civil Engineering Group
- Project Entitlement – Port Planning and Environmental Division

The Project will enable trucks and other vehicles to achieve the posted 35 mph speed limit, which will result in reduced street congestion and reduced air pollution due to truck emissions to the surrounding community. This increased efficiency will have positive impacts on the air shed covering San Francisco’s Bayview neighborhood.

Additionally, Martin Marietta and other partners have a program for employing local truckers, drawing from the Bayview neighborhood. As an equity matter, the owner-operators of those employed under this program are disproportionately impacted by the unimproved roadway, increasing wear and tear on their vehicles.

Impacts of no action include lower efficiency in the transportation of goods, resulting in higher costs per trip, compromised safety of truck drivers when water pools on the road, increased maintenance for trucks due to the poor physical road conditions and negative impacts to health and air quality due to truck emissions and increased time of exposure during idling.

### ***Utility/Drainage System***

The Project will demolish the existing pump station and build a new larger capacity pump station, complete storm and sanitary sewer system improvements under the roadway and reconstruct the roadway along Amador Street. The new pump station will be designed and constructed to meet the current calculated needs. The Project will improve system resilience and reliability and provide an early warning notification function for system failures. The Project also substantially increases capacity for handling sewer and stormwater runoff as well as filtering for trash and potential contaminants before discharge to the bay. In addition, the Project removes abandoned creosote-treated railroad ties that may leach contaminants into stormwater, which may be discharged directly into the bay due to flooding.

The new pump station will have remote monitoring capability and will have dedicated street access with a concrete security wall. The existing PG&E power supply to the pump station will need to be rerouted to the new pump station site by PG&E. The Port has already filed an application and paid the necessary fees to PG&E for this work to progress.

Impacts of no action include increased flooding due to increased storm frequency and severity associated with climate change, continued unfiltered discharge to the bay and potential health hazards to the community.

Presently, storm water flows originating on the Port tenant's leasehold (Darling) are pumped to the City's collection system operated by the San Francisco Public Utilities Commission (SFPUC) at a box junction located at the intersection of Cargo Way and 3<sup>rd</sup> Street. At other leaseholds in this vicinity, the stormwater is collected through a system of unfiltered storm drain inlets which eventually discharge to Islais Creek through various outfalls.

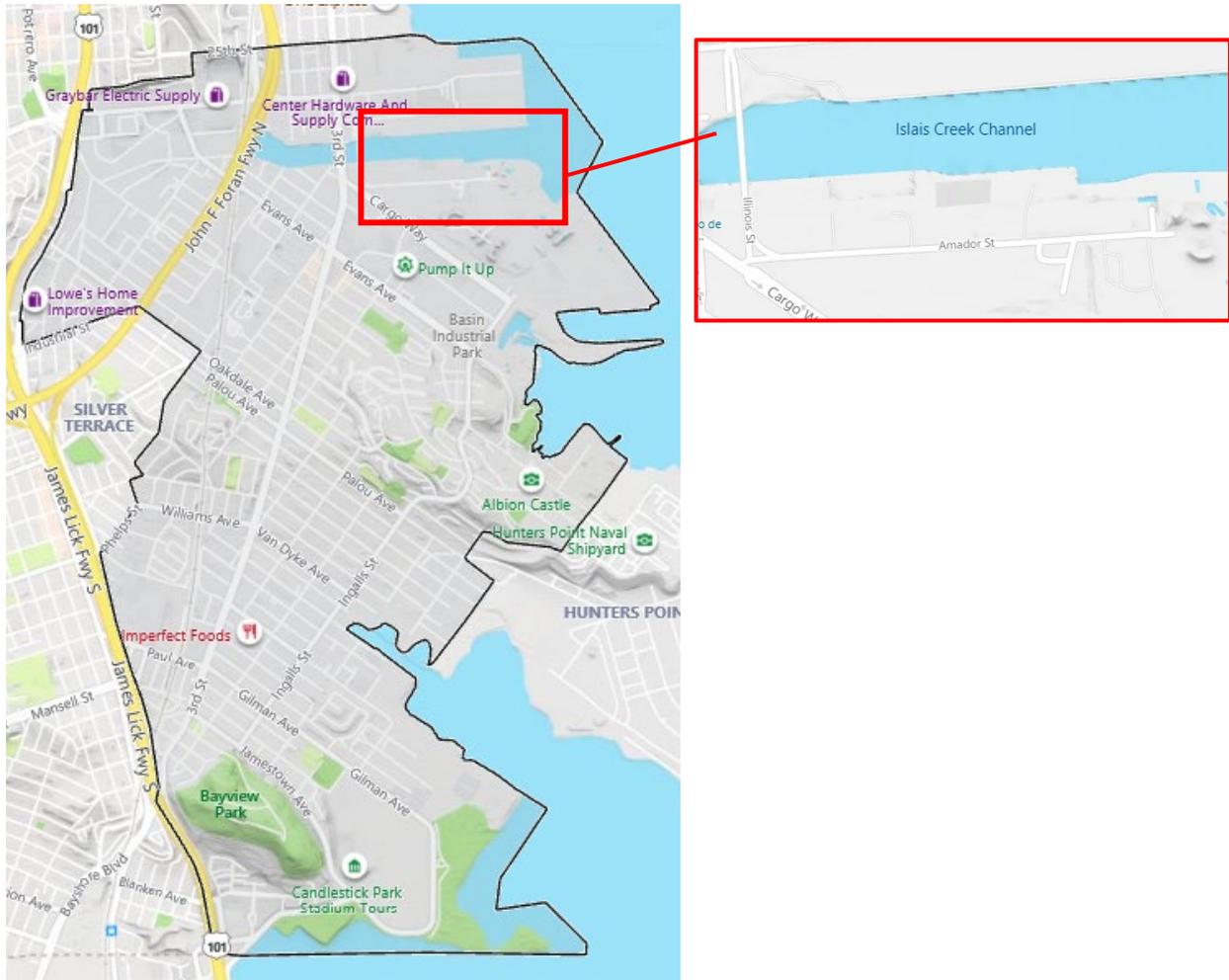
The current system on Amador Street originating from the existing commercial and industrial facilities' sanitary sewer flows allows for collection through a network of gravity-based sanitary sewer pipes and flows to a pump station located within the premises of a Port tenant, Cemex. The pump station feeds the flows to a SFPUC box sewer main along 3<sup>rd</sup> Street through a forced main pipe.

The existing pump station that services tenant leaseholder areas, constructed circa 1964, is a lead, standby duplex 2-HP submersible pump system, float control operated with an automatic alternator and high-level float audible alarm. Currently, the Port does not have remote monitoring capability. As a result, monitoring the reliability of the pumps and notification of pump failure is limited, which has resulted in unsafe conditions for people and the environment in the area due to delayed awareness of system failures which have resulted in flooding. The station also lacks an on-site stand-by generator receptacle connection to power the pumps in the event of a utility power loss.

## **II. Project Location**

The Project is located in the San Francisco Bayview District, with the Project center located at coordinates 37.745954, -122.382063, see Figure 1. Figure 2 provides an aerial overview of the

project components, including the extent of roadway replacement and existing sanitary pump station.



**Figure 1. Project Location**



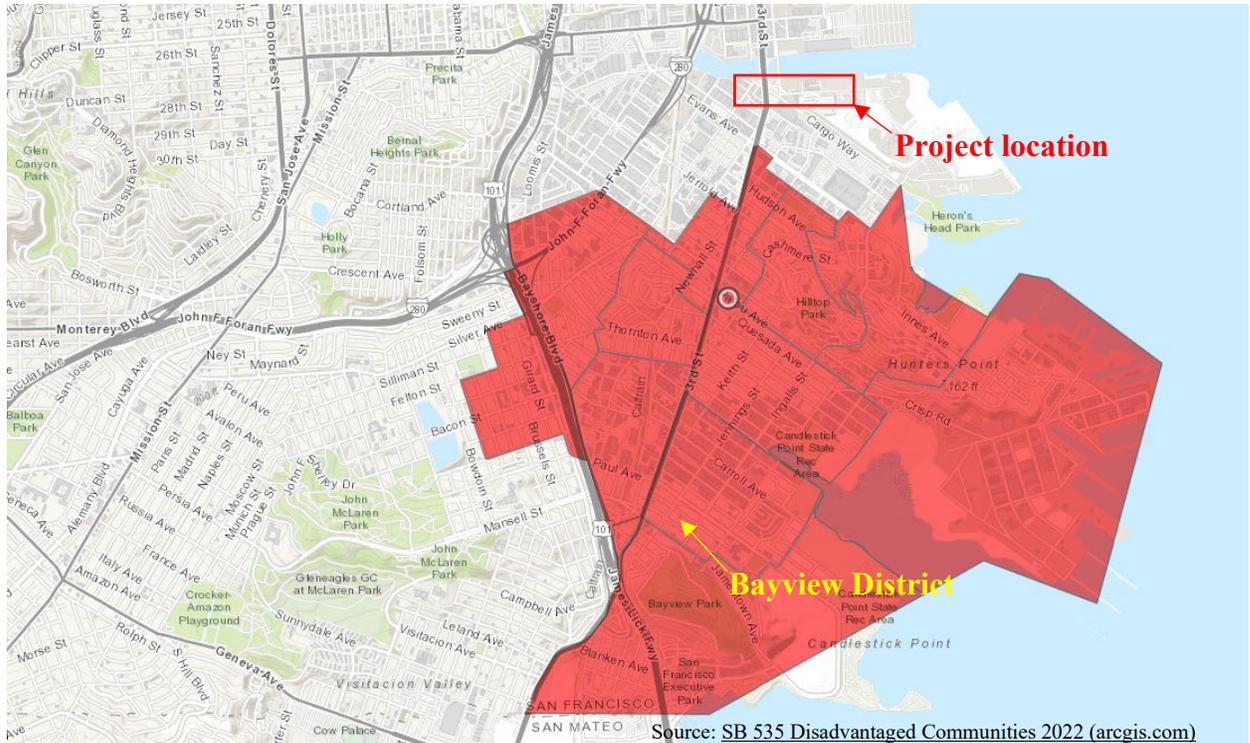
**Figure 2. Aerial Overview of Project**

**A. Connection to Existing Transportation Infrastructure**

Amador Street is located 0.7 mile from Interstate 280 (I-280), which connects to U.S. Route 101 (US-101) and I-80, as well as all major bridges crossing the San Francisco Bay. The Port is serviced by Class 3 rail service with connections to Class 1 rail service.

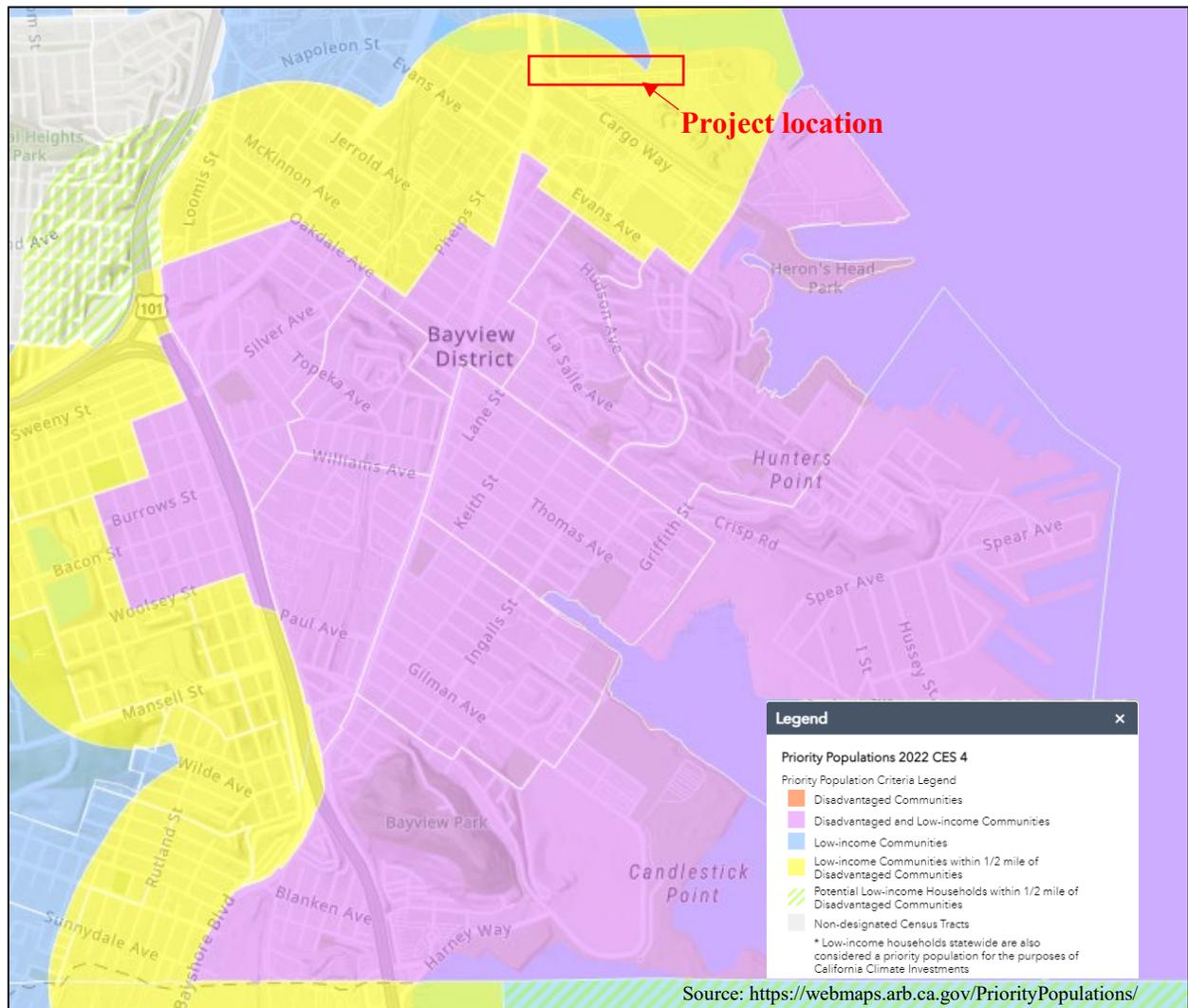
**B. Qualified Opportunity Zone**

The Project is located adjacent to Bayview District, an SB-535 Disadvantaged Community (census tract 6075061200), as shown in Figure 3.



**Figure 3. SB 535 Disadvantaged Communities – Bayview District**

In addition, the Project is located in an area classified as a low-income community within one-half mile of a disadvantaged community (census tract 6075980900) per California Climate Investments Priority Populations, see Figure 4.



**Figure 4. California Climate Investments Priority Populations 2022 CES 4.0**

### III. Grant Funds, Sources and Uses of all Project Funding

#### A. Project Costs

Total eligible project costs equal \$12,810,000 with anticipated MARAD PIDP funding and non-federal match as follows:

- \$9,607,500 from MARAD PIDP Program (75% of Project costs)
- \$3,202,500 from Port CIP (25% of project cost) – see Attachment 1 – POSF Amador Street Local Match Project Fund Commitment Letter

**The Port’s 25% match of non-Federal funds are fully reserved, committed, and obligated with no conditions.** The Port understands that the committed funds for the Project will be evaluated as being aggregated or pooled to carry out the proposed federalized components of the Project and will follow the resulting federal requirements for expenditures. As proven in Attachment 1, all proposed matching funds will be available at initiation of the Project

to ensure completion of the Project according to the proposed schedule. In addition, Port Management has approved contributing staff time associated with finalizing the design, engineering and permitting activities required to complete construction of the Project.

### B. Project Budget

Budget details are provided in Table 1.

**Table 1. Project Budget**

<b>Project Scope</b>	<b>Non-Federal (25%)</b>	<b>MARAD PIDP (75%)</b>	<b>Total</b>
Roadway Reconstruction	\$ 555,000	\$ 1,665,000	\$ 2,220,000
Pump Station	\$ 1,073,500	\$ 3,220,500	\$ 4,294,000
Sewer and Force Main Work	\$ 799,500	\$ 2,398,500	\$ 3,198,000
PUC Water Line Replacement	\$ 535,000	\$ 1,605,000	\$ 2,140,000
Full Trash Capture Device	\$ 9,500	\$ 28,500	\$ 38,000
Rail Tie Removal	\$ 107,500	\$ 322,500	\$ 430,000
Landscape Work	\$ 122,500	\$ 367,500	\$ 490,000
<b>Total</b>	<b>\$ 3,202,500</b>	<b>\$ 9,607,500</b>	<b>\$12,810,000</b>

Refer to Attachment 3, SF-424C for detailed construction cost estimate, which has been estimated to mid-point of construction, fiscal year 2024.

### C. Schedule

This Project began in 2010 and is Buy American Act compliant. As of January 2022, the Project is 90% complete (as shown in gray shading in Table 2). The remainder of the Project is in alignment with the 2022 MARAD PIDP timeline.

**Table 2. Project Schedule by Phase & Major Milestones**

<b>Phase</b>	<b>Start</b>	<b>Milestone Deliverable</b>	<b>Finish</b>
<b><i>Project Management</i></b>	<b>2010</b>		<b>End of Project</b>
<b><i>Planning / Conceptual Design</i></b>	<b>2010</b>		<b>Nov. 2017</b>
<b><i>Design</i></b>	<b>2010</b>		<b>May 2023</b>
<i>30% Design</i>		Apr. 2016	
<i>60% Design</i>		Dec. 2016	
<i>90% Design</i>		Jan. 2022	
<i>100% Design</i>		May 2023	
<b><i>Bid &amp; Award</i></b>	<b>Jul. 2023</b>		<b>Aug.</b>
<i>Advertise</i>	Jul. 2023		Sept. 2023
<i>Bids Due</i>	Sept. 2023		
<i>Commission Award</i>	Nov. 2023		
<b><i>Construction</i></b>	<b>Mar. 2023</b>		<b>Jan. 2025</b>
<i>NTP</i>		Mar. 2023	
<i>Substantial Completion</i>		Nov. 2024	
<b><i>Closeout</i></b>	<b>Jan. 2025</b>		<b>Apr. 2025</b>

## IV. Merit Criteria

### A. Achieving Safety, Efficiency, or Reliability Improvements

The Port has one of the largest remaining industrial property portfolios in San Francisco, supporting a multitude of maritime and production, distribution and repair uses. The Port's responsibilities include the development, marketing, leasing, management and maintenance for the 7.5 miles of San Francisco Waterfront adjacent to San Francisco Bay from Fisherman's Wharf to India Basin/Bayview. The Port's operating portfolio is comprised of over 550 ground, industrial and maritime industrial leases, as well as commercial, retail and office spaces. Many of those are internationally recognized landmarks such as Fisherman's Wharf, Pier 39, the Ferry Building and AT&T Park, home of the San Francisco Giants baseball team.

The maritime and industrial tenants' operations require efficient transport of goods and services by truck and require connections to freeway and freight rail access routes. Currently, this flow of goods within the Port and its intermodal connections is constrained by the exceedingly poor condition of Amador Street. This Project will significantly improve Port and intermodal connections, bringing operational improvements that will include Port resilience and environmental or emissions mitigations measures.

***Improves Port and Intermodal Connections.*** On average, over 250 trucks and an additional 1,700 other vehicles use Amador daily, for an estimated 90,000 truck trips and 550,000 total trips annually through the Amador Street corridor. Amador Street is used as a vital multimodal connector of streets, rail, and barges moving goods in the Port and beyond. Currently, the Port's bulk cargo and roll-on/roll-off facilities are unused or underused, but, in the longer-term, they are expected to be needed to serve bulk cargo and roll-on/roll-off shippers with cargoes destined for northern California and beyond. The Project improvements support growth in the southern waterfront. The Port has underused facilities and sufficient backland area to create another berth at Pier 94N, as well as the Intermodal Transfer Facility. The growth and effective use of the southern waterfront area is a Port priority as future cargo growth, which will be facilitated by the Project improvements along Amador Street.

***Improves Port Connection, Operations, Environmental Impacts and Emission Mitigations.*** Tenants along Amador Street report that vehicles must reduce their speed to approximately 15 mph to avoid pothole damage. This Project will enable trucks and other vehicles to achieve the posted 35 mph speed limit, which will reduce both street congestion and air pollution caused by GHG emissions.

Improved monitoring and increased capacity at the sewer pump station will reduce the risk of flooding and provide improved notification, positively impacting response time as well as reliability of the stormwater system under the roadway. The sewer system upgrades will reduce the risk of flooding, which creates hazardous and unsanitary conditions. The storm sewer trash capture devices, which will serve as a pilot program for the Port's 2030 storm water plan initiative, will help to avoid any unwanted trash and potential contamination from directly discharging to the bay. In addition, the street and sewer system will be designed to current City codes, which will result in an improved seismic rating for the sewer system along Amador Street.

***Supports Local, Regional, and International Economy and Environmental Improvements.*** Amador Street is the primary entry point and a key corridor in the Port's Maritime Eco-Industrial Complex, an area that aligns maritime cargo operations with complementary industries. The

Port’s Maritime Eco-Industrial Complex supports ocean-borne cargo import and export, bulk material processing, ship berthing, Port maintenance facilities, material recycling, vehicle parking and storage and construction lay down sites. The Maritime Eco-Industrial Complex goods movement includes a bulk cargo operation at Piers 92 and 94 that manages sand reclamation and import of aggregates needed to produce the primary source of concrete and other construction products for the City of San Francisco and the northern California region. Two state-of-the-art concrete manufacturing plants, Cemex and Martin Marietta, are located adjacent to the cargo terminal on Amador Street, where aggregate source material is used to create concrete that supports San Francisco’s construction industry. The concrete batch plants on Amador Street produce **600,000 cubic yards of concrete annually, which accounts for approximately 90% of the demand for San Francisco and northern San Mateo County. Additionally, approximately 800,000 tons of aggregates are exported out of Port facilities along Amador Street from the concrete batch plants annually.**

Another tenant, Darling International Inc. (Darling), collects and processes approximately 95 million pounds of inedible poultry by-product from poultry processors in California that would otherwise be sent to landfills. They collect and processes approximately 15 million pounds of used cooking oil from restaurants in the San Francisco Bay Area, which is sold as feed stock for renewable fuel production to both domestic and international markets.

***Supports Emergency Response.*** The improvements on Amador Street will also facilitate improved critical access for Piers 80 and 94-96, which are designated for DHS/FEMA emergency response vehicles and movement of emergency goods to the peninsula in case of a major hazard event and are included in the San Francisco Bay Catastrophic Earthquake Plan.

***Ensures Mission-readiness for MARAD.*** The Port currently has lease agreements in place that provide for the long-term berthing of five MARAD vessels under the National Defense Ready-Reserve Fleet, which also includes military-scale ships that require deep-water berth that are not widely available in the region. Three vessels are currently berthed at Piers 80 and 94-96 within the Maritime Eco-Industrial Complex serviced by Amador Street.

**Aligns With Leading Trade, Transportation, Port Resilience and Environmental Plan, Policies, and Mitigation Objectives.** Improvements to Amador Street fully support and align with the Port and City of San Francisco’s planning as follows:

- **Port of San Francisco’s Strategic Plan:** [SF Port Strategic Plan](#) – To preserve and enhance the Port’s diverse maritime portfolio, the Project will achieve full utilization of Port terminals by providing for the current and future needs of cargo shipping and berthing. By providing for safe, reliable, efficient and well-maintained goods movement facilities, the Project aligns with the Metropolitan Transportation Commission San Francisco Bay Area Good Movements Plan (Goal 2.1.2).
- **San Francisco General Plan Transportation:** [San Francisco General Plan](#) – Supports several goods movements policies by:
  - Encouraging the use of water transportation to facilitate region-wide movement of goods and cargo (Policy 6.3),
  - Upgrading and modernizing Port facilities and landside operations and transportation systems to enhance the commercial significance of the Port of San Francisco (Policy 6.2), and by designating expeditious routes for freight trucks

between industrial and state freeways to minimize conflicts with automobile traffic.

- **Port of San Francisco Waterfront Plan:** [Port of San Francisco Waterfront Plan](#) sets forth goals and policies to guide the use and improvement of Port piers, land and waterfront resources. The Waterfront Plan was produced in conformance with Proposition H and was adopted by the Port Commission in 1997 and includes a [Waterfront Design & Access Element](#).
  - In 2019, following a 3-year public planning process led by the [Waterfront Plan Working Group](#), the Port released a comprehensive update of the [Waterfront Plan \(2019\)](#). This Draft Plan sets nine goals with supporting policies described in the Waterfront Plan. The Plan includes new resilience and sustainability goals and policies that support the detailed studies and projects being developed in the Port's [Waterfront Resilience Program](#).

## **B. Supporting Economic Vitality at the National and Regional Level**

Although not explicitly a criteria for small port project grant applications, this Project does meet this criterion and adds to economic vitality. As a small port, revenue generation is primarily from tenant leases, which was heavily impacted due to the economy and the COVID-19 pandemic, which caused significant financial strain for the Port and its tenants. The Amador Street infrastructure upgrades will help the Port's economic recovery efforts and overcome the persistent economic infrastructure investment disadvantages of small ports. The Project will position the Port to increase its goods movement productivity and support future connectivity expansion in the underserved southern waterfront. The Project will increase the efficiency of operations, contributing to international trade as well as regional goods movement commerce at other ports.

This Project will support tenants' operations along the Amador Street corridor, which have elements of their supply chain that extend outside California and the United States which has jeopardized global supply chains. For example, Martin Marietta imports aggregates from quarries in Canada for reuse in local concrete production at neighboring operators, and Darling exports products via shipping containers out of the Port of Oakland, with most of the fat and oil products shipped to domestic and international renewable diesel producers.

In addition, Amador Street is the primary corridor for resupply and crew operations of a 740-foot MARAD vessel under a long-term berthing agreement at the Port, providing additional federal benefit.

Lastly, Amador Street is a key artery to Piers 94-96, a facility identified for DHS/FEMA emergency response vehicles and movement of emergency goods to the peninsula following a major hazard event and included in the San Francisco Bay Catastrophic Earthquake Plan (available upon request). Continuity of the connection to Piers 94/96 to be used as a Federal Staging Area is vital for speedy post-event Port and federal aid response, and critical to the local and regional economic recovery.

## **C. Addressing Climate Change and Environmental Justice Impacts**

***Project Actively Implements Climate and Environmental Justice Plans.*** The Amador Street Improvements support the implementation of Executive Order (EO) 14008, *Tackling the Climate Crisis at Home and Abroad* (86 FR 7619) by strengthening clean air through reduced emissions

and water protections through sewer upgrades and trash capture technology. This Project will serve as a pilot program as one of the first installations of trash-capture technology constructed under the new California State Water Resources Control Board Trash Implementation Program, which requires installation for all outfalls by 2030. Equally important, these improvements deliver environmental justice to the Project-adjacent Bayview District, which is an economically disadvantaged and underserved, overburdened and disadvantaged community as defined by the U.S. Environmental Protection Agency (EPA) and the State of California Air Resources Board (CARB) and to the local, small business truckers that traverse Amador Street moving the tenants' goods. The Project will follow the USDOT's *Equity Action Plan 2022* focusing on maximizing wealth creation, power of community, interventions and expanding access.

***Pavement and Utility Resilience in a Changing Climate.*** The pavement and utility upgrades to the stormwater system will help to mitigate the impacts of higher temperatures and more frequent and severe flooding on the Amador Street corridor. The Project's new rigid pavement has a direct resilient impact because it upgrades the roadway's structure and functional capabilities. The rigid pavement performs better in higher extreme temperatures due to the shorter joint spacing in design and uses expansion joints. This keeps the road functional in the long-term. In addition, the Project increases the capacity of the storm water system, which will allow the corridor to better manage the increase in frequency and intensity of storm events and reduce the risk of flooding. The Project's combined roadway and utility capacity upgrades perform better in a severe storm event. These resilient upgrades are necessary and indirectly impact rescue, emergency response, and recovery since the corridor connects to a federal laydown staging area.

Sea level rise (SLR) is **one of the most severe impacts of climate change**, with rising waters threatening to inundate coastal regions by the end of the century (source: [carbonbrief.org](https://carbonbrief.org)). Since 2015, the City of San Francisco led a *Sea Level Rise Vulnerability and Consequence Assessment* (Assessment) that describes the vulnerability of the City's and Port's public buildings and infrastructure to SLR and coastal flooding and the consequences of SLR-related flooding on people, the economy, and the environment. The Assessment informs how the City develops, prioritizes, invests, and implements adaptation strategies to enhance San Francisco's resilience to SLR and coastal flooding. Approximately 4 square miles of San Francisco are located within the City's Sea Level Rise Vulnerability Zone (see Figure 5). This area could be flooded by a 100-year coastal flood event coupled with 66 inches of SLR, an upper-range scenario by end of century. These low-lying areas are home to approximately 37,200 residents, approximately 17,100 businesses, approximately 167,300 jobs, new development and a host of vital infrastructure. This infrastructure includes roadways, water and wastewater pipelines, power infrastructure, emergency services, transit lines, parks and open spaces, the Port, and San Francisco Airport (SFO). (source: [sfplanning.org](https://sfplanning.org)).



**Figure 5. Sea Level Rise Vulnerability Map**

***Project Promotes and Protects Intermodal Synergies.*** The Project’s pavement and utility improvements have positive direct and indirect to the functional operational and response capabilities as described above. As shown on the map, the Amador Street Corridor lies in this SLR inundation area and includes the heart of the Port’s Maritime Eco-Industrial Complex, which provides the concrete and aggregate needs for much of San Francisco’s construction industry. The area maximizes the synergies among several industries, including the production of sand and aggregates, concrete batching, and concrete crushing. The key to these synergies is the intermodal transportation network of barges, streets and rail transport. Maritime importation of aggregates and sand allows for local processing and concrete batching in close proximity to construction activities within San Francisco. The only viable conduit to the rest of the city is Amador Street, making the roadway improvements essential.

When the Maritime Eco-Industrial Complex was first established, these activities were subject to review under the California Environmental Quality Act (CEQA). This was analyzed in the San Francisco Southern Waterfront Final Supplemental Environmental Impact Report, certified on February 15, 2001. Transportation Objectives 7, Policy 3 stated:

*“Establish an official truck route system along the designated major and secondary thoroughfares to facilitate truck movements within and to port facilities and other area business and to minimize the adverse impacts of truck movement on adjacent residential commercial and recreational land uses.”*

Amador Street is the ‘major thoroughfare’ of the area. For example, local processing and concrete batching supports one of the primary benefits of the Maritime Port’s Eco-Industrial Complex, to eliminate numerous truck trips from the peninsula. Reducing the number of trucks on the freeways leads to a corresponding reduction in diesel emissions, a well-documented public health concern that affects communities in this area. This benefits not only the environment in general and the San Francisco Bay airshed, but also the Project-adjacent Bayview District community, which is an economically disadvantaged and underserved community as defined by the State of California Air Resources Board, census tract 6075980900.

#### **D. Advancing Racial Equity and Reducing Barriers to Opportunity**

The Amador Street Infrastructure Improvement Project aligns with and furthers **Action Item 9.1.3** (page 83), “Plan for capital improvements in the Southern Waterfront to increase small business space” and “reduction in square feet requiring capital improvement” and **Action Item 9.2.3** (page 84), “Identify new truck parking to reduce waitlist time of D10-based businesses and consider master trucker tenant strategy to increase efficient use of space” of the Port’s approved *Racial Equity Action Plan (REAP)*, described in further detail below. With regards to **Action Item 9.1.3**, the Project would reduce the number of square feet required in capital improvement by 62,540 square feet for the roadway alone and 1,400 LF for the force main, a substantial improvement on the performance metric on that action item.

**Port Early Adopter in Advancing Racial Equity.** The Port strives to create a diverse, equitable, and inclusive organization and waterfront, and empower Black, Indigenous and other People of Color (BIPOC) in Port operations and opportunities through equitable policies and practices. In 2019 a legislative ordinance was passed and a committee of 30 diverse Port team members was established. This team produced a *Racial Equity Action Plan* in 2020. The Port’s Racial Equity Action Plan states:

“...shall include Racial Equity indicators to measure current conditions and impact, outcomes resulting from changes made within programs or policy, and performance measures to evaluate efficacy, that demonstrate how a City department will address Racial Disparities within the department as well as in external programs. — Office of Racial Equity Legislative Mandate, Ordinance No. 188-19”

The [Port’s Racial Equity Action Plan and Strategic Plan](#) (Attachment 9) provides a roadmap and objectives to reach the Port’s desired outcome to advance equity and become an equal opportunity for all organizations through consistent examination of policies and practices and monitoring of end results. The Port prioritizes equity as a core value and is committed to advancing racial equity. As stated in the Port plan, the goals are:

- Port opportunities are shared with people of color;
- The San Francisco Waterfront intentionally welcomes and includes diverse communities;
- The Port is an anti-racist organization; and
- The Port is a workplace built on equitable policies and practices, where every individual is supported to make the most of their talents.

**Project Promotes Racial Equity, Opportunity, and Progress.** Specifically, the Amador Street Improvement Project is situated in a low-income community within a half-mile of the Bayview District, an underserved, overburdened, disadvantaged community. Amador Street is located in

the 94124-zip code and home to many of San Francisco’s Black, Asian, and Latino residents; 87% of residents are minorities.

The San Francisco Climate Action Plan (CAP) is explicit in the goal of achieving net-zero emissions citywide by 2040 while achieving racial, social, and economic equity. In addition to targets for reducing GHG emissions, the Climate Action Plan makes four core commitments:

- Build greater racial and social equity
- Protect public health
- Increase community resilience
- Foster a more just economy

The Local Business Enterprise Program (LBE) is the City and County of San Francisco program for local business inclusion. This program also recognizes firms with minority and women owners. There are 45 trucking firms certified in the LBE program; 27 (60%) of these firms have minority owners and 5 (11%) have women owners. There are eight firms who park their trucks on Port property and 5 (62.5%) of these firms are minority owned.

The tenants along the Amador Street corridor have a program that prioritizes the use of LBE truckers; many of whom are independent truck-owners and live in the Bayview District neighborhood. As shown in Attachment 2, the tenants have committed to using this improvement Project to continue to support the LBE truckers and promote equity, justice, good wages, union jobs and reduce unwanted environmental impacts.

Truck haulers and suppliers are mainly local and hourly wage earners. Several impacts to this predominantly minority owner/operator truck haulers include:

- less efficiency resulting in higher costs per trip;
- more maintenance for their trucks due to the road conditions; and
- impact to health due to air quality and time of exposure.

To protect the public health, the Project will include the installation of full trash-capture technology in the storm water system. This technology will filter debris as small as 5mm, eliminating cigarette butts, small plastics, and other debris from the bay. Full trash-capture devices are required by the Municipal Separate Storm Sewer System Permit, which applies to all areas of the Port in which storm flows drain to the San Francisco Bay. This Project will be one of the first installations of trash-capture technology constructed under the new California State Water Resources Control Board Trash Implementation Program and will serve as a pilot program for future implementation throughout the Port.

The Maritime Eco-Industrial Complex is clear evidence that the Port has been pursuing similar goals for many years. The success of the Maritime Eco-Industrial Complex reduces GHG emissions while contributing to these four commitments in the Climate Action Plan. The success of the Maritime Eco-Industrial Complex requires an upgrade to Amador Street.

The City and Port have several relevant plans, policies, and projects that help adapt the City to SLR and climate change including to the Project:

- San Francisco Climate Action Plan: [SF Climate Action Plan](#)
- San Francisco Port Waterfront Coastal Flood Study: [SF Waterfront Coastal Flood Study](#)
- San Francisco Port Southern Waterfront Fact Sheet: [SF Southern Waterfront Fact Sheet](#)
- Storm Water Program Trash Capture Implementation: [SF Storm Water Plan](#)

***Project Continues to Increase Union, Good Paying Jobs.*** The Amador Street Corridor supports numerous union jobs. Martin Marietta, an Amador Street tenant, employees 5 members of the Operating Engineers Union and 2 full-time and 10 part-time ILWU members. Darling employs 10 members of the Union Food and Commercial Workers Union Local 5, 20 members of Teamsters Local 2785, and 3 members of Machinist Local 1414. At Pier 96, Recology employs 133 Teamsters. Cemex maintains 40 Teamster drivers, 4 operating engineers, and 3 Machinist Local 1414 employees along with three salaried workers. **The Port estimates that approximately 70 union jobs and good paying jobs will be created as a result of this Project through construction hiring and increased economic activity.**

***Tenant Promoting Climate Equity in the Project Area.*** The Port’s Strategic Plan and Racial Equity Action Plan set forth policies to improve open space in the City’s Southeast sector. For example, Martin Marietta extracts material from the San Francisco Bay floor, processes the material at its leased facility and generates, as a byproduct of its operations, coarse sand and gravel that does not have commercial value to Martin Marietta. In 2021, they donated over 12,000 cubic yards of beach material to the Port to construct a living shoreline and restore significantly eroded portions of Heron’s Head Park, a 22-acre thriving wildlife habitat

***Port Advancing Health, Safety, and Racial Equity with Amador Street Improvement Project.*** The Port’s Strategic Plan increases the safety of the corridor and reduces the amount of vehicle emissions through the corridor and will promote racial equity by addressing the disproportionate health and safety impacts to the surrounding community. Lastly, the Amador Street Improvement Project is listed by name in the Capital Improvement Program addendum to the Port’s Racial Equity Action Plan as one of the projects specifically designated as promoting racial equity. The following is a summary of the City and Port’s existing plans, policies and impacts.

[SF Port Strategic Plan](#)

- Equitable access to waterfront
- Provide Contract Opportunities to LBE and other local businesses
- Ensure local communities that are impacted by waterfront development share in economic prosperity

[SF Port Strategic Plan](#), [SF Racial Equity Action Plan](#) and [SF Port Racial Equity Plan](#)

- Improve open space in southeast sector
- Local hiring agreements

[SF Racial Equity Action Plan](#) and [SF Port Racial Equity Plan](#)

- Plan for, seek grants for, and invest Port Capital, GO Bond funds, potential federal stimulus funds, and SWBF dollars to invest in Port parks and open space

The following table summarizes MARAD’s PIDP Merit Criteria for Items A through D above.

Benefit	A. Safety, Efficiency & Reliability	B. Economic Vitality	C. Climate Change & Env. Justice Impact	D. Advancing Racial Equity
<ul style="list-style-type: none"> <li>Street improvements designed to code (from soft to rigid pavement) reduces maintenance and improves port resiliency.</li> </ul>	✓	✓	✓	
<ul style="list-style-type: none"> <li>Stormwater utility improvements designed to code (replacing cast iron with ductile iron pipe) increases flow, saves energy, and improves Port resiliency to SLR.</li> </ul>	✓	✓	✓	
<ul style="list-style-type: none"> <li>Traffic and trucks being able to achieve the actual speed limit of 35 mph versus 10 to 15 mph, as described by the tenants.</li> </ul>	✓	✓		
<ul style="list-style-type: none"> <li>Big hauling efficiencies realized by easing traffic and congestion on the street.</li> </ul>	✓	✓		
<ul style="list-style-type: none"> <li>Benefits to participants in the local trucker program, which draws from adjacent economically disadvantaged community.</li> </ul>		✓	✓	✓
<ul style="list-style-type: none"> <li>Less air pollution due to reduced truck emissions near a local environmental justice community that is already impacted with poor air quality.</li> </ul>	✓		✓	✓
<ul style="list-style-type: none"> <li>Improved access for Piers 94-96 DHS/FEMA emergency response vehicles and movement of emergency goods to the peninsula following a major seismic event.</li> </ul>	✓	✓		✓
<ul style="list-style-type: none"> <li>Continued/improved efficiencies for SFBR’s “dirty dirt” hauling, much of which comes from the nearby U.S. Navy-funded remediation of the former Hunter’s Point Shipyard.</li> </ul>	✓		✓	
<ul style="list-style-type: none"> <li>Reduced GHG emissions and idling truck air pollution with street improvements.</li> </ul>			✓	✓

<b>Benefit</b>	<b>A. Safety, Efficiency &amp; Reliability</b>	<b>B. Economic Vitality</b>	<b>C. Climate Change &amp; Env. Justice Impact</b>	<b>D. Advancing Racial Equity</b>
• Improved monitoring and increased capacity at the pump station, reducing the risk of flooding.	✓	✓	✓	
• Improved reliability of the stormwater system under the roadway.	✓	✓	✓	
• Improved seismic rating of the utility infrastructure system.	✓	✓	✓	
• Improved stormwater discharge quality with trash capture devices.			✓	✓
• Improved local airshed with landscaping.			✓	✓
• Improved/continued access for MARAD crews performing multiple deliveries using Amador Street. MARAD owns land adjacent to the industrial park complex.	✓	✓		
• Tactical and strategic continuity of operations (including rail spur).	✓	✓		
<b>TOTAL PROJECT IMPACT</b>	✓	✓	✓	✓

**E. Leveraging Federal Funding to Attract Non-Federal Sources of Infrastructure Investment**

To maximize the impact of the PIDP, the Project team will leverage the proposed \$9,607,500 in Federal contributions with funds from the Port of \$3,202,500 to carry out this \$12,810,000 project.

The improvement along Amador Street has the potential of incentivizing Martin Marietta and other maritime tenants in the Amador Street corridor to invest in long-considered enhancements to their own operations. These Project improvements could draw additional tenants to the southern waterfront area which, will increase goods movement capacity through growing the existing substantial backland and storage area that is currently under-utilized.

Through the years, attempts were made to leverage Port tenants; however, no monies are available to privately fund this Project Infrastructure Improvement work.

**V. Project Readiness**

**A. Technical Capacity**

The Project team for the Amador Improvement Project includes:

- Dominic Moreno- Maritime Marketing Manager, Port of San Francisco (Maritime Technical POC)
- Noel Aquino, P.E. – Civil Engineer, Engineering Division, Port of San Francisco (Project Manager POC)
- Rod Iwashita, P.E., F.ASCE – Chief Harbor Engineer, Port of San Francisco (Chief Harbor Engineer POC)

The Project team has the personnel, knowledge, skills and expertise necessary to implement the Project on schedule and within budget to ensure the Project’s benefits are rapidly realized. Additional Port personnel will be consulted during this Project as additional expertise is required.

The table below provides a Project Team Responsibility Matrix Summary complete with contact information and identifying the roles and responsibility for lead staff participating in the Project.

<b>Role</b>	<b>Key Member</b>	<b>Responsibility</b>	<b>Contact Information</b>
Port Project Manager and Lead Design and Construction Management Engineer	Noel Aquino, PE	Responsible for all engineering design and coordination. He manages project budget, schedule and scope; coordinates work by project team members, project communications and contracts with outside parties (with the exception of environmental review services, managed by the Environmental Coordinator). Secures the project resources, oversees/manages project progress, and reports project status to management.	<a href="mailto:Noel.Aquino@sfport.com">Noel.Aquino@sfport.com</a>
Port Design QA/QC	Ken Chu, PE	Provides overall quality assurance/quality control of the Project.	<a href="mailto:kenneth.chu@sfport.com">kenneth.chu@sfport.com</a>
Port Finance & Accounting	Nate Cruz	Finance	<a href="mailto:nate.cruz@sfport.com">nate.cruz@sfport.com</a>
	Kurian Joseph	Accountant	<a href="mailto:kurian.joseph@sfport.com">kurian.joseph@sfport.com</a>
Design Team	Ken Chu	Port Design Support	<a href="mailto:kenneth.chu@sfport.com">kenneth.chu@sfport.com</a>
	Luis Vallejos	Project consultation with Port maintenance for project needs; responds to work	<a href="mailto:luis.vallejos@sfport.com">luis.vallejos@sfport.com</a>

Role	Key Member	Responsibility	Contact Information
		requests to maintenance for investigation, as needed.	
	Jose Flores, Jonathan Chang, Arlen Ung, Frank Piruzmand, Anthony Esterbrooks	San Francisco Public Works, Design and Engineering responsible for plans, specifications and estimate for sewer, roadway, pump station work, and landscape.	<a href="mailto:Jose.Flores@sfdpw.org">Jose.Flores@sfdpw.org</a> <a href="mailto:Jonathan.Chang@sfdpw.org">Jonathan.Chang@sfdpw.org</a> <a href="mailto:Arlen.Ung@sfdpw.org">Arlen.Ung@sfdpw.org</a> <a href="mailto:Frank.Piruzmand@sfdpw.org">Frank.Piruzmand@sfdpw.org</a> <a href="mailto:Anthony.Esterbrooks@sfdpw.org">Anthony.Esterbrooks@sfdpw.org</a>
Design Team (Continued)	Teresa Woo	San Francisco Public Utilities Commission, Design and Engineering responsible for plans, specifications and estimate for water line replacement.	<a href="mailto:TWoo@sfgwater.org">TWoo@sfgwater.org</a>
	Kathryn Purcell	Environmental Coordinator that consults with the project to ensure environmental permit requirements are adhered to.	<a href="mailto:kathryn.purcell@sfsport.com">kathryn.purcell@sfsport.com</a>
Construction Management	Tim Leung	Contract Administrator/ Construction Manager who prepares contract documents for advertisement and award. Also provides construction management during construction.	<a href="mailto:Tim.y.leung@sfsport.com">Tim.y.leung@sfsport.com</a>
Communications/Community Outreach	Tiffany Tatum	Outreach to LBEs/DBEs during advertisement process.	<a href="mailto:Tiffany.tatum@sfsport.com">Tiffany.tatum@sfsport.com</a>
Real Estate	Monico Corral	Handles Port operations for Real Estate along Amador Street.	<a href="mailto:Monico.corral@sfsport.com">Monico.corral@sfsport.com</a>
Internal Stakeholders	Dominic Moreno	Provides Port maritime coordination.	<a href="mailto:Dominic.Moreno@sfsport.com">Dominic.Moreno@sfsport.com</a>
	George Bibbins	Port Health & Safety Coordinator	<a href="mailto:George.bibbins@sfsport.com">George.bibbins@sfsport.com</a>

Project management will be Port staffed. Design engineering will be performed by SFPW. The construction will be bid out using the lowest cost, and qualified bidder. Construction management will be performed by Port staff with support from SFPW.

### ***Experience and Understanding of Federal Requirements***

The Project team, from engineering to accounting, has the requisite experience and understanding of federal grant requirements, from contracting to construction, to ensure the Project can be delivered on time and within budget. Specifically, the Port, represented by the Project team identified above, has conducted extensive environmental reviews that will reduce the likelihood of any challenges to the Project under the National Environmental Policy Act (NEPA).

The Port has a qualified and proven procurement process that ensures a minimum of three bids will be received for any goods or services purchased for the Project. This procedure includes stringent requirements that align with the Federal Acquisition Regulation and requires an open, competitive bidding and procurement process for all components proposed within this application. Indeed, the Project team will soon begin issuing FAR-compliant bidding packages to enable the Project to begin moving forward shortly after entering into a contract with the Maritime Administration.

The Project team is committed to fully comply with the new April 2022 Buy American Act requirements during procurement and has preliminarily confirmed all equipment can be sourced in the United States. This will support United States businesses as part of economic recovery. This Project does not require any acquisition of equipment outside the United States.

### ***Experience Working with Federal Agencies***

The Port and its staff are qualified and experienced working with the requirements of federal agencies. The normal course of Port operations requires regularly working with various federal agencies, mainly in/around water. A few recent and relevant successful grant-funded programs include:

- Built San Francisco Police Dock in Hyde Street Harbor using FEMA funds through Port Security Grant Program (PSGP).
- 19<sup>th</sup> and Georgia Street roadway construction was built in part using Federal Highway Administration (FHWA) Grants. From Port Commission Resolution 14-22: the Port of San Francisco submitted and was awarded funding from Metropolitan Transportation Commission (MTC) for one million dollars (\$1,000,000) assigned to MTC for programming discretion, including but not limited to federal funding administered by the FHWA such as Surface Transportation Program (STP) funding, Congestion Mitigation and Air Quality Improvement (CMAQ) funding and/or Transportation Alternatives (TA) funding for the Pier 70 Crane Cove Park 19<sup>th</sup> Street and Georgia Street sidewalk and pedestrian improvement projects for the Priority Conservation Area Grant.

Maritime POC Project team member, Dominic Moreno, is responsible for:

- Port's "Goods Movement Program" grant, which was awarded \$1.3M by the Bay Area Air Quality Management District to the Port for the purchase of a Tier 4 Locomotive.
- Environmental Protection Agency (EPA) Clean Diesel National Grants Program, a program developed under the Diesel Emissions Reduction Act (DERA), funded a portion of the grant.
- Post-award activities, including negotiating the grant documents.

- Interface with the Port Commission and San Francisco City Supervisor’s approval to receive the funds; and negotiating the purchase agreement for the locomotive.

### ***Previous Experience with Port Infrastructure Development Grant awards, BUILD and INFRA Awards***

The Port has not previously received PIDP, BUILD, or INFRA awards.

Because the City of San Francisco has multiple transportation agencies, transit-specific funding opportunities are typically reserved within the City and County of San Francisco sister agencies for ground transportation serving San Francisco.

### ***Experience with Other Similar Large-Scale Infrastructure Projects***

The Project team members have all been involved with large-scale infrastructure projects, some of which were funded by grants.

- Noel Aquino is the project manager for the Port and has previous design experience working on large infrastructure projects for SFPW that includes the Lombard Street Improvements project and Van Ness BRT. Both projects included coordination efforts with Caltrans. Noel also worked as the project manager for the Hyde Street Harbor SFPD Dock project, which was funded through a FEMA grant.
- Dominic Moreno manages the post-award project for an EPA DERA funded \$1.3M grant (“Goods Movement Management” Grant) to purchase a tier 4 locomotive for POSF.
- Rod Iwashita, P.E., F.ASCE is the Port representative on the Mayor’s Sea Level Rise Coordinating Committee, the San Francisco Contractor Partnering Steering Committee and the San Francisco Lifelines Committee. These committees often rely on his input and expertise on large projects. Rod is responsible for developing, planning and directing the Port’s Engineering Division work, which includes several major functions, including building and encroachment permits, engineering and architectural design, facilities assessment, construction management and project management. His responsibilities also include developing regulatory procedures, overseeing Port plan checking and inspection, and providing building code interpretations. He has been deeply involved in several large-scale Port projects, including a Seawall Earthquake Survey Project; Mission Bay Ferry Landing Project; Brookfield (Pier 70) Development; and Mission Rock Development.
- Ken Chu., P.E., Port Civil Engineer, is a seasoned QA/QC in charge of port civil projects and has several decades of experience in port civil infrastructure projects.
- Kurian Joseph, Accounting Lead, has previous experience with federal and state grants accounting systems and invoicing such as Grants and related Projects setup in the system, grant expenditure and revenue tracking and reconciliation, grant compliance monitoring, grant claim submission, various periodic and final financial report submission, provide schedules and supporting documents for grantor site visits, financial audits and single audits, Grant close-out etc.
- Nate Cruz, Port Finance Manager, has extensive experience with tracking and reporting on over \$1b in tax exempt bonds to ensure compliance with bond agreements, IRS, and SEC regulations.

***Familiarity with MARAD Requirements***

Port staff are familiar with MARAD requirements, having collaborated with the Port’s long-time shipyard operator, BAE Systems, on a successful application for \$5 million in funding under MARAD’s Assistance to Small Shipyards program, which successfully executed and restored Drydock #2 to its original lift capacity with the award. While BAE Systems was the applicant, BAE and Port staff combined expertise for both the application and administration of the award.

***Technical Experience and Resources Dedicated to the Project***

All port staff presented in this application are available and will be dedicated to the project when the award obligation is received.

Dominic Moreno will be the Maritime POC for the Amador Street Improvement Project. Dominic has experience in managing large scale, grant funded projects and will also provide marketing and reporting support for the efforts.

Noel Aquino, Civil Engineer, will be the Project Manager and Lead Designer. He will provide engineering and technical support during the project. Noel will coordinate repairs with subcontractors and terminal staff and address issues during project repairs with terminal staff, write specifications for the roadway grading and paving as well as utility work, and obtain quotes from a minimum of three sources per Port and federal procurement regulations. He will also ensure all materials required for construction meet Buy American requirements.

Rod Iwashita, P.E., F.ASCE –will oversee the project and ensure the project meets all regulatory and permitting requirement.

**B. Environmental Approvals**

A CEQA Categorical Exemption for the Port Maintenance Directive was secured from the San Francisco Planning Department on March 18, 2016 (No. 2016-003866ENV) and no further CEQA environmental review is required for the project. Project work will be performed along Amador Street, beyond USACE and BCDC jurisdiction. The Port expects a categorical exemption for NEPA.

A Site Investigation Report dated June 15, 2012, performed in compliance with Title 22.A Maher, concluded a Site Mitigation Plan will be required detailing proper soil handling and disposal during construction. A site Health & Safety Plan and Dust Monitoring Plan are also required. The report also concluded that should construction dewatering be necessary at the pump station, groundwater sampling and analysis would need to be conducted and approvals obtained to discharge decant water into the city’s sanitary/storm water sewer system.

The table below provides details regarding state and local permits anticipated for the Project.

Permit	Responsibility	Schedule
Bay Area Air Quality Management District Authority to Construct/ Permit to Operate	Environmental Coordinator	To be obtained prior to advertisement.
San Francisco Planning Department, CEQA Categorical Exemption	Planner	Port will obtain a CEQA CATEX and NEPA CATEX for project prior to advertisement. Anticipate 8-10 week process
Property Consent	Real Estate	Obtained at final design completion

Permit	Responsibility	Schedule
Construction General Permit and Stormwater Pollution Prevention Plan	Contractor	Required prior to construction
San Francisco Health Code Article 22A, "Maher Ordinance"	Environmental Coordinator	Port will submit Maher notification prior to advertisement noting contractor required plans: <ul style="list-style-type: none"> <li>• Site-Specific Health and Safety Plan</li> <li>• Construction &amp; Demolition Debris Recovery Plan</li> <li>• Erosion and Sediment Control Plan including Dust Control Plan</li> </ul>
Port Encroachment, Excavation, Temporary Occupancy, Street Space, and Night Noise Permits	Contractor	Required prior to construction

### C. Risk Mitigation

In addition to in-depth planning efforts, the Project Team is undertaking a range of strategies to mitigate project risks and manage any issues that may arise. The Project Team will apply the following risk mitigation strategies:

- **Project Change Management.** In the extremely unlikely event of a major Project change, the Applicant will alert MARAD at its earliest notice. The Project Team will recommend a preferred solution, having investigated all feasible options to find the lowest-cost approach with the least impact to schedule. The Project team will consult MARAD, update the Statement of Work, and complete required administrative actions.
- **Quality Assurance and Quality Control (QA/QC).** The Project Team will deploy its own internal standard QA/QC processes, including but not limited to: 1) adherence to specifications and design; 2) regular (at least monthly) inspections by project managers, including verification for all construction, installation, equipment and functionality; 3) adherence to standard inspection plans and timeframes; 4) regular inspection of critical checkpoints for quality, safety and operability; 5) inspections by Port staff as warranted; and 6) project managers will report to the project management team following each QA/QC event to identify and mitigate QA/QC issues or concerns as soon as identified.
- **Technical Review.** Review of the technical adequacy of project deliverables at the planning and design phase. These reviews may be performed by internal groups or third-party multi-disciplinary experts to ensure the technical soundness of the design documents. The review focuses on the engineering design presented in the drawings and specifications. The emphasis of the review varies depending on the level of completion of the design documents.
- **Constructability Review.** Evaluate the design for completeness, field efficiency and ease of construction, with the goal of eliminating impractical and inefficient designs that do not meet construction requirements as well as address construction-specific deficiencies in contract documents.
- **Value Engineering.** Group review of the Project to generate and evaluate possible recommendations for cost savings and efficiency improvements. Often performed near

design completion but can be included earlier in the design process when the design is still fluid enough that changes can be implemented with minimal re-design costs.

- **Cost Estimate Review.** Ranging from a check of take-off quantities and unit costs, estimate assumptions and scope (performed at early stages of the Project) to a full independent estimate review and reconciliation, which involves developing an independent cost estimate that is compared to the original (performed prior to design completion).

## VI. Domestic Preference

The Port will comply with updated April 22, 2022 OMB Domestic Preference guidance. All materials utilized for this Project will be manufactured, sourced, and produced in the United States, with some elements potentially sourced within the very facilities served by the Project.

While the Port’s procurement process has thousands of U.S. vendors in its database, procurement rules prevent identifying a specific vendor at this time. However, it will be specified in the contract documents that all components are to be sourced exclusively through the American supply chain, specifically the following components:

1. Amador Street Utilities - Sewer Pipe and Storm Drain Upgrade
  - Sewer drainpipes, RCP and VCP
  - Concrete manholes with covers and framing boxes
  - Catch basins
  - Force main pipe (SDR-17 HDPE)
2. Pump Station Capacity Upgrades
  - Pumps and motors and accessories
  - Reinforced concrete sump
  - Concrete wall
  - Chain link fence and gate
  - Support piles
3. Amador Roadway Replacement and Grading
  - Class 2 aggregate base
  - Concrete base (recycled concrete)
  - Asphalt concrete pavement
4. Water Line Replacement
  - Water distribution pipes, mechanically restrained
  - Water distribution gate valves
  - Hydrants and hydrant valves

## VII. Determinations

Project Determination	Guidance
<p>1. The project improves the safety, efficiency, or reliability of the movement of goods through a port or intermodal connection to the port.</p>	<p>Specific elements of the proposed project include:</p> <ul style="list-style-type: none"> <li>• Improved roadway conditions, reducing truck turn times</li> <li>• Capacity building of pump station</li> <li>• Improvements to storm drainage’s impact to roadway</li> <li>• Safety enhancement due to reduction of sewage/stormwater backup and pooling</li> <li>• Resiliency of three collective infrastructure systems (roadway, sewer, pump station) that increase goods movement locally, regionally and nationally</li> <li>• Increase capacity and resiliency of infrastructure</li> </ul>
<p>2. The project is cost effective.</p>	<p>This is a small project at a small port (average of 1.5-million-ton throughput over three years) and is not required to demonstrate cost effectiveness. However the Project budget as shown in SF-424C (Attachment 3) is cost effective use funding for infrastructure due to the importance of Amador Street as described in this narrative. Also, the Port over the years has invested nearly \$2M for design and emergency maintenance on Amador Street and associated utilities but still has infrastructure that is well beyond its intended design life.</p> <p>MARAD PIDP federal dollars are highly needed and the Port will commit 25% match even with limited CIP funding as a result of economy and COVID 19 impacts.</p>
<p>3. The eligible applicant has the authority to carry out the project.</p>	<p>Please see Burton Act dated May 1994 (Attachment 4) which transfers all authority from the City to the Port of San Francisco. The Port of San Francisco owns and has full authority over the project area location and the infrastructure to be improved which include Amador Street and utilities (sanitation and stormwater sewer system, pump station).</p>
<p>4. The eligible applicant has sufficient funding available to meet the matching requirements.</p>	<p>Refer to Attachment 1 – POSF Local Match Project Fund Commitment Letter by the Port’s Finance Manager confirming the Port’s grant match is available to be committed to the Project once award is determined. As shown in Table 1 Project Budget, the Port demonstrates that the Project has sufficient funding available to meet the needed matching requirements and will not impact schedule.</p>

Project Determination	Guidance
<p>5. The project will be completed without unreasonable delay.</p>	<p>The project is ready to begin simultaneously when funds are obligated. There are no internal or external factors that will cause any Project Delay. The Port staff are available and ready to execute the Project.</p> <p>The Project design is at 90%. Attachments 5, 6, and 7 demonstrate the project details have been thoroughly planned and can be executed immediately after authorization.</p>
<p>6. The project cannot be easily and efficiently completed without Federal funding or financial assistance available to the project sponsor.</p>	<p><u>Federal funding is necessary for the completion of this project.</u></p> <ul style="list-style-type: none"> <li>• Federal funding is necessary to complete this Project because the Port's capital program is continually, massively and increasingly oversubscribed. Capital prioritization rules force the Port to first fund projects that impact life safety, address regulatory requirements to prevent violations, and those that have the greatest potential to generate revenue so as to sustain the capital program. Another factor has been the large amount of funding required in one funding cycle to move this project forward, where this project, if funded internally, would use up nearly 40% of the entire \$18 million Capital Improvement budget, preventing other critical life safety work from being completed.</li> <li>• The Port of San Francisco, a small port, is an Enterprise Department of the City and County of San Francisco, meaning that all revenues derive entirely from Port activities, primarily tenant leases.</li> <li>• The Amador Street Infrastructure Project enhancement to goods and freight movement nationally and internationally has been unfunded for the past 12 years even though every year it has been nominated for funding by Port staff. After more than a decade, we feel it is demonstrably true that it will never prevail against competing priorities, given the chronically underfunded state of the Port's capital program. This project simply cannot move forward without federal funding.</li> </ul>

Project Determination	Guidance
<p>6. The project cannot be easily and efficiently completed without Federal funding or financial assistance available to the project sponsor (continued).</p>	<p><u>The Project would be deferred indefinitely if it did not receive Federal funds.</u></p> <ul style="list-style-type: none"> <li>• In short, without federal funds, this Project will be deferred indefinitely.</li> <li>• This increasingly dilapidated road and aging sewer and force main results in many impacts to the tenants and the local underserved and economically disadvantaged communities to include slower truck speeds, increased truck emissions (in an airshed occupied by an environmental justice community), more frequent flooding events, and exacerbated wear and tear on tenant trucks and local minority truck owners (see the local hire trucking program), making goods movement less efficient. This is a main artery and access road to the southern waterfront.</li> <li>• As the roadway continues to degrade, traffic flow will suffer additional disruptions. The Port tenants served by Amador St. include the only San Francisco-based cement suppliers and ready-mix concrete suppliers. Disruption of the traffic along the roadway creates uncertainty in San Francisco-based construction projects.</li> <li>• Continued deterioration of Amador Street would impact tenant’s freight goods movement corridor to/from the Port regionally, nationally, and internationally.</li> </ul>

# Welcome Aboard!

Congratulations on your selection to receive a Port Infrastructure Development Program (PIDP) FY 2022 grant award. Now that you have been selected for an award, MARAD would like to move towards executing a grant agreement and fully obligating the funds as soon as possible, so that you may begin work on your project. To that end, we have created this document to provide some early guidance on what the next steps will be as well as provide pertinent information that you need to know regarding the goals, expectations, and requirements for managing your grant.

## Next Steps

1. Kick-off meeting to provide the MARAD Project Team with an overview of the project, including background and details related to scope, schedule, and budget.
2. Complete pre-award Federal requirements, including:
  - a. National Environmental Policy Act (NEPA),
  - b. Section 106 of the National Historic Preservation Act (NHPA), and
  - c. Recipient's Letter of Funds Availability
3. Develop scope, schedule, and budget in draft grant agreement once the FY 2022 template is available

### Estimated Grant Process Timeline:

Action	Entity	Estimated Time
Kick-Off Meeting	MARAD	Within one month of receiving this document
Complete NEPA	Recipient and MARAD	5-20 months
Complete Section 106	Recipient and MARAD	5-20 months
Letter of Funds Availability	Recipient	Up to Recipient
Execute Grant Agreement	Recipient and MARAD	1-4 months after NEPA completion
Estimated total time		6-24 months

### Point of Contact:

Your grant has been assigned to a Senior Grants Manager. This person serves as the primary point of contact for your grant until grant execution. Your Grants Manager should be the first person you contact when questions or issues related to your grant arise, as well as when technical assistance, clarification, or other resolution is needed. Your Grants Manager will provide a full list of the contacts related to your project.

## **Before grant agreement execution, you should:**

1. Assist MARAD in NEPA review completion – All grant projects must undergo a NEPA review. Review the environmental documents when provided by the MARAD Office of Environmental Compliance and start to formulate the action plan to complete the required documentation.
2. Assist MARAD in NHPA Section 106 consultations – Section 106 requires MARAD to identify and assess the effects its actions may have on historic properties within the scope of your project. Please review your project and what may be required to complete this process. The MARAD National Historic Preservation Officer will help with this requirement.
3. Submit to MARAD your non-Federal match documentation – MARAD requires that you provide a letter of match commitment confirming that the non-Federal match outlined in your application is secured and dedicated to the project. We cannot execute a grant agreement without this funding commitment letter.
4. Develop draft Grant Agreement – Work with MARAD on finalizing the project’s scope, schedule, and budget in the draft Grant Agreement once the template is available.
5. Ensure Buy America compliance – Review the materials required to execute the project scope to ensure compliance with the applicable Buy America requirements (see Buy America Requirements below).

## **Before grant agreement execution, you should NOT:**

1. Begin any construction activities – No construction (i.e., activities that disturb the land) can take place prior to NEPA completion or you risk jeopardizing your entire Federal award. After NEPA completion but before grant agreement execution, construction activities can only begin with written pre-approval by MARAD.
2. Incur any Project Costs without MARAD’s written pre-approval – Pursuant to 46 U.S.C. § 54301(a)(10)(B) and 2 CFR § 200.458, PIDP recipients must apply to MARAD for approval to incur and expend any Federal or non-Federal project costs prior to grant agreement execution. If you would like to begin incurring certain eligible project costs, please contact your Grants Manager and they can explain the process and provide you with the “Pre-award costs application.” To be allowable, at a minimum, the costs must:
  - a. Be for pre-construction activities (unless NEPA is already completed);
  - b. Not yet be incurred or expended;
  - c. Comply with all Federal requirements; and
  - d. Be included in the applicable PIDP grant application as future eligible costs.

## **Additional Things to Consider:**

### **Procurement methods:**

The acquisition of goods and services must follow the procurement standards described in 2 C.F.R. 200.317-327, and all procurement transactions for the acquisition of property or services must be conducted in a manner providing full and open competition consistent with the standards described in 2 C.F.R. 200.319-320. Noncompetitive procurements can only be awarded in accordance with 2 C.F.R. 200.320(c) and with the written approval of MARAD.

### **Minimum Wage Rates:**

You must include, in all contracts in excess of \$2,000 for work on the project that involves labor, provisions establishing minimum rates of wages, to be predetermined by the United States Secretary of Labor, in accordance with the Davis-Bacon Act, 40 U.S.C. 3141–3148, as applicable, that contractors shall pay to skilled and unskilled labor, and such minimum rates shall be stated in the invitation for bids and shall be included in proposals or bids for the work.

### **Small and Disadvantaged Business Enterprises Requirements:**

If any funds under this award are administered by or through a State Department of Transportation, you must expend those funds in compliance with the requirements at 49 C.F.R. part 26. Otherwise, you must expend all funds under this award in compliance with the requirements at 2 C.F.R. 200.321 (“Contracting with small and minority businesses, women’s business enterprises, and labor surplus area firms”).

### **Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 (Uniform Act):**

The Uniform Act and implementing regulations at 49 CFR Part 24 apply when Federal aid is used to fund any phase of the project. For example, if you use local funds for a right-of-way acquisition that is in anticipation of this DOT project, you must still comply with the Uniform Act related to those right-of-way activities to be eligible to receive these Federal funds.

### **Buy America Requirements:**

Your project is a project for infrastructure. Therefore, all iron, steel, manufactured products, and construction materials used in the project are subject to the domestic content requirements of the Build America, Buy America Act, Pub. L. No. 117-58, div. G, tit. IX, subtit. A, 135 Stat. 429, 1298 (2021), as implemented in the terms and condition of the grant agreement.

You must not use funds provided under this award unless:

- (1) all iron and steel used in the project are produced in the United States—this means all manufacturing processes, from the initial melting stage through the application of coatings, occurred in the United States;
- (2) all manufactured products used in the project are produced in the United States—this means the manufactured product was manufactured in the United States; and the cost of the components of the manufactured product that are mined, produced, or manufactured in the United States is greater than 55 percent of the total cost of all components of the manufactured product; and
- (3) all construction materials are manufactured in the United States—this means that all manufacturing processes for the construction material occurred in the United States.

When necessary, you may apply for, and the USDOT may grant, a waiver from the Buy America preference if the USDOT determines that:

- (i) applying the Buy America preference would be inconsistent with the public interest;
- (ii) the types of iron, steel, manufactured products, or construction materials are not produced in the United States in sufficient and reasonably available quantities or of a satisfactory quality; or
- (iii) the inclusion of iron, steel, manufactured products, or construction materials produced in the United States will increase the cost of the overall project by more than 25 percent.

Please notify MARAD as soon as possible when a potential Buy America issue arises.

**From:** [Lebo, Stephen \(MARAD\)](#)  
**To:** [Aquino, Noel \(PRT\)](#); [Delepine, Boris \(PRT\)](#); [Iwashita, Rod \(PRT\)](#)  
**Cc:** [Bohnet, David \(MARAD\)](#); [Mitchell-Carroll, Kelly \(MARAD\)](#); [Onwudiegwu, Christian \(MARAD\)](#)  
**Subject:** RE: P22 San Francisco - Project, Grant Agreement Review  
**Date:** Saturday, December 17, 2022 10:21:55 AM  
**Attachments:** [5.13 Local Match Fund Commitment Letter Amador.docx.pdf](#)

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Thank you for sending Noel.

We confirm receipt and acceptance of your letter.

We look forward to meeting/speaking with you on Thursday afternoon.

Take care and have a great day.

Best regards,

Stephen Lebo

Senior Grants Management Specialist

Office of Port Infrastructure Development (MAR-510)

Maritime Administration

U.S. Department of Transportation

1200 New Jersey Ave SE | Washington DC 20590

Office: W21-223

[Stephen.lebo@dot.gov](mailto:Stephen.lebo@dot.gov) | <http://maritime.dot.gov>

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**From:** Aquino, Noel (PRT) <noel.aquino@sfport.com>

**Sent:** Friday, December 16, 2022 7:10 PM

**To:** Lebo, Stephen (MARAD) <stephen.lebo@dot.gov>; Delepine, Boris (PRT) <boris.delepine@sfport.com>; Iwashita, Rod (PRT) <rod.iwashita@sfport.com>

**Cc:** Bohnet, David (MARAD) <david.bohnet@dot.gov>; Gill, Lauren (MARAD) <lauren.gill@dot.gov>

**Subject:** RE: P22 San Francisco - Project, Grant Agreement Review

**CAUTION:** This email originated from outside of the Department of Transportation (DOT). Do not click on links or open attachments unless you recognize the sender and know the content is safe.

Hi Stephen,

Please see attached fund match commitment letter for our Amador St. project. Please let us know if this letter is sufficient to satisfy your requirements.

Thanks and have a great weekend!



Noel Aquino  
Port of San Francisco  
Project Manager I  
Pier 1, SF 94111  
415-274-0526

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**From:** Lebo, Stephen (MARAD) <[stephen.lebo@dot.gov](mailto:stephen.lebo@dot.gov)>

**Sent:** Tuesday, December 13, 2022 5:38 PM

**To:** Aquino, Noel (PRT) <[noel.aquino@sfport.com](mailto:noel.aquino@sfport.com)>; Delepine, Boris (PRT) <[boris.delepine@sfport.com](mailto:boris.delepine@sfport.com)>; Iwashita, Rod (PRT) <[rod.iwashita@sfport.com](mailto:rod.iwashita@sfport.com)>

**Cc:** Bohnet, David (MARAD) <[david.bohnet@dot.gov](mailto:david.bohnet@dot.gov)>; Gill, Lauren (MARAD) <[lauren.gill@dot.gov](mailto:lauren.gill@dot.gov)>

**Subject:** P22 San Francisco - Project, Grant Agreement Review

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

Good morning/afternoon Noel and all, hope you are doing well.

Now that we completed our PIPD 2022 Grant Program kick-off meetings and you have a good overview of the various Pre-Award requirements to get to grant agreement execution and funds obligation (slides from last week's meetings attached for your reference/files), we can meet to discuss your project in more detail, specifically the grant agreement requirements, related project scope, schedule, and budget, and any other issues/concerns you have at this time. If there is anything specific you would like to discuss in addition to these topics, please let me know ahead of time so I can prepare and answer as best I can for the meeting.

Please let me know which date/time (1-hour time block) works best and I will follow up with a Teams invite for you to forward to all desired team members:

- Thursday, 15 December between 11:00am – 4:00pm (Eastern) (choose best 1-hour time block)
- Wednesday, 21 December between 12:00pm – 2:30pm (Eastern) (choose best 1-hour time block)
- Thursday, 22 December between 11:00am – 4:00pm (Eastern) (choose best 1-hour time block)

If none of these work please provide alternate dates/times. I desire to meet with you prior to the holidays and more dates/times may become available between now and the 22<sup>nd</sup> as my schedule gets sorted. If that is not possible then hopefully before the New Year.

That said, I shared the MARAD project team members with previously. Please feel free to contact them directly to start working on your Pre-Award requirements, especially **NEPA, Section 106, and the Engineering Risk Register (eRR)** (POCs **bolded** for your convenience). The sooner these requirements are complete the sooner we can execute the grant agreement.

- Stephen Lebo - Senior Grant Management Specialist - [Stephen.Lebo@dot.gov](mailto:Stephen.Lebo@dot.gov)
- Kelly Mitchell-Carroll - Contracting Officer - [K.Mitchell-Carroll@dot.gov](mailto:K.Mitchell-Carroll@dot.gov)
- Christian Onwudiegwu - Contract Specialist - [Christian.Onwudiegwu@dot.gov](mailto:Christian.Onwudiegwu@dot.gov)
- **Sulaiman Ashbli - Civil Engineer (eRR)** - [Sulaiman.Ashbli.ctr@dot.gov](mailto:Sulaiman.Ashbli.ctr@dot.gov)
- **Kris Gilson - Director, Office of Environmental Compliance (NEPA)** - [Kristine.Gilson@dot.gov](mailto:Kristine.Gilson@dot.gov)
- Gregory Danis - Office of Civil Rights - [Gregory.Danis@dot.gov](mailto:Gregory.Danis@dot.gov)
- Jennifer Lucas - Office of Civil Rights - [Jennifer.Lucas.ctr@dot.gov](mailto:Jennifer.Lucas.ctr@dot.gov)
- **Adam Sutherland - Section 106 Specialist** - [Adam.Sutherland.ctr@dot.gov](mailto:Adam.Sutherland.ctr@dot.gov)
- Lauren Gill - Attorney - [Lauren.Gill@dot.gov](mailto:Lauren.Gill@dot.gov)
- Gustav Hein - Mid-Pacific Gateway Office Director - [Gustav.Hein@dot.gov](mailto:Gustav.Hein@dot.gov)
- Natasha Pavlovich - Supervisory Grant Management Specialist - [Natasha.Pavlovich@dot.gov](mailto:Natasha.Pavlovich@dot.gov)
- David Bohnet - Manager/Grants Management - [David.Bohnet@dot.gov](mailto:David.Bohnet@dot.gov)
- **Patricia Gaynor - Supervisory Engineering (eRR)** - [Patricia.Gaynor@dot.gov](mailto:Patricia.Gaynor@dot.gov)
- Peter Simons - Manager/Engineering - [Peter.Simons@dot.gov](mailto:Peter.Simons@dot.gov)

Thank you and I look forward to speaking with you.

Best regards,

Stephen Lebo

Senior Grants Management Specialist

Office of Port Infrastructure Development (MAR-510)

Maritime Administration

U.S. Department of Transportation

1200 New Jersey Ave SE | Washington DC 20590

Office: W21-223

[Stephen.lebo@dot.gov](mailto:Stephen.lebo@dot.gov) | <http://maritime.dot.gov>



## Local Match Fund Commitment Letter

12/13/22

Port of San Francisco  
Pier 1  
San Francisco, CA  
94111

RE: MARAD 2022 PIDP Application Match Commitment Letter

To Whom It May Concern:

As part of the application for MARAD's 2022 Port Infrastructure Development Program, a local funding match of at least 25% is required. This letter serves as the Port of San Francisco's commitment to meet the local match fund requirements for the subject application.

**Source of Non-Federal Funds:**

**Local  
Agency  
Funding**



**Other  
Agency  
Funding**



**PNP  
Funding**



**State  
Agency  
Funding**



**Name of Funding Source:**

Port Harbor Fund

**Funds Availability Date:**

12/13/2022

Provide exact date of availability of funds

**Federal Share Amount Requested:**

\$9,607,500

Must match \$ amount in subapplication

**Local Share Amount Match:**

\$3,202,500

Must equal 25% minimum of total project cost

**Funding Type:**

Cash

Examples: Administration, Cash.

If additional federal funds are requested, an additional local match fund commitment letter will be required. Please contact Boris Delepine at 415-571-6626 or at [boris.delepine@sfport.com](mailto:boris.delepine@sfport.com) with questions.

Sincerely,

DocuSigned by:  
Nate Cruz  
9A5C9F1872AC445...

12/15/2022

Nate Cruz  
Port Finance Manager

**From:** [Lebo, Stephen \(MARAD\)](#)  
**To:** [Aquino, Noel \(PRT\)](#)  
**Cc:** [Iwashita, Rod \(PRT\)](#); [Delepine, Boris \(PRT\)](#)  
**Subject:** RE: Amador St. Architectural and Engineering Costs  
**Date:** Friday, December 23, 2022 11:13:43 AM

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This message is from outside the City email system. Do not open links or attachments from untrusted sources.

Good morning/afternoon Noel and all,  
Thank you for following up, we appreciate. And thank you for the clarification, this is very helpful. I will follow up with a few emails, as we just received the PIDP 2022 General Terms & Conditions/Exhibits.

Thank you.

Best regards,

Stephen Lebo

Senior Grants Management Specialist  
Office of Port Infrastructure Development (MAR-510)  
Maritime Administration  
U.S. Department of Transportation  
1200 New Jersey Ave SE | Washington DC 20590  
Office: W21-223

[Stephen.lebo@dot.gov](mailto:Stephen.lebo@dot.gov) | <http://maritime.dot.gov>

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**From:** Aquino, Noel (PRT) <noel.aquino@sfport.com>  
**Sent:** Friday, December 23, 2022 2:11 PM  
**To:** Lebo, Stephen (MARAD) <stephen.lebo@dot.gov>  
**Cc:** Iwashita, Rod (PRT) <rod.iwashita@sfport.com>; Delepine, Boris (PRT) <boris.delepine@sfport.com>  
**Subject:** Amador St. Architectural and Engineering Costs

**CAUTION:** This email originated from outside of the Department of Transportation (DOT). Do not click on links or open attachments unless you recognize the sender and know the content is safe.

Hi Stephen,

The Port confirms that the \$1,794,000 in Architectural and Engineering fees account for construction management and design support during construction. The grant request of \$9,607,500 with a Port match of \$3,202,500 that totals \$12,810,000 is solely for the work performed during the construction phase. Preparing 100% PS&E and permitting costs including the completion of NEPA requirements will be funded solely by the Port of San Francisco and will not considered part of the grant request. Let me know if you need further clarification.

Thanks,



Noel Aquino  
Port of San Francisco  
Project Manager I  
Pier 1, SF 94111  
415-274-0526



## MEMORANDUM

December 8, 2023

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

**FROM:** Elaine Forbes  
Executive Director 

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

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

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### EXECUTIVE SUMMARY

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

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

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

## **STRATEGIC OBJECTIVES**

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

### Sustainability:

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

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

### Evolution:

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

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

## **BACKGROUND**

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

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

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

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

**PROPOSED IMPROVEMENTS**

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

Scope of Work:

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

**PROJECT FUNDING, CONTRACTING AND SCHEDULE**

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

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

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

\*\* Total amount includes 10% construction cost contingency.

Schedule:

The anticipated project schedule is as follows:

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

**DISADVANTAGED BUSINESS ENTERPRISE (DBE) REQUIREMENTS**

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

**GRANT PRE-AWARD PHASE MILESTONES**

All pre-award phase milestones have been completed below:

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

**RECOMMENDATION**

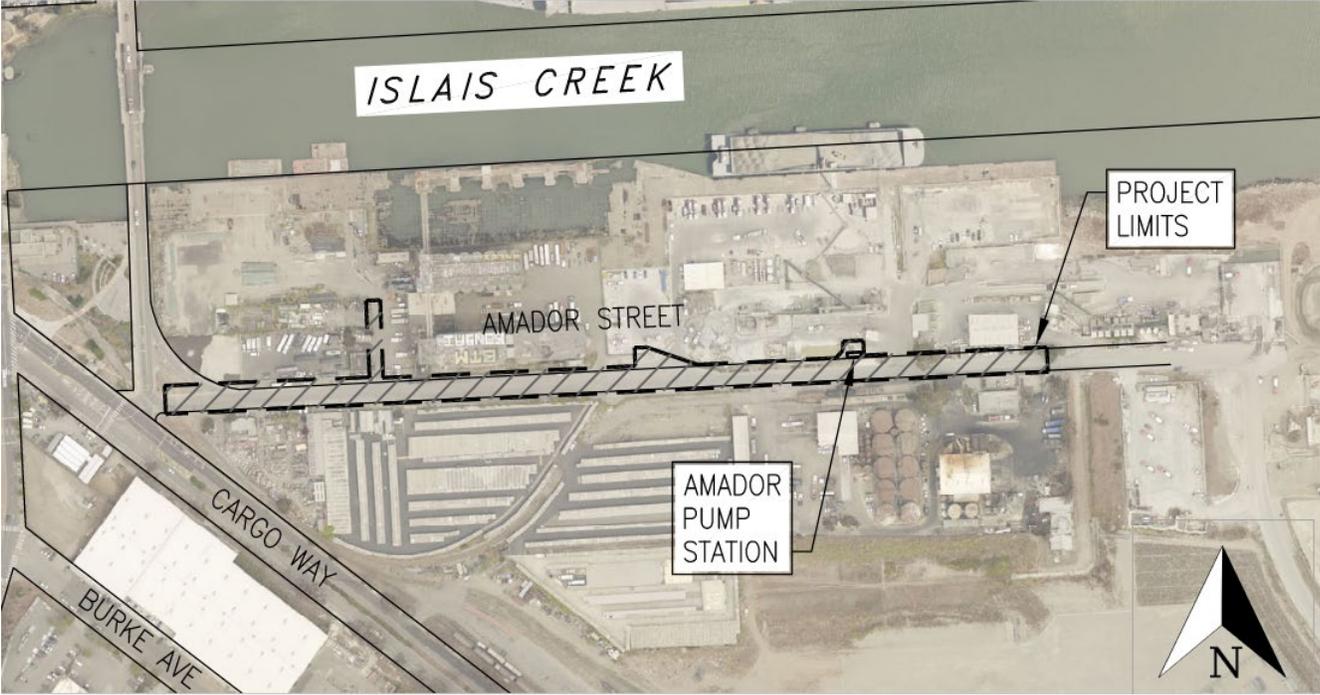
Port staff recommend that the Port Commission approve the attached resolution authorizing staff to accept and expend \$9,607,500 in grant funds from the MARAD Port Infrastructure Development Program.

Prepared by: Noel Aquino,  
Project Manager, Engineering

Prepared for: Wendy Proctor,  
Acting Deputy Director, Engineering

Exhibit: A - Area of Work Location Map

**EXHIBIT A**  
**Area of Work Location Map**



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

**RESOLUTION NO. 23-52**

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

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

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

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

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

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

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

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

DocuSigned by:

  
Secretary

2A9BEF9AAF934F9...

**TO:** Angela Calvillo, Clerk of the Board of Supervisors  
**FROM:** Boris Delepine, Port of San Francisco  
**DATE:** January 3, 2023  
**SUBJECT:** Accept and Expend Resolution for Subject Grant  
**GRANT TITLE:** Amador Street Improvement Project

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Attached please find the original\* and 1 copy of each of the following:

Proposed grant resolution; original\* signed by Department, Mayor, Controller

Grant information form, including disability checklist

Grant budget

Grant application

Grant award letter from funding agency

Ethics Form 126 (if applicable)

Contracts, Leases/Agreements (if applicable)

Other (Explain):

**Special Timeline Requirements:**

**Departmental representative to receive a copy of the adopted resolution:**

Name: Boris Delepine Phone: 415-571-6626

Interoffice Mail Address: Pier 1, The Embarcadero, San Francisco, Ca 94111

Certified copy required Yes  No X

(Note: certified copies have the seal of the City/County affixed and are occasionally required by funding agencies. In most cases ordinary copies without the seal are sufficient).