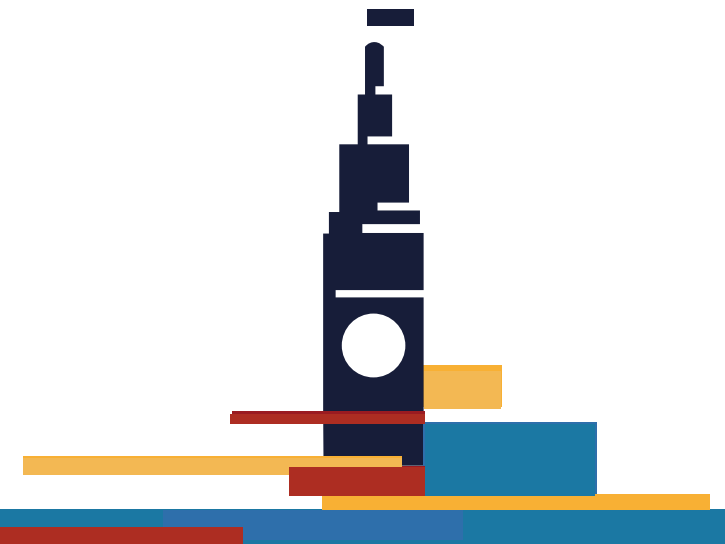


PORT CAPITAL BUDGET FISCAL YEARS 2020-21 AND 2021-22

Capital Planning Committee Presentation
March 9, 2020

Presented By: Katie Petrucione,
Deputy Director, Finance & Administration



Agenda

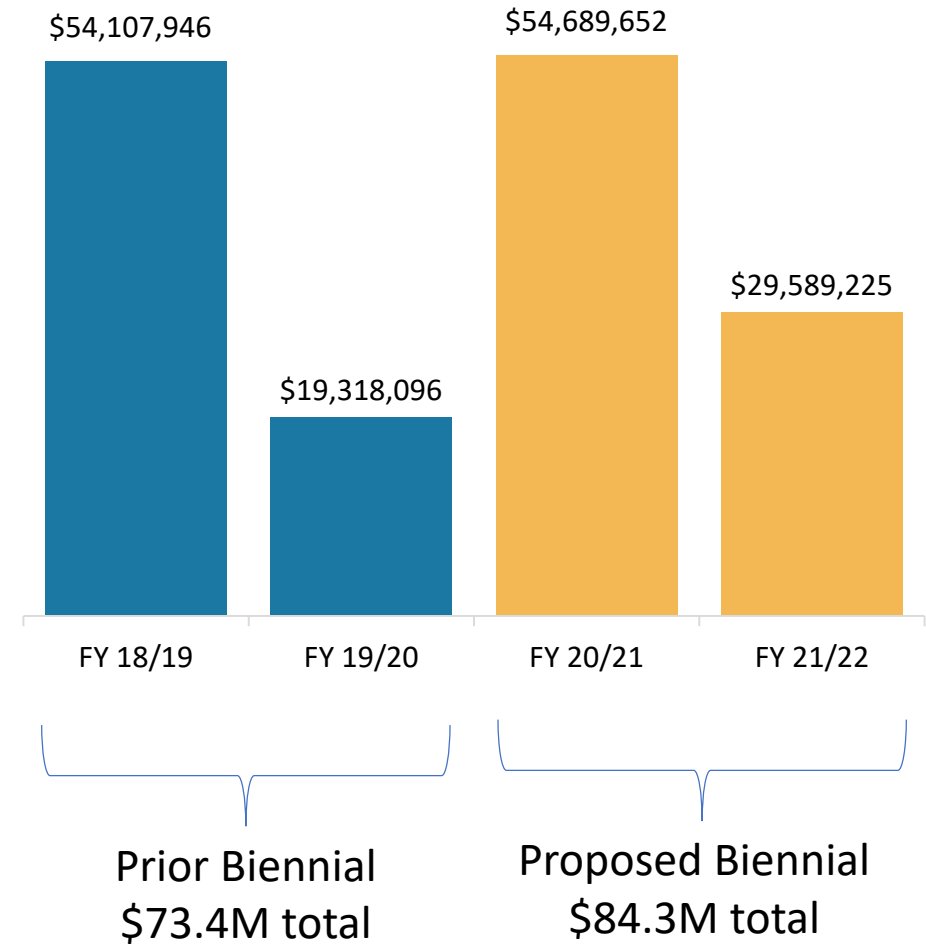
- Budget overview
- Capital need versus investment
- CIP Process
- Facility Inspection Repair Program Assessment (FIRPA)
- Funded projects
- Key Investments

Budget Overview

- Proposed capital budget:
 - FY 2020-21: **\$54.7 million**
 - FY 2021-22: **\$29.6 million**
- Proposed capital budget is 14.9% higher than prior two-year budget
- FY 2020-21 capital budget includes:
 - \$25.0 million Port capital loan for Mission Bay Ferry Landing
 - \$5 million General Fund request for Mission Bay Ferry Landing



Biennial Capital Budget Comparison



Capital Need Versus Investment

Ten-Year Capital Plan (FY 2020-2029)

- Identified \$1.7 billion total state of good repair (SOGR) need
- Approximately \$500.0 million in funding sources for SOGR
- \$1.2 billion funding gap over next 10 years

Five-Year Capital Improvement Program (FY 2020-21 through FY 2024-25)

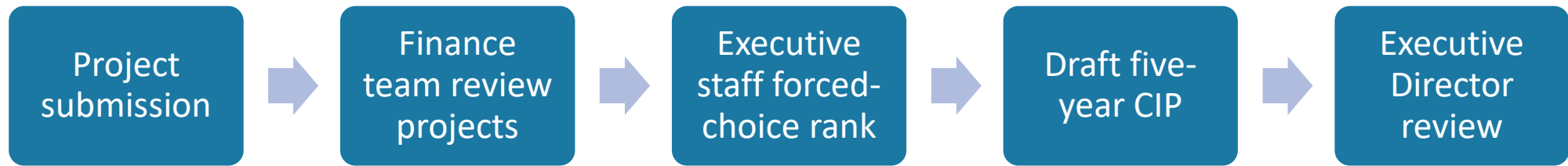
- \$160.5 million total
- 5-year Capital Improvement Program strives to establish capital priorities and funding plan
- Port Capital Policy secures funding for investment

Two-Year Capital Budget (FY 2020-21 and FY 2021-22)

- Two-year budget funds initial CIP projects



CIP Process



Project categories

- Addresses priority life safety needs
- Facility Inspection Repair Program Assessment
- Strategic Plan

Project prioritization

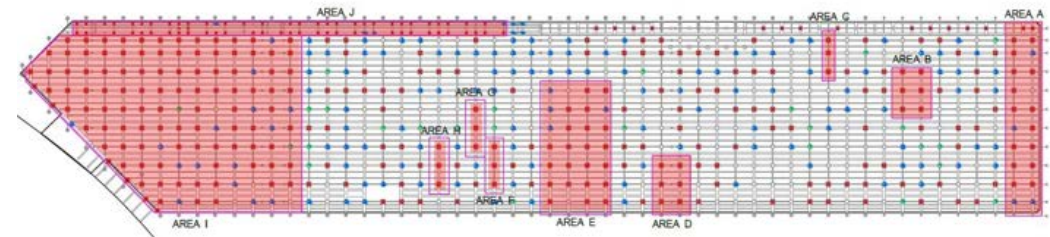
- continued capital commitments
- honor prior commitments
- new capital investments

49 projects submitted, 38 funded in CIP, including 27 funded in biennial capital budget

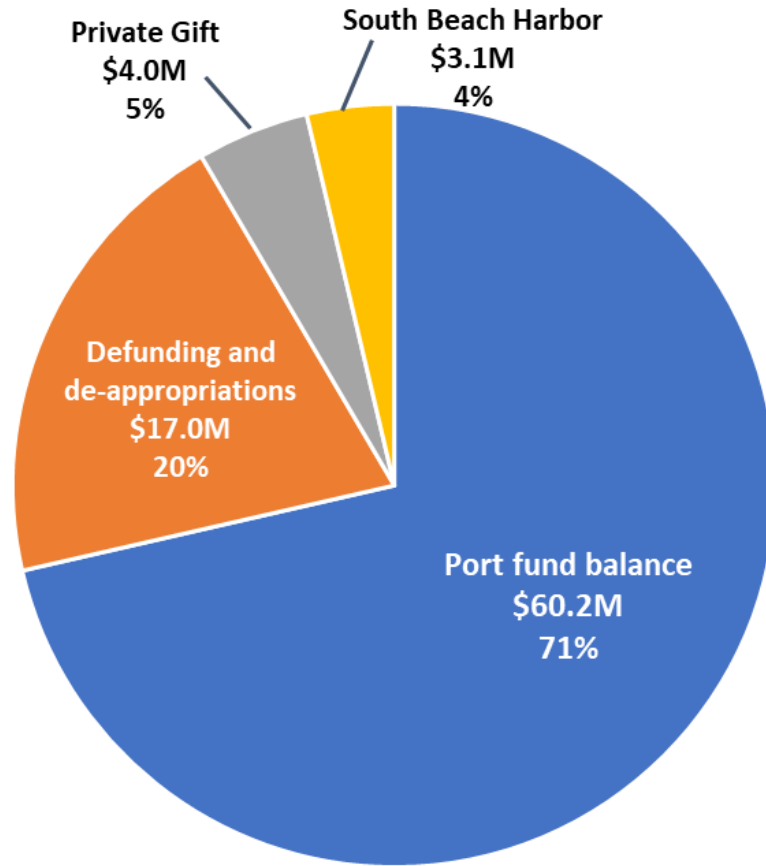
Facility Inspection Repair Program Assessment (FIRPA)

- **Goals**
 - Holistic facility capital improvements
 - More accurate data to inform trade-offs
 - Identify full scope and cost to bring facility to SOGR
 - Repeatable facility condition assessment process
- **Outcome**
 - FIRPA identified **\$514.0 million** in state of good repair need for the 10 facilities assessed
 - Elements assessed: pier substructure, building structural systems, building envelope, utilities, egress and accessibility

Pier 54 substructure
condition map:



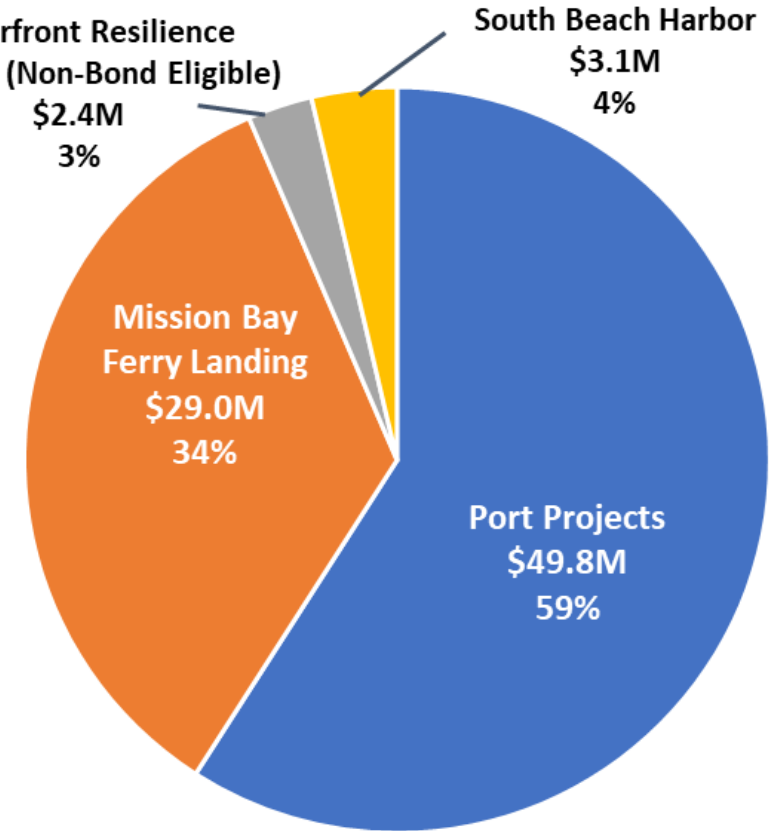
Sources and Uses



Sources in Proposed
Biennial Capital Budget

All Sources and Uses

FY 2020-21 \$54.7M
FY 2021-22 \$29.6M



Uses in Proposed
Biennial Capital Budget

Funded Projects

SOGR Critical Life Safety Improvements

\$8,722,731

Pier 24 and 26 Water Pipe Leak	\$100,000
Pier 7.5 Sewer Re-Routing project	\$194,000
Roundhouse 2 -- Life Safety	\$200,000
Pier 29.5 Parking Exhaust System	\$454,000
Pier 50 Shed D Fire Sprinkler System	\$493,000
Pier 26 Deluge System Replacement	\$500,000
Pier 1 Generator	\$1,000,000
Portwide Ladder and Skylight Retrofit For OSHA Compliance	\$1,281,731
Pier 70 Undeveloped Upland Soil Cap	\$2,000,000
Pier 70 Contaminated Sediment Cap	\$2,500,000

Funded Projects

SOGF FIRPA Investments

\$13,023,224

Pier 45 B, D, Substructure -- Life Safety	\$1,162,500
FIRPA Facility Assessments	\$1,600,000
Pier 33 -- Life Safety	\$2,925,000
Pier 35 -- Life Safety	\$7,335,724

SOGF

\$19,653,771

Cement Mason Crew	\$598,008
South Beach Harbor (dredging and N. Guest Dock repairs)	\$3,114,727
Pile Crew	\$3,233,404
Capital Project Delivery (PMO)	\$3,339,576
Contingency	\$4,368,056
Pier 80 Grading	\$5,000,000

Funded Projects

Enhancements

\$42,879,151

Pier 29 Pump Station and Force Main	\$250,000
Public Art	\$360,000
Earthquake Mitigation Project for Marine Structures Piles	\$565,000
Pier 80 Berth-C Fendering Upgrade	\$1,500,000
Waterfront Resilience Non-Bond Eligible	\$2,369,151
Southern Waterfront Beautification Fund	\$8,835,000
Mission Bay Ferry Landing	\$29,000,000

Key Investments:

Mission Bay Ferry Landing (MBFL)

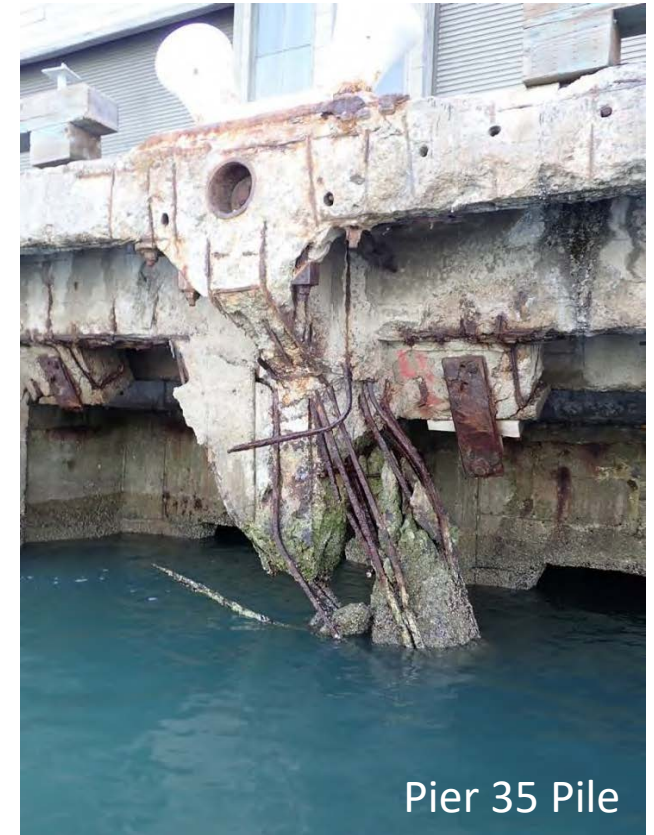
- \$25.0 million from Regional Measure 3 (RM3) under litigation
- Port proposes to loan project \$25.0 million
- Anticipate award of MBFL construction contract in early 2021
- At time of contract award, Port staff will request Port Commission approval to expend \$25.0 million in Port capital
- Private gift of \$4.0 million
- General Fund request of \$5.0 million



Key Investments:

Facility Inspection Repair Program Assessment

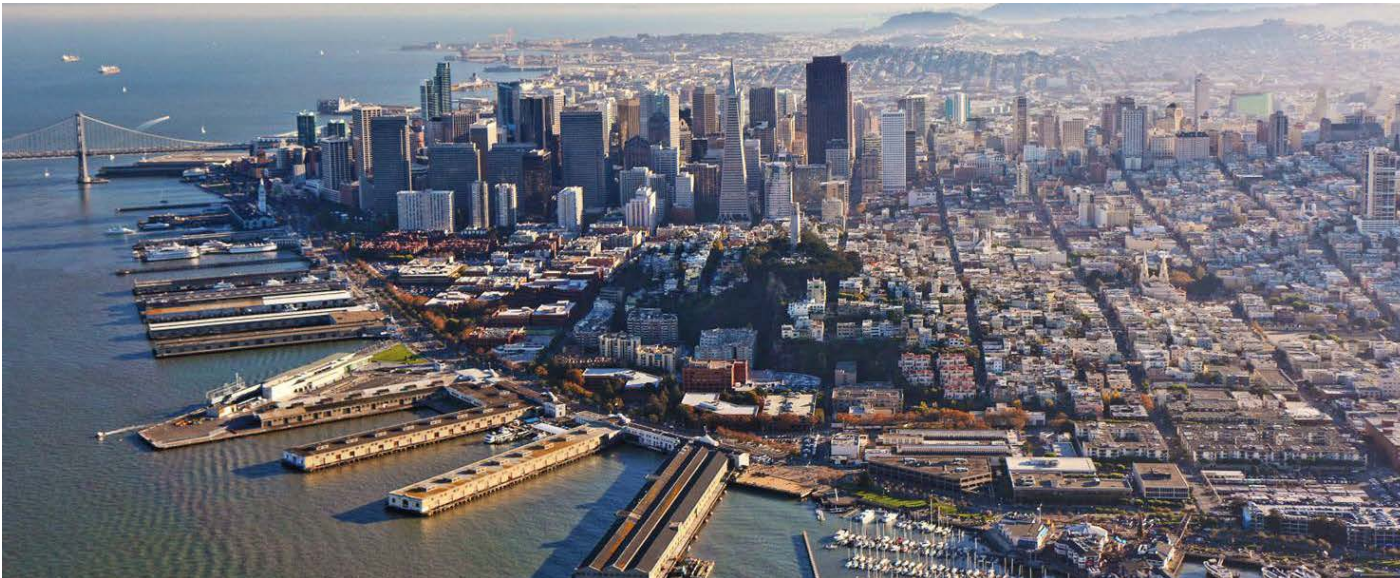
- Pier 33, 35, and 45 Shed B & D: \$11.4 million
- Facility condition assessments: \$1.6 million



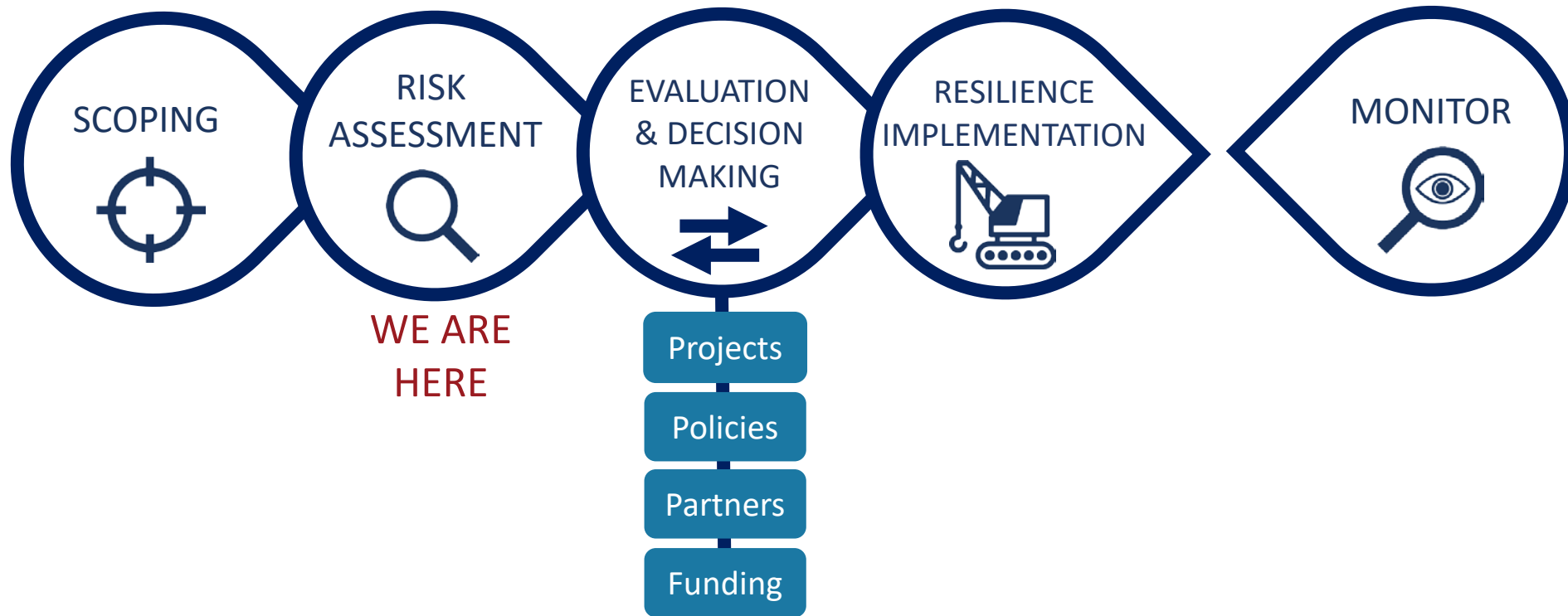
Key Investments:

Waterfront Resilience Program

- \$2.4 million Port capital for non-bond eligible Waterfront Resilience Program costs including consulting services for the Envision process and support to identify additional funding sources for the program
- Funding for a grant match to support an Earthquake Mitigation Project for Marine Structure Piles



Waterfront Resilience Program Update



Waterfront Resilience Program Update



- Sale of GO Bond
 - April sale
 - May funding
- Current work underway will assess:
 - 3+ miles of Embarcadero Seawall through Multi Hazard Risk Assessment (MHRA) – results early summer
 - 7.5 miles of waterfront for USACE/Port Flood Study – Alternative Formulation underway
 - Adaption measures for historic piers - Report released
 - Seismic vulnerabilities in southern waterfront

Questions?
Thank you.

