



Meeting Date: July 23, 2026

To: Public Works Commission

Through: Carla Short, Public Works Director
Scott Anderson, Deputy Director

From: Tony Abuyaghi, Public Works Project Manager

Subject: Mission Bay Ferry Landing Phase 2B and Agua Vista Park [Citywide PLA] – Contract Award

Director's Recommendation: Award construction contract for Mission Bay Ferry Landing Phase 2B and Agua Vista Park [Citywide PLA] to McGuire and Hester - Power Engineering Construction Company JV in the amount of \$33,018,200 with a contingency of \$3,301,820 and a term of 690 consecutive calendar days with a contingency of 69 consecutive calendar days. The Planning Department finalized a Mitigated Negative Declaration on July 6, 2018 (2017-008824ENV), issued an Addendum to Mitigated Negative Declaration (2017-008824ENV) on June 4, 2019, and a Memorandum to File (2017-008824ENV) on April 30, 2026. The Planning Department issued a Categorical Exemption Determination (2025-005042ENV) for the Mission Bay Ferry Landing Fireboat Manifold on November 13, 2025.

Contract Background: The Project is located on Terry Francois Boulevard, approximately 100 feet south of 16th Street. Mission Bay Ferry Landing will provide critical regional ferry service to and from the Mission Bay neighborhood, one of San Francisco's fastest-growing neighborhoods, as well as the Dogpatch, Potrero Hill, Pier 70, and the Central Waterfront. The ferry landing will provide the capability to berth two ferry boats simultaneously and will be equipped with ferry vessel electrical charging infrastructure.

Mission Bay Ferry Landing Phase 2B and Agua Vista Park scope of work includes:

- Construction of the ferry landing facility, including a covered pier, gangway, guide piles, and donut fender piles
- Ferry Landing Plaza improvements
- Agua Vista Park improvements
- Emergency Fire Water System (EFWS)

A bid alternate will be included in the contract documents for:

- Installation and utility connections for the ferry landing float
- The landing float is being fabricated and installed by SF Bay Ferry

Solicitation Process:

Public Works advertised the project on April 10, 2026, and received four (4) bids on June 3, 2026. Upon review, staff evaluated the lowest bidder, McGuire and Hester - Power Engineering Construction Company JV, and determined:

1. The bid was deemed responsive by Public Works Contract Administration Staff.
2. The bidder was deemed responsible by the Public Works Project Manager.
3. The bid was reviewed and deemed responsive by the Contract Monitoring Division.

Please see Attachment A: Tabulation of Bids and Attachment B: Contract Monitoring Division (CMD) Memo for more information.

Contract Details:

Contract Title:	Mission Bay Ferry Landing Phase 2B and Agua Vista Park [Citywide PLA]																		
Contract Award Amount:	\$33,018,200																		
Cost Estimate:	\$26,020,000																		
Contract Funding Sources:	The Project will be funded by local, regional and federal sources, as itemized below: <table border="1"> <thead> <tr> <th>Source(s)</th><th>Amount</th></tr> </thead> <tbody> <tr> <td>Port Capital</td><td>\$640,000</td></tr> <tr> <td>2012 General Obligation Bond</td><td>\$2,000,000</td></tr> <tr> <td>SF Public Utilities Commission</td><td>\$4,000,000</td></tr> <tr> <td>University of California San Francisco Grant</td><td>\$2,500,000</td></tr> <tr> <td>SF Sales Tax</td><td>\$4,500,000</td></tr> <tr> <td>Regional Measure 3</td><td>\$13,860,000</td></tr> <tr> <td>Environmental Protection Agency Grant</td><td>\$5,518,200</td></tr> <tr> <td>Contract Total:</td><td>\$33,018,200</td></tr> </tbody> </table>	Source(s)	Amount	Port Capital	\$640,000	2012 General Obligation Bond	\$2,000,000	SF Public Utilities Commission	\$4,000,000	University of California San Francisco Grant	\$2,500,000	SF Sales Tax	\$4,500,000	Regional Measure 3	\$13,860,000	Environmental Protection Agency Grant	\$5,518,200	Contract Total:	\$33,018,200
Source(s)	Amount																		
Port Capital	\$640,000																		
2012 General Obligation Bond	\$2,000,000																		
SF Public Utilities Commission	\$4,000,000																		
University of California San Francisco Grant	\$2,500,000																		
SF Sales Tax	\$4,500,000																		
Regional Measure 3	\$13,860,000																		
Environmental Protection Agency Grant	\$5,518,200																		
Contract Total:	\$33,018,200																		
Anticipated Project Schedule:	Anticipated Start of Construction: August 2026 Substantial Completion: March 2028 Final Completion: May 2028																		
Contract Duration:	600 consecutive calendar days to reach substantial completion 90 consecutive calendar days thereafter to reach final completion																		

Contractor Name:	McGuire and Hester - Power Engineering Construction Company JV
Compliance with Chapter 14B Local Business Enterprise Ordinance:	The LBE subcontracting requirement is 20% (Micro LBE 5.00% and Small LBE 15.00%). Contractor met the 20% LBE subcontracting requirement by committing 23.97% for Micro LBE subcontractors and 3.38% for Small LBE subcontractors, for a combined total of 27.35% LBE participation.
Environmental Determination (if applicable):	City of San Francisco Planning Department Final Mitigated Negative Declaration (2017-008824ENV), issued June 18, 2018; Notice of Determination (2017-008824ENV), issued July 6, 2018; Addendum to Mitigated Negative Declaration (2017-008824ENV), issued June 4, 2019, and Memorandum to File (2017-008824ENV), issued April 30, 2026. City of San Francisco Planning Department SFPUC Mission Bay Ferry Landing Fireboat Manifold Project, Categorical Exemption, 2025-005042ENV, issued November 13, 2025. San Francisco Regional Water Quality Control Board 401 Water Quality Certification, CIWQS Place ID 841395, issued October 28, 2019; and Regional Water Board Letters of Modification to CIWQS 841395, issued August 17, 2020, and June 6, 2025. San Francisco Bay Conservation and Development Commission (BCDC) Permit No. 2017.008.00 issued December 17, 2019, and Federal Consistency Certification, including BCDC Design Review Board review; and BCDC Permit 2017.008.01 (Amendment One), issued August 1, 2025. U.S. Army Corps of Engineers (USACE) Section 404 and Section 10 Individual Permit SPN-2017-00264S, issued May 4, 2020; and USACE Letters of Modification to 2017-00264S, issued June 4, 2020, and August 6, 2025. California Department of Fish & Wildlife (CDFW) California Endangered Species Act Incidental Take Permit #2081-2018-062-07, issued December 19, 2018; and CDFW Permit No. 2081-2018-062-07 (Amendment No. 1), issued January 25, 2021; and Permit No. 2081-2018-062-07 (Amendment No. 2), issued August 25, 2025. National Marine Fisheries Service

	(NMFS) No: WCRO-2019-00444, Federal Endangered Species Act 7(a)(2) Concurrence Letter and Magnuson-Stevens Fishery Conservation and Management Act Essential Fish Habitat Response, issued August 9, 2019. U.S. Fish and Wildlife Service (USFWS) File 2024-0019189-S7-001, Concurrence Letter on the Mission Bay Ferry Landing Project, City of San Francisco, California (USACE File Number: SPN-2017-00265), issued June 2, 2025. National Oceanic and Atmospheric Administration, National Marine Fisheries Service, Marine Mammal Incidental Harassment Authorization, issued June 1, 2019, and Incidental Harassment Authorization, issued May 14, 2026.
Other Compliance:	N/A
Additional Information:	N/A
Attachments:	Attachment A - Tabulation of Bids Attachment B - Contract Monitoring Division (CMD) Memo Attachment C - CEQA Notice of Determination

**PUBLIC WORKS COMMISSION
CITY AND COUNTY OF SAN FRANCISCO**

RESOLUTION NO. _____

WHEREAS, On February 19, 2026, San Francisco Public Works entered into an agreement with the Port of San Francisco (Port) to authorize San Francisco Public Works to manage, advertise, award and oversee construction of the Mission Bay Ferry Landing Phase 2b and Agua Vista Park [Citywide PLA]; and

WHEREAS, The Planning Department finalized a Mitigated Negative Declaration (2017-008824ENV) on July 6, 2018, issued an Addendum to Mitigated Negative Declaration (2017-008824ENV) on June 4, 2019, and a Memorandum to File (2017-008824ENV) on April 30, 2026; and

WHEREAS, On November 13, 2025, the Planning Department issued a Categorical Exemption Determination, which determined that the Mission Bay Ferry Landing Fireboat Manifold Project is categorically exempt under CEQA (2025-005042ENV) and there are no unusual circumstances that would result in a reasonable possibility of a significant effect; and

WHEREAS, The Port obtained federal and state required project environmental permits including a San Francisco Regional Water Quality Control Board 401 Water Quality Certification, CIWQS Place ID 841395, issued October 28, 2019, and Letters of Modifications to CIWQS 841395, issued August 17, 2020 and June 6, 2025; a San Francisco Bay Conservation and Development Commission Permit No. 2017.008.00 issued December 17, 2019 and Federal Consistency Certification, , and BCDC Permit 2017.008.01 (Amendment One), issued August 1, 2025; a US Army Corps of Engineer Individual Permit SPN-2017-00264S, issued May 4, 2020 and Letters of Modification to SPN-2017-00264S, issued June 4, 2020 and August 6, 2025; a California Department of Fish & Wildlife Endangered Species Act Incidental Take Permit No. 2081-2018-062-07, issued December 19, 2018, and No. 2081-2018-062-07 Amendment No. 1, issued January 25, 2021 and Amendment No. 2, issued August 25, 2025; and a National Oceanic and Atmospheric Administration, National Marine Fisheries Service, Marine Mammal Incidental Harassment Authorization, issued June 1, 2019, and Incidental Harassment Authorization issued May 14, 2026; and

WHEREAS, The U.S. Army Corps completed consultations on SPN-2017-00265 and obtained a National Marine Fisheries Service Project Letter of Concurrence, issued August 9, 2019, and a U.S. Fish and Wildlife Service Project Letter of Concurrence, issued June 2, 2025; and

WHEREAS, Port Building and Encroachment Permits will be obtained prior to Notice to Proceed; and

WHEREAS, On June 9, 2026, the Port Commission authorized San Francisco Public Works to advertise, award and oversee construction of the Mission Bay Ferry Landing Phase 2b and Agua Vista Park [Citywide PLA] with a not-to-exceed budget of \$41,000,000; and

WHEREAS, The base bid scope of work for the Contract includes construction of the ferry landing facility, including a covered pier, gangway, guide piles, and donut fender piles, Ferry Landing Plaza improvements, Agua Vista Park improvements, and Emergency Firefighting Water System connection points; and

WHEREAS, A bid alternate will be included in the contract documents for installation and utility connection for the ferry landing float. The landing float is being fabricated and installed by SF Bay Ferry; and

WHEREAS, On April 10, 2026, Public Works advertised the Mission Bay Ferry Landing Phase 2b and Agua Vista Park [Citywide PLA]; and

WHEREAS, On June 3, 2026, Public Works received four (4) bids; and

WHEREAS, Public Works staff and Contract Monitoring Division (CMD) staff reviewed the bids and determined that McGuire and Hester - Power Engineering Construction Company JV is the responsible bidder with the lowest responsive bid; and

WHEREAS, McGuire and Hester - Power Engineering Construction Company JV bid was \$33,018,200; and

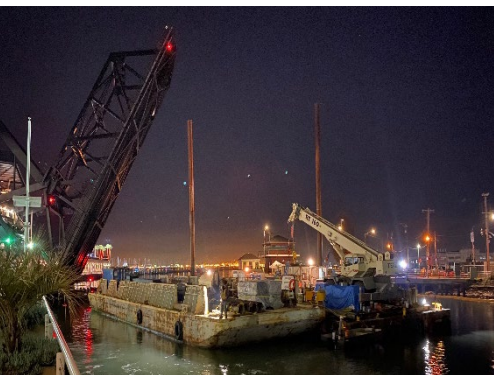
WHEREAS, The LBE subcontracting requirement is 20%, and McGuire and Hester - Power Engineering Construction Company JV met the 20% LBE requirement by committing 27.35% to LBE subcontractors; and

WHEREAS, Funds are available from the following contract funding sources: Port Capital, 2012 GO Bond, SF Public Utilities Commission, UCSF Grant, SF Sales Tax, Regional Measure 3, EPA Grant; now, therefore, be it

RESOLVED, That this Commission hereby approves the award of Construction Contract for Sourcing Event ID No. 0000011620– Mission Bay Ferry Landing Phase 2b and Agua Vista Park [Citywide PLA], in the amount of \$33,018,200 with a contingency of \$3,301,820 and a duration of 690 consecutive calendar days with a contingency of 69 consecutive days, to the lowest responsive and responsible bidder McGuire and Hester - Power Engineering Construction Company JV.

I hereby certify that the foregoing resolution was adopted by the Public Works Commission at its meeting of _____.

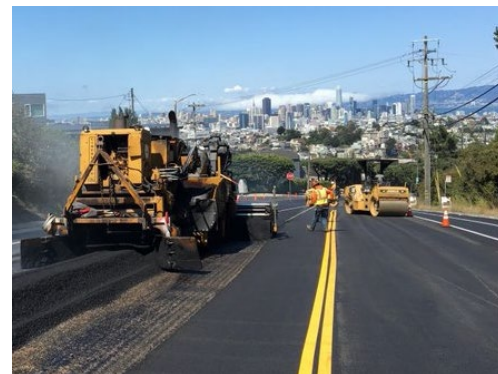
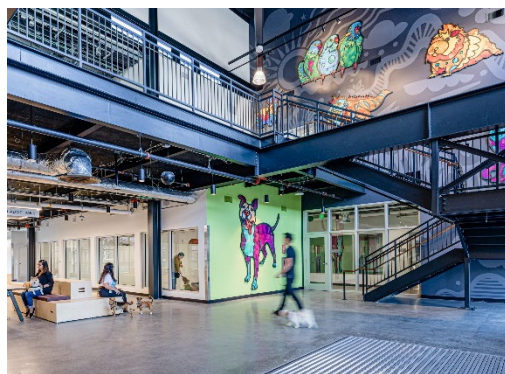
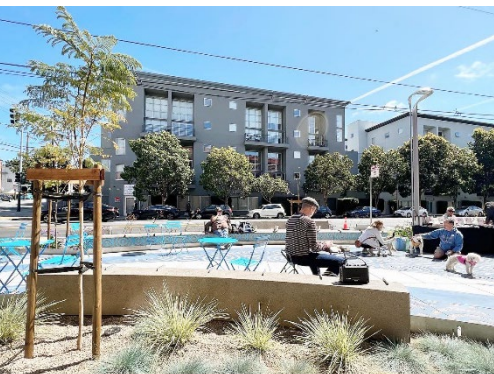
Commission Affairs Manager
Public Works Commission



July 23, 2026

Mission Bay Ferry Landing Phase 2B and Agua Vista Park

Tony Abuyaghi – Project Manager, Public Works
Erica Petersen on behalf of Simon Betsalel – Project Managers,
Port of San Francisco



Mission Bay Ferry Landing Phase 2B and Agua Vista Park Request

Recommend Commission:

**Award San Francisco Public Works Contract:
Mission Bay Ferry Landing Phase 2B and Agua Vista Park [Citywide PLA]**

Client:

Port of San Francisco

Amount:

Construction Contract - \$33,018,200

Construction Duration:

690 calendar days

Contractor:

McGuire and Hester - Power Engineering Construction Company JV

Reason:

Multimodal transportation options reduce barriers to neighborhood access and provide regional connectivity. Zero emission transportation options reduce neighborhood and regional dependence on private vehicle use and reduce emissions. Ferry service will attract and retain tenants that help build an economically viable Port.

Mission Bay Ferry Landing Phase 2B and Agua Vista Park

Location

Intersection of Terry Francois
Boulevard and 16th Street

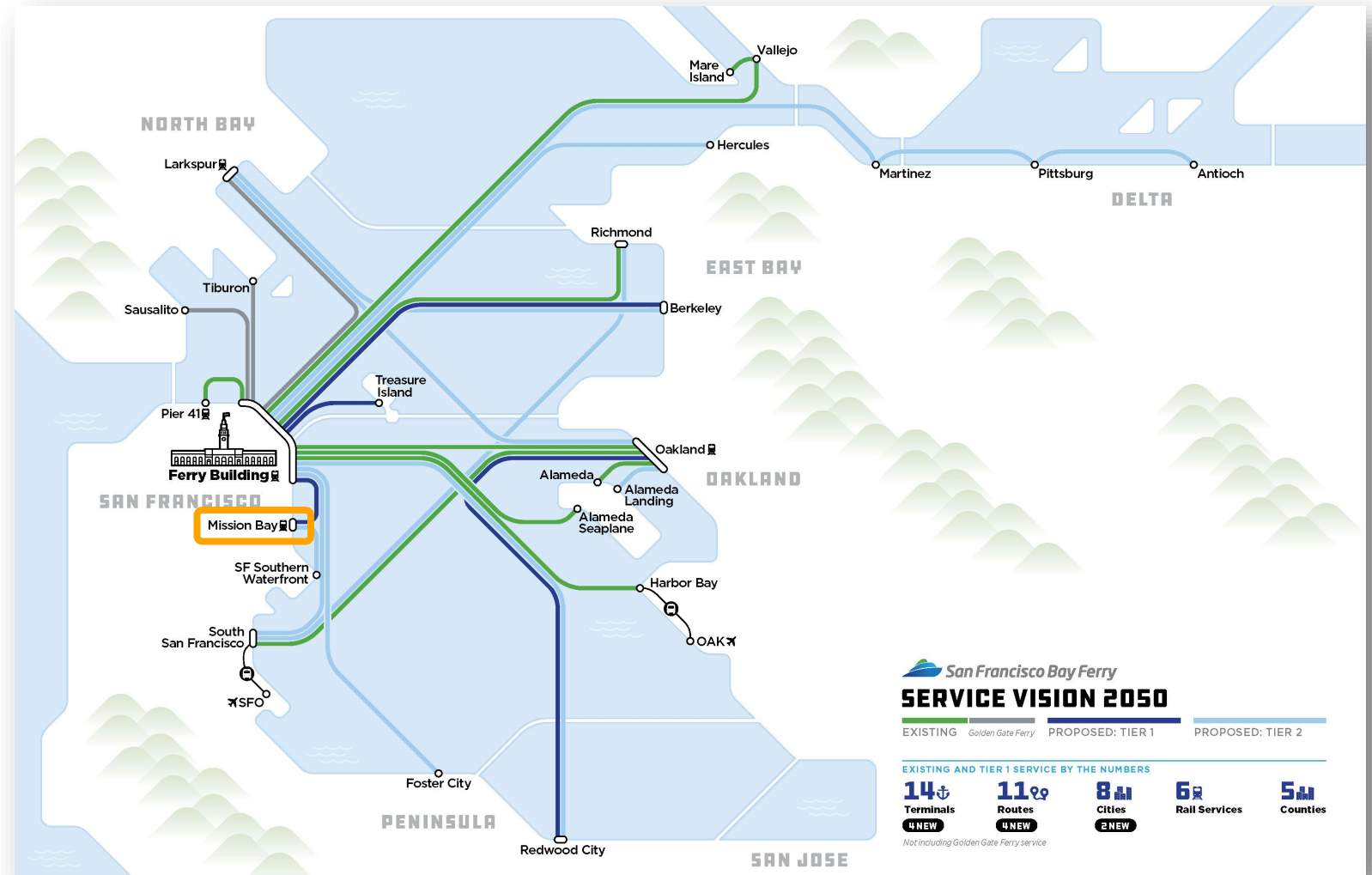
District 6



Project Background

Mission Bay Ferry Landing (MBFL) has been an identified project in local and regional planning documents:

- **Port of San Francisco's Waterfront Plan**
- **Plan Bay Area 2050** (Metropolitan Transportation Commission and Association of Bay Area Governments)
- **San Francisco Bay Ferry's 2050 Service Vision** as a Tier I expansion project



Strategic Objectives

EQUITY

- Multimodal transportation options reduce barriers to neighborhood access and provide regional connectivity.

SUSTAINABILITY

- Zero emission transportation options reduce neighborhood and regional dependence on private vehicle use and emissions.

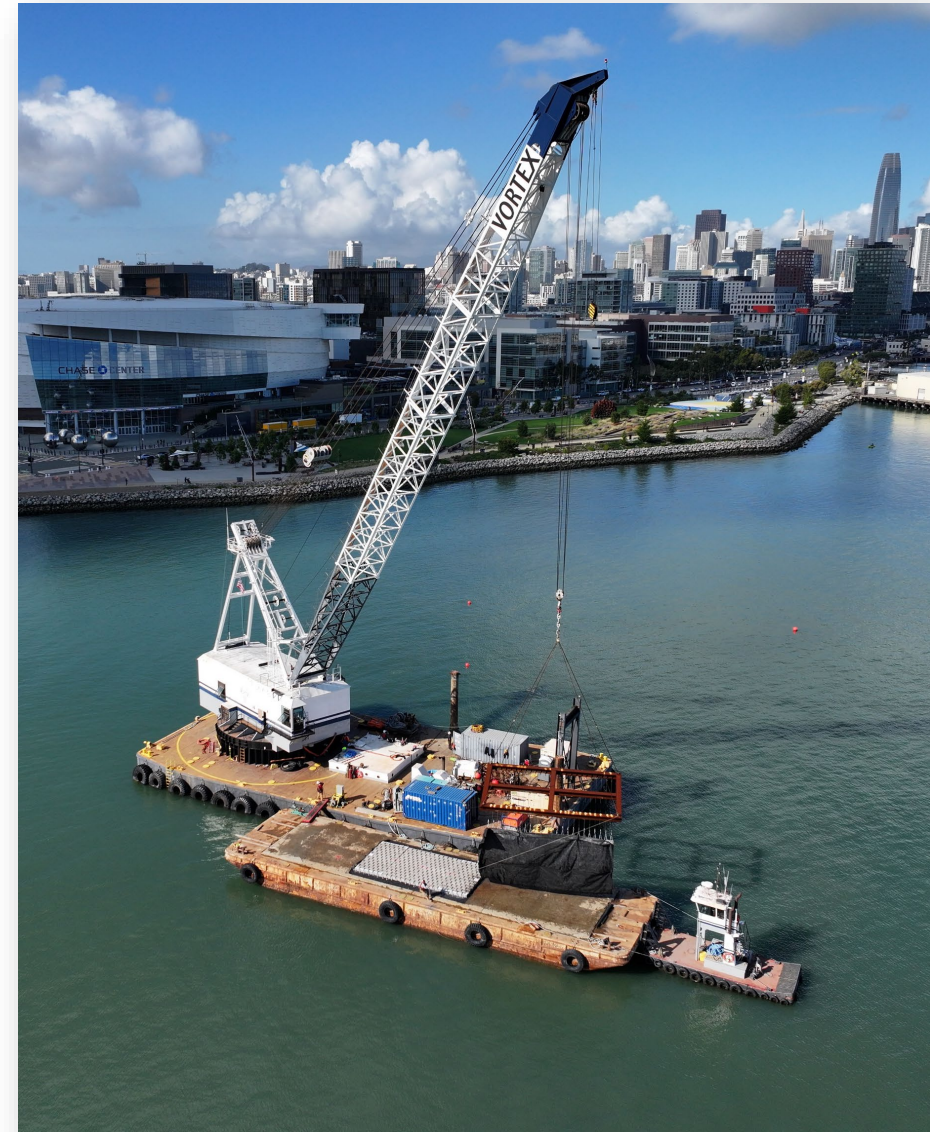
EVOLUTION

- Ferry service will attract and retain tenants that help build an economically viable Port.



History

- **2016** – Project initiation
- **2019** – Failed advertisement as a CMGC
 - Three bids were received, all over anticipated value
- **2020** – MBFL Phase 1 Dredging and Site Preparation (Port)
 - Work completed in 2020
- **2021-2023** – Project delayed due to RM3 litigation
- **2024** – Clean Ports EPA grant
 - Closed the funding gap
 - Vessel electrification included in project scope
- **2025** – MBFL Phase 2a Marine Demolition and Mattress (Port)
 - Work completed in November 2025
- **2026** – MBFL Phase 2b and Agua Vista Park (PW)
 - Anticipated contract award in July 2025
 - Anticipated work completion in Q1 2028



MBFL Phase 2a Marine Demolition and Mattress

Project Description

The scope of work includes marine and upland components.

Ferry Landing and Ferry Plaza:

- Fixed pier with canopy structure
- Gangway
- Float guide piles
- Donut fender piles
- Hardscape
- Plantings
- Vessel charging, power, lighting, water and fire protection utilities

Emergency Firefighting Water System (EFWS System):

- Suction connection
- Fireboat manifold connections
- Connection to the main EFWS pipe in Terry Francois Blvd.

Agua Vista Park:

- Grading
- Site lighting
- Irrigation
- Hardscape
- Planting

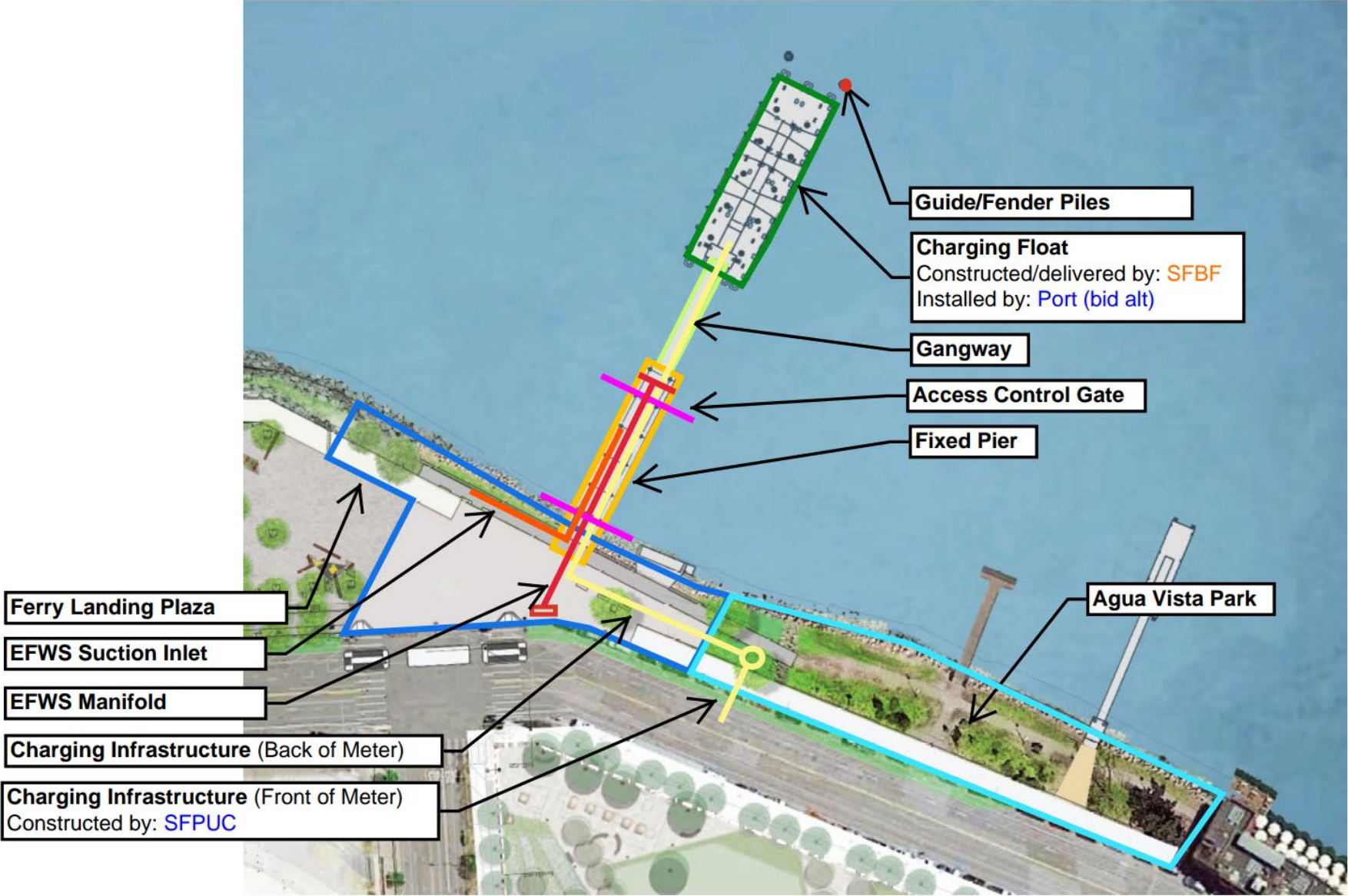
A bid alternate will be included in the contract documents for:

- Installation of the ferry landing float*

**The ferry landing float is to be fabricated by SF Bay Ferry*



Project Scope



Construction Schedule

Advertised	April 13, 2026
Bids Received	June 3, 2026
Award	July 2026
Notice to Proceed	August 2026
Construction – 690 days	August 2026 – May 2028

Bid Tabulation

Bidder	LBE Status	Base Bid Price	Alternate 1	Total Bid Price
McGuire and Hester - Power Engineering Construction Company JV	Non-LBE	\$32,491,500.00	\$526,700.00	\$33,018,200.00
The Dutra Group	Non-LBE	\$35,262,000.00	\$485,000.00	\$35,747,000.00
Vortex Marine	Non-LBE	\$35,392,000.00	\$740,000.00	\$36,132,000.00
Manson Construction Co.	Non-LBE	\$40,270,000.00	\$275,000.00	\$40,545,000.00

Budget and Cost Overview

Engineer’s Estimate:
\$26M

Project Budget:
\$30.2M

Funding Source	Amount
Port Capital	\$640,000
2012 GO Bond	\$2,000,000
SF Public Utilities Commission	\$4,000,000
UCSF Grant	\$2,500,000
SF Sales Tax	\$4,500,000
Regional Measure 3	\$13,860,000
EPA Grant	\$5,518,200
Contract Total:	\$33,018,200

Lowest responsive and responsible bidder:

McGuire and Hester - Power Engineering Construction Company JV

Bid Amount:

\$33,018,200.00

Factors accounting for overage:

Recent record-high escalations since estimate

McGuire and Hester - Power Engineering Construction Company JV

Project Experience:

Power Engineering Construction Company

- Treasure Island Ferry Terminal & Surge Barrier
- Water Emergency Transportation Authority (WETA) Downtown San Francisco Ferry Terminal Expansion
- Fire Boat Station 35 at Port of San Francisco Piers 22.5 and 24

McGuire and Hester

- Transbay Terminal Rooftop Park
- Doolittle Trail and Shoreline



Project Schedule

Bid Opening:

June 3, 2026

Anticipated Award of Contract:

July 2026

Anticipated NTP:

August 2026

Construction – In Water Work Windows

June 1, 2026 – Nov. 30, 2026

June 1, 2027 – Nov. 30, 2027



Mission Bay Ferry Landing Phase 2B and Agua Vista Park Request

Recommend Commission:

**Award San Francisco Public Works Contract:
Mission Bay Ferry Landing Phase 2B and Agua Vista Park [Citywide PLA]**

Client:

Port of San Francisco

Amount:

Construction Contract - \$33,018,200

Construction Duration:

690 calendar days

Contractor:

McGuire and Hester - Power Engineering Construction Company JV

Reason:

Multimodal transportation options reduce barriers to neighborhood access and provide regional connectivity. Zero emission transportation options reduce neighborhood and regional dependence on private vehicle use and reduce emissions. Ferry service will attract and retain tenants that help build an economically viable Port.



QUESTIONS