



London N. Breed, Mayor
Philip A. Ginsburg, General Manager

DATE: May 4, 2022

TO: Recreation and Park Commission, Capital Committee

THRU: Philip A. Ginsburg, General Manager
Stacy Bradley, Acting Director, Capital and Planning

FROM: David Froehlich, Project Manager, Capital and Planning Division

RE: 900 Innes (India Basin) Remediation Project – Contract Value Increase

Agenda Wording

Discussion and possible action to amend the construction contract with Rubecon Builders, Inc. for 900 Innes (India Basin) Remediation Project (Contract No. 1000016646), to increase the contract amount by up to \$945,422 bringing the total to \$8,755,112 which is greater than 10% over the current contract amount of \$7,099,700.00

Strategic Plan Reference

Strategy 1: Inspire Public Space: Keep today's parks safe, clean, and fun; promote our parks' historic and cultural heritage; and build the great parks of tomorrow.

Objective 1.4: Strengthen the quality of existing parks and facilities.

Objective 1.4: Preserve and celebrate historic and cultural resources.

Strategy 2: Inspire Play: Promote active living, well-being and community for San Francisco's diverse and growing population.

Objective 2.1: Strengthen the quality, responsiveness and accessibility of recreation programs.

Objective 2.2: Strengthen and promote the safety, health and well-being of San Francisco's youth and seniors.

Strategy 3: Inspire Investment: Through community engagement, advocacy, and partnerships, cultivate more financial resources to keep the San Francisco's parks and programs accessible for all.

Objective 3.1: Increase public investment to better align with infrastructure needs and service expectations.

Objective 3.3: Cultivate increased philanthropic support.

Project Status

- This project is fully funded, and this is not a request for additional funds.
- RPD Commission awarded the 900 Innes Remediation contract on December 17, 2020
- Construction is approximately 95% complete and is on track despite delays installing the water barrier and additional soil excavation. Construction is scheduled to complete in May 2022 with a pause until June 1, 2022 due to regulatory windows, where the contractor will return to remove the temporary water barrier.



- Our project partners, including The Trust for Public Land (TPL), A. Philip Randolph Institute (APRI), San Francisco Parks Alliance, and the community are excited to see the remediation project complete so the next phase of the park construction can begin this summer.
- See attached photos showing the remediation of the 900 Innes site.

Project Background

In August 2014, the City of San Francisco (the “City”) acquired the 900 Innes Avenue property. 900 Innes is situated between the existing India Basin Shoreline Park and India Basin Open Space, and is located in the Bayview Hunter’s Point neighborhood. The 900 Innes site is a post-industrial Brownfield that contains upland soils and in-water sediments with elevated concentrations of metals, total petroleum hydrocarbons (TPHs), polychlorinated biphenyls (PCBs), and polycyclic aromatic hydrocarbons (PAHs), which exceed Title 22 hazardous waste levels, as a result of former industrial uses such as boat building and vessel repair.

At India Basin, the Recreation and Park Department (RPD) endeavors to build a park that is meaningful, equitable, and essential to the health of San Francisco’s southeast communities, which have been historically underserved. On March 6, 2018, the Recreation and Park Commission adopted the California Environmental Quality Act (CEQA) Findings and approved the concept design for 900 Innes and India Basin Shoreline Park (India Basin).

The clean-up and development of this site provides a tremendous opportunity to address environmental contamination and physical blight left by historic, industrial uses, while improving overall public access, recreational programming, and providing workforce development opportunities to help address social equity issues in a historically underserved neighborhood. The approved concept plan combines the existing India Basin Shoreline Park and 900 Innes property into one 10-acre waterfront park that closes a critical gap in the San Francisco Bay Trail Blue-Greenway, a component of the proposed transportation network within this community.

In July 2016, the Recreation and Park Commission recommended that the Board of Supervisors accept and expend \$400,000 in USEPA Brownfields grant funding to support the remediation of contaminated soils at 900 Innes. Subsequent to that action, the Department secured additional grant funding in the amount of \$348,204, also from USEPA’s Brownfields program, and \$1,200,000 from USEPA’s Bay Water Quality Improvement Funds to support. Most recently, on February 22, 2019, the project was awarded \$4,998,600 in grant funding from the San Francisco Bay Restoration Authority to support engineering and design services, remediation construction, construction management and construction oversight.

Project Description

The 900 Innes Avenue Remediation Project is the first phase of the India Basin Parks project. The remediation project proposes to clean-up and restore contaminated soil and sediment left behind from industrial boat building and vessel repair activities. The proposed construction activities will also remove contaminated marine debris, abandoned structures and deteriorated concrete to enable future park development. The landmarked Shipwright’s Cottage will be preserved and abated of hazardous building materials.

The clean-up of the site is being undertaken under the San Francisco Bay Regional Water Quality Control Board’s (RWQCB) voluntary Site Clean-up Program (SCP). The RWQCB is lead agency overseeing the clean-up and water quality of the site, with consultation support of staff from the State and Federal resource agencies. The remediation of the site will be performed in accordance with the Remedial Action Goals as presented in the submitted Remedial Action Plan (RAP) for the work.

The construction activities will occur on land, as well as within the shallow waters lying immediately to the north of 900 Innes Avenue. The proposed offshore remediation activities include the removal of debris and dilapidated structures, followed by targeted dredging of between four and five feet within the intertidal and subtidal zone, installation of a coffer dam, and placement of an equivalent backfill material (beneficial reuse material) to serve as a protective cap. On land, the work proposes to clear the site of abandoned structures, unusable concrete surfaces, and remove two feet of soils followed by backfill to support future park design grades per the Remedial Action Plan. A minimum of a six inch to one foot thick offshore sand cap will be placed in the mudflats near IBSP to protect the current sediment from disturbance, and prevent uncovering of sediment that contains slightly elevated concentrations of contaminants of concern below the surface.

The construction contract for the 900 Innes (India Basin) Remediation Project was awarded at the Commission Meeting of December 20, 2020, at which the Commission approved a contract amount of \$7,099,700 for Rubecon Builders Inc. to perform the work described above.

Summary of Contract Changes

This project is fully funded, and this is not a request for additional funds. Construction on the 900 Innes Remediation Project began in March 2021 and was expected to be complete in December 2021. The current estimated substantial completion date is May 2022, with the removal of the temporary water barrier after June 1, 2022, due to regulatory windows. This reflects a schedule delay due to complications with the installation of the temporary water barrier, a design build installation that resulted in the need for a larger water barrier to hold the bay water back safely and effectively.

During the design phase, soil testing was completed to help anticipate the potential soil classifications for disposal. During construction, the soil being excavated was tested again to determine the classification for disposal, with some results different than expected during design. Based on the new results, the project was required to remove additional amounts of contaminated soil. The additional amounts of soil, as well as the different classifications of soil, both have increased costs for disposal. Additionally, the project encountered unforeseen marine debris and timber piles while excavating that needed to be removed and off-hauled.

Sources & Uses of Funding

Sources:	\$250,000	2020 Bond Health and Recovery
	\$3,160,330	CA State Controller
	\$350,000	General Fund
	\$800,000	Open Space Fund
	\$764,000	OS Acquisition Fund Balance
	\$4,998,600	SF Bay Restoration Authority
	\$1,200,000	USEPA SF Bay Water Quality Improvement Fund
	\$748,204	USEPA Parcels 1&2, 3A & 3B
Total Project Budget:	\$12,271,134	(Soft and Hard Costs)
Uses: (Hard Costs)	\$7,099,700	Base Construction Contract
	\$709,990	Base Contract Change Order (10%)

	\$945,422	Augmentation of base contract
Subtotal Hard Costs:	\$8,755,112	
Soft Costs	\$3,389,518	
Project Reserve:	\$126,504	
Total Project Budget:	\$12,271,134	(Soft and Hard Costs)

Construction Contract Summary:

Base Contract	\$7,099,700
Original 10% Change Order Amount	\$709,970
Augmentation of Base Contract	\$945,522
Revised Not-to-Exceed Total	\$8,755,112

Financial Impact:

None

Project Schedule

Construction on the 900 Innes Remediation project commenced in March 2021 with a new estimated substantial completion date in May 2022. This reflects a schedule delay due to design complications with the installation of the temporary water barrier and additional excavation of contaminated soils.

Staff Recommendation

Staff recommends that the Commission amend the construction contract with Rubecon Builders, Inc. for 900 Innes (India Basin) Remediation Project (Contract No. 1000016646), to increase the contract amount by up to \$945,422 bringing the total to \$8,755,112 which is greater than 10% over the current contract amount of \$7,099,700.00

Outreach

A summary of all meetings is as follows:

- EPA Brownfield Grant Application Presentation: December 2, 2014
- India Basin Waterfront Task Force Meeting #1: February 12, 2015
- Sunday Streets Booth: April 12, 2015
- Hunters Point Shipyard Community Advisory Committee: June 4, 2015
- Black Love Festival Booth: July 18, 2015
- India Basin Waterfront Task Force Meeting #2: August 27, 2015
- India Basin Waterfront Task Force Meeting #3: October 7, 2015
- India Basin Waterfront Task Force Meeting #4: November 5, 2015
- India Basin Waterfront Task Force Meeting #5: December 3, 2015
- Design Competition Finalist Submission Exhibition: Jan 13 - Feb 13, 2016
- Design Competition Finalist Submission Open House: January 23, 2016
- Design Competition Finalists Presentation #1: January 26, 2016
- Design Competition Finalists Presentation #2: January 26, 2016
- 900 Innes/IBSP Concept Design Meeting #1: May 10, 2016
- 900 Innes/IBSP Concept Design Meeting #1: June 21, 2016

- *900 Innes Brownfield Conditions Meeting: July 14, 2016*
- *900 Innes/IBSP Concept Design Meeting #1: July 27, 2016*
- *BCDC Design Review Board Meeting: November 7, 2016*
- *EPA Brownfield Grant Application Presentation: December 3, 2016*
- *India Basin Waterfront Task Force Meeting 6: February 21, 2017*
- *Bayview Hunters Point Environmental Task Force Meeting: April 20, 2017*
- *Bayview Hunters Point Environmental Task Force Meeting: July 19, 2017*
- *India Basin Neighborhood Association Meeting: November 4, 2017*
- *Bayview Hunters Point Community Advisory Committee: June 6, 2018*
- *Bayview Alliance: April 22, 2019*
- *Sunday Streets Booth: May 5, 2019*
- *LBE Community Outreach/Spring Social Booth: May 10, 2019*
- *Design Open House at the EcoCenter: May 29, 2019*
- *Bayview Hunters Point Community Advisory Committee: June 5, 2019*
- *900 Innes Block Party and Shipwrights Cottage Unveiling: June 7, 2019*
- *Design Options Survey (available online): June 17 to August 2, 2019*
- *Operation Genesis Community Celebration: June 22, 2019*
- *Focus Group with Community Leaders and Local Youth: July 31, 2019*
- *Sundown Cinema Space Jam: September 27, 2019*
- *Play Day at Heron’s Head Park: September 28, 2019*
- *On-Site Activation: October 10, 2019*
- *Bay Day, India Basin Shoreline Park: October 12, 2019*

Support

The parks project is generally supported by the following individuals and organizations:

- *City Attorney and former Assemblymember David Chiu*
- *Assemblymember Phil Ting*
- *Supervisor Shamann Walton*
- *Board of Equalization Member Malia Cohen*
- *A. Philip Randolph Institute (APRI)*
- *Hunters Point Family*
- *India Basin Neighborhood Association*
- *India Basin Waterfront Task Force Members*
- *Parks 94124*
- *John Pritzker Family Foundation*
- *Office of Economic and Workforce Development*
- *San Francisco Parks Alliance*
- *Trust for Public Land*

Attachments

- Progress photos

