



London Breed, Mayor
Philip A. Ginsburg, General Manager

Date: June 1, 2022

To: San Francisco Recreation and Park Commission
Capital Committee

Through: Philip A. Ginsburg, General Manager
Stacy Bradley, Director, Capital + Planning

From: Kelli Rudnick, Project Manager, Capital Division

Subject: San Francisco Marina Improvement and Remediation Project:
Environmental Professional Services Consulting Contract

Agenda Wording

Discussion and possible action to approve a contract with Environmental Science Associates, Inc. (ESA) for environmental consulting services for the Marina Improvement and Remediation Project in an amount not to exceed \$1,120,255.

Strategic Plan

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 1.2: Strengthen the quality of existing parks and facilities.
- Objective 1.3: Steward and promote good park behavior
- 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 2.2: Strengthen and promote the safety, health and well-being of San Francisco's youth and seniors.
- Objective 2.3: Work with partners and neighborhood groups to activate parks through organized events, activities, and unstructured play

Strategy 3: Inspire Investment: Through community engagement, advocacy, and partnerships, cultivate more financial resources to keep 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 3.2: Broaden engagement and strengthen external communications with park users and park partners.



Project Background and Description

A Final Settlement Agreement (FSA) (Exhibit A) was executed on March 25, 2021, between the City (RPD) and PG&E, resolving a nearly two-decade legal battle, and providing the framework for the San Francisco Marina Improvement and Remediation project (the SF Marina Project) and a cost share agreement. The guiding principles of the SF Marina Project are to address environmental remediation concerns, enable environmental stewardship, and provide the public with increased recreational opportunities and water access amenities, in a financially sustainable and holistic manner. The environmental remediation will be developed under the guidance of the Regional Water Quality Control Board (RWQCB) and the State Water Resources Control Board's (SWRCB) Site Cleanup Program (SCP).

RPD's guiding principles during the development of the settlement agreement include 1) Environmental Cleanup; 2) Increased Public Access & Amenities, and; 3) Fiscal Sustainability. A proposed project framework was developed to define the terms of the FSA and includes both the clean-up of the East Harbor and the construction of new public amenities. The proposed clean-up would result in the demolition of existing docks/berths located in the southern half of East Harbor, removal of sediments containing elevated concentrations of PAHs, installation of permeable barriers on the shoreline, and backfilling with an engineered cap to remove potential pathways of exposure. The resulting depth at the southern portion of East Harbor will be too shallow for existing marina operations and as such RPD would propose to relocate those berths. The new shallow area would provide opportunity for approximately 5-acres of protected open water, allowing for small, non-motorized water recreation. The northern portion of East Harbor would remain a marina with the proposed re-construction those slips and a potential berth for water taxi service. The proposal includes relocating the lost East Harbor berths into an expanded West Harbor, protected by a new breakwater. The new breakwater is intended to be designed to minimize sand deposition to reduce the Department's on-going O&M costs associated with the attenuator and excessive sand deposition.

The overall Marina Improvement Project proposal is consistent with the Bay Plan in its effort to preserve and increase all types of boating uses including motorized and non-motorized uses.

The community engagement and conceptual design phase for the open space and recreation project will begin in fall 2022. RPD will work with the design consultant team to develop and confirm the Marina design through a comprehensive community and stakeholder outreach process which will include, but will not be limited to, multiple community workshops, stakeholder interviews, surveys and meetings. RPD recognizes this as a highly engaged and organized community who are passionate about their Marina and recreation opportunities and are invested in the future the San Francisco Marina for current users and for future generation.

Environmental Review

Through a competitive procurement process in 2006, ESA won the contract to provide environmental services for the San Francisco Marina Renovation Project which resulted in an Environmental Impact Report (certified in 2007). In February 2022, RPD utilized San Francisco Planning Department's (SF Planning) as-needed consultant pool to select ESA, Inc., through competitive process, to execute an environmental review for the EIR for the Marina improvements, including the remediation of the East Harbor. SF Planning has indicated that the

Project will require a subsequent/supplemental document to the 2007 EIR, or an addendum. The contract for which we seek approval includes a scope of work for the subsequent/supplemental document and is not to exceed \$1,120,255.

The Environmental Review scope will address three primary components: East Harbor activities, including remediation of sediments, dredging, demolition of docks and berths, and replacement of docks and piles; installation of a new breakwater to minimize sand deposition in the West Harbor Channel and new fuel dock and pile installation in the West Harbor; and upland recreational access improvements adjacent to the East Harbor, including improvements to the Bay Trail, pedestrian circulation and water access, and relocating some parking.

The tentative schedule (pending SF Planning direction) shows the preparation, circulation, and certification of a SEIR will take approximately 18 to 24 months. The final project design would be eligible for approval at the time that the CEQA analysis is finalized.

Costs and Repayment

The target budget for the joint project as contemplated in the FSA is \$130M. RPD and PG&E have agreed to an additional \$60M in contingency for a not-to-exceed amount of \$190M. (see Attachment A in the FSA (Exhibit A) and pasted below).

Staff Recommendation

Discussion and possible action to approve a contract with ESA, Inc. for environmental consulting services for the Marina Improvement and Remediation Project in an amount not to exceed \$1,120,255.

Attachments

Exhibit A: Final Settlement Agreement

Exhibit B – ESA, Inc. Fee Proposal