



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

**DATE:** July 18, 2024

**TO:** Recreation and Park Commission

**THRU:** Philip A. Ginsburg, General Manager  
Stacy Bradley, Director, Capital and Planning Division  
Kelli Rudnick, Deputy Director, Capital and Planning Division

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

**RE:** India Basin Waterfront Park - Contract Amendment

---

### **AGENDA WORDING**

Discussion and possible action to amend the construction contract with Swinerton Builders for the 900 Innes Park Development Project, to increase the contract duration to 795 days, reflecting a 190-day increase to the duration last approved by the Commission.

### **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 1.1: Develop more open space to address population growth in high-needs areas and emerging neighborhoods

Objective 1.2: 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.

### **BACKGROUND**

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. In August 2014, the City of San Francisco (the "City") acquired the 900 Innes property with the goals of rehabilitating a contaminated site and connecting to existing waterfront



spaces. In 2015, Mayor Edwin Lee, Supervisor Malia Cohen, and RPD General Manager Philip Ginsburg, asked all property owners along the shoreline and key regional and Bayview Hunters Point community stakeholders to work together to develop a coordinated study. This effort built upon the tremendous work done over the past decade by community groups to envision the future of India Basin. In partnership with BUILD Inc, PG&E, OCII, and the Port of San Francisco, the Task Force embarked on the India Basin Waterfront Parks Study to ensure that all properties eventually look, feel, and operate as an integrated parks system. The Study also includes specific proposals for public programming, access and circulation, habitat restoration, and ecological and sea level rise strategies.

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). Since then, the Commission approved various actions related to the work, including acceptance and expenditure approvals for over \$10M in public grant funding, \$25M in private funding, and approval of professional services contracts to support the work. On December 17, 2020, the Recreation and Park Commission awarded a construction contract to Rubecon Builders to begin Phase 1 of the India Basin Waterfront Park consisting of the remediation of 900 Innes Boatyard property. The remediation project was completed in August 2022 and the 900 Innes Park Development Project began in September 2022.

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.

## **PROJECT DESCRIPTION**

At full build out, the resulting 10 acres of improved park space at 900 Innes and India Basin Shoreline Park will support of contiguous 1.7-mile open space and trail network, as well as connect a total of 64 acres of parkland from Heron’s Head Park (owned by the Port of San Francisco) to the future Northside Park. The work itself further fulfills the promise of the Blue Greenway— a portion of the San Francisco Bay Trail that will provide pedestrian and bicycle connections from the Embarcadero all the way to Candlestick Point. In all, the parks will offer amenities, environmental education, and economic opportunities for the approximately 5,000 residents that live within a 10-minute walk of this park and the 35,000 residents that live within one mile of the park.

## **CONSTRUCTION CONTRACT TIMELINE**

- The 900 Innes Park Development Project was advertised March 13, 2022, with an original bid due date of April 13, 2022.
- The bid due date was extended to April 20, 2022, and no bids were received.
- RP Commission authorized the Department to negotiate with a contractor on June 16, 2022.
- RP Commission awarded the construction contract for the park to Swinerton Builders on July 7, 2022.

## **SUMMARY OF CONTRACT CHANGES**

This project is fully funded, and this is not a request for additional funds or an increase in the contract amount.

An increase in contract duration by 190 days is requested due to the following:

- Delay due to the procurement and fabrication of switchgear that will provide primary power to the 900 Innes Park and future renovated India Basin Shoreline Park.
- Delay due to the issuance of the Street Improvement Permit, which includes water mainline relocation to accommodate the new sidewalk extension on Innes as well as new water service connections for the entire park.

## FUNDING

Sources:

Cosco Busan	\$465,000
General Fund	\$200,000
Pritzker Funding	\$5,442,450
Proposition 68 Grant	\$8,500,000
2020 Health and Recovery Bond	\$25,227,124
<u>State Funding</u>	<u>\$25,794,995</u>
<b>Total Sources</b>	<b>\$65,629,743</b>

Uses:

Hard Costs (including contingencies)	\$59,730,000
<u>Soft Costs</u>	<u>\$ 5,899,743</u>
<b>Total Budget</b>	<b>\$65,629,743</b>

## PROJECT SCHEDULE

Construction on the 900 Innes Park Development project commenced in September 2022 with a new estimated substantial completion date in September 2024. This reflects a schedule delay due to procurement of the electrical switchgear that will provide power to the park.

## PROJECT 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*

## PROJECT OPPOSITION

There is no known opposition to the 900 Innes Park and India Basin Shoreline Park renovation project or Equitable Development Plan.

## PROJECT 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*
- *Aug. 18 EDP Focus Group Meeting #3: August 18, 2019*
- *Aug. 20 EDP Focus Group Meeting #4: August 20, 2019*
- *Aug. 25 EDP Focus Group Meeting #5: August 25, 2019*
- *Aug. 27 EDP Focus Group Meeting #6: August 27, 2019*
- *India Basin Tech Hub officially launches at India Basin Shoreline Park: September 21, 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*
- *Equitable Development Plan (EDP) Leadership Committee Meeting #1: October 15, 2019*
- *BCDC Bay Plan Amendment Hearing: November 7, 2019*
- *Remediation Public Meeting: November 2019*
- *Equitable Development Plan (EDP) Leadership Committee Meeting #2: November 19, 2019*

- *Equitable Development Plan (EDP) Leadership Committee Meeting #3: December 12, 2019*
- *India Basin Project Interim Activation: Holiday Event & Toy Giveaway: December 21, 2019*
- *Equitable Development Plan (EDP) Leadership Committee Meeting #4: January 21, 2021*
- *Third St. Corridor African American Arts & Culture District: Tour and Discussion: February 12, 2020*
- *Equitable Development Plan (EDP) Leadership Committee Meeting #5: February 18, 2020*
- *India Basin Project Interim Activation: Shoreline Saturdays Mardi Gras: February 28, 2020*
- *Public Hearing approve permit application for the 900 Innes Remediation: April 14, 2020*
- *Equitable Development Plan (EDP) Leadership Committee Meeting #6: May 19, 2020*
- *Equitable Development Plan (EDP) Leadership Committee Meeting: June 16, 2020*
- *Equitable Development Plan (EDP) Leadership Committee Meeting #7: June 23, 2020*
- *Equitable Development Plan (EDP) Leadership Committee Meeting: July 7, 2020*
- *EDP Focus Group Meeting #1 (Arts, Culture and Identity): August 11, 2020*
- *EDP Focus Group Meeting #2 (Workforce and Business Development): August 13, 2020*
- *EDP Focus Group Meeting #3 (Connectivity, Transit, Access and Safety): August 18, 2020*
- *EDP Focus Group Meeting #4 (Healthy Communities): August 20, 2020*
- *EDP Focus Group Meeting #5 (Youth Opportunities): August 25, 2020*
- *EDP Focus Group Meeting #6 (Housing Security): August 27, 2020*
- *EDP Leadership Committee Meeting (2021 Kick-off): January 28, 2021*
- *EDP Leadership Committee Meeting (Design Feedback pt. 3): February 25, 2021*
- *EDP Leadership Committee Meeting (Seed Initiatives): March 25, 2021*
- *EDP Leadership Committee Meeting (Interim Site Activation): April 22, 2021*
- *EDP Leadership Committee Meeting (Plan Feedback Review): May 27, 2021*
- *Remediation Groundbreaking for 900 Innes at Shoreline Park: June 17, 2021*
- *EDP Leadership Committee Meeting (Prioritizing Initiatives): June 24, 2021*
- *Targeted Stakeholder Focus Group Meeting (Arts, Culture and Identity): June 28, 2021*
- *Targeted Stakeholder Focus Group Meeting (Workforce & Business Development): June 29, 2021*
- *Targeted Stakeholder Focus Group Meeting (Connectivity, Transit, Access and Safety): June 30, 2021*
- *Targeted Stakeholder Focus Group Meeting (Healthy Communities): July 6, 2021*
- *Targeted Stakeholder Focus Group Meeting (Youth Opportunities): July 7, 2021*
- *Targeted Stakeholder Focus Group Meeting (Housing Security): July 8, 2021*
- *EDP Leadership Committee Meeting (Stakeholder Outreach Review): July 22, 2021*
- *EDP Leadership Committee Meeting (Metrics): August 26, 2021*
- *EDP Leadership Committee Meeting (Site Activation, Programming): October 28, 2021*
- *Sankofa Market and Community Day of Healing: May 2022*
- *India Basin Teen Nights: July 2022*
- *Sundown Cinema/outdoor movie screening: August 2022*
- *India Basin Community Day/Celebration of Remediation of 900 Innes: August 2022*
- *Nature Play Day/event at Heron's Head: August 2022*
- *900 Innes Park Development Groundbreaking: September 2022*
- *Fall Fest/fall festival at India Basin Shoreline Park: October 2022*
- *India Basin Holiday in the Park Toy Giveaway and Celebration: December 2022*
- *Black History Month Parade and Community Day Celebration: February 2023*

**RECOMMENDATION**

Staff recommends the Commission amend the construction contract with Swinerton Builders for the 900 Innes Park Development Project, to increase the contract duration to 795 days, reflecting a 190-day increase to the duration last approved by the Commission.

**ATTACHED**

Exhibit A: Recent construction photos from 900 Innes Park Development





Exhibit B: Overall India Basin Project Schedule

