

Daniel Lurie, Mayor



Kat Anderson, Commission President  
Philip A. Ginsburg, General Manager

**DATE:** May 15, 2025

**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 Phase 3 (India Basin Shoreline Park) – Contract Award

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### AGENDA WORDING

Discussion and possible action to award a construction contract for the India Basin Shoreline Park Project (Contract No. 0000009021) to Clark Construction in the amount of up to \$87,042,979.

### STRATEGIC PLAN

**Strategy 1: Inspire Place: 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 and improve access to existing facilities to address population growth in high-needs areas and emerging neighborhoods

*g. Complete Construction of India Basin Parks*

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

*Objective 2.4: Work with India Basin partners to prioritize and implement at least one initiative in each of the Equitable Development Plan's focus areas*

**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 3.2: Broaden engagement and strengthen external communications with park users and park patrons

*a. Train and hire at least 10 Bayview residents for jobs on the construction project at India Basin Park*

Objective 3.3: Cultivate increased philanthropic support



## **BACKGROUND**

The India Basin Initiative is a public-private partnership designed to infuse public and private resources into the Bayview-Hunters Point community, which has long been one of San Francisco's most under-resourced neighborhoods. The audacious initiative is currently a partnership between the Recreation and Park Department (RPD) and three non-profit partners: The A. Philip Randolph Institute (APRI), the Trust for Public Land (TPL), the San Francisco Foundation. An important underpinning of the Initiative is the Equitable Development Plan (EDP) developed by the community that guides the partners on project implementation and programming. A primary goal of both the new park and the EDP is to build a park that is meaningful, equitable, and essential to the health of San Francisco's southeast communities. In addition the Initiative envisions delivering community-grounded programming and projects above and beyond the park construction designed to celebrate and benefit the existing community. All of this work is grounded in the physical improvement of the space.

**Initiative History:** 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, and recommended Board approval for, various actions related to the work, including acceptance and expenditure approvals for over \$75M in public grant funding, up to \$80M in private funding to support project construction and implementation of the Equitable Development Plan, and approval of professional services contracts to support the work.

**Construction:** On December 17, 2020, the Recreation and Park Commission awarded a construction contract to Rubicon 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. On July 7, 2022, the Recreation and Park Commission awarded a construction contract to Swinerton Builders to begin Phase 2, The 900 Innes Park Development Project. Construction began on the park in September 2022 and was opened to the public on October 19, 2024. This action will award the contract for the third and final construction phase of the project.

The clean-up and full site development provides a tremendous opportunity to unite a formerly private waterfront parcel with an existing but underperforming park to deliver much-needed, transformed green space. When complete, the new park will 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.



*Completion of India Basin Waterfront Park Phase 2, 900 Innes Park Development - October 2024*

### **PROJECT DESCRIPTION**

At full build out, India Basin Waterfront Park will be 10 acres of improved park space at 900 Innes and India Basin Shoreline Park with a contiguous 1.7-mile open space and trail network, as well as connect 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 BID & AWARD TIMELINE**

- The India Basin Shoreline Park Project, a best value contract, was advertised November 13, 2024 with an original bid due date of January 15, 2025.
- The bid due date was extended twice, with a final submittal date of March 19, 2025.
- Two bids were received, and the best value portion of both bids were scored by a city approved panel.
- The official bid opening, which weighed the best value score and cost portion was held on March 19, 2025.
- There was a bid protest that was resolved on May 7, 2025.

The construction bids were significantly higher than the Department’s third-party engineer’s estimate, even accounting for a new bid item added during the advertisement period. The Department has been working with state, local and private funders to identify new money to solve the deficit. To date, the construction contract and partial soft costs are fully funded. To address the remaining funding need for

soft costs and project contingency, staff is following a two-prong approach: 1) staff will work with the contractor to identify cost savings that do not materially impact the project and therefore honor the commitment of the project partners to the community and 2) staff is actively pursuing additional public and philanthropic funds to close the remaining delta.

The Department recently received a \$2M matching private grant that will be available after securing \$18M additional funds, \$11M of public funds have already been identified for the match. The Department also has \$6.3M identified in pending grants.

**FUNDING**

**Sources:**

California State Specified Grant	\$24,505,730
CA State Coastal Conservancy	\$5,500,000
CA Proposition 68 Grant	\$5,768,000
EPA SF Bay Water Quality Improvement Fund	\$3,768,558
HCF Shoreline	\$756,728
2020 Bond – Named Project	\$681,649
2020 Bond – Sustainability Program	\$8,000,000
Private Funding	\$36,314,500
<u>2020 Bond – Playgrounds Program &amp; Program Contingency</u>	<u>\$3,800,000</u>
<b>Total Sources</b>	<b>\$ 89,095,165</b>

**Uses:**

Hard Costs - Construction	\$87,042,979
<u>Soft Costs (project initiation &amp; construction contingency)</u>	<u>\$2,052,186</u>
<b>Total Budget</b>	<b>\$89,095,165</b>

**Committed Funding Sources (not appropriated):**

SF Bay Restoration Authority	\$1,150,000
<u>Additional CA State Coastal Conservancy</u>	<u>\$3,000,000</u>
<i>Subtotal</i>	<i>\$4,150,000</i>

**Potential Funding Sources:**

Private Funding	\$5,500,000
National Wildlife Federation	\$4,328,814
<u>USEPA Environmental Remediation</u>	<u>\$2,000,000</u>
<i>Subtotal</i>	<i>\$11,828,814</i>
<b>Total Committed and Potential</b>	<b>\$15,978,814</b>

**PROJECT SCHEDULE**

Upon approval by the Commission and contract certifications, the Notice to Proceed (NTP) to the contractor will be given in June/July 2025. Construction will begin shortly after, in time for the first regulatory in water work window.

NTP: June/July 2025

Construction: June/July 2025 – December 2027/January 2028 (30.5-month duration)

**PROJECT SUPPORT**

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

- Governor Gavin Newsom
- City Attorney and former Assemblymember David Chiu
- Assemblymember Phil Ting
- Supervisor Shamann Walton
- California State Controller 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 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: 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*
- *900 Innes Park Development Ribbon Cutting: October 19, 2024*
- *EPA Grant Application Community Presentation: November 14, 2024*

**RECOMMENDATION**

Staff recommends the Commission award a construction contract for the India Basin Shoreline Park Project (Contract No. 0000009021) to Clark Construction in the amount of up to \$87,042,979.

**ATTACHED**

Exhibit A: Overall India Basin Project Schedule

Exhibit B: Illustrative site plan of 900 Innes and India Basin Shoreline Park

Exhibit A: Overall India Basin Project Schedule

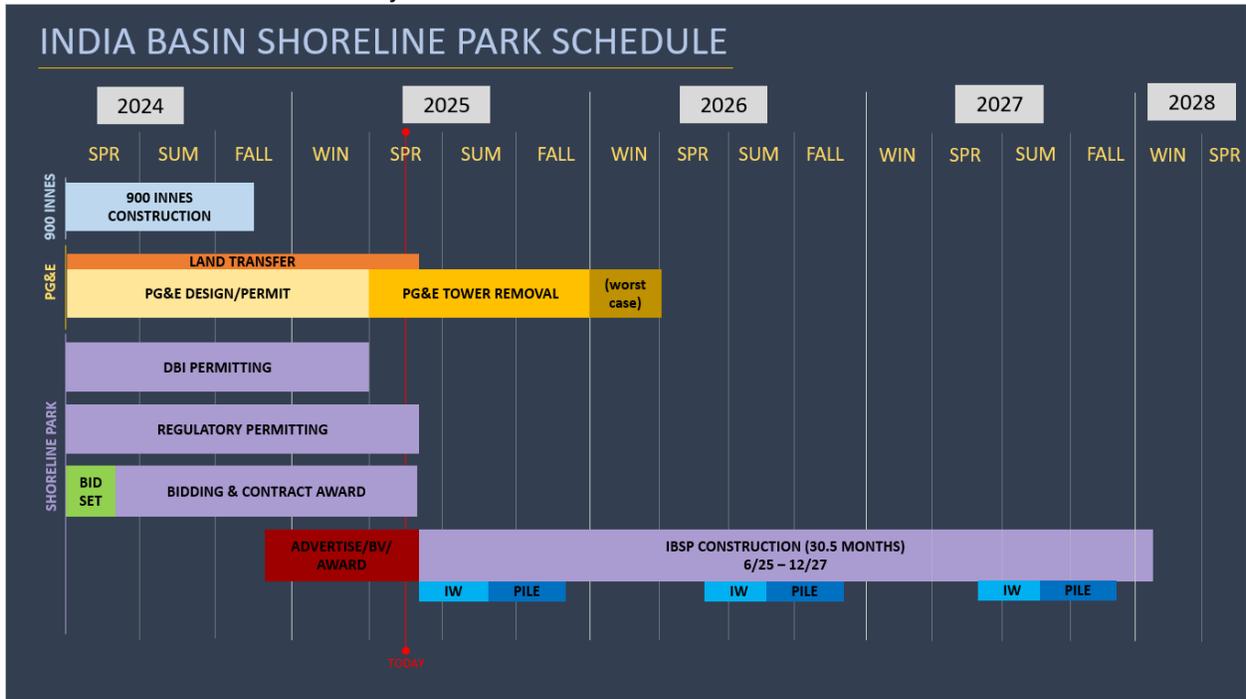


Exhibit B: Illustrative site plan of 900 Innes and India Basin Shoreline Park

900 INNES AND INDIA BASIN SHORELINE PARK



**NEIGHBORHOOD EDGE & HISTORIC SHOREWALK**

- 1 Shipwright's Cottage
- 2 Innes Edge
- 3 Food Pavilion
- 4 Garden Path + Accessible Ramp
- 5 Griffith Street Steps
- 6 Heritage Garden
- 7 Hunter's Point Blvd Welcoming Deck
- 8 Parking
- 9 Bus Drop-Off

**SCOW SCHOONER BOATYARD**

- 10 Boatyard Plaza
- 11 Shop Building
- 12 Floating Dock
- 13 Resilient Shoreline
- 14 Maintenance Building

**SAGE SLOPES**

- 15 Cookout Terrace
- 16 Viewing Steps
- 17 Basketball Courts
- 18 Adventure Playground
- 19 Toddler Playground
- 20 Adult Fitness Station
- 21 Wetland Walk
- 22 Bay City Ferry Overlook
- 23 Outlook Platform

**THE MARINEWAY**

- 24 Marineway Lawn
- 25 Amphitheater Grove
- 26 Cobble Beach
- 27 Boathouse
- 28 Recreational Dock
- 29 Recreational Platform
- 30 Public Restroom
- 31 Bay Trail / Blue Greenway Route

