

Renovation of Embarcadero Plaza and Sue Bierman Park



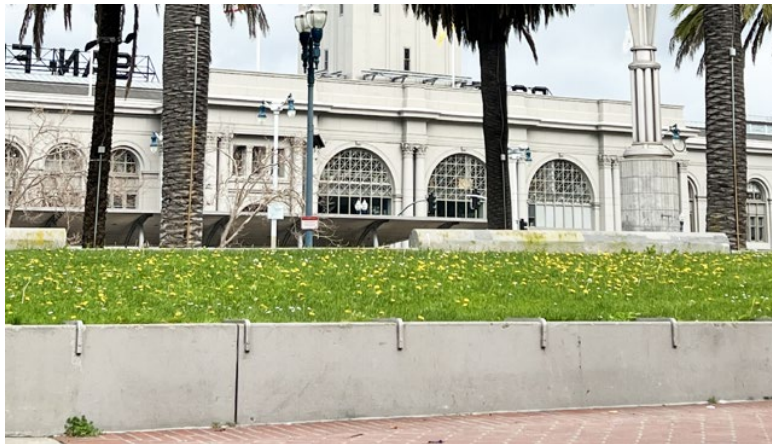
SF Board of Supervisors
Government Audit & Oversight Committee
February 20, 2025



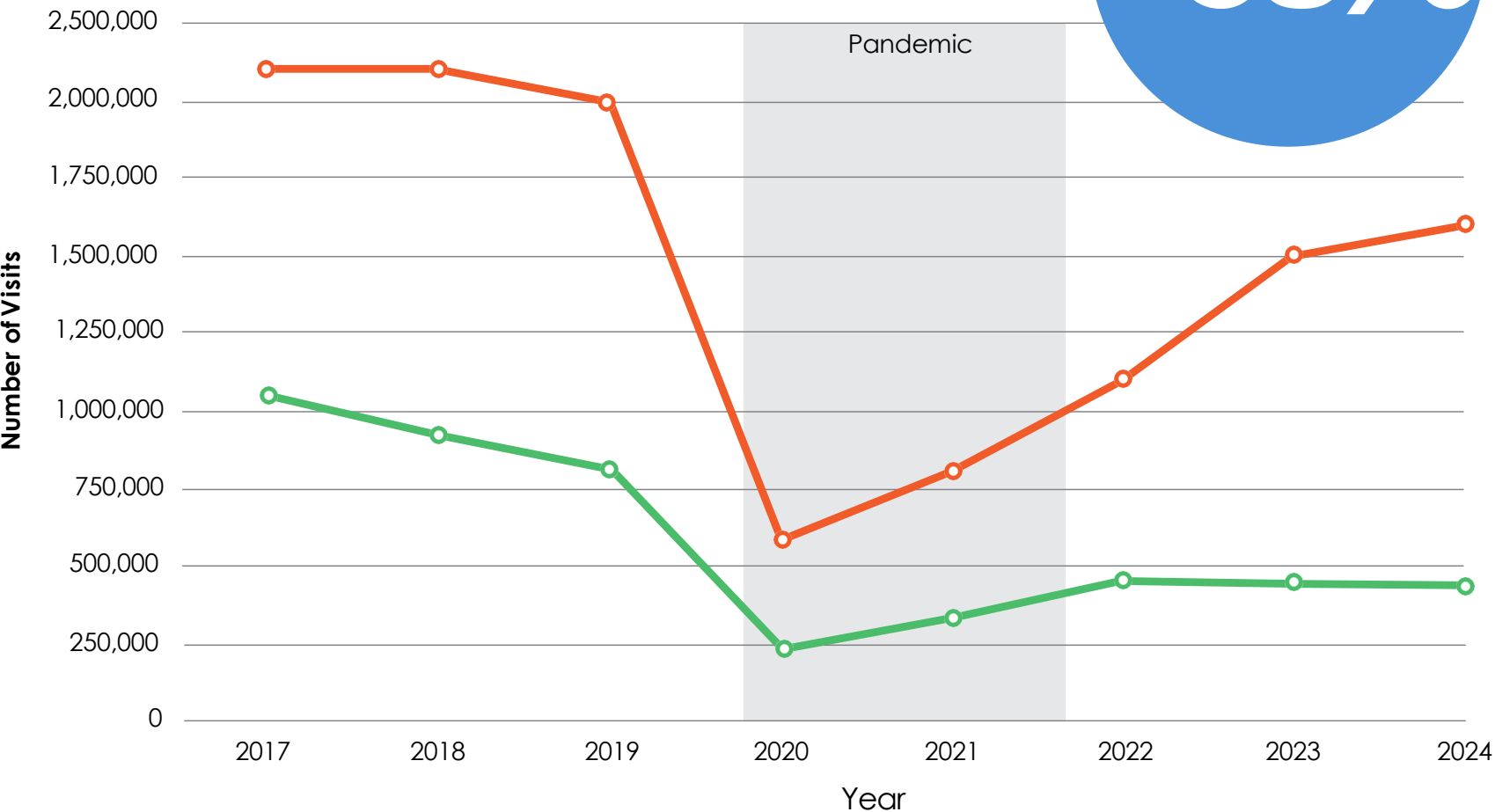
Project Background



Project Background



VISITATION TRENDS



Decline in number of visits at Embarcadero Plaza and Sue Bierman Park from 2017 to 2024

FERRY BUILDING
28% SF residents
72% Non-SF residents

EMBARCADERO PLAZA & SUE BIERMEN PARK
35% SF residents
65% Non-SF residents

A New Vision



The Agreement

- BXP Agrees to spend approximately \$2.5 million on park design
- The City works to secure \$15 million to \$20 million in public funding
- BXP and the San Francisco Downtown Partnership will work to secure \$10 million in private funding
- Creates a four-way partnership to guide the project, but RPD maintains Charter authority over land-use decisions
- BXP separately commits to spending approximately \$2.5 million to renovate a vacant retail space into a bathroom that will support the park
- Creates a preliminary schedule for all the partners to strive for

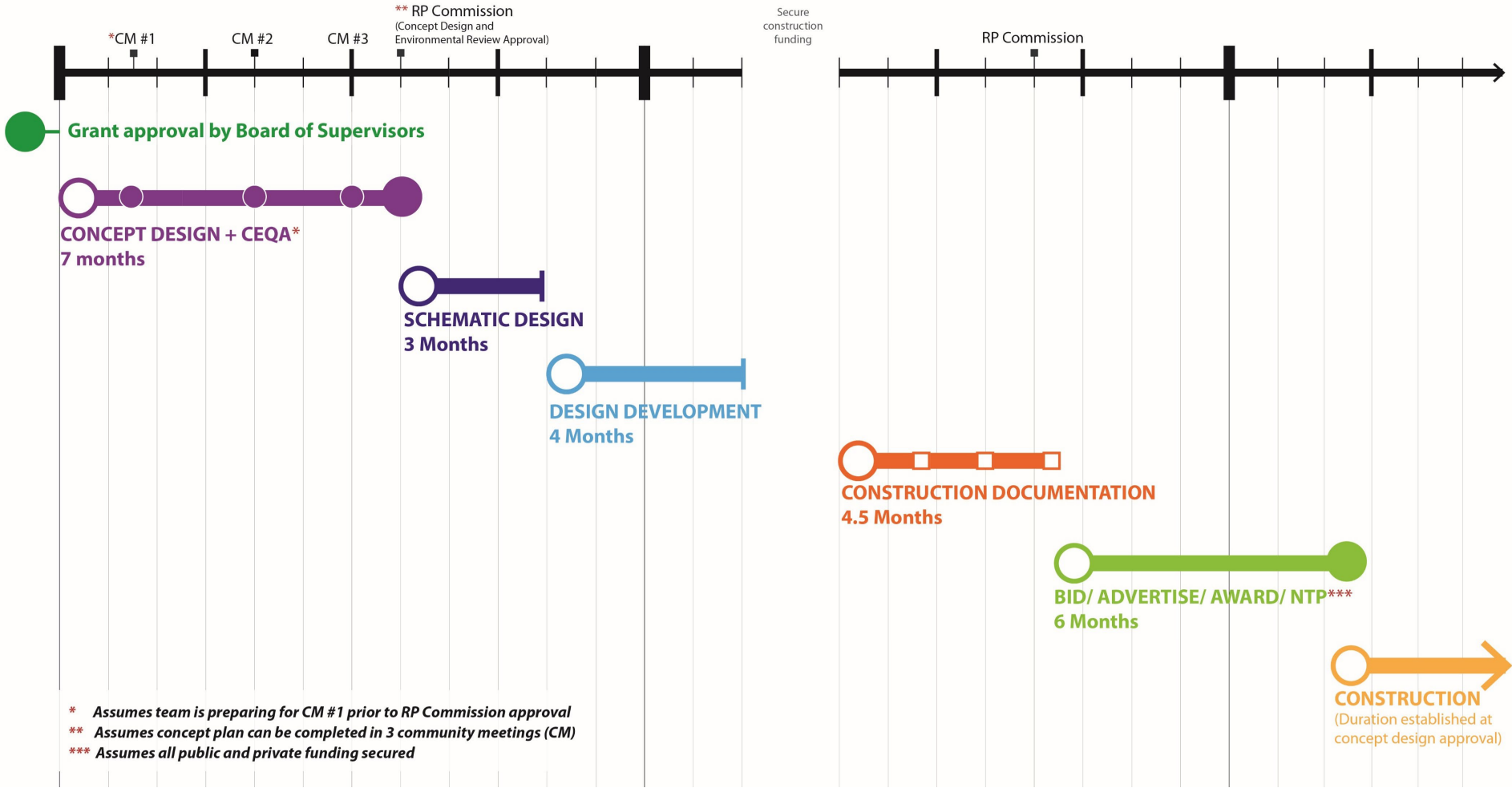
Preliminary Project Budget

Embarcadero Project Budget	
EXPENSES	
<u>Design Costs</u>	
Landscape, Civil & Survey	\$ 1,980,000
Soft Cost Contingency	\$ 275,000
City Project Management	\$ 200,000
BXPE Project Management	\$ 45,000
Total Estimated Design Costs	\$ 2,500,000
<u>Estimated Construction Costs</u>	\$ 23,000,000
<u>Project Contingency</u>	\$ 1,000,000
<u>Fundraising and Admin Costs</u>	\$ 1,000,000
Phase I Total	\$ 27,500,000
SOURCES	
BXPE Cash and In-Kind Design Grants	\$ 2,500,000
Public Funds (Minimum Commitment)	\$ 15,000,000
Private Commitment	\$ 10,000,000
Total Sources	\$ 27,500,000

Preliminary Project Schedule

Embarcadero Plaza / Sue Bierman Park Renovation
Draft Project Schedule

SF REC AND PARK
February 2025



Thank you and Questions

