

File No. 190444

Committee Item No. 5

Board Item No. _____

COMMITTEE/BOARD OF SUPERVISORS

AGENDA PACKET CONTENTS LIST

Committee: Budget & Finance Sub-Committee

Date May 8, 2019

Board of Supervisors Meeting

Date _____

Cmte Board

- Motion
- Resolution
- Ordinance
- Legislative Digest
- Budget and Legislative Analyst Report
- Youth Commission Report
- Introduction Form
- Department/Agency Cover Letter and/or Report
- MOU
- Grant Information Form
- Grant Budget
- Subcontract Budget
- Contract/Agreement
- Form 126 – Ethics Commission
- Award Letter
- Application
- Public Correspondence

OTHER (Use back side if additional space is needed)

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Completed by: Linda Wong

Date May 2, 2018

Completed by: Linda Wong

Date _____

1 [Accept and Expend Grant - John Pritzker Family Fund - India Basin Park Project -
2 \$25,000,000]

3 **Resolution authorizing the Recreation and Park Department to accept and expend a**
4 **Grant from the John Pritzker Family Fund in the amount of \$25,000,000, payable over**
5 **five-years to commence following Board approval, for the India Basin Park Project; and**
6 **approving a grant agreement with the John Pritzker Family Fund pursuant to Charter,**
7 **Section 9.118(a).**

8
9 WHEREAS, In 2014, the San Francisco Recreation and Park Department (RPD)
10 acquired 900 Innes Avenue at India Basin in San Francisco's Bay View Hunters Point (BVHP)
11 neighborhood; and

12 WHEREAS, RPD also owns and operates India Basin Shoreline Park, located adjacent
13 to 900 Innes, and collectively these properties comprise the India Basin Park Project (the
14 "Project"); and

15 WHEREAS, At India Basin, RPD, in partnership with the BVHP community, the Trust
16 for Public Land (TPL), and the San Francisco Parks Alliance (SFPA), endeavor to build a park
17 that is both spectacular and crucial to the health of San Francisco's southeast communities,
18 and to transform 900 Innes from a post-industrial brownfield into a 21st-century legacy park in
19 a historic waterfront context, with an emphasis on public access, social equity, waterfront
20 recreation, resiliency to sea level rise, and habitat and wetland restoration and enhancement;
21 and

22 WHEREAS, The Project will combine the existing India Basin Shoreline Park area and
23 900 Innes property (the "Properties") into a 10-acre waterfront park development that closes a
24 critical gap in the San Francisco Bay Trail; and

1 WHEREAS, In Fall 2018, representatives from the John Pritzker Family Fund (JPFF)
2 visited the Properties and subsequently recommended that RPD submit a request for funding
3 for the India Basin Park Project the in the amount of \$25,000,000; and

4 WHEREAS, In December 2018, the JPFF approved a \$25,000,000 grant to RPD for
5 site remediation, interim activation, project design, park construction, and community
6 engagement and stewardship for the India Basin Park Project (the Grant); and

7 WHEREAS, JPFF will provide the Grant to the City by giving \$12,765,000 to RPD
8 directly to fund Project remediation and construction, \$11,415,000 to TPL for in-kind
9 assistance with Project design, and \$820,000 SFPA for in-kind assistance with Project interim
10 engagement, all pursuant to the terms and conditions of the draft Grant Agreement which is
11 on file with the Clerk of the Board of Supervisors under File No. 190444 and which is hereby
12 declared to be part of this resolution as if set forth fully herein; and

13 WHEREAS, On April 21, 2019, the Recreation and Park Commission adopted
14 Resolution No. 1093-003, recommending that the Board of Supervisors authorize RPD to
15 execute the Grant Agreement and to accept and expend the Grant; and

16 WHEREAS, The Grant terms prohibit including indirect costs in the grant budget; and

17 WHEREAS, The Grant will not require an amendment to the Annual Salary Ordinance;
18 now, therefore, be it

19 RESOLVED, That the Board of Supervisors approves the Grant Agreement; and be it

20 FURTHER RESOLVED, That the Board of Supervisors authorizes the RPD General
21 Manager to enter into any modifications and amendments to the Grant Agreement, including
22 to any of its exhibits, and authorizes the RPD General Manager to execute further agreements
23 related to the Project, that the RPD General Manager determines, in consultation with the City
24 Attorney, are in the best interests of the City and do not materially increase the obligations or
25 liabilities of the City, are necessary or advisable to effectuate the purposes of the Project or

1 this Resolution, and are in compliance with all applicable laws, including the City's Charter;
2 and, be it

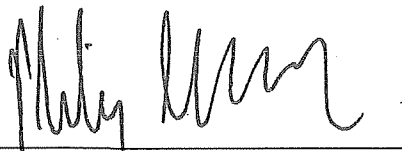
3 FURTHER RESOLVED, That the Board of Supervisors authorizes RPD to accept and
4 expend a Grant in the amount of \$25,000,000 for the India Basin Park Project, including the
5 amounts to be received by RPD directly from JPFF, as well as the amounts that RPD shall
6 receive from JPFF indirectly through TPL and SFPA, as set forth in the Grant Agreement;
7 and, be it

8 FURTHER RESOLVED, That the Board of Supervisors hereby waives inclusion of
9 indirect costs as part of this Grant budget; and, be it

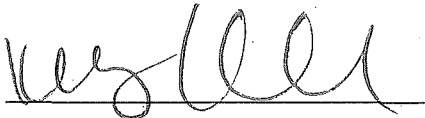
10 FURTHER RESOLVED, That the Board of Supervisors authorizes the RPD General
11 Manager, and his or her designee, to conduct all negotiations, and execute and submit all
12 documents, including but not limited to applications, agreements, amendments, payment
13 requests and so on, that may be necessary for the completion of the Project; and, be it

14 FURTHER RESOLVED, That within thirty (30) days of the Grant Agreement being fully
15 executed by all parties, the RPD General Manager shall provide the final agreement to the
16 Clerk of the Board for inclusion into the official file.


17
18
19 Recommended:

20
21 
22 _____

23 General Manager

Approved: 

for Mayor

Approved: 

for Controller

File Number: 190444
(Provided by Clerk of Board of Supervisors)

Grant Resolution Information Form
(Effective July 2011)

Purpose: Accompanies proposed Board of Supervisors resolutions authorizing a Department to accept and expend grant funds.

The following describes the grant referred to in the accompanying resolution:

1. Grant Title: India Basin Park Project
2. Department: San Francisco Recreation and Park Department
3. Contact Person: Nicole Avril Telephone: (415) 305-8468
4. Grant Approval Status (check one):
 Approved by funding agency Not yet approved
5. Amount of Grant Funding Approved or Applied for: \$25,000,000
- 6a. Matching Funds Required: Not Required
b. Source(s) of matching funds (if applicable):
- 7a. Grant Source Agency: John Pritzker Family Fund
b. Grant Pass-Through Agency (if applicable): N/A
8. Proposed Grant Project Summary: Grant funding will enable site remediation, interim activation, project design, park construction, and community engagement and stewardship for the India Basin Park Project.
9. Grant Project Schedule, as allowed in approval documents, or as proposed:
Start-Date: April 2019 End-Date: January 2025
- 10a. Amount budgeted for contractual services: \$25,000,000
b. Will contractual services be put out to bid? \$12,765,000
c. If so, will contract services help to further the goals of the Department's Local Business Enterprise (LBE) requirements? Yes
d. Is this likely to be a one-time or ongoing request for contracting out? One-time
- 11a. Does the budget include indirect costs? Yes No
b1. If yes, how much? \$ 0
b2. How was the amount calculated? N/A
c1. If no, why are indirect costs not included?
 Not allowed by granting agency To maximize use of grant funds on direct services
 Other (please explain):
c2. If no indirect costs are included, what would have been the indirect costs?
Department and Division overhead associated with Project and Construction Management Services.
12. Any other significant grant requirements or comments: Annual Reporting Required; Department will maintain responsibility for all aspects of the park, including overall operations, park maintenance and capital repairs; JPF will be under no obligation to make any further payments if the scope of the project is materially diminished.

****Disability Access Checklist***(Department must forward a copy of all completed Grant Information Forms to the Mayor's Office of Disability)**

13. This Grant is intended for activities at (check all that apply):

- | | | |
|---|--|--|
| <input checked="" type="checkbox"/> Existing Site(s) | <input type="checkbox"/> Existing Structure(s) | <input type="checkbox"/> Existing Program(s) or Service(s) |
| <input checked="" type="checkbox"/> Rehabilitated Site(s) | <input checked="" type="checkbox"/> Rehabilitated Structure(s) | <input checked="" type="checkbox"/> New Program(s) or Service(s) |
| <input type="checkbox"/> New Site(s) | <input checked="" type="checkbox"/> New Structure(s) | |

14. The Departmental ADA Coordinator or the Mayor's Office on Disability have reviewed the proposal and concluded that the project as proposed will be in compliance with the Americans with Disabilities Act and all other Federal, State and local disability rights laws and regulations and will allow the full inclusion of persons with disabilities. These requirements include, but are not limited to:

1. Having staff trained in how to provide reasonable modifications in policies, practices and procedures;
2. Having auxiliary aids and services available in a timely manner in order to ensure communication access;
3. Ensuring that any service areas and related facilities open to the public are architecturally accessible and have been inspected and approved by the DPW Access Compliance Officer or the Mayor's Office on Disability Compliance Officers.

If such access would be technically infeasible, this is described in the comments section below:

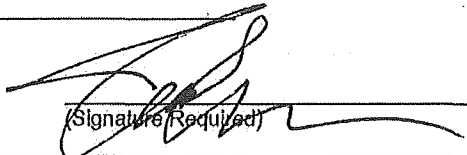
Comments:

Departmental ADA Coordinator or Mayor's Office of Disability Reviewer:

John Paul Scott
(Name)

Disability Access Coordinator, San Francisco Public Work
(Title)

Date Reviewed: 1/30/2019

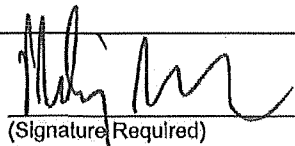

(Signature Required)

Department Head or Designee Approval of Grant Information Form:

Phillip A. Ginsburg
(Name)

General Manager,
(Title)

Date Reviewed: 4-05-2019


(Signature Required)

John Pritzker Family Fund

GRANT AGREEMENT

This Grant Agreement (this "Agreement") is entered into as of the 21st day of March, 2019 by and among the John Pritzker Family Fund (the "Fund") and the San Francisco Parks Alliance ("SFPA"), the City and County of San Francisco acting by and through its Recreation and Park Department ("RPD"), and The Trust for Public Land ("TPL") (each of SFPA, RPD, and TPL hereinafter referred to as a "Grantee" and collectively as the "Grantees").

The Fund is pleased to award the Grantees a grant in the amount of \$25 million for the India Basin Park Project, payable as follows and subject to the Grantees' acceptance of the terms and conditions herein.

Each of the Grantees hereby agree that:

1. The Grantees shall expend grant funds exclusively for the India Basin Park Project. Any material change in the use of this grant or any material change to the contemplated scope of the India Basin Park Project will need to be approved in writing by the Fund prior to the expenditure of the related funds and the Fund may refuse to consent to any such change in the Fund's sole discretion.
2. The Grantees will not withhold any portion of this grant as a grant administration fee or otherwise for any purpose unrelated to the execution of the India Basin Park Project.
3. The grant will be payable over five years. The Fund will pay the grant on the timeline, and subject to the conditions, outlined below:
 - a. \$6,025,000 to enable site remediation (including remediation of the Shipwrights Cottage), full project design (including design for the renovation of the Shipwrights Cottage), interim activation, and community engagement and stewardship. This grant installation will be payable in April 2019 as follows:
 - i. \$5,205,000 to TPL.
 - ii. \$820,000 to SFPA.
 - b. \$5,725,000 after Recreation and Park Commission approval of the construction contract for remediation of the 900 Innes site of the India Basin Park Project. (Anticipated date of grant: January 2020). This grant installation will be payable as follows:
 - i. \$3,625,000 to TPL.
 - ii. \$2,100,000 to RPD.

Initials:



John Pritzker Family Fund

- c. \$5,000,000 upon Recreation and Park Commission approval of the construction contract to enable construction on Phase 1 (900 Innes) of the India Basin Park Project. (Anticipated date of grant: Spring-Summer 2021.) This grant installation will be payable as follows:
 - i. \$3,940,000 to RPD.
 - ii. \$1,060,000 to TPL.
 - d. \$5,000,000 upon the Grantees securing a combined total of \$10,000,000 for the India Basin Park Project in additional pledges or contributions from private philanthropic sources other than the Fund. (Anticipated date of grant: January 2022.) This grant installation will be payable as follows:
 - i. \$3,475,000 to RPD.
 - ii. \$1,525,000 to TPL.
 - e. \$3,250,000 to RPD after Recreation and Park Commission approval of the construction contract for Phase 2 (India Basin Shoreline Park) of the India Basin Park Project. (Anticipated date of grant: no earlier than January 2023).
4. The parties acknowledge that RPD's execution of this Agreement is conditioned on approval of this Agreement and acceptance of the Grant by the San Francisco Board of Supervisors. The parties further acknowledge that RPD will enter into separate follow-up agreement(s) with the other Grantees, as applicable, to ensure the proper use of the Grant funds and compliance with City requirements on matters such as project delivery, contracting requirements, approvals, insurance, and indemnity.
5. The Fund acknowledges that funds provided may be flexibly allocated by the Grantees in combination with other sources of funding for the purposes of interim activation, community engagement, remediation, project design, and construction as Grantees determine most appropriate. Grantees shall retain full discretion and control over the selection of any sub-grantees, contractors, or other parties to carry out the purposes of the Grant and shall act completely independently of the Fund. The Fund may review Grant expenditures in accordance with Paragraph 15, below.
6. The Grantees agree to notify the Fund of any material changes to the scope or timeline for the India Basin Park Project outlined in Exhibit A. The Grantees acknowledge that the Fund will be under no obligation to make any further payments if the scope of the project is materially diminished. The Grantees further agree that if any of the relevant conditions set forth in Paragraph 3

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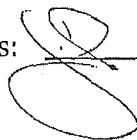


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above shall not have been met within two years of the anticipated date, the Fund shall have no obligation to make any further grant payments hereunder.

7. The Grantees acknowledge that the Fund is awarding this grant with the understanding that Grantees will make good faith efforts to secure the appropriate level of funding needed to complete the India Basin Park Project in a timely and high-quality manner. Any intentional diversion by one or more Grantees of public funding previously allocated to the India Basin Park Project as of the effective date of this Agreement will release the Fund of its obligation to make further payments on the grant to any Grantee under this Agreement.
8. The Grantees acknowledge that the Fund is awarding this grant with the understanding that RPD will maintain responsibility for all aspects of the India Basin Park, including accountability for the overall operations, and shall be responsible for maintaining the Park in good day-to-day operating condition and repair and shall perform structural repairs and regularly scheduled replacements or improvements to the extent not handled by the day-to-day Operator. RPD shall also be responsible for long-term maintenance of the site.
 - a. The Fund is aware of the City's intention to form a community facilities district (CFD) as part of its Development Agreement with Build Inc for the adjacent 700 Innes site. The CFD will yield approximately \$1.5 million annually (to increase with inflation), to support RPD park maintenance of 900 Innes, India Basin Shoreline Park, India Basin Open Space, and the Big Green at 700 Innes (to be donated to the City), as well as City maintenance of non-standard infrastructure. CFD funding will also fund storm water infrastructure and site-wide public realm maintenance, as well as Bayview Hunters Point-based, park-related workforce development grants. The City will levy CFD assessments on property as it is developed. As a result, the annual budget/revenue stream of the CFD will grow in direct proportion to the number of buildings that are completed as part of the development.
 - b. The Fund is aware that the Development Agreement calls upon the City and Build Inc to jointly prepare and approve a Park Maintenance Standards and the Landscape Management Plan for the City parks and open spaces. And the Fund is aware that this agreement further commits RPD to fund a baseline level of services, including gardening, landscaping, routine maintenance, and routine custodial services for these properties through the annual General Fund budget process. The Fund is aware that RPD's baseline contribution and the CFD supplemental funding together will provide the level of services described in the Park Maintenance Standards and the Landscape Management Plan. In addition, the CFD shall set aside in a separate account a Capital Maintenance Payment to be used for Major Structural

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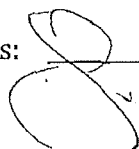


John Pritzker Family Fund

Repairs and Replacement for the Park Properties, subject to the CFD formation process and as permitted by law.

9. The grant period will begin as of the date of this Agreement and will end upon completion of the India Basin Park Project.
10. Grantees agree to annually submit one combined narrative report on the use of the grant funds during the previous 12 months. Reports are due to the Fund on the annual anniversary of the beginning of the grant period.
11. The Fund and the Grantees acknowledge and agree that a condition to the Fund making the grant is that the Fund is entitled to recognition in a manner consistent with RPD's donor recognition policies and in a manner consistent with any such specific donor recognition program developed for the India Basin Park Project that is approved by the Recreation and Park Commission. The Fund and the Grantees agree to work in good faith to develop signage and donor recognition that is acceptable to the Fund. The Fund and the Grantees acknowledge and understand that signage (including, without limitation, form, size, design and material) at the Project, being located on City property, is subject to approval by the San Francisco Recreation and Park Department, and shall include appropriate recognition for the Fund and the Grantees.
12. SFPA and TPL each warrant and represent that it is a tax exempt organization under Section 501(c)(3) of the Internal Revenue Code of 1986, as amended (the "Code"), or an organization described in Section 170(c)(1) or Section 511(a)(2)(B) of the Code, and is not a private foundation as defined in Section 509(a) of the Code. For these purposes, an organization is described in Section 170(c)(1) of the Code only if it is a State of the United States, a possession of the United States, or any political subdivision of any of the foregoing (for example, a city or county), the United States or the District of Columbia, and is an organization described in Section 511(a)(2)(B) of the Code only if it is a college or university which is an agency or instrumentality of any government or any political subdivision thereof, or which is owned or operated by any government or political subdivision thereof, or by any agency or instrumentality of one or more governments or political subdivisions. As used in Section 511(a)(2)(B) of the Code, the term "government" includes all domestic governments (the United States and any of its Territories or possessions, any State and the District of Columbia). The City represents and warrants that it is a municipal corporation, consolidated as a charter city and county under Article 11 of the California Constitution.
13. Prior to the completion of the pledges hereunder (or the termination of the Grantees' obligations hereunder), SFPA and TPL will notify the Fund immediately of any actual or proposed change to its tax status under the Code. SFPA and TPL each warrant and represent that this grant shall not change its tax status under Section 509(a) of the Code. Should the IRS tax status of either

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_____  _____

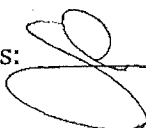
John Pritzker Family Fund

SFPA or TPL change, such Grantee acknowledges that it may be required to return any unexpended funds to the Fund.

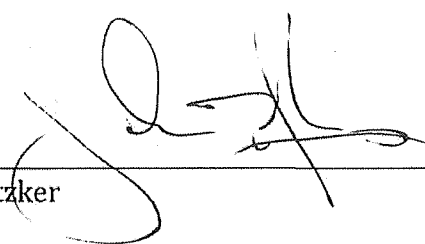
14. The Grantees shall not, under any circumstances, transfer, assign or encumber any portion of the grant without the express written consent of the Fund. Furthermore, the Grantees agree that the grant funds will not be expended, transferred, or used for any purpose or in any fashion that is prohibited by an applicable law of the United States or of any domestic or foreign jurisdiction, including without limitation, applicable laws proscribing the support of terrorism or terrorist organizations.
15. The Grantees shall maintain accurate accounting records related to the expenditure of grant funds and will keep such accounting records for at least two years after the end of the grant period. The Fund may, at its expense and on reasonable notice to the Grantees, inspect, audit, or copy the Grantees' records pertaining to this grant.
16. This Agreement may be executed in counterparts, each of which shall be deemed an original, but all of which shall constitute one and the same instrument.

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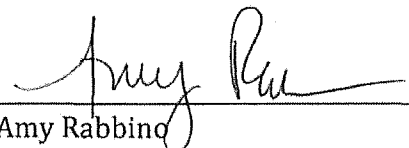


John Pritzker Family Fund



John Pritzker
Chair
John Pritzker Family Fund

March 21, 2019
Dated



Amy Rabbino
Executive Director
John Pritzker Family Fund

3/21/19
Dated

Phil Ginsburg
General Manager
San Francisco Recreation and Park Department

Dated

Approved as to form:
Office of the City Attorney

By: _____
Deputy City Attorney

Drew Becher
Chief Executive Officer
San Francisco Parks Alliance

Dated

Guillermo Rodriguez
California State Director
Trust for Public Land

Dated

CC:
London N. Breed, Mayor

Initials: _____

EXHIBIT A – INDIA BASIN PROJECT SCOPE: BUDGET, TIMING, DESIGN

INDIA BASIN PARK PROJECT BUDGET

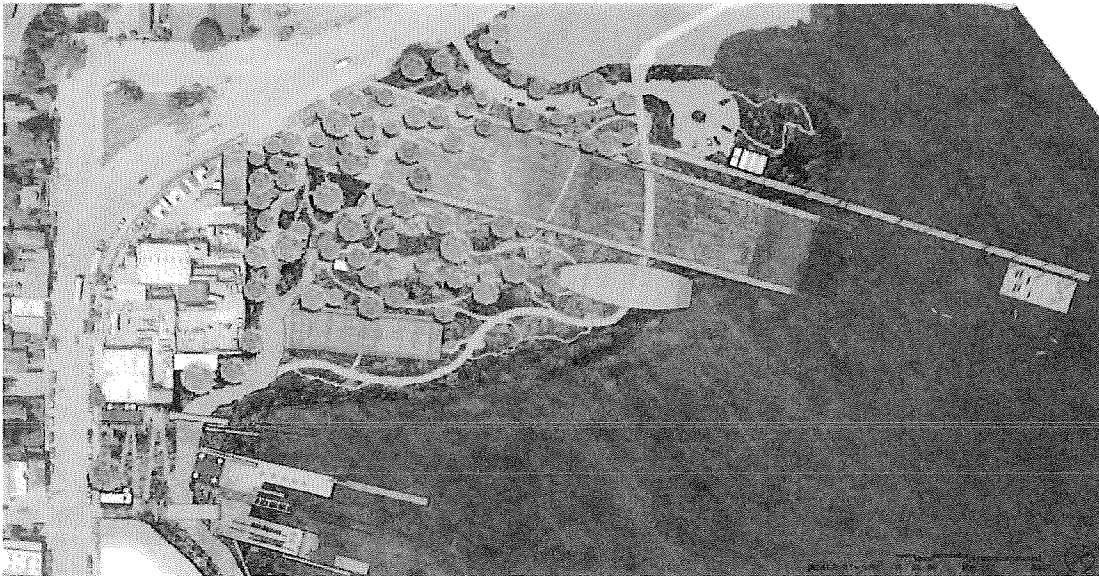
The overall India Basin project budget -- including acquisition, community engagement, planning, design, environmental land and water remediation work and two phases of park construction -- is currently estimated at approximately \$120 million. The project is proposed to be funded through a mix of local, regional, state, federal and private sources. We are modeling that the City's local public investment in this project would cover approximately 25% of the overall project cost and regional, state, federal and miscellaneous sources covering an additional 25%. Private philanthropy would cover approximately 50%.

PROJECT TIMING

Upcoming project milestones include the following:

- EPDP Planning 2019-2020
- Interim Activation 2019-2021
- Design 2019-2021
- 900 Innes Remediation 2020-2021
- Phase I Construction 2021-2023
- Phase 2 Construction 2023-2025

INDIA BASIN PARK CONCEPT DESIGN



The following vision for the project that was developed with the community over that last four years. This vision includes the following elements.

The Neighborhood Edge/Historic Shorewalk

India Basin's steep banks and corridor-like street system closes India Basin off and discourages walking between the shoreline and the public housing on the surrounding hills. By creating vital connections between

the hills and the water, the Neighborhood Edge design encourages the surrounding hillsides to become walkable, coastal "hilltowns." The Shorewalk connects the new park to the neighborhood edge by a garden walk that uses California native, drought tolerant plantings and that follows the original, pre-filled, 1938 shoreline. It will be lined with benches, porch swings, and areas for picnic tables and gathering.

The Marineway

The Marine Way will accommodate casual recreational activities and events and terminates in a gravel beach from where park users can access in the water and launch kayaks, canoes and paddleboards. Nearby, visitors can rent canoes and kayaks from the "Outrigger Building," which will also house RPD waterfront programming equipment for area youth.

The Marineway features a 600 foot-long pier and dock, with an ADA-accessible human-powered launch. An excellent place to observe the Bay, the dock will also serve as an outdoor classroom and a place for bird-watching. Along the Bay Trail, as it traverses the Marineway, visitors can stop at the Shipwreck Overlook Deck, whose dimensions mirror the Bay City shipwreck buried below and from the edge of which there is seating to gaze at the ship's visible remnants.

The Sage Slope/Marsh Edge

On either side of the Marineway are the Sage Slopes and the Marsh Edge. Nestled within the Sage Slopes are native California sage scrub planting, a large adventure play area, adult fitness stations, a quarter-mile recreational loop, skate trails, basketball courts, walking trails, and smaller hiking trails for marsh-life observation. The Sage Slopes transition to a restored marsh edge that replaces the hard riprap edge along India Basin Shoreline Park to create a soft, vegetated buffer providing habitat for birds and animals and allowing the park to better adapt to sea level rise and storm surges.

The Boatyard

At the center of the India Basin Shoreline, the Boatyard is reached by the Historic Shorewalk, the Bay Trail running through the Sage Slopes, or from Innes Avenue. At the Innes Avenue entrance, visitors are welcomed to the park by the Shipwrights Cottage. A San Francisco City Landmark, it was the first Victorian-era workers cottage in the area. It will be used as a welcome and education center and will have a casual café on the lower level looking out at the water.

Honoring many BVHP residents' Southern roots, a set of porch swings hanging from a trellis structure look out onto the boatyard below, reinforcing community connections and strengthening the neighborhood edge. A light and airy Overlook Pavilion both opens onto Innes Avenue and overlooks the Boatyard and provides space for BVHP-based food vendors to operate, providing economic opportunities and concessions to a neighborhood lacking access to fresh, healthy food options.

Between the Shipwrights Cottage and Overlook Pavilion, the ADA-accessible entry garden path as well as a grand timber stairwell bring visitors into the Boatyard as well as join a landing where a Class I bikeway and the Bay Trail converge and connect to the adjacent parks. From there, the Boatyard extends toward the water. Much of the existing boatyard concrete surface will be refurbished, and the remainder will be transformed into tidal marsh wetlands.

The boatyard's former Paint Shop will be repurposed into the "Shop," which will offer boat building workshops and other maker- and life-skills classes for area youth. The Boatyard will also feature shoreline plantings, a small water feature, areas for seating and picnic tables, and restored boatyard artifacts such as the historic marineway rails.

Shipwrights Cottage

Built in 1875, the Shipwright's Cottage is the oldest known residence in the India Basin neighborhood, which was a working-class settlement of shipbuilders. Standing sentry at a main entrance to the India Basin Park Project and across the street from public housing, it will be adaptively re-used as a welcome and education center, with a permanent exhibition about the important role that Boatyard played in the Bay Area's maritime and economic history. It will also have a casual café on the lower level looking out at the water. The addition of the cafe area will increase the square footage of the building from 850 square feet to 1,700 square feet. Currently, the cottage is in poor condition, and all elements require some form of repair or replacement. The project scope includes full restoration of the building's exterior to its 1920's appearance. The building requires a new foundation, excavation of the lower level to increase the ceiling height by approximately 18", and structural strengthening of the walls and roof framing for improved seismic performance. An existing addition at the north-west corner is to be converted to a single accommodation restroom on each level. All new utilities are required, including electrical, plumbing, heating, and a fire sprinkler system. Cooling and rooftop photovoltaic panels may also be included in the project. The Shipwrights Cottage has been designated as a San Francisco City Landmark. It is also eligible for listing on the California and National Registers of Historic Places and will be restored to the Secretary of the Interior's Standards. The National Trust for Historic Preservation considers the adaptive reuse of vacant historic structures to be a catalyst for attracting new investment in the neighborhoods that need it most. The decrepit state of the Shipwrights cottage creates blight in the community, and has led to trespassers, encampments, and vandalism. Its restoration as part of the Initial Stages of the India Basin Park Project will provide an immediate amenity to an underserved community whose historic resources have been neglected.

John Pritzker Family Fund

April 30, 2019

Mr. Phil Ginsburg
General Manager
San Francisco Recreation and Park Department
McLaren Lodge-Golden Gate Park
501 Stanyan Street
San Francisco, CA 94117

Dear Mr. Ginsburg:

On behalf of the John Pritzker Family Fund, we are pleased to award grants totaling \$25,000,000 for the City and County of San Francisco's India Basin Park Project, under the leadership of the San Francisco Recreation and Park Department, and in collaboration with the San Francisco Parks Alliance and The Trust for Public Land. Details are spelled out in the attached grant agreement.

Please return the counter-signed documents to the John Pritzker Family Fund, c/o Geolo, Pier 5, Suite 102, The Embarcadero, San Francisco, CA 94111.

If you have any questions, please contact me at amy@jpfamilyfund.org. We are very pleased to support the India Basin Park Project.

Sincerely,



Amy Rabbino, Ph.D.
Executive Director
John Pritzker Family Fund

cc: The Honorable London Breed
Drew Becher, San Francisco Parks Alliance
Guillermo Rodriguez, The Trust for Public Land

**THE LISA AND JOHN PRITZKER FAMILY FUND
LETTER OF INQUIRY**

INDIA BASIN PARK DEVELOPMENT PROJECT

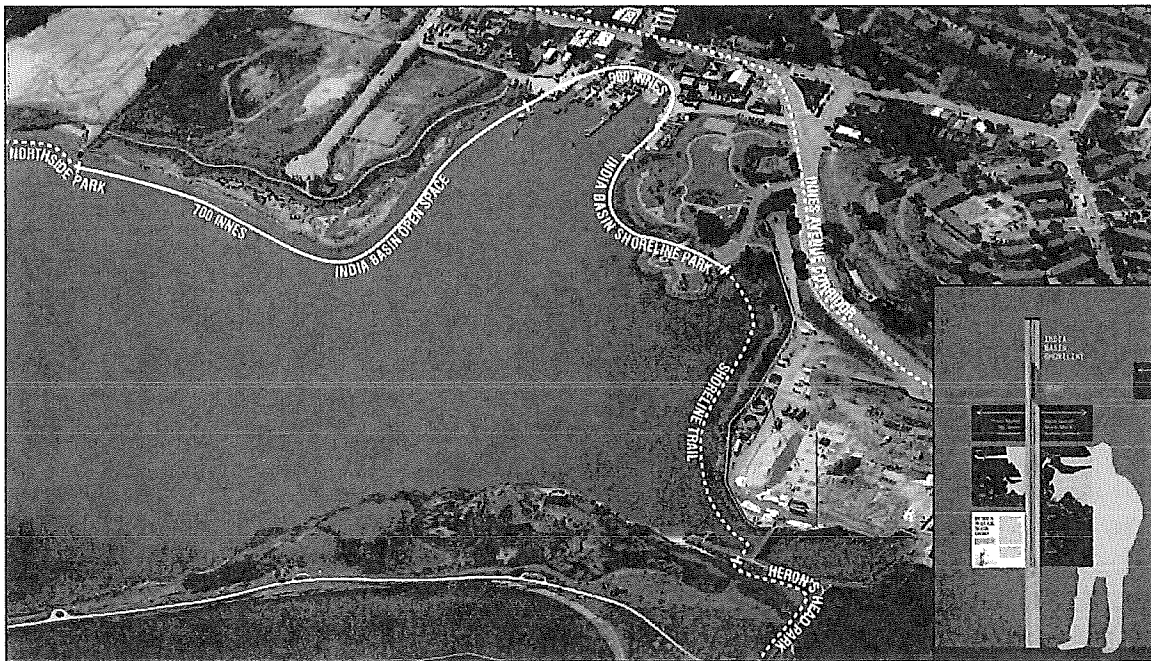
THE VISION

In 2014, the San Francisco Recreation and Parks Department (the Department) acquired 900 Innes at India Basin in San Francisco's Bay View Hunters Point (BVHP) neighborhood. With scenic views, waterfront access, and natural resources, the site is the Department's only San Francisco Bay-front property.

At India Basin, the Department, in partnership with the BVHP community, the Trust for Public Land (TPL), and the San Francisco Parks Alliance (SFPA), endeavor to build a park that is both spectacular and crucial to the health of San Francisco's southeast communities, which have been historically underserved. The development of 900 Innes will transform a post-industrial brownfield into 21st-century legacy park in a historic waterfront context, with an emphasis on public access, social equity, waterfront recreation, resiliency to sea level rise, and habitat and wetland restoration and enhancement.

The proposed plan combines the existing India Basin Shoreline Park area and 900 Innes property into one grand 10-acre waterfront park development that closes a critical gap in the San Francisco Bay Trail. The property is also the mid-point of the one and a half mile-long India Basin shoreline, which is comprised of seven properties totaling 64 acres, six of seven of which are in some stage of development.

As such, there is a unique opportunity to design these properties so that the India Basin shoreline becomes a seamless waterfront park experience on a grand scale – a **Chrissy Field of the Southeast**. It will be an integrated parks, trails and open space system with a comprehensive set of programs and amenities, trails that connect gracefully, one signage system, and furniture and fixtures that complement each other.

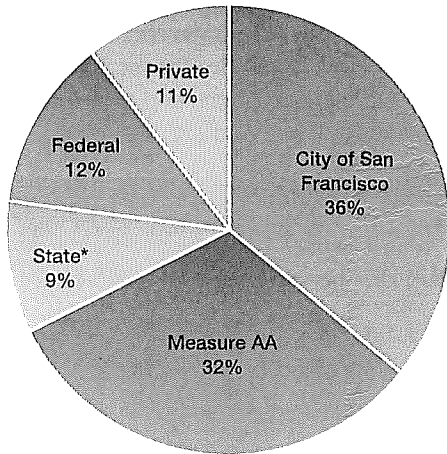


FUNDING REQUEST

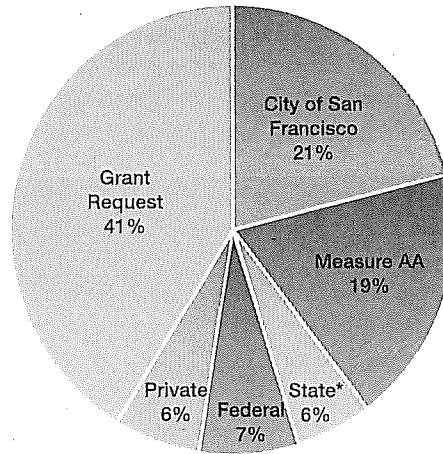
The Department and its Project partners have contributed and raised \$14,776,447 for the site acquisition, planning and design, remediation and site preparation, and interim activation of the India Basin Park Project. The Department seeks the Pritzker Foundation's consideration of a grant between approximately \$2 Million and \$11.1 Million to support the "Initial Stages" of the development project, which include the following:

Funding Options for Initial Stages of Park Development	Amount
1. Remediation/Site Preparation	\$1,656,082
2. Interim Activation	\$383,192
Total Remediation/Site Preparation, Interim Activation	\$2,039,274
3. Phase 1 Project Design	\$3,225,215
Total Remediation/Site Preparation, Interim Activation, Phase 1 Design	\$5,264,489
4. Phase 2 Project Design	\$3,778,342
Total Remediation/Site Preparation, Interim Activation, Phase 1 & 2 Design	\$9,042,831
5. Shipwrights Cottage Construction	\$2,000,000
Total Remediation/Site Preparation, Interim Activation, Phase 1 & 2 Design, Shipwrights Cottage	\$11,104,851

Project Funding to Date (\$15.8M*)



Proposed Sources of Funding (Total \$26.9M*)



Project Funding for Initial Stages to Date	Purpose	Amount
CA State Coastal Conservancy*	Design, Remediation, Restoration	\$1,500,000*
City of San Francisco (CCSF) General Fund	Design, Planning, Remediation	\$1,831,174
CCSF Open Space Acquisition Fund	Property Acquisition	\$3,828,166
Private (BUILD/TPL/SFPA)	Planning, Design	\$1,670,303
SF Bay Restoration Authority Measure AA Grant	Remediation, Restoration	\$4,998,600
US EPA Brownfield Clean-up Grant	Remediation	\$748,204
US EPA SFWBQIF Grant	Remediation, Restoration	\$1,200,000
Total Sources*		\$15,776,447*

*\$1,000,000 State Coastal Conservancy Grant Pending

The full development of the India Basin Park Project is estimated to cost \$120,000,000. In addition to the funding sources identified above, the Department anticipates funding the remainder of the Project with a combination of public and private sources.

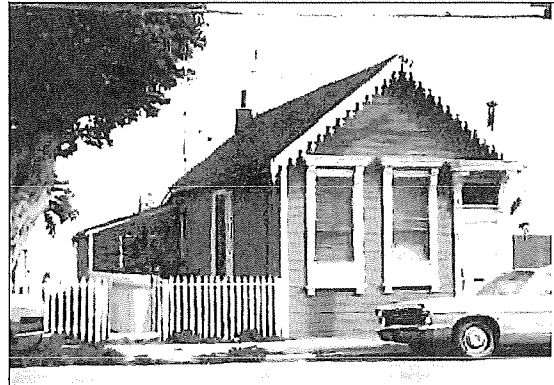
Proposed Funding Source	Estimated Amount
Approximate Project Funding to Date	\$15,000,000
CCSF (including the 2019 San Francisco Recreation and Parks Bond)	\$50,000,000
Other Public Sources (including the 2018 California State Parks Bond)	\$20-40,000,000
Private Funders	\$20-40,000,000
Total Sources	\$120,000,000

In addition, as part of a Development Agreement with BUILD Inc., the developer of the adjacent property to the India Basin Park Project, a Community Facilities District will be created to support the park's long term operations and maintenance.

CASE FOR SUPPORT

The BVHP neighborhood was once an economically thriving community and the industrial heart of the City from the 1850's to the mid 1900's, which included civilian and military ship and boat building and repair facilities among other heavy industrial uses.

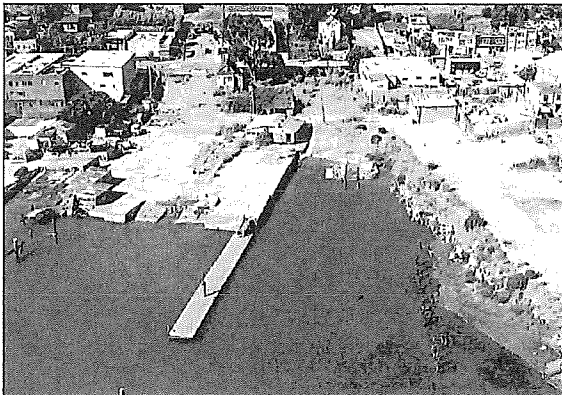
900 Innes History



In the 1870s, India Basin saw both Chinese immigrants establish shrimping camps at India Basin and an influx of European immigrant shipwrights, who were drawn to the San Francisco Bay's deep-water access and by the lack of competitors. 900 Innes, including the Shipwrights Cottage (a San Francisco City landmark) was originally a boat-building yard for the Scow Schooner, a flat-bottomed boat made specifically to navigate the Bay's waters, which made it the primary mode of transporting goods. Jack London's Snark as well as the Alma, a National Historic Landmark and the last of her kind, were built at 900 Innes.

By the 1930's, new modes of transportation and the openings of the Bay Bridge and the Golden Gate Bridge had a vast impact on the shipping trade in the Bay Area and in particular the scow shipping industry, and only one boatyard, the Anderson & Cristofani Boatyard at 900 Innes, still operated. Even so, Anderson & Cristofani continued their boat repair operations until the 1990's.

Unfortunately, the industrial activities associated with 900 Innes' notable history as a boat building and repair facility for over 120 years have left the property a brownfield which must be cleaned of hazardous substances and contaminants before it can be developed as a park.



Consequences of Negative Impacts on the BVHP Community

Since its wartime peak and the subsequent closure of the Hunters Point Naval Shipyard, the BVHP community, identified as a disadvantaged community by the California Communities Environmental Health Screening Tool (CalEnviroScreen), has experienced disinvestment, persistent crime and violence, high unemployment, and the physical deterioration of the community.

Home to approximately 35,000 residents of which 79% are racial minorities, BVHP is one of the poorest neighborhoods in San Francisco and the Bay region with 85% of residents living below twice the federal poverty level. BVHP's unemployment rate of 18% is more than four times higher than the City's average unemployment rate of 3.5% and almost three times higher than the National Average. The BVHP also has one of the lowest levels of educational attainment in the City, with 30% of residents having no high-school diploma.

Education is inversely related to the degree of exposure to indoor and outdoor pollution, and the BVHP neighborhood disproportionately bears a higher level of environmental and health burden. Historically, polluting industries were concentrated here and left a legacy of contaminated sites and physical blight. To the south of India Basin is the decommissioned Hunters Point Naval Shipyard that was placed on the National Priorities List as a "Superfund" site. To the east of the site is the decommissioned Pacific Gas and Electric Facility that has also been responsible for contaminating the land and bay waters.

Per CalEnviroScreen, BVHP has 3.4 active brownfields and 4.1 leaking underground storage tanks per square mile. BVHP is also burdened by stationary pollution sources that include the Southeast Sewage Treatment plant, many under-regulated and unregulated pollution-intensive ("dirty") industries, and air pollution generated by thousands of vehicles traveling daily on two congested freeways that border the community, US Highway 101 and Interstate 280.

Furthermore, the SF Department of Public Health states that BVHP residents suffer from higher rates of several diseases in comparison to San Francisco: the adult hospitalization rate for diabetes is three times higher; congestive heart failure is almost two times higher; and asthma is two times higher. Factors such as limited physical exercise and lack of access to safe outdoor areas for recreational activities, combined with poor eating habits and food insecurity, are leading to higher obesity rates among San Francisco's poor and minority groups, including the BVHP's African American and Latino residents who have a higher prevalence of overweight and obesity rates when compared with citywide rates.

In sum, the BVHP neighborhood faces multiple challenges including significant poverty, youth at risk, low performing schools, residential isolation and overcrowding, high crime rates, and environmental degradation and lack of safe recreational opportunities, especially those related to the waterfront. In response, the India Basin Park Project provides a tremendous opportunity to provide recreational activities including Bay access, improve the health of the community and the environment, and address social equity issues in this historically underserved neighborhood.

PROJECT DESIGN

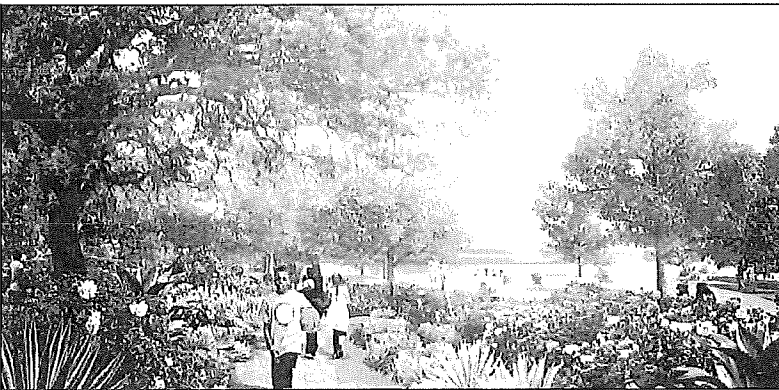


To envision the future of the India Basin shoreline, Mayor Edwin Lee, Supervisor Malia Cohen, and the Recreation and Parks Department General Manager Philip Ginsburg, in partnership with TPL, asked Bayview Hunters Point community leaders, key regional stakeholders and all of the park property owners to participate on the India Basin Task Force. The goal of the process was to guide the future development of this extraordinary network of new and renovated shoreline parks and to ensure that all seven properties eventually look, feel and operate as an integrated parks system.

In 2016, TPL, SPPA, and the Department held an international design competition for the concept design for the Department's India Basin properties. A jury comprised of community members and industry professionals chose internationally-renown firm Guftason Guthrie Nichol, designers of the National Museum of African American History and Culture and the Lurie Garden at Millennium Park, and the recipient of the 2017 ASLA National Landscape Architecture Firm Award. TPL managed the concept design effort, which was funded by a \$500,000 grant from the California Coastal Conservancy.

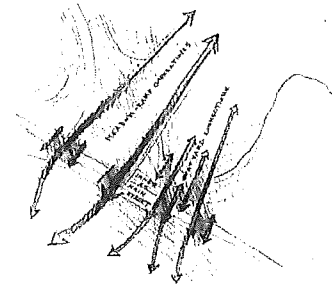
The park design is an inspired and elegant design comprised of six zones – The Neighborhood Edge, the Historic Shorewalk, The Marineway, The Sage Slopes, the March Edge and The Boatyard. The park design

also includes a significant segment of the Bay Trail.



The Neighborhood Edge/Historic Shorewalk
India Basin's steep banks and corridor-like street system closes India Basin off and discourages walking between the shoreline and the public housing on the surrounding hills. By creating vital

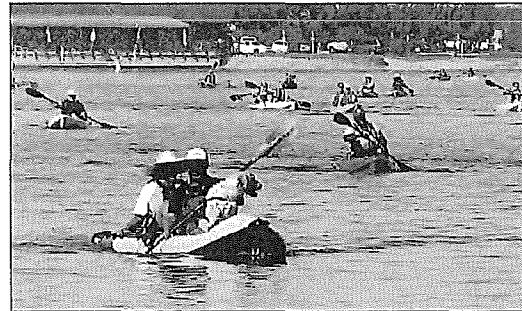
connections between the hills and the water, the Neighborhood Edge design encourages the surrounding hillsides to become walkable, coastal "hilltowns." The Shorewalk connects the new park to the neighborhood edge by a garden walk that uses California native, drought tolerant plantings and that follows the original, pre-filled, 1938 shoreline. It will be lined with benches, porch swings, and areas for picnic tables and gathering.



The Marineway

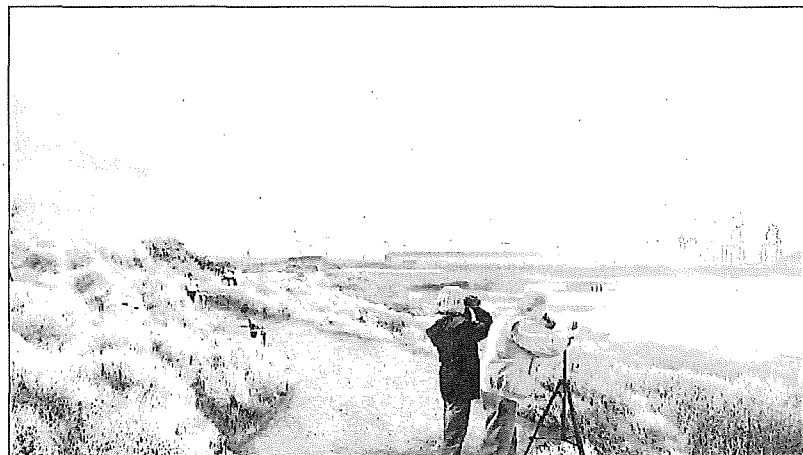
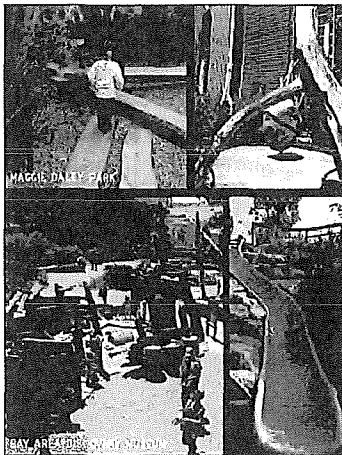
The Marine Way will accommodate casual recreational activities and events and terminates in a gravel beach from where park users can play in the water and launch kayaks, canoes and paddleboards. Nearby, visitors can rent canoes and kayaks from the "Outrigger Building," which will also house RPD waterfront programming equipment for area youth.

The Marineway features a 600 foot-long pier and dock, with an ADA-accessible human-powered launch. An excellent place to observe the Bay, the dock will also serve as an outdoor classroom and a place for bird-watching. Along the Bay Trail, as it traverses the Marineway, visitors can stop at the Shipwreck Overlook Deck, whose dimensions mirror the Bay City shipwreck buried below and from the edge of which there is seating to gaze at the ship's visible remnants.



The Sage Slope/Marsh Edge

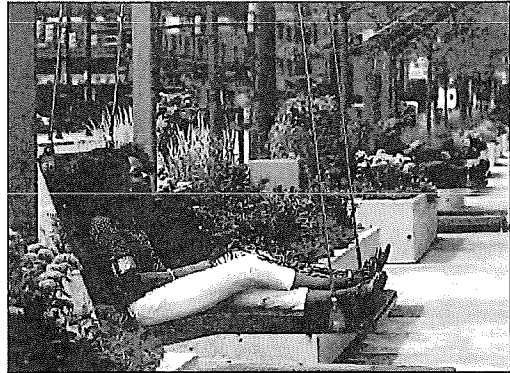
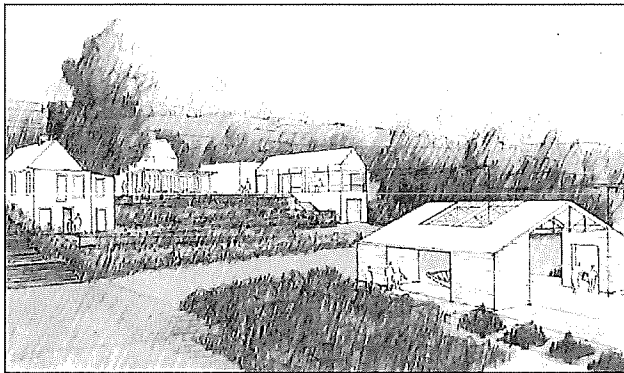
On either side of the Marineway are the Sage Slopes and the Marsh Edge. Nestled within the Sage Slopes are native California sage scrub planting, a large adventure play area, adult fitness stations, a quarter-mile recreational loop, skate trails, basketball courts, walking trails, and smaller hiking trails for marsh-life observation. The Sage Slopes transition to a restored marsh edge that replaces the hard riprap edge along India Basin Shoreline Park to create a soft, vegetated buffer providing habitat for birds and animals and allowing the park to better adapt to sea level rise and storm surges.



The Boatyard

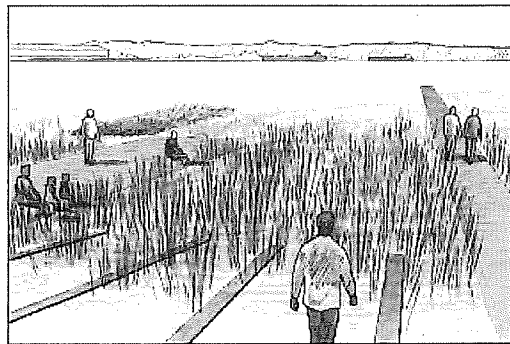
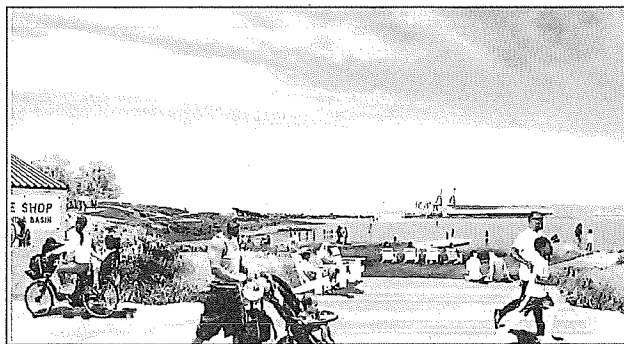
At the center of the India Basin Shoreline, the Boatyard is reached by the Historic Shorewalk, the Bay Trail running through the Sage Slopes, or from Innes Avenue. At the Innes Avenue entrance, visitors are welcomed to the park by the Shipwrights Cottage. A San Francisco City Landmark, it was the first Victorian-era workers cottage in the area. It will be used as a welcome and education center and will have a casual café on the lower level looking out at the water.

Honoring many BVHP residents' Southern roots, just off the Innes Avenue sidewalk a set of porch swings hanging from a trellis structure look out onto the boatyard below, reinforcing community connections and strengthening the neighborhood edge. A light and airy Overlook Pavilion both opens onto Innes Avenue and overlooks the Boatyard and provides space for BVHP-based food vendors to operate, providing economic opportunities and concessions to a neighborhood lacking access to fresh, healthy food options.



Between the Shipwrights Cottage and Overlook Pavilion, the ADA-accessible entry garden path as well as a grand timber stairwell bring visitors into the Boatyard as well as join a landing where a Class I bikeway and the Bay Trail converge and connect to the adjacent parks. From there, the Boatyard extends toward the water. Much of the existing boatyard concrete surface will be refurbished, and the remainder will be transformed into tidal marsh wetlands.

The boatyard's former Paint Shop will be repurposed into the "Shop," which will offer boat building workshops and other maker- and life-skills classes for area youth. The Boatyard will also feature shoreline plantings, a small water feature, areas for seating and picnic tables, and restored boatyard artifacts such as the historic marineway rails.



GRANT REQUEST FOR INITIAL STAGES OF PARK DEVELOPMENT

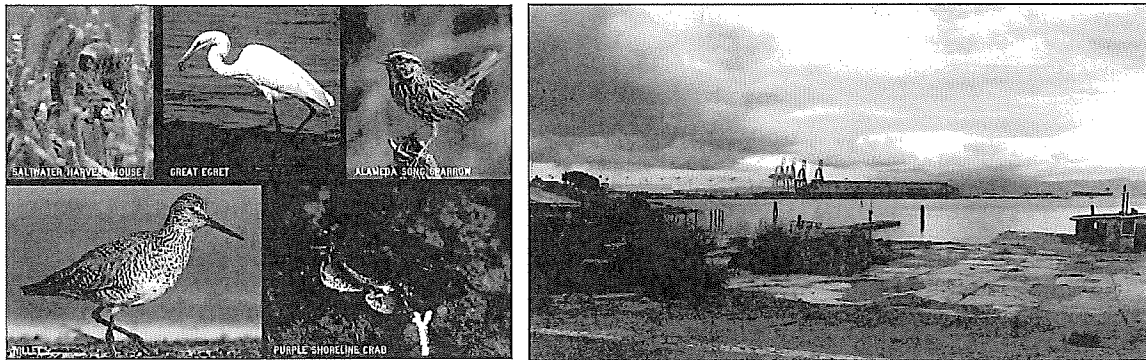
Remediation and Site Preparation

Before the park development can begin, the Boatyard must undergo an environmental cleanup to remediate 900 Innes. Soil and sediment characterization reports for the site reveal environmental impacts and degraded habitat as a result of the historical, industrial boat-building and repair activities performed at the site. Contaminants include metals, polychlorinated biphenyls (PCBs), polyaromatic hydrocarbons (PAHs), and petroleum hydrocarbons at varying levels. Groundwater at this property also contains levels of various metals, PAHs, and petroleum hydrocarbons.

The remediation of the soil and sediment at 900 Innes will include the (1) dredging, excavation, and offsite disposal of soil and sediment from three- to five-feet below ground surface, (2) the covering of soil and sediment in place, (3) the import and backfilling of soil and sediment excavation areas, and (4) the grading and re-contouring of the site to create elevations for the park and to support future vegetated intertidal areas.

Marine debris including creosote-treated piles, abandoned marine infrastructure (i.e. docks and launch ramps) and buildings and piers that have crumbled into the intertidal and subtidal areas of the site will also be removed. In addition to cleaning and preparing the site for park development, the elimination of blighted structures will reduce the existing issues of trespassing, vandalism, and homeless encampments and will also discourage the littering and illegal disposal at the site, which leads to unwanted pollutants in the Bay.

The remediation of sediments will allow and facilitate the development a more connected mudflat, tidal marsh and wetlands, and upland buffer and transition zone to support the variety of flora and fauna, including migratory birds, that would benefit from this habitat. As importantly, the proposed marsh and wetland edge and upland buffer habitat will provide a resilient shoreline that can adapt with rising sea levels, improve water quality through filtration of nutrients and sediments in groundwater runoff, and help stabilize soils and minimize erosion in these areas. And perhaps most importantly, the cleanup of this contaminated site will help to alleviate the fears of and negative health consequences to the BVHP community.



Lastly, the remediation efforts will create immediate positive economic impacts as the Department is collaborating with Hunters Point Family whose mission is to provide employment opportunities for low-income, minority residents of San Francisco's BVHP community. Through an EPA Brownfield Cleanup Grant, Hunters Point Family has already trained more than 100 students in environmental remediation and intends to place at least 80% of graduates in environmental remediation jobs, many of which will be at 900 Innes.

The San Francisco Bay Regional Water Quality Control Board (RWQCB) is the lead agency providing remedial oversight of the City's voluntary clean-up of 900 Innes. The RWQCB is responsible for reviewing and approving the City's Remedial Action Plan (RAP) and issuing a Section 401 Water Quality Certification

under the Clean Water Act. Additional regulatory approvals will be required from the San Francisco Bay Conservation and Development Commission (BCDC), U.S. Army Corps of Engineers (USACE), and the Air Quality Management District (AQMD).

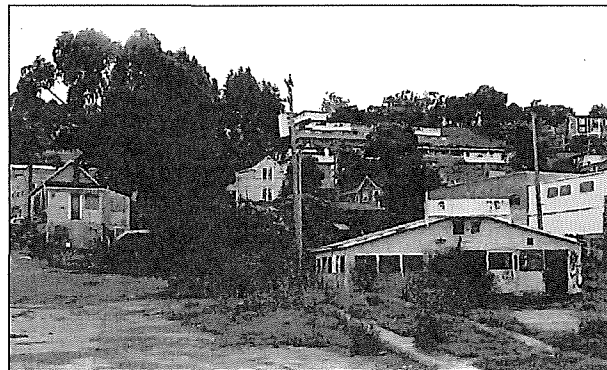
The Department has chosen to work with multiple firms with a variety of environmental expertise and experience to ensure the reliability of its testing programs and results. The Department continues to perform peer review and Quality Assurance/Quality Control of sampling plans, screening values, and remedial approaches at various stages of the project to ensure that the final remedy and its implementation is protective of the park's end users.

A Phase I/II Targeted Brownfield Assessment was prepared by Weston Associates for Region 9 of the U.S. Environmental Protection Agency (EPA). An additional data gap analysis, also funded by the EPA, was performed by AECOM. Northgate Environmental conducted initial sampling and analysis, and Anchor QEA has developed the final Sampling and Analysis Plan, which has been approved by the Dredged Material Management Office, a joint program of BCDC, RWQCB, the California State Lands Commission, USACE, and the EPA. Also participating on this interagency organization are the California Department of Fish and Wildlife, the NOAA National Marine Fisheries Service, and the U.S. Fish and Wildlife Service who provide advice and expertise on permitting matters which may impact biological resources and sensitive habitat.

Anchor QEA is also developing the Quality Assurance Project Plan and RAP, which require EPA approval per grant funding terms. Final testing and field work will be performed by Leidos, Inc. A certified laboratory will run physical and chemistry analyses on all samples. A qualified remediation contractor will be selected as part of a public bid process conducted by the Department and the City's Department of Public Works to perform the remediation per approved plans, drawings, and specifications.

Design

The Department worked closely with TPL to create a community supported vision built on extensive stakeholder input and guided by the technical information contained in the India Basin Waterfront Study.



After the Initial Stages of park development, park construction will occur in two major phases, commencing with the Boatyard (Phase 1). Phase 1 includes building the Class 1 Bike Path/Bay Trail Segment, ADA-accessible garden walk, grand timber stairwell, porch swings, Overlook Pavilion, Shop, docks, and barbeque and picnic areas. If not included in the Initial Stages, it will also include the restoration of the Shipwrights Cottage.

The second phase (Phase 2) will involve construction of the Marineway, gravel beach, and Outfitter Building, the ADA-accessible pier and dock, the Sage Slopes and Marsh Edge, recreational bike and pedestrian paths, and the adventure playground, adult fitness programming, and basketball courts.

In continued partnership with TPL, who will provide project management oversight, community engagement, and permits and approval support, the next stages of design for both phases entails Schematic Design and Permit Submittal, Design Development and Construction Documentation.

The Schematic Design phase will focus on the advancement of the Concept Design's ideas, strategies, and

design elements, as well as the preparation and submission of documentation to support applications for the regulatory agency permits. Based on the outcomes of the Schematic Design and Permitting processes, the design team will then conduct design development and complete construction documentation.

Having a fully-designed “shovel-ready” project will enable the Project to leverage both private and public funding from sources that require time-consuming regulatory agency approvals and permits to have already been attained and for work to be completed within a certain time frame.

A CEQA-approved (anticipated Fall 2018), shovel-ready project will also strongly position the Project to receive capital funding from public sources such as 2019 San Francisco Recreation and Parks Bond funding, 2019 State of California Bond funding, and federal New Market Tax Credit funding. This funding will then be used to leverage capital funding from private funders, most of whom require that their participation occur during the later stages of a capital campaign, after construction costs are fixed and a substantial portion of the funding has been raised.

Interim Activation

The community has lived across from this vacant, derelict site for two decades and has enthusiastically participated in the planning process since 2015. Given the anticipated Phase 1 completion date of late-2021, the Department, TPL and SFPA aim to activate the site on an immediate, interim basis so that neighbors and visitors can begin to take advantage of this waterfront asset, as well as to underscore the City’s commitment to and investment in the development of a world-class park in the BVHP neighborhood.

Three activation plans are proposed. First, neighbors have prioritized the creation of a temporary Bay Trail segment through 900 Innes, connecting India Basin Shoreline Park and India Basin Open Space. Currently, park users of either of these parks must exit either of these parks and take a lengthy, unpleasant detour along Innes Avenue to continue along the Bay Trail. In Fall 2018, the Trust for Public Land, in partnership with the India Basin Neighborhood Association and with help from Habitat for Humanity, will design and construct a temporary trail connecting India Basin Open Space and India Basin Shoreline Park through 900 Innes. The San Francisco Parks Alliance will also drive outreach and community engagement for this project.

Second, the Department intends to create and install an artwork spanning the length of the fence currently blocking off 900 Innes featuring the images and stories of BVHP residents and stakeholders regarding their hopes and dreams for the future of the India Basin neighborhood.

Lastly, the Department and TPL will spearhead the installation of a large-scale civic art initiative that will run for a minimum of four weeks. This unique experience will raise awareness among Bay Area-wide visitors about this neglected but spectacular waterfront as well as the scale and scope of this extraordinary waterfront restoration effort. It will also, and perhaps more importantly, highlight the area in a very positive way to the residents in closest proximity to the project as thousands of children and adults from the BVHP neighborhood will be involved in its creation.



Examples of projects include the Connective Project and Portraits of Hope.

The Connective Project is an installation of 10,000 pinwheels that will create an evolving, undulating wave of color and beauty that stretches the length of the one and a half mile-long India Basin shoreline. The community engagement process will begin with an open call to submit works to be printed on weather-resistant, compostable paper. The pinwheels, printed with imagery gathered through a community sourced online gallery, will be a response to the question "What does India Basin/BVHP means to you?" The pinwheels will collectively evoke nature in their movement and be attuned to wind and other natural forces.

During the length of the installation, the public will also be invited to make additional pinwheels to add to the installation. Public dance and music performances will be staged among this impressive display, and at the close of the installation, community members will be encouraged to take the pinwheels home to be displayed in and on places such as windows, gardens, yards, porches, and bicycles.

The Portraits of Hope program is aimed at enriching the lives of children through their participation in creative, educational, high-profile, and one-of-a-kind projects. The majority of youth served by Portraits of Hope face socio-economic and/or physical or medical challenges. For them, and for all involved, the project's culmination provides a tangible civic achievement and an opportunity to point with pride and say, "I did that." And in the course through their participation in the program, the youngsters learn about important social and community issues, the power of teamwork, and their ability to achieve.



Portraits of Hope projects have visually and spectacularly transformed everything including airplanes, buildings, taxi fleets, blimps, tugboats, and waterfronts. The symbol of the Portraits of Hope program is a flower in an array of vibrant colors. The flower is the universal icon of joy, life, youth, beauty, hope, inspiration, and renewal. Geometric shapes are also core design elements in the public projects – as the young participants will be responsible for "shaping the future."

Shipwrights Cottage

Built in 1875, the Shipwright's Cottage is the oldest known residence in the India Basin neighborhood, which was a working-class settlement of shipbuilders. Standing sentry at a main entrance to the India Basin Park Project and across the street from public housing, it will be adaptively re-used as a welcome and education center, with a permanent exhibition about the important role that Boatyard played in the Bay Area's maritime and economic history. It will also have a casual café on the lower level looking out at the water. The addition of the cafe area will increase the square footage of the building from 850 square feet to 1,700 square feet.

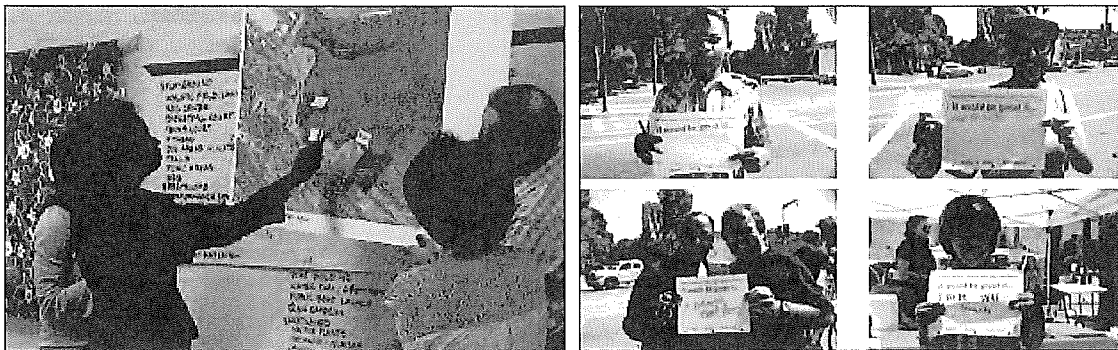
Currently, the cottage is in poor condition, and all elements require some form of repair or replacement. The project scope includes full restoration of the building's exterior to its 1920's appearance. The building requires a new foundation, excavation of the lower level to increase the ceiling height by approximately 18", and structural strengthening of the walls and roof framing for improved seismic performance. An existing addition at the north-west corner is to be converted to a single accommodation restroom on each level. All

new utilities are required, including electrical, plumbing, heating, and a fire sprinkler system. Cooling and rooftop photovoltaic panels may also be included in the project.



The Shipwrights Cottage has been designated as a San Francisco City Landmark. It is also eligible for listing on the California and National Registers of Historic Places and will be restored to the Secretary of the Interior's Standards. The National Trust for Historic Preservation considers the adaptive reuse of vacant historic structures to be a catalyst for attracting new investment in the neighborhoods that need it most. The decrepit state of the Shipwrights cottage creates blight in the community, and has led to trespassers, encampments, and vandalism. Its restoration as part of the Initial Stages of the India Basin Park Project will provide an immediate amenity to an underserved community whose historic resources have been neglected.

COLLABORATION AND PARTNERSHIPS



More than two dozen public meetings and outreach events have been held regarding the India Basin Park Project. The park development process has been a cooperative effort led by the Department, TPL, and SFPA. TPL has decades of experience developing public park projects in the BVHP neighborhood and is whom the Department is partnering on the Park Project design, development, and funding. SFPA spearheaded the Blue Greenway project and secured the 2010 EPA Areawide Planning Grant that identified this project site for redevelopment. SFPA is coordinating public input and plays a key role in park planning.

Partnerships with community-based organizations include Parks 94124, a trusted organization with deep roots in the community and which has provided guidance for an effective community planning process within and for the focus community. Hunters Point Family will partner with SFPA and SFRPD to provide job opportunities for graduates from their Environmental Workforce Development and Job Training Program.

Other partnerships with BVHP-based non-profits include The A. Philip Randolph Institute, an organization that supports racial equality and economic justice for economically disadvantaged communities through community engagement and civic participation and who has led the community outreach effort, and Green Action for Health & Environmental Justice whose mission is to fight environmental racism and who is leading an effort for the Department to assess the extent of the Project area's use by subsistence fishers and their knowledge of the levels of fish toxicity, which will provide the basis for a longer-term subsistence fisher education project.

About the San Francisco Recreation and Parks Department

The San Francisco Recreation and Park Department (the Department) provides nearly 800,000 San Franciscans with essential opportunities to maintain healthy, active lifestyles through its mission to provide enriching recreational activities, maintain beautiful parks, and preserve the environment for the well-being of its diverse community. The Department administers over 220 neighborhood parks and playgrounds, and over 4,000 acres of recreational and open spaces. The system includes more than 25 full-complex recreation centers and 44 clubhouses as well as 22 premier soccer pitches, 10 swimming pools, 6 golf courses, 132 tennis courts, 145 ball diamonds, 72 basketball courts, 35 community gardens, and 27 off-leash dog areas.

The Trust for Public Land

The Trust for Public Land (TPL) works to protect the places people care about and to create close-to-home parks—particularly in and near cities, where 80 percent of Americans live. TPL's mission is to create parks and protect land for people, ensuring healthy, livable communities for generations to come. Their goal is to ensure that every child has easy access to a safe place to play in nature. TPL also conserves working farms, ranches, and forests; lands of historical and cultural importance; rivers, streams, coasts, and watersheds; and other special places where people can experience nature close at hand.

San Francisco Parks Alliance

The mission of the San Francisco Parks Alliance's (SFPA) is to inspire and promote civic engagement and philanthropy to protect, sustain, and enrich San Francisco parks, recreation, and green open spaces. SFPA is dedicated to fulfilling a vision of parks that acknowledges and supports their critical environmental functions while striving to ensure that they are accessible, beautiful, safe, clean, and fun, and managed in a manner that makes them accountable, open, and welcoming to all. SFPA's goal is to ensure that stewardship, philanthropy, and policy are coordinated and leveraged for the best possible outcome for parks and park users. Through coalition-driven advocacy, SFPA works to ensure that the needs of parks and all park users are equitably met.

About the India Basin Park Project's Community Partners:

- **A. Philip Randolph Institute San Francisco** - The A. Philip Randolph Institute San Francisco (APRISF) is a non-profit organization that has served residents of San Francisco, particularly in the Bayview-Hunters Point community, since 1994. APRISF's mission is to support racial equality and economic justice and to advocate for economically disadvantaged communities through community engagement and civic participation.
- **Green Action for the Environment** - Green Action for the Environment (Green Action) is a multiracial grassroots organization that fights for health and environmental justice together with low-income and working class urban, rural, and indigenous communities. Founded in 1997, Green Action has been at the forefront of the environmental justice movement for over 20 years. Green Action's mission is to mobilize community power to win victories that change government and corporate policies and practices to protect health and promote environmental, economic and social justice.
- **Hunters Point Family** - Hunters Point Family is grass-roots, community-based organization that provides holistic programs supporting education, leadership and workforce development, arts enrichment, and recreation to at-risk African American youth and young adults living in the Bayview Hunters Point community of San Francisco.
- **Parks 94124** - Parks 94124's mission is to build community, park usership and stewardship by creating innovative, engaging, and fully accessible park and open space facilities throughout the 94124 zip code. Parks 94124's goal is to ensure that parks are clean, safe, engaging, functional and enriching for the community to engage in healthy recreational activities. Founded by four mothers that work and live in the Bayview Hunters Point community, the organization has launched a major campaign to redesign, rehabilitate, and secure funding for the many neglected and dilapidated parks in the 94124 zip code. Parks 94124 engages community participation, partnership and stewardship, and strongly believes that parks help build and sustain communities, especially those that are historically looked over and/or neglected.

BUDGET AND FUNDING REQUEST

1: Acquisition, Planning, Concept Design, Remediation and Site Preparation

The total budget cost for the Acquisition, Planning, Concept Design, Remediation, and Site Preparation is \$17,242,529 (please see Exhibit A for budget detail). The City purchased the 900 Innes property for \$3,064,166 and has contributed and raised \$2,553,230 for Planning and Concept Design. In addition, it has raised contributed and raised \$8,969,051 for the remediation and site preparation of 900 Innes.

The total funding contributed and raised is \$14,586,447, and is comprised of the following sources:

- BUILD Inc. and the SFPA (\$1,255,303) to fund planning, design, and remediation testing,
- the California Coastal Conservancy (\$500,000) to fund design.
- the City of San Francisco General Fund (\$1,806,174) to fund planning, design and remediation,
- the City of San Francisco Open Space Acquisition Fund (\$3,828,166) to fund property acquisition and matches for EPA remediation grant funding,
- the EPA (\$1,948,204) to fund upland, intertidal and sub-tidal cleanup,
- the San Francisco Bay Restoration Authority Measure AA (\$4,998,600) to fund intertidal and sub-tidal cleanup and habitat restoration, and
- TPL (\$250,000) to fund planning and design.

The Department also anticipates the award of a \$1,000,000 grant to fund intertidal and sub-tidal cleanup and habitat restoration from the State Coastal Conservancy Proposition 1 Grant Program.

The Department seeks funding to close the remediation and site preparation budget gap of \$1,656,062.

2: Interim Activation

The total estimated cost for Interim Activation is \$573,192, which is comprised of the following:

- Interim Bay Trail connection: \$283,192
- Interim Art Activation: \$250,000
- 900 Innes Fence Art Installation: \$40,000

The Trust for Public Land (TPL) has pledged \$140,000 plus \$25,000 in in-kind project management fees towards Interim Activation. The Department will provide \$25,000 for the 900 Innes Fence Art Installation.

The Department seeks funding in the amount of \$383,192 to fully implement the Interim Activation plan.

3 & 4: Design

The budget for design services to produce a "shovel-ready" project (Schematic Design through Construction Documentation) for Phase 1 is \$3,225,215. The budget for design services to produce a "shovel-ready" project for Phase 2 is \$4,746,955. Significant cost savings are achieved if both Phase 1 and 2 are designed at the same time, with a total fee of \$7,003,577 (please Exhibit B for budget detail).

The Department seeks funding to close the funding gap of \$3,225,215 for Phase 1 design or, ideally, \$7,003,077 for full design (Phases 1 and 2).

5: Shipwrights Cottage

The budget for design services for the Shipwrights Cottage is included in the Phase 1 Design budget above. The estimated construction budget for the restoration and adaptive reuse of the building is \$2,000,000.

The Department seeks funding in the amount of \$2,000,000 to restore the Shipwrights Cottage.

EXHIBIT A: 900 Innes Acquisition, Planning, Design, Remediation and Site Preparation Budget

900 Innes Acquisition, Planning, Design, Remediation and Site Preparation Budget	
USES	
900 Innes Acquisition	\$3,064,166
Planning and Design	
1) Concept Design	\$531,930
2) Design Competition	\$175,000
3) Waterfront Study and Signage	\$673,027
4) Environmental Impact Report	\$496,844
5) Project Management (SFRPD/TPL)	\$350,000
6) Other Consultant Services (Testing, Technical Studies, Surveys)	\$326,429
Professional Services (Project Management, Design & Engineering)	
1) Professional Services Engineering & Permitting	\$1,394,062
2) Project Management (SFRPD)	\$223,812
3) Interim Services (Pest Control, Bioremediation)	\$70,000
4) Regulatory Agency and CCSF Permit Fees	\$254,500
Remediation Construction	
1) In-Water Excavation	\$2,579,001
2) On-Land Excavation	\$2,207,005
3) Backfill of Soils and Sediments	\$1,356,236
4) Site Demolition and Abatement	\$592,438
5) Contingency (20%)	\$1,346,936
Construction Management/Inspections, Oversight & Final Reporting	
1) Construction Management	\$242,373
2) Inspections, Oversight, Testing, and Reporting	\$301,940
Project Reserve (10%)	\$1,056,830
TOTAL USES	\$17,242,529
SOURCES	
BUILD Inc.	\$1,247,803
California Coastal Conservancy Priority Conservation Area Grant Fund	\$500,000
California Coastal Conservancy Proposition 1 Grant (<i>Pending</i>)	\$1,000,000
City of San Francisco Open Space Acquisition Fund	\$3,828,166
City of San Francisco General Fund	\$1,806,174
EPA Brownfields Clean-up Program Grant	\$748,204
EPA SF Bay Water Equality Improvement Fund Grant	\$1,200,000
San Francisco Bay Restoration Authority Measure AA Grant	\$4,998,600
San Francisco Parks Alliance	\$7,500
The Trust for Public Land	\$250,000
TOTAL SOURCES	\$15,586,447
Projected Funding Gap	\$1,656,082

EXHIBIT B: Design Services Budget

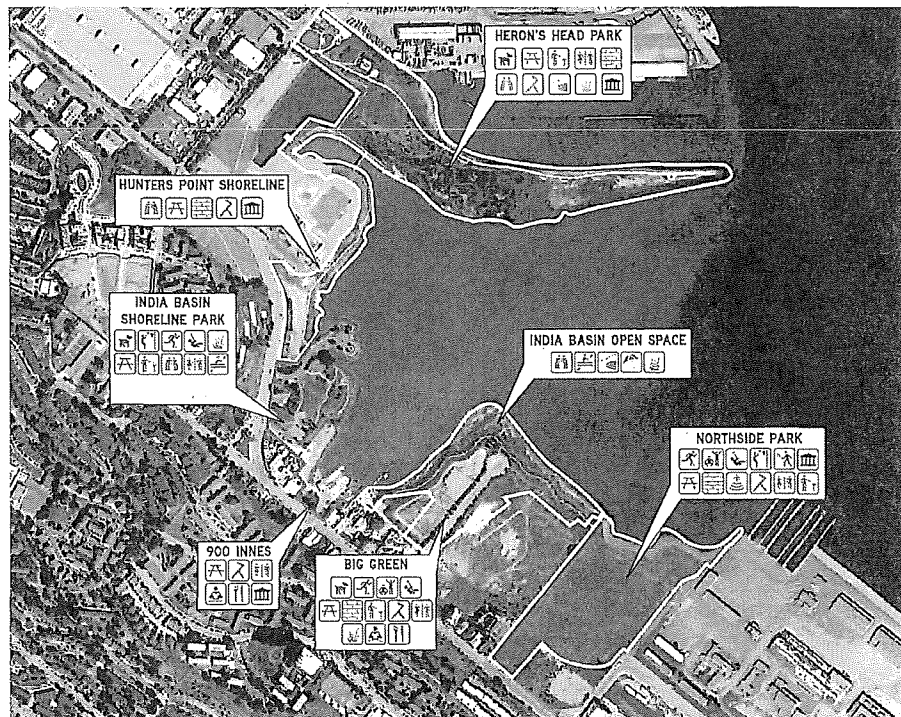
Design Services Budget			
USES	Phase 1	Phase 2*	Phases 1 and 2
Schematic Design			
Design Team Fee	\$718,650	\$963,715	\$1,384,307
TPL PM Fee	\$114,000	\$114,000	\$114,000
Expenses (Design Team/TPL)	\$41,750	\$52,050	\$63,750
Subtotal	\$874,400	\$1,129,765	\$1,562,057
Permitting			
Design Team Fee	\$87,500	\$87,500	\$106,750
TPL PM Fee	Incl. in SD	Incl. in SD	Incl. in SD
Expenses (Design Team/TPL)	\$16,350	\$16,350	\$14,250
Subtotal	\$103,850	\$103,850	\$121,000
Design Development			
Design Team Fee	\$805,105	\$1,338,925	\$1,882,452
TPL PM Fee	\$86,000	\$86,000	\$86,000
Expenses (Design Team/TPL)	\$63,000	\$73,230	\$75,298
Subtotal	\$954,105	\$1,498,155	\$2,043,750
Construction Documentation			
Design Team Fee	\$1,212,125	\$1,927,800	\$3,165,942
Expenses (Design Team)	\$80,735	\$87,335	\$110,808
Subtotal	\$1,292,860	\$2,015,135	\$3,276,750
TOTAL USES	\$3,225,215	\$4,746,955	\$7,003,557
*If done separately			
Projected Funding Gap (Phase 1 Design)			\$3,225,215
Projected Funding Gap (Phase 1 and 2 Design)			\$7,003,557

Response to Questions Regarding India Basin Proposal

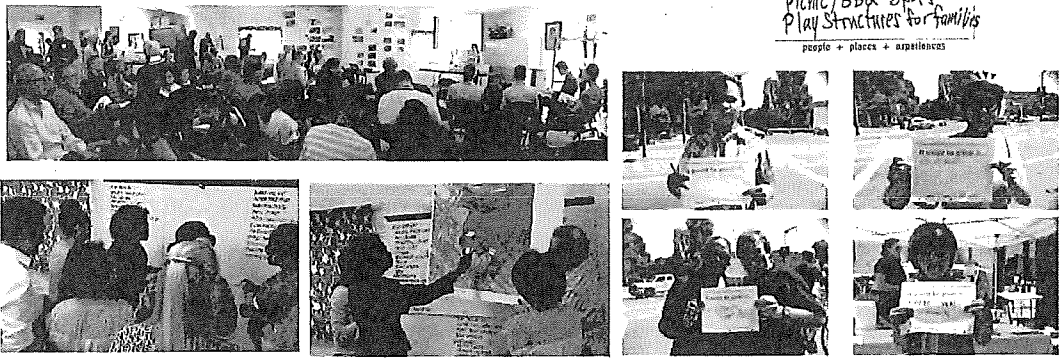
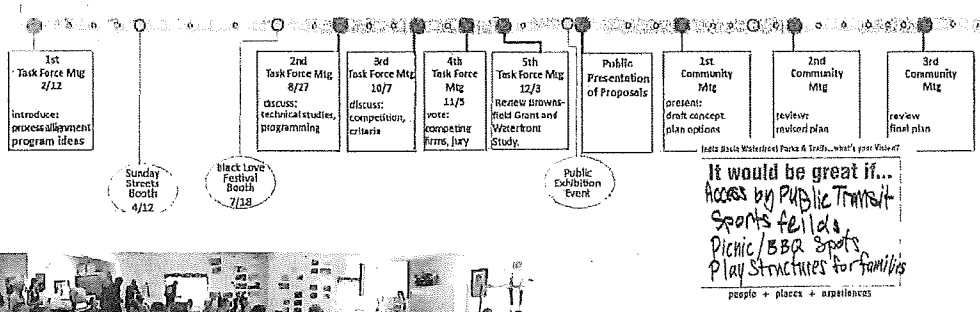
1. How is the project designed to meet the particular needs of local residents? For instance, it was notable to us that among the things being developed, there don't seem to be plans for basketball courts or a rec center (or do these exist somewhere else nearby?).

Mayor Edwin Lee, Supervisor Malia Cohen, and RPD General Manager Phillip Ginsburg, asked over thirty key Bayview Hunters Point (BVHP) community stakeholders to participate on an India Basin Waterfront Taskforce to guide the development of the India Basin Park System. BVHP Participants include the A. Philip Randolph Institute (APRI), Hunter's Point Family, Hunter's Point Shipyard Citizen's Advisory Committee, Hunter's View Tenant Association, Literacy for Environmental Justice, Morgan Heights Tenants Association, Public Housing Tenants Association, Rafiki Coalition for Health and Wellness, Samoan Community Development Center, and Young Community Developers among others.

Working with their constituencies and the public, Task Force members determined what programs and amenities they wanted along the shoreline, the locations of which were then further informed by a series of technical studies identifying physical and environmental factors in their placement.



A total of 24 public meetings and outreach events regarding the India Basin Project have been held to date. To encourage meeting attendance, RPD, The San Francisco Parks Alliance, the Trust for Public Land and APRI distributed multilingual flyers and posters to local businesses, schools, community centers, and public housing projects. All notices, key documents and meetings were translated into Spanish and Chinese, which reflect the primary demographics of the area. Additional outreach methods included social media, dedicated email lists, local print and e-newsletters. Meeting materials were also provided for distribution at community events and through a network of non-profit organizations serving the BVHP community.

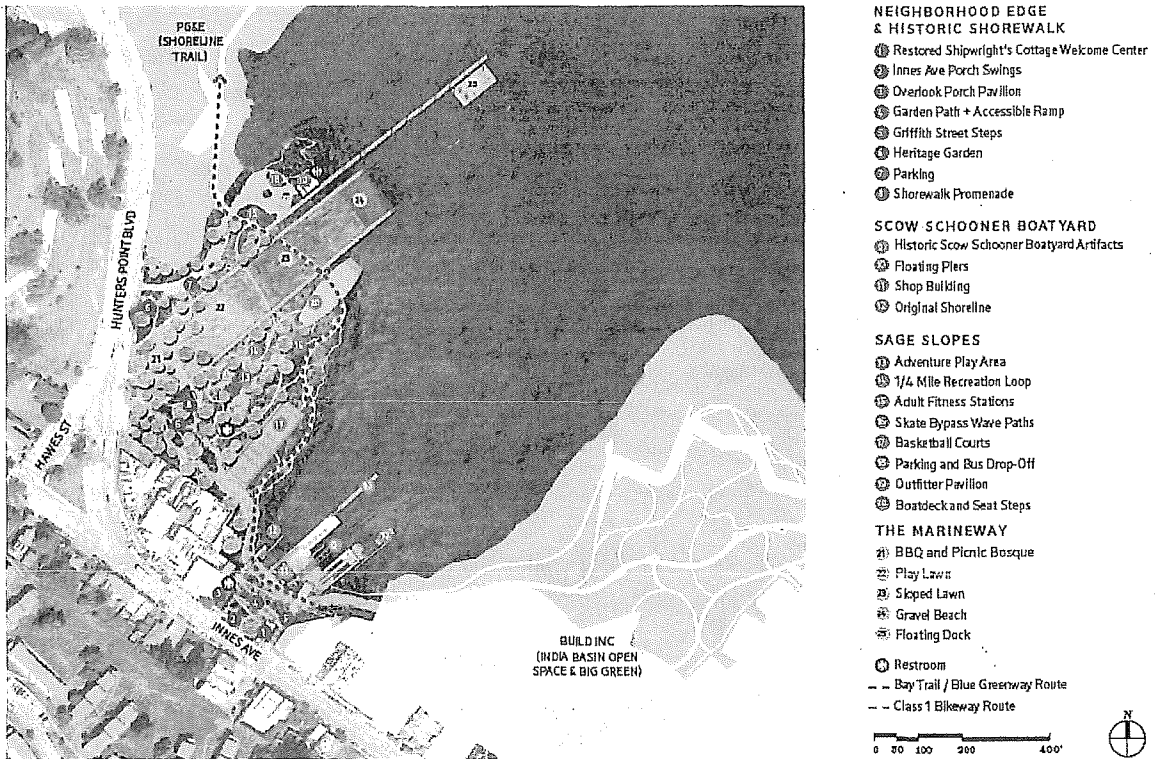


The Concept Design Process was iterative, involved many stakeholder focus groups and large public meetings, and resulted in the community telling us that they wanted the rehabilitated 900 Innes and India Basin Shoreline Park to provide the following:

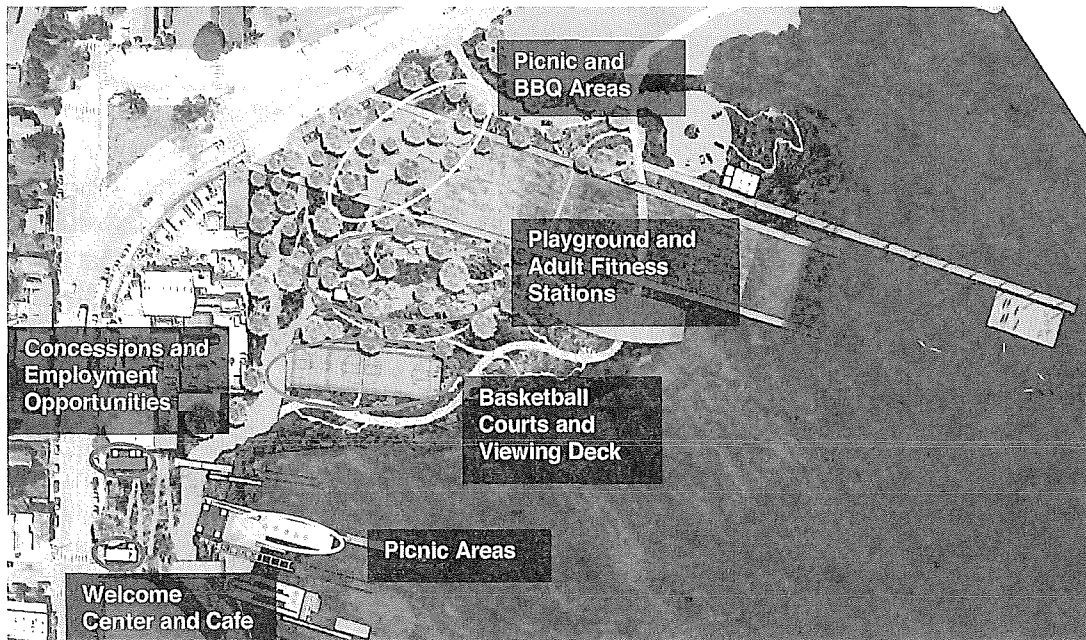
- The creation of gathering spaces which not only serve as a “backyard” for neighborhood residents, but also a front yard - one that connects the hillside communities with open space.
- As there are virtually no concessions in India Basin, neighbors wanted someplace to get concessions such as coffee, ice cream, a beer or glass of wine, fresh produce and a light meal.
- Play opportunities and safe spaces for kids and especially teens, and fitness opportunities for adults.
- The increase and improvement of wetlands and tidal marsh areas to provide an enhanced habitat for native plants and animals, and as a protection against sea level rise,
- An emphasis on water resourcefulness, and
- An emphasis on the Site’s History, including rich didactic materials.

Gathering Space			
Concessions			
Play & Fitness			
History			
Naturalistic Areas			
Sea Level Rise			
Water Resources			

As a result, the India Basin Park design includes the following amenities:



Specific amenities that were of special interest to BVHP residents include the following:



Lastly, while RPD currently owns the three properties in the center of the 1.5-mile shoreline, upon the completion of two other India Basin parks, Northside Park (by developer Five Point, formerly Lennar) and the Big Green (by the developer Build Inc.) will be given to RPD. The 13-acre Northside Park will have a number of sports courts and the Big Green will include a dog run, rounding out the amenities offered by the India Basin Park development.

2. What, if any, impact do you expect the project to have on gentrification in BVHP? We're mindful of the broader changes that the neighborhood is facing, but curious to what extent you think this project will have its own unique impact on this challenge.

Decades of disinvestment, coupled with the economic, racial and geographic segregation mean that many of San Francisco's Southeast communities are areas of high poverty and unemployment and low homeownership. It is also well known that the construction of signature public parks can significantly change land values and uses in surrounding areas. Indeed, a recent economic impact study found that property values in comparable park developments increased by 5 to 40 percent.

Given this stark reality, a key goal of the IB Park Project is to serve as an anchor for equitable and inclusive economic growth—development that provides opportunities for all residents regardless of income and demography. And throughout the Park Project's community-led process, it became clear that the India Basin Park had the potential to be more than a park. In particular, it could symbolize a new unity and connection between the booming area of the City and one that has long been excluded from the city's economic progress.

While the India Basin Park's design strategies will increase connectivity between the park and the public housing up the hill, more must be done to ensure that residents and small businesses nearby will continually benefit from the success of this signature new civic space.

The 900 Innes property is bordered to the south by 700 Innes, for which local developer Build Inc. is proposing a mixed-use development that will include a new publicly accessible network of improved parkland and open space incorporated throughout a mixed-use urban village. RPD and Build are co-sponsors of an Environmental Impact Report that evaluates their Projects collectively. Through its partnership with Build, the India Basin Park Project is committed to ensuring that existing residents surrounding the Park can continue to afford to live in their neighborhood once the park is built, and that affordable homeownership opportunities exist nearby.

The City, including RPD, has negotiated a Development Agreement with Build which includes a number of public benefits, including the creation of a significant amount of affordable housing units. The affordable housing plan will facilitate development of 25% of all residential units built within the project site as below-market rate units. As a result, almost 400 affordable units will be built. An additional public benefit is the creation of a Community Facilities District which will provide funding for BVHP-based organizations that provide barrier removal services and job readiness training for individuals within at-risk populations.

RPD has also participated in a series of workforce and affordable housing presentations, in partnership with the Mayor's Office of Economic and Workforce Development and the Mayor's Office of Housing, whose goal was to bring information to the community regarding navigating the affordable housing eligibility application. Sessions not only covered topics such as how to pre-qualify for affordable housing and an overview of the neighborhood preference program, but also workforce training programs, free education opportunities, and job placement programs given that many residents of the BVHP community currently don't qualify financially for subsidized housing benefits. By also providing training and job placement resources, the goal is to expand the pool of eligible applicants by the time the new affordable housing units are built.

As noted above, given that a high percentage of residents living adjacent to India Basin Park are either unemployed or not in the labor force, a goal of the Park Project is to ensure that BVHP residents, including harder-to employ residents and youth, are prioritized in the application process and hired for remediation and construction jobs, as well as post-construction jobs.

The Park Project will include a robust local business enterprise participation goal of between 20 and 30%. The construction project will also require participation in the City's First Source Hiring Program, a program requires that developers and contractors to employing economically disadvantaged San Franciscan residents in new entry-level positions. The Program partners with CityBuild Academy, which provides comprehensive pre-apprenticeship and construction administration training in partnership with City College of San Francisco, various community non-profit organizations, labor unions, and industry employers. Trainees earn up to 15 college credits while learning foundational skills and knowledge to enter the construction trades and succeed as new apprentices. Trainees also obtain construction-related certifications.

Furthermore, the Park Project contractor will be required to abide by the City's Local Hire Requirements. Workers targeted by the Local Hire Requirement program are local residents who (i) reside in a census tract within the City with a rate of unemployment in excess of 150% of the City unemployment rate; or (ii) at the time of commencing work have a household income of less than 80% of the AMI, or (iii) face or have overcome at least one of the following barriers to employment; being homeless; being a custodial single parent; receiving public assistance; lacking a GED or high school diploma; participation in a vocational English as a second language program; or having a criminal record or other involvement with the criminal justice system.

For the Park's remediation, RPD also intends to partner with Hunters Point Family (HPF), who has been awarded environmental remediation job-training grant funds by the EPA. HPF targets low-income, minority residents of the BVHP community and has already trained over 100 students.

Post-construction, the Park Project intend to support and nurture a thriving network of small businesses that operate in India Basin Park. Through RPD's vendor RFP process, the Project will emphasize the recruitment of surrounding residents and prioritize job opportunities in India Basin Park for BVHP residents, as well as ensure that jobs at the Park provide a living wage.

Specifically, the Park's Outlook Pavilion will feature food stalls run by BVHP businesses. The model will allow multiple locally-owned small businesses and local creative entrepreneurs to operate at India Basin Park and access a wider customer base than they would in just in BVHP. In addition to stalls at the Outlook Pavilion, there is the opportunity to have food carts and food trucks in other areas of the Park, as well as pop-up retail opportunities.

Furthermore, RPD currently runs the Greenagers Program, outdoor Youth Leadership Program based in India Basin's Heron's Head Park. The Greenagers Program empowers 9th and 10th grade-students from the Southeast sector of San Francisco to become community and environmental youth leaders through civic engagement, park stewardship and outdoor recreation opportunities. Specially. Participants gain crucial skills in facilitating workshops, networking, public speaking, teamwork, environmental education, and community engagement. Workdays include planting native plants to create habitat for wildlife, weeding invasive plants out from a sensitive habitat to allow native plants to grow, pruning overgrown bushes to clear sight lines and make parks safer, and hosting volunteer groups in the park to teach them about native plants and leading hikes. The Program also encourages Greenagers to drive the types of community projects they would like to see and implement in their community.

Lastly, RPD has been in partnership discussions with Young Community Developers, a BVHP-based organization that provides comprehensive preparation and training techniques targeted towards enhancing workforce readiness coupled with an inclusive set of additional services such as job placement programs for disenfranchised BVHP youth.

RESPONSE TO PRITZKER PROPOSAL SUPPLEMENTARY QUESTIONS

1) ECONOMIES OF SCALE

Designing and permitting both park development phases at once will save the Project approximately \$3.6 million.

A. Design – Per the table below outlining the design team fee proposal, completing Phase 1 and 2 design at one time, vs. designing Phase 2 at a later date, will achieve savings of \$1,088,613.

Design Services Budget	Phase 1	Phase 2	Phases 1/2
Schematic Design			
Design Team Fee	\$718,650	\$963,715	\$1,384,307
TPL PM Fee	\$114,000	\$114,000	\$114,000
Expenses (Design Team/TPL)	\$41,750	\$52,050	\$63,750
Permitting			
Design Team Fee	\$87,500	\$87,500	\$106,750
TPL PM Fee	Incl. in SD	Incl. in SD	Incl. in SD
Expenses (Design Team/TPL)	\$16,350	\$16,350	\$14,250
Design Development			
Design Team Fee	\$805,105	\$1,338,925	\$1,882,452
TPL PM Fee	\$86,000	\$86,000	\$86,000
Expenses (Design Team/TPL)	\$63,000	\$73,230	\$75,298
Construction Documentation			
Design Team Fee	\$1,212,125	\$1,927,800	\$3,165,942
Expenses (Design Team)	\$80,735	\$87,335	\$110,808
RPD Staff Time	\$150,000	\$150,000	\$180,000
TOTAL	\$3,375,215	\$4,896,955	\$7,184,557

B. Permits - Per the table below outlining estimates of permit fees, permitting the project at one time, vs. in two phases, will save an estimated \$520,657 at current permit fee rates.

Regulatory Permitting/Support	Phase 1	Phase 2	Separate	Combined
Federal Consultation Technical Support	\$125,000	\$150,000	\$275,000	\$165,000
Compensatory Mitigation Planning	\$125,000	\$150,000	\$275,000	\$165,000
Design Team Permit Application Preparation	\$115,000	\$165,000	\$280,000	\$168,000
BCDC	\$47,600	\$85,000	\$132,600	\$113,400
CA Fish and Wildlife	\$30,957	\$30,957	\$61,914	\$30,957
AQMD Application Fees & Monitoring	\$7,500	\$7,500	\$15,000	\$7,500
DPH Review for Maher	\$10,000	\$10,000	\$20,000	\$12,000
DPH Oversight /SMP	\$65,000	\$80,000	\$145,000	\$87,000
RWQCB Section 401	\$26,500	\$26,500	\$53,000	\$26,500
Planning/HPC	\$6,500	\$6,500	\$13,000	\$6,500
Civic Design Review/SFAC	\$12,000	\$12,000	\$24,000	\$12,000
DBI Building Permit	\$105,000	\$180,000	\$285,000	\$265,000
TOTAL	\$1,676,057	\$903,457	\$2,579,514	\$2,058,857

C. Escalation – Designing the Park Project in two phases will cause the commencement of Phase 2 construction to be delayed, and thus additional construction costs will be incurred. If, for example, we begin Phase 2 design when the fundraising for Phase 1 construction is complete and the project is put out to bid (estimated for early 2021), given the time long permit lead time, the construction start date for Phase 2 would be pushed out 9 months. Construction costs have escalated by 5-7% per year. Given that the hard costs for Phase 2 are estimated to be \$53 million, a 5% escalation would result in an increase of \$1,987,500.

2) INTERIM ACTIVATION COST ESTIMATES

A. Temporary Bay Trail Connection

India Basin neighbors have prioritized the creation of a temporary Bay Trail segment through 900 Innes, connecting India Basin Shoreline Park and India Basin Open Space. Currently, park users of either of these parks must exit either of these parks and take a lengthy, unpleasant detour along Innes Avenue to continue along the Bay Trail. In Fall 2018, the Trust for Public Land (TPL), in partnership with the India Basin Neighborhood Association and with help from Habitat for Humanity, endeavors to design and construct a temporary trail connecting India Basin Open Space and India Basin Shoreline Park through 900 Innes.

TPL solicited bids from Rothman Construction, who produced range of proposals for the connection, which are summarized as follows:

1. Asphalt Concrete Pathway with semi-permanent fencing (driven posts with any required core drilling), 8' galvanized fabric with top and mid-rail and bottom tension wire.
 $\$406,970 + \$162,788$ (soft costs) = $\$569,758$
2. Decomposed Granite Pathway with semi-permanent fencing (driven posts with any required core drilling), new 8' galvanized fabric with top and mid-rail and bottom tension wire.
 $\$384,547.00 + \$153,818$ (soft costs) = $\$538,366$
3. Asphalt Concrete Pathway with temporary rental fencing (driven posts with any required core drilling), re-used 8' galvanized fabric fastened to posts with wire.
 $\$202,280 + \$80,912$ (soft costs) = $\$283,192$
4. Decomposed Granite Pathway with temporary rental fencing (driven posts with any required core drilling), re-used 8' galv. fabric fastened to posts with wire.
 $\$176,378 + \$70,551$ (soft costs) = $\$246,929$

The temporary fence rental pricing is for a 3-year period. Soft costs include design consultant fees, a topographic survey, and permits.

Taking both cost and ADA-accessibility into consideration, TPL and the Department propose constructing the third option, an asphalt concrete pathway with temporary rental fencing at a cost of \$283,192 (please see estimate attached).

B. Art Installation

The Department and TPL desire to install a large-scale civic art initiative that will run for a minimum of four weeks. This unique experience will raise awareness among Bay Area-wide visitors about

this neglected but spectacular waterfront as well as the scale and scope of this extraordinary waterfront restoration effort. It will also, and perhaps more importantly, highlight the area in a very positive way to the residents in closest proximity to the project as thousands of children and adults from the BVHP neighborhood will be involved in its creation.

We have engaged in preliminary conversations with AREA4, the firm that designed the Connective Project in Prospect Park Brooklyn, an installation of 10,000 pinwheels that created an evolving, undulating wave of color and beauty that stretched through Prospect Park in an immersive, engaging and ever-growing display. The installation was conceived as an architectural form that would also initiate a dialogue about the importance of this public space.

At Prospect Park, pinwheels were chosen because they are beloved objects of childhood memories, much like public parks, and evoke nature in their movement in their attunement to wind and natural forces. At India Basin, another object, such as a sail, could be considered. The chosen object will be printed with imagery gathered through a community sourced online gallery on weather-resistant, compostable paper.

During the length of the installation, visitors will also be invited to make additional "pinwheels" on-site, to add to the installation. Public dance and music performances will be staged among this impressive display, and at the close of the installation, community members will be encouraged to take the objects home and to display them in and on places such as windows, gardens, yards, porches, bicycles.

The Connective Project was funded by Bloomberg Philanthropies, New York-Presbyterian Brooklyn Methodist Hospital and GSB Digital. For India Basin, AREA4 has estimated that this installation/ activation will cost approximately \$250,000.

3) BAY TRAIL FUNDING

The San Francisco Bay Trail is a planned 500-mile walking and cycling path around the entire San Francisco Bay running through all nine Bay Area counties, 47 cities, and across the region's seven toll bridges. With over 350 miles in place, the Bay Trail connects communities to parks, open spaces, schools, transit and to each other, and also provides a great alternative commute corridor.

The Bay Trail Plan, adopted by Association of Bay Area Governments (ABAG) in 1989, includes a proposed alignment; a set of policies to guide the future selection, design and construction of routes; and strategies for implementation and financing. Bay Trail staff works closely with state and federal agencies, towns, cities, counties, park districts, bicycle coalitions, trail advocates and engaged citizens to move the project forward.

The India Basin Project has been working closely with ABAG to close a very critical gap in the San Francisco segment of the Bay Trail. In the past, through a partnership with the State Coastal Conservancy, the Bay Trail Project has been able to offer grants to fund the construction of Bay Trail segments, such as the Presidio Bay Trail and the Yosemite Slough Bay Trail in San Francisco.

That said, no grant funding is available at this time. As such, the India Basin Park Project cost estimate includes the cost of creating this portion of the Bay Trail (although if grants are available in the future, we will certainly apply for these funds).

JOHN PRITZKER FAMILY FOUNDATION (JPPF) GRANT BUDGET

JPPF Funding Proposal	Total	2019			2020			2021			2022			2023		
		RPD	TPL	SFPA	RPD	TPL	SFPA	RPD	TPL	SFPA	RPD	TPL	SFPA	RPD	TPL	SFPA
Remediation/Site Preparation	\$1,600,000				\$1,600,000											
Interim Activation																
Equitable Park Development Plan	\$400,000			\$400,000												
NOW Hunters Point	\$420,000			\$420,000												
Project Design																
Schem. Design/Geotech/Survey	\$2,198,000		\$2,198,000													
Permitting	\$600,000		\$600,000													
Design Development	\$1,697,000		\$1,697,000													
Const. Documentation	\$2,695,000				\$2,695,000											
Bidding and Negotiation	\$237,000					\$237,000										
10% Design Contingency	\$743,000		\$371,500			\$371,500										
TPL PM Fee	\$660,000		\$338,500			\$321,500										
Construction																
Construction Administration	\$2,346,000							\$960,000			\$1,386,000					
10% Const Admin Contingency	\$239,000							\$100,000			\$139,000					
Shipwrights Cottage/Phase 1	\$4,915,000				\$500,000			\$3,940,000			\$475,000					
Phase 2	\$6,250,000										\$3,000,000				\$3,250,000	
Total	\$25,000,000	\$0	\$5,205,000	\$820,000	\$2,100,000	\$3,625,000	\$0	\$3,940,000	\$1,060,000	\$0	\$3,475,000	\$1,525,000	\$0	\$3,250,000	\$0	\$0
YEARLY TOTALS	\$25,000,000		\$6,025,000			\$5,725,000			\$5,000,000			\$5,000,000			\$3,250,000	

Total JPPF Foundation Funding	Total	2019	2020	2021	2022	2023
Remediation/Site Preparation	\$1,600,000		\$1,600,000			
Equitable Development Park Plan	\$400,000	\$400,000				
NOW Hunters Point	\$420,000	\$420,000				
Project Design	\$0					
Schematic Design	\$2,198,000	\$2,198,000				
Permitting	\$600,000	\$600,000				
Design Development	\$1,697,000	\$1,697,000				
Const. Documentation	\$2,695,000		\$2,695,000			
Bidding and Negotiation	\$237,000		\$237,000			
10% Design Contingency	\$743,000	\$371,500	\$371,500			
TPL PM Fee	\$660,000	\$338,500	\$321,500			
Construction	\$0					
Construction Administration	\$2,346,000			\$960,000	\$1,386,000	
10% Const Admin Contingency	\$239,000			\$100,000	\$139,000	
Shipwrights Cottage/Phase 1	\$4,915,000		\$500,000	\$3,940,000	\$475,000	
Phase 2	\$6,250,000				\$3,000,000	\$3,250,000
Totals	\$25,000,000	\$6,025,000	\$5,725,000	\$5,000,000	\$5,000,000	\$3,250,000

Distribution Summary				
	RPD	TPL	SFPA	Total
2019	\$0	\$5,205,000	\$820,000	\$6,025,000
2020	\$2,100,000	\$3,625,000	\$0	\$5,725,000
2021	\$3,940,000	\$1,060,000	\$0	\$5,000,000
2022	\$3,475,000	\$1,525,000	\$0	\$5,000,000
2023	\$3,250,000	\$0	\$0	\$3,250,000
Subtotals	\$12,765,000	\$11,415,000	\$820,000	\$25,000,000

RECREATION AND PARK COMMISSION
City and County of San Francisco
Resolution No. 1903-003

**APPROVING AWARD OF A SOLE SOURCE CONTRACT FOR
REMEDiation ENGINEERING DESIGN AT INDIA BASIN**

WHEREAS, The San Francisco Recreation and Park Department (“SFRPD”) owns the 900 Innes Property at India Basin in the Bayview-Hunters Point neighborhood, 900 Innes is a brownfield in need of remediation; and

WHEREAS, SFRPD contracted with Anchor QEA, LLC through a Department of Public Works (SDFPW) As-Needed Sediment Management/Coastal Engineering Contract to perform a comprehensive review of all existing environmental work produced for the 900 Innes Remediation project, including review of existing upland soils and in-water sediment testing data, site assessment data, and conceptual remedial design documents produced for the Environmental Impact Report (EIR), to identify potential data gaps which could be identified by regulatory agencies, and to develop a strategy for obtaining regulatory approval and addressing the data gaps; and

WHEREAS, Anchor QEA was subsequently tasked to produce a Quality Assurance Project Plan (QAPP), Sampling Analysis Plan (SAP), Remedial Action Plan and Remedial Design Report (RDR) to describe how the remediation work would be undertaken to demonstrate compliance with the project’s remedial objectives, and

WHEREAS, The SAP received approval from the Dredge Management Material Organization (DMMO); the QAPP received approval from USEPA; and the SAP, QAPP, RAP received approval from the interagency working group consisting of regulatory staff from USEPA, RWQCB, NOAA Fisheries, and California Department of Fish and Wildlife, and

WHEREAS, Anchor QEA has completed the RDR and RAP, which has been submitted to the Regional Water Quality Control Board (RWQCB) as required under the voluntary Site Clean-up Program (SCP), and

WHEREAS, to accomplish the clean-up of this contaminated waterfront site, SFRPD requires a licensed civil and coastal engineering firm to develop construction documents (plan, specifications, and estimates) in order to advertise the project pursuant to Chapter 6 of the Administrative Code, bid the work, and perform necessary construction administration, and

WHEREAS, the work to be performed by Anchor QEA, with a total anticipated value of \$964,716, would continue engineering services currently being performed under the SDFPW

contract, and would include performing additional in-water sediment testing; performing hazardous building materials testing; conducting treatment and stabilization analyses; and finalizing the hydrodynamic modeling in order to develop a sediment cap design, and

WHEREAS, the SFDPW as-needed contracts for sediment management are approaching the end of their term and the existing Anchor QEA Agreement has hit its maximum contractual capacity, and

WHEREAS, utilizing Anchor QEA is in the best financial interest of the City of San Francisco because another firm would reasonably require substantial start-up time and effort to develop a comprehensive understanding of all existing site information, and undergoing a competitive procurement process for these services would create considerable interruptions in the remediation schedule, risk current grant funding, and risk delaying project approvals from the regulatory and resource agencies, and

WHEREAS, Anchor QEA, LLC provided a price estimate for the scope of work dated February 24, 2019 which was reviewed by SFRPD staff and was determined to be competitive and reasonable for the scope of work described, which present a cost saving to the City of San Francisco; and

WHEREAS, The SFRPD General Manager provided written justification for the award of a sole source contract to Anchor QEA, LLC based on the above facts and circumstances, by means of a letter dated March 6, 2019 and a staff report dated March 6, 2019, both of which were submitted to the San Francisco Recreation and Park Commission and are incorporated herein by reference; now, therefore, be it

RESOLVED, That the San Francisco Recreation and Park Commission hereby approves the award of a sole source contract for remediation engineering design at India Basin for \$964,716 as set forth hereto.

Adopted by the following vote:

Ayes	7
Noes	0
Absent	0

I hereby certify that the foregoing resolution was adopted at the Recreation and Park Commission meeting held on March 21, 2019.

Margaret A. McArthur, Commission Liaison



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

TO: Angela Calvillo, Clerk of the Board of Supervisors
FROM: Philip A. Ginsburg, General Manager
DATE: April 5, 2019
SUBJECT: Accept and Expend Resolution a Grant for the India Basin Park Project

Attached please find the original and 4 copies of each of the following:

- Proposed resolution; original signed by Department, Mayor, Controller
- Grant Information Form
- Grant Award Letter
- Grant Budget
- Grant Application

Special Timeline Requirements:

The legislation is scheduled for introduction to the Board of Supervisors on April XX, 2019 with final adoption by the Board of Supervisors scheduled for the April XX meeting.

Departmental representative to receive a copy of the adopted resolution:

Name: Toni Moran Phone: 581-2555

Interoffice Mail Address: 30 Van Ness Avenue, 3rd Floor, Suite 3000

Certified copy required Yes No

(Note: certified copies have the seal of the City/County affixed and are occasionally required by funding agencies. In most cases ordinary copies without the seal are sufficient).

OFFICE OF THE MAYOR
SAN FRANCISCO



RECEIVED LONDON N. BREED
BOARD OF SUPERVISORS MAYOR
SAN FRANCISCO

2019 APR 23 PM 4:10

JK

TO: Angela Calvillo, Clerk of the Board of Supervisors
FROM: Sophia Kittler
RE: Accept and Expend Grant - John Pritzker Family Fund - India Basin Park
Project - \$25,000,000
DATE: April 23, 2019

Resolution authorizing the Recreation and Park Department to accept and expend a Grant from the John Pritzker Family Fund in the amount of \$25,000,000 for the India Basin Park Project; and approving a grant agreement with the John Pritzker Family Fund pursuant to Charter, Section 9.118(a).

A handwritten signature in black ink, appearing to be "JK", located to the right of the resolution text.

Please note that Supervisor Walton is a co-sponsor of this legislation.

Should you have any questions, please contact Sophia Kittler at 415-554-6153.