



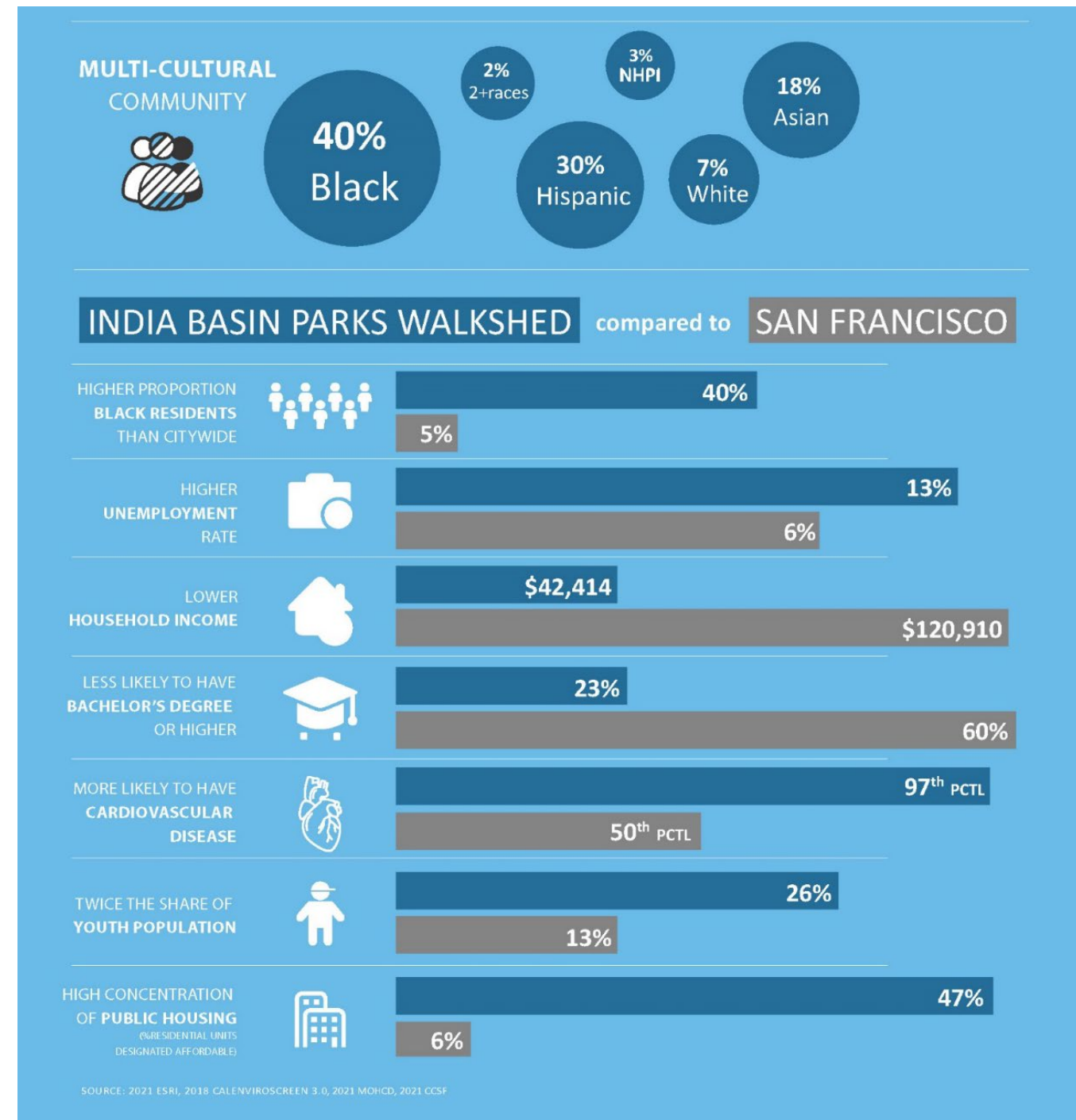
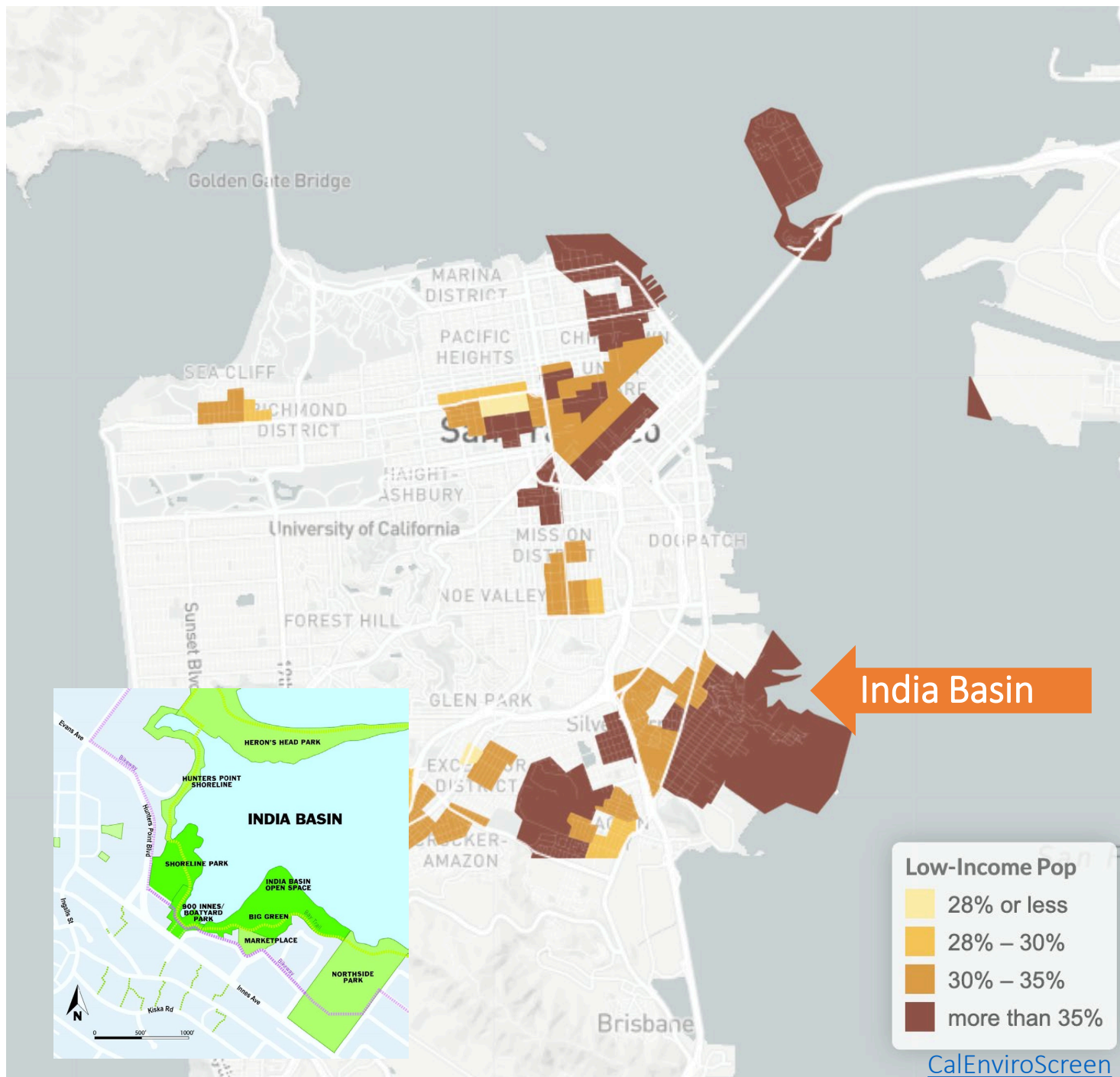
# INDIA BASIN WATERFRONT PARK INITIATIVE

Presentation to Board of Supervisors: Budget and Finance Committee

November 29, 2023



# India Basin Community Profile



# India Basin Construction Project



ENVISIONED  
SOUTH SECTION



ENVISIONED  
NORTH SECTION

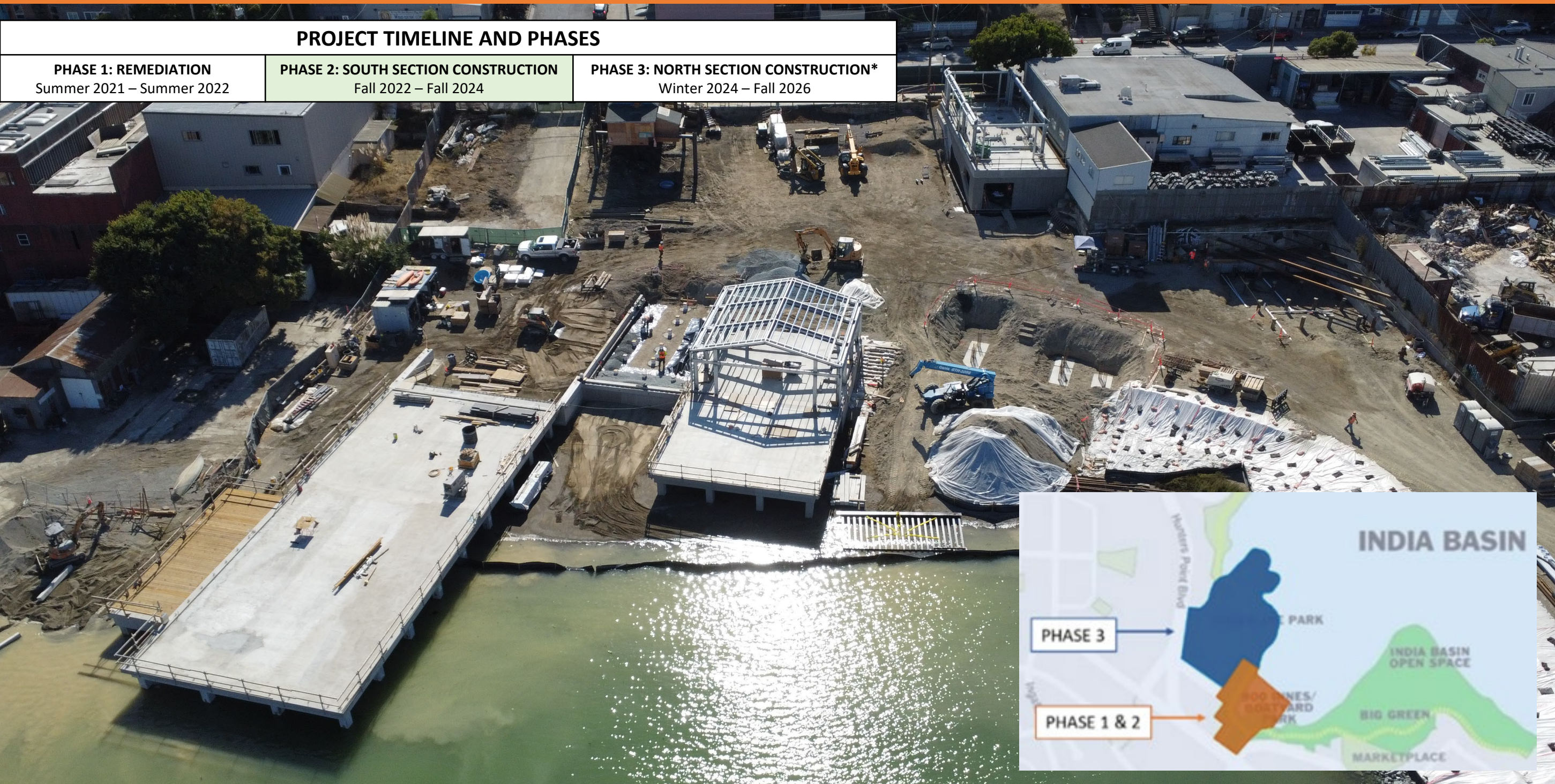
# India Basin Construction Update

## PROJECT TIMELINE AND PHASES

**PHASE 1: REMEDIATION**  
Summer 2021 – Summer 2022

**PHASE 2: SOUTH SECTION CONSTRUCTION**  
Fall 2022 – Fall 2024

**PHASE 3: NORTH SECTION CONSTRUCTION\***  
Winter 2024 – Fall 2026



# Equitable Development Plan Areas of Focus



**ARTS, CULTURE  
& IDENTITY**



**WORKFORCE &  
BUSINESS  
DEVELOPMENT**



**CONNECTIVITY,  
TRANSIT,  
ACCESS & SAFETY**



**HEALTHY  
COMMUNITIES  
& ECOLOGY**



**YOUTH  
OPPORTUNITIES**



**HOUSING  
SECURITY**

# Equitable Development Plan (EDP) Progress



# Equitable Development Plan (EDP) Progress



# INVESTING IN BAYVIEW-HUNTERS POINT

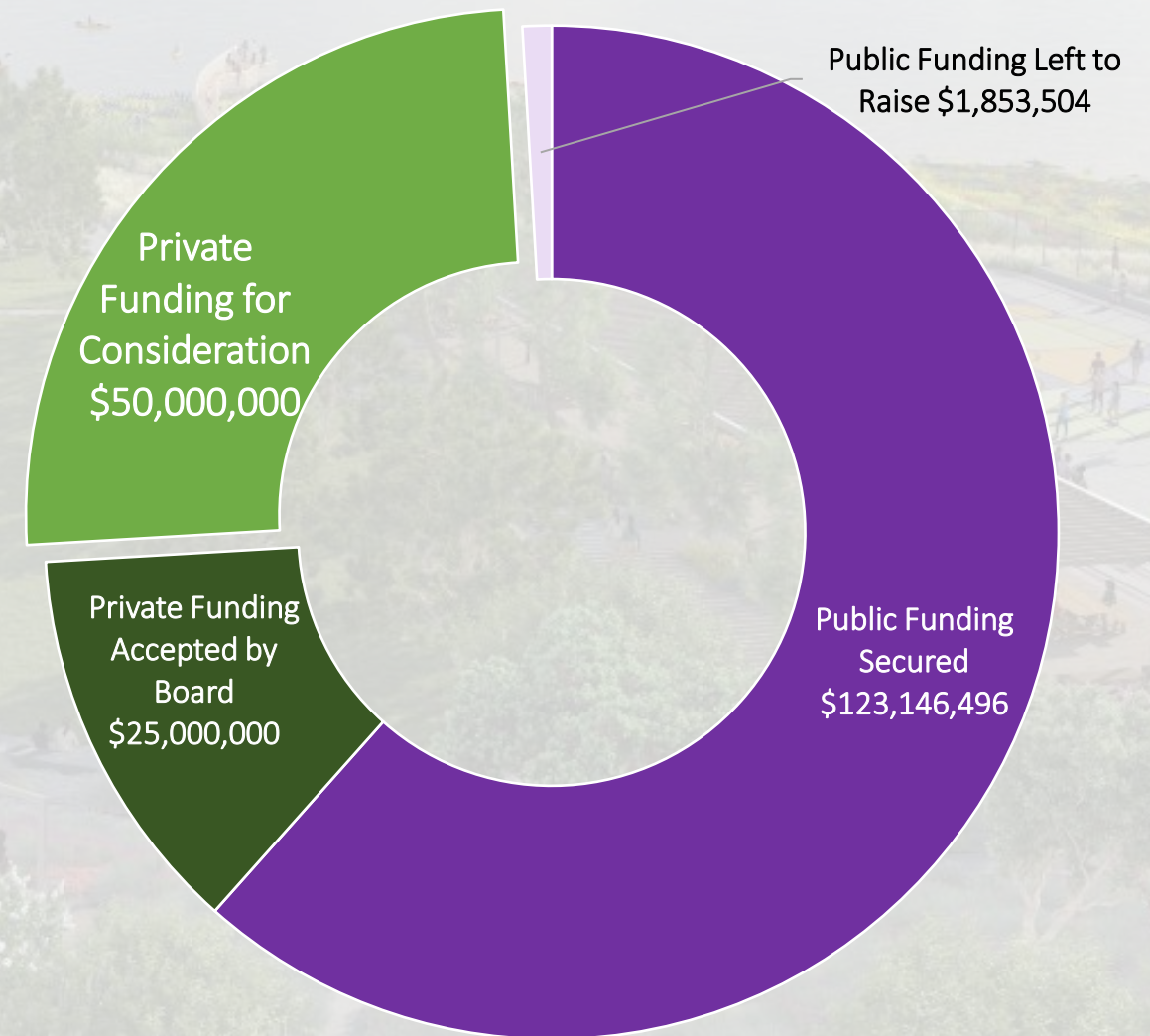
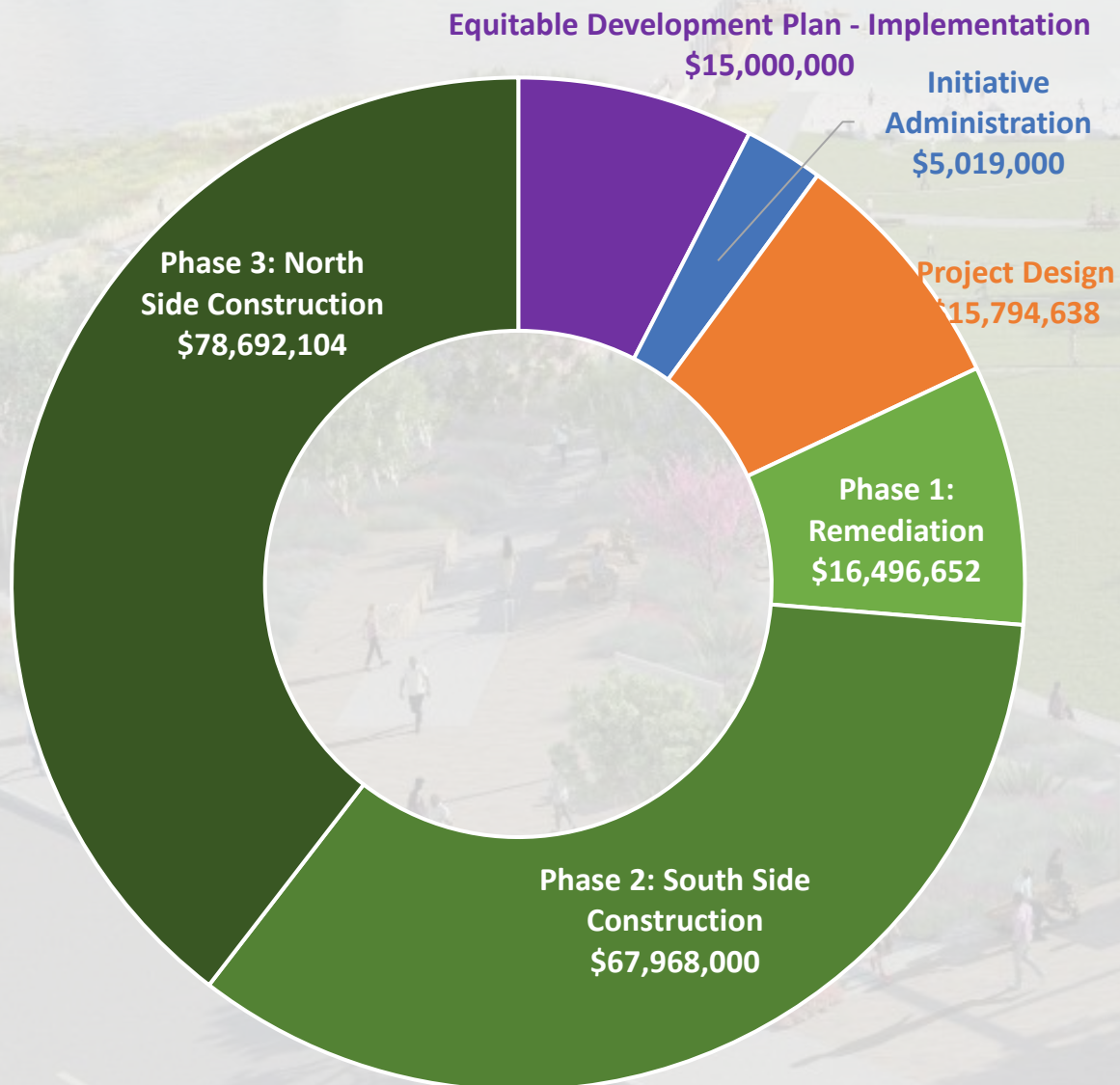
Projected Budget \$198,970,394

Funding Status: \$183,929,437

Public Funding: \$123,146,496

Private Funding Accepted by BOS: \$25,000,000

Private Funding For Approval \$50,000,000







Our mission is to mobilize resources and act as a catalyst for change to build strong communities, foster civic leadership, and promote philanthropy in the San Francisco Bay Area.

# GRANTS PACKAGE – San Francisco Foundation Agreement

## **Comprehensive Agreement for approximately \$50 million**

- Establishes Two Funds
  - Project Fund: To support construction
  - Equitable Development Plan Fund: To support EDP
- Requires compliance with city disclosure, record-keeping and auditing requirements
- Codifies Initiative Roles and Responsibilities

# GRANTS PACKAGE - INITIATIVE STRUCTURE

## Executive Team



Project Delivery

EDP

Activation

Budget

Communication

# GRANTS PACKAGE – RELATED AGREEMENTS

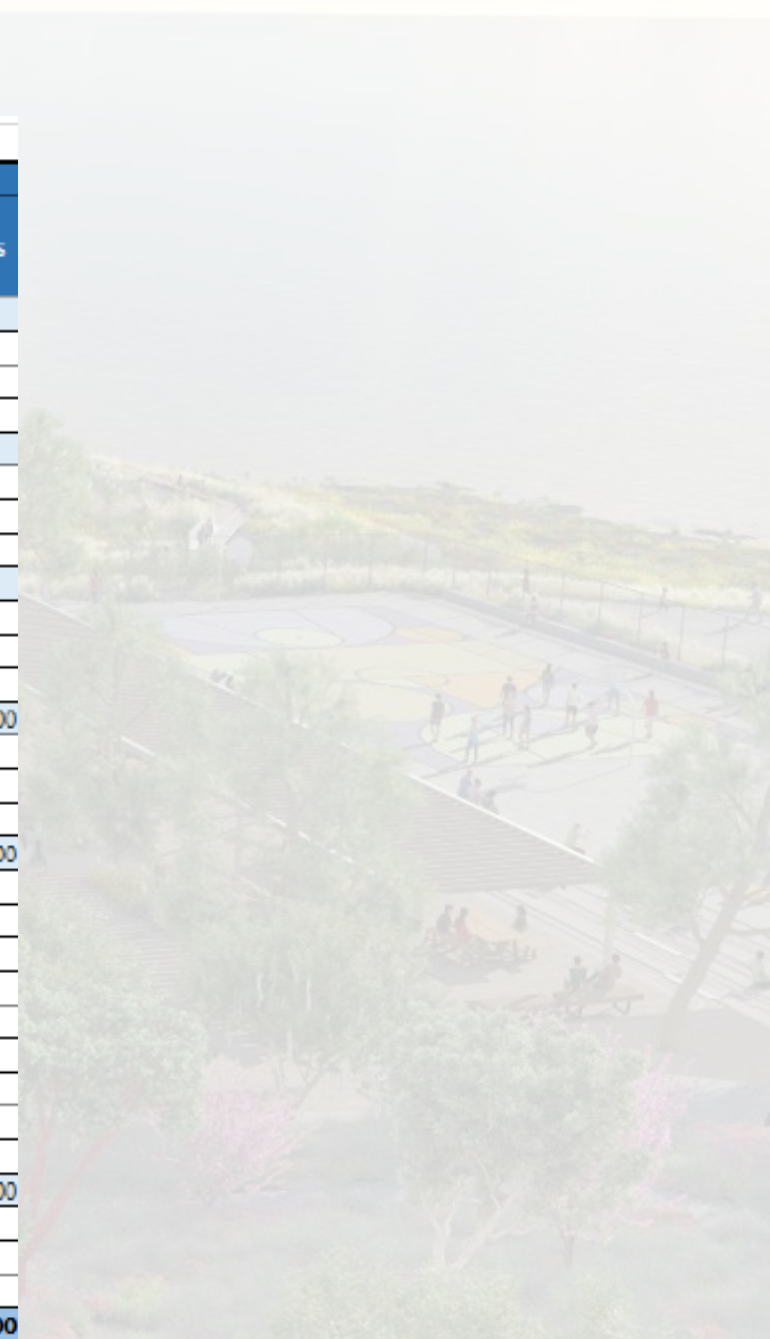
Each Partner Agrees to comply with terms of Overarching Agreement including

- Initiative Structure
- Roles and Responsibilities
- Record-keeping, auditing and disclosure
- Accounts for possible additional donations from Partners

# GRANTS PACKAGE – San Francisco Foundation Agreement Budget

## Exhibit B Sets General Budget for Initiative

San Francisco Foundation Contribution		San Francisco Foundation Directed Funds						
India Basin Waterfront Park Initiative	Initiative Totals	TPL	SFPA	APRI	CBOs	RPD	Unallocated	SFF Totals
Project Design	\$15,794,688							
GGN: Design Services	\$10,775,350							
GGN: Design Contingency	\$2,625,547							
TPL: Staff Time and Admin	\$2,393,741							
Phase I: 900 Innes Remediation	\$16,496,652							
Construction	\$10,107,134							
Soft Costs	\$3,389,518							
Unforeseen Conditions	\$3,000,000							
Phase II: 900 Innes Park Construction	\$67,968,000							
Construction	\$54,300,000							
Soft Costs	\$6,428,000							
Construction Contingency	\$7,240,000							
Phase III: India Basin Shoreline Park Construction	\$78,692,104					\$33,751,000		\$33,751,000
Construction	\$60,000,000							
Soft Costs	\$6,692,104							
Construction Contingency	\$12,000,000							
Equitable Development Plan	\$15,000,000		\$1,290,950	\$2,950,416	\$2,252,313		\$5,401,321	\$11,895,000
Arts, Culture & Identity	\$4,250,000		\$112,250	\$228,333	\$386,591			
Workforce and Business Development	\$3,400,000		\$91,250	\$315,833	\$483,770			
Connectivity, Transit, Access and Safety	\$850,000			\$131,250	\$308,770			
Healthy Communities & Ecology	\$1,700,000		\$56,250	\$175,000	\$386,591			
Youth Opportunities	\$1,700,000		\$147,250	\$350,000	\$386,591			
Housing Security	\$850,000				\$300,000			
Activation Infrastructure	\$750,000		\$129,163	\$612,500				
EDP Staff	\$1,300,000		\$649,787	\$1,137,500				
EDP Contingency	\$200,000		\$105,000					
Project Administration and Fundraising	\$5,019,000		\$747,606				\$3,605,394	\$4,354,000
Communications	\$319,000		\$148,750					
Fundraising Costs	\$4,000,000		\$598,856					
Project Admin Contingency	\$700,000							
<b>TOTAL</b>	<b>\$198,970,394</b>	<b>\$0</b>	<b>\$2,038,556</b>	<b>\$2,950,416</b>	<b>\$2,252,313</b>	<b>\$33,751,000</b>	<b>\$9,007,715</b>	<b>\$50,000,000</b>



# BEHESTED PAYMENTS WAIVER

- Serves the public interest by bringing funding to an underserved neighborhood
- Allows continued of campaign momentum
- Allows City staff to more easily support non-profits and community members
- Allays concerns of some donors
- Initiative transparency ensures no appearance of impropriety





# THANK YOU and QUESTIONS

