

CITY AND COUNTY OF SAN FRANCISCO
BOARD OF SUPERVISORS
BUDGET AND LEGISLATIVE ANALYST

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TO: Budget and Finance Sub-Committee

FROM: Budget and Legislative Analyst



SUBJECT: May 8, 2019 Budget and Finance Sub-Committee Meeting

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Item 6 File 19-0445	Department: Recreation and Parks Department (RPD)
EXECUTIVE SUMMARY	
Legislative Objectives	
<ul style="list-style-type: none"> The proposed resolution would approve a grant agreement between the Recreation and Park Department (RPD) and the San Francisco Bay Restoration Authority (SFBRA) to receive \$4,998,600 in Measure AA grants for environmental remediation at 900 Innes Avenue at India Basin. 	
Key Points	
<ul style="list-style-type: none"> In 2014, RPD acquired 900 Innes Avenue at India Basin, a site that had become contaminated do to its past use as a boat manufacturing and repair facility. The site is located adjacent to India Basin Shoreline Park, which is owned and operated by RPD. In November 2017, RPD applied for \$4,998,600 in Measure AA funding from SFBRA for remediation and restoration of the 900 Innes site. In February 2019, SFBRA approved the grant agreement. The SFBRA grant would provide funding for RPD to complete Phase 1a of the India Basin Park Project, remediating the 900 Innes site. The project scope includes remediation of soft-bottom intertidal and subtidal habitat, removal of marine debris deteriorated infrastructure, sediment dredging, and backfill at 900 Innes. Future phases of the project include park construction and combining the site with the existing India Basin Shoreline Park into a 10-acre waterfront park development. 	
Fiscal Impact	
<ul style="list-style-type: none"> The proposed resolution would provide RPD with \$4,998,600 in Measure AA grant funding for environmental remediation of 900 Innes. RPD would contribute \$1,814,000 to the project, with \$1,050,000 coming from the General Fund and \$764,000 coming from the Open Space Fund. The total project budget of Phase 1a to remediate 900 Innes is approximately \$11,000,000. Sufficient funding to cover RPD's contribution to the project was appropriated in the FY 2016-17 and FY 2018-19 budgets. 	
Recommendation	
<ul style="list-style-type: none"> Approve the proposed resolution. 	

MANDATE STATEMENT

City Administrative Code Section 10.170-1 states that accepting Federal, State, or third-party grant funds in the amount of \$100,000 or more, including any City matching funds required by the grant, is subject to Board of Supervisors approval.

BACKGROUND

In 2014, the San Francisco Recreation and Parks Department (RPD) acquired 900 Innes Avenue at India Basin in the Bayview Hunters Point neighborhood. The 900 Innes site had been used as a boat manufacturing and repair facility for over 120 years. It is currently a brownfield with debris and hazardous substances and contaminants. The site is located adjacent to India Basin Shoreline Park, which is owned and operated by RPD.

In June 2016, voters throughout the nine-county Bay Area region voted to approve Measure AA, a \$12 parcel tax estimated to raise approximately \$25 million annually to fund shoreline projects to protect and restore the Bay.

In November 2017, RPD applied for \$4,998,600 in Measure AA grant funding from the San Francisco Bay Restoration Authority (SFBRA) for Phase 1a of the remediation and restoration of the 900 Innes site. In February 2019, SFBRA approved the grant agreement.

DETAILS OF PROPOSED LEGISLATION

The proposed resolution would approve a grant agreement between RPD and SFBRA to receive \$4,998,600 in Measure AA grants for environmental remediation (Phase 1a) at 900 Innes at India Basin. RPD would contribute \$1,814,000, with \$1,050,000 coming from the General Fund and \$764,000 coming from the Open Space Fund. Other funding sources include grants from the U.S. Environmental Protection Agency, a private donation from the John Pritzker Family Fund (File 19-0444), and a pending grant from the State Coastal Conservancy.

Project Description

The India Basin Park Project consists of converting 900 Innes from a post-industrial brownfield into a waterfront park, emphasizing public access, social equity, waterfront recreation, sea level rise resiliency, and habitat and wetland restoration and enhancement. It would combine 900 Innes with the existing India Basin Shoreline Park and close a gap in the San Francisco Bay Trail.

According to Ms. Nicole Avril, RPD Capital Partnerships Director, Phase 1a of the project includes remediation of soft-bottom intertidal and subtidal habitat, removal of marine debris deteriorated infrastructure, sediment dredging, and backfill at 900 Innes. Remediation is expected to take place between Spring 2020 and Spring 2021, and the estimated cost is approximately \$11 million.

Phase 1b of the project would be the park construction. It would include the Class 1 bike path/Bay Trail segment, ADA-accessible garden walk, grand timber stairwell, porch swings, an Overlook Pavilion, a workshop, docks, barbecue and picnic areas, and restoration of the

Shipwrights Cottage. Construction would begin Summer or Fall 2021 and conclude Fall or Winter 2022, and the estimated cost is approximately \$39 million.

Phase 2 would combine the existing India Basin Shoreline Park with the 900 Innes site into a 10-acre waterfront park development. It would include construction of the Marineway, gravel beach, Outfitter Building, the ADA-accessible pier and dock, the Sage Slopes and Marsh Edge, recreational bike and pedestrian paths, the adventure playground, adult fitness programming, and basketball courts. Construction would begin in 2023 or 2024 and conclude in 2025 or 2026, pending funding. The estimated cost is approximately \$70 million.

Total estimated project costs are \$120 million through 2025 or 2026. According to documents submitted with File 19-0444, funding of approximately \$15.8 million has been secured, including City General Fund and Open Space Acquisition Fund, Measure AA, U.S. Environmental Protection Agency, State Coastal Conservancy (pending, see below), and private funds. The John Pritzker Family Foundation donation (File 19-0444) would provide an additional \$25 million. Approximately \$80 million would still need to be secured; sources include Recreation and Parks General Obligation Bonds to be submitted to the voters in 2019, California State Parks Bond, and private funding.

FISCAL IMPACT

The proposed resolution would provide RPD with \$4,998,600 in Measure AA grant funding for environmental remediation at 900 Innes. RPD would contribute \$1,814,000 towards the project, with \$1,050,000 coming from the General Fund and \$764,000 coming from the Open Space Fund.

The total project budget for Phase 1a to remediate the 900 Innes site is approximately \$11,000,000. The project budget is shown in Table 1 below.

Table 1: India Basin Park Project Budget

Sources	Amount
RPD (General Fund)	\$1,050,000
RPD (Open Space Fund)	764,000
SFBRA Measure AA Grant (File 19-0445)	4,998,600
USEPA Water Quality Improvement Funds	1,200,000
USEPA Brownfield Clean-Up Fund	748,204
John Pritzker Family Fund (File 19-0444)	1,236,989
State Coastal Conservancy Proposition 1 Grant (Pending) ¹	1,000,000
Total Sources	\$10,997,793

Uses	Amount
Professional Services (Technical Studies/Assessments, Engineering, Design, Permitting Support)	\$2,533,770
Construction (Hard Cost)	6,011,204
Construction Management	220,339
Project Management	225,000
Regulatory & Building Permit Fees (State, Local, Federal)	246,000
Oversight, Inspections, & Monitoring	559,000
Construction Contingency (20% of Hard Cost)	1,202,480
Total Uses	\$10,997,793

According to Ms. Avril, the General Fund funding was appropriated in the RPD FY 2018-19 budget, and the Open Space Fund funding was appropriated in the RPD FY 2016-17 budget.

RECOMMENDATION

Approve the proposed resolution.

¹ According to Ms. Avril, the State Coastal Conservancy grant is still pending. If the grant is not awarded, additional funding from the \$25 million John Pritzker Family Foundation donation would be allocated to the remediation project.