

# Green Infrastructure Grant Program Program Guidelines

(March 2022)



## Grant Program Overview

The San Francisco Public Utilities Commission's (SFPUC) Green Infrastructure Grant Program (Grant Program) is designed to encourage San Francisco property owners to design, build, and maintain performance-based green stormwater infrastructure (Green Infrastructure or GI) projects, including but not limited to: permeable pavement, bioretention, rainwater harvesting, rain gardens, and vegetated roofs. The goals of this program are to improve the performance of SFPUC's sewer system by reducing the amount of stormwater runoff entering the system, while delivering benefits that enhance the quality of life of San Franciscans.

To receive funding under the Grant Program, an applicant must satisfy the Grant Program's Eligibility Criteria, as set forth below.

The SFPUC will determine the dollar amount of each grant award by the amount of impervious acreage the proposed project can manage using green infrastructure (*i.e.*, the amount of impervious surface that drains stormwater runoff during storms to green infrastructure, or "impervious acres managed"). Individual grant awards are capped at a *maximum* of \$930,000 per impervious acre managed, up to a maximum of \$2,000,000 per grant. For grants executed under prior per acre cost limits, please see Page 15 setting forth criteria to request retroactive amendments to increase per acre cost limit.

The SFPUC will accept applications and award grants through an open and competitive process. Applications will be solicited in accordance with the Competitive Solicitation requirements of City Administrative Code Chapter 21G as outlined in Section II and Section IV below, subject to availability of funds and all City budgetary requirements.

Grantees that are property owners of the project location will be required to enter into a 20-year Green Infrastructure Grant Agreement with the SFPUC. The Green Infrastructure Grant Agreement requires the property owner to maintain the project for the 20-year term and authorizes the SFPUC to periodically inspect the project.

The purpose of the Grant Program is to fund stormwater retrofits (meaning, construction of GI projects on existing properties). Parcels undergoing new development and redevelopment that trigger<sup>1</sup> the [Stormwater Management Ordinance](#), San Francisco Public Works Code, Article 4.2, et seq., are not eligible for grant funds. Participation in this grant program does not prohibit participation in other SFPUC programs.

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<sup>1</sup> New development and redevelopment projects that create and/or replace: (1)  $\geq 5,000$  square feet of impervious surface in separate and combined sewer areas; or (2)  $\geq 2,500$  square feet of impervious surface in separate sewer areas trigger the Stormwater Management Ordinance.

# ***I. Eligibility Criteria***

## **Eligible Applicants**

A Grantee may be a property owner, a for-profit or nonprofit entity, an individual, or a governmental entity. All Grantees (other than governmental entities) must be registered to do business in the State of California and the City and County of San Francisco.

## **Eligibility Criteria**

Applications that meet all of the following six criteria are eligible and will be evaluated for funding under the Grant Program:

1. **Project Size:** The proposed project must manage stormwater runoff from a minimum of 0.5 acres of impervious surface. The total area of impervious surfaces does not need to be contiguous and can be comprised of several smaller impervious drainage areas totaling 0.5 acres.
2. **Project Location:** The proposed project site must connect to a SFPUC-owned and operated sewer system service area. The project may be located in either the combined sewer system area or municipal separate storm sewer system area.
3. **Performance:** The project's proposed Green Infrastructure features must capture the 90<sup>th</sup> percentile 24-hour storm, equivalent to 0.75-inch depth. The 90<sup>th</sup> percentile 24-hour storm represents an amount of precipitation that 90% of all rainfall events for the historical period of record do not exceed.
4. **Grant Team Experience:** The grant team must include the property owner, an identified grant or project manager, and a licensed engineer or landscape architect registered in the State of California. The engineer or landscape architect that will design the project must be identified in the Project Application Form. The proposed project team must collectively demonstrate a history of successful project implementation, have previous experience designing, constructing, and/or maintaining green infrastructure, and be in good standing in all currently active Green Infrastructure Grant Program projects.
5. **Concept Design:** Applicants must submit a conceptual design plan drawing approximately equivalent to a 10% level of design.

The concept design must identify the following information:

- Existing conditions
  - Property and easement boundaries
  - Road labels
  - Contours
  - Vicinity map including minor watershed(s)
  - Utilities, e.g., water lines, electric lines (as available)
  - Doors and emergency egress
  - North arrow and scale
  - Existing impervious areas, e.g., roof, pavement, driveway
  - Existing stormwater infrastructure (including existing connections to the sewer system) and drainage management areas for those connections

- Existing trees (drip line and trunk diameter)
- Proposed Site Plan (at a scale no greater than 1"=20'-0")
  - Project boundary
  - Grading contours
  - Changes to land cover including impervious surfaces
  - Stormwater "best management practices" (BMPs)
    - Facility type and sizing information, e.g., footprint (sf), depth, volume
    - Corresponding drainage management area to each BMP. Each DMA should include the portion of the project site that drains to a single BMP (or group of hydraulically connected BMPs) and the area of the BMP itself, or the portion of the project site that drains directly to the sewer system. Label the size of each DMA (square feet).
    - BMP conveyance items, e.g., overflow, underdrain, outlet control structures
    - Show each proposed pervious and impervious surface type (including stormwater BMPs) with a distinct hatching type. Label all BMPs with an ID number (e.g. for vegetated roof, VR-01, VR-02, etc.). Use the same BMP ID number in the Maintenance and Inspection Schedules.
  - Proposed conveyance (*i.e.*, connections to BMPs, connections to existing conveyance systems or sewers, and connections for irrigation) and site drainage features (e.g., drains, downspouts, and flow direction arrows)
    - Include within the site plan all necessary information to clearly demonstrate the stormwater path of travel. For example, include roof slope break lines, area and roof drains, and downspouts; pipes from drains to BMPs and from BMPs to sewer connections; underdrains and overflows associated with BMPs; and pipes from uncaptured areas to sewer connections. Provide flow direction arrows for sheet flow and pipe flow.

**6. At Least Two Co-Benefit Opportunities:** Applicants are required to demonstrate that the proposed project will deliver at least two (2) of the identified co-benefits listed below. GI projects provide a variety of co-benefit opportunities in addition to reducing the amount of stormwater runoff that enters the SFPUC's sewer system. Evaluation and scoring criteria for each co-benefit will be provided in the solicitation of each grant application cycle. All co-benefits are eligible grant expenses and must relate to an SFPUC rate-payer purpose.

Co-Benefit	Definition
<b>Community Benefits:</b>	
Environmental Justice	<p>The SFPUC is committed to the goals of environmental justice to promote healthy communities in all SFPUC service areas by eliminating disproportionate environmental burdens and distributing public and environmental benefits equitably. To help address social and environmental issues, the SFPUC has adopted Environmental Justice and Community Benefits policies.</p> <p>Projects can foster environmental justice by engaging with environmental justice communities throughout the project, providing new environmental benefits to a historically underserved community, helping to heal past environmental burdens, enabling proactive and community-led solutions, or by</p>

	providing site-based programming that engages environmental justice communities.
Public Access, Open Space, and Recreation	<p>Green infrastructure projects that prioritize public access, open space, and recreation can support the creation of high quality spaces that are engaging, aesthetically pleasing, and support the community's well-being by offering opportunities to socialize, recreate, and interact with green infrastructure. Projects that are open to the public also promote awareness of and education about the importance of stormwater management and the city's combined sewer system.</p> <p>This can be achieved by locating the project in a publicly accessible space that is open and inviting for unstructured, daily public use. Public access must be advertised and promoted through signage that is clearly visible to the public or through other means of advertisement. If a project site is only open to the public during specific times of the day (e.g., after school programs, etc.) the schedule must be included in signage and advertisements. Public schools that select this co-benefit must be enrolled in the Shared Schoolyard Program. Other properties must be open for a minimum of 7 hours per weekend day or 3 hours per weekday.</p> <p>This can also be achieved by integrating public gathering spaces into project design, by enhancing an existing public space, or by creating new opportunities to socialize, gather, recreate and interact with nature in a publicly accessible space.</p>
Community Engagement, Collaboration, and Placemaking	<p>Projects that prioritize community engagement, collaboration, and placemaking during the design process can empower communities and support outcomes that meet community goals. Engaging the community and key stakeholders can also support the long-term success and stewardship of the project and improve long-term maintenance outcomes.</p> <p>This can be achieved by including members from the community or place stewards, in addition to the property owner and technical team, in the grant team. This must include a detailed community engagement strategy that prioritizes community members' input throughout the design process, including workshops, design charrettes, or other outreach events that aim to integrate the community's vision and goals into the green infrastructure design.</p>
Education and Watershed Stewardship	<p>Projects that integrate art and/or educational elements can promote awareness of and education about the importance of stormwater management and green infrastructure for the city's combined sewer system, and help prepare the next generation of watershed stewards.</p> <p>This can be achieved by providing detailed educational signage relating to the function of green infrastructure and its impact on the broader watershed and sewer system. This can also be achieved by delivering a long-term curriculum plan, creating</p>

	<p>lesson plans that incorporate learning related to specific project elements, or by integrating educational elements or an art installation with the green infrastructure elements.</p>
Green Infrastructure Job Training	<p>Providing jobs and job training in the green stormwater infrastructure sector is an important part of successfully implementing green infrastructure in San Francisco. As part of the Community Benefits policy, the SFPUC is committed to providing workforce development opportunities for residents of San Francisco.</p> <p>This can be achieved by providing a long-term green infrastructure job training program or by serving as a training site for trainees learning about the design, construction, maintenance, or monitoring of green infrastructure. Projects that select this co-benefit must be open and accessible to trainees and their instructors for a minimum of 16 hours per year (during business hours).</p>
<b>Environmental Benefits:</b>	
Water Supply	<p>Projects that support the use of rainwater and stormwater for alternative water supplies through non-potable reuse can reduce potable water demand and benefit the city's water supply.</p> <p>This can be achieved by collecting, treating, and using rainwater or stormwater to satisfy non-potable water demands, including landscape irrigation or toilet flushing.</p>
Climate Resilience	<p>Projects that support the design of spaces to respond to future impacts of climate change, including urban heat and flooding can contribute to making San Francisco a climate-resilient city. Combating urban heat with nature-based solutions aligns with the city's Climate Action Plan goal of increasing urban tree canopy. Improving the city's resilience to flooding during large storms aligns with the city's Hazards and Climate Resilience Goals.</p> <p>Heat resilience may be attained by prioritizing environmental cooling and shade (i.e. vegetation, tree canopy). For projects located in or upstream of flood-prone areas, flood resilience can be attained by achieving a higher stormwater performance than the 0.75" design storm (i.e., larger facilities that manage a 5-year, 3-hour 1.3" design storm).</p>
Biodiversity	<p>Projects that prioritize creating native habitat to support native wildlife can contribute to making San Francisco an ecological city. San Francisco has adopted citywide biodiversity goals to restore and maintain diverse native habitats in the city through the San Francisco Biodiversity Policy and Climate Action Plan.</p> <p>This can be achieved through the project's landscape planting plan and integrated into the design through features such as native pollinator gardens, habitat connectivity plans, and increased tree canopy. This can also be achieved by identifying specific native species that the project is designed for and</p>

	providing a plant palette selected to attract that species.
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## II. *Application Process*

### Application Solicitation

Grants will be awarded through an open and competitive process. Applications will be solicited in accordance with the Competitive Solicitation requirements of City Administrative Code Chapter 21G. Each application solicitation will include a clear statement of the process and deadlines for submitting applications and for evaluating applications, including the evaluation criteria to be used by the SFPUC for the ranking of applications.

### Pre-Application Meeting

Before submitting an application, the grant or project manager and property owner must schedule a pre-application meeting. The purpose of the pre-application meeting is to ensure that the project meets all of the minimum requirements before an application is submitted and to discuss the project's proposed stormwater management concepts.

### Application

The grant application will use an Excel workbook available for download on the program website. The workbook includes required forms that must be completed and printed out (see the table below for sections of the application) in order to apply. All forms must be completed. The SFPUC will return incomplete applications to the applicant.

Application Template	Description
Project Application Form	General information about the proposed project including the location, proposed project team, and the total amount of funds requested. Applicants must provide a project narrative that briefly describes the proposed project. This form also includes a checklist of the deliverables that must be included with the application submittal.
Grant Team Experience	The narrative should describe the project team's previous experience with delivering projects of similar scale and complexity, as specified in the Eligibility Criteria.
Project Budget Template	The budget template describes how the grant team proposes to spend the grant funds. The budget template is divided into construction costs and non-construction costs. The budget should be consistent with the proposed conceptual design and include contingencies that are consistent with a 10% level of design. A contingency of approximately 20% is typical at 10% design phase. These contingency multipliers can be reduced if the design is farther along than 10% but should not be increased without approval from the SFPUC Grant Program Administrator.

Stormwater Performance Calculator	<p>The stormwater performance calculator determines the performance of the proposed BMP(s) based on their size and the impervious area draining to them. This calculator is used to demonstrate that the proposed concept design meets the minimum stormwater performance requirement of capturing the 90<sup>th</sup> percentile storm from the impervious drainage areas. The inputs in this calculator include the BMP type(s), BMP footprint size, and impervious drainage management area. For rainwater harvesting cisterns re-use rates are also required.</p> <p>Applicants must also input the predominant hydraulic soil group (HSG) type at the site, which the SFPUC uses to determine the performance of infiltrating facilities. If the soil type at the site is unknown, applicants can view the soil map within the calculator and select the appropriate type based on the project location.</p> <p>Applicants must enter the stormwater service type for the site as either combined sewer system (CSS) or municipal separated storm sewer system (MS4). A webmap of MS4 areas is available on the program website.</p> <p>To use the stormwater performance calculator, applicants should divide the proposed project site by BMP type and account for the impervious area draining to each type.</p> <p>The stormwater performance calculator will not show the performance output of the project until the data entered shows that approved GI practices are used to manage at least 0.5 acres of impervious area and capture the 90<sup>th</sup> percentile storm from the proposed drainage areas.</p>
Community Engagement Strategy	<p>Applicants will describe the proposed community engagement process to be implemented if awarded a grant. The community engagement strategy should identify key stakeholders, propose a schedule with milestones for community engagement (including meetings or activities prior to award), and describe a process for incorporating community input in the project design.</p>
Co-benefits Narrative	<p>Applicants will describe how the proposed project will deliver community and/or environmental co-benefits. The project must deliver at least two (2) co-benefits from the identified list. The narrative should describe how the community engagement process will inform co-benefit outcomes, how co-benefits will be integrated in the project design, and how the co-benefits will contribute to the goals of the project's key stakeholders.</p> <p>Applicants should describe how the project will provide co-benefits using specific, measurable, and achievable design goals.</p>
Project Schedule	<p>The proposed project schedule must include major grant administration, community engagement, design, and construction milestones. The schedule should assume that SFPUC will take a maximum of 30-days to review each design deliverable.</p>

	The schedule must propose starting construction of the project within 2 years after execution of the Green Infrastructure Grant Agreement.
Maintenance Plan	<p>The maintenance plan will outline the proposed maintenance activities for the proposed green infrastructure facilities. Applicants can refer to the <a href="#">SFPUC BMP Fact Sheets</a> for recommended maintenance activities and frequencies for the proposed BMP types in the project.</p> <p>If the project proposes to use proprietary BMPs, applicants should refer to the manufacturer for typical inspection and maintenance activities or prepared maintenance guides.</p>

In addition to the Excel-based application template, applicants must also submit the following three (3) attachments:

Application Attachments	Description
Site Photographs	Photographs showing the existing conditions of key locations on the property, focusing on proposed location of green infrastructure facilities.
Conceptual Design	A conceptual design plan-drawing with the elements outlined in the Eligibility Criteria must be submitted.
Property Owner Letter of Support	For projects where the grantee is not the property owner, applications must include a letter of support from the property owner stating their intent to sign the 20-year ongoing maintenance agreement if the project is awarded.

Complete applications for the Green Infrastructure Grant Program must be sent via e-mail to [gigrants@sfgwater.org](mailto:gigrants@sfgwater.org). A complete application must be received by the SFPUC Grant Administrator by the deadline identified on the grant application solicitation. Applicants will receive a confirmation e-mail with the date and time of the application. If a confirmation e-mail is not received within 5 business days, applicants should e-mail the SFPUC Grant Administrator at [gigrants@sfgwater.org](mailto:gigrants@sfgwater.org) or call 415-934-5709.

### ***III. Important Information***

#### **Eligible and Ineligible Costs**

**Eligible Costs:** Grant funds can be used to cover all project costs related to the construction of the proposed Green Infrastructure facility. Grant funds cannot be used to pay for non-green infrastructure project elements, such as play equipment or furnishings. No more than 30% of the grant amount may be used for non-construction activities.



Eligible Costs	Ineligible Costs
<ul style="list-style-type: none"> <li>Construction elements of Green Infrastructure BMPs (surface and subsurface): <ul style="list-style-type: none"> <li>- Soil</li> <li>- Plants</li> <li>- Trees</li> <li>- Concrete</li> <li>- Excavation</li> <li>- Grading</li> <li>- Underdrains</li> <li>- Irrigation</li> </ul> </li> <li>Educational signage and art relating to stormwater</li> <li>Replacement in-kind, if applicable</li> <li>Regrading of surfaces draining to BMPs</li> <li>Impervious surface removal and replacement with new permeable surfaces</li> <li>Non-construction activities (up to 30% of total grant amount): <ul style="list-style-type: none"> <li>- Project management</li> <li>- Planning</li> <li>- Design</li> <li>- Permitting and environmental review</li> <li>- Geotechnical investigations</li> <li>- Structural investigations</li> <li>- Engineering surveys</li> <li>- Construction management and administration</li> </ul> </li> </ul>	<ul style="list-style-type: none"> <li>On-going maintenance and operations costs (including any contractor maintenance period)</li> <li>Non-green infrastructure components, including by not limited to: <ul style="list-style-type: none"> <li>- Decorative items</li> <li>- Benches</li> <li>- Play equipment</li> <li>- Lighting</li> <li>- Public Amenities</li> </ul> </li> <li>Monitoring or research</li> <li>Land costs</li> </ul>

**Approved Green Stormwater Infrastructure Best Management Practices (BMPs):** The stormwater BMPs selected for the project must be located and sized appropriately to capture runoff from the impervious areas on the site. Approved Green Stormwater Infrastructure BMPs Include:

- **Bioretention/ Rain Garden:** Stormwater facilities that rely on vegetation and specially engineered soils to capture, infiltrate, transpire, and remove pollutants from runoff.
- **Permeable Pavement:** Any porous load-bearing surface that temporarily stores rainwater prior to infiltration or drainage to a controlled outlet.
- **Infiltration Trench/Gallery:** An unvegetated, rock-filled trench that receives surface stormwater runoff and allows it to infiltrate.
- **Vegetated Roof:** Roofs that are entirely or mostly covered with vegetation and soil.
- **Rainwater Harvesting:** Cisterns that collect roof runoff and provide water for indoor or outdoor use.

## Grant Disbursement

Grant funds will be provided to the Grantee in four (4) disbursements:

- Planning and Design: Upon SFPUC's receipt of all required documentation set forth in the chart below, the SFPUC will disburse up to 30% of total project costs solely for planning and design (pre-construction) activities.
- Construction funding will be disbursed in three payments, subject to the documentation requirements set forth below:
  - First construction payment will be 50% of the approved construction bid from the contractor. The payment will be processed no earlier than 90 days before the construction start date.
  - Second construction payment will be 40% of the approved construction bid from the contractor. SFPUC will not process this payment until Grantee has submitted to SFPUC paid invoices showing that Grantee has spent 80% of the first payment amount.
  - Third construction payment will be 10% of the approved construction bid from the contractor and will be retained until the Grantee has submitted all paid invoices for construction expenditures, received SFPUC Project Completion Notification after construction has been successfully completed and inspected by the SFPUC, and completed the Final Report, which includes construction as-builts, final stormwater performance calculations, a program survey, and a final maintenance checklist.

Requirements for each payment are documented as follows:

Project Phase	Payment Number	Required Documentation
Planning and Design	#1	1. Signed Grant Agreement(s) 2. City and County of San Francisco Bidder Number 3. Proof of Grantee or Designer Insurance 4. Completed Request for Funds (Appendix D)
Construction	#2	1. Completed Request for Funds (Appendix D), including copies of paid invoices for planning and design expenditures 2. SFPUC Approval Letter of 100% Design 3. Contractor Bid for Construction 4. Construction Schedule 5. Proof of Contractor Insurance 6. Signed Declaration of Deed Restrictions (by Property Owner) 7. CEQA Determination or Exemption
	#3	1. Completed Request for Funds (Appendix D), including copies of paid invoices showing payment of 80% of previously disbursed construction funds
	#4	1. Completed Request for Funds (Appendix D), including copies of paid invoices for all construction expenditures 2. SFPUC Project Completion Notification 3. Completed Final Report

In order to receive any of the four (4) grant disbursements, the Grantee must submit the following to the SFPUC:

- A completed W-9 IRS tax form from the designated payee.
- Insurance documentation described in the Grant Agreement.
- A City and County of San Francisco Bidder and Supplier Number. For more information on doing business with the City, please see the San Francisco Office of Contract Administration at [www.sfgsa.org](http://www.sfgsa.org).

## Taxes and Insurance

A grant counts as income and therefore may be taxable. It is the responsibility of the Grantee to determine whether a tax liability exists. The designated Grantee will receive a 1099-Misc tax form from the City in the February after award of the grant. By issuing a 1099-Misc, the City is fulfilling its legal obligation for tax-reporting. In order to issue a 1099-Misc, SFPUC will request relevant tax information from a designated Grantee through a W-9 IRS tax form, which must be completed and returned before a grant disbursement will be made.

The City requires evidence of insurance for all funded activities. Prior to beginning work on an activity, the Grantee or their identified subcontractor must produce a Certificate of General Liability as well as proof of Worker's Compensation Insurance. The Grantee's insurance policy shall name the City and County of San Francisco, the San Francisco Public Utilities Commission, its board members and commissions, and all authorized agents and representatives, and members, directors, officers, trustees, agents and employees as additional insureds.

The Green Infrastructure Grant Agreement contains additional requirements related to taxes, insurance, and other matters.

## Permits and Environmental Review

All projects must comply with applicable local, state, and federal permit requirements. Funds for construction will not be issued until the project has undergone environmental review in compliance with the California Environmental Quality Act (CEQA) and San Francisco Administrative Code Chapter 31.

# IV. *Application Evaluation and Award*

## Application Evaluation Criteria

Applications will be evaluated on the eligibility criteria and documentation requirements identified under *Section I Eligibility Criteria*. The SFPUC will determine whether the application meets all minimum eligibility requirements. Applications that do not meet the eligibility requirements will not be evaluated further and will not receive grant funding. Applications that meet the eligibility requirements will be evaluated and ranked based on the following evaluation criteria:

- **Stormwater Management:** Applications will be evaluated based on the size of the project's Drainage Management Area (DMA) and the total annual volume of stormwater captured by the project.
- **Co-Benefits:** Applications will be evaluated based on the number and variety of proposed community and environmental benefits, and how well the application narrative articulates the intended co-benefit outcomes and proposed process for delivering the co-benefit outcomes.

- **Proposed Concept Design and Budget:** Applications will be evaluated based on the whether the application narrative, proposed budget, and concept design demonstrate a complete, accurate, and feasible stormwater management concept using approved green infrastructure BMP types.
- **Project Implementation Plan:** Applications will be evaluated based on the quality of the proposed project implementation plan, including the quality of the proposed community engagement strategy, feasibility of the proposed schedule, completeness of the maintenance plan, and overall project readiness.

Each application solicitation will include a clear statement of the process for submitting applications and for evaluating applications, including the specific evaluation and scoring criteria to be used by the SFPUC for the ranking of applications.

### Reservation Letter

Upon selection of an application, the SFPUC will issue the Grantee a Reservation Letter confirming the amount of grant funds reserved for the project. A Reservation Letter is provisional and subject to execution of the required Green Infrastructure Grant Agreements and the Grantee's submission to the SFPUC of the documentation required for funding disbursements.

The Grantee has three (3) months from the date of the Reservation Letter to execute the required Green Infrastructure Grant Agreements, submit a W-9 tax form, provide a valid copy of insurance documentation, and become an approved Bidder and Supplier with the City and County of San Francisco.

If the Grantee does not complete the above requirements within three months, the SFPUC reserves the right to rescind the grant award. The Grantee may request an extension of the grant reservation. The SFPUC, in its sole discretion, may grant such a request for an extension. In order to be effective, any extension of a grant reservation by the SFPUC must be made in writing.

### Green Infrastructure Grant Agreement

The Green Infrastructure Grant Agreement has a term of twenty (20) years. The grant agreement will require the property owner to maintain the stormwater management function of the project for twenty years, which is considered the typical useful life of green infrastructure assets.

For projects where the Grantee is not the property owner, the project will include two (2) separate agreements: (1) the Green Infrastructure Grant Project Implementation Agreement; and (2) the Green Infrastructure Operations and Maintenance Agreement. The Property owner will be obligated to comply with the Green Infrastructure Operations and Maintenance Agreement.

In addition, property owners must sign a Declaration of Deed Restrictions notifying subsequent property owners of the obligation to maintain the project and submit it to the SFPUC to be recorded.

Copies of the Green Infrastructure Grant Agreement templates and the Declaration of Deed Restrictions can be found at [www.sfpuc.org/gigrants](http://www.sfpuc.org/gigrants).

## ***V. Implementation***

### **Design Submittals**

Grantees are required to schedule a pre-design meeting with SFPUC prior to detailed design. The property owner, grant manager, and community stakeholders must be present at the pre-design meeting. Grantees will be expected to present how the results of initial community engagement activities, geotechnical investigation, and engineering survey have further informed or updated the project concept design.

Grantees are required to submit documentation of successful completion of design milestones for review by the SFPUC via e-mail. Designs must be submitted at 35/65/95% completion (equivalent to 100% DD, 50% CD, 90% CD for architectural drawings) for review to ensure project performance. Design Submittal Checklists can be downloaded from the program website.

Final design documents (100% Construction Documents) must be submitted to the Grant Program Administrator via e-mail. The Grant Program Administrator will then issue final approval of the design to the Grantee. Once the Grant Program Administrator has issued final approval of the design, the Grantee may select a contractor.

### **Contractor/Bid Selection**

The Grantee will be responsible for procuring a licensed contractor to complete the construction of the project. The Grantee shall ensure that all contractors and subcontractors will comply with City insurance and prevailing wage requirements.

### **Construction**

During construction the SFPUC reserves the right to enter the construction site and inspect the project at any time. The Grantee must ensure that the SFPUC has access to the site upon reasonable notice. The Grantee will be responsible for alerting the Grant Program Administrator of critical construction activities related to the installation of the stormwater management features.

Once construction is complete, the Grant Program Administrator will conduct a final walkthrough of the project to ensure that all stormwater management features were built to the plans and specifications. If the project is determined to be complete, the SFPUC Grant Program Administrator will issue a Project Completion Notification to the Grantee.

### **Criteria For Grant Amendments**

A Grantee may request to have the SFPUC amend its agreement to increase its Grant Award up to the maximum per acre cost Grant Award to pay for unexpected costs that may arise during bid or construction of the project. The SFPUC would approve or deny requests for such contingency funding at its sole discretion, and any such requests would be subject to the availability of funding.

#### **Criteria for Retroactive Grant Amendments**

Grant agreements executed under the prior \$765,000 cost per acre maximum will be allowed to apply for increased grant funding subject to approval by the General Manager. Grantees must submit evidence in writing of (1) construction bid overages and/or (2) change orders related to green infrastructure construction. Criteria for each amendment request is below:

- Construction Bid Overages
  - Grantee must show good faith effort to collect competitive bids, with a minimum of 3 bids, that the lowest bid available is above the maximum cost per acre at time of grant application.
- Change Orders for eligible costs related to green infrastructure during construction
  - Amendments may be processed for green infrastructure-related change orders that arise during construction due to compensable, unforeseen site conditions.
  - Examples of compensable change orders meeting this criteria include: encountering unknown utilities during construction, encountering damaged or inaccurately placed existing utilities during construction, encountering unknown hazardous material, encountering unforeseen soil conditions that require additional drainage infrastructure, encountering unknown subsurface conditions such as old foundations and fill material.
  - Examples of non-compensable change orders that are not be covered include, without limitation: changes to materials from bid documents due to owner preference, changes to design that are not the result of compensable unforeseen conditions, change orders for any ineligible cost items as outlined in the program guidelines.
  - The changed work must specifically involve the green infrastructure and be encompassed within the green infrastructure project limits.
  - The changed work must also be compensable under the terms of the Grantee's construction contract with the Contractor.
  - Grantee must provide the City with written notice of the unforeseen site condition and allow the City a reasonable opportunity to inspect it at least 14 calendar days before commencing the changed work or otherwise disturbing the condition.

## Final Report

Before receiving the final grant disbursement, Grantees will be required to submit a Final Report to the SFPUC documenting all final project information. The final report must include construction as-builts, stormwater performance calculations, final construction costs, and a final maintenance checklist. The Final Report is due within 30 days of the issued Project Completion Notification. The Final Report template can be found on the program website.

## VI. *Post-Construction*

### Maintenance

The Property Owner will be responsible for all operations and maintenance of the project for the entirety of the 20-year grant term. The Property Owner will be responsible for submitting annual maintenance reports to the SFPUC for the entire duration of the project.

### Inspection

The SFPUC has the right to inspect the project at any time throughout the term of the Green Infrastructure Grant Agreement and the 20-year maintenance obligation. If the stormwater management function of the project is found to be impaired, the SFPUC will issue a notice to perform in writing to the Grantee to complete all required maintenance activities.

### **Removal of Declaration of Deed Restrictions (Year 20)**

Upon satisfaction of the obligation to operate and maintain the Project for twenty (20) years after the Project Completion Date, as defined in the Grant Agreement, the SFPUC will, upon request, record a release of the Declaration of Deed Restrictions in the official records of the City and County of San Francisco's office of the Assessor-Recorder.