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Welcome to the SFPUC’s Green Infrastructure Grant Program! The purpose of this guidebook is to help applicants and grantees understand and navigate the Green Infrastructure Grant Program, from project inception to completion.

The introduction provides a summary of the program and its requirements. After that, the guidebook is broken up into 5 major sections, following how an applicant and then grantee will move through the program. It is important to read the full guidebook before you submit an application, so you can understand all of the requirements at each phase of the project.

**Pre-Application**
How to determine if your project is eligible and what you need to do to be ready to submit an application. Read this section before starting the application!

**Application**
Step-by-step instructions for how to fill out the application.

**Grant Award**
How to get the grant process initiated once you are awarded.

**Design and Construction**
Process and requirements for completing your design and constructing the project.

**Operations and Maintenance**
Important information on maintenance and inspection requirements.

Important tips and links to online resources are provided throughout the document and are denoted with icons.
Sustainable Education Garden, Santa Rosa City Hall
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), including but not limited to: permeable pavement, rainwater harvesting, rain gardens, and vegetated roofs. The goal of this program is to reduce the amount of stormwater runoff entering SFPUC’s sewer system and improve system performance while also providing co-benefits such as non-potable reuse, groundwater recharge, and workforce development.

To receive funding under the Grant Program an applicant must demonstrate that the project:

1. Is located on a parcel that is connected to an SFPUC-owned and operated sewer system service area.
2. Manages stormwater runoff from a minimum impervious area of 0.5 acres.
3. Captures the 90th percentile storm (0.75-inch depth) with the proposed green infrastructure features.
4. Provides at least two (2) of the identified co-benefits from the program list, which can be found in the Pre-Application section of this guidebook.
5. Has a grant team that collectively demonstrates a history of successful project implementation and has previous experience designing, constructing, and/or maintaining green infrastructure.
The dollar amount of each grant award will be determined by your concept design and project budget. Individual grant awards are capped at a **maximum of $765,000 per impervious acre managed** (i.e., the amount of impervious surface that drains to the green infrastructure, or “impervious acres managed”), up to a **maximum of $2,000,000 per grant**. Funds can only be used for green infrastructure elements of the project. Grant funds cannot be used to pay for non-green infrastructure project elements, such as play equipment or furnishings.

Applications can be submitted at any time and will be reviewed in the order in which they are received (i.e. rolling applications). Grants will be awarded based on whether the application is complete and whether the application satisfies all five (5) of the above eligibility criteria.

Applicants do not need to be the property owner, but the property owner will be required to enter into a 20-year Stormwater Management Agreement with the SFPUC. The **Stormwater Management Agreement** requires the property owner to maintain the project for 20-years and includes a **Declaration of Deed Restriction** that is recorded against the property.

The purpose of the Grant Program is to **fund stormwater retrofits** (meaning, construction of GI projects on existing properties). Parcels undergoing new development or redevelopment that trigger the Stormwater Management Ordinance are not eligible for grant funds through the Grant Program.

**TIP: Think about these Important Considerations:**

- **Taxes:** A grant counts as income and therefore may be taxable. It is the responsibility of the Grantee to determine whether a tax liability exists.

- **Environmental Review:** Construction of large-scale green infrastructure projects often triggers environmental review requirements. Grantees must complete California Environmental Quality Act (CEQA) and any other required environmental review for their projects.

- **20-Year Stormwater Management Agreement (SMA) and Declaration of Deed Restriction:** Grantees are required to provide 20 years of maintenance of the green infrastructure facilities and register a Declaration of Restriction against the property deed. This is a long-term commitment - read the **Stormwater Management Agreement** and **Declaration of Deed Restriction** Templates before submitting an application! See the SFPUC BMP Fact Sheets for examples of maintenance activities and suggested frequencies.

- **City Vendor:** In order to receive grant funds, Grantees will be required to become a registered vendor with the City and County of San Francisco. This has very specific tax and insurance requirements. Grantees should review these requirements at [https://sf.gov.org/oca/qualify-do-business](https://sf.gov.org/oca/qualify-do-business) to ensure they qualify to do business with the City.

- **Grant Disbursement:** Grant funds will be disbursed in three (3) payments: initial soft costs, construction, and a final 10% retention payment upon successful completion of the project. Grantees must be able to cover the cost of completion of the project. For more detailed information about funding disbursements, go to the “Grant Award” section.

For additional information or assistance, please contact the SFPUC Grant Administrator at: [gigrants@sfwater.org](mailto:gigrants@sfwater.org) or call 415-934-5709.
Resources

The following resources are available on the SFPUC website to help support the development of a successful grant application:

<table>
<thead>
<tr>
<th>Resource</th>
<th>Description</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Stormwater Management Requirements and Design Guidelines (SMR)</strong></td>
<td>A regulatory document intended for projects complying with the Stormwater Management Ordinance, but it contains very helpful stormwater site design information.</td>
</tr>
<tr>
<td><strong>BMP Fact Sheets</strong></td>
<td>An appendix to the SMR that details the function, design considerations, and maintenance and inspection activities for each green infrastructure best management practice (BMP) type.</td>
</tr>
<tr>
<td><strong>Green Infrastructure Typical Details and Specifications</strong></td>
<td>An appendix to the SMR that includes a set of typical construction drawing details and specifications for the most popular BMP types that are intended to be customized by designers for each project.</td>
</tr>
<tr>
<td><strong>Vegetation Palette for Bioretention BMPs</strong></td>
<td>An appendix to the SMR that includes a list of appropriate vegetation choices for vegetated bioretention BMPs.</td>
</tr>
<tr>
<td><strong>Green Infrastructure Construction Guidebook</strong></td>
<td>A how-to guidebook that outlines ideal construction practices for bioretention and permeable pavement technologies.</td>
</tr>
<tr>
<td><strong>Green Infrastructure Maintenance Guidebook</strong></td>
<td>A how-to guidebook that outlines ideal maintenance for bioretention and permeable pavement technologies.</td>
</tr>
<tr>
<td><strong>SFPUC Rainwater Harvesting Manual</strong></td>
<td>A step by step manual on how to design and build rainwater harvesting at a residential scale.</td>
</tr>
<tr>
<td><strong>Green Infrastructure Permit Process Guidebook</strong></td>
<td>A step by step guide on how to identify and obtain the permits required for all approved green infrastructure BMP types.</td>
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</tbody>
</table>
The Chester Arthur Schoolyard project is a great example of a project that integrates outdoor learning opportunities and curriculum in the project design. Organized into four different schoolyard “labs” – Systems, Energy, Motion, and Habitat – the design incorporates STEM curriculum in an active outdoor learning experience.

**STORMWATER FEATURES:** Rain gardens, porous asphalt, sub-surface reservoir

**PROJECT CO-BENEFITS:** Education, native wildlife habitat, and edible plantings

**SIZE:** 0.4 acres  **COMPLETION DATE:** 2017

The Kansas City Water Services agency replaced a deteriorating employee parking lot to show case a range of stormwater solutions, including rain gardens, infiltration galleries, permeable pavers, porous asphalt, and pervious concrete.

**STORMWATER FEATURES:** Permeable pavement, rain gardens, infiltration gallery

**PROJECT CO-BENEFITS:** Non-potable reuse, education

**SIZE:** 6.2 acres  **COMPLETION DATE:** 2015

The Seattle Children’s PlayGarden is an example of a public-private partnership project with the Seattle Parks Department. The project renovated a portion of a small urban park to provide stormwater benefits and equitable outdoor recreation opportunities by designing all park amenities to be handicap accessible.

**STORMWATER FEATURES:** Rain gardens, rainwater harvesting, disconnected downspouts, vegetated roof

**PROJECT CO-BENEFITS:** Non-potable reuse, education

**SIZE:** 1.2 acres  **COMPLETION DATE:** 2010
This section is the first step in the application and grant process. It is intended to help you determine if your project meets all of the minimum eligibility criteria for the program. It is important to determine if your project is eligible before you spend time and resources submitting an application.

In order to be eligible to receive funding under the Grant Program an applicant must meet all five (5) eligibility criteria below. Applicants must demonstrate that the project:

1. Is located on a parcel that is connected to an SFPUC-owned and operated sewer system service area.
2. Manages stormwater runoff from a minimum impervious area of 0.5 acres.
3. Captures the 90th percentile storm (0.75-inch depth) with the proposed green infrastructure features.
4. Provides at least two (2) of the identified co-benefits from the program list, which can be found on page 18.
5. Has a grant team that collectively demonstrates a history of successful project implementation and has previous experience designing, constructing, and/or maintaining green infrastructure.
Follow these steps below to determine your eligibility and prepare for the application.

1. Determine If Your Property Is Eligible

Determine whether the proposed property (parcel) for your project is eligible for the Grant Program.

**Project Location:** The proposed project site (parcel) 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. Check out our Grant Program Map to determine if your project location is eligible.

**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. Assemble a Grant Team

You have determined that the project location and size meet the eligibility criteria. Now you are ready to assemble your grant team. The grant team must include an identified grant or project manager and a licensed engineer or landscape architect. In addition, the grant team may include the property owner, interested community members, and other project stakeholders. Applicants and/or their grant teams must demonstrate a history of successful project implementation and have previous experience designing, constructing, and/or maintaining green infrastructure. All green infrastructure features must be designed by a licensed Professional Engineer or Landscape Architect registered in the State of California.

**TIP:** Unsure of who you can work with to complete your project? Check out the Green Infrastructure Vendors list on our website. Our Green Infrastructure Vendor List is intended to provide potential grantees with resources for designing and constructing green infrastructure.

3. Evaluate Opportunities and Set Priorities

Now that you have assembled your grant team, you are ready to start evaluating stormwater management opportunities and setting priorities for your project. Stormwater retrofit projects are often versatile projects that can accomplish a variety of goals through integrated design practices. As you begin planning your project, it is important to evaluate the opportunities on your property and set priorities for improving the site. For instance, is your top priority to create a new public space for the surrounding community to enjoy? Do you want to provide opportunities for nature play or outdoor educational spaces? Do you want to improve drainage or paving problems? Do you want to align the timing of your project to complement other property improvements?

We recommend making a list of your goals for the project, starting with what is most important to you. The following sections of this guidebook can help guide this process:

- Approved Green Stormwater Infrastructure Best Management Practices (BMPs) **PG-16**
- Eligible and Ineligible Costs **PG-14**
- Co-Benefit Opportunities **PG-18**

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4. Develop a Project Concept

You are now ready to develop the conceptual design for your project (approximately equivalent to a 10% level of design). The concept design should illustrate the proposed changes to your site and how they will manage stormwater runoff from at least 0.5 acres of impervious surface. A list of required concept level design information can be found on the next page. Examples of concept designs on our website.

Minimum Performance Criteria:
Projects must capture runoff from the 90th percentile storm, equivalent to a 0.75-inch total depth. As you are developing your concept design, use the Stormwater Performance Calculator in the application to demonstrate that your design meets the minimum performance criteria.

TIP: Some design firms may do a concept design for free if you agree to use them if you get the grant. Check out the GI Vendor List on our website.

5. Schedule a Pre-Application Meeting

Before submitting your application, the grant or project manager must schedule a pre-application meeting with the SFPUC Grant Program Administrator. The purpose of the pre-application meeting is to ensure that your project meets all of the minimum requirements before you submit an application and to discuss your project’s proposed stormwater management concepts. We highly suggest that you download and review the grant application[🔗] as well as the Stormwater Management Agreement[🔗] prior to attending a pre-application meeting to help ensure that all of your questions can be answered!

To schedule a pre-application meeting, please contact the SFPUC Grant Program Administrator at gigrants@sfwater.org[🔗].

What to Bring to a Pre-Application Meeting

Essential:

1. Confirmation that your property meets the size and location eligibility criteria
2. Visual or written summary of site stormwater opportunities (e.g., any previous soil data available, existing topography, existing vegetated areas, impervious areas) and constraints (e.g., known utilities, steep slopes, setbacks)
3. Photos of the site
4. Any questions you have on the application
5. Any other questions you have for the SFPUC

Recommended:

1. Draft Concept Design
2. Draft Application
Concept Design Requirements

The concept design must identify the following information in one or more plans or diagrams:

**Before: Existing conditions**
- Impervious areas, e.g., roof, pavement, driveway
- Above ground stormwater infrastructure (drains, downspouts, inlets, etc.) and drainage management areas for those connections; below ground pipes or other structures, if known
- Utilities, e.g., water lines, electric lines, drains
  - Existing connections to the sewer system, if known
- Trees (drip line and trunk diameter, if known)
- Flow direction arrows for sheet/surface flow and pipe flow
  - Existing contours, if known
- Road labels
- Labels of existing uses (playground, parking, etc.)
- North arrow and scale
- Property and easement boundaries

**After: Proposed Site Plan**
(at a scale no greater than 1”=20’-0”)
- Project boundary
- Stormwater management practices (BMPs)
  - Footprint of each proposed BMP - Labeled with an ID number (e.g. for vegetated roof, VR-01, VR-02, etc.)
  - Corresponding Drainage Management Area (DMA) for each BMP
  - BMP drainage components (overflow, under-drain, outlet control structures for the BMP itself, etc.)
- Proposed connections to existing conveyance systems or sewers
- Proposed site drainage features (new drains, downspouts, etc.)
- Flow direction arrows for sheet flow and pipe flow.
- Changes to land cover, including impervious surfaces
- Areas that require regrading or grading contours
- Labels of proposed uses (playground, parking, etc.)
- BMP Performance Summary Table
  - BMP ID Number
  - Facility type and sizing information, e.g., footprint (square feet), or storage volume (gallons)
  - Size of each DMA (square feet).
Eligible and Ineligible Costs:

Grant funds can be used to cover all project costs related to the construction of the proposed green infrastructure facilities. Grant funds cannot be used to pay for non-green infrastructure project elements, such as play equipment or furnishings.

Eligible and ineligible costs may include, but are not limited to:

Eligibility Costs

- Bid items related to green infrastructure BMPs (surface and subsurface):
  - Soil
  - Plants
  - Concrete
  - Excavation
  - Grading
  - Underdrains
  - Irrigation
- Educational signage relating to stormwater
- Regrading of surfaces draining to BMPs
- Impervious surface removal
- Non-construction activities (up to 20% of total grant amount):
  - Project management
  - Planning
  - Design
  - Environmental Review
  - Geotechnical investigations
  - Structural investigations
  - Engineering surveys
  - Construction management

Ineligible Costs

- On-going maintenance (including any contractor maintenance period)
- Non-green infrastructure components, including by not limited to:
  - Decorative items
  - Benches
  - Play equipment
  - Lighting
- Monitoring or research
- Land acquisition costs
Approved Green Stormwater Infrastructure Best Management Practices (BMPs):

There are a variety of green stormwater infrastructure best management practices (or stormwater BMPs) that can help you meet your stormwater targets. The stormwater BMPs you select for your project must be located and sized appropriately to capture runoff from the 90th percentile storm (0.75-inch depth).

The type of stormwater BMP that is best for your project will depend on many factors, including available space, drainage area, soil type, and land use. Use the Stormwater Performance Calculator (see Application section of this document) as a tool to help determine how your project can meet the performance requirements. For more information on BMP types, siting, and selection, refer to the SFPUC BMP Fact Sheets.

Other technologies or unique BMP types may be eligible. These will need to be discussed with the Grant Administrator and approved on a case-by-case basis.

Bioretention/ Rain Garden:
Stormwater facilities that rely on vegetation and specially engineered soils to capture, infiltrate, transpire, and remove pollutants from runoff.

Downspout flowing into bioretention

325 Octavia Street, San Francisco

Streetscape bioretention

Mission-Valencia Green Gateway, San Francisco
Permeable Pavement:
Any porous, load-bearing surface that temporarily stores rainwater prior to infiltration or drainage to a controlled outlet.

Rainwater Harvesting:
Cisterns that collect roof runoff and provide water for indoor or outdoor use.

Pervious concrete in parking lot

Rainwater cistern

Presidio, San Francisco

One So. Van Ness Ave, San Francisco

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.

Downspout flowing into infiltration trench

Vegetated roof

RL Stevenson Elementary, San Francisco

Ortega Library, San Francisco
Co-Benefit Opportunities:

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. The co-benefits of your project will depend on your priorities and your project design. Applicants are required to demonstrate that the proposed project will have at least two (2) of the identified co-benefits listed below. Evaluating how your project can achieve some of the co-benefits listed below is an important step in the pre-application process.

### Location within or serving Environmental Justice Area or Disadvantaged Community

The SFPUC is committed to the goals of environmental justice to lessen disproportionate environmental impacts on communities in all SFPUC service areas and to ensure that public benefits are shared across all communities. To help address social and environmental issues, the SFPUC has adopted Environmental Justice and Community Benefits policies.

To qualify for this co-benefit, projects must meet one of the following criteria:

1. Projects that are located within an Environmental Justice Area (EJ) or Disadvantaged Community (DC) in San Francisco qualify for this co-benefit. To determine if your project falls in one of these areas, please refer to the [Grant Program Map](#).

2. Alternatively, facilities that serve Disadvantaged Communities or Environmental Justice Areas qualify for this co-benefit. Project sites not within a specified EJ or DC area must:
   - Provide free or reduced lunch to greater than 50% of students/attendees.
   - Provide meaningful access to and engagement with the project to an organization that serves a specified community within an EJ or DC area.

### Public Access Opportunities

Green infrastructure projects that are open to the public promote awareness of and education about the importance of stormwater management in San Francisco. They also provide community gathering spaces and support neighborhood beautification.

To select this co-benefit, the project site must be in a publicly accessible space. If a project site is only open to the public during specific times of the day (e.g., after school programs, etc.) it must be open for a minimum of 2 hours per day.

### Groundwater Recharge

Groundwater recharge may be attained through the planned infiltration of stormwater into the Westside Groundwater Basin.

To select this co-benefit, the project must be located above the Westside Groundwater Basin (see [Grant Program Map](#)) and manage at least 0.25 acres of impervious surface with an infiltration-based BMP.

### Non-Potable Water Reuse

Rainwater and stormwater can be collected, treated, and used to satisfy non-potable water demands. For example, a rainwater harvesting system can provide treated non-potable water for landscape irrigation and/or toilet flushing at your site.
To select this co-benefit, the project must design and implement an onsite non-potable water reuse system with a storage capacity of at least 6,000 gallons.

**Education and/or Curriculum Opportunities**

Detailed educational signage and/or integration with curriculum enhance education about stormwater management and ecosystems or engineering practices. Integrated curriculum could include lesson plans that incorporate learning related to specific project elements, detailed signage that explains how green infrastructure works to reduce stormwater runoff into the sewer system, etc.

To qualify for this co-benefit, projects must incorporate educational signage or curriculum relating to the function of green infrastructure assets and their impact on broader watershed and sewer systems.

**Job Training Opportunities**

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.

To select this co-benefit, projects must agree to serve as a training site for trainees learning about the design, construction, maintenance or monitoring of green infrastructure. To achieve this, the site must be open and accessible to trainees and their instructors for a minimum of 16 hours per year (during business hours).

**Increase Biodiversity/Native Habitat**

San Francisco has adopted citywide biodiversity goals to restore and maintain diverse native habitats in the city. Projects that prioritize creating habitat can qualify for this co-benefit. Biodiversity and wildlife habitat can be improved through the project’s landscape planting plan and integrated into project design through features such as native pollinator gardens. SF Environment has a list of native plant nurseries in the Bay Area.[1]

To select this co-benefit, projects must identify one (1) or more native species that the project is designed for, provide a plant palette selected to attract that species, and provide at least 500 square feet of vegetation using the proposed plant palette (reference location in concept plan).

**Access our Technical Assistance Program to help!**

*Feeling overwhelmed? Our technical support team is available to help you work through your project concepts, co-benefits, and application process. Please reach out to our technical assistance program at gigrants@sfwater.org.*
Innovative Stormwater Project Examples

**Tanner Springs Park**  
Portland, OR

Portland’s Tanner Springs Park was designed to restore the natural function of the historic watershed in a formerly industrial area. The public plaza works to filter stormwater while providing valuable natural habitat and open space in a dense urban setting.

**STORMWATER FEATURES:** Constructed wetland, rain garden  
**PROJECT CO-BENEFITS:** Public access, vegetable garden, basketball courts  
**SIZE:** 0.92 acres  
**COMPLETION DATE:** 2010

**Source:** https://www.portlandoregon.gov/

**Brooklyn Navy Yard**  
Brooklyn, NY

The Brooklyn Navy Yard rooftop farm is a unique example of a project that repurposes an industrial site with an activated public amenity. The project provides school groups, families, and volunteers with opportunities to learn about the local food supply and participate in activities and events around urban farming.

**STORMWATER FEATURES:** Vegetated roof  
**PROJECT CO-BENEFITS:** Public access, vegetable garden, biodiversity, job creation, education  
**SIZE:** 2.96 acres  
**COMPLETION DATE:** 2012

**Source:** https://www.brooklyngrangefarm.com/navyyard/

**Maplewood Mall Retrofit**  
Maplewood, MN

The Maplewood Mall parking lot was retrofitted with rain gardens, permeable pavers, and a rainwater harvesting cistern that receives runoff from the mall roof. Interpretive signage and a conservation-themed mural draws attention to these improvements, and a large watershed map in the entry vestibule shows how water travels from the mall all the way to the Mississippi River.

**STORMWATER FEATURES:** Permeable pavers, rain gardens, rainwater harvesting  
**PROJECT CO-BENEFITS:** Public access, education, non-potable reuse  
**SIZE:** 35 acres  
**COMPLETION DATE:** 2012

**Source:** https://www.rwmwd.org/
Once you have completed a pre-application meeting, you are ready to complete the grant application. The application (sfwater.org/gigrants) is an excel workbook available for download on our website. The workbook includes seven (7) required forms that you must complete to apply (see the table below for sections of the application) plus additional attachments for the concept design and site photos. All forms must be completed per the instructions included in the first tab of the Application spreadsheet. The SFPUC will return any incomplete applications, and application review will be delayed until all required application materials are complete.

Complete the Application

Project Application Form
The project application form is where you provide general information about your proposed project including the location, proposed project team, and the total amount of funds that you are requesting. You must provide a brief project description that quickly summarizes the proposed project. This form also includes a checklist of the additional materials/documentation that you must include with your application.
Project and Grant Team Experience Narratives
This form includes 2 text boxes: (1) project narrative and (2) grant team experience. The project narrative should provide context around the project, including drivers, goals, etc. and a summary of the proposed scope. The experience narrative should describe your project team’s previous experience with delivering green infrastructure projects of similar scale and complexity. No more than 500 words for each.

Project Budget
The budget template is where you will describe how you propose to spend the grant funds. The dollar amount of each grant award will be determined by your concept design and project budget. Your budget should be consistent with your proposed conceptual design and provide sufficient detail to demonstrate that your concept has been accurately estimated.

The budget template is divided into construction costs and non-construction costs. It includes typical GI line items for a concept level design. These are for information only and can be modified/edited/removed for your specific project. No more than 20% of the grant amount may be used for non-construction activities.

Standard contingencies consistent with a 10% level of design are included within the template to ensure accurate cost estimating of proposals. These contingency multipliers can be reduced if your design is farther along than 10% but cannot be increased without approval from the SFPUC Grant Program Administrator.

Individual grant awards are capped at a maximum of $765,000 per impervious acre managed (i.e., the amount of impervious surface that drains to the green infrastructure, or “impervious acres managed”), up to a maximum of $2,000,000 per grant. SFPUC may issue partial grants depending upon funding availability.

Stormwater Performance Calculator
The stormwater performance calculator determines the performance of the proposed BMP(s) based on their size and the impervious area draining to them. This allows you to demonstrate that your concept design meets the minimum stormwater performance requirement of capturing the 90th percentile storm from the impervious drainage areas.

First you must enter the stormwater service type for your site as either combined sewer system (CSS) or municipal separated storm sewer system (MS4). You must also input the predominant hydraulic soil group (HSG) type at your site, which the SFPUC uses to estimate the performance of infiltrating facilities. If you do not know the service system type or soil type at your site, you can view a map in the stormwater performance calculator.

To use the stormwater performance calculator you should divide your proposed project site by BMP type and aggregate the impervious area draining to each BMP type. The inputs in this section include the BMP type(s), BMP footprint size, and impervious drainage management area. For rainwater harvesting cisterns re-use rates (i.e. demand) are also required.

The stormwater performance calculator will not show the performance output of your project until the data entered shows that you are using approved GI practices that are appropriately sized, managing at least 0.5 acres of impervious area, and capturing the 90th percentile storm from the proposed drainage areas.
Co-benefits
This form is for you to describe the co-benefits provided by your project. You must provide a description of how your project will deliver at least two (2) co-benefits from the list.

Please describe how your project will meet or exceed the specified minimum co-benefit thresholds outlined in the Pre-Application section of this document. The description should include specific, measurable, and achievable design goals.

Project Schedule
This template is where you will outline the major milestones of your proposed project schedule. The schedule must propose starting construction of the project within 2 years after execution of the Stormwater Management Agreement and should take into account regulatory requirements, SFPUC design reviews and inspections.

Maintenance Plan
This template is where you will outline the maintenance activities for the proposed green infrastructure facilities. Please refer to the SFPUC BMP Fact Sheets for recommended maintenance activities and frequencies for the proposed BMP types in your project.

If you are proposing to use proprietary BMPs, you should refer to the manufacturer for typical inspection and maintenance activities or prepared maintenance guides.

As part of your application, you must also submit the following two (2) attachments:

Application Attachments

Conceptual Design
You must submit a conceptual design plan drawing(s) with the elements outlined in the Pre-Application section of this guidebook. See Step 4 in the Pre-Application Section for requirements on what to include in a concept design.

Site Photos
3-5 photos documenting existing conditions at the site. Consider what photos will be most compelling for before/after shots – they are a great way to show off your project!

Complete applications for the Green Infrastructure Grant Program must be sent via e-mail to gigsants@sfwater.org. Applicants will receive a confirmation e-mail with the date and time of your application. If you do not receive a confirmation e-mail within 5 business days, please e-mail the SFPUC Grant Administrator at gigsants@sfwater.org or call 415-934-5709.

Access our Technical Assistance Program to help!
Feeling overwhelmed? Our technical support team is available to help you work through your project concepts, co-benefits, and application process. Please reach out to our Technical Assistance Program at gigsants@sfwater.org.
How your Application is Reviewed

Applications are accepted on a first come, first served basis. When your application is up next for review, the SFPUC will determine if you have submitted a complete application and whether the project meets all minimum eligibility requirements. Projects that meet the these requirements will receive grant funding as funds are available. Below is a helpful checklist to help ensure you have submitted a complete application.

Application Checklist

☐ I have completed my pre-application meeting.

☐ I have read the Pre-Application and Application sections of Green Infrastructure Grant Program Guidebook.

☐ I have confirmed on the online web map that my project is within an SFPUC-owned and operated sewer system service area.

☐ I have completed all 7 forms of the application and my completed application demonstrates:

  ☐ 1. My grant team has prior experience delivering a green infrastructure project of similar size and complexity.

  ☐ 2. My project budget is equal to or less than $765,000 per impervious acre managed and under $2M.

  ☐ 3. My project budget accurately reflects my concept design and is reasonable for the technologies I have proposed.

  ☐ 4. My project manages at least 0.5 acres of impervious surface.

  ☐ 5. My project manages the 90th percentile storm (0.75”).

  ☐ 6. My project provides at least 2 co-benefits that meet the thresholds defined in the Pre-Application section of the Program Guidebook.

  ☐ 7. My project schedule proposes starting construction within 2 years of my anticipated grant award.

☐ My project maintenance plan lists all maintenance tasks required for each proposed BMP type consistent with the BMP Fact Sheets and manufacturer guidance.

☐ I have developed a concept design consistent with the requirements in the Pre-Application section of the Program Guidebook.

☐ My project narrative and concept design accurately demonstrate a feasible stormwater management concept.

☐ I have attached my concept design and site photos with my complete application.

☐ I have submitted my complete application with attachments to gigrants@sfwater.org.
Congratulations, you have been conditionally awarded a grant by the SFPUC! You have now moved from being an applicant to a grantee. This section provides the steps you must take in order to actualize the grant that has been conditionally awarded. These important “paperwork” steps must be completed before any grant funds are disbursed.

Get a Reservation Letter

The SFPUC Grant Administrator will issue you a Reservation Letter confirming the amount of grant funds reserved for your project. A Reservation Letter is provisional and subject to the execution of the Stormwater Management Agreement and submission of the required documentation for funding disbursements.

You have three (3) months from the date of the Reservation Letter to submit the following three (3) items to the SFPUC:

1. A completed W-9 IRS tax form from the designated payee.
2. Insurance documentation described in the Stormwater Management Agreement.
3. City and County of San Francisco Bidder and Supplier Number (obtained via the City Vendor process outlined below).
If the Grantee does not complete the above requirements within three months, the SFPUC reserves the right to rescind the grant award. You may request an extension of the grant reservation via email to the SFPUC. Approval of extension requests is at the discretion of the Grant Administrator.

Sign the Stormwater Management Agreement

The Stormwater Management Agreement has a term of twenty (20) years. The grant agreement requires 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. If the grantee is not the property owner, both the grantee and property owner must sign the Stormwater Management Agreement. Make sure your property owner has read and understands all the requirements before you apply for a grant.

In addition, property owners must record against the selected property a Declaration of Deed Restrictions notifying subsequent property owners of the obligation to maintain the project during the 20-year term. Templates for the Stormwater Management Agreement and the Declaration of Deed Restrictions can be found at http://www.sfwater.org/gigrants.

Each Stormwater Management Agreement must be formally approved by the Commission of the SFPUC. Grantees will have two (2) months from the Commission approval date to sign the Stormwater Management Agreement.

Become a City Vendor

In order to receive any of the three (3) grant disbursements, the grantee (or their designated subcontractor) must become a qualified Supplier and Bidder with the City and County of San Francisco. Grantee’s can register online and submit necessary compliance forms via San Francisco’s centralized vendor portal. This process will result in the required Supplier ID number necessary to process grant payments.

Important Taxes and Insurance Considerations

- A grant is classified as income and therefore may be taxable by the Internal Revenue Service. 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 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 Stormwater Management Agreement contains additional requirements related to taxes, insurance, and other matters.
Complete Grant Disbursement Requests

Grant funds will be provided to the grantee in three (3) disbursements at different phases of project completion: planning and design, construction, and final retention.

**First Payment: Planning and Design** (20% of total grant) All non-construction related project costs (i.e., soft costs) will be disbursed upon the execution of the Stormwater Management Agreement and the grantee's submission of all initial required funding documentation to the SFPUC. To receive the first grant disbursement, the grantee must submit the following documentation to the Grant Administrator:

1. Signed Stormwater Management Agreement
2. Completed W-9 IRS form
3. All required insurance documentation
4. City and County of San Francisco Bidder and Supplier Number

**Second Payment: Construction** (70% of total grant)

Funding for construction will be disbursed upon the SFPUC's approval of 100% completed design and the grantee's recording of the Declaration of Deed Restrictions. This second payment will not cover the full cost of construction - **grantees must be able to front at least 10% of the total project cost to get through completion**! To receive the second grant disbursement, the grantee must submit the following documentation to the Grant Administrator:

1. SFPUC Approval Letter of 100% Design
2. Proof of recording of Declaration of Deed Restrictions
3. Proof of CEQA Determination or Exemption

**Third Payment: Final Retention** (10% of total grant)

The final retention payment will be disbursed upon the SFPUC’s final approval of the constructed project (via a final walkthrough) and the grantee's submission of the Final Grant Report. To receive the third grant disbursement, the grantee must submit the following documentation to the Grant Administrator:

1. SFPUC Approval Letter of Final Completion
2. Completed Final Report
Now that all of the required paperwork is out of the way, you are ready to start the project! This section covers the steps and requirements for completing your project’s design, finding a qualified contractor, and building the project.

**Design the Project**

Grantees are required to submit documentation of successful completion of design milestones for review and approval 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 the green infrastructure features will function and meet the expected performance metrics. **Design Submittal Checklists** for each milestone 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.

**Required Site Investigations**

All required site investigations, such as a topographic survey, Geotechnical analysis, structural survey, utility locating, etc. should be completed prior to the 35% design submittal. These services can often take a long time to complete – start early!
Permits and Environmental Review
All projects must comply with applicable local, state, and federal permit requirements. If you are unsure of what permits your project may require, check out our Green Infrastructure Permit Process Guidebook.[🔗] 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.

Find a Contractor/Bid the Project
The grantee is responsible for procuring a licensed contractor to complete the construction of the project. The project bid form must include separate bid items for green infrastructure facilities. All GI bid items shall include unit prices. It is the grantee’s responsibility to ensure that all contractors and subcontractors comply with City insurance requirements.

TIP: Contractor Training - While not required, the SFPUC highly recommends contractors who have not built green infrastructure before receive training prior to starting construction. Contractor training is available through the SFPUC by request.

Construct the Project
During construction the SFPUC reserves the right to enter the construction site and inspect the project at any time. The grantee will be responsible for alerting the Grant Program Administrator of critical construction activities related to the installation of the stormwater management features and keeping them updated on general construction progress. It is the grantee’s responsibility to construct a project that delivers the benefits and performance committed in the grant application, and to hire a design/construction management team to monitor and control construction.

Once construction is complete, the SFPUC 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.

Submit the Final Report
Before receiving the final grant disbursement, you 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 accounting of total project costs (grant-funded as well as additional funding that may have been raised to fund the project), and a final maintenance checklist. The Final Report is due within ninety (90) days of the issued Project Completion Notification. The Final Report template can be found on the program website.
Congratulations – your project is constructed! However, your grant obligation is just getting started. This section describes the ongoing maintenance responsibilities and inspection protocols for the remaining duration of the 20-year Stormwater Management Agreement.

**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 must submit annual maintenance reports to the SFPUC for the entire duration of the project. Templates for the annual maintenance report can be found on our website.

**TIP: Maintenance Training** – Properly trained maintenance staff can save you a lot of time and money. Maintenance training for your identified maintenance staff is available upon request to the SFPUC.

**Inspection**

The SFPUC has the right to inspect the project at any time throughout the term of the Stormwater Management Agreement. 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 property owner to complete all required maintenance activities.
Project Closeout (Year 20)

Upon satisfaction of the obligation to operate and maintain the project for twenty (20) years, 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. That request must be made to the Grant Program Administrator.