



February 4, 2019

**Transform Fresno Project: Readiness Status**

TO: City of Fresno

FROM: Transformative Climate Communities (TCC) Program Staff

SUBJECT: Transform Fresno Project: Readiness Status

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This memo outlines the next steps of each project in the Transform Fresno Project, which was awarded a Round 1 TCC Implementation Grant. Given the multiple project types and requirements in the TCC Program, this memo summarizes each project's status as of February 4, 2019 and the remaining requirements needed before beginning work for each of these projects under the grant agreement.

## **1. Summary**

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The following projects can start implementation per work plans and budgets upon grant execution:

- Project # 1 - Chinatown Project
- Project # 2 - EOC Partnership for Energy Savings and GHG Reductions in SW Fresno
- Project # 3 - GRID Solar Collaborative Single-Family Partnership
- Project # 4 - GRID Solar Collaborative Multi-Family Partnership
- Project # 9 - Mariposa Plaza
- Project # 12 - Yosemite Village Permaculture Community Garden & Urban Farm Incubator

The following projects may begin allowable pre-construction, community engagement, and workforce development activities upon grant execution:

- Project # 5 - Southwest Fresno Trail
- Project # 6 - Chinatown Urban Greening
- Project # 7 - Clean Shared Mobility Network
- Project # 11 - Southwest Urban Forest Expansion
- Project # 13 - Park at MLK Magnet Core
- Project # 14 - Inside Out Community Garden
- Project # 15 - SW Fresno Community Food Hub: Community Orchard Project
- Project # 16 - SW Fresno Community Food Hub: Urban Heat Island Mitigation Project
- Project # 18 - Fresno City College: West Fresno Satellite Campus

All Transformative Plans can start spending on allowable maximum funds to develop the revised Transformative Plans upon grant execution.

## 2. Background

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Implementation Grant awardees were required to meet a readiness threshold at application: a minimum of three (3) projects comprising at least 50% of requested funds must meet readiness requirements. The remaining projects must demonstrate the ability to meet full readiness within the first year of the grant. The Transform Fresno proposal has eight (8) projects comprising 66% of requested funds that meet the readiness requirements outlined in the Guidelines.

In addition, projects must meet full readiness requirements before beginning reimbursable work, as described in the Guidelines and Grant Agreement (see Section 10 Conditions for Beginning Work). However, projects with allowable pre-construction, community engagement, and workforce development activities may begin those activities prior to meeting full readiness. All projects must meet full readiness prior to beginning construction work.

- Six (6) projects have met full readiness and can start full implementation per work plans and budgets after grant execution.
- Nine (9) projects have allowable pre-construction, community engagement, and workforce development activities that may begin upon grant execution, but these projects still need to meet readiness before starting the implementation of other activities per work plans and budgets.
- Three (3) projects must meet full readiness or other conditions before starting implementation.

The Transformative Plans (Community Engagement Plan, Workforce Development Plan, and Displacement Avoidance Plan) are subject to a separate set of conditions for beginning work, as described in the Grant Agreement (see Exhibit B). All three (3) plans, apart from the Southwest Green Trails community engagement subproject, will undergo a revision process in the first quarter of the grant.

## 3. Readiness Status of Each Project

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The table below specifies the projects with allowable pre-construction costs, and a list of remaining documents needed to meet full readiness for the construction phase. Refer to the Grant Agreement for the maximum allowable grant amounts to be reimbursed during the pre-construction phase prior to achieving readiness.

| Project # - Name                                                       | Pre-Construction Phase:<br>Allowable Costs for<br>projects that are not<br>ready | Construction Phase:<br>Outstanding Readiness Items |
|------------------------------------------------------------------------|----------------------------------------------------------------------------------|----------------------------------------------------|
| 1 - Chinatown Project                                                  |                                                                                  | Ready                                              |
| 2 - EOC Partnership for Energy Savings and GHG Reductions in SW Fresno |                                                                                  | Ready                                              |
| 3 - GRID Solar Collaborative Single-Family Partnership                 |                                                                                  | Ready                                              |
| 4 - GRID Solar Collaborative Multi-Family Partnership                  |                                                                                  | Ready                                              |

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|----------------------------------------------------------------------------|-------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 5 - Southwest Fresno Trail                                                 | \$136,296.00 in pre-con costs to finalize readiness                                       | <ul style="list-style-type: none"> <li>• CEQA</li> <li>• Site control for all parcels</li> </ul>                                                             |
| 6 - Chinatown Urban Greening                                               | \$10,352.00 in pre-con costs to finalize readiness                                        | <ul style="list-style-type: none"> <li>• CEQA</li> </ul>                                                                                                     |
| 7 - Clean Shared Mobility Network                                          | \$153,866.97 in community engagement costs for selecting sites and setting up partnership | <ul style="list-style-type: none"> <li>• CEQA for all charging sites</li> <li>• Permits list</li> <li>• Long-term operations and maintenance plan</li> </ul> |
| 8 - Annadale Mode Shift                                                    | N/A                                                                                       | <ul style="list-style-type: none"> <li>• CEQA</li> </ul>                                                                                                     |
| 9 - Mariposa Plaza                                                         |                                                                                           | Ready                                                                                                                                                        |
| 10 - ERP Green Toddler Park                                                | TBD and contingent upon Exposure Risk Assessment findings                                 | <ul style="list-style-type: none"> <li>• CEQA</li> <li>• Plant palette certification</li> </ul>                                                              |
| 11 - Southwest Urban Forest Expansion                                      | \$405.05 in pre-con costs to finalize readiness                                           | <ul style="list-style-type: none"> <li>• CEQA</li> <li>• Regional Urban Forester approval</li> </ul>                                                         |
| 12 - Yosemite Village Permaculture Community Garden & Urban Farm Incubator |                                                                                           | Ready                                                                                                                                                        |
| 13 - Park at MLK Magnet Core                                               | \$32,881.25 in pre-con costs to finalize readiness                                        | <ul style="list-style-type: none"> <li>• CEQA</li> <li>• Long-term operations and maintenance plan</li> </ul>                                                |
| 14 - Inside Out Community Garden                                           | \$7,500.00 in pre-con costs to finalize readiness                                         | <ul style="list-style-type: none"> <li>• CEQA</li> <li>• Site control for entire grant term</li> <li>• Regional Urban Forester approval</li> </ul>           |
| 15 - SW Fresno Community Food Hub: Community Orchard Project               | \$89,000 in pre-con costs to finalize site control                                        | <ul style="list-style-type: none"> <li>• CEQA</li> </ul>                                                                                                     |
| 16 - SW Fresno Community Food Hub: Urban Heat Island Mitigation Project    | \$53,000 in pre-con costs to finalize readiness                                           | <ul style="list-style-type: none"> <li>• CEQA</li> <li>• Plant palette</li> <li>• Plant palette certification</li> <li>• Permits list</li> </ul>             |
| 17 - Edible Food Rescue, Composting, and Distribution Project              | N/A                                                                                       | <ul style="list-style-type: none"> <li>• CEQA</li> </ul>                                                                                                     |
| 18 - Fresno City College: West Fresno Satellite Campus                     | \$1,141,882.00 in pre-con costs to finalize readiness                                     | <ul style="list-style-type: none"> <li>• CEQA</li> <li>• Plant palette</li> <li>• Plant palette certification</li> </ul>                                     |

| Transformative Plan                  | Plan Development:<br>Allowable Costs      | Plan Implementation:<br>Outstanding Items                                              |
|--------------------------------------|-------------------------------------------|----------------------------------------------------------------------------------------|
| CEP – Southwest Green Trails Project |                                           | Ready                                                                                  |
| CEP – Community Engagement Plan      | \$44,554.15 in plan development costs     | <ul style="list-style-type: none"><li>• Approved Community Engagement Plan</li></ul>   |
| WDP – Workforce Development Plan     | \$160,496.60 in plan development costs    | <ul style="list-style-type: none"><li>• Approved Workforce Development Plan</li></ul>  |
| DAP – Displacement Avoidance Plan    | TBD after grant execution (leverage only) | <ul style="list-style-type: none"><li>• Approved Displacement Avoidance Plan</li></ul> |

#### 4. Next Steps

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Upon City Council approval and execution of the grant, the projects are authorized to begin reimbursable work as described in this memo and the Grant Agreement.

The City needs to execute the pass-through agreements in a timely manner upon grant execution to allow for the implementation of the projects.