

Attachment 3. Work Plan

City of Patterson Phase II Turf Removal Project

Since the first phase of the turf removal project on Sperry Avenue in Patterson (the pilot project) was a success, the City would like to duplicate that effort but on a much larger scale. Turf is aesthetically pleasing but can create problems with safety and the excessive use of water. For this project, the City would like to complete the removal of turf at our other medians and city-maintained streetscapes. There are seven locations selected for conversion, totaling 161,421 square feet (SF) in total area. Table 1 below shows the locations and size of each location.

Table 1. Phase II Turf Removal Project Sites

Section	Location	Size in Square Feet (SF)
1	Baldwin Rd. Medians	20,281
1	Baldwin Rd. Easements	66,300
2	Sperry Ave. Easements	45,130
3	Ward Ave. Easements	6,660
4	Hyacinth Dr. Easement	5,970
5	Calvinson Pkwy. Easement	13,930
6	American Eagle Ave. Easements	3,150
	Total	161,421 SF

Figure 1. Map of Phase II Turf Removal Project Sites (also see separate attachment)



The only other option considered for this project was to let the grass go dry. However, these medians belong to multiple Landscape Maintenance Districts (LMD) and have to be maintained per the developer agreement.

Total benefits for the project include:

- 1) Decrease in nuisance water on Baldwin Ave-There will be no more runoff and over spray from sprinkler system, since it will go to a low volume drip system.
- 2) Decrease in maintenance costs-The city will save over \$25,677 in maintenance costs a year.
- 3) Decrease in operations cost-The city will save \$14,360 in operations cost a year.
- 4) Decrease in safety concerns with less equipment and personnel on the medians-The city will no longer mow the medians or streetscapes, therefore, safety concerns will decrease.
- 5) Providing habitat-friendly landscape that shares dual purposes.

Work Plan

The schedule shown on the Gantt chart (see Attachment 5) is reasonable based on the currently available project information and the City's experience with similar projects implemented in recent years. The Project will be ready to begin construction/implementation by June, 2015, assuming a grant award date in April/May 2015. The City of Patterson Phase II Turf Removal Project (Project) would remove turf from city street medians and side street easement and replace landscaping with drought-tolerant vegetation. The Project will also install Climatologically-Based Controllers (CBC) for irrigation. A description of each project task in the schedule is provided below:

Direct Project Administration:

- 1) *Task 1: Project Administration* – The City Project Manager will be responsible for ensuring the steps necessary to complete this Project are underway. The schedule for grant application preparation was determined from the schedule provided in the proposal. Project Administration begins with the first preliminary assessment and ends when the Project is completed (August 2016).
- 2) *Task 2: Labor Compliance Program* – A consultant will be hired to develop a Labor Compliance Program prior to construction beginning. The program will be implemented through the duration of Project construction.
- 3) *Task 3: Reporting* – Quarterly progress reports will be produced by the City Project Manager and/or representative consultant for the Project as required by the funding agreement and beginning the first quarter the grant is awarded. The Final Report will be submitted at Project completion (August 2016).

Land Purchase/Easement:

- 4) *Task 4: Purchase/Easement* - Easement acquisition is not required for this project.

Planning/Design/Engineering/Environmental Documentation:

- 5) *Task 5: Assessment and Evaluation* – task completed for the Project during Phase 1.
- 6) *Task 6: Final Design* –Contractor to be hired to develop project design. Final design is due for completion by February 12, 2016.
- 7) *Task 7: Environmental Documentation* – Contractor to be hired for environmental & permitting. Environmental documentation (CEQA) will not be required for this Project.

8) *Task 8: Permitting* – Permits will not be required for this Project.

Construction/Implementation:

9) *Task 9: Construction Contracting* – Preparation for the first construction bid will begin by February 12, 2016, with a Notice to Proceed issued by March 30, 2016.

10) *Task 10: Construction* – The contractor will mobilize starting March 30, 2016, and construction will be completed by August 21, 2016. Construction to include removal of existing turf, installation of Rain Master RME Eagle CBCs, irrigation system, and replanting of drought-tolerant vegetation.

11) *Task 11: Environmental Compliance/Mitigation/Enhancement*. Construction Best Management Practices (BMPs) will be implemented during construction. Submittals for these activities are a part of the Mobilization and Site Preparation requirements.

12) *Task 12: Construction Administration* – Prior to the beginning of construction, a consultant will be hired to assist with construction management activities. These activities will be complete by August 21, 2016 with a final notice of completion letter.

Work Plan Summary Table

The City of Patterson (City) Turf Removal Project (Project) Work Summary Table contains descriptive summaries of the tasks necessary to complete the Project, discusses the deliverables that will be provided, and discusses the current status of the Project, including work already completed.

Task	Description of Work Completed, In Progress or to be Completed for Task (listed as % Complete)	Deliverables	Status
Category (a) Direct Project Administration			
Task 1: Administration	<p>Grant application preparation by the consultant. (100%)</p> <p>The City’s Project Manager (PM), along with representative consultants, will coordinate meetings, manage contracts, managed invoices, maintain the project schedule, provide budget tracking and collect all data. The PM will oversee the Project’s conceptual proposal, implementation, and grant reporting. The PM will provide input, data, review documents and design plans, coordinate tasks throughout all phases of Project and be responsible for communication with the Project partners during implementation. (0%)</p> <p>The City will prepare and submit to DWR a Project Performance Monitoring Plan to be implemented during project execution. (0%)</p>	Complete grant application and other documents as necessary to receive grant award; invoices for reimbursement; project schedule; customer agreements	In progress

Task 2: Labor Compliance Program	A Labor Compliance Program (LCP) will be prepared by the City to be implemented by City staff and/or a representative contractor. The City's Construction Manager will review labor compliance reports prepared by the contractor. The City will require that the contractor meet prevailing wage requirements. (0%)	Labor Compliance Program documents (including Labor Compliance Plan)	Not yet begun
Task 3: Reporting	The City will submit quarterly, final, and post completion reports to the State per DWR requirements. A Performance Monitoring Plan will be developed as part of this task. (0%)	Quarterly and Final Reports; and Project Performance Monitoring Plan	Not yet begun
Category (b) Land Purchase/Easement			
Task 4: Land Acquisition	Land acquisition is not required for this Project.	Not Applicable	Not Applicable
Category (c) Planning / Design / Engineering / Environmental Documentation			
Task 5: Assessment and Evaluation	The City completed a successful pilot project referred to as the <i>Sperry Avenue Landscape Improvement Plans</i> (8/13/2013), and plans on expanding the turf replacement program to other areas. (100%)	Design plans, specifications and bid package (included in this application)	Completed
Task 6: Final Design	The final design will include landscape plans and specifications for demolition, irrigation and planting plans. (0%)	90%, and 100% Design plans and specifications	Not yet begun
Task 7: Environmental Documentation	This Project is exempt from any environmental requirements.	Not Applicable	Not Applicable
Task 8: Permitting	No permits will be required for the project. All construction is in the City Right-of-way	Not Applicable	Not Applicable
Category (d) Construction / Implementation			
Task 9: Construction Contracting	The City will prepare and advertise the bid and present the selected contractor to the City Council for construction project award. (0%) The selected contractor will have to submit insurance, bonds, signed contract, etc. The City will issue Notice to Proceed (NTP). (0%)	Contract Award Documentation: Bid documents, bid advertisement, contract award, and NTP	Not yet begun
Task 10: Construction			
Subtask 10.1: Mobilization and Site Preparation	Develop traffic plan and implement, construction temporal re-striping, attendance at meetings, material and equipment procurement, best management practices (BMPs), and storage area setup. (0%) Contractor to develop a plant monitoring and replacement plan for post-planting monitoring and survival response.	Proj. Acceptance Documentation: Traffic control plan; Project implementation/post-planting monitoring work plan	Not yet begun

Subtasks 10.2: Project Construction	Remove turf and replant with drought-tolerant vegetation. The Project will also consist of the installation of Rain Master Eagle Climatologically Base Controllers (CBC) for	Proj. Acceptance Documentation: Site and construction photos	Not yet begun
Subtasks 10.3: Demobilization	Cleanup Project sites and storage areas, conduct a final walk through of the site for Project acceptance and final demobilization. (0%)	Proj. Acceptance Documentation: Project Performance Monitoring Plan reports	Not yet begun
Task 11: Environmental Compliance / Mitigation / Enhancement	Monitor dust, noise, and application of construction BMPs and environmental assessment recommendations during construction No enhancement or mitigation actions have been identified for this Project at this point, but the construction crew will be trained in the recognition and avoidance of special status species. (0%)	This submittal will be provided under Subtask 10.1	Not yet begun
Task 12: Construction Administration	Construction administration will be provide by City staff or a representative consultant and will include project construction oversight, progress payment review, field project review and a final notice of completion letter will be issued. (0%)	Final Construction Logs: construction reports, and final notice of completion letter	Not yet begun