

Mitigation Assistance Program



Division of Disaster Recovery and Mitigation

July 12, 2022

AGENDA

Project Overview

Project Status

Essential Elements Retained

New Program Elements

Project Timeline

Next Steps

Contact Information & Additional Resources

Q & A

PROJECT OVERVIEW

- Geotechnical studies were completed on each project
- Project was bid to elevation contractors as a Design Build package
- Bid period ended March 9, 2022, after one (1) extension

PROJECT STATUS

- Put project out to bid as Design Build & received no bids. Current construction market was unreceptive
- Initial feedback indicated that elevation contractors were not prepared to do the design services and the construction
- Additional feedback indicated that prevailing wage requirements of State procurement was a barrier to participation for some contractors that normally do this work
- Mitigation Assistance Program (“MAP”) has been retooled to be more competitive in the current market

ESSENTIAL ELEMENTS RETAINED

- **The Project is funded by the Program**
- **The Construction process is managed by the Program**
- **The Program provides temporary relocation assistance**
- **Construction activities are limited to FEMA eligible scope**

ESSENTIAL ELEMENTS RETAINED

Project Funded by the Program

- The FEMA grant pays for all eligible costs related to elevation of the building
- The Program has procured and paid for Geotechnical services in preparation for the design
- The Program has retained design service firm to produce the needed construction drawings. Their services are paid for directly by the Program
- The Program will pay contractor directly during construction

ESSENTIAL ELEMENTS RETAINED

Construction Process Managed by the Program

- Laurence Johnson will be Senior Program Manager
 - Overall Project Coordination
 - 9 years with DRM in program management
 - 25+ years experience in design & construction industry
- Bryan Tiskowitz will be Program Disaster Recovery & Mitigation (“DRM”) Construction Manager for the DRM
 - Day to day operations boots on the ground
 - 9 years of experience with home elevations
 - 5 years of Project Management experience with DRM

ESSENTIAL ELEMENTS RETAINED

Construction Process Managed by the Program

- The Program Manager will oversee the design process
- The Program Manager will provide overall project coordination for the Department of Community Affairs (“DCA”), DRM
- The DRM Construction Manager will be the direct point of contact for homeowners during the construction process
- All communications between the homeowner and contractor will be through the DRM Construction Manager
- The DRM Construction Manager will make periodic site visits to verify progress of the work
- The DRM Construction Manager will determine if the level of completion coincides with contractor submitted invoices
- The DRM Construction Manager will arrange for homeowner site visits during construction when requested
- The Homeowner will still have access to the Program Operational Staff for non construction related matters

ESSENTIAL ELEMENTS RETAINED

Program Provides Temporary Relocation Assistance

- The Program will provide temporary rental assistance which can be used towards a hotel or house rental during the construction period
- Temporary rental assistance is currently at a \$160 per diem (per day) basis as determined by FEMA
- The Program will cover reasonable and necessary temporary relocation costs for the duration of construction, not to exceed ninety (90) to one hundred twenty (120) days
- If the construction period is extended by delays caused by the contractor, the Program may assess liquidated damages against the contractor

ESSENTIAL ELEMENTS RETAINED

Construction Activities are Limited to FEMA Eligible Scope

- The Program fully funds costs associated with reasonable and necessary activities required to elevate the home to bring it into compliance with the National Flood Insurance Program's ("NFIP") requirements for homes within a flood plain
- The Program does not pay for improvements or enhancements to the existing home
- The Program does not pay for deferred maintenance or repairs not associated with the home elevation project

ESSENTIAL ELEMENTS RETAINED

Construction Activities Limited to FEMA Eligible Scope

Some examples of Eligible Scope:

- Utility disconnect and reconnect
- Relocation of utilities and mechanical equipment to above the Base Flood Elevation (“BFE”)
- Lifting/Cribbing/ Resetting of the structure
- Construction of new stairs and landings required to access the elevated home
- Vapor barrier under the entire home
- Incidental damages to the home due to elevation activities (e.g., cracks in drywall, skewed doors and windows, damages to exterior siding, etc.)

***For a full list of Eligible Construction Activities, please see the MAP Design Parameters Handbook located on the DRM website.**

ESSENTIAL ELEMENTS RETAINED

Construction Activities Limited to FEMA Eligible Scope

Some examples of Ineligible Scope:

- New garage created underneath the home
- Changing a regular door to a French door
- Converting patios to decks
- Interior concrete slabs
- Creation of a new room over an existing garage
- Residing of the entire home

***For a full list of ineligible elevation costs, please see the Ineligible Elevation Costs handout. A copy of the handout will also be available on the DRM website.**

NEW PROGRAM ELEMENTS

New Program Elements have been added to address the construction market conditions while maintaining the essential elements of the program for applicants.

- The procurement format is changed from “Design Build” to “Design, Bid, Build”
- The Program has procured the services of design professionals to design each elevation and prepare construction drawings for the builders to perform the elevation projects

NEW PROGRAM ELEMENTS

Each applicant will sign a contract with an eligible contractor of their choice

- Prior to completion of the construction drawings, the Program will hold a Builder's Fair to give homeowners the opportunity to meet the registered elevation contractors
- The Construction drawings will be provided to each homeowner to seek bids from prospective contractors
- The package will include a standardized contract and scope that places the DCA in the role of Construction Manager and allows us to directly manage the construction and pay the builder on your behalf
- Homeowners will select a contractor that they are comfortable with and that has a reasonable cost
- The Program will review the proposals with the homeowners and give feedback as to the completeness of the submission
- Final selection will be by the homeowner, but the Program has right to reject any proposal that it deems to be either incomplete or not cost reasonable

NEW PROGRAM ELEMENTS

- Each applicant will sign a grant based on the contract price to complete the project as detailed in the construction drawings
- The elevation contractor will be responsible for performing the project according to the contract drawings that the Program provided
- The Program shall oversee each construction project and issue payments directly to the contractor as they complete each stage of the construction

TENTATIVE PROJECT TIMELINE

- Procure design services July 2022
- Lead Based Paint Risk Assessment August 2022
- Design each project August – November 2022
 - ✓ Design firm investigation
 - ✓ Program meet with the applicant to discuss project needs
- Review the Design with the applicant Mid November 2022
- Builder Fair Tentative October 2022
- Homeowner selects contractor February – March 2023
- Homeowner notified ready to relocate March – April 2023
- DCA issues Notice To Proceed (“NTP”) to contractor March – April 2023
- Construction Commences May – June 2023
- 90-day construction duration from the NTP

NEXT STEPS

- Design Firm will reach out to schedule site visits
- Program will conduct Lead Risk Assessments of each
- Begin to organize personal belongings and prepare to move them from basements, crawl spaces and in the vicinity of the building perimeter
- Prepare to protect any valuables and delicate items
- Begin to identify temporary housing options
- Program representatives will be available for specific questions

CONTACT INFORMATION

Program Construction (construction related questions)

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DRM Website: <https://www.nj.gov/dca/ddrm/programs/mitigation.shtml>