

2011 Design & Construction Workshop


Georgia Department of Community Affairs
Office of Affordable Housing




Agenda

<ul style="list-style-type: none"> Overview of architectural standards, threshold, scoring criteria Code changes 	9:00-9:30 Jennifer
<ul style="list-style-type: none"> Site Information & Conceptual Site Development plans Site selection (Desirables, Bonus Desirables, Undesirables, other considerations) 	9:30-10:00 Michael
<ul style="list-style-type: none"> Break 	10:00-10:15
<ul style="list-style-type: none"> Considerations for Budgeting Construction Costs 	10:15-10:45 RC
<ul style="list-style-type: none"> Rehabilitation Standards 	10:45-11:15 Erich
<ul style="list-style-type: none"> Questions 	11:15-11:30

Page 4 Presentation name | date




Welcome & Overview



Architectural Standards, Threshold & Scoring Criteria

Jennifer Adams
Jennifer.adams@dca.ga.gov



Introductions

- Refreshments
- Bathrooms
- Cell phones
- Sign In Sheet

Page 3 Presentation name | date



Threshold Considerations

- Rehabilitation Standards
- Site Information & Conceptual Site Development Plan
- Required Amenities
 - Site Amenities, Additional Site Amenities, Unit Amenities, Senior Amenities

Page 6 Presentation name | date

Threshold (cont.)



- Building Sustainability
 - HERS rating, measured duct & building envelope leakage, attic & wall insulation, bathroom fans, lighting, glazing, plumbing fixture flow rates, low VOC finishes, water heaters, appliances
- Accessibility Standards
 - 5% + 2%
 - Roll in showers
 - Plan review & inspections by a qualified consultant

Page 7

Presentation name | date

Scoring (cont.)



- Sustainable Developments
 - Sustainable Buildings
 - Sustainable Communities
- Education of project team required
 - For Owners, prior to application
 - For tenants and management, before 8609

Page 10

Presentation name | date

Threshold (cont.)



- Architectural Design & Quality Standards
 - Standard Design Options: Wall finishes, Attractive features, major building component upgrades, landscaping & site design features
- Site Control, Site Access, Environmental
- Optimal Utilization of Resources

Page 8

Presentation name | date

Manuals



- Architectural Manuals
 - Architectural Standards
 - Amenities Manual
 - Architectural Submittal
 - Accessibility
 - Rehabilitation Guide
- Environmental Manual
- HOME projects & additional HUD requirements

Page 11

Presentation name | date

Scoring Considerations



- Desirable & Undesirable Characteristics
- Community Transportation
 - Rapid rail
 - Bus
- Adaptive Reuse
- Brownfield

Page 9

Presentation name | date



Page 12

Presentation name | date

Pre-application Notes



- Q&A
 - general & project specific questions
- Architectural Waivers
 - Due May 12, 2011
- Optional Amenities Approval
 - Due May 12, 2011

Page 13

Presentation name | date

GA State Energy Code



- **Effective date: January 1, 2011**
- 2009 IECC with 2011 Georgia amendments
- Significant changes to Residential (less than 3 stories)
 - Permanent Certificate with load calcs, duct & envelope tightness test results
 - Windows, insulation, lighting
 - Blower door test
 - Duct blaster test

Page 16

Presentation name | date

Code Changes

Jennifer Adams



GA State Plumbing Code



- **Effective date: July 1, 2012**
- Individual water metering
- Fixture flow rates

Fixtures	New	Old
Toilet	1.28 gal/flush	1.6 gal/flush
Urinals	0.5 gal/flush	1.0 gal/flush
Lavatories	1.5 gpm	2.2 gpm
Kitchen	2.0 gpm	2.2 gpm
Shower heads	2.5 gpm	2.5 gpm

Page 17

Presentation name | date

Accessibility



- **Americans with Disabilities Act**
 - **Effective date: March 15, 2012**
 - <http://www.ada.gov/>
- **Architectural Barriers Act**
 - HUD still hasn't adopted this standard
 - <http://www.access-board.gov/>

Page 18

Presentation name | date

Site Information & Conceptual Site Development Plan

Michael Collins

Michael.collins@dca.ga.gov



Site Info & Conceptual Site Development Plan



The Conceptual Site Development Plan must include the following:

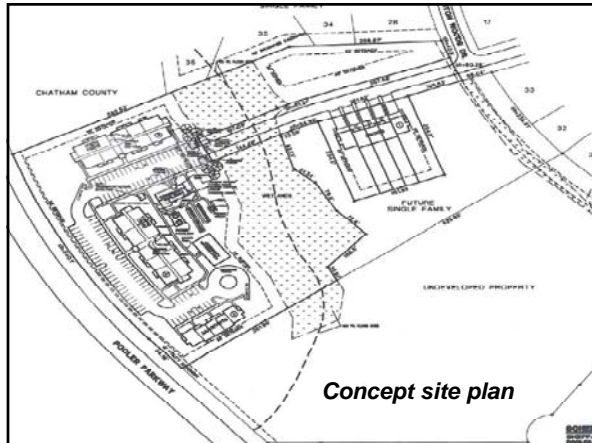
- Existing structures (if applicable)
- Site access, buildings, roads, & parking
- All site amenities indicated in the scoring criteria
- All areas of tree vegetation preservation



Page 19

Presentation name | date

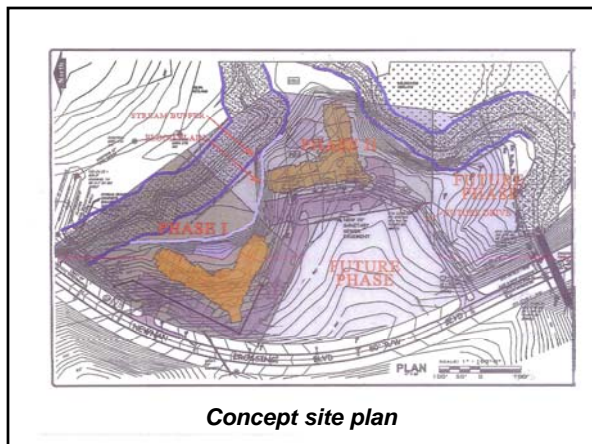
Concept site plan



Concept site plan

Site Considerations

Michael Collins



Concept site plan

Site Considerations

- Site Selection Issues
- Desirable/Undesirable/Bonus Points
- Noise
- Flood Plains/Wetlands/State Waters

Page 24

Presentation name | date

Site Considerations



- Soil stability & unsuitable soils
- Natural hazards
- Man made hazards & nuisances
- Nuisances

Page 25

Presentation name | date

Desirables / Undesirables 10 points



Desirable Characteristics

- Urban: 1 mile walking/driving distance
- Rural: 2 miles walking/driving distance
- 1 point in at least five different categories
- Each building will be assigned to only one desirable category

Page 26

Presentation name | date

Site & Neighborhood Standards



Page 27

Presentation name | date

Bonus Desirable Sites



New – Maximum of 2 Points

Applicant must score 10 points on the desirables section without any undesirable deductions.

- National big box discount store
- Hospital (not outpatient centers)
- Regional Mall
- Traditional town square, county courthouse, or city hall for non metro projects

Page 28

Presentation name | date

Site Selection



- Are conditions present which may be seriously detrimental to family life?
 - **Substandard dwellings**
 - **Abandoned buildings**
- Do these undesirable conditions predominate in the neighborhood?
- Is there evidence of a concerted program to remedy these conditions?

Page 29

Presentation name | date

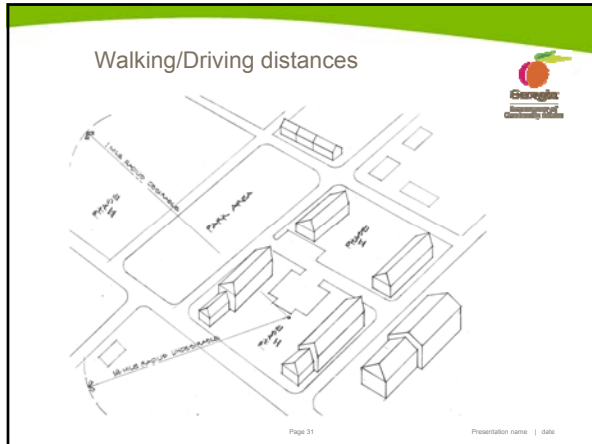
Undesirables



- ¼ mile of the proposed site
- One (1) point deducted per activity/characteristic
- Examples: junkyards, noise, deteriorated housing

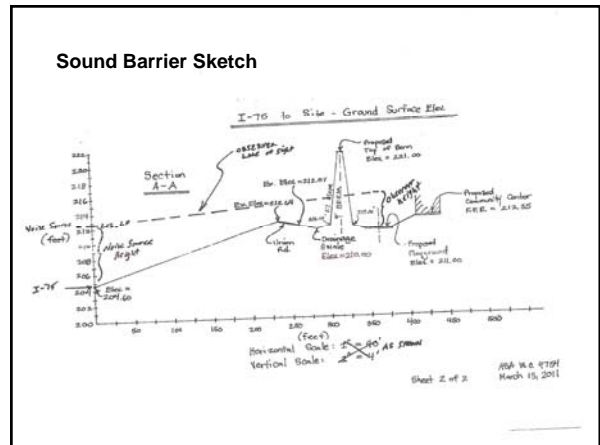
Page 30

Presentation name | date




- ### Noise (cont.)
- **Noise assessment report**
 - Must document noise levels using the site DNL calculator located on HUD's website
 - The noise assessment report must include all worksheets completed with the Site DNL calculator
 - **Noise Mitigation & Barrier Calculations**
 - DCA will not consider any type of trees to be an effective barrier
 - HUD Barrier Performance Module for natural & manmade barriers must be accompanied by documentation that supports the input values
- Page 34

- ### Noise
- All new construction and rehabilitation projects must meet the DCA requirements for sound:
 - 45 dB for interior locations
 - 65 dB for exterior locations
 - Sources of noise – site is within:
 - five (5) miles of a civil airport;
 - fifteen (15) miles of a military airfield;
 - 1000 feet of a major highway or busy road with greater than 10,000 average daily traffic count;
 - 3000 feet of a railroad or rail line.
- Page 32



- ### Noise (cont.)
- #### Unmitigated noise levels that exceed 75db
- Cannot be selected for funding
 - Neither manmade nor natural barriers will be considered
 - DCA will not consider any type of trees to be used as a barrier
- Page 33

- ### Floodplain, Wetlands, & State Waters
- DCA will:
- avoid funding developments in floodplains and wetlands
 - avoid adverse effect to floodplains and wetlands
 - require the observance of all federal and state wetlands and state buffers
 - require the study of alternatives sites.
 - require the 8-step process
 - avoid proposed construction or amenities within 100 feet of wetlands or State waters
- Page 36



**15 MINUTE
BREAK**




General Requirements

- **Do NOT include the following:**
 - Bond premiums/letter of credit fees
 - Site and topographic surveys
 - Soil tests, concrete tests, and other construction testing
 - Fees for utility taps and connections
 - Building permits and licenses
 - General Contractor's cost certification


These will be costs outside of the construction contract (soft costs)

Page 40 Presentation name | date



Considerations for Budgeting Construction Costs

RC Connell
RC.Connell@dca.ga.gov



Construction Contingency "Allowance Amounts"

- New construction is limited to the lesser of a maximum of 5% of the total construction hard costs or \$500,000.
- Rehabilitation, is limited to the lesser of 7% or \$500,000.
- Historic rehabilitation has same limits as substantial rehabilitation.
- No required DCA "minimum" contingency allowance
- Contingency allowance budget affects Unit Cost Limitations and reasonableness of cost review


Page 41 Presentation name | date



Contractor Services

- **General Requirements**
 - limited to a maximum of 6% of the Contract Sum
- **Builder's Overhead**
 - limited to a maximum of 2% of the Contract Sum
- **Builder Profit**
 - limited to a maximum of 6% of the Contract Sum.

Page 39 Presentation name | date



Construction Contingency "Change Orders"

- DCA will not approve change orders for luxury items (ie. crown moldings, granite countertops, decorative interior items)
- Construction contingency is meant to cover unforeseen circumstances encountered during construction (not for design allowances)
- Used for Soil Report documented type rock/soil concerns but not for design allowances.

Page 42 Presentation name | date

Change Orders “DCA Approval”



- Absence of unforeseen circumstances, change order may be submitted for “approval” of the following:
- a. Amenities designed to enhance the quality of life of the residents
- b. Amenities that provide security
- c. Product upgrades that increase durability and decrease maintenance costs
- d. Product upgrades or scope additions that increase energy efficiency and decrease operational costs.

Page 43

Presentation name | date

Developer fee-Consultant



- All consulting fees are considered part of the “calculation” of the maximum allowable Developer fee for each project.
- DCA will allow a limited exception and not include Consultants retained for the purpose of obtaining “green building certifications” provided the fee is no more than **\$20,000**.

Page 46

Presentation name | date

Identity of Interest “Project Participant & Contractor”



- Between the Developer and the General Contractor, the maximum Developer Fee is restricted to 15%
- Third party front-end cost analysis (similar to MAP review)
- Industry standards used to determine reasonableness of costs
- Contractor cost certification submitted at project completion

Page 44

Presentation name | date

FF&E (Furniture, Fixtures & Equipment)



- DCA requires that the cost of all common space furniture and other equipment be included in “soft cost” portion of the development budget
- Do NOT include these costs in the construction contract

Page 47

Presentation name | date

Identity of Interest “Subcontractor / Materialmen”



- *Between the Owners* and any other provider of service, material, or supplies the costs must not exceed the amount ordinarily paid.
- Between any Project Participant and any sub contractors must also be disclosed.
- Additional scrutiny will be given to sub contractor costs.

Page 45

Presentation name | date

Application Construction Cost Review



- Step I Submittal Requirements
- Land Improvements and Structures Costs
- Construction Contingency
- DCA's Unit Cost Limitations
- Optimal Utilization of Resources

Page 48

Presentation name | date


Pre-Construction Cost Review



- Step II and Step III Submittal Requirements
- HUD MAP Guide (manual)
- DCA Schedule of Values Contractor & Owner Certification
- Third Party Cost Review (similar to MAP program)

Page 49 Presentation name | date

Offsite-Restrictions



- Offsite infrastructure/improvements are not eligible for subsidization with HOME funds
- Charges for the off-site extension of utility services are not eligible for funding as project costs under the funding resources in the Plan
- Off-Site Improvements/Preparation is generally not eligible for inclusion in eligible basis for tax credit purposes
- HUD MAP Program requirements

Page 52 Presentation name | date

Offsite Land Improvements



Page 50 Presentation name | date

Offsite-Requirements



- Regardless of eligible basis/funding sources, ALL offsite improvements must be included in the contract drawings and specifications and the extent must be clearly defined on the offsite/plot plan and in the specifications (a separate offsite plan is preferred).
- Regardless of eligible basis/funding sources, ALL costs associated with offsite improvements must be entered on the QAP application and updated as needed (development budget)
- Separate Owner-Contractor Agreement

Page 53 Presentation name | date

Offsite-Definition



- Offsite work that is "not immediately adjacent" to project boundaries include utilities, walks, curbs, gutters, streets, drainage structures, landscaping, etc., that extend away from the project site.
- Do not include "short" offsite extensions of "onsite" utilities, walks, curbs and drainage structures that connect with those "immediately adjacent" to the project site (considered onsite improvements and included in the primary construction contract.)

Page 51 Presentation name | date


Offsite-Costing



- Include Contractor Services (14% max.)
- Bond Premium (separate contract)
- Contractor Cost Certification


Page 54 Presentation name | date

Offsite-Example



Page 56 Presentation name | date

Site Demo-Interior



- Outside site demolition does NOT include interior demolition within existing structures undergoing substantial rehabilitation (including abatement).
- Interior demolition and gutting costs are required to be accounted for in Division 13 Special Construction of the DCA Schedule of Values


Page 58 Presentation name | date

Site Demolition



Page 55 Presentation name | date

Site Demo-Restrictions



- Soft Cost (not part of construction hard costs)
- Eligible Basis restrictions
- HUD MAP Program requirements

Page 59 Presentation name | date

Site Demo-Definition



- This is “onsite” work to remove existing structures, footings, foundations, and utilities to prepare the site for new construction (less income received).
- Include the removal and disposal of debris (including dumpster fees)
- Fill and compaction of excavations related to removal/demolition

Page 57 Presentation name | date


Site Demo-Requirements



- Site demolition must be included in the contract drawings and specifications and the extent must be “clearly” defined on the site demolition/plot plan and in the specifications.
- ALL costs associated with site demolition must be entered on the QAP application and updated as needed (development budget)
- Separate Owner-Contractor Agreement

Page 60 Presentation name | date


Site Demo-Costing



- Include Contractor Services (14% max.)
- No Construction Contingency Allowance (soft cost)
- Bond Premium (separate contract)
- Contractor Cost Certification

Page 61 Presentation name | date

Rehabilitation Guide (cont.)



2. Physical Needs Assessment

- Required at application for rehab, adaptive reuse, and Historic Preservation
- Describes existing conditions and immediate needs
- Should be clear, concise, and complete
- Must be performed by a qualified consultant


Page 64 Presentation name | date

Rehabilitation Standards



Erich McCarron
Erich.mccarron@dca.ga.gov

Rehabilitation Guide (cont.)




3. The Rehabilitation Work Scope

- Based on the Physical Needs Assessment
- Addresses marketability, durability, energy efficiency, and quality of life

Page 65 Presentation name | date

Rehabilitation Guide



1. Introduction

"To clarify DCA's expectations for longevity and marketability"

Page 63 Presentation name | date

Rehabilitation Work Scope Considerations



- Expected Life of the Completed Property must exceed the Compliance Period or Period of Affordability by five years
- Unit Costs
 - \$25,000 for properties < 20 years of age
 - \$30,000 for properties > 20 years of age
 - New community buildings and newly constructed units do not count towards these minimums

Page 66 Presentation name | date

Rehabilitation Work Scope Considerations (cont.)



- Provides for “like new” construction while meeting Georgia Energy Conservation Code, Life Safety Code, and DCA Building Sustainability Threshold Requirements

Page 67

Presentation name | date

Rehabilitation Guide (cont.)



4. Specific Systems Replacement Guidance

5. Historic Preservation

Appendix I - The Fannie Mae Physical Needs Assessment Guidelines

Page 70

Presentation name | date

Rehabilitation Work Scope Considerations (cont.)



- Accessibility
 - 5% of the total units equipped for the mobility disabled
 - Roll-in showers
 - Additional 2% of the total units equipped for hearing and sight-impaired residents
 - DCA **does not distinguish** between new construction and rehabilitation regarding accessibility requirements.

Page 68

Presentation name | date



Page 71

Presentation name | date

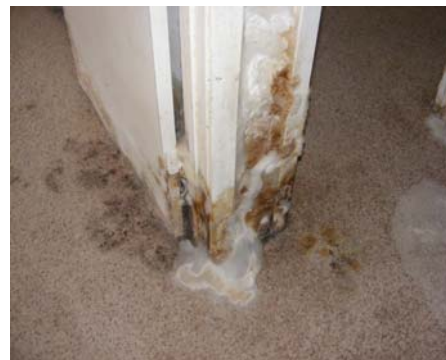
Rehabilitation Work Scope Considerations (cont.)



- Environmental Remediation concerns
- Uniform Physical Conditions Standards
- All work must be submitted in the appropriate DCA format – available on website

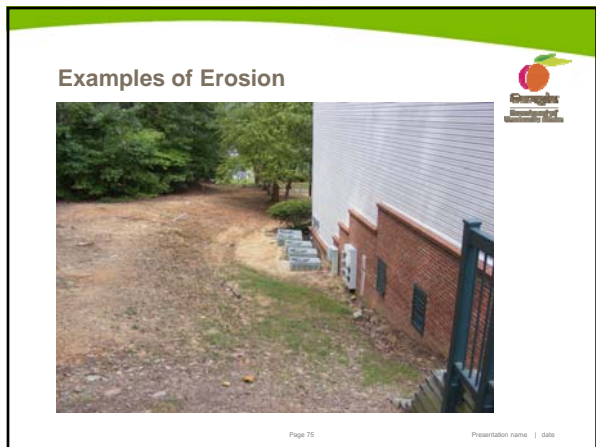
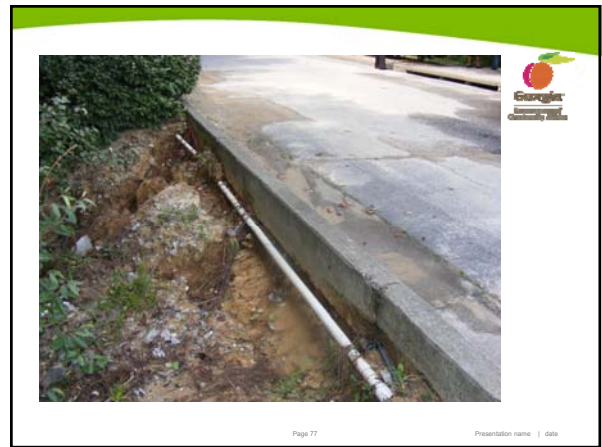
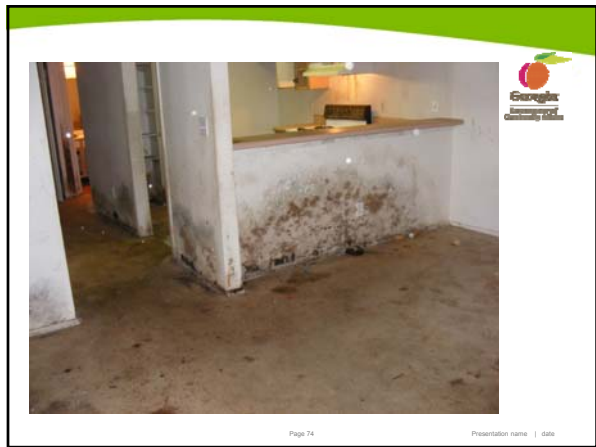
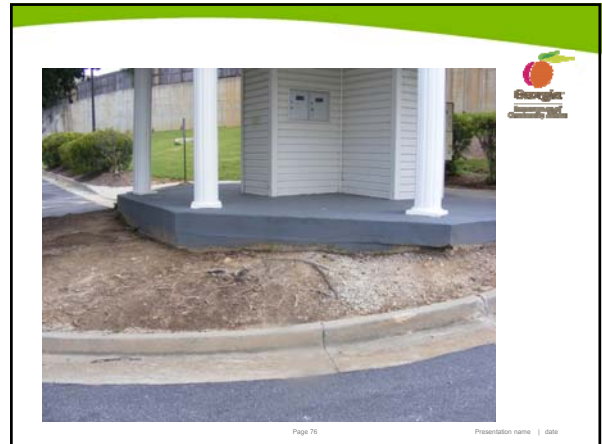
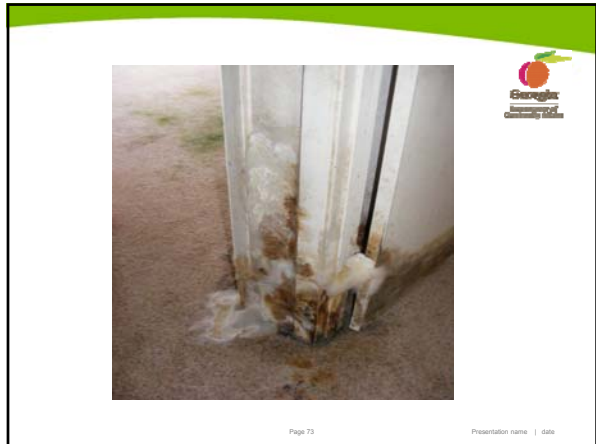
Page 69

Presentation name | date



Page 72

Presentation name | date



Effects of Raw Sewage



Page 79

Presentation name | date

How was your day at the office?



Page 80

Presentation name | date

Questions?

