



2011 Design & Construction Workshop

Georgia Department of Community Affairs
Office of Affordable Housing



Welcome & Overview



Introductions

Refreshments

Bathrooms

Cell phones

Sign In Sheet



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

Architectural Standards, Threshold & Scoring Criteria

Jennifer Adams

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Threshold Considerations

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

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

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

Scoring Considerations



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

Scoring (cont.)



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

Manuals



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



Pre-application Notes



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

Code Changes

Jennifer Adams



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/>

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

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

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Site Information & Conceptual Site Development Plan

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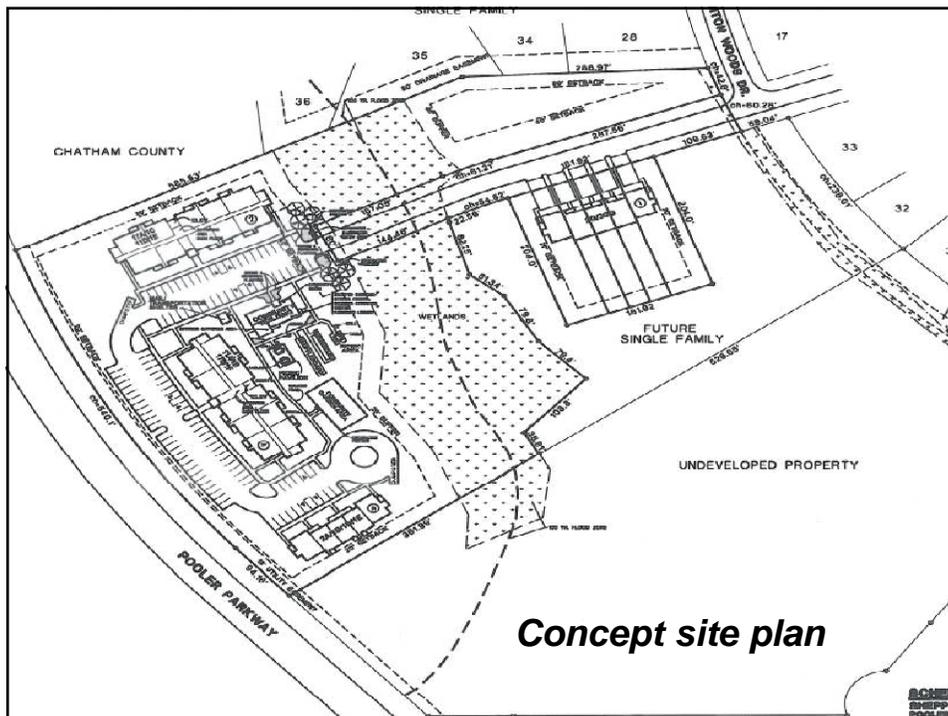


Site Info & Conceptual Site Development Plan

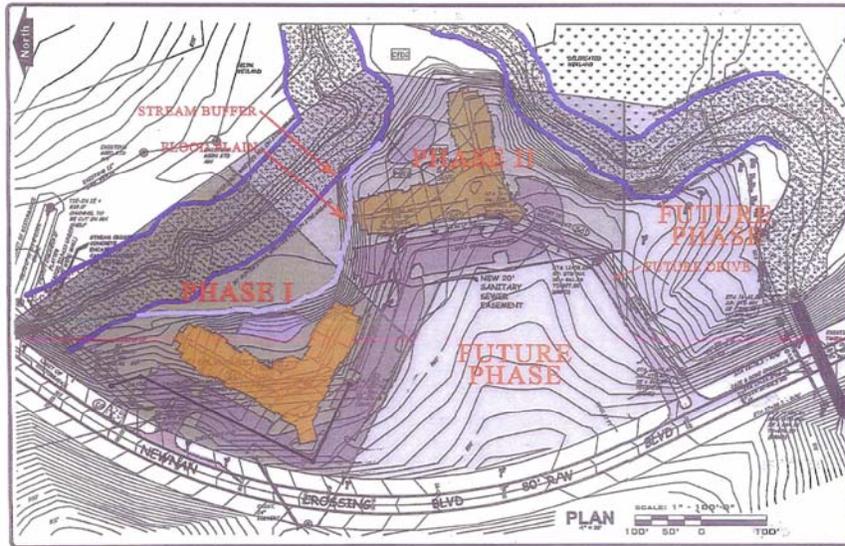


The Conceptual Site Development Plan must include the following:

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



Concept site plan



Site Considerations

Michael Collins

Site Considerations

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

Site Considerations



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

Site & Neighborhood Standards



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?

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

Bonus Desirable Sites



New – Maximum of 2 Points

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

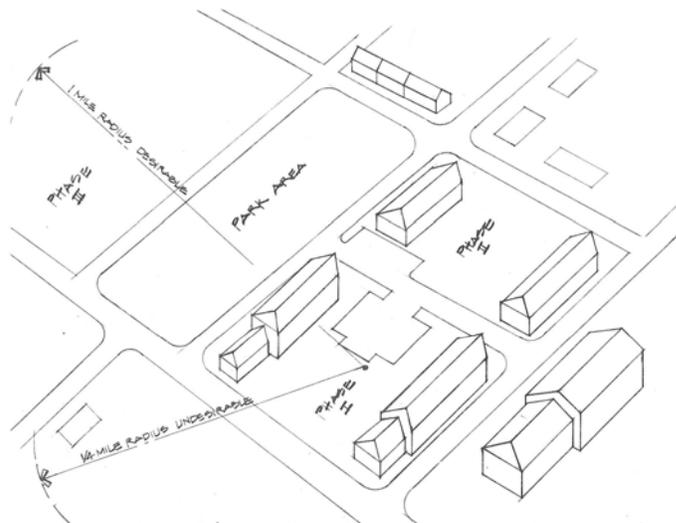
- National big box discount store
- Hospital (not outpatient centers)
- Regional Mall
- Traditional town square, county courthouse, or city hall for non metro projects

Undesirables



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

Walking/Driving distances



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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.

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Noise (cont.)



Unmitigated noise levels that exceed 75db

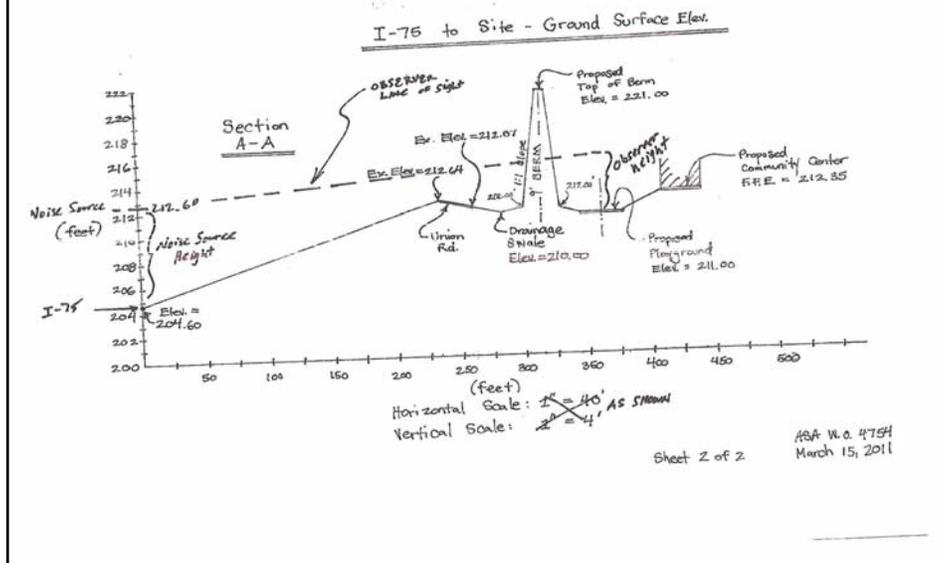
- Cannot be selected for funding
- Neither manmade nor natural barriers will be considered
- DCA will not consider any type of trees to be used as a barrier

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

Sound Barrier Sketch



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

15 MINUTE BREAK

Considerations for Budgeting Construction Costs

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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.

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)**

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

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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.

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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.

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

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.

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**.

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

Application Construction Cost Review



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

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)

Offsite Land Improvements



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.)

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

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

Offsite-Costing



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

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

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

Site Demo-Restrictions



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

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

Site Demo-Costing



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

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Rehabilitation Standards



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Rehabilitation Guide



1. Introduction

“To clarify DCA’s expectations for longevity and marketability”

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

Rehabilitation Guide (cont.)



3. The Rehabilitation Work Scope

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

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

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

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.

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

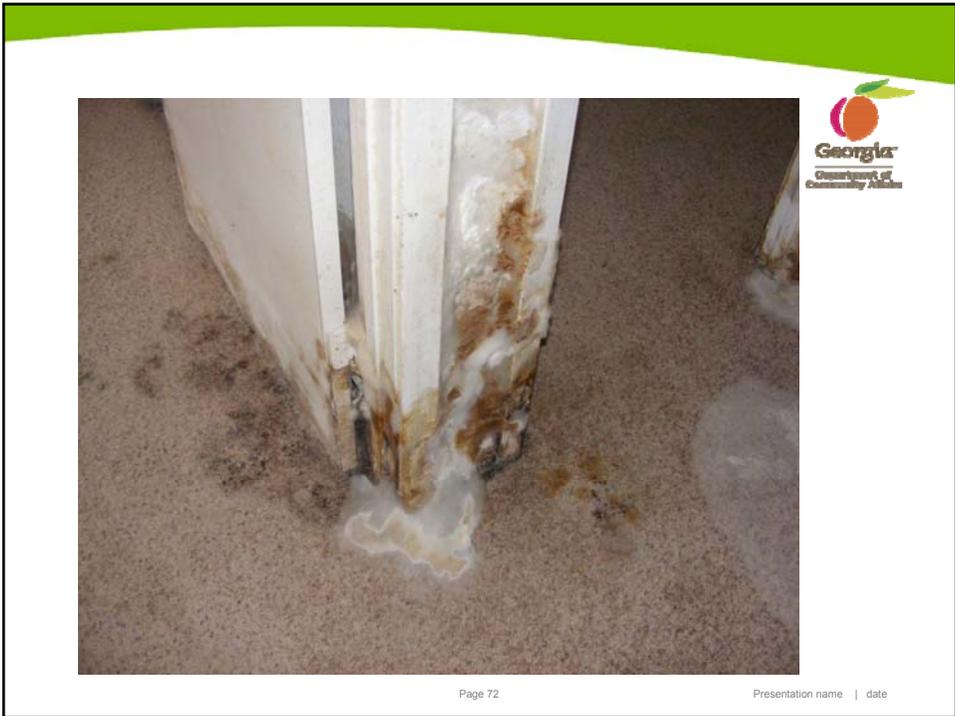
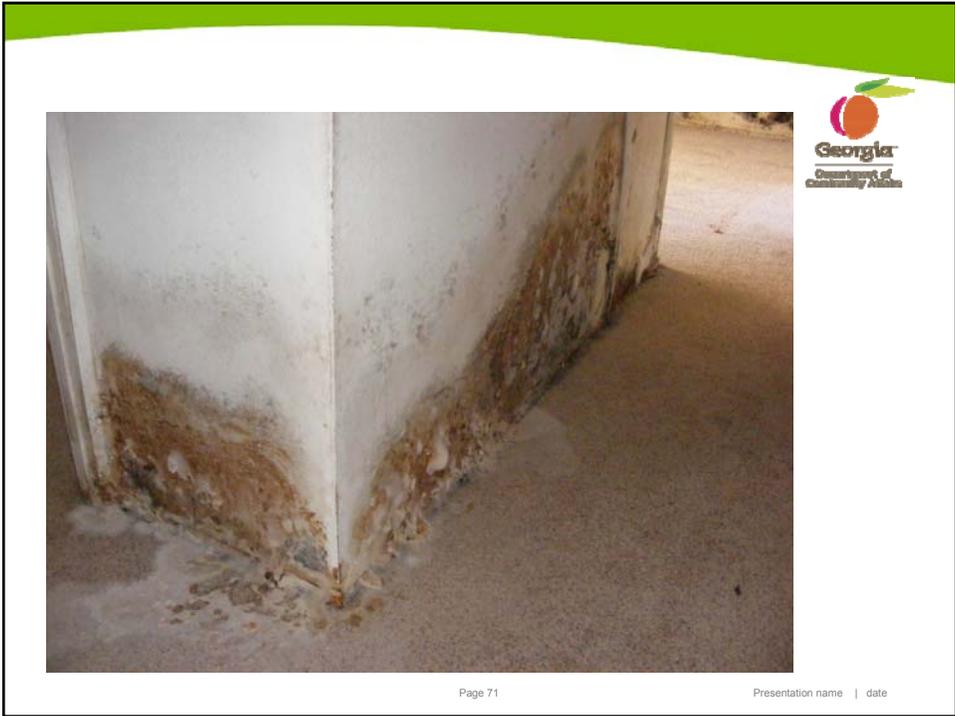
Rehabilitation Guide (cont.)



4. Specific Systems Replacement Guidance

5. Historic Preservation

Appendix I - The Fannie Mae Physical Needs Assessment Guidelines





Examples of Erosion



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Effects of Raw Sewage



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How was your day at the office?



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Questions?