



# 2013 APPLICATION WORKSHOP

## GEORGIA DEPARTMENT OF COMMUNITY AFFAIRS

Housing Finance Development Division



## Agenda

1. Environmental Requirements
2. Architectural Overview
  - a) Required Amenities
  - b) Site Selection & Conceptual Site Plan
  - c) Building Sustainability
  - d) Sustainable Communities
3. Fair Housing
  - a) Accessibility Standards
4. Desirable/Undesirables
5. Rehabilitation Standards & PNA
6. Pre-Construction Review & Construction Administration

## Environmental Requirements

Tarolyn Moore



## Environmental Requirements

- A Phase I environmental study must be prepared in accordance with the DCA Environmental Manual and must be included in the application.
- In some instances, DCA guidelines will be more stringent than ASTM standards to meet HUD requirements.
  - Non-scope items.

## DCA Required Documentation



- Environmental Consultant Signature Pages
- Environmental Certification
- Owner Environmental Questionnaire and Disclosure Statement
- Property Log and Information Checklist
- HOME and HUD Environmental Questionnaire
- Proof of Insurance
- Comprehensive Historical Review
- Letters of Reference
- Professional Credentials
- Record and Communications and Interviews
- Photographs

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## Things to Watch



- Timelines
- Formatting
- DCA Non-Scope Items
- Professional Opinion Requirements
- Signing and Reviewing the Documentation
- Phase II Reporting

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# Timelines



- The timelines in the Manual are key!
- Phase I and/or Phase II Report (including, but not limited to, regulatory database reviews, interviews, and searches for recorded environmental liens) must be completed less than one hundred eighty (180) days before Application submission. The EP must review and sign both the Phase I and II Reports.

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# Formatting



The Phase I report must be in the required format!

- Ease of internal review
- Quick response to Applicant

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## DCA Non-Scope Items



- Asbestos
- Mold
- Lead-Based Paint
- Lead in Drinking Water
- Noise
- Radon
- PCBs
- Floodplains, Wetlands, State Water

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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.

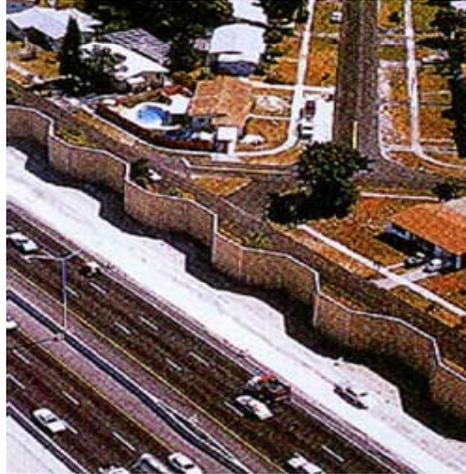
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# Noise



- Undesirable Scoring:  
    > 72 dB
- Threshold:  
    75 dB maximum
- Noise Waiver
- 10 year noise projections



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# Floodplain, Wetlands, & State Waters



- Avoid developments in floodplains and wetlands
- Avoid adverse effect to floodplains and wetlands
- Require the observance of all federal and state wetland and waters buffers
- 8-step process for HUD funded projects

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## Professional Opinion



- The Phase I and Phase II Report **shall** contain the opinion of the Environmental Professional and assess the risks related to the site. The report must also provide a recommendation as to whether there is a need for additional investigation to identify any potential contamination, related liabilities, and project clean-up.

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## Professional Opinion



- Environmental Professional must provide a professional opinion as to:
  - The existence or non-existence of any recognized or suspected environmental conditions
  - Whether the property has known contamination or is at risk for contamination.
  - Whether further environmental assessment activities are necessary.

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## Professional Opinion



- Whether “all appropriate inquiry,” as described in Section 3.2.6 of ASTM E 1527-05, was conducted.
- Whether the review of pertinent documents or conditions addressed in each sub-section in Sections 4.0 and 5.0 of the Phase I Report indicates or does not indicate the presence of any recognized environmental conditions.

## Documentation



- Environmental Certification
- Owner Questionnaire and Disclosure Statement

## ASTM Phase II Testing



A Phase II Report may be required based on the Phase I findings and must be completed as part of the application submittal if recommended by the Environmental Professional. Must include:

- thorough documentation of the methods utilized to conduct sampling and research
- qualified laboratory results with professional recommendations
- ❖ Fee will be charged

## Requirements for Phase II Scope of Work



- The proposed scope of work must:
  - List the recognized environmental conditions, suspected environmental concerns, and/or non scope issues.
  - Specify the locations and dept of any proposed monitoring wells, soil borings, and or samples and include a Site Map showing the same.
  - Specify the number of samples and depth of samples.
  - Specify the test methods and analytical methodology which will be used
  - Include a cost assessment for all Phase II reporting activities
- It is **highly recommended** that Applicant contact DCA before beginning scope of work

# Resources



- Environmental Protection Agency: [www.epa.gov](http://www.epa.gov)
- Final Rule: 40 CFR Part 312
- Your Environmental Firm
- Your Environmental Attorney
- Day/Night Noise Level Electronic Assessment Tool:  
[http://portal.hud.gov/hudportal/HUD?src=/program\\_offices/comm\\_planning/environment/dnlcalculator](http://portal.hud.gov/hudportal/HUD?src=/program_offices/comm_planning/environment/dnlcalculator)
- Tribal Directory Assessment Tool (TDAT):  
<http://egis.hud.gov/tdat/Tribal.aspx>
- Web Soil Data (Farm Land):  
<http://websoilsurvey.nrcs.usda.gov/app/WebSoilSurvey.aspx>

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# Architectural Considerations

- Architectural Standards
- Sustainable Communities
- Site Selection



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## REFERENCE MANUALS



- Architectural Standards
  - Appendix I Architectural Submittal
  - Appendix II Amenities Manual
  - Appendix III Rehabilitation Guide
- Accessibility Manual
- Environmental Manual
- HOME Projects/Additional HUD Requirements

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## Architectural Threshold Requirements



- Required Amenities
- Rehabilitation Standards
- Site Information And Conceptual Site Development Plan
- Building Sustainability
- Accessibility Standards
- Architectural Design & Quality Standards

<http://www.dca.state.ga.us/housing/HousingDevelopment/programs/OAHplansGuidesManuals.asp>

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## Threshold Required Amenities



- Project amenities requirements are applicable to all HOME and Tax Credit applications. *(please refer to the QAP Threshold Criteria)*
- Standard Site Amenities
  - A community room or building
  - An exterior gathering area
  - An on-site laundry (1 washer & 1 dryer per every 25 units)
- Additional Site Amenities

All properties must include at least two additional site amenities for projects that have 125 units or less. Properties with more than 125 units must include at least four additional Site Amenities.

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## Threshold Required Amenities (cont'd)



- Unit Amenities
  - HVAC systems
  - Energy Star refrigerators
  - Energy Star dishwashers
  - Stoves
  - Powder-based stovetop fire suppression canisters installed above the range cook top or electronically controlled solid cover plates over the stove top burners
- Additional requirements for Senior and Special Needs Projects.
- Optional amenities ( pre-application approval)
- Document amenities and upgrades selected from menu boxes in the application.

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# Amenities Guidebook



- The Amenities Guidebook sets minimum standards for site amenities
- Photographs show examples of acceptable and unacceptable amenities

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# Architectural Scoring Considerations



- Desirable & Undesirable Characteristics
- Community Transportation Options
- Brownfield
- Sustainable Developments
- Historic Preservation

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# Site Selection

## Site Considerations

- Site Selection Issues
- Noise
- Community Transportation
- Desirable/Undesirable
- Flood Plains/Wetlands/State Waters

## Site Development Plans

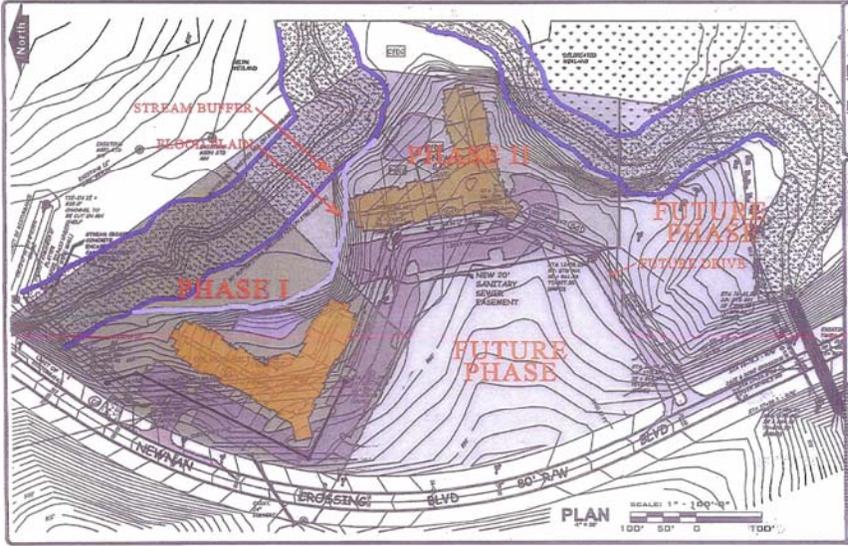


## Site Info & Conceptual Site Development Plan

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
- Wetlands, floodplains, & State waters
- Current uses of adjacent properties





**Concept site plan**





# Building Sustainability

## Building Sustainability Threshold Requirements

- All applications (new construction AND rehabilitation) must meet the Georgia State Minimum Standard Energy Code (International Energy Conservation Code).
- Meet the requirements for Measured duct and building envelope leakage.
- All appliances must have an Energy Star rating.
- Refer to Section XVII Building Sustainability and the [Architectural Manual](#) for minimum requirements for HVAC components, duct sealing and insulation, water heaters and other building components.

## Sustainable Communities



## Goals of Green Communities Program:

- To create environmentally sustainable affordable homes
- Transform how we locate, design and build affordable housing
- Build bridge between environmentalists and community developers

# Sustainable Development



- Sustainable Communities
  - Requires Pre-application Submission
    - EarthCraft Communities: Site Analysis Packet
    - LEED ND: Feasibility Study by LEED AP ND
- Sustainable Buildings
  - Requires Owner's Certificate of Participation in Southface's green building for affordable housing training course (2012 or 2013)

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# Sustainable Development



- Sustainable Buildings *(cont'd)*
  - Building certification from one of the following entities:
    - EarthCraft House multifamily
    - Enterprise Foundation's Green Communities
    - US Green Building Council's LEED for Homes
    - National Association of Home Builders Research Center's National Green Building
    - ENERGYSTAR Version 3 certification.

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## Fair Housing and the QAP

### DCA Fair Housing Statement



The Georgia Department of Community Affairs (DCA) is committed to ensuring that its policies and procedures do not deny individuals with disabilities the opportunity to participate in, or benefit from, nor otherwise discriminate against individuals living with disabilities, access to any of DCA's programs, services and activities. Therefore, if an individual with a disability requires an accommodation such as a modification to a DCA policy, DCA will provide such accommodation unless doing so would result in a fundamental alteration in the nature of the program or an undue financial and administrative burden.

## DCA Accessibility Statement



All projects that receive allocations or funding under the Plan must comply with all applicable Federal and State accessibility laws including but not limited to: The Fair Housing Amendments Act of 1988, Americans with Disabilities Act, Section 504 of the Rehabilitation Act of 1973, Georgia Fair Housing Law and Georgia Access Law as set forth in the 2013 Accessibility Manual. When two or more accessibility standards apply, the applicant is required to follow and apply both standards so that a maximum accessibility is obtained

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## Accessibility Standards



# ACCESSIBILITY STANDARDS



- The Architectural Manual and the Accessibility Manual contain the requirements for all funding programs and the applicable Accessibility Requirements.
- All applications must meet the DCA requirements of 5% of the units equipped for the mobility impaired. Roll-in showers must be incorporated into 40% of the mobility equipped units.
- At least an additional 2% of the total units must be equipped for hearing and sight-impaired residents.
- DCA does not distinguish between new construction and rehabilitation regarding accessibility requirements. This may include moving partitions to accommodate required clearances.

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# Accessibility Compliance



- Each project selected for allocation is required to retain a DCA qualified consultant to monitor the project for accessibility compliance.
- The consultants must perform a pre-construction plan review and inspect the project at least 3 times during construction to monitor grading operations, framing, and final compliance.
- Any exemptions to the applicable federal, state and local accessibility laws must be supported by a legal opinion that supports such exemptions.

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## Accessibility Governing Regulations



- Federal Fair Housing Amendments Act of 1988
  - <http://www.huduser.org/>
- Section 504 of the Rehabilitation Act of 1973
  - <http://www.access-board.gov/ufas/ufas-html/ufas.htm>
- The Americans with Disabilities Act
  - <http://www.access-board.gov/adaag/html/adaag.htm>
- DCA's accessibility standards
- State & local regulations

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Scoring:  
Desirable/Undesirable



## Desirable Sites



### *2 Points Each*

For the following:

- National big box general merchandise store
- Hospital (not outpatient centers or urgent care center)
- Grocery stores (convenience stores not eligible)
- Traditional town square, county courthouse, or city hall for non metro projects
- Other Desirables awarded 1 point each

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## Desirables



- Points awarded for each category **only** once
- 2.0 mile walking/driving distance from proposed site
- Points awarded according to type of activities/characteristics - see QAP Appendix II page 5 of 29

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# Undesirables



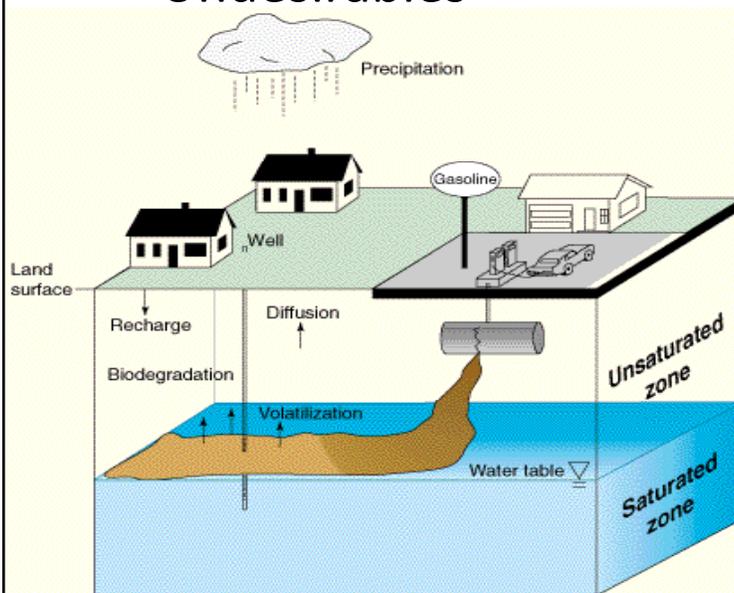
Evaluated Based on Proximity and Impact

- Within ¼ mile radius of the proposed site
- Impact to the resident population will be taken into consideration
- One (1) point deducted per activity/characteristic
- Examples:
  - Junkyards
  - Noise (see detail in QAP)
  - Deteriorated housing
  - Unoccupied / unsecured buildings
  - Environmental hazards
  - Within State waters or wetlands prescribed buffers

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# Undesirables



Potential or existing environmental hazards such as sites listed in federal or state hazardous site databases, leaking underground storage tanks

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## Undesirables (cont.)



Deteriorated buildings



Inappropriate surrounding land use: manufacturing, commercial livestock operations, etc.

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## Undesirables



- Topographic/ hydrogeology characteristics that require extensive mitigation

Conceptual Site Development plans **must** have:

- topographic contours
- proposed finish floor elevations
- Development within 100 feet of wetlands or state waters
- Poor utilization of acreage
- Poor site layout

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# Community Transportation



- Established public transportation stop along paved roads, sidewalks, established pedestrian walkways/ bike trails

**(3) points**  
*adjacent*  
300 feet of entrance

- Fixed route and daily schedule



**(2) points**  
*walking distance*  
1/4 mile or less

**(1) point**  
*close proximity*  
1/2 mile or less

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## Rehabilitation Standards & Physical Needs Assessments

Michael Collins



## Physical Needs Assessment



Physical Needs Assessment (PNA) must be included in the Application for all rehabilitation projects, and prepared in accordance with instructions set forth in the Rehabilitation Guide in the Architectural Manual.

- Must be performed by a DCA Qualified Consultant in DCA format
- Required for adaptive reuse projects
- For historic projects, must include identification of significant character defining features & provide recommendation for retaining these features.
- Should be completed by the Owner/Applicant in consultation with the Architect and Contractor.

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## Physical Needs Assessments



- Work scope and construction budget must include all conditions identified in the physical needs assessment, including any proposed work to meet scoring requirements.
- Replacement of **all** systems that Remaining Useful Life at the end of 15 years or less
  - Effective Useful Life (EUL) tables
  - Accessibility Checklists (FHA, UFAS, ADA)
  - PNA forms merged into one Excel file
  - Must include 20 year replacement reserve study and no expenditures in first 5 years

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# Creating a Work Scope

## Considerations



- Expected Useful Life of the completed property (must exceed Compliance Period or the Period of Affordability by 5 years)
- Minimum per unit rehab hard costs:
  - \$25,000 for all properties
  - DCA's Architectural requirements typically exceed this minimum.
  - The costs of furniture, fixtures, new community buildings, and common use amenities are not included in the minimum amount.
- Should be completed by the Owner/Applicant in consultation with the Architect and Contractor.

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# Creating a Work Scope

## Considerations (cont'd)



1. Accessibility
  - must meet new construction standards for compliance with UFAS standards
  - this may include moving partitions to accommodate required clearances
2. Uniform Physical Conditions Standards (UPCS)
  - this may include significant investment in asphalt paving and concrete sidewalks

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# Creating a Work Scope

## Considerations (cont'd)



### 1. Sustainability

- Rehab must meet new construction standards for
- Georgia Energy Conservation Code &
- DCA Building Sustainability Threshold requirements

### 2. Environmental Remediation

- asbestos, lead, radon, mold, etc.

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# Creating a Work Scope

## Considerations (cont'd)



### Life Safety Code

Must meet new construction standards for:

1. Stairs
2. Handrails
3. Guardrails
4. Smoke detectors
5. Fire alarms &
6. Unit fire separation

(attic draft stops, fire separation, rated party walls and floor/ceiling components, and caulking of all penetrations in the fire assemblies)

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work scope format.pdf - Adobe Acrobat

Georgia Department of Community Affairs  
Office of Affordable Housing  
**Rehabilitation Work Scope**

PROJECT NAME:	YEAR BUILT:
PROJECT LOCATION:	UNIT COUNT:
OWNER:	GROSS SQUARE FOOTAGE:

\*\*\* All line items list must be address with either N/A (not applicable) or a description, percentage, quantity, unit, and cost. This form represents the minimum detail of scope that must be reported; additional line items may be added. Quantities and the approximate percentage of demolition or replacement are of utmost importance. These must clearly demonstrate the extent of the proposed work within the context of the entire existing property.

CSI DIVISION	New Format	Old Format	TRADE ITEM	Describe scope, materials, performance specifications	Percentage of total existing to be demolished or replaced	QUANTITY	UNIT (sq. ft., ea., cy., fy., etc.)	UNIT COST	TOTAL (quantity * unit cost)
2	2		Demolition						
			site						
			bdg interiors: ceilings, walls, floor, plumbing, HVAC, elec						
			bdg exteriors: siding, roofing, patios, decks, stairs, breezeways						
2	2		Unusual site conditions (such as lead, asbestos, mold abatement)						
			lead abatement						
			asbestos abatement						
			mold abatement						
31	2		Earth Work						
			regrade for drainage control						
			regrade for elimination of erosion situations						
31	2		Landscaping & mitigation						
			sootling/seeding						
			trees, shrubs, and annuals						
			irrigation						
			tree pruning, root removal						
31	2		Retaining walls						
31	2		Site Improvements						
			fencing						
			exterior amenities construction (list each amenity separately)						
32	2		Roads (paving)						
			asphalt paving						
32	2		Site concrete (curbs, gutters, & sidewalks)						
			curb & gutter						
			sidewalks						
			Video utilities						
38	2		Site Utilities						
			water service						
			fire service						
			storm water piping						
			sewer service						
			electrical service						



# References

Rehabilitation Guide Manual  
 Architectural Standards Manual  
 Accessibility Manual

<http://www.dca.state.ga.us/housing/HousingDevelopment/programs/OAHplansGuidesManuals.asp>

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## “Pre-Construction Review & Construction Administration”

RC Connell  
Construction Manager

## Pre-Construction Review & Construction Administration

### Overview:

- 2013 Qualified Allocation Plan
- 2012 Submittal Instructions
- 2012 Project Submittal Steps

## 2013 Qualified Allocation Plan



### Topics:

- Electronic Application: Uses of Funds
- Threshold: XVIII. Accessibility Standards

## 2013 QAP-Application - Uses of Funds



### ACQUISITION

Land

Site Demolition

Acquisition Legal Fees (if existing structures) Existing Structures

**Subtotal**

### LAND IMPROVEMENTS

Site Construction (On-site)

Site Construction (Off-site)

**Subtotal** -

### STRUCTURES

Residential Structures - New Construction

Residential Structures - Rehab

Accessory Structures (ie. community bldg, maintenance bldg, etc.)

**Subtotal** -

## 2013 QAP-Application-Uses of Funds (cont'd)



<b>Subtotal</b>	-
<b>CONTRACTOR SERVICES (14.00%)</b>	
Builder Profit: 6.00%	-
Builder Overhead 2.00%	-
General Requirements* 6.00%	
<b>Subtotal</b>	-

**OTHER CONSTRUCTION HARD COSTS** (Non-GC work scope items done by Owner) Other: <Enter detailed description here; use Comments section if needed>

## 2013 QAP– Threshold XVIII. ACCESSIBILITY STANDARDS



- Each project selected for allocation is required to retain a **“DCA qualified”** consultant to monitor the project for accessibility compliance.
- The consultants must perform a pre-construction plan review and inspect the project at least 3 times during construction to monitor **“grading operations”**, **“framing”**, and **“final compliance”**.
- DCA must be **“copied”** on all reviews/reports.

# 2012 Submittal Instructions



## Topics:

- Design & Construction Web Page
- DCA Design & Construction Review Process
- DCA Design & Construction Transmittal form
- Flash Drive
- Submittal Binder
- Plans & Specs

# 2012 Submittal Instructions “Design & Construction Web Page”



# 2012 Submittal Instructions “DCA Design & Construction Review Process”



- Project team is required to submit documents to DCA throughout the design and construction process for review.
- “One” **Electronic** & “One” **Paper** Copies
- All “**extension requests**” must be submitted in writing to: Michael Collins
- Due Dates:
  - HOME:** April 30, 2013
  - Tax Credit:** May 1, 2013 or 60 days before loan closing (whichever is earliest)

# 2012 Submittal Instructions “DCA Design & Construction Transmittal Form”



The image displays two versions of the DCA Design & Construction Transmittal Form. The left form is titled "5% TAX CREDIT ONLY" and the right form is titled "HOME". Both forms are structured with multiple sections for project information, including project name, address, and contact details. They also include sections for project description, construction schedule, and a checklist of required documents and approvals. The forms are designed to be filled out by the project team and submitted to the Georgia Department of Community Affairs for review.

## 2012 Submittal Instructions “Flash Drive”



- One VIRUS-FREE **USB flash drive**
- Organized using the **DCA folder and file extension names** and layout method.

60 DAY FROM AWARD NOTICE SUBMISSION:

### **Folder Name “12-0xx60Day”**

Folder Name “D&C Transmittal”

**12-0xxDCTrans** (Excel format)

Folder Name “BAndTSurvey”

**12-0xxBTSurvey** (Tax Credit only)

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## 2012 Submittal Instructions “Binder”



### **The binder should include:**

- Table of Contents
- Each section separated by numbered **dividers** and include **section index pages** that list each item in the section
- Sections should follow the **order** of the Transmittal Form (similar to the electronic submission layout)

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## 2012 Submittal Instructions “Plans & Specs”



- “HOME” projects, the drawings must be printed in **12x18 half-size**, scalable format and for
- “Tax Credit” projects printed in **half-size**, scalable format (**12x18 or design firm’s standard size**).

## 2012 Project Submittal Steps



### Topics:

- DCA “60 Day Award” Submittal
- DCA “Review Set” Submittal (Step II)
- DCA “Contract Set” Submittal (Step III)
- DCA “Construction Commencement” Submittal (Step III)
- DCA “Construction Draw” Submittals (Step IV)
- DCA “Project Closeout” Submittal (Step V)

## DCA “60 Day Award” Submittal



### Required Documents:

- Boundary Survey
- Topographical Survey
- Geotechnical Report
- Additional HOME Requirements:
  - a. ALTA Survey

## DCA “Review Set” Submittal (Step II)



### Key Documents:

- DCA “Review Set” of Construction Documents
- DCA Schedule of Values (SoV)
- “Draft” Owner/Contractor Agreement

## DCA “Review Set” Submittal (Step II)



### **DCA “Review Set” of Construction Documents (CDs):**

- Drawings (90-95% CDs)
- Project Manual (specs, geotech report,,)
- DCA Construction Document Log (drawing log)

## DCA “Review Set” Submittal (Step II)



### **DCA Schedule of Values:**

- Pricing based upon the DCA “Review Set” of CDs

## DCA “Review Set” Submittal (Step II)



### “Draft” Owner/Contractor Agreement:

- Use **current** AIA forms
- Use AIA **electronic** form in lieu of paper
- Stipulated Sum **or** Cost Plus with GM
- **List all Exhibits** on contract form
- Provide **all Exhibits** with contract submissions
- DCA Construction Document Log **as an Exhibit**
- Reference pertinent **DCA policies** (CS limits)
- Do not include the **Construction Contingency** allowance in contract amount (Change Orders)

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## DCA “Contract Set” Submittal (Step III)



### Key Documents:

- DCA “**Contract Set**” of Construction Documents (CDs)
- “DCA Schedule of Values (SoV)”
- “**Executed**” Owner/Contractor Agreement

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## DCA “Contract Set” Submittal (Step III)



### DCA “Contract Set” of Construction Documents (CDs):

- Drawings (**100% CDs**) that incorporate all review commentary (DCA, Third Party, Accessibility, Local Jurisdiction Permit review,,,) )
- Project Manual (specs, geotech report,,,) )
- DCA “Construction Document Log” (**updated**)
- Use of an AIA **Addendum** to incorporate & identify changes from DCA “Review Set”
- **Note:** Loan closing deadlines sometimes dictate for some “review comments” to be incorporated after closing/contract execution via ASIs and Change Orders.

## DCA “Contract Set” Submittal (Step III)



### “Executed” Owner/Contractor Agreement :

- Include the DCA “Construction Document **Log**” from the DCA “**Contract Set**” of CDs as an Exhibit (updated).

## DCA “Contract Set” Submittal (Step III)



### “Updated” DCA Schedule of Values (SoV):

- Revised pricing as needed to match DCA “Contract Set” of CDs:

## DCA “Construction Commencement” Submittal (Step III)



### 2012 Architectural Manual:

- Building Permits
- Notice to Proceed or Evidence of Construction Commencement
- Final Construction Schedule
- A “photometric” plan showing compliance with foot-candle requirements noted in the Architectural Manual **(new)**

## DCA “Construction Draw” Submittals (Step IV)



### 2012 Architectural Manual:

#### E. Documents due on a monthly basis during construction: (Tax Credit ex.)

- Contractor applications for payment (AIA form G702/703);
- Contract change orders (AIA form G701);
- Architect’s Supplemental Instructions, Field Orders, and Revised Drawings;
- Architect/Engineer inspection reports;
- Accessibility consultant inspection reports;
- Draw inspection reports;

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## DCA “Project Closeout” Submittal (Step V)



### 2012 Architectural Manual:

#### F. Documents due before final allocation of resources: (Tax Credit example)

- As – built Survey of the property
- A revised / record set of drawings
- Evidence of compliance with 2009 IECC
- Evidence of compliance with Carryover Allocation conditions of funding
- Green building certifications (where applicable)
- Radon testing that demonstrates levels below the EPA recommended limits;
- Contractor Cost Certification (Identity of Interest)
- Certificates of Occupancy
- Satisfactory completion of final construction inspection
- Satisfactory completion of final accessibility inspection

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# LUNCH

## Sustainable Communities

Scott Lee

Southface Energy Institute  
[scott@southface.org](mailto:scott@southface.org)





*Thank you for coming!*