

HARPETH RIVER FRANKLIN, TN FLOODPROOFING PROJECT HOMEOWNER MEETING

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Planner/Project Manager
USACE Nashville District
Date: April 19, 2021



US Army Corps
of Engineers®



PROJECT AREA

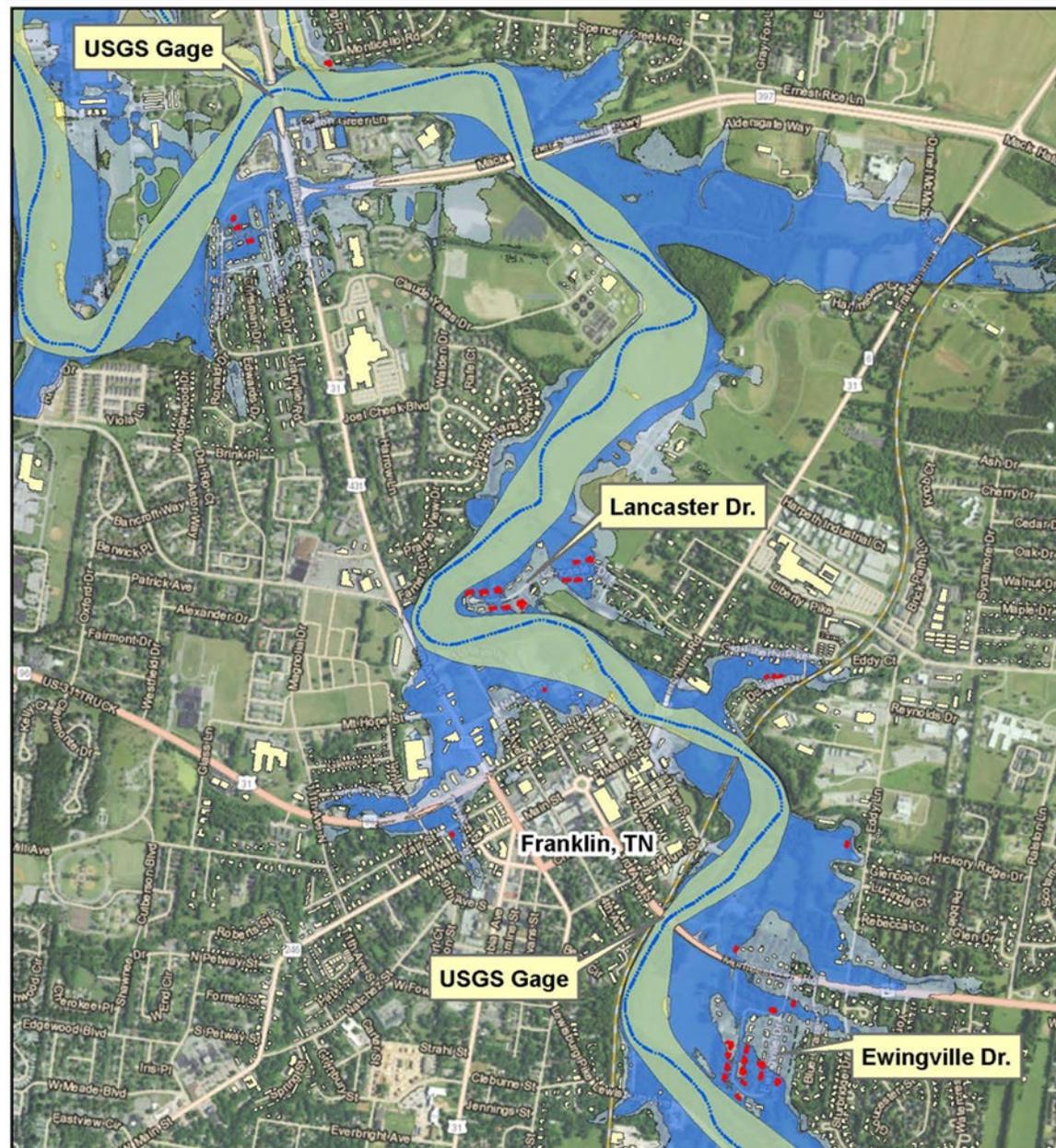
Franklin, TN:

Main Clusters:

- Lancaster Drive
- Ewingville Drive
- Crafton Avenue
- Daniels Drive

Others:

- Monticello Road
- Rebel Circle
- North Margin Street
- Fair Street
- Eddy Lane
- Murfreesboro Road





FLOODPROOFING PROCESS



- Owner/tenants application & copy of deed
- Real Estate (RE) office receives application & accepts
- RE verification of ownership and release for floodproofing
- Owner solicits 3 estimates and submits to USACE
- USACE visits the site, prepares an Independent Government Estimate (IGE)
- USACE compares owner submitted bids to IGE
- Owner negotiates with the Contractor based on IGE
- City and Owner sign Floodproofing Cost-sharing Agreement
- USACE, City, and Owner sign Floodproofing Agreement
- Owner hires the Contractor



FLOODPROOFING PROCESS CONT.



- Pre-Construction meeting with Owner & Contractor
- Contractor obtains permits:
 - Floodplain Development (elevation certificate)
 - Building Permit
 - Others (depends if additional work is done)
- Inspections by City of Franklin (codes, etc.)
- USACE Final inspection



FLOODPROOFING PROCESS CONT.



- Owner requests closing (invoice, elevation certificate, inspections passed)
- RE closing, release of check and recording of covenant
- RE submits final cost to Project Manager
- USACE turns over completed project to City of Franklin



TIMELINE



FY 2021 :

- Meeting with Contractors – March 2021
- Meeting with Homeowners – April 2021
- Receive/Approve Applications – April-May 2021
- Receive Bids – May 2021
- Floodproofing Agreements – June 2021
- Construction – July - Sep 2021
- Closing/Payment – Aug - Oct 2021

FY 2022:

- Receive/Approve Applications – Nov-Dec 2021
- Receive Bids – Jan 2022
- Floodproofing Agreements – Feb 2022
- Construction – Mar-May 2022
- Closing/Payment – May - Jun 2022

Note:

- Federal and City funding will dictate how many can be completed.



IMPORTANT INFORMATION



Application:

- Application/Right-of-Entry (Form provided)
- Copy of your deed
- Submit by e-mail or mail

Site Visit:

- To determine the scope of floodproofing:
 - Foundation
 - Exterior features (stairs, porches, gutters, ramps, HVAC, landscaping, utilities)
- USACE prepares Scope of work and Technical Criteria
- Independent Government Estimate (IGE)



IMPORTANT INFORMATION



Proposals/Estimates:

- List of interested contractors provided (see Project Guide)
- Solicit at least 3 proposals

- Contractor Proposal Worksheet (provided in the Project Guide).
 - ✓ Floodproofing construction costs, overhead, and profit.
 - ✓ Temporary housing costs.
 - Based on family size
 - Average hotel pricing in the area

- Any additional Owner requested work – separated out (owner’s costs). Needs USACE approval.
- Owner submits proposals to USACE.

- **USACE cannot pay for estimates/proposals.**



IMPORTANT INFORMATION



Pre-Agreement:

- USACE compares proposals to IGE, provides a “Government Estimate.”
- Owner negotiates with contractor

Agreements:

- Agreement with the City of Franklin and Owner
 - Owner to re-imburse the City for 17.5% of floodproofing costs.
- Floodproofing Agreement with USACE, City, Owner.
- Owner Hires the Contractor



IMPORTANT INFORMATION CONT.



Contract

Discuss with Contractor:

- Comprehensive General Liability Insurance
- Builder's Warranties
- Release of Liens
- Repair of Contractor related damages
- Contractor references
- Use of Owner's utilities (gas, water, electricity, etc.) – USACE cannot reimburse
- Disconnected utilities for floodproofing may require building code upgrades prior to reconnection. Discuss with Contractor.

A copy of your construction contract must be provided to USACE prior to initiation of construction. This must include sufficient information to protect both the homeowner and the contractor.



IMPORTANT INFORMATION CONT.



Contract: Required Language

- 1) “The Contractor agrees to keep separate individual cost accounting records detailing both direct and indirect costs in connection with the floodproofing work. The Contractor also agrees to make such records available to the U.S. Army Corps of Engineers or other representatives of the United States of America upon demand so that contract costs may be evaluated. The cost evaluation will be performed using generally accepted accounting standards and auditing policies and criteria.”

- 2) “The Contractor agrees that all floodproofing work will be accomplished in accordance with the technical criteria previously provided by the U.S. Army Corps of Engineers before payment is made to the Homeowner/Contractor.”

- 3) “The Contractor agrees that said floodproofing work shall be completed by the contractor within the 60 days of the date of this contract. Further, the contractor agrees and understands that the time period specified herein for completion of said floodproofing work is of the essence.”



IMPORTANT INFORMATION CONT.



Construction:

- Pre-construction meeting with USACE, City, Owner.
- Completion within 60-days (unless negotiated otherwise due to additional work)
- Allow USACE and City of Franklin access to your property for inspections.
- Keep separate individual cost accounting records (direct & indirect floodproofing costs) and allow for USACE review
- Pre-construction, during and post-construction elevation certificates (Floodplain Development Permit).
 - FEMA guidelines, signed by a registered land surveyor or engineer
 - Copies provided to USACE and Owner before final payment can be made.

Change Orders:

- Coordinated with USACE
- Approved by USACE prior to initiating the change
 - If not approved = Owner's expense



GENERAL SCOPE



Evaluate Existing Conditions

- Evaluate existing conditions and adjacent features
- Inspect structure, balconies, awnings, basement and subsurface conditions
- Determine location of utilities
 - Electrical, HVAC, Water, Gas & etc





GENERAL SCOPE



Setting up the property

- Property is evacuated
- Utilities are disconnected
- Structure is set up for raising
 - Remove decking
 - Support balconies and awnings



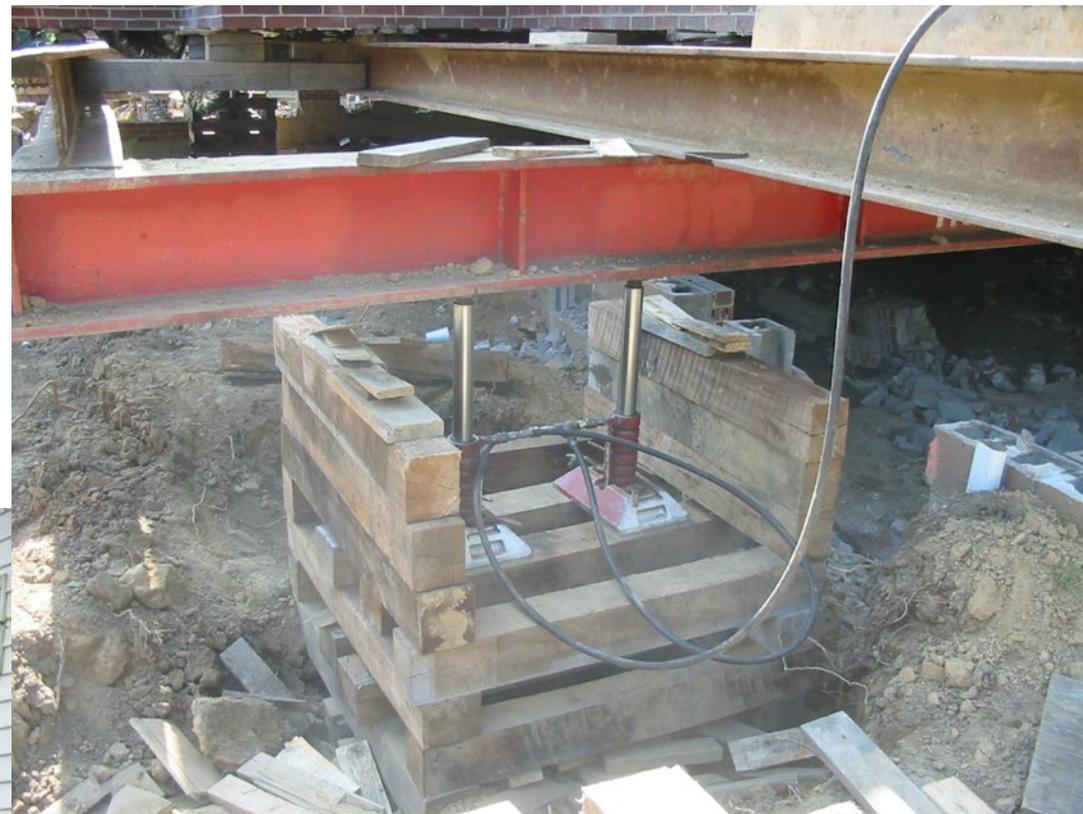


GENERAL SCOPE



Raising the structure

- Machinery will be required to raise the structure
 - Excavators, steel beams, operators
 - Hydraulic Ram / Jacks





GENERAL SCOPE



Raised structure

- Formwork and lifts to temporary raise the structure
- Hydraulic Ram / Lifts, Wood Supports





GENERAL SCOPE

Foundation work

- Excavating soil material
- Placing reinforced concrete
- Reinforced CMU over existing footing
- Will require equipment and operators





GENERAL SCOPE

HVAC & Sanitization

- Remove existing HVAC & Sanitization
- Place HVAC & Sanitization
 - Raise HVAC above Floodline
 - Place new Sanitization





GENERAL SCOPE



Decks & Woodwork

- Previously removed decks will be reconstructed
 - Concrete post supports
 - Will require skilled laborers
- ADA compliant ramps, if needed





GENERAL SCOPE

Final Product





IMPORTANT INFORMATION CONT.



Completion:

- All City of Franklin Inspections are signed off.
- Final Inspection by USACE to verify elevation.

Closing:

- Completion Certificate – Signed by USACE & City of Franklin
- Elevation Certificate
- Detailed Invoice
- Floodproofing Covenant
- Payment - check jointly payable to Owner and Contractor



QUESTIONS



CONTACTS

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QUESTIONS?



1. Can you explain costs for housing "over & above cost of staying in your home"?
 - Cost of staying away is usually higher than staying in your home.

2. The space under the home can be used for a garage? Stairway up into the house? An elevator shaft?
 - If there is an existing garage, it will remain a garage. If there is no garage, the homeowner can arrange to raise a home higher and make it into garage. Additional work – homeowner' expense.
 - Stairway to the home will be modified or ramps provided to meet ADA requirements.
 - Elevators would be considered a "betterment" at owner's expense. Unless other means of meeting ADA requirements are impossible and it is the only option, then it may be part of the project.

3. I have a large deck. Will the same square footage be included?
 - Yes.

4. I have 2 large trees that will have to be removed. Is this included?
 - If the trees cannot be avoided and must be removed, the cost of removal is included.



QUESTIONS?



5. There is speculation among my neighbors, that those homes that were damaged in the March 28 flooding, will be given priority in the schedule of home raising. True?

- There are a couple homes with displaced residents due to flood damage to their homes. We will expedite the process to help them get back in their homes faster. All others will proceed based on ability to sign the agreement with the City and provide the 17.5% cost match.

6. Has there been provisions made for an Architect to advise on ways to improve the curb appeal of our homes after the lift. Our homes will look very bad just lifted set on a rectangle box.

- You should discuss the outside finishes with the contractor. Typically, the exterior finish (siding, brick, etc.) is extended down to its original level to match previous style. The intent is for the home to blend in and match the neighborhood.



THANK YOU!