



TOWN OF WEYMOUTH

2015 HOME ELEVATION GRANT PROGRAM COST ESTIMATE JOB AID FOR HOMEOWNERS AND CONTRACTORS

The 2015 Home Elevation Grant Program is administered by the Town of Weymouth through a multi-department committee of Town staff. Its purpose is to assist eligible residents raise their homes in the 100-year floodplain so the risk for flooding is reduced. Funding has been made available through the [Federal Emergency Management Agency's \(FEMA\) Hazard Mitigation Grant Program \(HMGP\)](#).

This job aid has been prepared for homeowners participating in the 2015 Home Elevation Grant Program. Homeowners are encouraged to follow and share this document with potential general contractors in order to prepare a cost estimate consistent with FEMA's HMGP requirements.

DEVELOPING A COST ESTIMATE

A licensed general contractor must be employed by each homeowner to oversee the elevation of his or her home. To comply with federal and state procurement laws, homeowners must obtain detailed cost estimates from at least three contractors. Any contractor or subcontractor working on a FEMA-funded elevation project must have all licenses required by the Commonwealth of Massachusetts.

When preparing a cost estimate, a general contractor should estimate *allowable costs* – i.e., costs that FEMA will pay because they are necessary and reasonable for the proper and efficient performance and administration of an HMGP award. The following costs associated with structure elevation are generally allowable:

- Disconnection of utilities.
- Building of a foundation so that the lowest floor is above the Base Flood Elevation (BFE) as required by local/state code or FEMA.
- Physical elevation of the structure and subsequent lowering and attachment of the structure onto a new foundation.
- Construction of a floor system that meets minimum building code requirements when the existing floor system cannot be elevated or is not appropriate for the new foundation.

- Reconnecting utilities and extending lines and pipes as necessary and elevating all utilities and service equipment.
- Debris disposal and erosion control.
- Costs for repairs of lawns, landscaping, sidewalk and/or driveways damaged by elevation activities.
- Elevation of existing decks, porches and/or stairs
- Construction of new stairs, landings and/or railings to access the elevated living space per minimum code or local ordinance.
- Construction of ADA-compliant access facilities or ramps when an owner or a member of the owner's family has a permanent disability.
- Abatement of asbestos and lead-based paint.
- Filling basements with compacted clean fill.

Homeowners are encouraged to provide the following Elevation Cost Worksheet to each general contractor so he or she may provide a detailed cost estimate consistent with the costs outlined above. Please note that homes proposed for structure elevation must be structurally sound and capable of being elevated safely to meet FEMA's requirements (ASCE 24-14) as well as the local and state building codes.

ELEVATION COST WORKSHEET FOR GENERAL CONTRACTORS

This worksheet has been prepared to guide general contractors in providing cost estimates to homeowners participating in the Town of Weymouth's 2015 Home Elevation Grant Program. General contractors should keep the following in mind when preparing a cost estimate:

- Each estimate must be printed on the letterhead of the general contractor and must include the contractor's address, phone, email and signature.
- Use the expense lines in this worksheet to create your estimate. These lines are based on FEMA's allowable costs. *Not every line will be applicable for the home elevation project. Include only those that are applicable.*
- Profit and/or overhead costs should NOT appear as a separate line item on your estimate. These costs should be divided and incorporated into the line items shown in this worksheet.
- Estimates may include a contingency line item between 1 and 5 percent. A contingency cost is an allowance in the total cost estimate to cover situations that cannot be fully defined at the time the cost estimate is prepared but that will likely result in additional allowable costs.

COST DESCRIPTION	BRIEF EXPLANATION	TOTAL COST
SITE PREPARATION		
Structural demolition (fireplace, foundation, porch, stairs, connection to garage, etc.)	Ex. 2,000 sq. ft. @ \$2.30 sq. ft.	\$4,600.00
Lot clearing and/or excavation		
Debris removal and disposal		
Filling in grading		
Erosion control		

ELEVATION

(per structural elevation plan)

Concrete and block work; masonry work		
Drilling and installation of columns, piers or piles		
Installing beams and/or columns		
Extending/rebuilding foundation walls		
Structural steel work		
Bracing and anchoring		
Lifting, jacking and/or elevating		
Backfilling		
Detachment and reattachment of garage or other structures affixed to home		
CONSTRUCTION		
New floor system and/or frame		
Wall and roof framing and shell construction		
Insulating to code		
Stairs and railings		

Plumbing rough in		
Electrical rough in		
Installation of ductwork for HVAC		
Porches and/or decks (if pre-existing)		
Final clean up (includes repairing wall cracks and/or other misc. damage from elevation)		
Landscape replacement/restoration		
Construction management		

SYSTEMS DISCONNECTION, RECONNECTION & EXTENSIONS

Electrical disconnect and reconnect (if extension, specify)	Ex. 20 hrs. @ \$30.00/hr. + materials	\$1,250.00
Water disconnect and reconnect (if extension, specify)		
Sewer disconnect and reconnect (if extension, specify)		
Elevating mechanical and service equipment		
Soil stabilization or retaining walls		

TOTAL ELEVATION COST

PRE-AWARD, DISPLACEMENT AND OTHER NON-CONSTRUCTION COSTS

The cost to elevate a home must be equal to or less than \$175,000 to be eligible for sponsorship by the Town of Weymouth in the 2015 HMGP.* If the total elevation cost provided by the general contractors is less than \$175,000, homeowners may request funding for allowable pre-award costs, displacement costs and permitting or legal fees. Pre-award costs are costs incurred by a homeowner prior to an HMGP award being announced and accepted. Displacement costs are costs incurred by a homeowner as a result of being displaced from his or her house during elevation activities.

Homeowners can use the following worksheet to estimate pre-award costs, displacement costs and permitting or legal fees. FEMA may pay up to 75 percent for these costs. The remaining 25 percent is be the responsibility of the homeowner. Homeowners must keep good records of payments for services to meet FEMA's requirements for reimbursement.

COST DESCRIPTION	BRIEF EXPLANATION	TOTAL COST
PLANNING & DESIGN		
Site plan (by licensed land surveyor)	Ex. 10 hrs. @ \$30.00/hr.	\$300.00
Elevation certificate (by license land surveyor)		
Structural elevation plan (by professional engineer)		
Soil sampling		
DISPLACEMENT		
Moving		
Temporary storage		

* If multiple homes are involved, the average cost of elevation per property must meet this criterion.

Temporary living facilities		
PERMITTING & LEGAL FEES		
Demolition permit		
Building permit(s)		
Plumbing, electrical and/or mechanical permits (specify)		
Deed recording fees		
Other legal fees (specify)		
TOTAL COST		