

Contractor Meet & Greet

Introduction to HARP Construction

November 20, 2024

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Welcome!

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Welcome to the Contractor Meet & Greet



David Kevorkian is a disaster management professional with extensive experience in construction management and disaster recovery. He has successfully led numerous projects, ensuring completion on time and within budget. With a strong background in project planning, risk management, and team leadership, David is committed to delivering high-quality results and fostering collaboration. His expertise includes residential, commercial, and infrastructure construction projects. Renowned for his strategic thinking and problem-solving abilities, David consistently drives projects to success while maintaining a strong focus on client satisfaction and operational excellence.



Alexis Santucci is a Development and Production Analyst with OHCS, specializing in state- and federally-funded disaster recovery projects. Alexis's role involves developing and implementing technical assistance, processes, and procedures for the Homeowner Assistance for Reconstruction Program (HARP). With a foundation in architectural design, Alexis possesses a deep understanding of design, permitting, and project management. She has extensive experience navigating complex challenges and collaborating with various stakeholders, including cities, counties, private organizations, and non-profit entities.



Agenda



- Program Overview
- HARP Construction Pathways
- Program & Project Requirements
- Environmental & Engineering
- Program Familiarization
- Contractor Selection
- Pre-Construction Meeting
- Inspections
- Q & A



Program Overview

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ReOregon Overview



- In response to the **wildfires and straight-line winds from 2020**, the U.S. Department of Housing and Urban Development (HUD) awarded **\$422 million in CDBG-Disaster Recovery funds** to Oregon for recovery efforts. This award was announced in November 2021.
- The **Oregon Housing and Community Services (OHCS)** is utilizing these federal funds to help **individuals and households recover** and to provide **new, permanent housing** in areas most impacted by the fires.

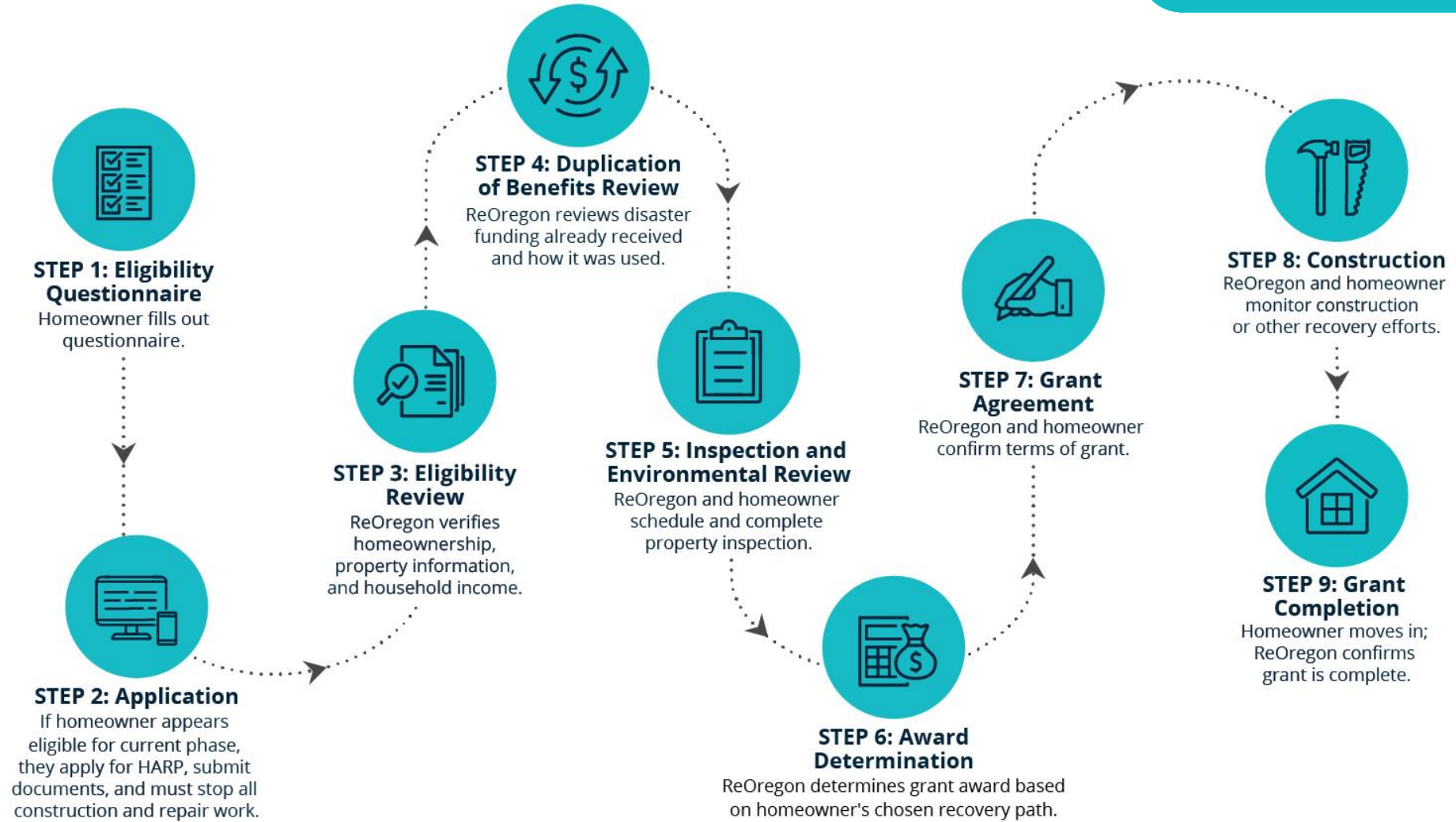


Homeowner Assistance & Reconstruction Program (HARP)



The Homeowner Assistance and Reconstruction Program (HARP) offers financial assistance to help homeowners repair, rebuild, or replace homes lost or damaged in the disasters.

HARP Applicant Journey



HARP Construction Pathways

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HARP Construction Pathways



- HARP will determine the **appropriate construction pathway** during **initial inspections**.
- The construction pathway for each project will be specified in the **Scope of Work (SOW)**.



Manufactured Home Replacement



Rehabilitation



Reconstruction



Manufactured Home Replacement



- This pathway involves the **replacement** of a substantially **damaged or destroyed manufactured home (MH)** in a park, on leased land, or on owned land, using the **same footprint as the damaged structure**.
- **Manufactured homes** are constructed in a factory, transported to the site, and installed on a suitable foundation.
- Additional work items may be required depending on the site, such as:
 - Septic system upgrades
 - Well installation or repairs
 - Other site-specific needs



Manufactured Home Replacement

MH replacement projects must be completed within 360 calendar days.



Rehabilitation Pathways



The **HARP Rehabilitation pathway** supports **repairs to existing damaged dwellings** or **replacement dwellings** that are not substantially damaged.

Eligible rehabilitation projects include:

- **Stick-built homes** requiring repairs costing more than **\$3,000**.
- **Manufactured homes** built **after 1995**, with repair costs totaling **less than \$50,000**.



Rehabilitation

Rehabilitation projects must be completed within 180 calendar days.



Reconstruction



The **Reconstruction pathway** supports the construction of a **new stick-built home**. It also covers the **completion of a new home** that was under construction prior to applying for HARP assistance.

Reconstruction may be recommended in the following scenarios:

- The **estimated cost of repair exceeds 80%** of the cost of reconstruction.
- The property is a **vacant lot** with no existing primary structure.
- The **primary structure has been condemned** by a municipality and requires demolition and reconstruction.
- The **primary structure is documented as unsafe or unsound** by program staff.

Reconstruction projects must be completed within 360 calendar days.



Reconstruction



Program & Project Requirements

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Program & Project Requirements



- ✓ All work must comply with current federal, state, and local building codes, as well as program standards.
- ✓ All materials used will follow standards that conform to HUD requirements or specified program plans.
- ✓ All materials will be of new and good quality.



Contractor Expectations



- All construction work must adhere to the **HARP scope of work** and **provided drawings/specifications**.
- Contractors are responsible for obtaining **all required building permits**.
- Contractors must provide all necessary **services, labor, materials, and equipment**.
- Contractors are required to ensure that each completed home meets **Green Building Standard** certification.



Contractor Eligibility Requirements



Contractors must submit the following documentation:

- ✓ **Residential Bond**
- ✓ Proof of **liability insurance**
- ✓ **State General Contractor License** or **Manufactured Home (MH) License**
- ✓ **Section 3 Certification** (if applicable for Section 3 companies)
- ✓ Certifications for **asbestos, lead-based paint**, and **EPA RRP** (if applicable)

Additional Requirements:

- ✓ Contractors must be in **good standing** with the **Oregon Construction Contractors Board**.
- ✓ Contractors must not be **debarred** from working on **state or federally-funded projects**.



Environmental & Engineering

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Environmental & Engineering



Environmental and engineering services will either be:

- Provided by the program, or
- In certain cases, performed by the contractor, as approved by OHCS.

When the program provides these services, the contractor will receive the full scope of work, which includes:

- Any necessary testing,
- Drawings, and
- Required actions to ensure project completion.

If the program does not provide these services, the contractor will be responsible for completing the tasks as instructed.



Environmental & Site Assessment Activities



These activities may include:

- Development of building plans
- Stormwater design
- Geotechnical and site assessment
- Septic system inspection and design
- Jurisdictional waters and wetlands delineation
- Phase I/II environmental site assessment
- Residential land survey for plans
- Elevation determination and certificate



Hazardous Materials Remediation Requirements



Hazardous materials maybe present, and the scope of work may require the contractor to hire a **certified firm** to perform **remediation or abatement activities** for:

- **Lead-based paint**
- **Asbestos**
- **RCRA8 materials**

The contractor will generally be required to provide **proof of clearance** for these activities to the Program.



Program Familiarization

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Accessing Materials and Resources



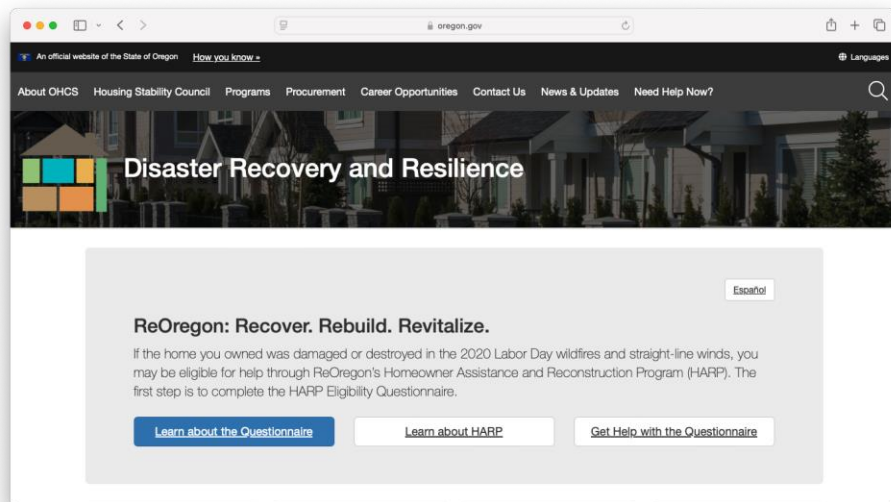
re.oregon.gov → Builders & Contractors

To access these materials:

- Navigate to the left side of the webpage.
- Click the dropdown for the Builders and Contractors tab.

Available **resources** include:

- Types of construction projects
- Before beginning construction
- Monitoring during construction
- Requesting payment
- Closing out a project
- Construction standards



HARP Training and Support Requirements



To work on any HARP project, contractors must:

- Provide the required documentation.
- Review and complete all HARP training materials.
- Affirm their understanding of the training.

Construction Advisors will be available to assist both contractors and applicants with any questions that may arise.





Contractor Selection

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Contractor Selection & Project Agreement



Within HARP, the applicant is responsible for **finding and selecting a contractor** to complete their scope of work.

Once a contractor is selected, the scope of work will be available for review. *For contractors familiar with **insurance repair work**, the report will look familiar.*

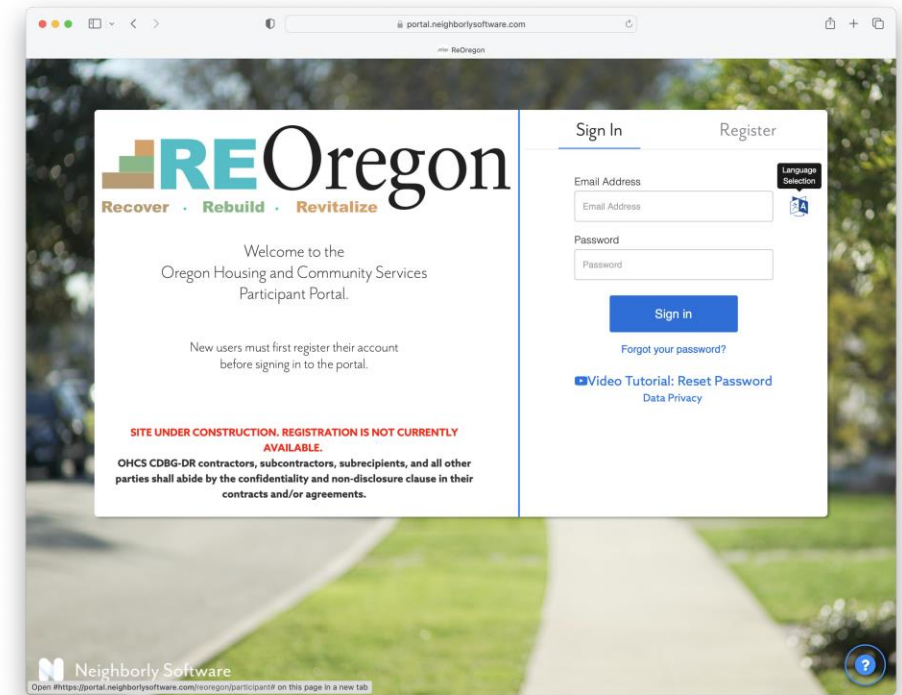
- The contractor must register on the program's system of record, **Neighborly**.
- After the review period, a Pre-Construction Meeting and Construction Agreement signing will be scheduled.
- If an applicant's project is deemed ineligible at any point, all contracts will be nullified, including the agreement between the applicant and contractor.



Neighborly: Registration and Documentation



- **Neighborly** is the HARP system of record, used for **recordkeeping** throughout the entire project.
- Contractors are responsible for **registering in the Neighborly Contractor Registration Portal** to participate in HARP.
- Both the **participant** and the **contractor** must:
 - Maintain proper documentation in Neighborly.
 - Log into Neighborly regularly to ensure there are no outstanding requests from the program.





Neighborly: What to Use It For

The contractor will use **Neighborly** for the following functions:

- Contractor registration
- Submitting **required documentation** for HARP **eligibility** review
- **Project assignment** by HARP
- Responding to **program requests**
- Managing **assigned tasks**
- Submitting **draw requests**
- Completing **work orders** and responding to requests for **information**

Pre-Construction Meeting

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Pre-Construction Meeting



Once selected by an applicant, a **Pre-Construction Meeting** will be scheduled for the applicant and contractor.

During this meeting, both parties will:

- Review the **scope of work**.
- Discuss potential **staging** areas with the applicant.
- Review the project timeframe.
- Discuss the need and placement of construction **dumpsters** and **portable toilets**.





Inspections

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Draw and Milestone Inspection Process



Contractors must meet specified **milestones** to request a **draw inspection**.

After a successful inspection, the contractor will receive funds for the pre-determined milestone, which may be:

- **Program-funded**, or
- **Homeowner-funded**

The contractor is required to:

- Execute a **lien release** for all payments made.
- Submit a **final lien release** upon project completion.



Rehabilitation: Project Milestone Draw Schedule



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10% Draw 1: Permit, Mobilization, Site Prep, Dumpster, Portable Restroom, Demo (if applicable)

30% Draw 2: Foundation, Floor Framing, Floor Sheathing, Foundation Inspection, and/or Draw 3

30% Draw 3: Roofing, MEPs (Mechanical, Electrical, Plumbing) Installed and Inspected, Framing Inspected, Insulation, Ready to Close

20% Draw 4: All activities inside and outside are complete

10% Draw 5: QC Documents, Warranty Check-in, Participant Survey, Construction Closeout

Reconstruction: Project Milestone Draw Schedule



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10% Draw 1:
Permit,
Mobilization, Site
Prep, Dumpster,
Portable Restroom,
Demo (if
applicable)

30% Draw 2:
Foundation, Floor
Framing, Floor
Sheathing,
Foundation
Inspection

30% Draw 3:
Roofing,
Mechanical/Electrical/
Plumbing (MEPs)
Installed & Inspected,
Framing Inspected,
Insulation, Ready to
Close

20% Draw 4:
All activities inside
and outside are
complete

10% Draw 5:
QC Documents,
Warranty Check-in,
Participant Survey,
Construction
Closeout

Manufactured Home: Project Milestone Draw Schedule



30% Draw 1: Permit,
Unit Order, Elevation
Certification (if
applicable)

30% Draw 2:
Foundation Installation
and Inspections

30% Draw 3:
Transportation,
Installation, Site Work,
Connections

10% Draw 4: All
activities inside and
outside are complete





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Questions?

Reach out to construction@support.reoregon.org.

Find out more at the ReOregon website:
<https://www.oregon.gov/ohcs/disaster-recovery/Pages/builders-contractors.aspx>



Or use the QR code!