

### 3.3 Project Implementation Schedule and Project Readiness

<b>Proposed Project Implementation Schedule</b>	
<b>Item</b>	<b>Anticipated Dates</b>
<b>Pre-Construction</b>	
<b>4 Months</b>	
Notice of IHBG Award	1-Apr-21
Environmental Review Submission to HUD	2-Apr-21
Contractual Architect	15-Apr-21
Architectural Plans & Specs	April 15 - June 30, 2021
Mechanical, Electrical & Plumbing Plans	April 15 - June 30, 2021
Site Plan Development	April 15 - June 30, 2021
Plan Review	July 1-July 30,2021
Develop Scope of Work / RFP	July 1-July 30,2021
<b>Pricing and Contracts</b>	
<b>45 Days</b>	
Send RFP's and conduct bid walks	Aug. 2,2021-Aug. 27, 2021
Review and verify bids	Aug. 23, 2021 -August 27, 2021
Finalize GMP and AIA Contracts	August 30, 2021 -Sept. 3, 2021
Issue contract	Sept. 6, 2021 - Sept. 17, 2021
<b>Project Implementation</b>	
<b>4 Months</b>	
Contractor Set-Up	Sept. 17, 2021 - Jan. 2022
<b>Construction</b>	
<b>18 Months</b>	
Construction	Jan. 2022 - June, 2023
<b>Project Closeout</b>	
<b>June, 2023- Sep, 2023</b>	
<p>** Note Contractor Set up is allowing 120 Days to obtain sub-contractors and submit a construction schedule and other documents as required to conform to TRIHA guidelines.</p> <p>** Construction will be the completions of 10 single family homes and 9 townhouses to be completed in 18 months from time of the agreed upon start time of the project. This time period allows for interruption in material acquisition, unforeseen labor shortages due to ongoing Covid-19 restrictions and rain delays.</p> <p>**Quarterly SF 425, and annual ASER Reports</p>	

**Pre- Construction****4 Months**

During this Phase TRIHA will receive award notification, sign necessary documentation with HUD, and submit the completed Environmental Review. Contractual agreement will be set up with the Architect who will develop plans, scope of work, Request for Proposal and project management.

**Pricing and Contracts****45 Days**

This phase the A/E firm will review the designs. This should not take very long as the designs will be duplicative of a current project for TRIHA. RFP's will be sent and pre-bid job site reviews will be provided for potential GC's. Bids will be reviewed and awarded.

**Project Implementation****4 Months**

Contractor obtains sub-contractors, submits construction schedule and required TRIHA Documents, and on-site location to commence construction.

**Construction****18 Months**

Construction will commence and funds will be drawn down from ICDBG Cares, IHBG Cares funding first and then IHBG. The first set of construction will be one 3 bedroom Triplex @ 1,375 sq. ft., and one 3 bedroom @ 1,112 sq. ft. single dwelling from ICDBG Cares. The second round of housing will be another 3 bedroom Triplex @ 1,375 sq. ft. IHBG. The construction for 10 single family homes and 9 townhouses (from this IHBG) will commence during this phase and be completed within 18 months.

**Project Close-Out**

Final Punch list, walk throughs, pay requisitions, contingency, retainage and close out reports.

**Reporting****Quarterly**

All quarterly reporting for all funding sources will be completed sf425's, ASER.

***TRIHA will have site control of this project located on Cow Mountain.***

***Key Milestones*** that have been or is scheduled to be completed by the time of this award:

- ✓ Building Designs are duplicative of the LIHTC project.
- ✓ Environmental Assessment will be completed.
- ✓ Infrastructure – water, sewer, electric.
- ✓ Leverage of additional funding, CARES/IHBG, CARES/ICDBG/IT, land, and infrastructure.

### ***3.4 Budget***

The budget was compiled by Mike Tyler, TRIHA's Project Manager, Dennis Townsend and Susan Janoko. Mike has 13 years' experience as residential General Contractor and over 7 years as Construction Project Manager for TRIHA. As a Residential GC, he has had sufficient professional experience in budgeting and submitting proposals for RFP's. He is currently working on value engineering for the LIHTC Project. Dennis has a B.S. Architecture, from California Polytechnic State University, CA and AA, Architecture College of the Sequoias, Visalia, CA. Dennis has provided over 30 years' experience working with the Tule Tribe for housing new construction, rehabilitation and public facilities for the Tule Tribe. Susan assists with the budget by developing the budget costs in comparison to regulations. Costs are taken from actual costs for the current new construction project for the LIHTC project of 40 new units; and units for this project are identically designed. The budget reflects the increased costs of materials as witnessed with the pandemic, and a contingency of around 20% is being reserved to allow for any unforeseen value engineering, material increases, minimum wage rate increase or necessary change orders. Construction will utilize funding from leverage sources prior to IHBG

funding in order of award and is reflected on the Implementation Plan. i.e., IHBG Covid will be drawn down first, secondly, ICDBG Covid and lastly, this IHBG. Budget Narrative pg. 61.

TRIHA IHBG REQUEST BUDGET WITH LEVERAGE								
Activity	Qty	IHBG Request	Qty	ICDBG Cares Leverage	Qty	IHBG Cares Leverage	Total QTY	Total
<b>Pre-Dev Construction Cost</b>								
Environmental								
A/E Design		75,000						75,000
Site Preparation								
<b>Construction</b>								
6-3 Bdr 1,375 sq. ft.	4	990,000	1	247,500	1	247,500	6	1,485,000
3-3 Bdrm 1,112 sq. ft.	2	400,320	1	200,160			3	600,480
10-4 Bdrm 1,660 sq. ft	10	2,988,000					10	2,988,000
Contingency		447,332		380,340		212,637		1,040,309
<b>Total Construction Cost</b>		<b>4,900,652</b>		<b>828,000</b>		<b>460,137</b>		<b>6,188,789</b>
<b>Leverage</b>								
Land		845,000						
ICDBG - CARES		828,000						
IHBG-CARES		460,137						
<b>Total Leverage</b>		<b>2,133,137</b>						
Total IHBG Construction Cost		4,900,652						
Leverage		2,133,137						
<b>Total Project Cost</b>		<b>7,033,789</b>						
<b>Total Leverage / Total Project Cost \$2,133,137 / \$7,033,789 = 30%</b>								

TRIHA meets the TDC; RF 3 pgs. 64-67.

#### **RATING FACTOR 4: LEVERAGING RESOURCES**

TRIHA has secured financial resources and exceeds 25% (30%) leveraging for this project by maximizing Covid Cares Act Funding. The Covid IHBG of \$475,457 less \$15,320 (utilized for the Environmental Assessment) = \$460,137 & Covid ICDBG/IT for \$900,000 minus \$72,000

for Split HVACs for existing units = \$828,000, will be matched with this grant for a combined 19 newly constructed homes. Land value is valued at \$845,000 (\$65,000 per lot x's 13 lots) equal \$845,000. Note Attachment RF 4, pg. 68 Tribal Chairman's letter validating allocation of land. Total Leverage \$2,133,137. This project is constructing 3-triplexes (3 units of 3 townhouse style, equaling 9 housing units) and 10 single stand-alone units. 100% of funding from all Leverage, minus the \$15,320 for the Environmental Review and \$72,000 for HVAC is going toward new construction. Note Attachments, pages, 66-71 for leverage. *Note funds will not be dispersed for expenses prior to grant award.*

## **RATING FACTOR 5: COMPREHENSIVENS AND COORDINATION**

### ***5.1 Coordination***

TRIHA has designed this project from a comprehensive perspective of coordination and aligned their activities with the Tribal Government who is paying for the infrastructure of water, sewer and electric. TRIHA is also coordinating the installation of the infrastructure with Tule's Public Works Department (Letter pg. 74) Coordination will also be met within the Department of HUD by coordinating funding with timelines and reaching the goal of new construction. TRIHA will keep the community informed by posting flyers and notifications on public boards by the tenants' mailboxes, at the tribal administration office, TRIHA's office, the Courthouse and their website. TRIHA will coordinate activities with the Tribe's TANF and WIA programs, identifying job opportunities and training as applicable for Section 3.

This project, while managed by Joel Azure will be highly focused on coordinating activities with the TRIHA staff, predominately Mike Tyler, Eddy Montoya and Susan Janoko. Mike will perform the greatest extent of this project by working with Architect, Dennis Townsend, developing the scope of work, actual budget numbers, the bid process and as Project Manager,

on-site inspections, construction meetings, providing expense reports and pay requisitions to Susan. Susan will coordinate, reconcile and keep records for each unit cost and provide financial accounting records for the Executive Director, Project Manager, Board of Commissioners and Tribal Government. Eddy will facilitate and ensure all procurements are in compliance. Joel and Mike will also coordinate activities assuring the projects' implementation schedule is on time. The Housing Coordinator will ensure certifications of all tenants, both at the onset of the construction and the post 30-year commitment. Coordination will involve community participation by working with tenants in scheduling and prioritizing the units in sequential order and eligibility.

This project ties into the Indian Housing Plan to address overcrowding by constructing new housing. It also ties into the survey of community responses identifying the need for new housing as a top priority.

## ***5.2 Outputs and Outcomes***

### **Outputs:**

- 19 Single Family Units / 19 Families

### **Outcomes:**

- Reduction in Overcrowding
- Increased Self-Sufficiency and Cultural Pride