



July 25, 2024

Clayton C. French, Jr., Deputy Director
Mississippi Emergency Management Agency
1 MEMA Drive
Pearl, MS 39208

RE: Bay St. Louis – FMA 2022 Swift Current Elevations – Budget Amendments
Additional Information and Documentation

Dear Clayton,

On June 6, 2024, the City of Bay St. Louis, Mississippi (the "City") requested a Budget Amendment to FMA-PJ-04-MS-2022-007 and FMA-PJ-04-MS-2022-007. We are writing to provide follow-up information and clarifications regarding the request.

The City is currently not pursuing the buyout option that is allowed pursuant to the 2022 SWIFT Current. At this time, the two property owners are adamant that a buyout is not an option. The property owners wish to proceed with elevating the structures. The scope of work for the two projects is not changing and will follow the original plans submitted during the grant application.

The City is requesting funds for a grant administrator because this was not included in the original request. We are asking for 5% of the total grant award to be allowed as authorized by the Federal guidelines and FEMA. The grant administrator will protect the homeowner and the City by making sure Federal regulations are followed and proper documentation is submitted to FEMA.

The construction cost estimates originally presented during the application process are now several years old. The City reached out to the contractors to provide updated cost estimates to the projects to make sure that enough money is allocated in the grants to complete the projects. A copy of both cost estimates from contractors is attached hereto as Exhibit A. It would seem that the projects remain cost-effective, but the City is unaware of the process that FEMA uses to make this decision. The City also included a construction contingency of 3% in the Budget Amendment to allow for those unknown costs that also seem to arise during any residential construction project.

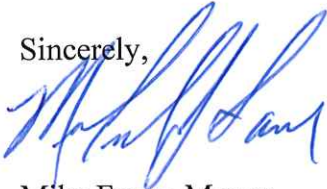
Also excluded from the original request were fees for architectural and engineering services. While some costs were included for a design, no costs were included for architectural and engineering services to be provided throughout the actual construction phase. Architectural and engineering services during construction are crucial to the success

of this project. Mississippi law also requires a governmental entity to have an architect or engineer of record on projects this size. The 8% allocation for the architectural and engineering services would provide the funds required.

Other additional costs that were not included in the original grant submission, but were included in the Budget Amendment is homeowner relocation at \$107 per night for 10 days. \$107 is the Mississippi State Lodging Rate. These funds are allowed to be requested pursuant to the legislation, but were left out of the original request simply because that was not known at the time of submission.

If any more information is required, please feel free to reach out to us.

Sincerely,

A handwritten signature in blue ink, appearing to read "Mike Favre", is written over the word "Sincerely,".

Mike Favre, Mayor

Hancock County Elevation Bid

Type of Elevation	Slab Elevation
Existing Foundation Type	Slab on Grade
Current First Floor Elevation	
Required First Floor Elevation	
Homeowner	Tami Curtis
Address	3100 Roberson Rd Bay St. Louis, MS 39520
Company	Rise Construction Group LLC
License Number	886802/67039
Contact	Joe Garcia / Noah Garcia
Email Address	noah@riseconstructiongroup.com
Phone Number	(504) 228-5130 / (985) 789-349

1. Elevation of the Dwelling

- | | | | |
|---|---|----|------------|
| a | Raise, shore, align, and provide code compliant foundation system for the above named residence to satisfy the designated flood elevation per highest regulatory standard | \$ | 131,000.00 |
| b | Install structural slab for stabilization | \$ | 15,000.00 |

2. Site Work

- | | | | |
|---|---|----|----------|
| a | Pre-Construction Site Prep/Mobilization and Post-Construction Site Cleanup/Demobilization | \$ | 7,500.00 |
| b | Breakaway all necessary walks and drives and repair of same damaged during elevation | \$ | 5,500.00 |
| c | Erosion Control - Floodwater Storage/Green Infrastructure | | |

3. Ingress/Egress to Raised Dwelling

- | | | | |
|---|--|----|-----------|
| a | Install code compliant deck and stairs at all existing entrances | \$ | 15,000.00 |
|---|--|----|-----------|

4. Utilities/Mechanical Servicing the Dwelling

- | | | | |
|---|---|----|-----------|
| a | Disconnect and reconnect utilities | \$ | 12,000.00 |
| b | Disconnect, raise and reconnect air conditioning unit | \$ | 4,500.00 |

5. Handicapped Accessibility

- | | | | |
|---|---|--|--|
| a | Install handicap passenger elevator includes: all parts, labor, and materials | | |
| b | Install code compliant handicap ramp with railings | | |

6. Planning and Permitting

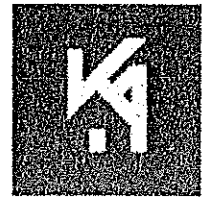
- | | | | |
|---|--|----|----------|
| a | Engineering, Permits, Elevation Certificate(s) | \$ | 4,500.00 |
|---|--|----|----------|

TOTAL ELEVATION COST: \$ 195,000.00

Noah Garcia
Contractor Representative

7/17/2024
Date

Kane Construction, L.L.C.
804 Highway 90
Bay St. Louis, MS 39520



July 17, 2024

City of Bay St. Louis
Attn: Mr. Michael Reso, Chief Administrative Officer
688 Highway 90
Bay St. Louis, MS 39520

City of Bay St. Louis
Attn: Ms. April Byrd, Owner
688 Highway 90
Bay St. Louis, MS 39520

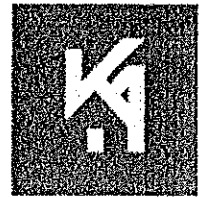
Reference: 4035 Honshu Street, Bay St. Louis, MS (Rev 1) – Swift Grant Initiative Proposal Request

Kane Construction is providing a revised proposal in regards to the Swift Grant Initiative for hazard mitigation by lifting the existing structure located at 4035 Honshu St, Bay St. Louis, MS from current base elevation of the lowest horizontal framing member of 8.90 to a new established base flood elevation of the lowest horizontal member of 21.00 (after the house raising effort). The Construction effort shall be in accordance with the enclosed foundation plans stamped by State of Mississippi Design Engineer, Stuart Williamson, MS P.E.13199 dated Nov. 21, 2022. In addition, the below items as previously provided are for review and acceptance purposes. Kane Construction proposes to furnish all labor, material and equipment to complete the effort for the lumpsum fee of \$253,750.00:

Items Provided for Submittal Purposes:

- Existing Condition Photos of 4035 Honshu Street, Bay St. Louis, MS.
- Ground Disturbance Consisting of the following:
 - Surface Area = $30.67 \times 51.50 = 1,600$ sf (approx.)
 - Existing structure to be supported by 12 ea x 16" diameter x 18' long cast in place columns
 - Interior and Exterior Grade Beams to consist of 1.83 x 2.00 x 300 lf
- Proposed Foundation Material:
 - 4000 psi Concrete at Grade Beams (Interior and Exterior)
 - Grade 60 Reinforcing Steel to the requirements as specified on plan sheet 2, Details
 - Cast-In-Place 16" Diameter Reinforced concrete columns to the requirements as specified on plan sheet 2, Details
 - Grade 60 Reinforcing Steel for the columns as specified on plan sheet 2, Details
 - Non Reinforced 4" floating slab

Kane Construction, L.L.C.
804 Highway 90
Bay St. Louis, MS 39520



- Conceptual Drawings / Elevation Plans (Reference attached drawing set)
 - Reference Engineers Statement in regards to the design standards meeting ASCE/SEI-23-14
 - Reference Engineers Statement in regards to the design standards meeting 44CFR Part 60
 - Elevation Certificate dated August 5, 2022 enclosed
- Line Item Costs Breakdown
 - Cost summary revised to reflect estimated construction costs due to increases in labor, material and equipment
- An assessment of the existing building conditions verifying the building can be safely elevated
 - In the Opinion of Kane Construction, the existing building can be safely elevated to elevation 21.00 without opposing danger to human life or neighboring properties.
 - The subject property will be elevated by a unified jacking machine and hydraulic equipment to elevation 21.00. Both may be used to execute the required lifting effort.

Please review enclosed proposal information by Kane Construction and let us if we can be of further assistance.

Sincerely,

A handwritten signature in black ink, appearing to read 'Sanders Kane', with a stylized, flowing script.

Sanders Kane

Kane Construction, LLC
MS License No. 22021-MC
Building Construction / Municipal and Public Works Construction

Kane Construction, L.L.C.
804 Highway 90
Bay St. Louis, MS 39520

Cost Breakdown, July 17, 2024 (Rev 1)

Ms. April Byrd
4035 Honshu Street
Bay St. Louis, MS 39520
Costs Summary July 17, 2024 (REV 1)

Square Footages
1st Floor Conditioned 1612 Porches
2nd Floor Conditioned 0
Total Conditioned 1612

Category	Description	Estimated			
		Materials	Labor	Sub-Contract	Total
1	General - Mobilization / Demob / Eng	\$ -	-	\$ 30,880.00	\$ 30,880.00
2	Demolition - Saw Cutting	\$ -	-	\$ 7,350.00	\$ 7,350.00
3	Foundation Improvements	\$ -		\$ 77,750.00	\$ 77,750.00
4	Termite Treatment			\$ 1,350.00	\$ 1,350.00
5	Raising Structure			\$ 48,500.00	\$ 48,500.00
6	PORCH	\$ -	-	\$ 13,570.00	\$ 13,570.00
7	Exterior Steps	\$ -	-	\$ 12,500.00	\$ 12,500.00
8	Mechanical	\$ -	-	\$ 4,500.00	\$ 4,500.00
9	Plumbing	\$ -	-	\$ 5,200.00	\$ 5,200.00
10	Electrical	\$ -	-	\$ 6,400.00	\$ 6,400.00
11	Framing	\$ -	-	\$ 36,500.00	\$ 36,500.00
12	Reset Lift	\$ -	-	\$ 9,250.00	\$ 9,250.00
Total Estimated Costs		\$ -	-	\$ 253,750.00	\$ 253,750.00



06/06/2024

Clayton C. French, Jr., Deputy Director
Mississippi Emergency Management Agency
1 MEMA Dr.
Pearl, MS 39208

RE: Bay St. Louis- FMA 2022 Swift Current Elevations- Budget Amendment

Dear Clayton,

After a thorough review of our currently awarded 2022 SWIFT Current properties for mitigation elevation, we have determined that the property budgets require revisions based on construction cost increases and generalized inflation since the approval of the properties. We have also conducted a review of the structures' lift heights using LIDAR data and FEMA Flood Maps to estimate construction costs more accurately for these coastal properties. Secondly, we realize that the city will need support from a third party to administer this program and have included eligible allowances for those services accordingly. Actual costs will be determined by the market during proper procurement of services. The City of Bay St. Louis respectfully requests the addition of \$225,774.80 in federal funds, as detailed in the attached "Estimate of Additional Costs", and summarized as follows:

Project Title	Additional Project Costs Requested	Federal Share	Non-Federal Share
FMA-PJ-04-MS-2022-007 Bay St. Louis SWIFT (3100 Roberson Rd)	\$82,802.00	\$74,521.80	\$8,280.20
FMA-PJ-04-MS-2022-008 Bay St. Louis SWIFT (4035 Honshu St)	\$151,253.00	\$151,253.00	\$0.00
Total	\$234,055.00	\$225,774.80	\$8,280.20

If you require any additional information or clarification, please let us know.

Sincerely,

Estimate for Additional Costs

	3100 Roberson Rd.	4035 Honshu St.
1) Elevation Cost Estimated	\$195,730.00	\$254,244.00
2) Contingencies @ 3%	\$5,872.00	\$7,628.00
3) Homeowner Relocation	\$1,070.00	\$1,070.00
4) AOC Clerk of Court Recording Fee	\$85.00	\$85.00
5) A&E Design Plans @ 8%	\$15,658.00	\$20,340.00
6) Construction Management @6%	\$11,744.00	\$15,255.00
7) Grants Management @ 5%	\$11,508.00	\$14,931.00
Total Estimate:	\$241,667.00	\$313,553.00
Less Awarded:	(\$158,865.00)	(\$162,300.00)
Additional Costs Requested	\$82,802.00	\$151,253.00
Federal Share	\$74,521.80	\$151,253.00

Estimates sourcing:

- 1) Elevation Cost was estimated using a FEMA CEF based on the structure's total square footage, living square footage, required lift height, and locality. The CEF is intended primarily for commercial construction, and as such, factors were adjusted to account for the lower cost of residential construction. Square footage was determined by Google Earth aerial measurement of the property roofline. Lift height was determined by subtracting the property's Ground Surface Elevation (GSE) from FEMA FIRM map Base Flood Elevation (BFE) plus the two-foot required freeboard. The GSE was extracted using 2023 DEM (1/3 arc seconds, ~10m) downloaded from The National Map (USGS Earth Explorer), 2023 NAIP images to extract building structures, and Hancock County parcel data.
 - a) 3100 Roberson Rd: The structure's foundation is slab on grade, estimated at 0.5'. The structure was determined to require a lift height of 13.08' [18' BFE + 2' Freeboard - 6.92' GSE -0.5' SOG].
 - b) 4035 Honshu St: The structure's foundation is pier and beam, estimated at 4'. The structure was determined to require a lift height of 14.88' [20' BFE + 2' Freeboard - 3.12' GSE - 4' Existing Foundation].
- 2) Contingencies are limited to 5% of construction costs per HMA Guidance. We estimate 3% for residential projects.
- 3) Homeowner Relocation is estimated for 10 days at the MS State Lodging Rate at \$107 per night.

- 4) Homeowners are required to sign an Acknowledgement of Conditions stating they agree to maintain flood insurance in perpetuity for the life of the property. This document is recorded with the Clerk of Court, and acts as a deed restriction. The filing fee for Hancock County is \$85.00.
- 5) Architectural and Engineering (A&E) Design Plans are a FEMA allowable costs for the drafting of construction-ready plans for elevation of the structure and engineered foundation. Costs for A&E Fees are determined by actual costs incurred following proper procurement but are estimated at 8% of construction costs in accordance with FEMA's Cost Estimating Format (CEF).
- 6) Construction Management or Construction Oversight is a FEMA allowable cost for the review of construction design plans, job-site oversight for program compliance, and review of contractor invoices in relation to work completed in order to recommend payment by the city. Costs for Construction Management are determined by actual costs incurred following proper procurement but are estimated at 6% of construction costs in accordance with FEMA's Cost Estimating Format (CEF).
- 7) FEMA allows the submission of Sub-Recipient Management Costs (SRMC) at a maximum of 5% of the total project award.

City of Bay Saint Louis
Hazard Mitigation Project
Elevation and Foundation Pricing Form



Applicant
Address: 3100 Robertson Rd.

Date: 5/30/2024

ELEVATION

Gross Square Footage ☐ Less than 5' of Access on Both Sides of Home 1800 Footprint SqFt
☐ Multiple Story Home 0 SqFt of 2nd Floor
Vertical Rise From Grade to Top of CMU Wall 13.08 VF
Structural Foundation Wall Linear Footage Exterior 180 LF
Interior 0 LF
Total LF 180

FOUNDATION

Foundation System: ☐ Use Existing Foundation ☒ Demo Existing 0 VF-AG \$8,348.84
Footing Size ☐ 2' x 1' Footing LF ☒ 3' x 16" Footing 21 LF \$39,653.10
☐ 2' x 2' Footing LF
Helical Piles Total LF/8 + Qty Piers - (estimate = 58) --> 58 EA \$71,685.68
Quantity of Interior and Exterior "L" Corners 6 EA \$1,658.62
Quantity of "T" Intersections 0 EA \$0.00
Quantity of Bond Beam Courses (Cost Increase from Standard Block) 0 EA \$0.00
Quantity of Piers 35 EA \$14,750.12
Total Foundation Cost: \$136,096.36

CHIMNEY

Masonry Chimney Present ☐ Yes - Checked \$0.00
Slab On Grade Separation 0 SqFt \$0.00
Garage Door ☐ Single Car ☐ Double Car \$0.00
Exterior Garage Man Door ☐ Yes - Checked \$0.00
Attached Deck ☒ Lift with House ☐ Demo 0 SqFt \$0.00
Quantity of Down Spouts 0 Ea \$0.00
Crawl Space Fill to 6" above Exterior Grade 1 VF \$1,968.27

FINALS TOTALS

Sub-Total \$178,318.19
Tax 9.2% \$16,405.27
Total: \$194,723.47

Total with Bonding: \$195,729.81

*This estimate was developed utilizing methodologies from RSMeans, Xactimate, Consumer Price Indexing, historical & regional costs, proprietary information and local tax requirements.

City of Bay Saint Louis
Hazard Mitigation Project
Elevation and Foundation Pricing Form



Applicant
Address: 4035 Honshu St

Date: 5/30/2024

ELEVATION

Gross Square Footage ☐ Less than 5' of Access on Both Sides of Home 950 Footprint SqFt
☐ Multiple Story Home 0 SqFt of 2nd Floor
Vertical Rise From Grade to Top of CMU Wall 19 VF
Structural Foundation Wall Linear Footage Exterior 180 LF
Interior 0 LF
Total LF 180

FOUNDATION

Foundation System: ☐ Use Existing Foundation ☒ Demo Existing 4 VF-AG \$50,606.08
Footling Size ☐ 2' x 1' Footling LF ☒ 3' x 16" Footling 21 LF \$51,312.98
☐ 2' x 2' Footling LF
Helical Piles Total LF/B + Qty Piers - (estimate = 58) --> 58 EA \$71,685.68
Quantity of Interior and Exterior "L" Corners 4 EA \$1,521.48
Quantity of "T" Intersections 0 EA \$0.00
Quantity of Bond Beam Courses (Cost Increase from Standard Block) 0 EA \$0.00
Quantity of Piers 35 EA \$14,750.12
Total Foundation Cost: \$189,876.34

OPTIONAL

Masonry Chimney Present ☐ Yes - Checked \$0.00
Slab On Grade Separation 0 SqFt \$0.00
Garage Door ☐ Single Car ☐ Double Car \$0.00
Exterior Garage Man Door ☐ Yes - Checked \$0.00
Attached Deck ☒ Lift with House ☐ Demo 900 SqFt \$12,870.00
Quantity of Down Spouts 0 Ea \$0.00
Crawl Space Fill to 6" above Exterior Grade 1 VF \$1,038.81

TOTAL COSTS

Sub-Total \$232,173.71
Tax 9.2% \$21,359.98
Total: \$253,533.69

Total with Bonding: \$254,243.41

*This estimate was developed utilizing methodologies from RSMeans, Xactimate, Consumer Price Indexing, historical & regional costs, proprietary information and local tax requirements.

Daily lodging rates (excluding taxes) | October 2023 - September 2024

Daily lodging rates (excluding taxes) | October 2023 - September 2024

[illegible]

BID	Address	Type	Min Meter	Max Meter	Ave Meter	Min Feet	Max Feet	Ave Feet
BS1	3100 Roberson Rd, Bay St Louis, MS	Building Structure	2.109591246	2.109591246	2.109591246	6.921231131	6.921231131	6.921231131
BS2	4035 Honshu St, Bay St Louis, MS	Building Structure	0.95133394	0.95133394	0.95133394	3.121174349	3.121174349	3.121174349
P2	4035 Honshu St, Bay St Louis, MS	Parcel	0.835875511	0.95133394	0.905799496	2.742373728	3.121174349	2.971783128
P1	3100 Roberson Rd, Bay St Louis, MS	Parcel	1.791757464	2.14582181	2.00810755	5.87846938	7.040097812	6.588279373