



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 Footprint SqFt
☐ Multiple Story Home SqFt of 2nd Floor

Vertical Rise From Grade to Top of CMU Wall VF

Structural Foundation Wall Linear Footage
Exterior LF
Interior LF
Total LF

FOUNDATION

Foundation System: ☐ Use Existing Foundation ☒ Demo Existing VF-AG

Footings Size ☐ 2' x 1' Footing LF ☒ 3' x 16" Footing LF

☐ 2' x 2' Footing LF

Helical Piles Total LF/8 + Qty Piers - (estimate = 58) --> EA

Quantity of Interior and Exterior "L" Corners EA

Quantity of "T" Intersections EA

Quantity of Bond Beam Courses (Cost Increase from Standard Block) EA

Quantity of Piers EA

Total Foundation Cost:

OTHER

Masonry Chimney Present ☐ Yes - Checked

Slab On Grade Separation SqFt

Garage Door ☐ Single Car ☐ Double Car

Exterior Garage Man Door ☐ Yes - Checked

Attached Deck ☒ Lift with House ☐ Demo SqFt

Quantity of Down Spouts Ea

Crawl Space Fill to 6" above Exterior Grade VF

TOTAL COSTS

Sub-Total

Tax 9.2%

Total:

Total with Bonding:

*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
Footing Size ☐ 2' x 1' Footing LF ☒ 3' x 16" Footing 21 LF \$51,312.98
☐ 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 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

OTHER

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