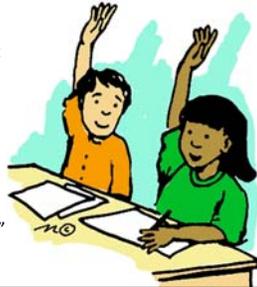


Disaster Construction Management



Trade Secret

- Give frequent accurate updates.
- Each member on the LTRG has different skill sets.
- All LTRG members need to speak the same language.
- Explain terms and acronyms.
- Ask lots of questions.
- Don't be afraid to say "I don't know what you are talking about."



Working with Disaster Case Manager

- **Disaster case managers and construction coordinators must work together to plan for and to resource a realistic and achievable permanent housing goal wherein repair, rebuild or replacement is necessary. These two disaster recovery functions – case management and construction management – are dependent upon one another. Each must appreciate and respect the role of the other.**
- You must build a relationship where you can work together amicably in a calm and peaceful environment. Give and take equally.

Check your ego at the door!

Follow the sequence of events.

- DCM **MUST** finish their work before anything else can begin.
- DCC **SHALL be patient and not get ahead of DCM!**
- Once DCM has vetted the client DCC and DCM should visit the site together.
- DCC will develop a scope of work. Volunteers **SHALL** follow scope of work.
- DCC prepares a reasonable **ESTIMATE** of costs and shares with DCM.
- *Disaster construction estimates need to be as precise as possible. Resources are slim.*

Something to Consider

- Often times homeowners with damaged homes will need temporary storage of some kind.
- Some organizations may be willing to fund this.
- PODS Shipping Containers U Haul Site Boxes Storage Sheds
- **Special permits may be required for temporary storage**
- *We had a church that built some 8x12 storage sheds in sections offsite and transported the sections to the homeowner and volunteer teams assembled them.*

Storage Options



Local Municipalities

Spend some time getting to know the local Code Enforcement person. Buy them coffee, put them on speed dial.

He/She can be your best friend or your biggest roadblock when working in their community.

They want to see their Community Restored correctly!



PLAY NICE!

PERMITS

- The permit process can be time consuming.
- *Find someone who knows the process.*
- There is usually a fee. Negotiate a waiver or reduced permit fee post disaster with the city.
- If need be negotiate with a funder to take care of this expense.
- Some may require a licensed contractor to “pull” the permit and/or oversee the project.
- Call before you dig!!!

INSPECTIONS

- Several phases of the construction process will require inspections by the local Code Enforcement.
- Foundation, plumbing, gas, electrical and HVAC
- Follow their guide lines and schedule as soon as possible so as not to hold up the next phase.
- *Sometimes if you are doing good work they may let you take pictures and send to them in lieu of visiting the site which cuts down on delays.*

Mechanical Licenses

- Most all municipalities and utility companies will require licensed mechanical contractors who hold a license in the affected state for Electrical, Plumbing, HVAC.
- Negotiate with the Code Enforcement to discuss the possibility of using volunteers who hold licenses in another state.

Research Utilities Costs

- Are utility deposits and connection fees going to be required?
- If so have you included that in your costs estimates?
- Some organizations will fund these deposits?

Trade Secret



- When in need of major roofing repair or replacement I have found that using professionals for this task is worth the cost.
- CAM and MDS are great roofers when they are in the area!

New House Plans

- Work with an architect to develop one single adaptable plan.
- Easily add or drop bedrooms and baths to meet the need of the client.
- Rebuild teams like building the same house plan.
- It will also aid the suppliers to make bulk purchases of specific materials. Which helps to stretch resources.

LOCAL SUPPLIERS *Shop Now*

- Locally owned suppliers usually are more willing to negotiate pricing especially if there will be multiple builds.
- Local suppliers don't have as deep pockets as the big box stores. On time prompt payments will help with negotiating prices.
- Negotiate bulk pricing with specialty suppliers for electrical and plumbing and HVAC. **APPLES to APPLES**
- Stress the importance of dependable delivery times.
It is vitally important to have materials on site when contractors or volunteers arrive!

LOCAL CONTRACTORS

- Use local contractors when available. This helps the economy of the community.
- Ask building suppliers for references if you are not familiar with the community.
- Code Enforcement Officers like working with contractors they know. *They typically will not recommend one.*
- Negotiate for pricing. If multiple builds are going to happen talk volume pricing.
- **Start negotiating with contractors now!**

Best Practice
Construction Coordinator/Manager

If an LTRG is going to hire a construction coordinator/manager try to avoid hiring a contractor who has his own company and equipment.

Trade Secret

- *When possible have LTRG set up a fund just to pay contractors. Pay on completion of job.*
- *Contractors are businessmen. If they can get paid in a short time and do not have to carry an account for 30-60 days they usually are agreeable to giving some deep discounts.*
- *When negotiating prices Labor only can result in lower costs since the contractor does not have to spend his money.*
- *Remember- when seeking bids- keep it "apples to apples."*

Trade Secret
Word of Caution

Solicit large rebuild groups like Christian Aid Ministries, Mennonite Disaster Services or others but, do not let them rush your project or back you into a corner to meet their schedule.

It's your disaster they need to work with you on scheduling.

LTRG Guidelines

Each LTRG will need to develop their own set of guidelines to deal with:

- Deferred maintenance issues (rigid but some flexibility)
- Rental units
- General construction, dos and don'ts, standard materials etc.
- Repairs, dos and don'ts

*Be aware that if the damaged residence is in a flood prone area some municipalities may not allow the repair or rebuild.
Find out before you start making plans!*

Optional Materials In Flood Prone Areas

- Use foam board instead of traditional types of insulation. Foam board will not "wick" water.
- Elevate outside HVAC units above ground level.
- If building on a crawl space use moisture barriers on ground and on bottom of floor joists. Foam board insulation is best for this area.
- *Foam board insulation is a little more expensive upfront but will save in case of another flood. HFH may be a resource for the foam board insulation and other materials at much less cost.*

Communication is the Key!

The time you spend building relationships with key players is going to be the key to your success in the Long Term Recovery Process.
