

# New Preconstruction Requirements (and how to pay for them)



Ending homelessness in New York.

SHNNY Conference 2012





## 2 SITE ASSESSMENT

Additional Subsurface Investigation

## 4 APARTMENT PLANNING

Learning curve for new requirements

## 5 ENERGY EFFICIENCY & SUSTAINABILITY

Enterprise Green Communities Certification

## 8 SUBMISSION REQUIREMENTS

Multiple submittals and reviews

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## SITE ASSESSMENT

Additional Subsurface Investigation:

Cost of a Geotech Report: +/- \$16,000

Cost of additional borings: 4 Borings = +/- \$ 9,000  
10 Borings = +/- \$ 15,000

(Based upon a 17,000 SF site, including test pits and a survey, cored 12 feet deep. +/- \$40,000 for 10 Borings cored 100 feet deep)

New DEP Stormwater Management Regulations might require additional testing

Learning curve for new requirements:

- NYC, NYS & Federal handicap requirements
- SHLP unit size, kitchenette and supportive space requirements

Will take consultants more time for trial and error as well as more DOB coordination.

## 5 ENERGY EFFICIENCY & SUSTAINABILITY

Enterprise Green Communities Certification

Consulting fees range:  
\$40,000 to \$60,000

Can be mostly covered through NYSERDA incentives

NYS Energy Conservation Construction Code - 2010:

- Learning curve for consultants including many new provisions for ventilation and lighting
- New NYC testing and inspection requirements

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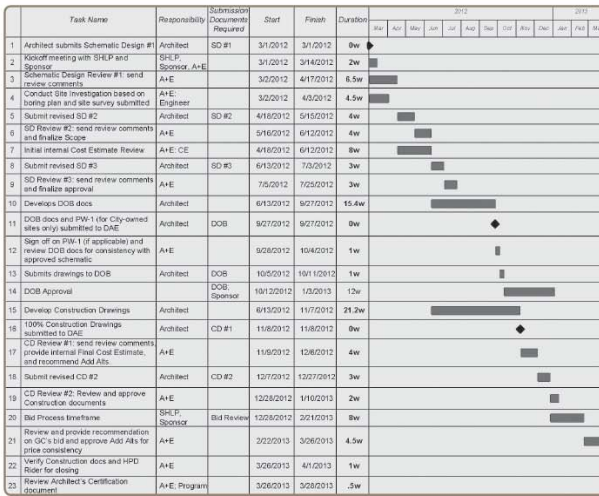
# SUBMISSION REQUIREMENTS

Multiple submittals and reviews

Three design reviews!

## DESIGN REVIEW TIMELINE

Total Project Duration: 13 Months



Upon receiving a complete submission package, DAE shall conduct its review and provide comments within 45 days.

### Checklist for Initial Design Review

- Form 2: Program Description
- Form 3: Building Description
- Form 4: Building Area Analysis
- Photographs
- Outline of the Initial Scope of Work
- Area Plan with Sanborn Map
- Zoning Map and Analysis
- Site Plan
- Building Code Analysis
- Floor Plans
- Elevations
- Renderings
- Electronic Version (AutoCAD)
- Boring Plan
- FEMA Flood Hazard Area Map
- Sustainability Summary and Green Communities Checklist

### Checklist for Second Design Review

- Required Resubmission Material from the Initial Design Review
- Topographic Survey
- Utility Survey
- Existing Field Conditions Report
- Geotechnical Reports & Subsurface Condition Surveys
- Phase I Report
- Initial Cost Estimate

### Checklist for Third Design Review

- Required Resubmission Material from the Second Design Review

### Checklist for Construction Document Review

- Topographic Survey
- Existing Field Conditions Report
- Geotechnical Reports, Boring Logs & Written Report
- 100% Completed Construction Documents, including Mechanical, Electrical, and Structural Drawings (3 sets)
- Final Specifications (3 sets)
- Samples of Materials
- Sustainability Summary and Green Communities Checklist

### Checklist for DOB Permitting

- Building Code Summary with DOB Schedule A Form
- Initial DOB Submission Documents
- Application Forms for DOB
- List of DOB objections

### Checklist for Final Cost Estimate Review

- 100% Completed Construction Documents including Mechanical, Electrical, and Structural Drawings
- Final Specifications and Final Scope of Work
- Add Alternates

### Checklist for Bid Review

- 100% Completed Construction Documents including Mechanical, Electrical, and Structural Drawings
- Final Specifications
- Final Bid Packages
- Final General Contractor's Bid with Quantity Takeoffs
- Add Alternates
- Architect's Certification

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