



*Helping Crime Survivors Find Their Justice*

# OVC Orientation for FY 2023 TVSSA Grantees Undertaking Construction or Renovation Projects

November 28, 2023

Thank you for joining. We will begin shortly.

# Welcome



**Yolanda Curtis Gibson**  
Grants Management Specialist &  
Construction Lead  
Tribal Division  
Office for Victims of Crime



# Session Announcements and Housekeeping

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- This session is being recorded **and will be posted online at a later date.**
- Copies of these slides will be sent to all participants after the presentation.
- Type questions in the Q&A box; the team will provide responses for all participants to see.
- All participants are automatically muted upon entry.
- Your microphone and video are not needed and will remain off.
- If you experience any technical difficulties, please email James Butcher at [James.Butcher@fidelisnw.com](mailto:James.Butcher@fidelisnw.com).

# Presentation Overview



OVERVIEW OF TVSSA AND  
CONSTRUCTION UNDER THIS  
PROGRAM



REVIEW OF CONSTRUCTION  
SPECIAL CONDITIONS AND  
HOW TO ENSURE COMPLIANCE



QUESTIONS

# TVSSA Overview

- Started in FY 2018
- Funding can be used to support a range of comprehensive services for victims of all crimes and all ages
- Includes construction when it is a reasonable and necessary part of a victim service program

# Important Note

Victim services must be the primary purpose for construction projects funded by the TVSSA. Construction projects are expected to demonstrate they are a reasonable and necessary expense of the victim services program.

# Allowable Construction Costs

- Modular and other prefabricated buildings (e.g., mobile homes, trailer homes)
- Site preparation, setup, and installation costs of these buildings
- Major renovations and expansion of existing buildings
- Minor renovations or remodeling
- Fencing outside of or surrounding victim service facilities
- Sidewalks, parking areas, driveways, access roads, etc., necessary to provide access to the victim services facility



# Unallowable Costs

- **Purchasing real property** (land or existing buildings affixed to land)
- **“Stick build” or “ground up” construction** (unless it is more cost effective than a modular or other prefabricated building)



# Construction and Renovation Efforts Questionnaire

Office for Victims of Crime  
FY 2023 Tribal Victim Services Set-Aside Program  
Construction and Renovation Efforts Questionnaire

**Instructions:** Please complete this questionnaire if you are using OVC grant funds for any type of renovation, remodeling, expansion, or construction project, including the purchase and installation of modular buildings, mobile homes, trailer homes, or other prefabricated structures. Please be as thorough as possible in your responses. The information provided will help OVC understand the full scope of your construction, renovation, or expansion project. The information provided is also important in helping OVC determine the level of construction training and technical assistance and National Environmental Policy Act (NEPA) compliance support needed for your project.

Applicant/Grantee Name:

Project Title:

Application or Award # (if known):



- Required for any projects proposing renovation or construction (no matter the scale), this includes modular and other prefabricated buildings.
- If you have not completed this document already, please do so ASAP as directed by your OVC Grant Manager or TTA providers.

Find the Questionnaire at:

<https://ovc.ojp.gov/funding/fy-2023-tvssa-construction-renovation-questionnaire.pdf>

# Your Support System for Construction Projects

Grant Manager(s)

Environmental  
Compliance/NEPA  
Contractor (The  
Clark Group)

Construction Project  
Management TTA  
Provider (Blue  
Trident)



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# Special Conditions for Construction Projects and How to Ensure Compliance

# Special Conditions for Construction Projects

National  
Environmental  
Policy Act  
(NEPA)

Project  
Feasibility

Project  
Insurance and  
Bonding

Project Cost  
Overruns

Real Property  
Reporting



# NEPA Requirements

- All construction/renovation projects are required to comply with the National Environmental Policy Act (NEPA).
- NEPA requires federal agencies to consider the effects that a proposed action (including awarding grants) may have on the environment and any related social and economic effects.
- OVC has a contractor (The Clark Group) to work with you to ensure your project complies with NEPA and any related environmental laws.

# Ensuring Compliance with the NEPA Special Condition

- Respond to email and telephone outreach from The Clark Group following this webinar.
- Complete and submit the construction-renovation efforts questionnaire, if not completed already.
- DO NOT initiate any construction contracts or activity until the NEPA process is completed, you have been notified of completion by your grant manager, and the NEPA withholding special condition on your grant has been removed.

# Project Feasibility

Requires you to submit information about any proposed facility construction (including of a pre-fabricated or modular building), renovation, or expansion that is sufficient for OJP/OVC to determine that the facility appears to be a viable structure for the proposed activity.

Can include providing design documents developed and approved by a qualified architect, engineer, or construction contractor.

Includes following the DOJ Modular Building Requirements

# DOJ Modular Building Requirements

- DOJ has a modular building requirements guide to help ensure your structure lasts at least 20 years.
- You can find this document at:  
<https://www.justice.gov/file/1449326/download>
- Blue Trident, OVC's construction project management TTA contractor, will assist you with ensuring your plans meet these requirements.

Revised 08-11-22

U.S. Department of Justice  
Bureau of Justice Assistance (BJA)  
Office for Victims of Crime (OVC)

Permanent Modular Facilities  
Minimum Construction Requirements and Recommendations  
(20 to 30-year facility life)

**BJA and OVC Permanent Foundation Requirements:**

The following Permanent Modular/Manufactured Home Facility "Requirements" shall supersede HUD and Tribe preferred codes and requirements:

1. Soils testing and geotechnical foundation recommendations are required.
2. A Professional Licensed Structural Engineer shall design all Permanent Foundation Systems.
3. A Permanent Foundation System shall use reinforced concrete piers and/or crawl space structural steel column supports and shall be welded/bolted to both the concrete pier(s) and Modular steel frame(s).
4. The Modular structure and foundation shall be designed to meet specific site location and code for dead/live load, wind, and seismic conditions.
5. *As a minimum, the modular/manufactured structure shall be permanently supported on reinforced*



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# Ensuring Compliance with the Project Feasibility Special Condition

- Respond to email and telephone outreach and documentation requests from Blue Trident following this webinar and throughout the course of your construction project.
- Review the DOJ Modular Building Requirements document, share with all stakeholders involved in your project, and ensure that any RFPs related to your project include the outlined requirements (if applicable).

# Project Insurance and Bonding

- You must provide documentation showing that you have appropriate insurance and bonding prior to commencing facility construction.
- **Insurance requirement** (per 2 C.F.R. 200.310), is simply that you insure or will insure any property acquired or improved with OVC funds to the extent that you insure other property owned by your Tribe/organization.
- **Bonding requirement**– only applies to individual construction contracts or subcontracts exceeding \$250,000.
  - You must certify that you have a bonding policy and will follow it**OR**
  - You will meet the minimum bonding requirements outlined in 2 C.F.R. 200.326



# Project Insurance and Bonding

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**These are the bonding requirements for construction contracts/subcontracts exceeding \$250,000 and where a Tribe/organization DOES NOT have their own bonding policy (per 2 C.F.R. 200.326):**

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**1. A bid guarantee equivalent to 5% of the bid price.** The “bid guarantee” must consist of a firm commitment such as a bid bond, certified check, or other negotiable instrument accompanying a bid as assurance that the bidder will, upon acceptance of the bid, execute such contractual documents as may be required within the time specified.

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**2. A performance bond on the part of the contractor for 100% of the contract price.** A “performance bond” is one executed in connection with a contract to secure fulfillment of all the contractor's requirements under such contract.

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**3. A payment bond on the part of the contractor for 100% of the contract price.** A “payment bond” is one executed in connection with a contract to assure payment as required by law of all persons supplying labor and material in the execution of the work provided for in the contract.

# Ensuring Compliance with the Insurance and Bonding Special Condition

- Complete the OVC Insurance Certification Form and submit to your OVC Grant Manager before you commence construction activity.
- A template will be provided to you.

[Tribal/Organization Letterhead]

[Insert Date]

[Grant Manager Name]  
Grant Manager  
Office for Victims of Crime (OVC)  
Office of Justice Programs (OJP)  
U.S. Department of Justice  
810 7<sup>th</sup> Street NW  
Washington, DC 20531

Dear Ms./Mrs./ Mr. [Insert Grant Manager Last Name]:

Per special condition [#42 –confirm correct number in your grant special conditions] of [insert grant number], this letter serves to certify that the [insert your tribe/organization and program name] is in compliance with the Office for Victims of Crime construction project insurance requirements. The [insert tribe/organization] has insurance sufficient to meet the requirements of 2 C.F.R. 200.310, which states that my tribe/organization must provide the equivalent insurance coverage for real property and equipment acquired or improved with Federal funds as provided to other property owned by my organization.

I also certify that for construction/renovation contracts and subcontracts that exceed \$250,000, my tribe/organization either 1) has a bonding policy and that policy will be followed for the OVC-funded construction or renovation project or 2) if my tribe/organization does NOT have a bonding policy, that we will meet or exceed the following minimum bonding requirements for OVC-funded construction contracts or subcontracts as outlined in 2 CFR 200.326:

- A bid guarantee equivalent to 5% of the bid price. The “bid guarantee” must consist of



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# Project Cost Overruns

- You as the grantee understand that you are responsible for identifying additional funding needed due to any cost increases that exceed your approved grant budget.
- If your Tribe will cover the additional costs, you must provide OVC a letter from an appropriate Tribal official stating this.
- OVC permits a phased approach to construction/renovation projects, but every effort must be made to ensure a viable facility will result at the end of the grant period.



# Ensuring Compliance with the Project Cost Overruns Special Condition

Work with Blue Trident – respond to their inquiries and be receptive to their suggestions for changes in project scale, materials used, revised budgeting, etc.

Get a signed letter from your Tribal leadership if they will cover the cost overruns and submit it to your OVC Grant Manager.

In cases where it is not possible to complete the project within the approved grant budget and your Tribe will not cover the costs, have a conversation with your Grant Manager about next steps **BEFORE** you execute any contracts and **BEFORE** construction begins.

# Real Property Reporting Requirements

Requires reporting on the use and status of real property acquired, constructed, or improved under this award, throughout the useful life of the property or until the federal interest in the property ends, whichever is shorter and even after your grant ends.

The useful life of the property is typically determined by your internal tax reporting or real property accounting policies. Talk with your Tribe/organization's appropriate accounting or legal professionals to get more information about how this is done.

You should generally expect to do real property reporting on an annual basis, unless otherwise instructed by OVC's real property coordinator. Real property reporting starts within 90 days after your project is completed or your grant ends, whichever is sooner.

# Ensuring Compliance with the Real Property Reporting Special Condition

## Review

Review the OJP Real Property Reporting FAQs to familiarize yourself with the requirements (which are similar to those for BJA): <https://bja.ojp.gov/doc/real-property-faq.pdf>.

## Complete

Complete the SF-429 Real Property Status Report and submit to [OVCrealpropertyreporting@usdoj.gov](mailto:OVCrealpropertyreporting@usdoj.gov) on an annual basis starting 90 days after your project is completed or your grant ends, whichever is earlier.

## Receive

You will receive a reminder and more detailed instructions about real property reporting for your specific construction/renovation project as it nears completion and closeout.



# Real Property Reporting Form and FAQs

**Real Property Status Report**  
**ATTACHMENT A (General Reporting) SF-429-A**

OMB Number: 4040-0016  
Expiration Date: 02/28/2025

Federal Grant or Other Identifying Number Assigned by Federal Agency (#2 on cover page)

Complete the applicable blocks below for each parcel of real property being reported (duplicate this page to provide information for each parcel of real property being reported under the Federal financial assistance award identified in section 2):

13. Period and type of Federal Interest (MM/DD/YYYY): From:  To:   
 Acquisition  Renovation  Construction  Government Furnished Property

14a. Description of Real Property:

14b. Address of Real Property (legal description and complete address including zoning information):  
Street1:   
Street2:   
City:  County:   
State:  Province:   
Country:  ZIP / Postal Code:   
Zoning Information:   
GPS Location Longitude:  GPS Location Latitude:

14c. Land Acreage or Square Units:  
Enter Amount:   
Select units:  Acres  Square Feet  
 Square Kilometers  Square Meters

14d. Gross and Usable Square Footage/Meters (i.e., of building, house, etc.):  
Enter Amounts:  
Gross  Usable   
Select units:  Square Feet  Square Meters

14e. Real Property Ownership Type(s):  
 A. Owned  B. Co-Owned  C. Fee Simple  D. Corporate  
 E. Joint Tenancy  F. Partnership  G. Limited Liability Partnership  H. Co-Operative  
 I. Government Furnished Property  J. Other (Describe):

14f. Real Property Cost: \$  Share Percentage %:

<https://bja.ojp.gov/sites/g/files/xyckuh186/files/media/document/sf-429-a-real-property-status-report-attachment-a.pdf>

## FAQs



jennifer.ilya/Shutterstock.com

### REAL PROPERTY REPORTING

**What is Real Property Reporting?**  
**Answer:** When Office of Justice Programs (OJP) grant funds are used to acquire an interest in real property or to make improvements to such property (such as through a grant-funded construction or renovation project), OJP has an interest in the grant award recipient's continuing use of said property for the originally funded purpose. OJP's interest extends throughout the useful life of the real property acquired or real-property improvements made, regardless of the award's end date. In order to protect OJP's interest, [2 C.F.R. § 200.330](https://www.ecfr.gov/current/title-28/chapter-I/subchapter-B/part-200/subpart-200.330) requires the award recipient to report on the real property acquired or real-property improvements made throughout the grant funding period for as long as OJP's interest therein is retained.

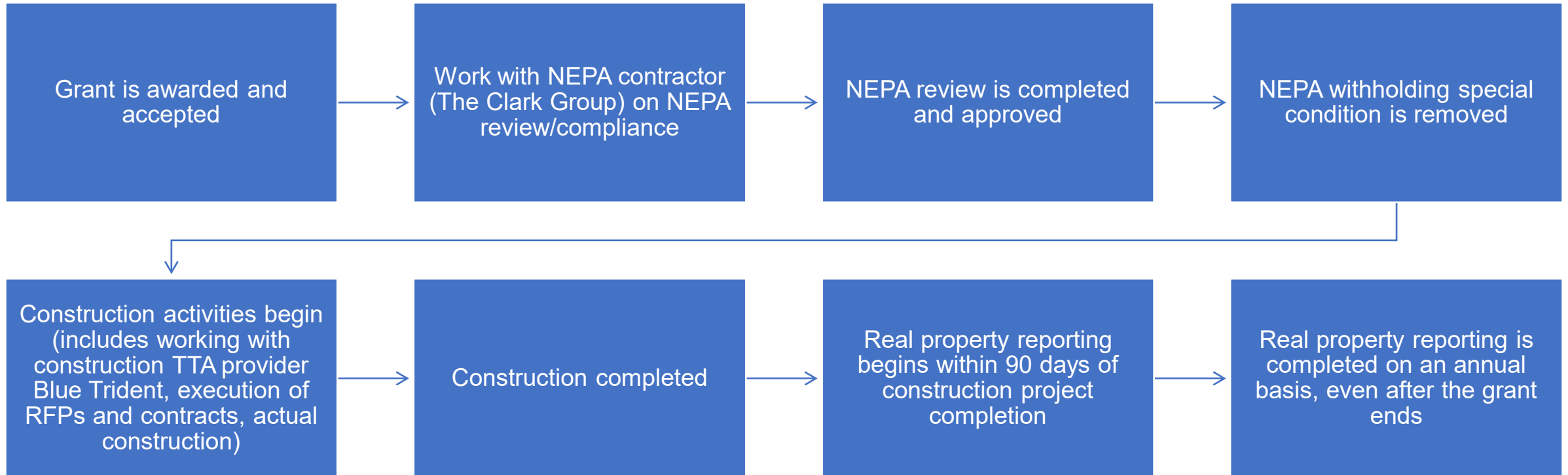
**How do I satisfy my Real Property Reporting?**  
**Answer:** The award recipient must submit their initial report, as required under 2 C.F.R. § 200.330, to OJP no later than 90 days after completion of the project or grant close-out, whichever is earlier, using Standard Form (SF) 429, Real Property Status Report. The form can be located at: <https://www.grants.gov/forms/post-award-reporting-forms.html>. As a part of this submission, recipients that received funding for residential or nonresidential rehabilitative service facilities must provide their facility utilization for the reporting period. They must complete the Facility Utilization for Reporting Period form addendum and add it as an attachment in response to question 18 on

<https://bja.ojp.gov/doc/real-property-faq.pdf>



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# Construction Project Process Flow





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Questions?



# The Clark Group LLC

Prepared for: New Grantee Orientation Meeting

November 28, 2023

Prepared by: Gustavo Rubio, Managing Director

# Overview

1. **Company Name** – The Clark Group LLC
2. **Type of Business** – Woman Owned Small-Business
3. **Number of Years in Business** – 22 years
4. **Number of Years Supporting OJP** – 6 years
5. **Number of Staff Members** – 11
6. **Office Locations** – Montpelier, VT and Washington, D.C.
7. **Website** – <https://clarkgroupllc.com>
8. **Contact Info** – [info@clarkgroupllc.com](mailto:info@clarkgroupllc.com); 802-917-0584

# Capabilities

Core Capabilities	Services
Environmental Planning and Compliance	<ul style="list-style-type: none"><li>• Environmental compliance support</li><li>• Permitting</li><li>• Public comment solicitation, organization, and adjudication</li><li>• Environmental program and agency efficiency reviews for streamlining</li></ul>
Communications and Public Engagement	<ul style="list-style-type: none"><li>• Stakeholder engagement</li><li>• Public outreach message development</li><li>• Facilitation and logistical support</li><li>• Communication material development</li></ul>
Regulations and Policy Development	<ul style="list-style-type: none"><li>• Review of new and proposed legislation and regulations</li><li>• Analysis of final rules for potential impacts to existing programs</li><li>• Development and updates of NEPA regulations and implementing procedures</li></ul>
Environmental and Community Sustainability and Resilience	<ul style="list-style-type: none"><li>• Energy efficiency program implementation and administration</li><li>• Climate change planning and impacts analysis</li><li>• Hazard mitigation planning</li><li>• Flood risk mapping, assessment, and planning</li></ul>
Guidance and Training	<ul style="list-style-type: none"><li>• Development of environmental training programs</li><li>• Development of environmental and regulatory guidance for agency programs</li></ul>

# OVC Support

TCG is currently supporting OVC with National Environmental Policy Act (NEPA) and related environmental and historic preservation compliance requirements for individual grant projects. Our support includes outreach and technical assistance to grantees in processing NEPA compliance for individual grant projects, development of project-specific environmental assessments, and coordination and development of Endangered Species Act Section 7 and National Historic Preservation Act Section 106 consultations in support of project reviews.

# OVC Support Details

1. **NEPA Overview** – *What is this requirement?*
2. **CATEXs vs. EAs** – *What are they, what's the difference, and when does a project need an EA?*
3. **Roles and Responsibilities** – *Who does what?*
4. **CATEX Checklist Process** – *What happens when a project is a CATEX?*
5. **EA Process** – *What happens when a project needs an EA?*



# NEPA Overview

- The National Environmental Policy Act (NEPA) requires federal agencies to evaluate the environmental effects of their actions prior to making decisions (i.e., before construction or other implementation) and inform the public about their decision making.
- NEPA applies to all federal actions, including actions that are funded by federal agencies (i.e., grant projects).
- Finalizing the scope of a grant project prior to initiating the NEPA compliance process can help prevent delays.
- The NEPA compliance process must be completed before final design and construction can move forward.
- OVC grant projects fall into one of two NEPA compliance categories (based on the project's activities):
  1. Categorical Exclusion (CATEX)
  2. Environmental Assessment (EA)

# NEPA and Other Environmental Reviews



## NEPA

- Clean Air Act
- Clean Water Act
- Endangered Species Act
- National Historic Preservation Act
- Wild and Scenic Rivers Act
- Coastal Zone Management Act
- Migratory Bird Treaty Act
- Executive Orders on Floodplain Management
- Resource Conservation & Recovery Act
- Farmland Protection Policy Act
- and more

# CATEXs

vs.

# EAs

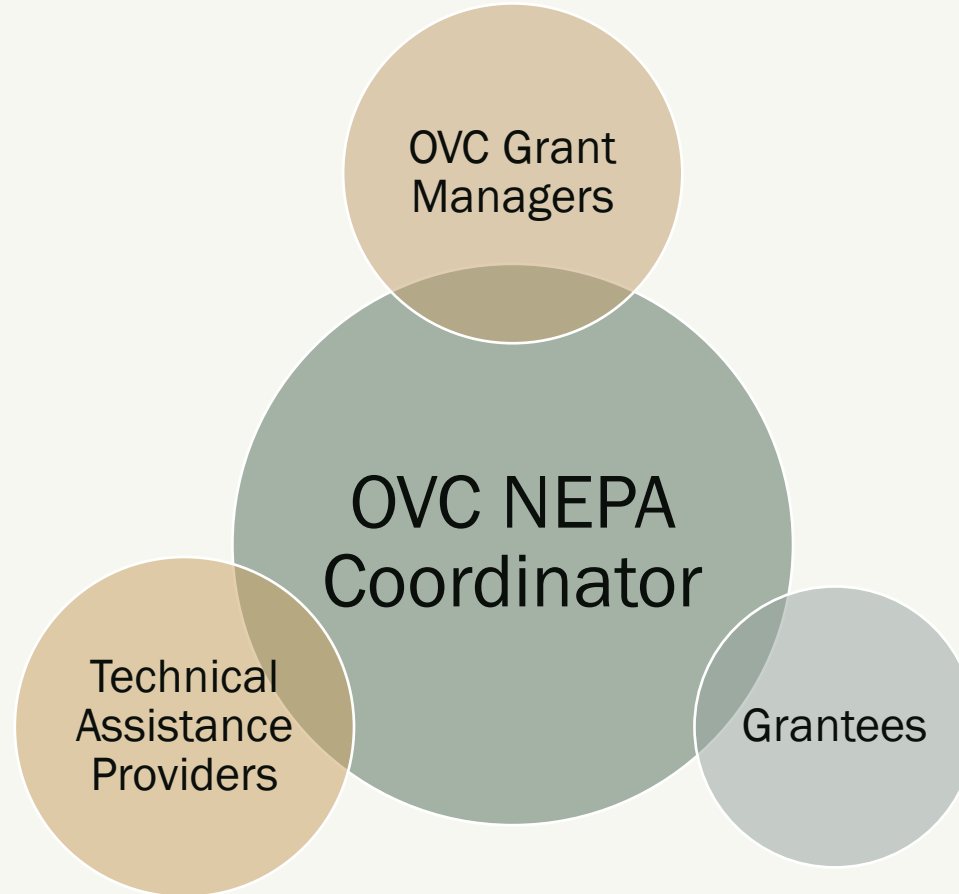
CATEXs apply to certain projects that do not require further NEPA review. CATEX activities:

- Court improvement projects
- Minor renovations
- Renovations of systems or utilities
- Remodeling
- Travel and training

EAs are required for projects that are not considered a CATEX. EA activities:

- Renovations that expand the size of an existing structure
- Renovations that add a new structure
- Activities that seek to add space beyond an existing structure
- Renovations that change the function of a structure
- Construction of a new structure
- Introduction of a modular building

# Roles and Responsibilities



# CATEX Checklist Process

- If it has been determined that a project is a CATEX, TCG will contact grant manager to reach-out to grantee to fill out the CATEX checklist, which includes:
  - Grant award information
  - Project description
  - Environmental resource questions
- Technical assistance is available if grantees would like help completing the CATEX checklist.

Department of Justice, Office for Victims of Crime  
**National Environmental Policy Act (NEPA) Categorical Exclusion Form**

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In 1981, the Department of Justice (DOJ) Office of Justice Assistance, Research, and Statistics (OJARS) published its National Environmental Policy Act (NEPA) implementing procedures within 28 CFR Part 61, Appendix D. The Office for Victims of Crime (OVC) follows these NEPA procedures, which include two categorical exclusions (CATEXs) detailed below. These CATEXs apply to certain projects that do not require further NEPA review. OVC requires grantees whose projects may qualify for a CATEX to complete this form in order to support OVC with NEPA compliance.

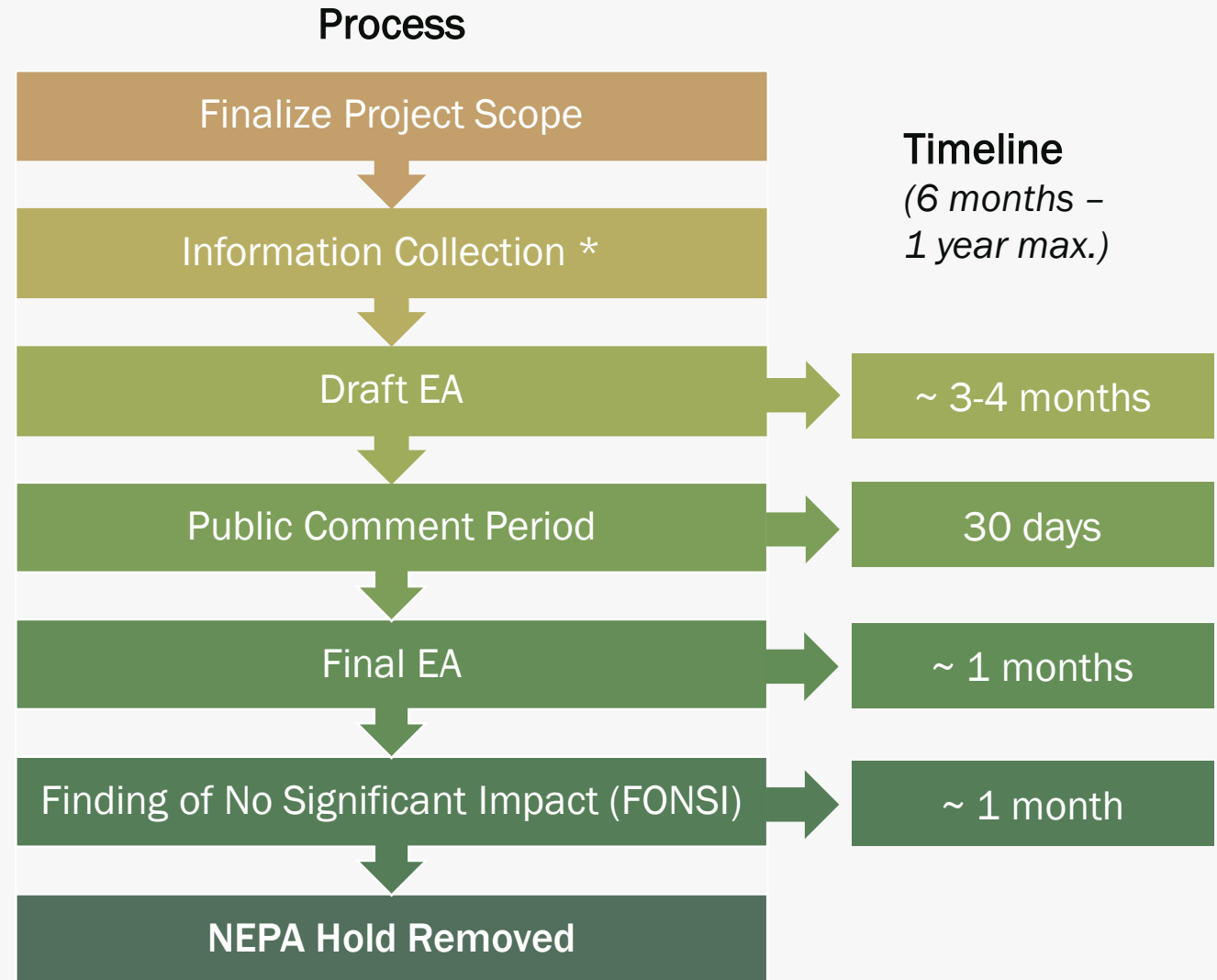
**Please complete the following:**

1. Fill out this form for each project/location within your OVC application that may qualify as a CATEX.
2. Sign and return this document in electronic format to *The Clark Group LLC* via email to [caitlinseznec@clarkgroupllc.com](mailto:caitlinseznec@clarkgroupllc.com). Please include both your OVC Grant Manager and OVC's Construction Lead, Yolanda Curtis Gibson ([Yolanda.Gibson@usdoj.gov](mailto:Yolanda.Gibson@usdoj.gov)) on your email.

<b>Grant Program:</b>	
<b>Application/ Award Number:</b>	
<b>Applicant/Grantee Name:</b>	
<b>Point of Contact Name &amp; Title:</b>	
<b>POC Signature:</b>	
<b>Date Submitted:</b>	
<i>(For Internal Use)</i>	
<b>TCG Technical Recommendation:</b>	
<i>Date Signed:</i>	
<b>OVC Approval Signature:</b>	
<i>Date Signed:</i>	
<input type="checkbox"/> Check this box if the applicant indicated factors for Extraordinary Circumstances are present, but the project still qualifies as a CATEX	

Cover page of the CATEX checklist

# EA Process



\* Timely information collection is an important factor in meeting the EA schedule

# Components of an EA and Information Needs

## 1. Purpose and Need

- Why you are proposing the project
- The problem the project is intended to address

## 2. Description of Proposed Action & Alternatives

- The project's who, what, when, where, and how
- Visuals of the project location and surrounding environment
- Historical knowledge and/or reports that address reasonably foreseeable environmental trends (flooding, wildfires, etc.)

## 3. Affected Environment

- Air Quality
- Environmental Justice
- Biological Resources
- Geology, Topography, and Soils
- Solid and Hazardous Waste
- Land Use (Zoning, Transportation, and Aesthetics)
- Energy
- Water Resources
- Noise
- Cultural Resources

## 4. Environmental Impacts

# OVC 2023 Project Assignments – Next Steps

- TCG will reach-out to OVC grantees by the end of the year to coordinate the scheduling of a kickoff meeting.
- The purpose of the kickoff meeting will be to:
  - Introduce TCG and Blue Trident staff members to OVC grantees
  - Confirm the project scope
  - Establish lines of communications
  - Discuss additional information needed to make a NEPA determination (i.e., CATEX or EA)



**QUESTIONS?**

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Tribal Court

**Blue Trident, LLC**  
*Bainbridge Island, Washington*

Providing  
Project Management Technical Assistance (TA)  
for OVC Grant Projects

Blue Trident is certified as SBA 8(a), CVE-SDVOSB, MBE, DBE, SBE, ESDB, King County SCS, and Seattle WMBE

# Blue Trident Construction TA Team



**Meghan Rhodus**, Project Director

- Architecture Degree
- 20+ years in Design and Construction Project Management Experience

**Eric Jackson**, Project Coordinator

- Construction Management Association of America (CMAA) Certification
- 40+ years in Engineering and Project Management Experience

**Wayne Rutherford** , Project Coordinator

- General Contractor
- 30+ years in Construction

**Joseph Duran Lopez**, Project Coordinator

- MBA
- 10+ years with Construction Management Experience

***We are your OVC Project Management Technical Assistance Consultant***

# Grantee Project Team

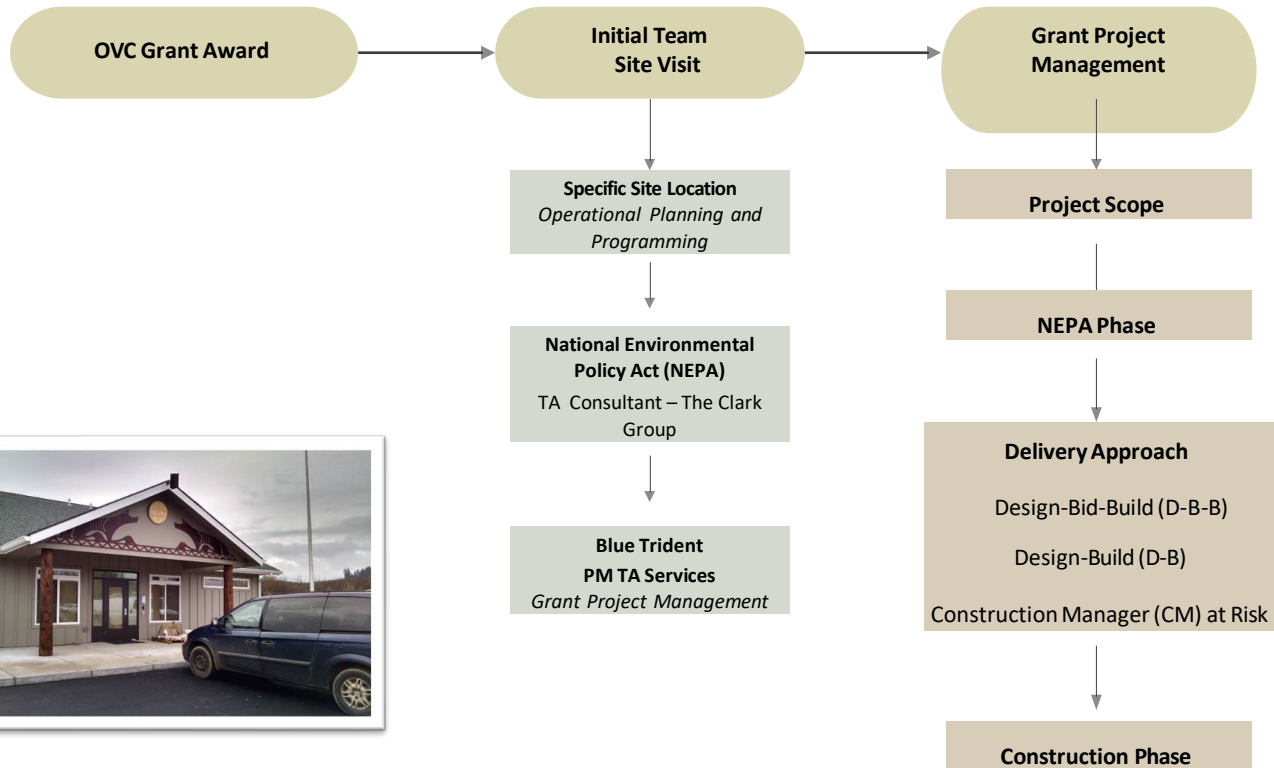
*Having a strong Tribal Grant Team to support the life of the project is important for success*



**Opening Ceremony Reintegration Facility**

- ✓ *Committed Project Manager*
- ✓ *Dedicated Project Team Members*
- ✓ *Project Backing of Tribal Council or Those in Authority*

# Grant Project Process



# Initial Team Site Visit

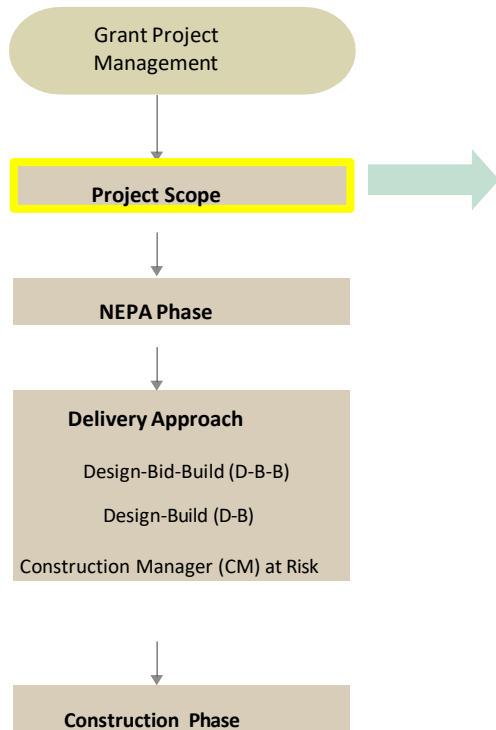
## Topics and Services to be Discussed

- ✓ Scope discussion and Planning
- ✓ NEPA Requirements of the Project
- ✓ Assisting Programming Needs
- ✓ Preliminary Design
- ✓ Building Viability Assessment
- ✓ Site Viability Assessment
- ✓ Project Viability
- ✓ Operation and Maintenance Programs
- ✓ Visual Site Walkthrough
- ✓ Project Photos



Reintegration House

# Define Project



- ✓ Grant Stakeholders
- ✓ Project Manager, Team Members, and Key Contact
- ✓ Status of Preliminary Design
- ✓ Is there a need for an Architect to help develop a Preliminary Design?
- ✓ Is the Grant Team in agreement with the design?
- ✓ Verify Project Location Viability
- ✓ Verify Structural Viability
- ✓ Understand Scope of Project – inside and outside
- ✓ Renovation Scope: Square Footage, Equipment Upgrades, Security, Soundproofing
- ✓ Are there any other sources of funds available for the Project?
- ✓ If Preliminary Design looks good to Team, prepare first Budget Analysis on Project

# Budget Analysis

## Example: Blue Trident's Preliminary Budget Analysis

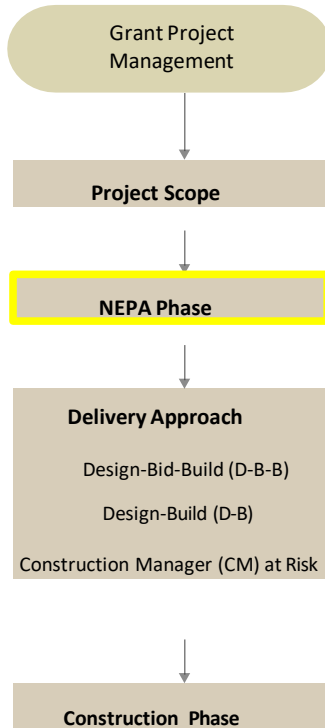
		Original Grant Budget		Suggested Budget Estimate		Comments
		Cost	Cost / sq ft	Cost	Cost / sq ft	
	<u>Line Items</u>					
	Renovation - Square Feet	1,000	s.f.	1,000	s.f.	
	Expansion - Square Feet	1,800	s.f.	1,800	s.f.	
	Total - Square Feet	2,800	s.f.	2,800	s.f.	
A.	Personnel					
B.	Fringe Benefits					
C.	Travel	\$2,882	\$1.03	\$2,882	\$1.03	
D.	Equipment				\$0.00	
E.	Supplies	\$14,200	\$5.07	\$14,200	\$5.07	
F.	Construction					
	Site Work					
a.	Site Grading, bldg. foundation & slab pad	\$0	\$0.00	\$0	\$0.00	
b.	Site Utilities	\$0	\$0.00	\$0	\$0.00	
c.	Site Improvements, sidewalk & landscaping	\$0	\$0.00	\$0	\$0.00	
	Total Site Work	\$0	\$0.00	\$0	\$0.00	
	Building Costs					
d.	Building Expansion	\$714,593	\$255.21	\$0	\$0.00	
e.	Renovation to Existing Building	\$266,825	\$266.83	\$0	\$0.00	
	Total Renovation and Expansion Cost	\$981,418	\$350.51	\$0	\$0.00	
	Total Direct Construction Cost	\$981,418	\$350.51	\$0	\$0.00	
f.	Contractor's GC's & Profit	\$0	\$0.00	\$0	\$0.00	GCs, OH, P, Ins, and Bond is 28% of Total Direct Construction Cost
g.	TERO	\$0	\$0.00	\$0	\$0.00	If Required
	Total Construction Cost	\$981,418	\$350.51	\$0	\$0.00	
G.	Contractual					
a.	A/E Consultant Costs	\$0	\$0.00	\$0	\$0.00	8% of Total Direct Construction Cost before Contractor's GC's
b.	Site Survey	\$0	\$0.00	\$0	\$0.00	
c.	Geotechnical Investigation	\$0	\$0.00	\$0	\$0.00	
d.	Code Inspection & Testing Costs	\$0	\$0.00	\$0	\$0.00	
H.	Other - Tribe's Construction Contingency	\$0	\$0.00	\$0	\$0.00	15% of Total Direct Construction Cost suggested at conceptual design
I.	Direct Total	\$981,418	\$350.51	\$0	\$0.00	
J.	Indirect	\$1,500	\$0.54	\$1,500	\$0.54	
K.	Total Project Costs	\$1,000,000	\$357.14	\$0	\$0.00	
	Grant Amount	\$1,000,000				
	Total Project (Overrun)/Underrun	\$0				

**Budget Analysis should include ALL associated construction and project costs**

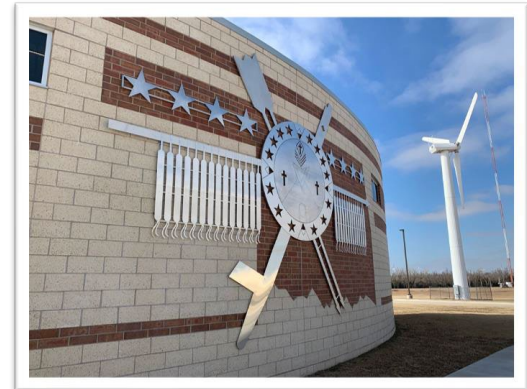
- ✓ Site Work
- ✓ Renovations
- ✓ Expansion Construction
- ✓ Contractor's General Conditions (GCs) & Profit
- ✓ Tribal Employment Rights Ordinance (TERO), Other Tribal Fees or Taxes
- ✓ Architect/Engineer (A/E) Consultant Costs
- ✓ Site Survey
- ✓ Geotechnical Investigation
- ✓ Permit Code Inspection & Testing
- ✓ Tribe's Construction Contingency



# NEPA Phase

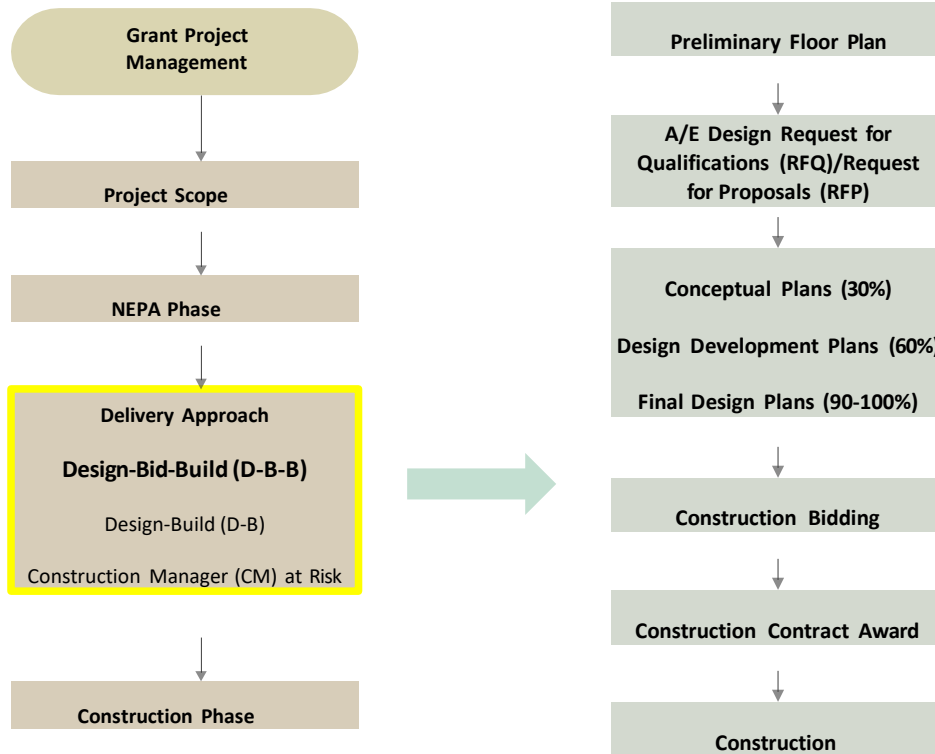


- ✓ The NEPA TA provider, The Clark Group, supports the Grantee with the NEPA requirements assistance for their Grant Project.
- ✓ Blue Trident will work closely with the Grantee and The Clark Group to ensure that the Grant Project Scope and Budget align with the NEPA Document.



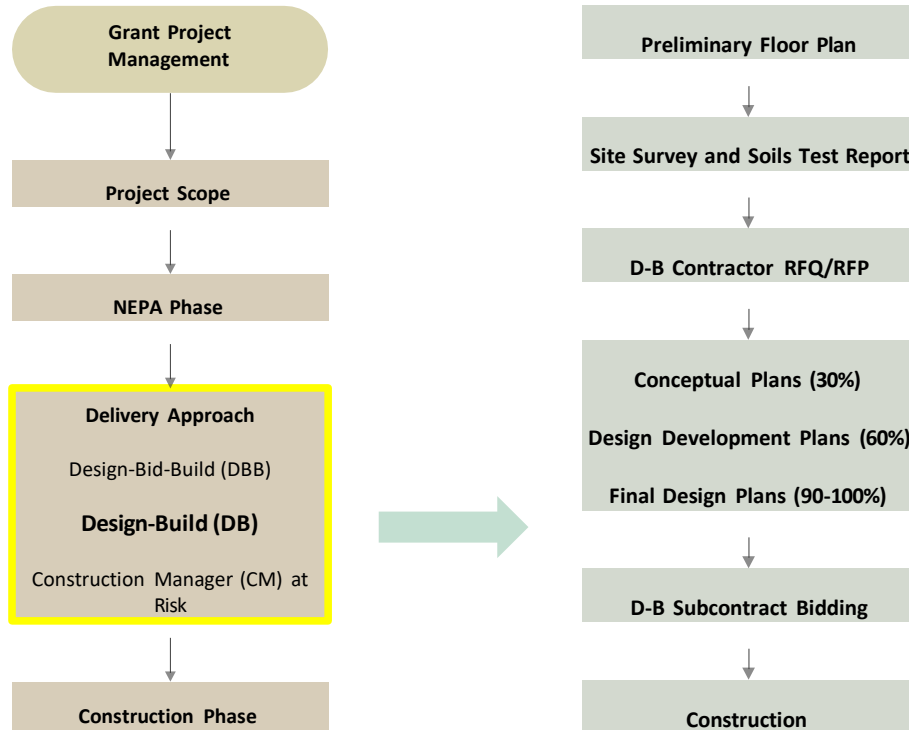
**Tribal Justice Center**

# Delivery Approach - Design-Bid-Build



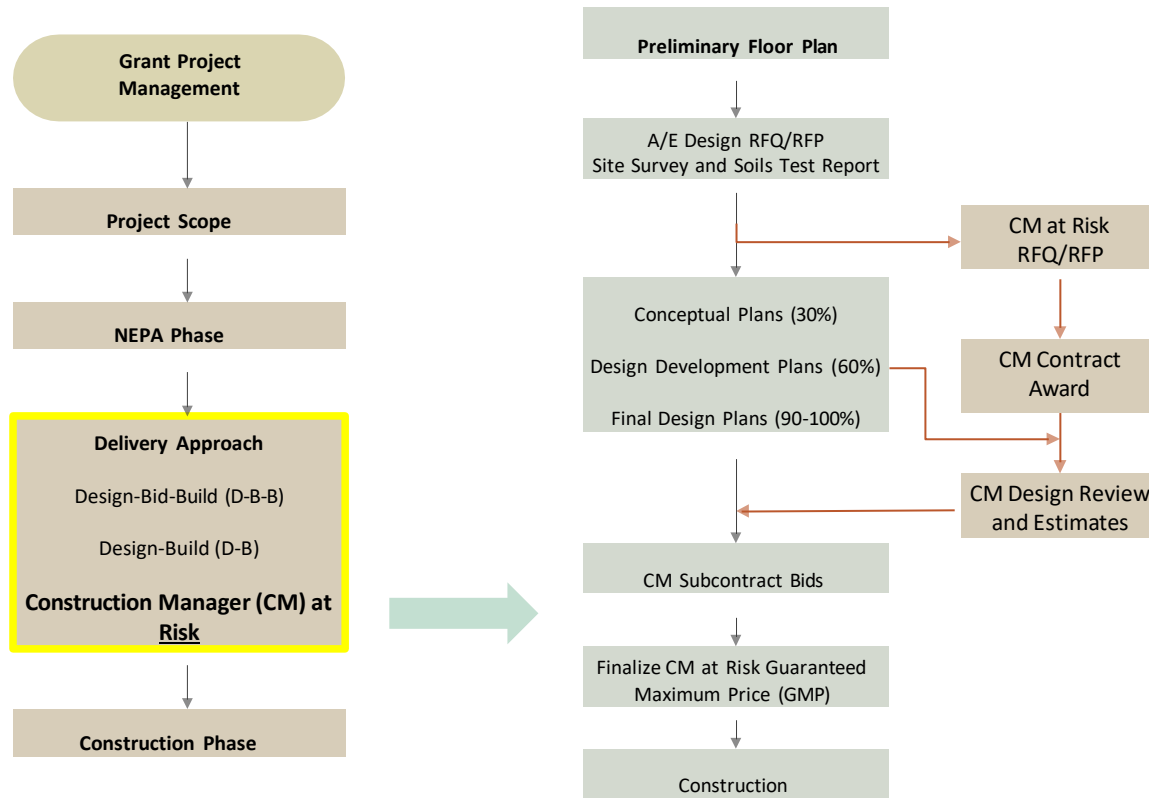
Tribal Justice Center

# Delivery Approach - Design-Build (D-B)

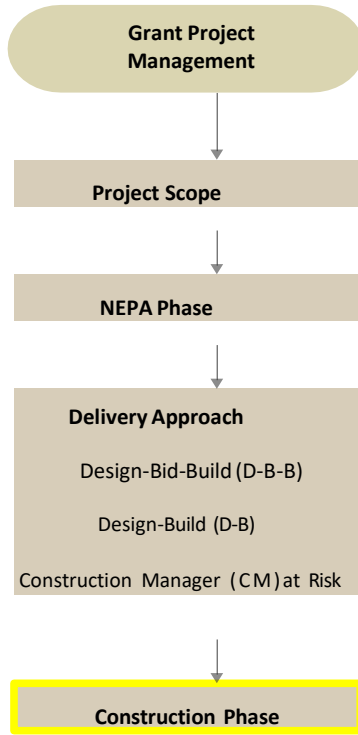


Transporting Modular Unit

# Delivery Approach – Construction Manager (CM) at Risk



# Construction Phase



Halfway House

- ✓ Safety is First Priority
- ✓ Tribes are Responsible and Liable for Safety
- ✓ Closely Monitor Monthly Billing
- ✓ Closely Monitor Change Orders
- ✓ Monthly Project Construction Schedule Review
- ✓ Bi-weekly Construction Progress Meetings
- ✓ Daily Tribal Quality Inspections
- ✓ Periodic A/E Quality Inspections
- ✓ Electrical and Building Code Safety Inspections
- ✓ Punch List and Project Closeout
- ✓ Certificate of Occupancy
- ✓ Final Completion Report and Photos

# Technical Assistance

## Project Management Technical Assistance (TA) Summary:

- Blue Trident Technical Assistance Services are Free to Grantee
- Grant Budget Review
- Architect/Engineer (A/E) and D-B Selection Examples and Contract Assistance
- Project Schedule Review
- Design Constructability Review
- Construction Contractor Bidding and Award Assistance
- Construction Schedule, Cost Estimates, Contingency Management
- Advise on Occupancy Certification Procedures
- TA Does Not Include Performing the Work of the Grantee, A/E, CM, or Contractor



Sally Port for Tribal Court



Sally Port for Detention Facility

# Lessons Learned

- **Organize a Grant Team that will be available throughout the Project**
- **Develop a Project Work Plan based on reliable/proven design and construction approaches previously used**
- **There is an urgency to prepare NEPA documents as soon as possible due to:**
  - **Length of time to receive OVC approval**
  - **Grant Funding is not released until NEPA is approved**
  - **Construction costs keep increasing each year – Grant Funds remain the same**
- **Grantee should plan on contacting A/E Firms and Contractors directly (by phone or email) to promote interest in the project**
- **Grantee's lack of construction experience may require assistance from an A/E Consultant or hiring an outside Construction Manager**

# Questions

## Questions & Answers



**Courthouse Renovation and  
Expansion to Existing Courthouse  
(Before)**



**Courthouse Renovation and  
Expansion to Existing Courthouse  
(After)**



# The Blue Trident Team



We provide assistance for the Grant Project Team from the Initial Site Visit until Construction is completed

Project Management Technical Assistance  
Providers:

**Meghan Rhodus, Project Director**  
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**Joseph Duren Lopez, Project Coordinator**  
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