



CALIFORNIA'S  
COALITION  
*for* ADEQUATE  
SCHOOL HOUSING<sup>SM</sup>

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## **C.A.S.H. Maintenance Network Regional Workshop**

**Thursday, October 29, 2009**

8:00 a.m. to 12:00 p.m.

Los Angeles County Office of Education

9300 Imperial Highway

Downey, California

### **ADMINISTERING A FEMA/STATE GRANT: MAXIMIZING DISASTER FUNDING**

**JOHN SNIDER**

Whittier Union SD

**JOHN TEGTMEYER**

TDM Architects

**DON SMITH**

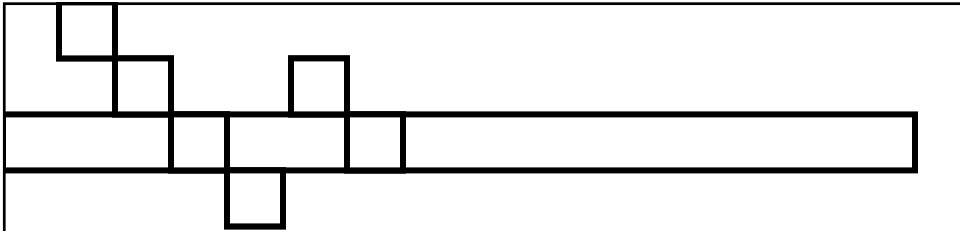
FEMA

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CALIFORNIA'S COALITION *for* ADEQUATE SCHOOL HOUSING

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Handout materials are available online after the workshop. To download the materials, visit [www.cashnet.org/meetings](http://www.cashnet.org/meetings) and click on the link labeled "Workshop and Conference Handouts."

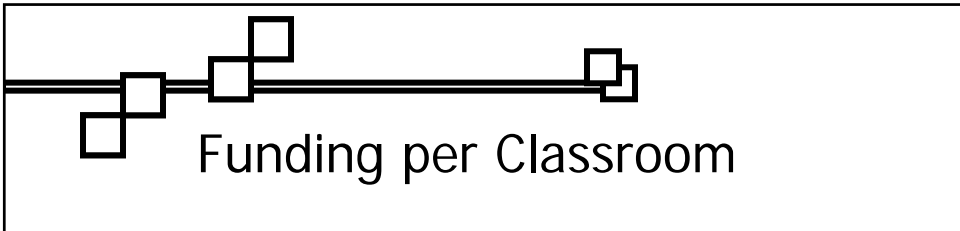


# Adminstrating a FEMA/State Grant

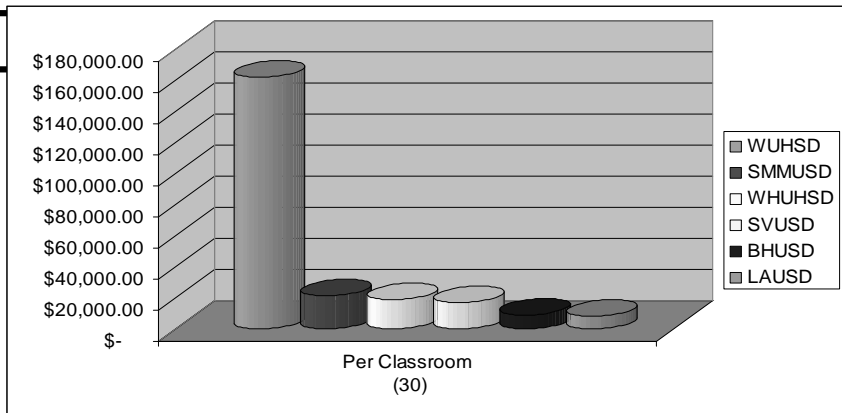
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(Maximizing Disaster Funding)

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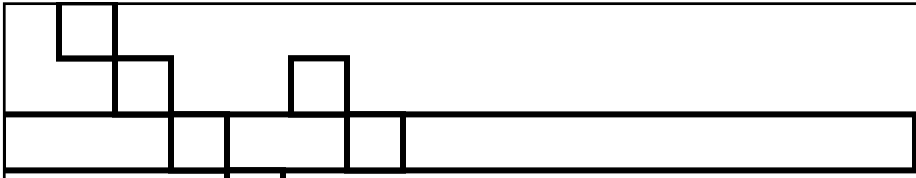


# Funding per Classroom



District	Funding (Approximate)
WUHSD	\$175,000.00
SMMUSD	\$35,000.00
WHUHSD	\$30,000.00
SVUSD	\$25,000.00
BHUSD	\$20,000.00
LAUSD	\$15,000.00

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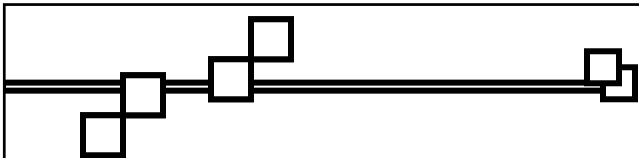
Case Study –  
Whittier Union High School District  
FEMA Funding for 1008  
The Northridge Earthquake

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Presenter  
John Snider – Director of Facilities, WUHSD  
Panel  
John Tegtmeyer – TDM Architects  
Don Smith - FEMA

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The Districts Goals

- To provide a safe place of learning by assessment and repair of buildings with seismic damage.
- To minimize impact on the educational process and general fund.
- To fully utilize Federal and State funding as much as possible.


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## Whittier Union High School District


- Five Comprehensive High Schools
  - Six sites
  - One historical High School
  - One site houses District Offices, Adult School, PTC (busses), LNG Fueling station, Alternative Ed etc.
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## Disaster Event

- 1008 – Northridge Earthquake
  - January 17, 1994 – 4:31 AM
  - 6.7 Magnitude
  - Peak Ground Acceleration 10x predicted
  - 57-72 deaths, over 8700 injured
  - \$20-25 billion in damage
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## Assessment

- Every structure in WUHSD was inspected by representatives from the District, TDM Architects and FEMA/OES.
- 37 of the 128 structures required further study and A&E reports were produced.
- In addition, all six sites were inspected for damage exterior to buildings (retaining walls etc.)

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## Initial Response

- Assessment teams were assembled.
- Three Buildings were "yellow tagged" and closed.
- Temporary Facilities were mobilized.
- Standards were set for construction.
- Budgets were developed based on damage assessment.

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## Five things Districts should provide FEMA

- An historical summary of each campus/building
- An environmental assessment of each site (low level)
- A unitized damage assessment for each building and site. (Progressive as inspections occur.)
- Test results. For example cores of cracks in concrete structures.
- Recommended mitigation measures

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## Unitized Damage Assessments Become Bid Price Sheets

Item	Description	QNTY	UNIT	Unit Price	Total
1	<b>Asbestos &amp; Lead Abatement - Building "B"</b>				
2	Remove Wall Tiles (1' x 1') per Asbestos & Lead Survey Report.	8,930	SF	\$ 1.00	\$ 8,930.00
3	Remove Resilient flooring ( 9'x 9") Tile and Mastic per Asbestos & Lead Survey Report.	7,321	SF	\$ 4.00	\$ 29,284.00
4	Remove all other Asbestos and Lead per Asbestos & Lead Survey Report.	1	LS	\$ 6,000.00	\$ 6,000.00
5	<b>Demolition - Building "B"</b>				
6	Remove and store securely in storage containers all existing cabinets, equipment, furniture and all items shall be relocated back to the building after construction work is completed. Coordinate logistics with owner approved representative .	1	LS	\$ 20,000.00	\$ 20,000.00
7	Box loose items, relocate (8 cu. Ft./box), store them and return to original location in marked boxes. Coordinate logistics with owner approved representative .	200	EA	\$ 20.00	\$ 4,000.00
8	Partition walls, roof opening, ceiling tiles, piping, utilities and all items per demolition plans and specification Section # 01010	1	LS	\$ 20,000.00	\$ 20,000.00
9	<b>Concrete - Building "B"</b>				
10	All concrete infill work per Plans	504	SF	\$ 40.00	\$ 20,160.00
11	Epoxy Injection, Columns & Walls	310	LF	\$ 30.00	\$ 9,300.00
12	Gravity Feed Epoxy - Floors	498	LF	\$ 20.00	\$ 9,960.00

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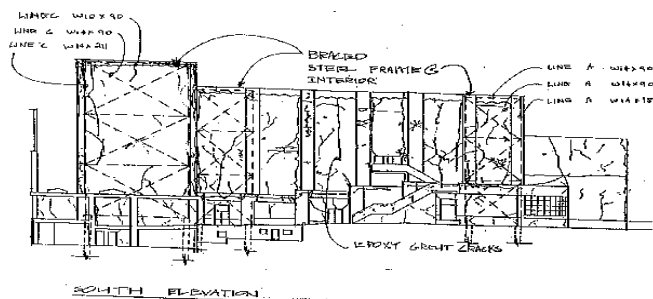
## How to handle disagreements during the grant writing process.

- Play by the rules, maintain reasonable expectations
- State the disagreement clearly in writing. (Include backup documentation).
- Request a meeting with FEMA management.
- Write an appeal letter if required.
- Pull in congressional help if resolution is not found.

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## Elevation (Backup documentation)



TOTAL CRACK LENGTH = 1782  
CRACK WIDTH =  $\frac{1}{32}$  -  $\frac{1}{16}$ "



## Source Documents


- CFR 44 – Code Of Federal Regulations
  - The Stafford Act
  - Building Code
  - Ed Code
  - The Disaster Declaration
  - RS Means
  - Section 106 (Historical)
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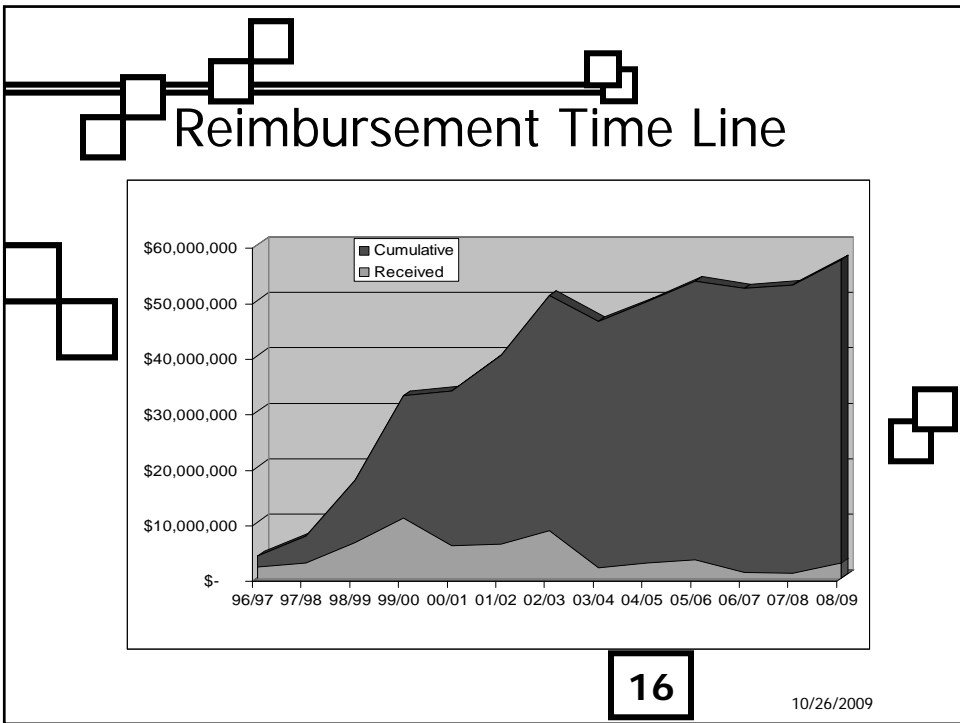
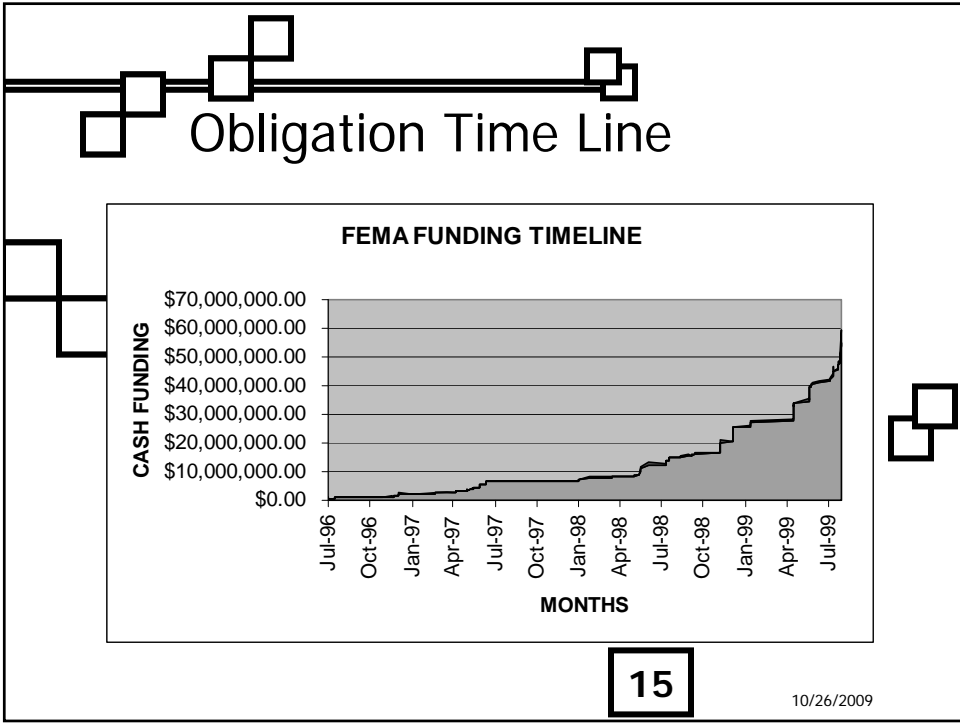


## Results

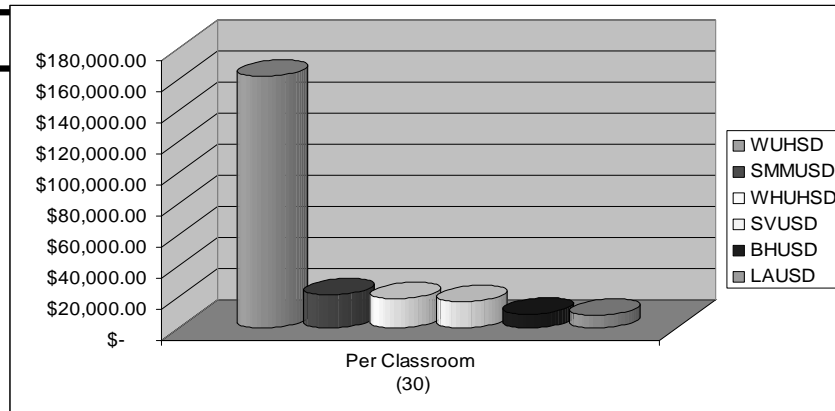
- WUHSD was able to repair the seismic damage
  - Total funding exceeded 57 million
  - Four campuses and most of the historical campus are closed out, the last closeouts are scheduled for the 1<sup>st</sup> quarter of 2010.
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## Funding per Classroom



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## Recommendations

- Make a pre-disaster assessment of vulnerabilities. I.e. areas in a structure most likely to incur damage.
- Within your disaster assessment prioritize your buildings in terms of their critical functions.
- Emergency or disaster repair contracts should be structured to align with the FEMA unit cost model.

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## Panel - Questions

- John Snider – Director of Facilities WUHSD
  - Don Smith – Public Assistance Officer – FEMA
  - John Tegtmeyer – Architect – TDM Architects
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