

VA Office of Construction & Facilities Management

GPD Capital Grant: Technical Grant Requirements Webinar

April 14, 2022

Webinar Recording:

<https://veteransaffairs.webex.com/recordingservice/sites/veteransaffairs/recording/1152d9e59e3e103a9bfd00505681509e/playback>

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HOUSEKEEPING

- The call will be recorded and posted on the [GPD Provider website](#)
- The webinar will last approximately 90 minutes
- Make sure your audio is muted
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OBJECTIVES

Grant Recipients will Understand:

- CFM's Role/Support for the GPD Capital Grant Program
- Steps Required for Technical Grant Compliance per §61.15:
 - Accessibility, Life/Safety, Codes/Standards
 - Historic Compliance
 - Environmental Compliance
- CFM Review/Approval Process



AGENDA

- Introduction of the CFM team
- Technical Grant Compliance:
 - Accessibility, Life/Safety, Codes/Standards Compliance
 - Historic Compliance
 - Environmental Compliance
- Questions



REMINDERS

Read the Capital Grant Recipient Guide

• <https://www.va.gov/HOMELESS/docs/GPD/providers/RecipientGuideCapitalFY22FINALv3.pdf>

Establish HHS Division of Payment Management (DPM) Account

Obtain VA Construction and Facilities Management (CFM) Approval

Demonstrate site control (unless activity is acquisition) & Demonstrate total funds to complete the project

Begin drawing capital funds for costs incurred

• Advances only for acquisition; must be expended within 3 business days and have a recent appraisal

Costs incurred prior to completing the steps above are at the applicant's own risk



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CFM CONTACT INFORMATION

- CFM-GPD Capital Grants (CFM team shared email) | VA Office of Construction & Facilities Management
 - Email: VACOCFMGPDCapitalGra@va.gov
- CFM Team:
 - Elizabeth Yo, Architect (CFM Team Lead)
 - Accessibility, Life/Safety, Codes/Standards Compliance
 - Alec Bennett, Senior Historic Preservation Specialist
 - Historical Compliance
 - Jason Sturm, Environmental Engineer
 - Environmental Compliance



ACCESSIBILITY, LIFE/SAFETY, CODES/STANDARDS

35% Design Development Drawings and Specifications:

- Documents must demonstrate:
 - Accessibility Compliance [§61.15 (a) (5)]:
 - Americans with Disabilities Act (ADA) Accessibility Guidelines
 - Architectural Barriers Act Accessibility Standards (ABAAS)
 - Life/Safety Compliance [§61.15 (a) (6)]:
 - Life Safety Code of the National Fire Protection Association (NFPA 101)
 - Code/Standards Compliance [§61.15 (a) (6) & (7)]:
 - Authority Having Jurisdiction: issue building permits and certificates of occupancy
 - Building Codes
 - Zoning Ordinances



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ACCESSIBILITY, LIFE/SAFETY, CODES/STANDARDS

35% Design Development Drawings and Specifications Checklist ([§61.15 (a) (7):

Addition, New Construction or Remodel Projects:

- Brief Project Description
- Site Survey / Site Plan [§61.15 (a) (9)] - Addition, New Construction or Site Improvements:
 - Original/Existing Conditions/Proposed Demolition
 - Proposed Improvements
- Demolition Floor Plan(s) [§61.11 (b) (5) (i) & (ii)] (Addition or Remodel):
 - Original/Existing Conditions/Proposed Demolition
- 35% Design Development [§61.15 (a) (7)] - Proposed Improvements:
 - Floor Plan(s) (Addition, New Construction or Remodel), indicating required accessible clearances
 - Interior Elevations of Accessible Feature demonstrating accessible compliance
 - Additional Drawings/Details/Specifications to Describe the Project



ACCESSIBILITY, LIFE/SAFETY, CODES/STANDARDS

35% Design Development Drawings and Specifications Checklist ([§61.15 (a) (7):

Purchase of a Property with minor improvements (i.e. interior finish upgrades, no demolition/construction):

- Brief Project Description:
 - Property Description: number of bedrooms/bathrooms, congregate/community areas, amenities, etc.
 - Description of Minor Proposed Improvements
 - Floor Plan(s) of the Property/Interior Elevations (show accessible clearances and reach heights)
 - Site Plan of the Property (can be from Google Maps/Earth)
 - Photos to Describe the Property to be Purchased
- Additional Drawings/Details/Specifications to Describe the Project



HISTORIC COMPLIANCE

National Historic Preservation Act (NHPA)

- 38 CFR §61.15(a)(4): Documentation establishing compliance with NHPA (54 U.S.C. 300101)
- All GPD Capital Grants must be compliant with NHPA Section 106 (no waivers or exceptions)



HISTORIC COMPLIANCE

- **Section 106 of the NHPA as amended (54 U.S.C. 306108)**
 - “The head of any Federal agency having direct or indirect jurisdiction over a proposed Federal or federally assisted undertaking...
 - prior to the approval of the expenditure of any Federal funds on the undertaking...
 - *shall take into account the effect of the undertaking on any historic property...*”



HISTORIC COMPLIANCE

Why is consultation required for GPD Grants?

- The NHPA Section 106 requirement is triggered by:
 - Federal involvement in a project, through funding, and
 - If the project (or undertaking) is the type of activity that have the potential to affect historic properties
 - **This holds even if there are no historic properties in the project area**
 - Example: An interior renovation on a 20-year-old building would require Section 106 compliance
 - All GPD capital grants are the types of activities that could affect historic properties



HISTORIC COMPLIANCE

- Grantees will be expected to hire a preservation consultant, if necessary, for support
- If you have questions about defining a Scope of Work for preservation support, or if you are ready to initiate, please send an email to: VACOCFMGPDCapitalGra@va.gov

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HISTORIC COMPLIANCE

How will VA and grant applicants comply with NHPA Section 106?

- The Section 106 implementing regulations (36 CFR Part 800) outline four steps:
 - Initiation (determine undertaking)
 - Identification (of Historic Properties)
 - Assessment (of Affect to Historic Properties)
 - Resolution (of Adverse Effect)



HISTORIC COMPLIANCE

Step 1: Initiation (36 CFR § 800.3)

- Define undertaking
- Identify SHPO
- Identify Consulting Parties (Consultant will support you)
- Identify Federally-Recognized Tribes (VA responsibility)



HISTORIC COMPLIANCE

State Historic Preservation Office

- Review all federal projects for impacts to historic properties, per NHPA Section 106



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HISTORIC COMPLIANCE

Step 2: Identification and Evaluation (36 CFR § 800.4)

- Determine the Area of Potential Effect (APE)
- Identify historic properties within the APE
- If there are no historic properties, consult with SHPO and other parties
 - This is done by sending out a consultation letter, or by completing a SHPO form
 - SHPO and consulting parties have a statutory 30-day review window
 - Initiating Section 106 consultation early in the project is strongly encouraged
 - VA will consult with federally-recognized tribes



HISTORIC COMPLIANCE

Step 2: Identification and Evaluation (36 CFR § 800.4)

- If VA/grant applicants determine that there are no historic properties present in the project area or affected by the project,
- and SHPO/consulting parties agree,
- **then the project is compliant with NHPA.**
- In Fall 2021, VA issued an authorization letter to SHPOs to allow applicants to initiate Section 106 on behalf of VA



HISTORIC COMPLIANCE

Step 3: Assessment (36 CFR § 800.5)

- If there are historic properties in the project area, please email:

VACOCFMGPDCapitalGra@va.gov

- In this case, VA/applicant must apply the criteria of adverse effect
- Adverse effects to historic properties include demolition, or alternations unsympathetic to the historic character of the property



HISTORIC COMPLIANCE

Step 3: Assessment (36 CFR § 800.5)

- If VA/grant applicants determine that the project will result in "no adverse effect" to historic properties...
- then we consult with SHPO and other parties by sending out letters explaining this determination.
- If SHPO and consulting parties agree,
- **then the project is compliant with NHPA.**



HISTORIC COMPLIANCE

Step 4: Resolution (36 CFR § 800.6)

- If, through consultation, it is determined that the project will result in an adverse effect to historic properties...
- then an agreement must be executed to mitigate the adverse effect
- This will require significant participation by VA
- **Most GPD grants will not result in an adverse effect.**



ENVIRONMENTAL COMPLIANCE

National Environmental Policy Act (NEPA)

- Comprehensive Environmental Review requirements for all federal agencies
- NEPA reviews consider, but do not replace, compliance with federal laws specific to certain environmental resources
 - NHPA, Endangered Species Act, Clean Water Act, Coastal Zone Management Act, and others
 - These laws have independent processes and requirements, but conclusions/mitigations for impacts to that resource are informed by compliance with these laws and integrated into the NEPA review
 - Executive orders on floodplain management, wetlands, environmental justice, and climate change are among those that are most frequently relevant and included.



ENVIRONMENTAL COMPLIANCE

NEPA Impacts Assessment Subjects

- Aesthetics
- Air Quality
- Cultural Resources
- Geology and Soils
- Hydrology and Water Quality
- Wildlife and Habitat
- Noise
- Land Use
- Floodplains, Wetlands, and Coastal Management
- Socioeconomics
- Community Services
- Solid Waste and Hazardous Materials
- Traffic, Transportation, and Parking
- Utilities
- Environmental Justice
- Cumulative Impacts
- Potential for Substantial Controversy



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ENVIRONMENTAL COMPLIANCE

- **CFM prepared a Programmatic Environmental Assessment (EA) and signed a Finding of No Significant Impact (FONSI) in December 2021**
 - CFM will review each project scope to ensure compliance with the PEA
- **Why did VA prepare a Programmatic EA?**
 - NEPA requires agencies to consider the environmental impacts of actions under their purview, including providing funding
- **Environmental Due Diligence to support NEPA review**
 - CFM will do preliminary review, may require additional information from grantee
 - For acquisitions of property or new construction of a new facility
 - Phase I Environmental Site Assessment required
 - CFM can provide a scope of work & estimated cost range, if needed
 - For all other actions (renovation, new wing, minor construction, etc.)
 - Certificate of Occupancy or Occupancy Permit will be required before use



ENVIRONMENTAL COMPLIANCE

NEPA Compliance for the GPD Grants

- Interior Renovation – Likely no action
- Small additions to existing facility – Likely no action
- Acquisitions and New Construction – Will need a Phase I Environmental Site Assessment, additional information may be requested
- Presence of threatened or endangered species, wetlands, or floodplains could necessitate further information/action



ENVIRONMENTAL COMPLIANCE

Phase I Environmental Site Assessment

- Must meet ASTM Standard E1527 – 21 (Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process)
- Phase II Environmental Site Assessment could be required depending on the findings of the Phase I
 - purpose is to obtain sound, scientifically valid data concerning actual property conditions



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ENVIRONMENTAL COMPLIANCE

Why is a Phase I ESA needed for GPD project review?

- If the grantee is purchasing property, it is in their interest to ensure they have the “innocent landowner” protection from any liability due to past contamination.

Why is VA concerned since the grantee would have any liability?

- (1) VA requires a Phase I ESA for GPD projects that involve property acquisition or any ground-disturbing activity because cleaning up contamination or other mitigation can affect:
 - scope
 - budget
 - scheduleall of which must be estimated as accurately as possible within the grant application and approval process.
- (2) VA’s responsibility to consider potential environmental impacts under NEPA includes effects on human health and safety. This would require identifying and mitigating any health risks to construction workers, residents, staff, and visitors due to site contamination.



ENVIRONMENTAL COMPLIANCE

Phase I ESA: Investigation and Report

Four main components:

- Records review –specific requirements for sources and search radius
 - Records search output (such as an EDR report) is included as an attachment.
 - The main body of the report summarizes and evaluates the records search results.
 - Records search output by itself (such as an EDR report) does not serve as a Phase I ESA.
- Site reconnaissance
- Interviews
- Report

Must include a current USGS 7.5 minute topographic map (or equivalent) of the area.

Must be conducted by a Qualified Environmental Professional.



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ADDITIONAL SCOPE ITEM IN PHASE I ESA

- Additional scope item—PFAS: In addition to the in-scope considerations identified in the ASTM E1527-21 standard, the Phase I ESA report will specifically address whether any past or present activities, uses, releases, or documents indicate the subject parcel or properties in its vicinity may be associated with ongoing or prior environmental releases of per- and polyfluoroalkyl substances, commonly known as PFAS.



ENVIRONMENTAL COMPLIANCE

The Findings section of a Phase I ESA report identifies each known or suspect:

- **Recognized environmental condition (REC)** – 1) the presence of hazardous substances or petroleum products in, on, or at the subject property due to a release to the environment; (2) the likely presence of hazardous substances or petroleum products in, on, or at the subject property due to a release or likely release to the environment; or (3) the presence of hazardous substances or petroleum products in, on, or at the subject property under conditions that pose a material threat of a future release to the environment.
- **Controlled REC** – past release that has been addressed with hazardous substances or petroleum products allowed to remain in place subject to controls.
- **Historic REC** – past release that has been addressed or meets unrestricted use criteria with no required controls.
- **De minimis condition** – generally does not present a threat to human health or the environment and generally would not be the subject of an enforcement action if brought to the attention of appropriate government agencies. Not a REC.

May also identify **business environmental risks (BERs)** – not within the scope of a CERCLA landowner protection AAI investigation, but BERs may affect current or planned use of property: asbestos, biologicals, cultural or historic resources, ecological resources, endangered species, health and safety, indoor air quality unrelated to releases of haz/petroleum, and lead-based paint



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ENVIRONMENTAL COMPLIANCE

Phase II ESA

- Obtains data concerning actual property conditions, often by sampling and laboratory analysis.
- May have any of these objectives:
 - Assess whether there has been a release of hazardous substances within the meaning of CERCLA, for purposes including landowner liability protections.
 - Provide information relevant to identifying, defining, and implementing landowner “continuing obligations,” or the criteria established under CERCLA for maintaining the CERCLA landowner liability protections.
 - Develop information required to qualify for EPA Brownfields Program remediation grants.
 - Provide information on conditions that may pose risk to human health or the environment, or risk of bodily injury to persons on the property and thereby give rise to potential liability in tort.
 - Provide information related to BERs in relation to transferring, financing, and insuring properties.
 - Provide information to support disclosure of liabilities and contingent liabilities in financial statements and securities reporting.



ENVIRONMENTAL COMPLIANCE

Other Environmental Due Diligence

- U.S. Fish and Wildlife Service (USFWS) Consultation
- Wetlands
- Floodplains
- Coastal Zone Management



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ENVIRONMENTAL COMPLIANCE

- CFM will verify
 - Scope is within bounds of the EA
 - 120,000 sf, 100 beds
 - No extraordinary circumstances
 - Phase I ESA is adequate, and RECs are addressed
 - All necessary consultation is complete –
NHPA, USFWS
- CFM will provide approval



CFM REVIEW/APPROVAL PROCESS

- Document Submittal Process:
 - Submit documents via CFM's email: VACOCFMGPDCapitalGra@va.gov
 - Maximum 34 MB file size
 - File Naming Standard: FAIN ID_FileDescription.PDF:
 - Example: *VOA0121-2527-541-CG-22_DD-Dwgs-Specs.PDF*
 - No special characters (i.e. %, #, *, @, &, etc.)
- CFM will contact the grantee's point of contact if any additional information/clarification is required.
- CFM will provide the Grantee and GPD team separate approval recommendation memos for compliance meeting the following technical requirements:
 - 35% Design Development Drawings and Specifications: Accessibility, Life/Safety, Codes/Standards Compliance
 - NHPA Compliance
 - NEPA Compliance, Environmental Due Diligence



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QUESTIONS



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