

FY 21 HMA – Grant Application Review Summary

Subapplication Number	EMA-2021-BR-005-0032
Project Title	Fair Bluff Park Phase 2
Applicant Name	North Carolina Department of Public Safety
Subapplicant Name	Fair Bluff Police Department
Project Type	Acquisition
Recommendation	Yes with Conditions
Federal Cost (FEMA GO)	\$2,441,298

Summary

This is a technical feasibility and cost-effectiveness review in support of the National Technical Review process. No contact was made with the applicant or subapplicant; this review is solely based on information provided in the subapplication. The project was found to be technically feasible and cost-effective; therefore, it is recommended for further consideration with the conditions listed in the conclusion.

This review only constitutes an evaluation of the technical feasibility and cost-effectiveness of the proposed project. Additional Environmental Planning and Historic Preservation (EHP), eligibility and completeness, and funding limitation considerations may affect the selection of this subapplication for further consideration and funding.

Technical Feasibility and Cost-Effectiveness

Total number of structures to be acquired:	51
Notes: Property addresses were not documented in the subapplication and there is no documentation that indicates that the acquired properties would be deed restricted. 51 parcels are to be acquired and at least 10 of those appear to have physical structures within the SFHA, allowing for the overall project to be cost-effective using pre-calculated benefits.	
All structures are located in the Special Flood Hazard Area.	Yes
Notes:	
Total project cost in FEMA GO:	\$2,941,298
Average cost per structure is less than or equal to \$323,000 (or \$323,000 multiplied by a location factor)	Yes
A location factor was used, and proper documentation was provided.	No
Notes: The cost estimates provided in the documentation were for the overall Fair Bluff Park Master Plan, which did not represent the project work being proposed by the subapplicant. The cost breakdown in FEMA GO is consistent with the scope of work narrative in the subapplication including demolition, acquisition, stormwater construction, and remediation. However, no separate cost estimate was provided describing the cost line items to determine their eligibility. Cost was provided throughout narratives within documentation as lump-sum items. The average cost per structure is \$57,672.51.	
Documentation was provided for the fair market value of all structures.	No
Notes: Documentation was not provided for the fair market value of all properties.	

Schedule was consistent with scope of work and duration is less than 36 months.	No
Notes: The supplicant did not include any schedule breakdown showing scope of work items and time to complete. Work duration is 36 months.	

Other

The subapplication included a BCA but did not include sufficient documentation to verify the inputs used; therefore, a BCA reanalysis could not be performed because of insufficient information. Upon further review, it was determined that precalculated benefits could be applied to this project. The parcel located east of 467 Railroad St is an empty lot of already existing green space. Additionally, improvements that include impervious surfaces, such as paved parking, are not considered eligible activities under a FEMA acquisition project, according to 44 CFR Part 80.

Conclusion

Based on the information provided, the project was found to be technically feasible and cost-effective; therefore, it is recommended for further consideration with the following conditions:

- Cost estimate should be submitted with sufficiently detailed information confirming all project costs include eligible items, such as a budget narrative based on HMA Guidance, Part IV, Section H.1.
- Documentation should be provided to verify the length of the schedule and the project schedule should be submitted and include essential scope of work elements.
- Documentation verifying the parcels will be deed restricted and only including eligible items post-acquisition based on 44 CFR Part 80 should be provided.
- Documentation to support the fair market value of the structure should be provided.

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