

- Question: Is it possible to obtain a list of the contractors prior to the meeting so we can research them?
- Answer: A Request for Qualifications (RFQ) will be released for contractor response in the next month or two (this RFQ is in final review by the County and will then be sent to State for review and concurrence). Until selection is complete, there is no list to provide. We have no issue in providing the list of successful contractors, once the selection is complete, so you can do some research prior to our kickoff meeting.
- Question: Will we meet with each contractor approved?
- Answer: You will be able to meet with all down-selected contractors and get quotes from as many as you want (minimum of three quotes will likely be required).
- Question: Are references available from previous homeowners that we can talk to?
- Answer: The down-selected contractors may have references for you, but the owners of the prior elevated structures will have to give permission for us to give their names out. Some have given permission. We have discussed doing a road trip to Nassau Bay and League City with interested homeowners and touring some elevated homes and hearing from owners. We have some requests out with current elevation participants and will know more later.
- Question: Are there photographs that show what our Guadalupe County homes will look like?
- Answer: Any contractor will do renderings of the elevated home. You can ask our contractor pool (after we identified said group) if they can provide as part of their bid/quote).
- Question: When looking at FEMA and advertised lifters' websites, and homes visited in the Galveston area, we have never seen a home in the condition that was presented at the meeting of "only elevated, no cosmetic work – with raw slab edges sticking out, etc.?"
- Answer: These owners paid out of pocket for these upgrades – in some areas there were HOA requirements relative to aesthetics that the grant could not pay for the owner had to. These were identified and contracted for as part of the elevation project.

- Question: Is the underside of the home being sprayed with an insulation because of the possibility of flooring popping up due to the underside of the house being exposed to moisture?
- Answer: Most contractors I have worked with include this in their bid price as required for warranty reasons and, as such, this is a grant eligible expense.
- Question: Will any home being elevated over 10' have a slab poured around the pilings to prevent scouring?
- Answer: If the contractors and their engineer state it is required for structural stability of the elevated piling system, then the grant will pay for it.
- Question: Do the lifting contractors also do the access and finishing work? Or do they lift and move to the next job and a sub-contractor (theirs or another) finish the work? We would be more comfortable using people who are specialized in working in the area than trying to find someone locally who has not.
- Answer: The RFQ process referenced above will be identifying general contractors that will bring all trades to the job – we will not be allowed the use of multiple contractors. So, the contractors you will meet with will facilitate 100% of the work required to lift your home, disconnect and reconnect all utilities and mechanical systems and provide all required ingress and egress (from permitting to occupancy). The contractors we identify will have or hire all the trades needed.
- Question: What things can we pay for and what changes can be made?
- Answer: No change orders will be allowed after notice to proceed is given to the contractor you select unless there is a significant unforeseen item that arises during elevation.
- Question: What would be considered “remodel” and what things are allowed?
- Answer: We will limit any non-grant eligible work during the implementation of the grant eligible elevation. Anything that can wait until after the grant is closed out, will need to wait.
- Question: We have heard 3 sides can be enclosed as long as there are flood vents but as soon as the 4th side is enclosed the space can be no bigger than 300 sq. feet. What are the specifics?

- Answer: The grant will not pay for enclosure under the house, unless there is a specific county-wide or city wide (if in the city) ordinance requiring such. The rest of your question is more of a floodplain ordinance question that depends on where your home is located in the floodplain. We can address this later when we have specifics about your home.
- Question: Do walls need to be break-away?
- Answer: This is more of a floodplain ordinance question that depends on where your home is located in the floodplain. We can address this later when we have specifics about your home.
- Question: At what point does our insurance drop?
- Answer: Typically once you submit to the insurance agent your new elevation certificate – please check with your agent for timing.
- Question: What are FEMA and Elevation company's guarantees regarding the project, during the project?
- Answer: FEMA has no guarantees. As for the elevation contractor, they each will provide extensive insurance for building and contents during lift as well as performance and payment bonds and warranties after elevation. Insurances include General liability, Professional liability, Workers' comp., Auto, Builders risk, Cargo and Riggers (lift) insurance.
 - After the project?
 - You will receive a warranty on the elevated foundation system, mechanical reconnects, and workmanship. Either a 5/5/5 (5 years each) or 10/2/1 respectively. We are still determining minimum warranty requirements. In addition, many of the elevation contractors we have worked with offer a company life time warranty on the piling system.
 - Who is responsible and who would we contact?
 - Your warranty will have this information. It will be backed by a third party warranty firm.
- Question: If our selected firm goes out of business during the elevation of our home, who finishes the project and who corrects (and is responsible for) any problems?
- Answer: This is why we will require both a performance bond and a payment bond. The owner and the County will "call" the bonds by making a claim with the Surety (bonding company). They will work with the County and

the Owner to select an acceptable company to finish the work and correct problems, and the costs will be covered by the bond/surety.

- Question: How do I qualify for an approved ADA lift?
- Answer: FEMA has a list of ADA requirements for who qualifies for a lift (Contact Jeff Ward for a copy of this document).
- Question: What are the regulations regarding an ADA lift? We have heard they only will go up 15 feet.
- Answer: This question will need to be addressed by the elevation contractors and the manufacturers' specifications for the lift they propose for each home.
- Question: Are lifts exposed or can they be enclosed?
- Answer: Typically, these lifts run on rails on the outside of the home to a deck or landing. Specific design will need to be addressed by the elevation contractors and the manufacturers' specifications for the lift they propose for your home.
- Question: If an elevator is installed (private pay) can that be done at the time of elevation?
- Answer: If it can wait, we will require it to wait. If it is significantly more expensive to add later, we will consider on a case-by-case basis.