

Rebuilding Better Residential Workshop Series

Workshop 3: Maximizing Rebuilding Incentives

Information from workshop 3 can be found on Boulder County’s RebuildingBetter.org website.

Home Building Schedule and Process Planner



Rebuilding your home after the Marshall Fire can feel overwhelming. There are lots of decisions to be made and it can be hard to know when and how to make them. The infographic below breaks down the homebuilding process, to help you understand the general timeline, roles, and available resources to get you started building the most energy-efficient home possible.

There are two primary "players" in the homebuilding process: the homeowner and the builder. **HOMEOWNER ROLES** and responsibilities are shown in **ORANGE** on the top of the chart. The numbered orange headers correspond with the orange circles on the timeline. **BUILDING TEAM ROLES** and responsibilities are shown in **BLUE** at the bottom. The numbered blue headers correspond with the blue circles on the timeline. As you can see, the homebuilding process is not perfectly linear, and some steps will overlap. Use the infographic below to help you understand what to expect along the way.

HOMEOWNER

1. ORGANIZE RESOURCES

- Join a Neighborhood Group
- Find Resources and Incentives at RebuildingBetter.org
- Contact info@EnergySmartYes.com with Questions

2. ARRANGE TEAM

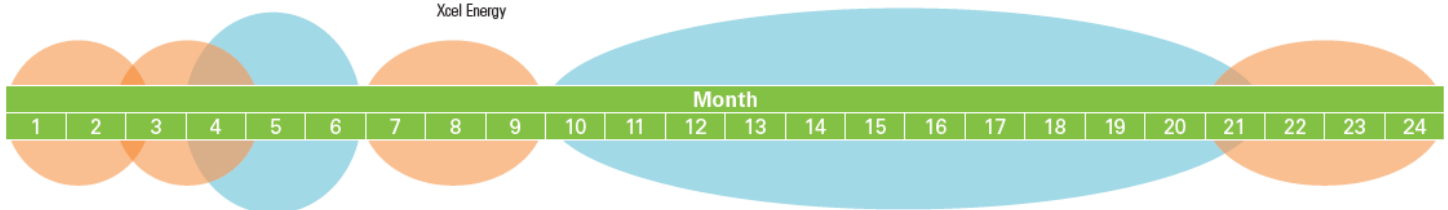
- Decide Level of Home Performance/Incentives
- Select Building Team and Begin House Design
- Letter of Intent Signed with Builder
- Contract Signed with Builder

3. FINALIZE PLANS

- Finalize Plans for Submittal
- Plan Submitted for Building Permit
- Plan Review and Approval
- Submit Rebate Registration to Xcel Energy

4. ENJOY

- Move-In Date (Certificate of Occupancy)
- Submit final rebate paperwork
- Receive rebate checks



BUILDING TEAM

1. MAKE PLANS

- Geotech Field Work
- Complete Geotech Report
- Develop Design Plans
- Building Site and Community Drainage Plan
- Survey and Document Creation
- Wet Utilities Design
- Dry Utilities Design
- Construction Parking / Staging

2. CONSTRUCTION

- Procurement of Materials and Mobilization Trades
- Construction

Marshall Fire Home Building Schedule

RebuildingBetter.org Website Chapter 3: Rebates, Discounts and Incentives

The Rebuilding Better website includes a roundup of rebates, discounts, and incentives for households rebuilding after the Marshall Fire. The list is constantly changing and we are updating this website accordingly. This website is a work in progress and will be updated as more resources become available.

Xcel Energy Incentives for Rebuilding Residents

Xcel Energy is offering one-time incentives specifically for those who lost their homes in the Marshall Fire. As you look to rebuild your home, consider one of several ways to incorporate energy efficiency from the ground up. The incentives will be paid out as a rebate at the time you take possession of your new house. These incentives apply to new homes built to replace properties destroyed in the Marshall Fire.

Home Certification Standard	Rebuilding Homeowner Incentive*	New Homeowner Incentive**
2021 International Energy Conservation Code	\$7,500***	\$0
ENERGY STAR® v3.2	\$10,000	\$1,250
Zero Energy Ready Homes v2	\$12,500	\$2,500
ENERGY STAR® New Certification	\$17,500	\$5,000
Passive House (PHI/PHIUS)	\$37,500	\$15,000

* Rebuilding Homeowner Incentives are available to Marshall Fire-affected residents who lost their home, choose to rebuild on their same parcel, and previously had an Xcel Energy account.

** New Homeowner Incentives are available to new residents who purchase a parcel where the home was destroyed by the Marshall Fire and build a new home.

*** Where adopted by the municipality and if the homeowner does not opt out.

Equipment Discounts

Various companies have reached out to support residents in rebuilding high-performance homes after the Marshall Fire with rebates for heat pumps, air sealing, ventilation and windows.

Solar Energy Resources

Community Solar Garden: All community members rebuilding will have access to a solar garden dedicated to the Marshall Fire survivors. This option will match Xcel's current rates, so homeowners will pay nothing upfront, and no premium over time.

Rooftop Solar: The nonprofit Solar United Neighbors (SUN) is creating a solar co-op that will make it easy for all residents who are rebuilding their homes to save on the installation of solar panels, often significantly below what they would pay on their own.

[Rebuilding Better Homeowner Resources Page](#)



[Rebuilding Better Residential Rebates & Incentives](#)





Sustainability, Climate Action & Resilience

Rebuildingbetter.org

info@energysmartyes.com

303-544-1000

REBUILD ELECTRIC

A new State fund offers \$10,000 incentive for residents rebuilding after the Marshall Fire

As Boulder County continues to recover from and adapt to the intensifying impacts of the climate crisis, Governor Jared Polis signed into law SB22-206 to help Coloradans build back with resilience. The bill's first offering is a rebate program from the Colorado Energy Office for homes lost in the Marshall Fire and East Troublesome Fire. This funding will provide an additional \$10,000 rebate for high efficiency electric primary homes or long-term rental units that are built to the 2021 International Energy Conservation Code standards or Boulder County's BuildSmart standards for unincorporated Boulder County. Additionally, this state rebate can also be partnered with any of the Xcel Marshall Fire rebates including the \$17,500 Energy Star New Certification Rebate for a total of \$27,500 to electrify new builds.

TO QUALIFY HOMEOWNERS NEED:

- 1 **Electric or induction stove** to improve air quality and cooking performance
- 2 **NEEP certified cold climate heat pumps or ground source heat pumps** for heating and cooling
- 3 **Heat pump water heaters** which offer significant annual cost savings

GET STARTED

Visit rebuildingbetter.org for more information.

CONNECT WITH AN ADVISOR

Advising services are available at no cost to builders, homeowners, code officials, and trade partners, in order to facilitate rebuilding homes that are comfortable, healthy, efficient, and maximize cost savings.

303-544-1000 | info@energysmartyes.com

BENEFITS OF BUILDING A HIGH-PERFORMANCE ELECTRIFIED HOME

Healthier indoor air quality; no natural gas combustion by-products to breathe

A quieter home

Increased resistance to future wild fires and smoke damage

Fewer maintenance concerns

Energy costs reduced by 10%

Reduced contribution to the climate crisis



Additional Information:

Department of Local Affairs (DOLA) Disaster Resilience Rebuilding Program

The Disaster Preparedness and Recovery Resources bill created a statewide loan and grant program to assist homeowners in rebuilding their homes from disasters. Funds are available to fill the gap of total rebuilding costs after using insurance proceeds, FEMA and/or SBA assistance and/or other grants and loans received for the rebuilding process. For more information, visit <https://bit.ly/DRRProgram>.

EnergySmart Weekly Office Hours – Wednesdays at 5 p.m.

EnergySmart is currently hosting open office hours on Wednesdays from 5:00 – 6:00 p.m. for residents to get their questions answered about the incentives and discounts available as well as other high-performance building questions. Register at <https://bit.ly/EnergySmartOfficeHours>

Boulder County Recovery Navigators

This free service, offered through the Navigating Disaster for Boulder County program, will offer short-and long-term support, either in-person or virtual, to help residents navigate the recovery and rebuilding process. Individuals and families will be assigned a navigator to work with one-on-one, providing a broad array of support, including referrals to legal and insurance providers and mental health services. To set up an appointment, call 303-446-7782 or email NavigatingDisasterBOCO@lfsrm.org.

What to Ask Builders

You don't have to be a building professional or building scientist to ask questions to better gauge if a builder is the right fit for your build. Take a look at these questions from the Rebuilding Better website and why you might ask them. <https://bit.ly/WhatToAskBuilders>.

Mark Your Calendar – Wednesday, September 7

The Rebuilding Better Residential Workshop Series is continuing into fall 2022. The next workshop will be on Wednesday, September 7 and will include a special screening of the recently published Rocky Mountain PBS documentary, Colorado Voices: Building Back Better After the Marshall Fire. After the documentary screening, those featured in the program will be available to answer questions about Passive House building standards and certification. Register to attend the next workshop at <https://bit.ly/RebuildSeptember22>.

If you have additional questions or would like more information about topics covered in the Rebuilding Better Workshop Series contact Robby Schwarz, Marshall Fire New Homes Building Advisor with Boulder County EnergySmart.

Email: info@EnergySmartYes.com Phone: 303-544-1000



Home Building Schedule and Process Planner

General Guidance on How to Use File:

The objective of this document is to help you understand the timeline for building your home. This is important to understand in order to manage your out of pocket expenses that WILL arise as insurance coverage begins to end for supplemental housing and other needs. The scheduling system breaks our different aspects that need to be considered when building a home. Your task is to fill out the schedule with a start date for each task and how long you and your team believes it will take to complete a task. One strategy to use is to start with from the end date. Determine when you need or must be moved into your new home (based on insurance coverage, other economics, or for other reasons) and then work with your team (primarily your builder) to fill out the schedule in a way seems achievable to both of you. Remember that constructing a house takes time and there are often unforeseen obstacles which add time so be realistic and plan for extra time.

- 1) While no cells are locked, the Cells colored Yellow are intended for the user to refine
- 2) Start dates not colored have an assumed connection to a predecessor, it can be overwritten by user
- 3) Durations are in Calendar days (i.e. 1 week = 7 (days))
- 4) "Finalize plans" starts when geotechnical, drainage, survey, and utility design are all complete
- 5) Date Ranges are a best guess and are only provided to help prompt thoughtfulness for each step
- 6) The bar chart is intended to be self-coloring based of start, duration, and finish
- 7) you can change the start date and the duration and customize this schedule for your project. Play with some start dates and duration refinements to better understand how the spread sheet adjusts the schedule.

ID	Activity	Start	Duration	Finish	D	J	F	M	A	M	J	J	A	S	O	N	D	J	F	M	A	M	J	J	A	S	O	N	D	J	F	M	A	M	J	Low	High
1	Join a neighborhood group	6/20/22	0	6/20/22							Y																									0	0
2	Visit RebuildingBetter.org to understand the resources and incentives available	6/21/22	0	6/21/22							Y																									0	2
3	Contact EnergySmart with your questions: info@EnergySmartYes.com	6/22/22	0	6/22/22							Y																								0	2	
4	Decide on the level of home performance and incentives you want to achieve	6/23/22	0	6/23/22							Y																								0	7	
5	Select Building Team begin to design the house	6/24/22	0	6/24/22							Y																								28	120	
6	Letter of Intent signed with Builder	6/24/22	7	7/1/22							Y																								7	28	
7	Contract signed with Builder	7/1/22	28	7/29/22								Y																								7	28
8	Geotech Field Work	7/29/22	56	9/23/22								Y	Y	Y																					21	70	
9	Complete Geotech Report	9/23/22	21	10/14/22									Y	Y	Y																				7	28	
10	Develop Design Plans	7/29/22	56	9/23/22								Y	Y	Y																					21	56	
11	Building Site Drainage Plan / Community Drainage Plan	7/29/22	56	9/23/22								Y	Y	Y																					7	28	
12	Survey and Document Creation	7/29/22	28	8/26/22								Y	Y																						14	35	
13	Wet Utilities Design	7/29/22	35	9/2/22								Y	Y	Y																					7	70	
14	Dry Utilities Design	7/29/22	70	10/7/22								Y	Y	Y	Y																				7	140	
15	Construction Parking / Staging	7/29/22	14	8/12/22								Y	Y																						0	21	
16	Finalize Plans for Submittal	10/14/22	21	11/4/22											Y	Y																				0	56
17	Plan Submitted for building permit	11/4/22	0	11/4/22												Y																				0	0
18	Plan Review and Approval	11/4/22	58	1/1/23												Y	Y																			28	84
19	Procurement of Materials and Mobilization Trades	1/1/23	56	2/26/23													Y	Y																		28	365
20	Construction	2/26/23	270	11/23/23														Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y						180	320	
21	Move-In Date (Certificate of Occupancy)	11/23/23	0	11/23/23																																7	28
22	Submit your rebate paperwork to Xcel and the Colorado Energy Office	11/23/23	0	11/23/23																																7	28

Owned by property owner customize

Owned by builder, but property owner should track

Topics for Consideration:	
5	Build a Construction Team: Architect, builder, engineer, and energy consultant are the key players but the builder's trade partners will also become important and the builder will need to involve them in planning before construction begins. For a successful build there must be a goal. In the Marshall Fire rebuild the goal will revolve around speed of construction and the incentive program that is chosen. The design and specifications for how to build the house come from these goals and from conversations with the people on this core team. Look at the Rebuildingbetter.org website for questions you can ask builder's and architects when choosing who to work with.
6	The Builder that is selected will ultimately drive the time line of construction and duration refinement of tasks for the rest of the scheduling sheet. You will primarily work with the builder to nail down start dates and duration of tasks to populate this projected time line. One questions to ask is do they need a contract to start pre-planning (survey, design, etc..) effort, or is an LOI good for action?
8	Geotech resources (soils testing before foundation design and installation can occur) are not readily available for small projects, nor do they regularly guarantee report production timeline. Research if there is an existing report for your property that structural and permitting would accept? the Fire did not affect each property in the same way. Some foundations can be reused and some soils do not need to be retested.
9	Question to get answered: Can the plans be finalized off an assumption and only confirmed when the Geotech report is received?
11	Questions to get answered: Is a building site specific drainage plan needed for a rebuild, can the existing plan on record be recycled from previous build effort? How does the community drainage plan affect the specific building site and will anything need to be amended to comply with community needs.
12	Questions to get answered: Can the existing building site survey on record be recycled from previous build effort? This could save time?
13	Homebuilder reliant on neighborhood plan to define connection points. Good communication will be needed if new house has shifted its location on the buildable lot. The builder will need to know if the wet utility will be replacing or updating underground infrastructure due to the fire.
14	Homebuilder reliant on neighborhood plan to define connection points. Good communication will be needed if new house has shifted its location on the buildable lot. The builder will need to know if the dry utility will be replacing or updating infrastructure due to the fire. In some areas, for example, electrical infrastructure may be going underground.
17	Plan review, although expedited still takes time. You will want to see if you can submit and get plan review started as soon as possible. Remember that many others are submitting as well and there will be a Queue. Go to the specific jurisdictions website and download the submittal checklists. If submittal is not complete ask if construction can start with notes like "Accepted as Noted" and a requirement to resubmit specified details?
18	Duration will likely be longer for custom homes or the first submission of each typical plan for production homebuilder. Remember the jurisdiction will need to review each plan and there will be a point when they are flooded with submittals. Get your building permit submittal in the QUEUE as soon as possible.
19	Duration of Procurement of building materials and Mobilization of trade partners to build the house, can vary widely. Bigger builders will often only start a certain number of houses a month and smaller builders may not have the capacity to start more than a few at one time. You need to determine when construction will start and how you will fit into the builders construction schedule. When will they commit to starting construction. Due to supply chain issues you may need to begin thinking about ordering mechanicals, appliances, and/or building materials now so that the construction schedule is not pushed back. Consult with your builder about the Duration of this task as it is likely going to me multiple tasks lines rather than just one. Construction should be able to start without full procurement of materials for example. That being said construction happens in a sequenced methodical way and scheduling and procurement of building materials needs to be thought our well, especially in our current economy.
20	The actual construction cycle on average is around 270 days. Work with your builder to understand how long they project construction to take.
21	Note that most insurance companies will stop paying for "Temporary Living" after 24 months, meaning most people will stop receiving this benefit if they do not move in before January 2024!! As stated above, you might use your desired move in date as the starting point for creating this HOME BUILDING SCHEDULE AND PROCESS PLANNER. Remember it might not be set in stone but after you and your builder agree that you have a good plan both sides will feel better.

Numbers in left column correspond to ID rows in the Home Building Schedule and Process Planner Spreadsheet

Scan the QR code below to access the editable version of the Home Building Schedule and Process Planner Spreadsheet on the Rebuilding Better website.

