
Louisiana Housing Finance Agency



Asset Management Committee

September 13, 2011

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Louisiana Housing Finance Agency

To: Commissioner Donald B. Vallee, Chairman
Commissioner Joseph M. Scontrino, III
Commissioner Guy T. Williams
Commissioner Mayson H. Foster
Treasurer John N. Kennedy
Commissioner Adena Boris
Commissioner Frank Thaxton

From: Dr. Roger Tijerino, Architect

Date: September 7, 2011

Re: Asset Management Committee

Please be advised an Asset Management Committee meeting will be held on Tuesday, **September 13, 2011, at 12:00 p.m.**, Louisiana Housing Finance Agency, Committee Room 2, 2415 Quail Drive, Baton Rouge, LA 70808 by order of the Chairman.

If you have any questions or concerns, please contact us.

Louisiana Housing Finance Agency

September 7, 2011

ASSET MANAGEMENT COMMITTEE MEETING

Notice is hereby given of an Asset Management Committee meeting to be held on **Tuesday, September 13, 2011, at 12:00 p.m.**, Louisiana Housing Finance Agency, Committee Room 2, located at 2415 Quail Drive, Baton Rouge LA, by order of the Chairman.

FINAL AGENDA

1. Call to order, roll call, and introduction of guests.
2. Approval of the minutes for July 13, 2011 Asset Management Committee Meeting.
3. Follow up on prior Committee requests.
4. Discussion and Resolution regarding Willowbrook Apartments (East New Orleans, Louisiana) and providing for other matters in connection therewith.

Budget Variance Report and Actual Budget
Occupancy Report
Advertising and Signage Budget
Market Analysis
Rent Incentives
RFP for Property Management

5. Discussion and Status Update on the construction of Capital City South Apartments (East Baton Rouge, Louisiana).

Architect Field Reports
Critical Path Timeline
Budget Report
Completion Date
Capital Needs
Operation of Community Center

6. Discussion and Status Update on the construction of Village de Jardin Apartments (East New Orleans, Louisiana).

Status of Construction
Architect Field Reports
Critical Path Timeline
Furniture, Fixtures, and Equipment
Budget Report
Property Manager RFP
Senior Village and Rent Rates
Commercial Space

7. Resolution to select Property Manager for Village de Jardin Apartments (East New Orleans, Louisiana).

8. Discussion of LHFA Main Office Building Assets

Bond Balance
Reorganization of Space
Capital Improvements
Air Conditioning Improvements
IT Hardware Requirements

9. Discussion of Asset Management Department

**Establish and Define
Review Staff Capabilities
Establish Budget**

10. Discussion of Other Real Estate

Disposition

11. Other Business.

12. Adjournment.

Barry E. Brooks, Secretary

**If you require special services or accommodations, please contact Barry E. Brooks at
(225) 763 8773, or via email bbrooks@lhfa.state.la.us**

Pursuant to the provisions of LSA-R.S. 42:17, upon two-thirds vote of the members present, the Board of Commissioners of the Louisiana Housing Finance Agency may choose to enter executive session, and by this notice, the Agency reserves its right to go into executive session as provided by law.

Louisiana Housing Finance Agency
Asset Management Committee Meeting Minutes
Wednesday, July 13, 2011
2415 Quail Drive
Committee Room 2
Baton Rouge, LA 70808
8:30 a.m.

Committee Members Present

Donald B. Vallee, Chair
Alice Washington on behalf of Treasurer Kennedy
Mayson H. Foster
Adena Boris

Committee Members Absent

Joseph M Scontrino, III
Guy T. Williams
Frank Thaxton

Other Commissioners Present

Neal Miller

Staff Present

Alesia Wilkins-Braxton
Joseph Durnin
Terry Holden
René Landry
Danny Veals
Annie Robinson
Charlette Minor
Ricky Patterson
Loretta Wallace
Ruth Wesley
E. Keith Cunningham
Jessica Guinn
Dr. Roger Tijerino
Collette Mathis
Brenda Evans
Calvin Humble
Jeff DeGraff
Barry Brooks
Agnes Chambers

Asset Management Committee Meeting Minutes

June 8, 2011

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Others Present

Wayne Neveu, Foley & Judell, LLP

Lisa Nice, Post Architects

Jennifer Blunschi, D. Honore Construction

Carliss Knesel, Hancock Bank

Eugene Green, National Real Estate Corp

Johnny Carpenter

Minutes

Call to order, and roll call. The Asset Management Committee Meeting was called to order by Chairman Vallee on July 13, 2011 at 8:50 a.m. in Committee Room 2 at Louisiana Housing Finance Agency, located at 2415 Quail Drive, Baton Rouge, LA. The roll was called by Ms. Rebekah Ward and the following Committee Members were present – Chair Vallee, Alice Washington on behalf of Treasurer Kennedy, Commissioner Foster, and Commissioner Boris. Commissioner Miller was also in attendance. There was a quorum for the meeting.

Approval of the minutes. Mr. Vallee called for a motion to approve the minutes of the July 13, 2011 Asset Management Committee Meeting. Mr. Foster presented a motion to approve the minutes of the June Asset Management Committee Meeting. The motion was seconded by Mrs. Washington. The minutes were approved by unanimous vote. The voting Committee Members were Commissioners Vallee, Foster, Boris, and Washington.

Discussion of Willowbrook Apartments. Mr. Vallee discussed the occupancy and budget variance report for Willowbrook Apartments and stated that the occupancy rate for the month of June was approximately 81%. Total expenses were \$136,321.37 and actual budget was \$52,410.15. There was lengthy discussion over how the spreadsheets will be used in the paperless committee material process. Mr. Vallee suggested that the Commissioners take the time to review the budget information and spreadsheets individually.

Discussion of Capital City South Apartments. Mr. Vallee briefly reviewed the budget spreadsheet for this project and stated that the total amount of contracts is \$13,873,458.98. It was explained that this spreadsheet will reflect total amounts for current draw requests and work in place percentages. Field Reports and Critical Path Timeline were briefly reviewed.

Discussion of Village de Jardin Apartments. Mr. Vallee deferred to Mrs. Boris to give a verbal update on Furniture, Fixtures and Equipment at this project. Mrs. Boris states that 2 proposals have been prepared. Budgets in the amounts of \$177,000.00 and \$208,000.00 will be combined to meet the intended goals. Mr. Vallee gave a brief overview of the budget for this project.

Other Business. No other business to be discussed.

Asset Management Committee Meeting Minutes

June 8, 2011

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Adjournment. A quorum was lost prior to the end of the meeting. Mr. Vallee dismissed the attendees at 9:30 a.m.

Willowbrook Management, Inc								
		Operating Statement 2011-2012						
		Willowbrook Apartments						
		July 2011 Budget	July 2011 Actuals	July 2011 Variance	July 2011 Comments on Variance	August 2011 Budget	August 2011 Actuals	August 2011 Variance
Revenue								
4000	Rent/Lease Income	\$ 298,440.00	\$ 206,395.00	\$ 92,045.00	Occupancy at 77%			
4001	Non Refundable Pet Fee	\$ -	\$ -	\$ -				
4002	Month to Month Rent	\$ 500.00	\$ 420.00	\$ 80.00				
4010	Security Deposit Forfeit	\$ 900.00	\$ 3,201.00	\$ (2,301.00)				
4030	Application Fee	\$ 450.00	\$ 60.00	\$ 390.00				
4060	Laundry Income	\$ 700.00	\$ 1,131.80	\$ (431.80)				
4100	Late Charge Income	\$ 1,500.00	\$ 2,035.00	\$ (535.00)				
4110	Prepaid Rent Income	\$ -	\$ -	\$ -				
4120	NSF Fee Income	\$ -	\$ -	\$ -				
4121	Lock Out Fee	\$ -	\$ -	\$ -				

4122	Gate Card Replacement	\$ -	\$ -	\$ -				
4140	Maint & Repairs Income	\$ -	\$ 10.00	\$ (10.00)				
4170	Electricity Utility Income	\$ -	\$ 124.45	\$ (124.45)				
4180	Water Utility Income	\$ -	\$ -	\$ -				
4490	Other Income	\$ 350.00	\$ 350.00	\$ -	income from washer/dryer and Lily Pad rent			
Total Revenue		\$ 302,840.00	\$ 213,727.25	\$ 89,112.75				
Operating Expenses								
5000	Administrative Salaries	\$ 2,773.33	\$ (2,368.00)	\$ 405.33				
5010	Management Fees	\$ 15,142.80	\$ -	\$ 15,142.80	The June 2011 Fee was taken out in June- normally taken out the 1st of the next month			
5020	Manager Salaries	\$ 5,333.25	\$ (2,461.52)	\$ 2,871.73	2 weeks of payroll			

5021	Maintenance Manager	\$ 5,039.49	\$ (2,325.94)	\$ 2,713.55	2 weeks of payroll			
5030	Clerical Salaries	\$ 8,053.71	\$ (3,756.44)	\$ 4,297.27	2 weeks of payroll for leasing agent/assist manager/resident coordinator			
5040	Maintenance Salaries	\$ 11,037.86	\$ (5,845.43)	\$ 5,192.43	2 weeks for 3 maintenance staff			
5060	Employee Benefits	\$ 3,319.95	\$ -	\$ 3,319.95	Billed for June not processed			

5100	Advertising	\$ 2,000.00	\$ (2,008.00)	\$ (8.00)				
5110	Office Supplies	\$ 750.00	\$ -	\$ 750.00				
5111	Office Equipment Contract	\$ 400.00	\$ (488.20)	\$ (88.20)	service on PC's, etc			
5119	Monthly Newsletters	\$ 85.95	\$ -	\$ 85.95				
5120	Dues & Subscriptions	\$ 104.16	\$ (1,104.80)	\$ (1,000.64)	The Apartment Assoc. annual dues			
5130	Postage & Delivery	\$ -	\$ -	\$ -				
5140	Telephone	\$ 484.00	\$ (808.09)	\$ (324.09)				
5141	Cable/Internet	\$ 145.66	\$ (152.59)	\$ (6.93)				
5190	Other Administrative Expenses	\$ 950.00	\$ (726.73)	\$ 223.27				
5191	Auto Expense	\$ 500.00	\$ (487.79)	\$ 12.21				
5200	Maintenance & Repair	\$ 2,000.00	\$ (831.03)	\$ 1,168.97				
5201	HVAC Outsourced	\$ 600.00	\$ (407.07)	\$ 192.93				
5202	HVAC Repairs/Supplies	\$ 750.00	\$ (551.32)	\$ 198.68				
5203	Appliances	\$ -	\$ (200.00)	\$ (200.00)				
5204	Doors/hardware/ceiling fans/misc	\$ 350.00	\$ -	\$ 350.00				
5210	Painting/Drywall Contract	\$ 500.00	\$ -	\$ 500.00				

5211	Paint/Drywall Supplies	\$ 1,250.00	\$ (195.92)	\$ 1,054.08				
5220	Grounds Maintenance	\$ -	\$ -	\$ -				
5222	Pump and Pond repair outsourced	\$ 500.00	\$ -	\$ 500.00				
5230	Janitorial outsourced	\$ 450.00	\$ (85.00)	\$ 365.00				
5231	Janitorial Supplies	\$ 250.00	\$ (14.30)	\$ 235.70				
5232	Cleaning/Trash Out	\$ 150.00	\$ 75.00	\$ 225.00				
5240	Lawn Care Contract	\$ 3,975.00	\$ (3,795.00)	\$ 180.00				
5250	Plumbing outsourced	\$ 1,000.00	\$ (3,169.00)	\$ (2,169.00)	plumbing issues in units A-13, N-13			
5251	Plumbing Supplies	\$ 450.00	\$ (1,105.86)	\$ (655.86)				
5260	Security Contract	\$ 23,000.00	\$ (22,968.60)	\$ 31.40				
5269	Replace Pool Pass	\$ -	\$ -	\$ -				
5270	Building Supplies	\$ 1,200.00	\$ (888.15)	\$ 311.85				
5289	Carpet Replacement	\$ 1,500.00	\$ (957.63)	\$ 542.37				
5290	Other Operations Expenses	\$ 1,200.00	\$ (1,110.20)	\$ 89.80				
5291	Tenant Overpayment	\$ -	\$ -	\$ -				
5292	HANO Overpayment	\$ -	\$ -	\$ -				
5293	DHAP Overpayment	\$ -	\$ -	\$ -				
5294	Electrical Repairs	\$ 350.00	\$ (262.50)	\$ 87.50				
5295	Electrical Supplies	\$ 512.00	\$ (487.30)	\$ 24.70	Ceiling Fan, stove burner, bulbs, etc.			

5296	Quadel Consulting Corp	\$ -	\$ -	\$ -				
5300	Electricity	\$ 9,756.45	\$ (10,499.48)	\$ (743.03)				
5304	Locks Change	\$ -	\$ -	\$ -				
5310	Water	\$ 6,611.14	\$ (7,852.46)	\$ (1,241.32)				
5311	Sewer	\$ 8,888.25	\$ (10,282.31)	\$ (1,394.06)				
5320	Trash Collection	\$ 2,400.00	\$ (2,428.40)	\$ (28.40)	monthly fee + rental of 2 rolloff containers			
5401	Mileage Expense	\$ 50.00	\$ (117.89)	\$ (67.89)				
5412	Bank Recon Adjustments	\$ -	\$ -	\$ -				
5440	Legal & Accounting	\$ 750.00	\$ 68.00	\$ 818.00	Eviction fees for July			
5510	Fees and Permits	\$ -	\$ -	\$ -				
5520	Insurance	\$ -	\$ -	\$ -				
5540	Pool Contract	\$ 500.00	\$ (1,164.80)	\$ (664.80)	routine maint/and repairs to the seal and pump			
5541	Pool Supplies	\$ 150.00	\$ (1,058.88)	\$ (908.88)	chemical and supplies for pool			
5550	Pest Control Contract	\$ 650.00	\$ (650.00)	\$ -				
5551	Pest Control Supplies	\$ -	\$ (107.49)	\$ (107.49)				
7990	Uniforms/rugs	\$ 500.00	\$ -	\$ 500.00				

Total Operating Expenses	\$ 126,363.00	\$ (93,581.12)	\$ 32,781.88			

August 2011 Comments on Variance	Total Variance Year-to-Date

	\$ -
	\$ (10.00)
	\$ (124.45)
	\$ -
	\$ -
	\$ 89,112.75
	\$ 405.33
	\$ 15,142.80
	\$ 2,871.73

	\$ 2,713.55
	\$ 4,297.27
	\$ 5,192.43
	\$ 3,319.95

	\$ (8.00)
	\$ 750.00
	\$ (88.20)
	\$ 85.95
	\$ (1,000.64)
	\$ -
	\$ (324.09)
	\$ (6.93)
	\$ 223.27
	\$ 12.21
	\$ 1,168.97
	\$ 192.93
	\$ 198.68
	\$ (200.00)
	\$ 350.00
	\$ 500.00

	\$ 1,054.08
	\$ -
	\$ 500.00
	\$ 365.00
	\$ 235.70
	\$ 225.00
	\$ 180.00
	\$ (2,169.00)
	\$ (655.86)
	\$ 31.40
	\$ -
	\$ 311.85
	\$ 542.37
	\$ 89.80
	\$ -
	\$ -
	\$ -
	\$ 87.50
	\$ 24.70

	\$ -
	\$ (743.03)
	\$ -
	\$ (1,241.32)
	\$ (1,394.06)
	\$ (28.40)
	\$ (67.89)
	\$ -
	\$ 818.00
	\$ -
	\$ -
	\$ (664.80)
	\$ (908.88)
	\$ -
	\$ (107.49)
	\$ 500.00

Willowbrook Apartments

DATE	11/1/2009	11/8/2009	11/15/2009	11/22/2009	11/29/2009	12/6/2009	12/13/2009	12/21/2009	12/27/2009	1/3/2010	1/10/2010	1/17/2010	1/24/2010	1/31/2010
1 BDRMS														
2 BDRMS														
TOTAL UNITS	408	408	408	408	408	408	408	408	408	408	408	408	408	408
MODELS	-2	-2	-2	-2	-2	-2	-2	-2	-2	-2	-2	-2	-2	-2
ADMIN. OCCUPIED	0	0	0	0	0	0	0	0	0	0	0	0	0	0
1 BR OCCUPIED FMR														
OCCUPIED PSH														
OCCUPIED HANO														
OCCUPIED STAR														
TOTAL 1 BR OCCUPIED	102	103	104	102	103	103	104	103	103	104	102	103	106	104
% of SUBSIDIZED 1 BR UNITS-OCCUPIED														
2 BR OCCUPIED FMR														
OCCUPIED PSH														
OCCUPIED HANO														
OCCUPIED STAR														
TOTAL 2 BR OCCUPIED	184	181	183	183	184	172	173	175	176	176	176	176	175	173
% of SUBSIDIZED 2 BR UNITS-OCCUPIED														
TOTAL 1BR & 2 BR UNITS OCCUPIED	286	284	287	285	287	275	277	278	279	280	278	279	281	277
TOTAL 1 BR & 2 BR UNITS SUBSIDIZED-OCCUPIED														
% OF TOTAL SUBSIDIZED UNITS-OCCUPIED														
% OF 1 & 2 BR HANO UNITS OCCUPIED														
% OF 1 & 2 BR PSH UNITS OCCUPIED														
% OF 1 & 2 BR STAR UNITS OCCUPIED														
VACANT 1 BDRMS														
VACANT 2 BDRMS														
VACANT TOTALS														
MOVE-INS 1 BDRMS	1	1	0	1	0	3	0	0	1	1	1	1	0	6
MOVE-INS 2 BDRMS	1	3	2	1	0	2	2	1	2	0	0	0	0	5
MOVE-IN TOTALS	2	4	2	2	0	5	2	1	3	1	1	1	0	11
MOVE-OUT 1 BDRMS	0	1	2	0	3	3	1	0	0	3	0	0	2	2
MOVE-OUT 2 BDRMS	4	0	2	0	9	0	0	0	2	0	0	0	2	2
MOVE-OUT TOTALS	4	1	4	0	12	3	1	0	2	3	0	0	4	4
Current Units Occupied														
CURRENT % OCCUPIED	70%	70%	70%	70%	67%	68%	68%	68%	69%	68%	68%	69%	68%	70%
PRELEASED 1 BDRMS														
PRELEASED 2 BDRMS														
PRELEASED	4	3	2	3	4	2	0	2	1	0	1	1	10	3

Willowbrook Apartments

MOVE-OUT NOTICES	7	2	2	4	5	12	11	11	11	11	7	7	8	8
TOTAL WALK-INS	5	7	10	10	4	5	4	3	3	4	7	7	6	10
TOTAL APPS TAKEN	4	5	5	5	2	3	2	2	1	2	4	4	3	5
APPS IN PROGRESS	0	1	0	0	0	0	0	0	0	0	0	0	0	0
APPS DENIED	4	3	8	8	12	7	7	8	7	4	10	10	4	6

Willowbrook Apartments

DATE	2/7/2010	2/14/2010	2/21/2010	2/28/2010	3/7/2010	3/14/2010	3/21/2010	3/28/2010	4/4/2010	4/11/2010	4/18/2010	4/25/2010	5/2/2010	5/9/2010
1 BDRMS														
2 BDRMS														
TOTAL UNITS	408	408	408	408	408	408	408	408	408	408	408	408	408	408
MODELS	-2	-2	-2	-2	-2	-2	-2	-2	-2	-2	-2	-2	-2	-2
ADMIN. OCCUPIED	0	0	0	0	1	1	1	1	1	1	1	1	1	1
1 BR OCCUPIED FMR														
OCCUPIED PSH														
OCCUPIED HANO														
OCCUPIED STAR														
TOTAL 1 BR OCCUPIED	108	109	110	108	115	115	120	120	134	131	131	131	139	141
% of SUBSIDIZED 1 BR UNITS-OCCUPIED														
2 BR OCCUPIED FMR														
OCCUPIED PSH														
OCCUPIED HANO														
OCCUPIED STAR														
TOTAL 2 BR OCCUPIED	176	177	179	172	176	177	177	177	179	185	188	188	185	185
% of SUBSIDIZED 2 BR UNITS-OCCUPIED														
TOTAL 1BR & 2 BR UNITS OCCUPIED	284	286	289	280	291	292	297	297	313	316	319	319	324	326
TOTAL 1 BR & 2 BR UNITS SUBSIDIZED-OCCUPIED														
% OF TOTAL SUBSIDIZED UNITS-OCCUPIED														
% OF 1 & 2 BR HANO UNITS OCCUPIED														
% OF 1 & 2 BR PSH UNITS OCCUPIED														
% OF 1 & 2 BR STAR UNITS OCCUPIED														
VACANT 1 BDRMS														
VACANT 2 BDRMS														
VACANT TOTALS														
MOVE-INS 1 BDRMS	1	2	0	7	3	5	0	18	0	0	0	9	2	8
MOVE-INS 2 BDRMS	1	2	0	4	2	2	0	9	6	3	0	1	0	1
MOVE-IN TOTALS	2	4	0	11	5	7	0	27	6	3	0	10	2	9
MOVE-OUT 1 BDRMS	2	1	8	0	3	2	0	4	3	0	0	1	0	2
MOVE-OUT 2 BDRMS	0	0	0	0	1	0	0	7	0	0	0	4	0	0
MOVE-OUT TOTALS	2	1	8	0	4	2	0	11	3	0	0	5	0	2
Current Units Occupied														
CURRENT % OCCUPIED	70%	71%	69%	71%	72%	73%	73%	77%	77%	78%	79%	80%	80%	82%
PRELEASED 1 BDRMS														
PRELEASED 2 BDRMS														
PRELEASED	9	7	13	11	17	20	32	10	12	11	21	13	13	11

Willowbrook Apartments

MOVE-OUT NOTICES	9	10	8	11	13	12	11	5	7	7	9	9	10	13
TOTAL WALK-INS	7	6	10	15	6	11	5	12	12	10	10	10	7	13
TOTAL APPS TAKEN	3	12	7	10	5	6	7	7	7	6	6	7	4	6
APPS IN PROGRESS	0	0	3	0	0	0	0	0	0	0	0	0	0	0
APPS DENIED	1	15	8	13	1	5	2	4	3	6	4	7	5	6

Willowbrook Apartments

DATE	5/16/2010	5/23/2010	5/30/2010	6/6/2010	6/13/2010	6/20/2010	6/27/2010	7/4/2010	7/11/2010	7/18/2010	7/25/2010	8/1/2010	8/8/2010	8/15/2010
1 BDRMS														
2 BDRMS														
TOTAL UNITS	408	408	408	408	408	408	408	408	408	408	408	408	408	408
MODELS	-2	-2	-2	-2	-2	-2	-2	-2	-2	-2	-2	-2	-2	-2
ADMIN. OCCUPIED	1	1	1	1	1	1	1	1	1	1	1	1	1	1
1 BR OCCUPIED FMR														
OCCUPIED PSH														
OCCUPIED HANO														
OCCUPIED STAR														
TOTAL 1 BR OCCUPIED	147	147	149	155	156	158	157	160	160	161	163	163	162	164
% of SUBSIDIZED 1 BR UNITS-OCCUPIED														
2 BR OCCUPIED FMR														
OCCUPIED PSH														
OCCUPIED HANO														
OCCUPIED STAR														
TOTAL 2 BR OCCUPIED	186	185	185	184	185	187	187	185	184	184	187	187	187	184
% of SUBSIDIZED 2 BR UNITS-OCCUPIED														
TOTAL 1BR & 2 BR UNITS OCCUPIED	333	332	334	339	341	345	344	345	344	345	350	350	349	348
TOTAL 1 BR & 2 BR UNITS SUBSIDIZED-OCCUPIED														
% OF TOTAL SUBSIDIZED UNITS-OCCUPIED														
% OF 1 & 2 BR HANO UNITS OCCUPIED														
% OF 1 & 2 BR PSH UNITS OCCUPIED														
% OF 1 & 2 BR STAR UNITS OCCUPIED														
VACANT 1 BDRMS														
VACANT 2 BDRMS														
VACANT TOTALS														
MOVE-INS 1 BDRMS	0	2	7	2	2	2	5	0	1	2	0	0	3	3
MOVE-INS 2 BDRMS	0	0	3	2	2	0	3	0	0	3	1	1	2	1
MOVE-IN TOTALS	0	2	10	4	4	2	8	0	1	5	1	1	5	4
MOVE-OUT 1 BDRMS	0	0	1	1	0	3	2	0	0	0	1	1	1	2
MOVE-OUT 2 BDRMS	1	0	4	1	0	0	5	1	0	0	1	1	5	2
MOVE-OUT TOTALS	1	0	5	2	0	3	7	1	0	0	2	2	6	4
Current Units Occupied														
CURRENT % OCCUPIED	82%	82%	84%	84%	85%	85%	85%	85%	85%	86%	86%	85%	85%	85%
PRELEASED 1 BDRMS														
PRELEASED 2 BDRMS														
PRELEASED	12	14	9	8	8	10	5	7	8	4	10	10	11	10

Willowbrook Apartments

MOVE-OUT NOTICES	12	12	9	8	9	10	4	5	2	4	5	5	2	4
TOTAL WALK-INS	11	7	10	11	9	11	7	7	7	8	8	8	10	10
TOTAL APPS TAKEN	8	5	5	5	4	5	3	4	3	5	6	6	7	7
APPS IN PROGRESS	0	0	0	0	0	0	0	0	0	0	0	0	0	0
APPS DENIED	9	6	7	5	3	4	4	3	4	3	3	3	3	5

Willowbrook Apartments

DATE	8/22/2010	8/29/2010	9/5/2010	9/12/2010	9/19/2010	9/26/2010	10/3/2010	10/10/2010	10/17/2010	10/24/2010	10/31/2010	11/7/2010	11/14/2010
1 BDRMS													
2 BDRMS													
TOTAL UNITS	408	408	408	408	408	408	408	408	408	408	408	408	408
MODELS	-2	-2	-2	-2	-2	-2	-2	-2	-2	-2	-2	-2	-2
ADMIN. OCCUPIED	1	1	1	1	1	1	1	1	1	1	1	1	1
1 BR OCCUPIED FMR													
OCCUPIED PSH													
OCCUPIED HANO													
OCCUPIED STAR													
TOTAL 1 BR OCCUPIED	165	166	168	168	169	168	169	173	175	177	177	175	174
% of SUBSIDIZED 1 BR UNITS-OCCUPIED													
2 BR OCCUPIED FMR													
OCCUPIED PSH													
OCCUPIED HANO													
OCCUPIED STAR													
TOTAL 2 BR OCCUPIED	183	184	185	182	182	181	183	187	185	184	185	181	183
% of SUBSIDIZED 2 BR UNITS-OCCUPIED													
TOTAL 1BR & 2 BR UNITS OCCUPIED	350	350	353	350	351	349	352	360	360	361	362	356	357
TOTAL 1 BR & 2 BR UNITS SUBSIDIZED-OCCUPIED													
% OF TOTAL SUBSIDIZED UNITS-OCCUPIED													
% OF 1 & 2 BR HANO UNITS OCCUPIED													
% OF 1 & 2 BR PSH UNITS OCCUPIED													
% OF 1 & 2 BR STAR UNITS OCCUPIED													
VACANT 1 BDRMS													
VACANT 2 BDRMS													
VACANT TOTALS													
MOVE-INS 1 BDRMS	2	2	4	1	2	1	6	3	4	1	0	2	0
MOVE-INS 2 BDRMS	1	1	4	0	1	3	4	0	1	1	0	3	2
MOVE-IN TOTALS	3	3	8	1	3	4	10	3	5	2	0	5	2
MOVE-OUT 1 BDRMS	1	0	4	0	3	0	2	1	2	1	2	1	2
MOVE-OUT 2 BDRMS	0	0	7	0	2	1	1	2	2	1	4	3	0
MOVE-OUT TOTALS	1	0	11	0	5	1	3	3	4	2	6	4	2
Current Units Occupied													
CURRENT % OCCUPIED	85.79%	86.52%	85.79%	86.03%	85.54%	86.28%	87.99%	88%	88%	89%	87.26%	88%	88%
PRELEASED 1 BDRMS													
PRELEASED 2 BDRMS													
PRELEASED	12	13	7	10	16	11	8	7	6	4	9	6	8

Willowbrook Apartments

MOVE-OUT NOTICES	4	3	4	6	5	1	3	5	4	4	3	6	7
TOTAL WALK-INS	10	11	7	11	9	6	7	7	7	7	5	6	9
TOTAL APPS TAKEN	4	9	5	6	5	3	3	4	3	4	3	2	5
APPS IN PROGRESS	0	0	0	0	0	0	0	0	0	0	0	0	1
APPS DENIED	3	6	5	7	3	3	2	1	0	2	1	2	2

Willowbrook Apartments

DATE	11/21/2010	11/28/2010	12/5/2010	12/12/2010	12/19/2010	12/26/2010	1/2/2011	1/9/2011	1/16/2011	1/23/2011	1/30/2011	2/6/2011	2/13/2011	2/20/2011
1 BDRMS														
2 BDRMS														
TOTAL UNITS	408	408	408	408	408	408	408	408	408	408	408	408	408	408
MODELS	-2	-2	-2	-2	-2	2	2	2	2	2	2	2	2	2
ADMIN. OCCUPIED	1	1	1	1	1	1	1	1	1	1	1	1	1	1
1 BR OCCUPIED FMR														
OCCUPIED PSH														
OCCUPIED HANO														
OCCUPIED STAR														
TOTAL 1 BR OCCUPIED	172	175	175	175	176	176	176	176	176	178	177	177	171	173
% of SUBSIDIZED 1 BR UNITS-OCCUPIED														
2 BR OCCUPIED FMR														
OCCUPIED PSH														
OCCUPIED HANO														
OCCUPIED STAR														
TOTAL 2 BR OCCUPIED	185	185	185	185	184	185	185	181	184	184	183	183	182	183
% of SUBSIDIZED 2 BR UNITS-OCCUPIED														
TOTAL 1BR & 2 BR UNITS OCCUPIED	357	360	360	350	360	361	361	357	360	362	360	360	353	356
TOTAL 1 BR & 2 BR UNITS SUBSIDIZED-OCCUPIED														
% OF TOTAL SUBSIDIZED UNITS-OCCUPIED														
% OF 1 & 2 BR HANO UNITS OCCUPIED														
% OF 1 & 2 BR PSH UNITS OCCUPIED														
% OF 1 & 2 BR STAR UNITS OCCUPIED														
VACANT 1 BDRMS														
VACANT 2 BDRMS														
VACANT TOTALS														
MOVE-INS 1 BDRMS	5	0	1	1	0	0	2	1	2	1	0	1	2	0
MOVE-INS 2 BDRMS	1	0	1	1	1	0	1	3	0	0	0	4	1	0
MOVE-IN TOTALS	6	0	2	2	1	0	3	4	2	1	0	5	3	0
MOVE-OUT 1 BDRMS	2	0	1	0	0	0	2	1	0	2	0	7	0	1
MOVE-OUT 2 BDRMS	1	0	3	0	0	0	5	0	0	1	0	5	0	1
MOVE-OUT TOTALS	3	0	4	0	0	0	7	1	0	3	0	12	0	2
Current Units Occupied														
CURRENT % OCCUPIED	88%	88%	88%	88%	88%	88%	88%	88%	89%	88%	88%	87%	87%	87%
PRELEASED 1 BDRMS														
PRELEASED 2 BDRMS														
PRELEASED	2	3	3	3	4	5	4	2	2	1	6	1	4	7

Willowbrook Apartments

MOVE-OUT NOTICES	7	6	4	4	6	5	6	7	8	9	9	10	9
TOTAL WALK-INS	7	5	3	2	3	1	3	4	5	7	8	13	9
TOTAL APPS TAKEN	5	2	2	2	1	3	2	2	4	5	7	4	5
APPS IN PROGRESS	0	0	0	0	1	0	0	0	0	0	0	0	0
APPS DENIED	4	3	3	2	1	0	1	2	2	3	5	2	2

Willowbrook Apartments

DATE	2/27/2011	3/6/2011	3/13/2011	3/20/2011	3/27/2011	4/3/2011	4/10/2011	4/17/2011	4/24/2011	5/1/2011	5/8/2011	5/15/2011	5/22/2011	5/29/2011
1 BDRMS			216	216	216	216	216	216	216	216	216	216	216	216
2 BDRMS			192	192	192	192	192	192	192	192	192	192	192	192
TOTAL UNITS	408	408	408	408	408	408	408	408	408	408	408	408	408	408
MODELS	2	2	2	2	2	2	2	2	2	2	2	2	2	2
ADMIN. OCCUPIED	1	1	1	1	1	1	1	1	1	1	1	0	0	0
1 BR OCCUPIED FMR														
OCCUPIED PSH														
OCCUPIED HANO														
OCCUPIED STAR														
TOTAL 1 BR OCCUPIED	172	172	171	170	172	174	172	167	168	165	166	165	164	164
% of SUBSIDIZED 1 BR UNITS-OCCUPIED														
2 BR OCCUPIED FMR														
OCCUPIED PSH														
OCCUPIED HANO														
OCCUPIED STAR														
TOTAL 2 BR OCCUPIED	182	182	183	183	181	181	178	176	176	177	177	174	175	175
% of SUBSIDIZED 2 BR UNITS-OCCUPIED														
TOTAL 1BR & 2 BR UNITS OCCUPIED	354	354	354	353	353	355	350	343	344	342	343	339	339	339
TOTAL 1 BR & 2 BR UNITS SUBSIDIZED-OCCUPIED														
% OF TOTAL SUBSIDIZED UNITS-OCCUPIED														
% OF 1 & 2 BR HANO UNITS OCCUPIED														
% OF 1 & 2 BR PSH UNITS OCCUPIED														
% OF 1 & 2 BR STAR UNITS OCCUPIED														
VACANT 1 BDRMS			45	46	44	42	48	53	51	51	50	50	51	51
VACANT 2 BDRMS			9	9	11	11	14	16	12	12	12	12	17	16
VACANT TOTALS			54	55	55	53	62	69	63	63	62	67	67	67
MOVE-INS 1 BDRMS	0	3	0	2	2	2	0	0	1	1	1	1	0	0
MOVE-INS 2 BDRMS	0	6	0	0	0	1	0	1	2	0	1	0	0	0
MOVE-IN TOTALS	0	9	0	2	2	3	0	1	3	1	2	1	0	0
MOVE-OUT 1 BDRMS	0	4	1	0	0	4	5	0	4	0	2	1	0	0
MOVE-OUT 2 BDRMS	0	5	0	2	0	4	2	0	1	0	4	0	0	0
MOVE-OUT TOTALS	0	9	1	2	0	8	7	0	5	0	6	1	0	0
Current Units Occupied														
CURRENT % OCCUPIED	87%	87%	87%	87%	87%	87%	84%	84%	84%	84%	83%	83%	83%	83%
PRELEASED 1 BDRMS	8	4	3	4	2	0	1	1	0	1	1	1	0	1
PRELEASED 2 BDRMS														
PRELEASED														

Willowbrook Apartments

MOVE-OUT NOTICES	12	11	12	12	14	8	13	12	12	14	13	12	8	9
TOTAL WALK-INS	7	7	7	6	6	7	10	9	6	7	10	5	5	7
TOTAL APPS TAKEN	2	3	4	2	3	3	3	4	3	3	5	2	0	3
APPS IN PROGRESS	0	0	2	1	3	4	4	5	7	5	5	4	5	1
APPS DENIED	1	0	0	0	0	0	0	0	0	0	0	0	0	0

Willowbrook Apartments

DATE	6/5/2011	6/12/2011	6/19/2011	6/26/2011	7/3/2011	7/10/2011	7/17/2011	7/24/2011	7/31/2011	8/7/2011	8/14/2011	8/21/2011	8/28/2011	9/4/2011	9/11/2011	
1 BDRMS	216	216	216	216	216	216	216	216	216	216	216	216	216	216	216	
2 BDRMS	192	192	192	192	192	192	192	192	192	192	192	192	192	192	192	
TOTAL UNITS	408	408	408	408	408	408	408	408	408	408	408	408	408	408	408	
MODELS	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	
ADMIN. OCCUPIED	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
1 BR OCCUPIED FMR								78	78	77	77	77	76	75		
OCCUPIED PSH								26	26	25	25	25	24	24		
OCCUPIED HANO								52	52	52	52	52	53	53		
OCCUPIED STAR								1	1	1	1	1	1	1		
TOTAL 1 BR OCCUPIED	164	162	159	157	158	157	159	157	157	155	155	155	154	153	0	
% of SUBSIDIZED 1 BR UNITS-OCCUPIED								50.32%	50.32%	50.32%	50.32%	50.32%	50.65%	50.98%	#DIV/0!	
2 BR OCCUPIED FMR								100	99	95	95	95	95	95	93	
OCCUPIED PSH								4	4	4	4	4	4	4	4	
OCCUPIED HANO								61	63	63	63	63	62	61	61	
OCCUPIED STAR								2	2	2	2	2	2	2	2	
TOTAL 2 BR OCCUPIED	175	175	172	171	171	170	171	167	168	164	164	163	162	160	0	
% of SUBSIDIZED 2 BR UNITS-OCCUPIED								40.12%	41.07%	42.07%	42.07%	41.72%	41.36%	41.88%	#DIV/0!	
TOTAL 1BR & 2 BR UNITS OCCUPIED	339	337	331	328	329	327	330	324	325	319	319	318	316	313	0	
TOTAL 1 BR & 2 BR UNITS SUBSIDIZED-OCCUPIED								146	148	147	147	146	145	145	0	
% OF TOTAL SUBSIDIZED UNITS-OCCUPIED								45.06%	45.54%	46.08%	46.08%	45.91%	45.89%	46.33%	#DIV/0!	
% OF 1 & 2 BR HANO UNITS OCCUPIED									34.88%	35.38%	36.05%	36.05%	35.85%	36.08%	36.42%	#DIV/0!
% OF 1 & 2 BR PSH UNITS OCCUPIED									9.26%	9.23%	9.09%	9.09%	9.12%	8.86%	8.95%	#DIV/0!
% OF 1 & 2 BR STAR UNITS OCCUPIED									0.93%	0.92%	0.94%	0.94%	0.94%	0.95%	0.96%	#DIV/0!
VACANT 1 BDRMS	51	53	56	58	57	58	56	58	58	60	60	61	61	62		
VACANT 2 BDRMS	16	16	19	20	20	21	20	24	23	27	27	27	29	31		
VACANT TOTALS	67	69	75	78	77	79	76	82	81	87	87	88	90	93	0	
MOVE-INS 1 BDRMS	1	0	0	1	1	2	0	0	0	0	3	2	0	0		
MOVE-INS 2 BDRMS	4	0	0	0	1	1	0	2	0	0	5	0	0	4		
MOVE-IN TOTALS	5	0	0	1	2	3	0	2	0	0	8	2	0	4	0	
MOVE-OUT 1 BDRMS	3	3	2	0	2	0	2	0	2	0	4	2	1	1		
MOVE-OUT 2 BDRMS	4	3	1	0	2	0	4	1	4	0	5	2	2	3		
MOVE-OUT TOTALS	7	6	3	0	4	0	6	1	6	0	9	4	3	4	0	
Current Units Occupied							330	324	325	319	319	318	316	313	0	
CURRENT % OCCUPIED	83%	83%	81%	80%	81%	81%	79%	80%	78%	78%	78%	77%	77%	77%	0%	
PRELEASED 1 BDRMS									2	3	5	2	1	2	0	
PRELEASED 2 BDRMS									3	4	6	2	3	5	1	
PRELEASED	0	1	1	5	5	5	6	5	7	11	4	4	7	1	0	

Willowbrook Apartments

MOVE-OUT NOTICES	10	8	9	11	14	15	16	15	16	15	8	7	8	6
TOTAL WALK-INS	5	7	5	12	4	6	7	15	7	7	5	7	8	4
TOTAL APPS TAKEN	2	4	3	7	0	0	1	2	2	2	2	4	2	2
APPS IN PROGRESS	3	4	6	5	4	4	4	0	2	4	2	2	1	5
APPS DENIED	0	0	0	0	0	0	0	0	0	0	0	0	0	0

	\$ 32,781.88

Comprehensive review of Comparable Market Survey

8/25/2011

WILLOWBROOK MANAGEMENT

Submitted by: Brian Tenette

Property Name	Area	TYPE Bedroom	RENT	SQ.FT	P/SQ.FT	DEPOSIT	Specials
WillowBrook	East	1 BED	675	658	0.97	400	N/A
		2 BED	795	958	0.83	500	
		3 BED	N/A				
Hidden Lake	East	1 BED	650 - 670	729	0.91	200	N/A
		2 BED	695 - 820	1076	0.76		
		3 BED	995 - 1015	1296	0.78		
LakeWind East	East	1 BED	550 - 625	750	0.83	200	95 deposit
		2 BED	685	1051	0.65		
		3 BED	850 - 895	1250	0.71		
The Cove	East	1 Bed	550	700	0.78	200	N/A
		2 BED	695	1050	0.66		
		3 BED	835	1250	0.66		
GEORGETOWN	East	1 BED	715	780	0.91	500	N/A
		2 BED	940	1164	0.8		
		3 BED	N/A				
Windrun	East	1 BED	595	680	0.87	200	95 deposit
		2 BED	675	860	0.78		
		3 BED	N/A				
Chenault Creek	East	1 BED	599 - 699	589 - 750	1.01 - .93	200	95 deposit
		2 BED	750 - 800	954	0.83		
		3 BED	N/A				
Copper Creek	East	1 BED	575 - 595	680	0.87	200	95 deposit
		2 BED	695 - 725	860	0.78		
		3 BED	N/A				

Based upon the above rental comparison, the average per sq foot rental cost for 1 bed is .88 P/SQ.FT

Based upon the above rental comparison, the average per sq foot rental cost for 2 bed is .76 P/SQ.FT

Using these averages revising the WillowBrook apts rental rates according to the above sq ft averages would help make our rental pricing more affordable and thus help us in our efforts to increase and maintain the # of occupants in our immediate community.

OPTION 1	Unit type	Rate based upon	Proposed
		sq ft calculations	New Rate
WillowBrook Apartments	1 BED	\$ 579.00	\$ 575.00
	2 BED	\$ 728.00	\$ 725.00

We have also discussed the pro's and con's of revising the Security Deposit amount from the current 400 - 500 cost to an amount more in line with the competition. During this discussion we pointed out what costs actually come out of the Security deposit for apartment move-out/in repair, legal fees, etc. In turn lowering the Security deposit would directly increase the cost of repair for Willowbrook maintenance equal to the amount of the reduction.

At that time it was decided by all that lowering the Security deposit was not an option

OPTION 2	Unit type	Location	New rate
Willowbrook Apartments	1 BED	1st floor	\$ 650.00 1 year lease
			\$ 675.00 6 month lease
		2nd floor	\$ 600.00 1 year lease
			\$ 625.00 6 month lease
		3rd floor	\$ 575.00 1 yr lease
			\$ 600.00 6 month lease

Because the demand of a 1 bedroom is low it is important that we get creative, both to attract new occupants as well as to maintain our existing base.

OPTION 3	Unit type	Location	New Rate
Willowbrook Apartments	1 BED	3rd floor	\$ 575.00 advertise for the next 30-60 days



New Resident Acquisition Campaign
Sept 2011 - Feb 2012



TV Marketing Plan

The :15 schedule below will air each month from Sept. 2011 - Feb 2012.



Today Show II, M - F 9a - 10a
30,000 viewers 18+
8 spots per month



Today Show III, M - F 10a - 11a
21,600 viewers 18+
8 spots per month



Maury M - F 11a - 1p
23,700 viewers 18+
16 spots per month



4p News M - F 4p - 5p
36,600 viewers 18+
12 spots per month

:15 TV Schedule

			SE	SE	OC	OC	OC	NO	NO	DE	DE	JA	JA	FE	FE	
Time	Program Name		5	19	3	17	31	14	28	12	26	9	23	6	20	#
9:00a-10:00a	Today Show 2		4	4	4	4	4	4	4	4	4	4	4	4	4	52
10:00a-11:00a	Today Shw3		4	4	4	4	4	4	4	4	4	4	4	4	4	52
11:00a-12:00p	Maury		8	4	4	4	4	4	4	4	4	4	4	4	4	56
12:00p-1:00p	Maury 2nd Hr		-	4	4	4	4	4	4	4	4	4	4	4	4	48
4:00p-5:00p	WDSU News @4p (M-F)		6	6	6	6	6	6	6	6	6	6	6	6	6	78
			22	22	22	22	22	22	22	22	22	22	22	22	22	286



Web Advertising

The screenshot shows the WDSU.com homepage with several advertising opportunities highlighted:

- 728 x 90 Leaderboard:** Located at the top of the page, above the main news feed. An arrow points to the top of this ad space.
- 300 x 250 Display:** Located below the main news feed, next to a list of local headlines. An arrow points to the top of this ad space.
- Or Your Ad Here:** A large red placeholder box for a third ad space, located below the display ad.

The page also features a sidebar with news categories, a search bar, and a video on demand section at the bottom.

- Leaderboard (728x90)
- Medium Rectangle Ad (300x250)
- You will receive a monthly report that verifies how many times your ad ran (impressions) and how many clicks to your website were received.
- All ads link to client's url.
- Up to 3 different links can be added such as a link to your website and your Facebook page

Campaign Summary

- 44 :15 spots per month for 6 months
- 75,000 ROS leaderboard and display impressions per month
 - 286 total :15 spots over 6 months
 - 450,000 total ROS impressions over 6 months
- Over this 6 month campaign you will reach **63% (803,668)** persons 18+
10 times!
- The cost per thousand for this campaign is \$2.21!

Investment = \$3,500 per month



POST ARCHITECTS

FIELD REPORT

DATE: **August 24, 2011**

PROJECT: **Mid City Gardens**

CONTRACTOR: **D. Honoré Construction**

12032 Bricksome Avenue
Baton Rouge, La. 70816
225 293.6964
Fax 225 293.5189
www.postarchitects.com

WEATHER: **Clear** Partly-Cloudy Cloudy Lt. Rain Hd. Rain

TEMPERATURE: **96 Degrees**



400 Fourth Ave. South
Nashville, Tn. 37201
615 242.4004
Fax 615 256.9805
www.eoa-architects.com

Activities:

1. Met with LHFA representatives (Joe and Ed) prior to Roofing Conference.
2. "Pre-Installation" Residential Roofing Conference held on site. Attendees: Joe Durnin and Edward Falgoust (LHFA); Jennifer Blunschi and Carroll Lazard (DHC); Larry Manville (Carlisle Roofing); Matt Kuhlman (McElroy Metal Roofing); David ? (Roofing Solutions); Pat Heil (Roofing Consultant w/Post); Danny Keller, Perry Keller and one other representative (Southern Earth Sciences - Owner's testing agency).
3. Reviewed:
 - a. Methods and procedures of installation.
 - b. Material availability – no issues.
 - c. Installation schedule – sequence work to avoid delays; close up at end of day.
 - d. Review deck substrate conditions – no issues.
 - e. Fastening patterns – need to submit final.
 - f. Structural loading of roof – do not overload roof.
 - g. Coordinate work with roof penetrations and equipment.
 - h. Follow manufacturer's instructions.
4. Manufacturer's representatives had no issues/comments.
5. Southern Earth Sciences requested final approved roofing submittals.
 - a. Will make sure correct products installed.
 - b. Will do random checks to make sure install is per manufacturer requirements.
6. Pat Heil had some questions:
 - a. Metal roofing – Miami Dade County requirements verse UL requirements.
 - b. Need fastening pattern for TPO deck.
 - c. Bonding adhesive – two part foam (specified) verses yellow adhesive (may have been used) – manufacturer allows either one; no warranty issues.
 - d. Also requested a copy of approved roofing submittals.
7. Construction progress review:
 - a. Site conditions – mostly dry, some standing water at drive between Buildings 2 and 3; tree protection complete.
 - b. Building 1 – steel framing and block walls complete; metal decking and metal studs in progress; exterior sheathing started.
 - c. Buildings 2 and 3 – roofing started.
 - d. Buildings 4 and 5 – vapor barrier complete; roof decking completed.
 - e. Building 6 – vapor barrier in progress; roof decking completed.

Site Photos:

See Attached Photos (1-26).

Reported by:

Lisa H. Nice, AIA, LEED AP

U:\1001 Capital City South Apartments\02 Docs\Field Reports\Word Versions\2011_0824-Field Report.doc

1001 Cap City South_082411-01



Mid City Progress Photos

1001 Cap City South_082411-02



1001 Cap City South_082411-03



1001 Cap City South_082411-04



1001 Cap City South_082411-05



1001 Cap City South_082411-06



Photos by Post Architects
AM 36

1001 Cap City South_082411-07



Mid City Progress Photos

1001 Cap City South_082411-08



1001 Cap City South_082411-09



1001 Cap City South_082411-10



1001 Cap City South_082411-11



1001 Cap City South_082411-12



1001 Cap City South_082411-13



Mid City Progress Photos

1001 Cap City South_082411-14



1001 Cap City South_082411-15



1001 Cap City South_082411-16



1001 Cap City South_082411-17



1001 Cap City South_082411-18



Mid City Progress Photos

1001 Cap City South_082411-19



1001 Cap City South_082411-20



1001 Cap City South_082411-21



1001 Cap City South_082411-22



1001 Cap City South_082411-23



1001 Cap City South_082411-24



Photos by Post Architects
AM 39

1001 Cap City South_082411-25



Mid City Progress Photos

1001 Cap City South_082411-26



Photos by Post Architects
AM 40

POST ARCHITECTS

FIELD REPORT

DATE: **August 16, 2011**

PROJECT: **Mid City Gardens**

CONTRACTOR: **D. Honoré Construction**

12032 Bricksome Avenue
Baton Rouge, La. 70816
225 293.6964
Fax 225 293.5189
www.postarchitects.com

WEATHER: **Clear** Partly-Cloudy Cloudy Lt. Rain Hd. Rain

TEMPERATURE: **97 Degrees**

Activities:

1. Met with Baton Rouge Fire Prevention representatives, Ray and Jay Cutrer, to review hydrant requirements and sprinkler connections.
 - a. They are requiring one additional hydrant on S. 16th Street between Buildings 4 and 5.
 - b. They may require sprinkler connections at Buildings 1-3 to be moved to the street side elevation.
2. Monthly Owner/Architect/Contractor meeting held. Attendees: Dr. Roger Tijerino and Joe Durnin (LHFA); Dwayne Honore, Jennifer Blunschi and Carroll Lazard (DHC); Kirk Simoneaux and Kent Gasperecz (AST - Mechanical, Electrical).
3. Discussed:
 - a. State Fire Marshal questions – outside air intake is not required at residential (per Kirk with AST); second level exit lights need to be added (requested a revised drawing from Kent at AST); ADA shower revisions completed.
 - b. A grease trap is not required at Activity Center (per Kirk at AST).
 - c. Who will provide envelope testing services for Owner? Selection should be determined this week or early next week. Will advise ASAP.
 - d. Entergy ROW – need to reissue revised drawing.
 - e. Jennifer requested directions on street and unit numbering – will follow up with City on street address and meet with Roger on unit numbering.
 - f. Stair issues – resolved (?).
 - g. Entergy transformer to be installed by Sept. 1, 2011.
 - h. Concrete staining costs vary greatly – requested color range or website from Jennifer to narrow colors down for pricing.
 - i. Roofing conference to be held soon.
4. Reviewed RFIs, RFCs, RFPs and Submittals:
 - a. RFIs 31 and 32 – railing issues (very critical).
 - b. RFCs; Change Order 2 is critical (time extension is pending issue).
03r – Soils remediation (included in CO 2 draft)
09 – Voided (work performed by demo contractor)
10 – April weather days (approved, in CO 2 draft)
11 – June weather days (approved, in CO 2 draft)
12r – Bldgs 2-3 stair revisions (cost pending)
13 – Entergy charges (have not rec'd)
14 – Reserved for V.E. Part 3 (?) or July weather days (have not rec'd)
15 – Soils remediation (cost pending)
16 – Water connections (cost pending)
 - c. Pay Request – #11 approved.
 - d. Submittals – all are critical; winding down (a few left).

Continued next page.

5. Consultant comments:
 - a. Mechanical (Kirk with AST) – breaks in refrigeration line insulation; control wiring needs to be in conduit; waste lines need to have positive slope.
 - b. Electrical (Kent with AST) – stud plate protectors required for type MN cable; set screw fittings not allowed, should be compression fittings; ENT “smurf” pipe is not acceptable; outlet boxes should be galvanized, not PVC (determined later that PVC was allowed); seal conduit (outside to inside) in pipe electrically to prevent condensation.
 - c. See observation reports attached.
6. Schedule Update:
 - a. All framing is complete.
 - b. Rough-in at Bldgs. 2-3; expect MEP and rated wall inspections mid-week, next week.
 - c. Chiller and transformer enclosures poured, pads on Thursday.
 - d. Substantial completion about 25 days behind at this time, schedule update to be issued next week.
7. Construction progress review:
 - a. Site conditions – mostly dry, some soft spots at drive between Buildings 2 and 3.
 - b. Building 1 – second level floor poured; steel framing and block walls nearing completion; metal decking and metal studs in progress.
 - c. Buildings 2 and 3 – vapor barrier installed; roofing started (?); drywall at 1 hour rated walls started at all levels (need it to allow duct work install).
 - d. Buildings 4 and 5 – vapor barrier in progress; framing complete; roof decking nearing completion.
 - e. Building 6 – framing complete; roof decking started.
 - f. Noted some issues that need corrective action by DHC – fall protection at residential second level doorways and at Activity Center second level; CMU wall built too high at north wall of Dance Room; need to complete tree protection and remove construction debris; damaged CMU at elevator shaft needs to be replaced. Will follow up with Carroll in writing.

Site Photos:

See Attached Photos (1-122).

Reported by:

Lisa H. Nice, AIA, LEED AP

Mid City Progress Photos

1001 Cap City South_081611-001



1001 Cap City South_081611-002



1001 Cap City South_081611-003



1001 Cap City South_081611-004



1001 Cap City South_081611-005



1001 Cap City South_081611-006



1001 Cap City South_081611-007



1001 Cap City South_081611-008



1001 Cap City South_081611-009



1001 Cap City South_081611-010



1001 Cap City South_081611-011



1001 Cap City South_081611-012



Mid City Progress Photos

1001 Cap City South_081611-013



1001 Cap City South_081611-014



1001 Cap City South_081611-015



1001 Cap City South_081611-016



1001 Cap City South_081611-017



1001 Cap City South_081611-018



1001 Cap City South_081611-019



1001 Cap City South_081611-020



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1001 Cap City South_081611-022



1001 Cap City South_081611-023



1001 Cap City South_081611-024



Mid City Progress Photos

1001 Cap City South_081611-025



1001 Cap City South_081611-026



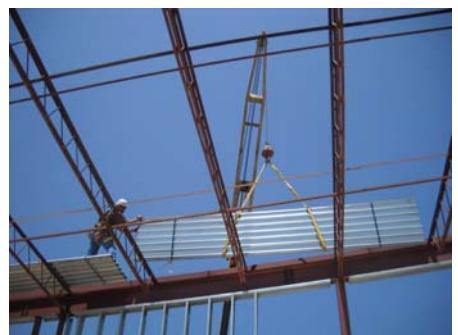
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1001 Cap City South_081611-028



1001 Cap City South_081611-029



1001 Cap City South_081611-030



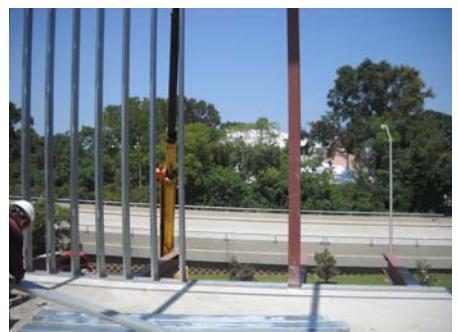
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Mid City Progress Photos

1001 Cap City South_081611-037



1001 Cap City South_081611-038



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Mid City Progress Photos

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Mid City Progress Photos

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Mid City Progress Photos

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Mid City Progress Photos

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Mid City Progress Photos

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Mid City Progress Photos

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1001 Cap City South_081611-119



1001 Cap City South_081611-120



Mid City Progress Photos

1001 Cap City South_081611-121



1001 Cap City South_081611-122



Photos by Post Architects
AM 53

Engineer's Field Report

Project Name:
Mid City Gardens I & II Residential
(Replacement of Capital City South Apartments)
A New Mixed Use Project in South Baton Rouge
for Louisiana Housing Finance Agency



Engineer's Project No. 10-7438

Observer:

Field Report Number: 007M
Page 1 of 1

Jack C. Shall

DATE: 08/08/2011

TIME: 9:30 a.m.

WEATHER: Sunny (90°F)

OBSERVATIONS:

MECHANICAL

- 6.1 Made a walk-through observation of the Community Center building. There was no apparent means to access the Second Floor, so an observation was made from the First Floor. The only mechanical/plumbing work apparent were the roof drains bolted to the metal deck above. It should be verified that sump receiver pans are being used with the drains per the Specifications.
- 6.2 After the walk-through, the reviewer looked at the Second Floor level from the vantage point of the adjacent roadway overpass. There were what appeared to be PVC pipe stub-ups in the location of the toilet rooms. The reviewer is uncertain exactly what this is, as these pipes were not observed to penetrate the floor decking during the walk-through.

Distributed to:

Lisa Nice, Post Architects
Job Specific E-Mails

DATE: 08/16/2011

TIME: 9:30 a.m.

WEATHER: Sunny (94°F)

OBSERVATIONS:

MECHANICAL

8.1 Activity Center:

- A. Contractor installing studs at Second Floor.
- B. First Floor plumbing rough-ins complete.

8.2 Apartment Buildings:

A. Building 2:

- 1. All refrigerant piping insulation to be continuous. Seal all joints, etc. (Photo 1)
- 2. All control wiring to be in conduit. (Photo 2)
- 3. All 90° turns to have cleanouts. (Photo 3)
- 4. All waste and soil piping to be sloped 1/8" per foot minimum in direction of flow. (Photo 4)

8.3 Met with Baton Rouge Fire Prevention. There is an issue with Fire Department connections for the Activity Building and Buildings 2 and 3. Lisa to submit information for their review.

ELECTRICAL

- 8.4** Provide stud plate protectors for all stud borings for Type NM cable as per Specifications 16010-5, Item 2.3.D.
- 8.5** Replace set screw fittings for EMT to compression type as per Specifications 16010-6, Item 2.6.C.
- 8.6** Remove ENT (smurf pipe) conduit. Provide conduit as per Specifications 16010-8, Item 2.7.F.
- 8.7** Outlet boxes shall be galvanized steel as per Specifications 16010-9, Item 2.9.A.
- 8.8** Seal conduits as per Specifications 16010-9, Item 2.8.E.

Distributed to:

Lisa Nice, Post Architects
Job Specific E-Mails



Photo 1



Photo 2



Photo 3



Photo 4

POST ARCHITECTS

FIELD REPORT

DATE: **August 2, 2011**

PROJECT: **Mid City Gardens**

CONTRACTOR: **D. Honoré Construction**

12032 Bricksome Avenue
Baton Rouge, La. 70816
225 293.6964
Fax 225 293.5189
www.postarchitects.com

WEATHER: Clear **Partly-Cloudy** Cloudy Lt. Rain Hd. Rain

TEMPERATURE: **96 Degrees**



400 Fourth Ave. South
Nashville, Tn. 37201
615 242.4004
Fax 615 256.9805
www.eoa-architects.com

Activities:

1. Met with LHFA representatives (Joe and Ricky) to review the construction progress. They asked about the exposed sheathing and sub-floor exposure to the elements. I explained that the sheathing was CDX plywood, which can be exposed to the elements for several months without issue. All substrates will be required to be dry prior to placing any finishes.
2. Met with DHC (Jennifer Blunschi and Carrol Lazard), HCI (Sitework Sub) and GOTECH (Civil Engineer - Bruce Dyson) to review possible remediation for pumping soil conditions at the drives.
 - a. We reviewed the sub-grade specification requirements regarding lime treatment and drying out soils. All agreed that this would apply to minor conditions, not large portions of the site, but that HCI has some responsibility to dry out the soils. James with HCI stated that they have been using manpower daily to pump water and keep the soil as dry as possible.
 - b. We reviewed the proposed driveway design with them - delete pavers and several rock layers; add concrete (6-8" thick) and lime treated fill, keeping one layer of limestone and geotextile fabric. HCI asked if they could bring in up to 10" of fill prior to proceeding with lime stabilization treatment. I advised that I would request approval from the Owner's Geotechnical Engineer.
 - c. We discussed the lime percentage. Southern Earth Sciences (Owner's testing agency) will need to test fill and determine optimum content for compaction.
 - d. Bruce with GOTECH advised that they are working on the catch basin layout and hope to have a plan ready this week. He estimated eight would be needed.
 - e. Also briefly discussed the existing phone service and the need to relocate the pedestal.
3. Weekly progress meeting held on site with Jennifer Blunschi (Project Manager) and Carrol Lazard (Superintendent) of DHC.
4. Discussed:
 - a. State Fire Marshal questions – is outside air intake required at residential (do not think so, but will confirm with AST); does Recycling Room need to be separated (no, smoke partition only); noted second level exit lights need to be added (will get a revised drawing from AST); ADA shower revisions required (drawings already sent, no cost submitted by sub).
 - b. Will a grease trap be required at Activity Center? Do not think so, but will investigate and advise.
 - c. Who will provide envelope testing services for Owner? Selection in progress. Will advise ASAP.
 - d. Entergy ROW – Carrol wants it located just south of Activity Center – will revise drawing and reissue.

Continued next page.

- e. Pella shop drawing file cannot be printed by DHC – will resend or print hard copy for pick-up.
- f. Balcony beams have been corrected by Premier Steel.
- g. Jennifer requested directions on street and unit numbering.

5. Reviewed RFIs, RFCs, RFPs and Submittals:

- a. No outstanding RFIs.
- b. Change Order 2 is critical (time extension is pending issue).
09 – Voided (work performed by demo contractor)
10 – April weather days (approved)
11 – June weather days (approved)
12r – Bldgs 2-3 stair revisions (price pending)
13 – Entergy charges (have not rec'd)
14 – Reserved for V.E. Part 3
- c. Pay Request – draft submitted for review.
- d. Submittals – all are critical; Monica is no longer handling submittals – send to Jennifer.

6. Construction progress review:

- a. Site conditions – muddy at drives; standing water in some locations.
- b. Building 1 – steel framing continues; block walls of elevator and stairs in progress.
- c. Buildings 2 and 3 - roof decking complete, underlayment material in place (?); rough-in continues.
- d. Buildings 4 and 5 – framing complete; roof decking nearing completion; rough-in started.
- e. Building 6 - second level framing in progress.

Site Photos:

See Attached Photos (1-36).

Reported by:

Lisa H. Nice, AIA, LEED AP

1001 Cap City South_080211-01



Mid City Progress Photos
1001 Cap City South_080211-02



1001 Cap City South_080211-03



1001 Cap City South_080211-04



1001 Cap City South_080211-05



1001 Cap City South_080211-06



Photos by Post Architects
AM 59

1001 Cap City South_080211-07



Mid City Progress Photos
1001 Cap City South_080211-08

1001 Cap City South_080211-09



1001 Cap City South_080211-10



1001 Cap City South_080211-11



1001 Cap City South_080211-12



Photos by Post Architects
AM 60

1001 Cap City South_080211-13



Mid City Progress Photos
1001 Cap City South_080211-14



1001 Cap City South_080211-15



1001 Cap City South_080211-16



1001 Cap City South_080211-17



1001 Cap City South_080211-18



Photos by Post Architects
AM 61

1001 Cap City South_080211-19



Mid City Progress Photos
1001 Cap City South_080211-20



1001 Cap City South_080211-21



1001 Cap City South_080211-22



1001 Cap City South_080211-23



1001 Cap City South_080211-24



Photos by Post Architects
AM 62

1001 Cap City South_080211-25



Mid City Progress Photos
1001 Cap City South_080211-26



1001 Cap City South_080211-27



1001 Cap City South_080211-28



1001 Cap City South_080211-29



1001 Cap City South_080211-30



Photos by Post Architects
AM 63

1001 Cap City South_080211-31



Mid City Progress Photos
1001 Cap City South_080211-32

1001 Cap City South_080211-33



1001 Cap City South_080211-34

1001 Cap City South_080211-35

1001 Cap City South_080211-36



Photos by Post Architects
AM 64

POST ARCHITECTS

FIELD REPORT

DATE: **July 28, 2011**

PROJECT: **Mid City Gardens**

CONTRACTOR: **D. Honoré Construction**

WEATHER: Clear Partly-Cloudy **Cloudy** Lt. Rain Hd. Rain

TEMPERATURE: 92 Degrees

Activities:

1. Site visit; brief meeting with Carroll Lazard (DHC - Superintendent).
2. Discussed urgent issues:
 - a. Residential Windows - detail for specified factory mulled window was not acceptable and must be resubmitted.
 - b. Residential Stairs - will add one tread to bottom run to accommodate field verified elevations (in lieu of adding to top run as previously directed); revised drawings/instructions to go out today/tomorrow.
 - c. Soils issue - need direction.
3. Construction progress review:
 - a. Site conditions - muddy; standing water in some locations.
 - b. Site work - framing for generator walls in progress.
 - c. Building 1 – steel framing continues; block walls of elevator and stairs in progress.
 - d. Buildings 2 and 3 - roof decking complete (roofing starting next week); sidewalks at east and west sides complete; electrical rough-in in progress.
 - e. Buildings 4 and 5 – framing complete; roof decking in progress.
 - f. Building 6 - first level framing started.

Site Photos:

See Attached Photos (1-24).

Reported by:

Lisa H. Nice, AIA, LEED AP

Mid City Construction Progress

1001 Cap City South_072811-001

1001 Cap City South_072811-002



1001 Cap City South_072811-003

1001 Cap City South_072811-004



1001 Cap City South_072811-005

1001 Cap City South_072811-006



Photos by Post Architects

Mid City Construction Progress

1001 Cap City South_072811-007

1001 Cap City South_072811-008



1001 Cap City South_072811-009

1001 Cap City South_072811-010



1001 Cap City South_072811-011

1001 Cap City South_072811-012



Photos by Post Architects

Mid City Construction Progress

1001 Cap City South_072811-013

1001 Cap City South_072811-014



1001 Cap City South_072811-015

1001 Cap City South_072811-016



1001 Cap City South_072811-017

1001 Cap City South_072811-018



Photos by Post Architects

Mid City Construction Progress

1001 Cap City South_072811-019

1001 Cap City South_072811-020



1001 Cap City South_072811-021



1001 Cap City South_072811-022



1001 Cap City South_072811-023



1001 Cap City South_072811-024



Photos by Post Architects

Mid City Construction Progress

1001 Cap City South_072811-025

1001 Cap City South_072811-026



1001 Cap City South_072811-027



1001 Cap City South_072811-028



1001 Cap City South_072811-029



1001 Cap City South_072811-030



Photos by Post Architects

Mid City Construction Progress

1001 Cap City South_072811-031

1001 Cap City South_072811-032

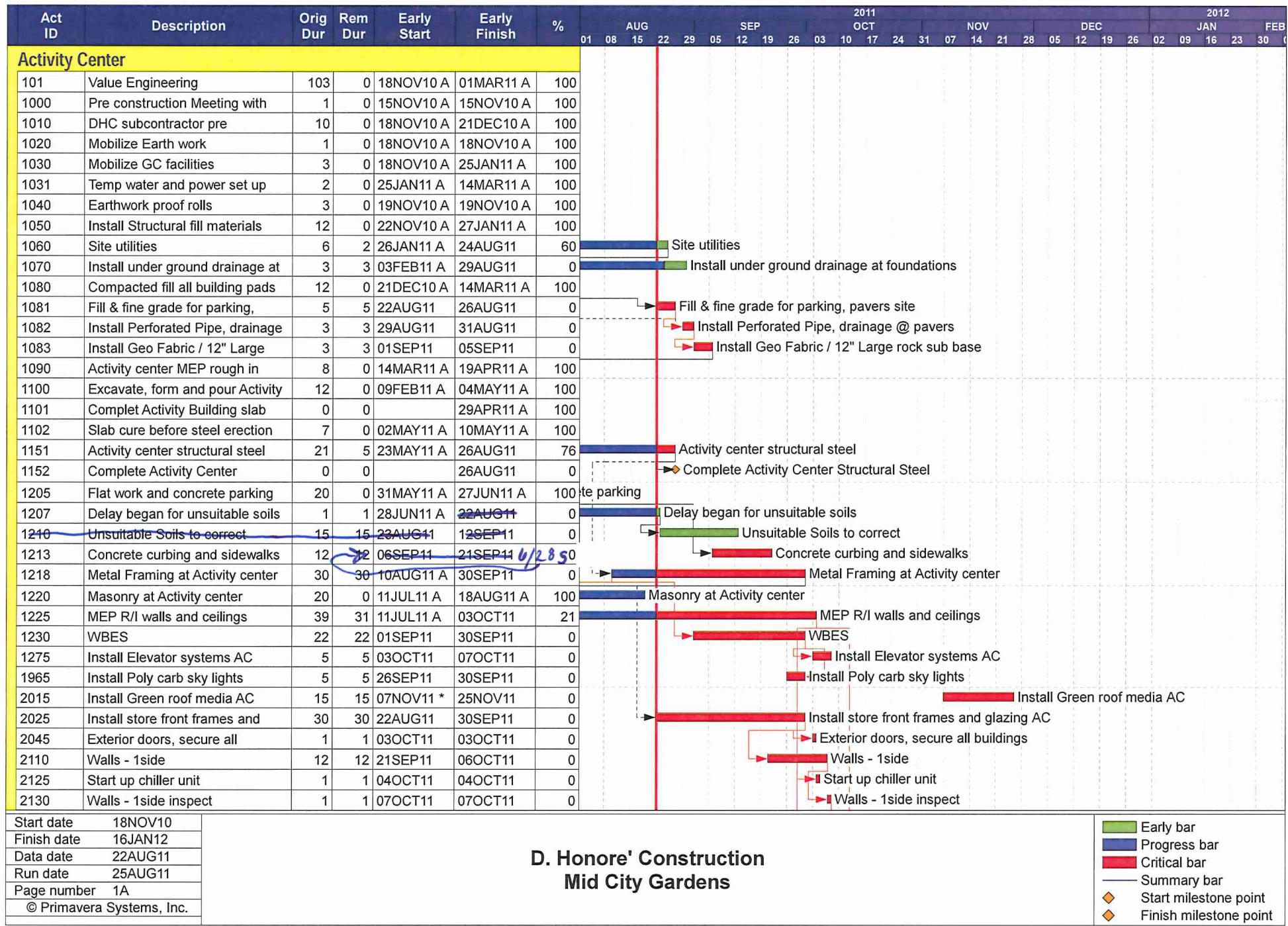


1001 Cap City South_072811-033

1001 Cap City South_072811-034



Photos by Post Architects



Act ID	Description	Orig Dur	Rem Dur	Early Start	Early Finish	%	2011												2012									
							01	08	15	22	29	05	12	19	26	03	10	17	24	31	07	14	21	28	05	12	19	26
2141	Walls - close	6	6	10OCT11	17OCT11	0																						
2151	Solar photovoltaic systems	5	5	04OCT11	10OCT11	0																						
2180	Tape float and finish Activity	6	6	12OCT11	19OCT11	0																						
2200	Prime and first coat paint AC	12	12	17OCT11	01NOV11	0																						
2210	Swing Doors	6	6	07NOV11	14NOV11	0																						
2260	All flooring	26	26	03OCT11	07NOV11	0																						
2270	ACT Drop Ceiling	6	6	02NOV11	09NOV11	0																						
2330	Toilet Partitions/Access/Special	5	5	10OCT11	14OCT11	0																						
2331	Lockers / benches installation	6	6	10OCT11	17OCT11	0																						
2333	Install Millwork at Activity center	9	9	04OCT11	14OCT11	0																						
2370	Trim out MEP at Activity Center	19	19	18OCT11	11NOV11	0																						
2460	Test and balancing of HVAC	4	4	15NOV11	18NOV11	0																						
2470	Final Painting and Staining	11	11	09NOV11	23NOV11	0																						
2473	Install signage AC	4	4	28NOV11	01DEC11	0																						
2475	Install appliances AC	1	1	01DEC11	01DEC11	0																						
2530	Install irrigation and landscaping	15	15	07NOV11	25NOV11	0																						
2540	Install landscaping	10	10	28NOV11	09DEC11	0																						
2560	SFM Final	1	1	05DEC11	05DEC11	0																						
3030	Prepare GC Punch list for	2	2	02DEC11	05DEC11	0																						
3040	Perform GC Punch list for	4	4	06DEC11	09DEC11	0																						
3050	Architect inspection and punch	5	5	12DEC11	16DEC11	0																						
3060	Perfrom Arch Punch list AC	20	20	19DEC11	13JAN12	0																						

Residential - Buildings 2 & 3

B2	Building Start	1	0	12APR11 A	12APR11 A	100																						
B2 4000	MEP rough in under slabs	5	0	15MAR11 A	18APR11 A	100																						
B2 4005	Excavate, form and pour	15	0	18MAR11 A	21APR11 A	100																						
B2 4007	Structural Steel	11	11	09MAY11 A	05SEP11	0																						
B2 4008	Complete Structural Steel Bldg 2	0	0		05SEP11	0																						
B2 4010	Wood framing	29	0	15JUN11 A	25JUL11 A	100																						
B2 4015	Green Guard and Siding	10	0	05AUG11 A	16SEP11 A	100																						
B2 4020	Masonry	6	6	15SEP11	22SEP11	0																						
B2 4030	MEP rough in work walls &	10	0	29JUN11 A	19AUG11 A	100																						
B2 4035	Install hydraulic cement	10	10	26SEP11 *	07OCT11	0																						
B2 4040	Install roof	5	0	06AUG11 A	08AUG11 A	100																						
B2 4045	Install windows	6	6	13SEP11	20SEP11	0																						
B2 4060	Gypsum board at walls	25	25	29AUG11	30SEP11	0																						
B2 4065	HVAC Start Up	1	1	19SEP11	19SEP11	0																						

Start date	18NOV10
Finish date	16JAN12
Data date	22AUG11
Run date	25AUG11
Page number	2A
© Primavera Systems, Inc.	

D. Honore' Construction Mid City Gardens

- Early bar
- Progress bar
- Critical bar
- Summary bar
- Start milestone point
- Finish milestone point

Act ID Description Orig Dur Rem Dur Early Start Early Finish %

B2 4080	Prime and paint 1st coat	11	11	19SEP11	03OCT11	0
B2 4085	Install doors and hdwr inter.	6	6	13SEP11	20SEP11	0
B2 4095	Flooring	20	20	03OCT11	28OCT11	0
B2 4115	Install Millwork at residential	11	11	19SEP11	03OCT11	0
B2 4120	Specialties	6	6	10OCT11	17OCT11	0
B2 4125	Trim out MEP	20	20	26SEP11	21OCT11	0
B2 4145	Install Appliances	5	5	17OCT11	21OCT11	0
B2 4155	Final Painting	15	15	26SEP11	14OCT11	0
B2 4200	DHC Punchlist	9	9	17OCT11	27OCT11	0
B2 4205	Architect's Punchlist	5	5	28OCT11	03NOV11	0
B2 4210	Complete Architect's Punchlist	10	10	04NOV11	17NOV11	0

Residential - Buildings 4 & 5

B45 4000	Building Start	1	0	18APR11 A	18APR11 A	100
B45 4005	MEP Rough-in under slabs	5	0	18APR11 A	12MAY11 A	100
B45 4010	Excavata, form and pour	15	0	27APR11 A	16MAY11 A	100
B45 4020	Structural Steel	11	11	15SEP11	29SEP11	0
B45 4025	Complete Structural Steel	0	0		29SEP11	0
B45 4030	Wood framing	29	0	22JUN11 A	22AUG11 8/1	100
B45 4035	Green guard and siding	10	10	22AUG11	02SEP11	0
B45 4040	Masonry	6	6	23SEP11	30SEP11	0
B45 4045	MEP Rough-in work walls and	10	10	22AUG11	02SEP11	0
B45 4050	Install hydraulic cement	5	5	10OCT11	14OCT11	0
B45 4055	Install roof	5	5	22AUG11	26AUG11	0
B45 4060	Install windows	6	6	21SEP11	28SEP11	0
B45 4065	Gypsum board at walls	25	25	03OCT11	04NOV11	0
B45 4070	HVAC Start Up	1	1	19SEP11	19SEP11	0
B45 4075	Prime and paint 1st coat	11	11	04OCT11	18OCT11	0
B45 4080	Install doors and hdwr inter.	6	6	21SEP11	28SEP11	0
B45 4085	Flooring	20	20	31OCT11	25NOV11	0
B45 4090	Install Millwork at residential	11	11	04OCT11	18OCT11	0
B45 4095	Specialties	6	6	18OCT11	25OCT11	0
B45 4100	Trim out MEP	20	20	24OCT11	18NOV11	0
B45 4105	Install Appliances	5	5	24OCT11	28OCT11	0
B45 4110	Final Painting	15	15	17OCT11	04NOV11	0
B45 4115	???	2	2	22AUG11	23AUG11	0
B45 4120	DHC Punchlist	9	9	07NOV11	17NOV11	0
B45 4125	Architect's Punchlist	5	5	18NOV11	24NOV11	0

Start date 18NOV10
Finish date 16JAN12
Data date 22AUG11
Run date 25AUG11
Page number 3A
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2011 2012
AUG SEP OCT NOV DEC JAN FEB
01 08 15 22 29 05 12 19 26 03 10 17 24 31 07 14 21 28 05 12 19 26 02 09 16 23 30

D. Honore' Construction
Mid City Gardens

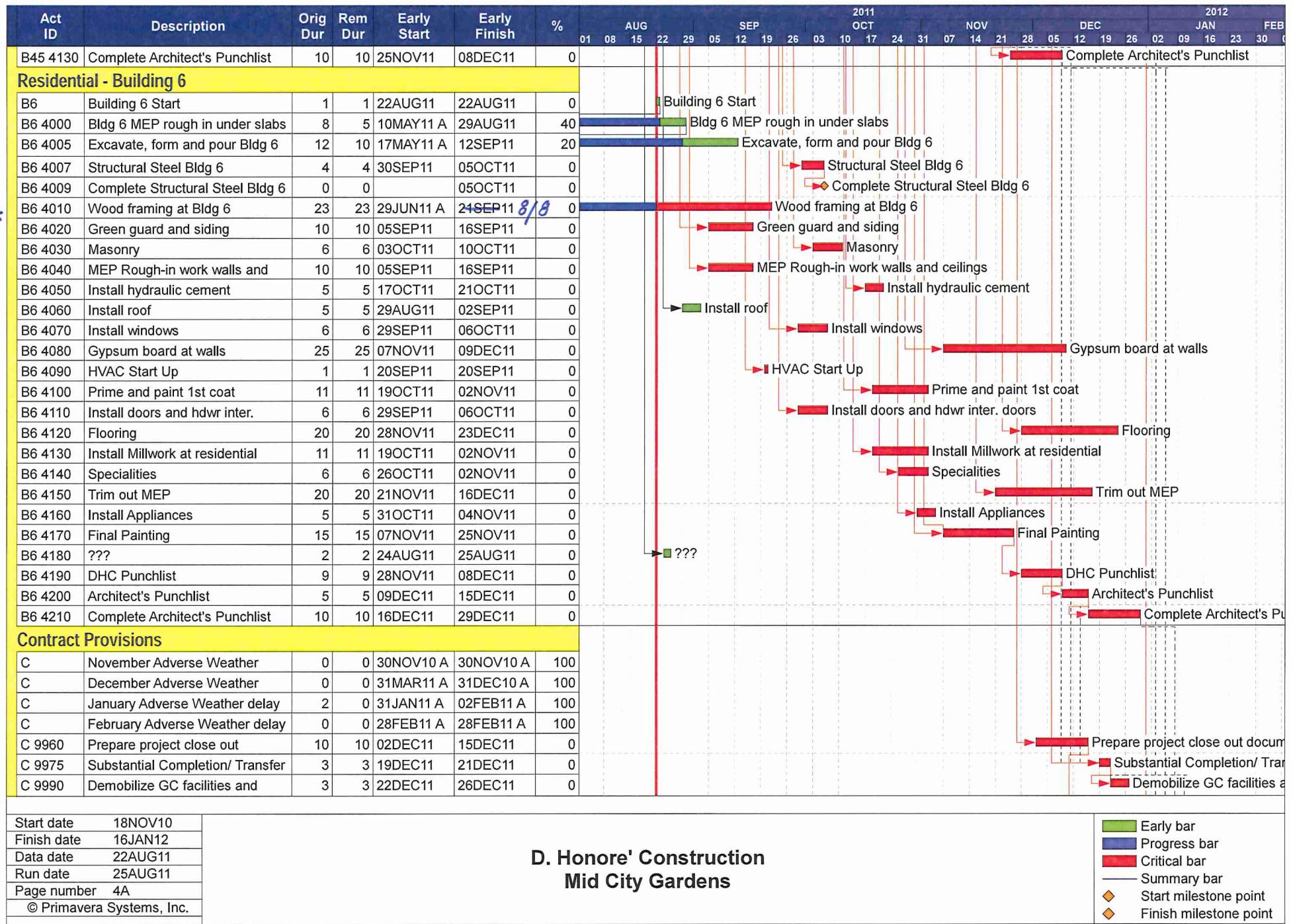
Legend:
 Early bar (green)
 Progress bar (blue)
 Critical bar (red)
 Summary bar (purple)
 Start milestone point (orange diamond)
 Finish milestone point (orange square)

D. Honore' Construction Mid City Gardens

Start date	18NOV10
Finish date	16JAN12
Data date	22AUG11
Run date	25AUG11
Page number	3A

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- Early bar
- Progress bar
- Critical bar
- Summary bar
- ◆ Start milestone point
- ◆ Finish milestone point



Act ID	Description	Orig Dur	Rem Dur	Early Start	Early Finish	%	2011												2012																
							01	08	15	22	29	05	12	19	26	03	10	17	24	31	07	14	21	28	05	12	19	26	02	09	16	23	30	01	
C 9995	Schedule special systems	1	1	16DEC11	16DEC11	0																													
C 9999	Review Leed certification	3	3	16DEC11	20DEC11	0																													
C 99999	Architect's & owners final	1	1	16JAN12	16JAN12	0																													

Start date	18NOV10
Finish date	16JAN12
Data date	22AUG11
Run date	25AUG11
Page number	5A
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**D. Honore' Construction
Mid City Gardens**

- █ Early bar
- █ Progress bar
- █ Critical bar
- Summary bar
- ◆ Start milestone point
- ◆ Finish milestone point

* Consultant to Architect

HOLLY & SMITH ARCHITECTS
A Professional Architectural Corporation
P. O. BOX 1707
HAMMOND, LOUISIANA 70401
985/345-5210

PROJECT: Replacement of Gaslight Apts.
Village de Jardin

COMPLIANCE REVIEW

SITE: Dry

H/S PROJECT NO. 07020
STATE PROJECT No. 01-107-05B-13, Part AQ

DATE: August 23, 2011

TIME: 9:30 a.m.

WEATHER: Clear/Hot

PARTIES PRESENT

Ryan Faulk
Russell Stallings
Tanner Broughton
Edward Scheper
Lanny Schoning
Jeremy Renoit

ORGANIZATION

H/S
Owner's On-Site Representative
Walton CORE
Walton CORE
Walton CORE
Walton CORE

Parties receiving copies: Regis Bergeron – FP&C, Jason Crumb – Crumb Engineering, Ashley Austin – Morphy Makofsky Inc., Alejandro Flores – Krebs LaSalle LeMieux, Greg Smith – Walton Construction, Roy T. Dufreche & Associates, Roger Tijerino – LHFA

//////////

Anyone taking exception to these notes should notify the Architect, in writing, within seven (7) days of the date of receipt of this document; otherwise, the minutes shall stand approved as written.

85. 1 The general contractor confirmed the architect's direction regarding the use of 3-1/2" x 3-1/2" square prefinished steel downspouts in lieu of round as noted in previous email correspondence. Direction was given due to difficulty with material procurement and fabrication. The general contractor shall note that placement of these downspouts were occurring at double columns on porches and shall be run directly in front of the outboard member of the column pair.
85. 2 Sidewalk installation is complete within Volume 2 at this time and forming of sidewalks within Volume 1 is in progress.
85. 3 Installation of irrigation for Volume 2 is in progress at this time and appears to be approximately 30% complete.
85. 4 Mr. Scherer stated that the out tolerance lower landings of stairs on the Volume 2 units noted in the previous compliance review will be corrected by the paving subcontractor.
85. 5 Mr. Scherer advised that corrections have been made to all balcony concrete within Volume 2 and 3 and the remainder of balconies have been poured within Volume 3. They are currently reviewing the installation of the deck coating with the subcontractor responsible as it appears that the proper grit is not provided and adherence to flashing may be suspect.
85. 6 H/S observed typical site stairs at Volume 3 where forms have been removed. It appears that placement of the cast aluminum nosing was such that it was pulled back from the face of the form approximately 1/8" to 1/4" thereby exposing a lip of concrete at the lower edge of the nosing. This is unacceptable; however, a completely cleaned stair was not available for review. The general contractor stated that the concrete subcontractor will completely clean one of the steps and provide a sample of the proposed remedial action for review.
85. 7 H/S reviewed landings and treads poured at the south stair of Building 17. Concrete finish at intermediate landings and stair treads is unacceptable and rejected, typical for all poured. Items such as improperly filled

voids, poorly floated concrete, and exposed aggregate were all present in varying degrees on these treads. It appears at this time that the concrete cured prior to the contractor being able to sufficiently float the treads properly.

- 85. 8 Ryan Faulk advised Mr. Scheper that the proper flashing tie-in to the canopy at Volume 3 above the tenant spaces is required, including counter flashing and the proper lapping of the Tyvek and sealing with the flexible flashing as is typical for details of this nature within the contract documents. Mr. Scheper stated he understood and will install the flashing prior to installation of the wall finish.
- 85. 9 Exterior painting remains in progress at Volume 4. Installation of additional tube steel screen supports was in progress.
- 85. 10 Ipé wood slat installation is continuing.
- 85. 11 All parties reviewed the details submitted in RFI 52B regarding attachment of flashing to the metal wall panel system at the canopy between the buildings in Volume 4. Ryan Faulk stated that while the attachment point may be acceptable architecturally at the metal panel, this must be approved by the panel manufacturer/fabricator with respect to the finish and Weathertightness warranties that are required within the contract documents. Additionally, the horizontal lay of the flashing submitted is unacceptable at its current length.

It was further noted by Ryan Faulk that the counter flashing required at the base of the curtain wall per 23/L8.20 on each Building 16 and 17 does not appear to be properly installed and may be missing in several locations. The general contractor advised that the metal flashing shown in the contract documents is present; however, they must verify at which point the outboard face of that flashing has been terminated. H/S stated that a properly weathertight system must be provided in this area to prevent water intrusion behind the metal panels located beneath the curtain wall.

- 85. 12 H/S reviewed the temporary painting area set up by the general contractor for painting galvanized steel on the site. Ryan Faulk noted the following items:
 1. The painter's request to use a latex based system for galvanized steel was rejected. A polyurethane system submitted in lieu of the high performance coating specified was accepted for use in Volumes 1 through 3. The specified coating must be utilized within Volume 4.
 2. The color being applied is too dark and does not match the Jones Blair color approved for galvanized steel throughout the project.
 3. Ryan Faulk observed that the welds on all handrail segments observed during this visit were unacceptable. These items must be ground smooth prior to galvanizing.
- 85. 13 Ryan Faulk observed the installation of mailbox millwork in Building 17 and noted that it appeared there was some misalignment between the reveals in the millwork. The general contractor stated that there is some adjustment that must be provided prior to installation of mailboxes. Ryan Faulk also noted that the edges of panels within this assembly must be finished.
- 85. 14 H/S reviewed the tile remediation for wall tile within the toilet rooms in Building 17. Bull nose tile installed appears acceptable; however, the cut tiles between the bull nose section and the adjacent wall tile has been cut erratically forming a joint which is too wide to be acceptable. These tile segments must be reworked.
- 85. 15 Ryan Faulk requested that the plumbing access panels located within the wall tile at Building 17 toilet rooms be painted to match the toilet partitions in order for them to be less visible.

85. 16 The general contractor requested that the architect schedule a punchlist review for next Thursday, September 1, 2011, stating they will be ready for review at that time. H/S will review and advise if the contractor can be accommodated on this date.

END OF REPORT



Volume 2 – irrigation installation



Volume 2 – irrigation installation



Volume 3 – cast-in-place concrete stairs



Guardrail painting



Galvanized guardrails – welds rejected, typical



Galvanized guardrails – welds rejected, typical



Volume 4 – overall view



Volume 4 / volume 3 – paving East of building 17



Volume 3 – flashing installation in progress at building B



Volume 4 – landing concrete finish rejected



Volume 4 – stair tread concrete finish rejected



Volume 4 – stair tread concrete finish rejected



Volume 4 – Ipe installation at building 16, east elevation



Volume 4 – mailbox millwork installed at building 17

HOLLY & SMITH ARCHITECTS
A Professional Architectural Corporation
P. O. BOX 1707
HAMMOND, LOUISIANA 70401
985/345-5210

PROJECT: Replacement of Gaslight Apts.
Village de Jardin

COMPLIANCE REVIEW

SITE: Wet

H/S PROJECT NO. 07020
STATE PROJECT No. 01-107-05B-13, Part AQ

DATE: August 16, 2011

TIME: 10:00 a.m.

WEATHER: Clear/Hot

PARTIES PRESENT

Ryan Faulk
Regis Bergeron
Russell Stallings
Tanner Broughton
Edward Schepers
Lanny Schoning

ORGANIZATION

H/S
FP&C
Owner's On-Site Representative
Walton CORE
Walton CORE
Walton CORE

Parties receiving copies: Regis Bergeron – FP&C, Jason Crumb – Crumb Engineering, Ashley Austin – Morphy Makofsky Inc., Alejandro Flores – Krebs LaSalle LeMieux, Greg Smith – Walton Construction, Roy T. Dufreche & Associates, Roger Tijerino – LHFA

//////////

Anyone taking exception to these notes should notify the Architect, in writing, within seven (7) days of the date of receipt of this document; otherwise, the minutes shall stand approved as written.

84. 1 Work remains in progress for the installation of the entry drive with gates at Lake Forest Blvd. Mr. Schepers noted that installation of conduit is in progress at this time and the gate installer is scheduled to be on site tomorrow to begin rough-in of his equipment prior to pouring of additional footings.
84. 2 Additional sidewalks have been poured on the north side of Pecan Lane within the Volume 2 area. Upon review, H/S noted that the section of sidewalk directly adjacent to the steps is out of tolerance regarding slope and does not meet the code required $\frac{1}{4}$ " per foot maximum and noted that it appears that this requirement could have been met by adjusting the concrete slope in the adjacent panels. Mr. Broughton stated they will review this matter and advise the architect.
84. 3 Forms have been installed for sidewalk paving at the south side of Azalea Street between Volumes 2 and 3. Slopes on the section of paving adjacent to steps in these areas were checked in several locations and appear to comply with code requirements. The general contractor shall review and confirm.
84. 4 Ryan Faulk noted that the transformer for the doorbell at each living unit (typically located in laundry room or closet) is fully exposed, including low voltage wiring attaching to the contactors. H/S requested if a cover is provided for this item. Mr. Schepers responded that no cover is provided with this item from the manufacturer. H/S noted that exposure of this item is unacceptable and that means to conceal the transformer by means of protective cover must be provided.
84. 5 H/S reviewed a sample of standing seam metal roof applied to the eyebrow canopy located above the side entry doors, typical for all Volume 1 and 2 units. Mr. Schepers noted that the clips used to attach the metal roof to the framing are white and these will be painted prior to installation on the subsequent canopies to match the canopy color.

Upon subsequent review of the specifications, these items are required to be either prefinished galvanized steel or stainless steel. Contractor shall provide clips matching flashing color, or stainless steel.

84. 6 Upon review of several living units at Volume 3 mixed-use buildings, Ryan Faulk observed that the recessed light fixtures above the snack bar located between the kitchen and dining areas are not aligned properly with either the opening through the wall or with the bar and appear to be installed without regard for this item. This was observed in all three of the units reviewed at this time. The general contractor shall position the fixtures properly and patch the gypsum board accordingly to properly align these light fixtures with the bar that they were specifically intended to illuminate.

84. 7 Mr. Scheper stated that corrections to the concrete pours at balconies for Volume 3 will be implemented by Tekcrete, which is required prior to installation of the deck coating in these areas. The general contractor will keep H/S informed of this issue until it is resolved.

84. 8 The general contractor requested direction regarding the open framing beneath the stairs leading to 2nd floor units in the buildings with tenant spaces. Ryan Faulk stated that the interior of the tenant spaces must be required to have gypsum board installed. The general contractor will confirm and install the required materials.

84. 9 Flashing installation remains in progress at Volume 3 exterior walls. Upon review of the work in progress, H/S noted that sealant is required between the flashing and the concrete where the flashing is being installed. The general contractor responded that this is being done. Additionally, clear silicone was used to seal between the flashing and concrete in areas where this flashing occurs adjacent to concrete paving. Clear silicone is not an approved product for this project and must be removed and a proper non-sag, neutral cure silicone sealant must be installed with the backer rod. The sealant color should be gray to match the color of the concrete.

84. 10 Stucco patch at base of wall for installation of volume 3 wall flashing is not acceptable. Mr. Scheper noted that he agreed and has reviewed this with the stucco installer. Stucco finish shall be floated to nearest corner(s) and control joint(s).

84. 11 Penetrations must be sealed on Volume 3. Several were sealed to show intent and color of sealant. H/S stated the color appears acceptable; however, the workmanship of the sealant installed is unacceptable.

84. 12 Several open joints were observed between stucco and brick on Volume 3, which cannot be spanned with sealant. These areas must be properly addressed by the general contractor as soon as possible. Additionally, it appears that on Building 13 that water is infiltrating the wall at the intersection between the stucco and brick adjacent to the sprinkler riser room. Mr. Scheper stated that Walton will remove gypsum board on the interior side of the wall and address any wet insulation, mold, etc. that might be present prior to patching of finishes.

84. 13 Lanny Schoning stated that the contractor intends to request a punchlist review for Volume 4 one floor at a time, starting with the 5th floor; however, a date for this has not been agreed upon. Ryan Faulk responded that 2 week's notice will be required in order to schedule a punchlist review due to the amount of time it will take to review each floor. Furthermore, it was noted that floor protection must be removed and the units properly cleaned prior to the punchlist review so that all surfaces are available for view. Ryan Faulk further cautioned that should an exorbitant amount of items are found to be present which must be corrected, the punchlist review will be terminated at that time and the contractor instructed to revisit all areas and bring to an acceptable level of completion. All parties stated that they understood this requirement.

Russell Stallings suggested that the general contractor prep 3 or 4 living units in Volume 4 on the 5th floor for a preliminary review by the architect to establish acceptable levels of completion and cleaning.

84. 14 The general contractor advised that all steel supports for Volume 4 tube steel screens are on site; however, none are painted. They intend to set up a paint shop on site utilizing a large greenhouse frame with a cover in order to field paint these items prior to installation. H/S voiced concern regarding the presence of rust at the connections of the tube steel frame corners. Mr. Broughton responded that this was due to the galvanizer

being unable to galvanize the entire frame in their vats, therefore, the returns on each side of the balcony were welded after galvanizing was complete. Proper treatment of these areas, including removal of rust and cold galvanizing will be required prior to painting.

- 84. 15 Edward Scheper stated that steel supports for wood slats on Volume 1 will be on site tomorrow for finishing and installation.
- 84. 16 Tanner Broughton stated that the canopy subcontractor has addressed the issue regarding the rain leaders at the base of columns and will submit a drawing for consideration to provide an aluminum square drain leader at the base of each column in lieu of the round PVC. Ryan Faulk stated they will review when received and advise.
- 84. 17 Exterior painting is currently in progress at Volume 4 on balconies as well as on the south end of the buildings.

END OF MINUTES



Conduit installation at Lake Forest entry



Trim required at exposed penetration of pvc through floor, typical (Vol. 2 shown)



Exposed doorbell transformer, typical.



Improper slope at lower landing of entry steps



Prefinished steel or stainless steel roof clips required.
Remainder of installation acceptable.



Unacceptable gap between floor and base, typical.
(vol. 3 2nd floor shown)



Volume 3 - Incorrectly placed recessed lights at kitchen pass-through



Volume 3 - Incorrectly placed recessed lights at kitchen pass-through



Vol. 4 – material for wood slat screen supports onsite



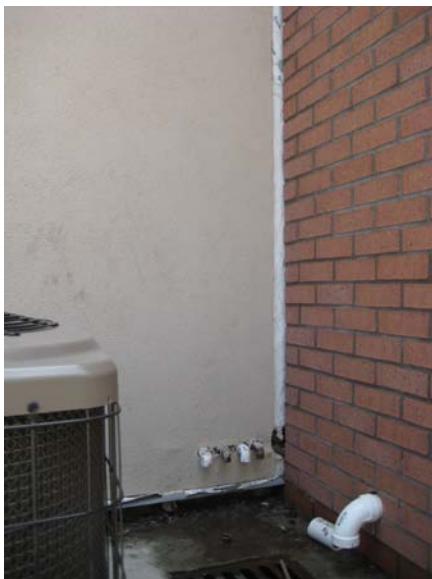
Volume 4, bldg 16 – repair in progress for East entry concrete lippage.



Repair needed at rusted connections for tube steel screen supports. Screens arrived unpainted.



Handrail/guardrail material onsite



Unacceptable joint termination at volume 3



Vol. 4, bldg 17 – wood slat installation in progress.

HOLLY & SMITH ARCHITECTS
A Professional Architectural Corporation
P. O. BOX 1707
HAMMOND, LOUISIANA 70401
985/345-5210

PROJECT: Replacement of Gaslight Apts.
Village de Jardin

COMPLIANCE REVIEW

SITE: Wet

H/S PROJECT NO. 07020
STATE PROJECT No. 01-107-05B-13, Part AQ

DATE: August 9, 2011

TIME: 10:00 a.m.

WEATHER: Clear/Hot

PARTIES PRESENT

Ryan Faulk
Russell Stallings
Tanner Broughton
Tony Yount
Edward Schepers
Lanny Schoning

ORGANIZATION

H/S
Owner's On-Site Representative
Walton CORE
Walton CORE
Walton CORE
Walton CORE

Parties receiving copies: Regis Bergeron – FP&C, Jason Crumb – Crumb Engineering, Ashley Austin – Morphy Makofsky Inc., Alejandro Flores – Krebs LaSalle LeMieux, Greg Smith – Walton Construction, Roy T. Dufreche & Associates, Roger Tijerino – LHFA

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Anyone taking exception to these notes should notify the Architect, in writing, within seven (7) days of the date of receipt of this document; otherwise, the minutes shall stand approved as written.

83. 1 The general contractor presented a formed sheet metal transition from a square to round downspout and requested that the contractor consider this transition as an adapter between round downspouts noted in a previous compliance review and the square punch out openings installed in the gutters, so that new gutter sections would not be required. Ryan Faulk stated that H/S will consider this, however, the transition must be reduced in length since it would place the elbow (for return back to the building) significantly below the line of the gutter and fascia and would not be acceptable.
83. 2 Mr. Schepers requested clarification regarding routing of the downspout leader from the 2nd floor roof adjacent the balcony at 2-story Volume 2 units. Upon review, H/S noted that the downspout shall run straight down from the gutter to the 2nd floor balcony edge, and then transition at minimum slope back to the main exterior wall of the building.
83. 3 All parties reviewed the installation of the prefinished steel ornamental fence at the west property line. While the landscape drawings call for the bottom of the fence to be 2" above the curb typical, the fence appears to have been set without regard for the finish grade in these areas. The general contractor requested if a shorter fence panel would be considered at the lengths of fence adjacent to paved areas (with curbs) at volume 2, with the remainder of the panels allowed to remain. The top of the panels would remain at the same elevation.

H/S will consider this request and will respond under separate cover, however, additional review and confirmation by the General Contractor is required to confirm that the bottom of the fence for the remainder of the installation is above grade elevation sufficiently to allow for lawn maintenance. Regrading will be allowed as long as positive drainage occurs.

83. 4 Upon review of the fence adjacent to the Volume 3 at the west property line, H/S has serious concerns regarding the elevation of the bottom of the fence relative to the sidewalk elevation directly adjacent to it, stating that a replacement of the panels will be required if the bottom of the fence falls below the line of paving.

83. 5 H/S reviewed the intersection between the ornamental fence and the electric vault located at the southeast corner of the site. Upon discussion, H/S advised the general contractor that the ornamental fence at the south property line shall terminate at the northwest corner of the electric vault and shall return back to the wall of that structure at a 90 degree angle to the fence. At the northeast corner of the electric vault, the ornamental fence shall be deleted and the new chain link fence in this area returned to the building at that location.

83. 6 Brick installation has not begun at the column supporting balconies on Volume 3. Mr. Broughton stated that the deck coating subcontractor is scheduled to be on site tomorrow to complete the deck coating on all poured balconies, as well as prepare remainder of balconies to be poured (6 balconies). Tie-in of the coating to the flashing will be performed after the installation of the deck coating which will then allow brick installation to commence.

83. 7 Ryan Faulk observed that a large area of pavement directly adjacent to the south side of Building 17, including the cast-in-place stairs in this area, has been formed with rebar installed for several weeks without a concrete pour. Consequently, weed growth has ensued and the condition of the forms and rebar is poor as well as the vapor barrier in this area. Remediation work will be required prior to the pouring of this work. The general contractor stated that the structural engineer has addressed this previously and they are aware that remedial work is required prior to pour of this area.

83. 8 Erection of the north stair of Building 17 is nearly complete and installation of steel structure for north stair at Building 16 is currently in process.

83. 9 Installation of millwork has begun within the lobby and administration areas of Building 17, including the salon.

83. 10 H/S was made aware of a conflict between the chair rail and the elevator call button on all floors of Buildings 16 and 17. Response will be forthcoming under separate correspondence.

83. 11 All parties reviewed the exhaust hood located in Kitchen 135. Mr. Schoning stated that it was his intention to install lay-in ceiling panels vertically to fill in the gap left on each side of the vent hood noting that the front of the hood has a stainless steel closure piece. Ryan Faulk responded that this hood was required to be tight to the wall, and the gap that is now present must be filled using a stainless steel closure; use of ceiling tiles for this purpose is unacceptable. Mr. Yount suggested a closure using stainless steel for the area between the wall and where the front closure panel stops on each side of the hood vent assembly.

83. 12 Excavations were in process for the parking and drive area at the east side of Building 17.

83. 13 Excavations and forms for pile caps were in progress for the entry at Lake Forest Blvd. Tony Yount requested a location for pull box which will be required for installation in the median adjacent to the gate at Lake Forest Blvd.; the pull box will be approximately 12" wide by 18" long. Ryan Faulk responded that the pull box should be located between the masonry wall between the operable gates and the adjacent Crepe Myrtle to the north centered within the median.

END OF REPORT



Transition proposed for rectangular-to-round downspout.



Fence termination at north wall of electric vault



Ornamental fence below top of curb



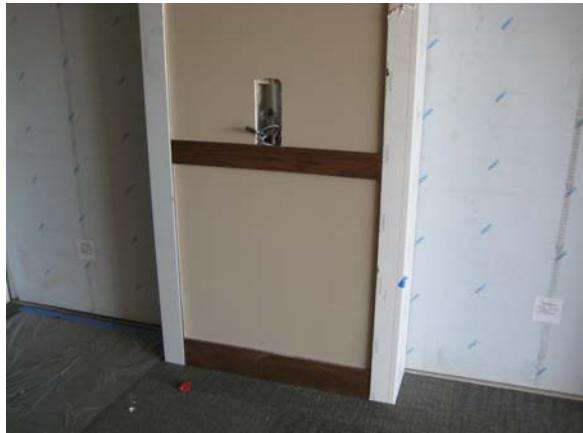
Ornamental fence installed along West property line at volume 2



Security Desk millwork at building 17



Security Desk millwork at building 17



Chair rail in conflict with elevator call button, typical all elevator lobbies.



Kitchen exhaust hood



View north at East side of volume 4 bldg 17; excavation for pavement in progress



Erection of support steel at North stair of volume 4, building 16

HOLLY & SMITH ARCHITECTS
A Professional Architectural Corporation
P. O. BOX 1707
HAMMOND, LOUISIANA 70401
985/345-5210

PROJECT: Replacement of Gaslight Apts.
Village de Jardin

COMPLIANCE REVIEW/

H/S PROJECT NO. 07020
STATE PROJECT No. 01-107-05B-13, Part AQ

SITE: Dry

DATE: August 2, 2011

TIME: 10:00 a.m.

WEATHER: Clear/Hot

PARTIES PRESENT

Ryan Faulk
Russell Stallings
Tanner Broughton
Tony Yount
Edward Schepers
Lanny Schoning

ORGANIZATION

H/S
H/S
Walton CORE
Walton CORE
Walton CORE
Walton CORE

Parties receiving copies: Regis Bergeron – FP&C, Jason Crumb – Crumb Engineering, Ashley Austin – Morphy Makofsky Inc., Alejandro Flores – Krebs LaSalle LeMieux, Greg Smith – Walton Construction, Roy T. Dufreche & Associates, Roger Tijerino – LHFA
//////////

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82. 1 Excavation has commenced by the New Orleans Sewage & Water Board for the fire hydrant at Lake Forest Blvd. which must be relocated.
82. 2 Work remains in progress for excavation and layout on the south entrance to the site at Lake Forest Blvd.
82. 3 Signage is in the process of installation for Volume 1 and 2.
82. 4 Walkways have been poured for approximately ¼ of the sidewalk pavement area for Volume 2. The remaining forms for the first half of Volume 2 (southern half) are set with reinforcing mesh. The general contractor advised they intend to pour these sidewalks on Thursday of this week.
82. 5 Approximately 80% of the clips have been installed for support of steel tube screens for Building 16. Tube steel frames for Building 17 have been installed. Tanner Broughton advised the Architect that the previous steel subcontractor, F. K. Fab, is no longer on site and will no longer be supplying the steel for the project. A second steel subcontractor, Postel, has resumed installation of miscellaneous steel throughout the project site.
82. 6 Clean-up was in progress between the Volume 3 and Volume 2 sites at the east side of the property so installation of pavement may resume in this area.
82. 7 Installation of Ipé, wood screens was in progress during this compliance review on the east elevation of Building 17.
82. 8 The general contractor advised that the library millwork has been installed at the northern wall of Library 130; however, it appears that the necessary depth for operation of the moveable wall panels has not been accounted for. The general contractor will review this further and advise.

Upon subsequent review by the general contractor, it was noted that the shop drawings did not reflect

Addendum No. 3 modifications to the millwork. A shop drawing showing proposed adjustment to the millwork will be forwarded for review and acceptance by the architect.

- 82. 9 Installation of coiling door was in progress for the Building 17 garbage room at the 1st floor. Stainless steel coiling doors to be installed at the cafeteria are stored within the dining area.
- 82. 10 Installation of metal stairs was in progress at the north side of Building 17.
- 82. 11 H/S observed the installation of fire safing between the building slab and curtain wall system at elevator lobbies. Installation of the fire caulking system was poor regarding workmanship; however, H/S was advised by Mr. Schoning that an anodized aluminum cover will be provided over these areas which will extend over the horizontal mullion at floor level. This will also take into account the transition between carpet and curtain wall. Ryan Faulk noted concern regarding the thickness of such a transition and its proximity to the glass warning the shadow lines against the glass will be unacceptable.
- 82. 12 Visible rust was observed at the base of several secondary support tubes on the wood slat screen support system. Rust appears to be present from iron filings which were not removed after installation of the wood slats. Additionally, the deck coating used at each of the balconies was observed to be poorly executed at the ceiling of the balcony adjacent to the outer edge where several drips and brush over's occurred over the ceiling paint.
- 82. 13 H/S observed that red plastic shims are being used to shim the vanity top over the vanity cabinets within all living unit bathrooms. The general contractor is advised that this is not a long term solution and is not acceptable for use in this application. Wood blocking properly anchored to the inside of the cabinet must be provided in order to properly block and secure the vanity top above from deflection.
- 82. 14 H/S noted that the top of the breezeway canopy connecting Building 16 and 17 contains punctures made for drainage of the canopy system into the supporting members. These punches have been poorly executed with little regard for the highly visible nature of the canopy system, since it is adjacent to the curtain wall overlook from the elevator lobbies. H/S advised that the current punctures rejected and must either be cleanly cut using a hole saw or covers provided by the manufacturer must be installed properly to conceal this condition while still allowing drainage to occur.
- 82. 15 The general contractor requested direction regarding the range hood vent ducts which are offset near the ceiling stating that the offsets were required due to conflicts with sprinkler system and other items above the ceiling and exact centering on the range was not available in some areas. Additionally, the transition through the ceiling could not be straight in some areas. Ryan Faulk stated that this is unacceptable and has been noted in previous correspondence. An acceptable means to conceal this condition would be a secondary liner installed over the duct which would extend from the top of the cabinet to the ceiling and painted.
- 82. 16 H/S observed an acceptable execution of the wall flashing for Volume 3 adjacent to the stucco areas. The general contractor will move forward with the remaining installation when material is received. Mr. Schepers stated that backer rod and sealant installation must still occur.
- 82. 17 The general contractor provided a sample round downspout for review by the architect; however, this sample is not prefinished and represents galvalume steel. H/S will provide direction under separate cover to the general contractor regarding downspouts for Volumes 1 through 3.

END OF REPORT



Vol. 0 – fire hydrant relocation in process



Vol. 0 – existing street light in conflict with entrance



Vol. 2 – sidewalk paving at South end of site at Village Street



Vol. 2 – sidewalk paving at south end of site at Iris Street



Vol. 2 – forms for sidewalk paving at Pecan Lane



Vol. 2 – forms for sidewalk paving at Pecan Lane



Vol. 2 – intersection of Pecan Lane and Village Street



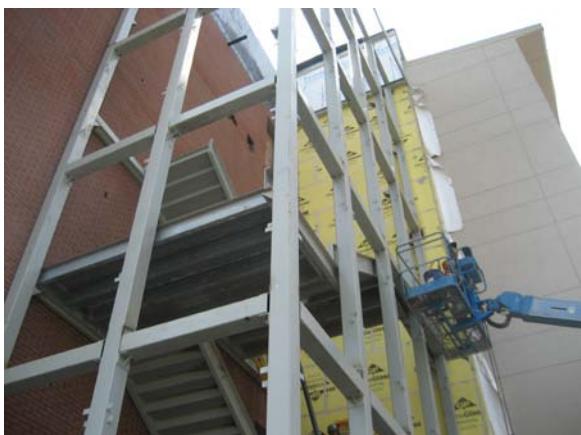
Vol. 3 – exterior painting in progress



Vol. 4 – East elevation of building 17, Ipe installation



Vol. 4 – Library 130 millwork at North wall in conflict with operable partition.



Vol. 4 – erection of steel stairs in progress, Bldg 17 north end.



Vol. 4 – bldg 17 elevator lobby fire safety



Vol. 4 – bldg 17 rust at base of intermediate screen support of balcony screen.



Vol. 4 – Bldg 17, drips and brush over at balcony ceiling from deck coating above.



Vol. 4 – vanity top shims not acceptable



Vol. 4 – vanity top shims not acceptable (view from inside cabinet)



Vol. 3 – flashing installation acceptable, but still requires backer rod and sealant. Weep between stucco and flashing must be cleaned.



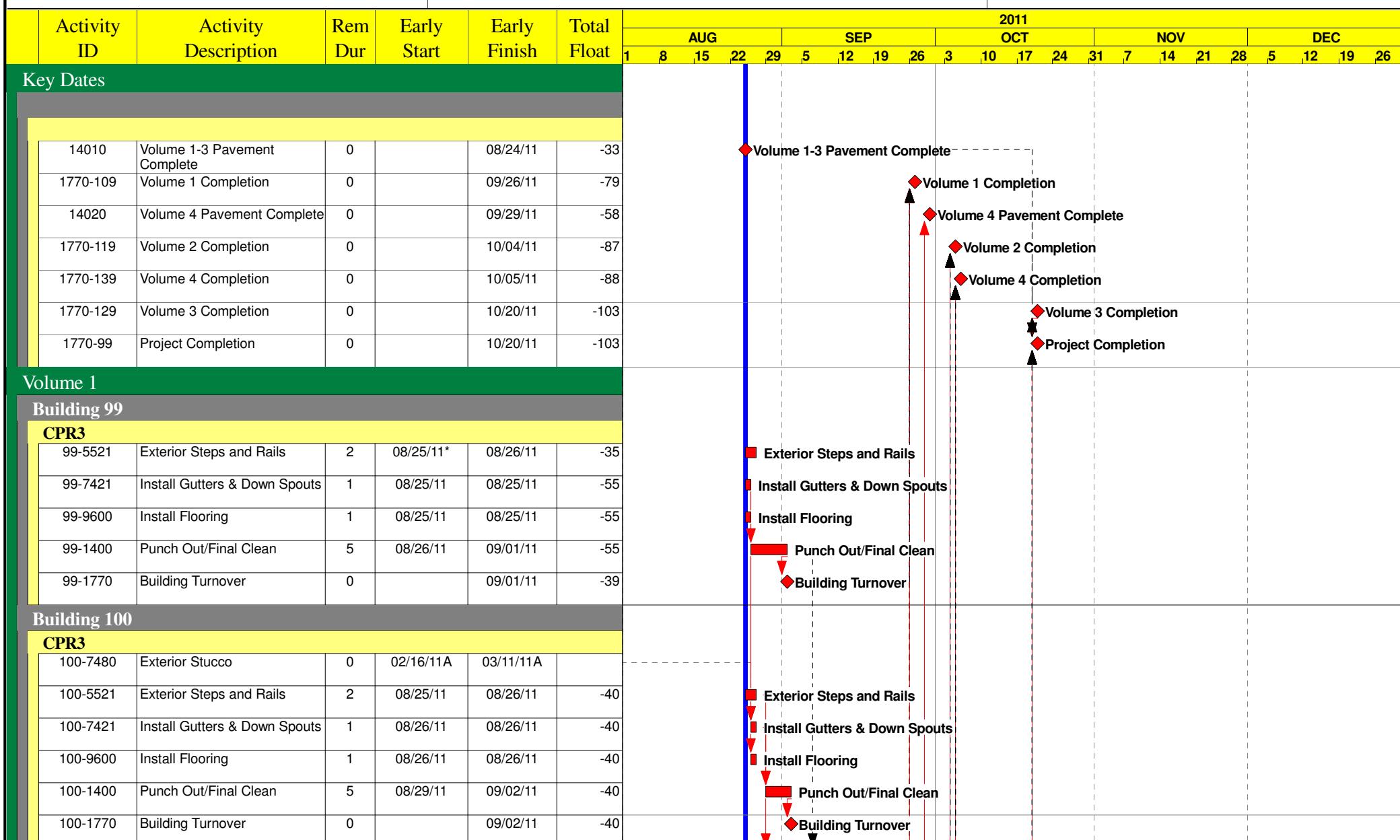
Vol. 4 – offset in range hood vent duct not acceptable to be left exposed, liner required to be installed.

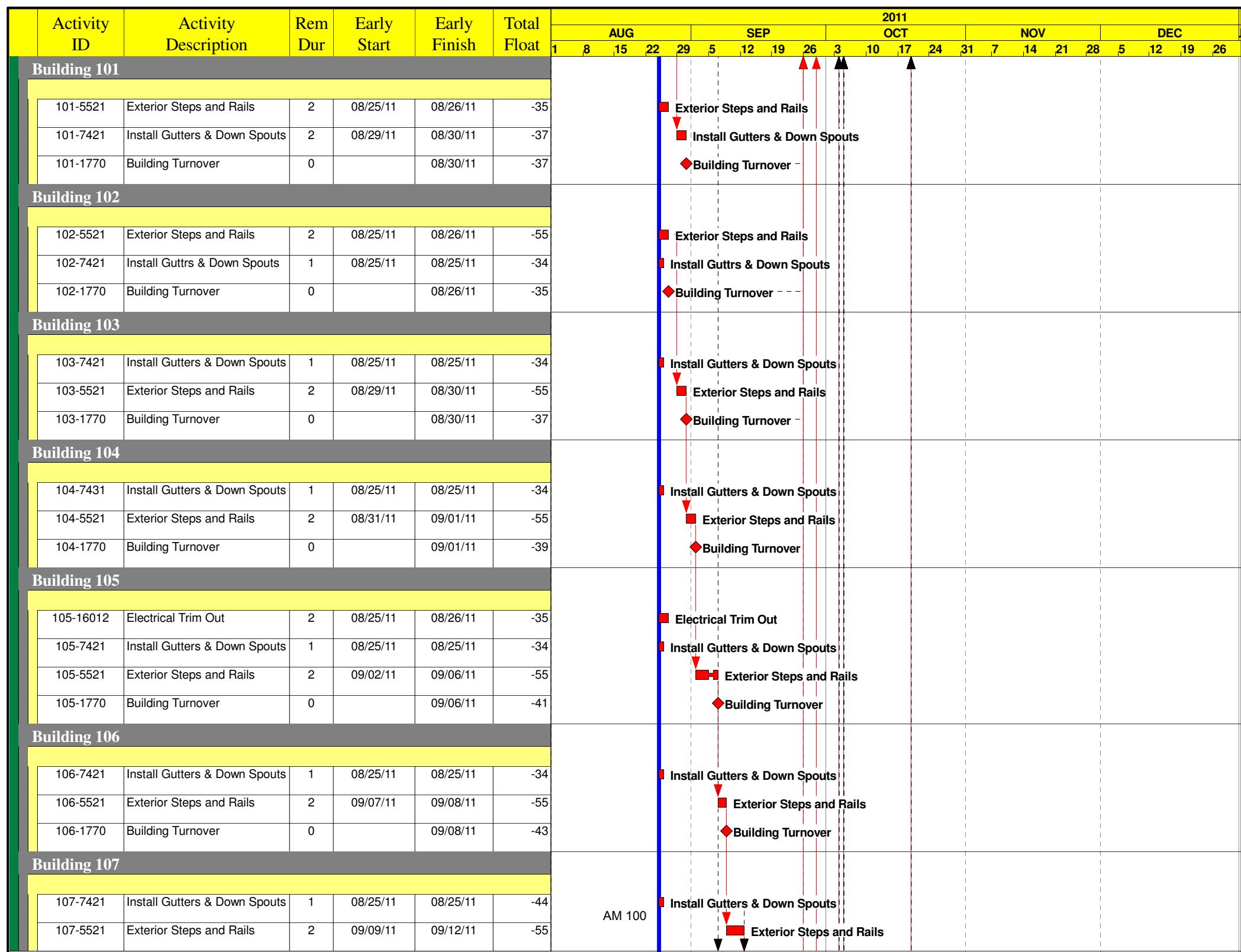
Walton Construction LLC - Southern

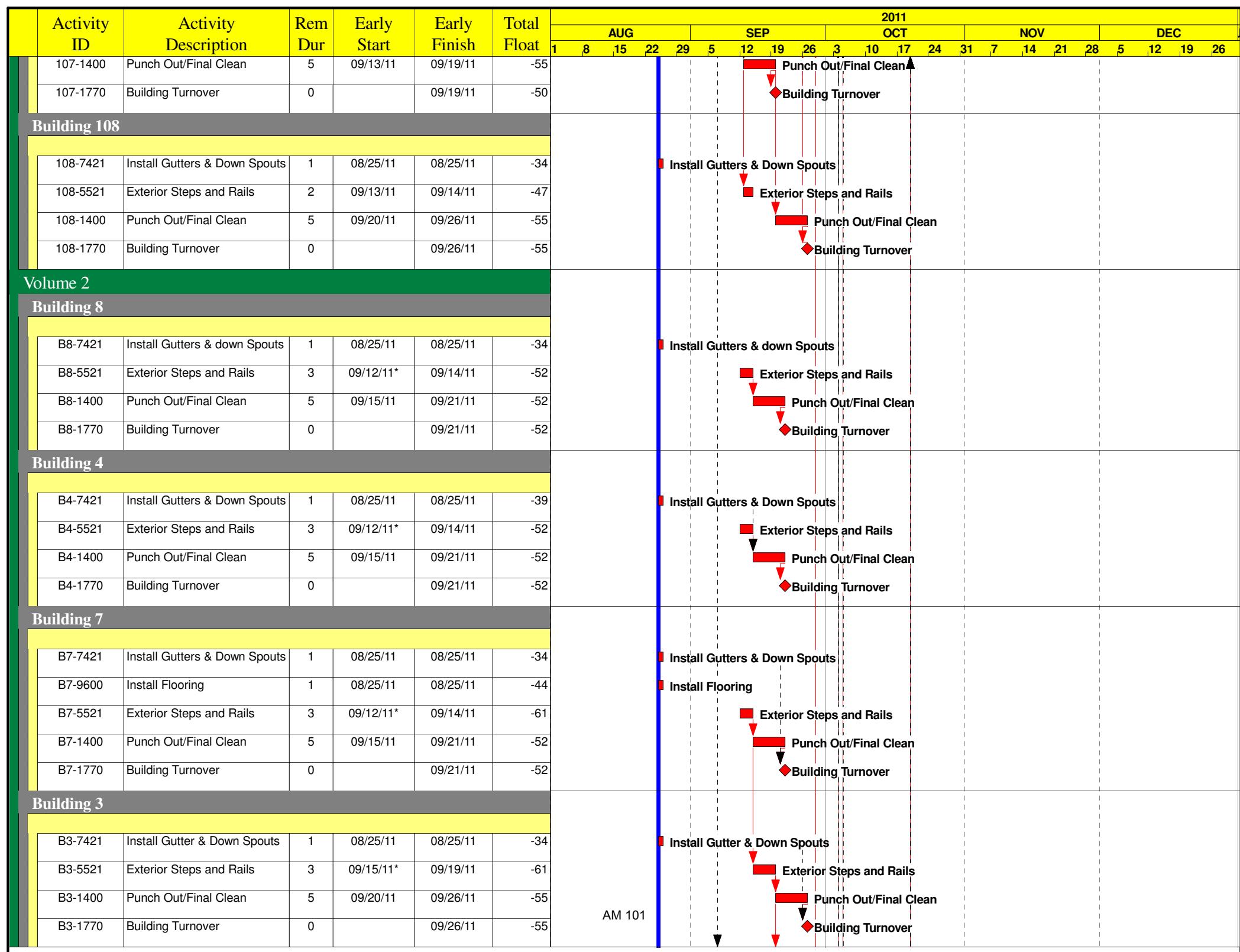
Village de Jardin - Gaslight Apts.

Classic Schedule Layout

Early Bar	Start Date	10/19/09
Target	Finish Date	11/03/11
Progress Bar	Data Date	08/25/11
	Run Date	08/30/11 09:12
Critical Activity	Must Finish Date	07/09/11

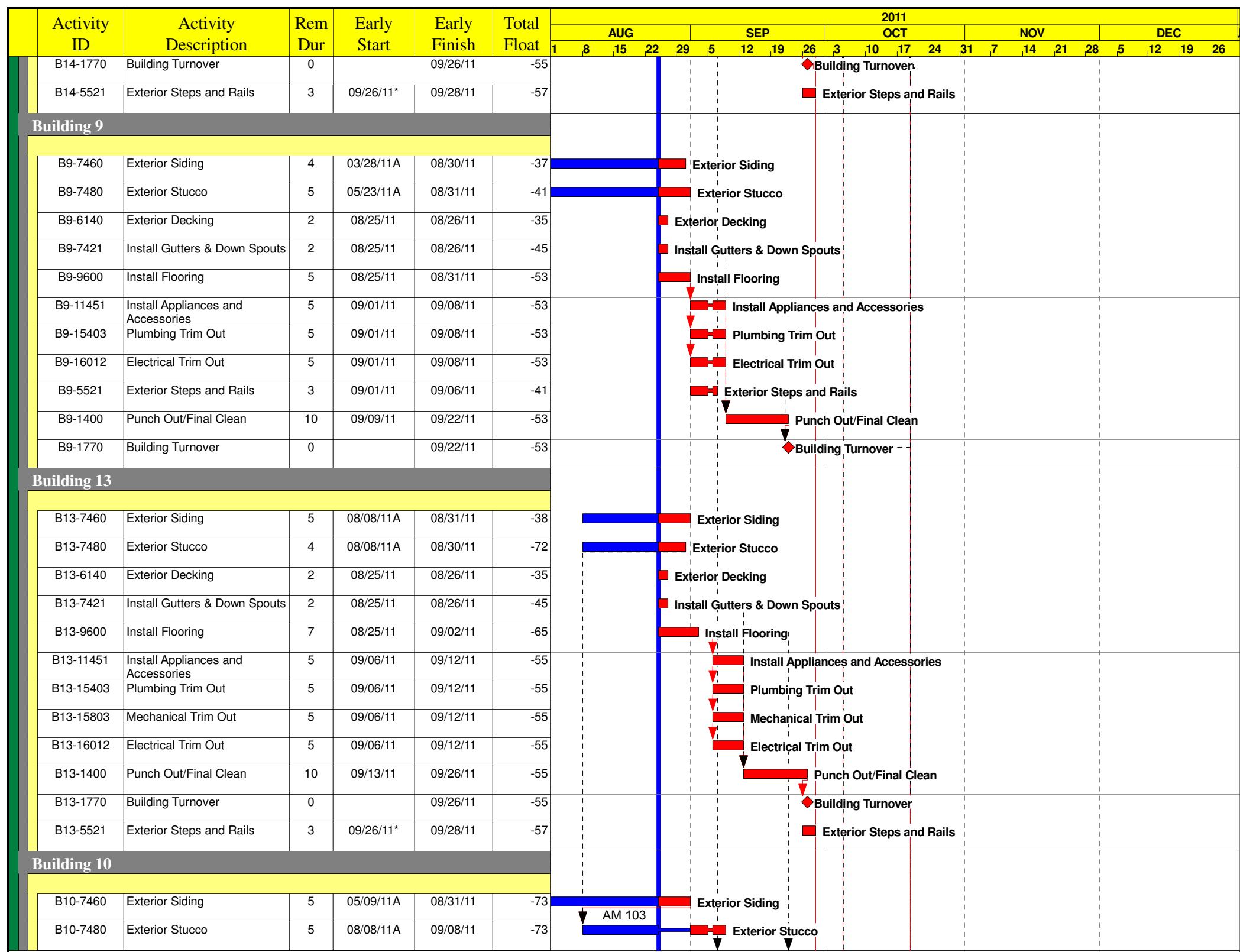


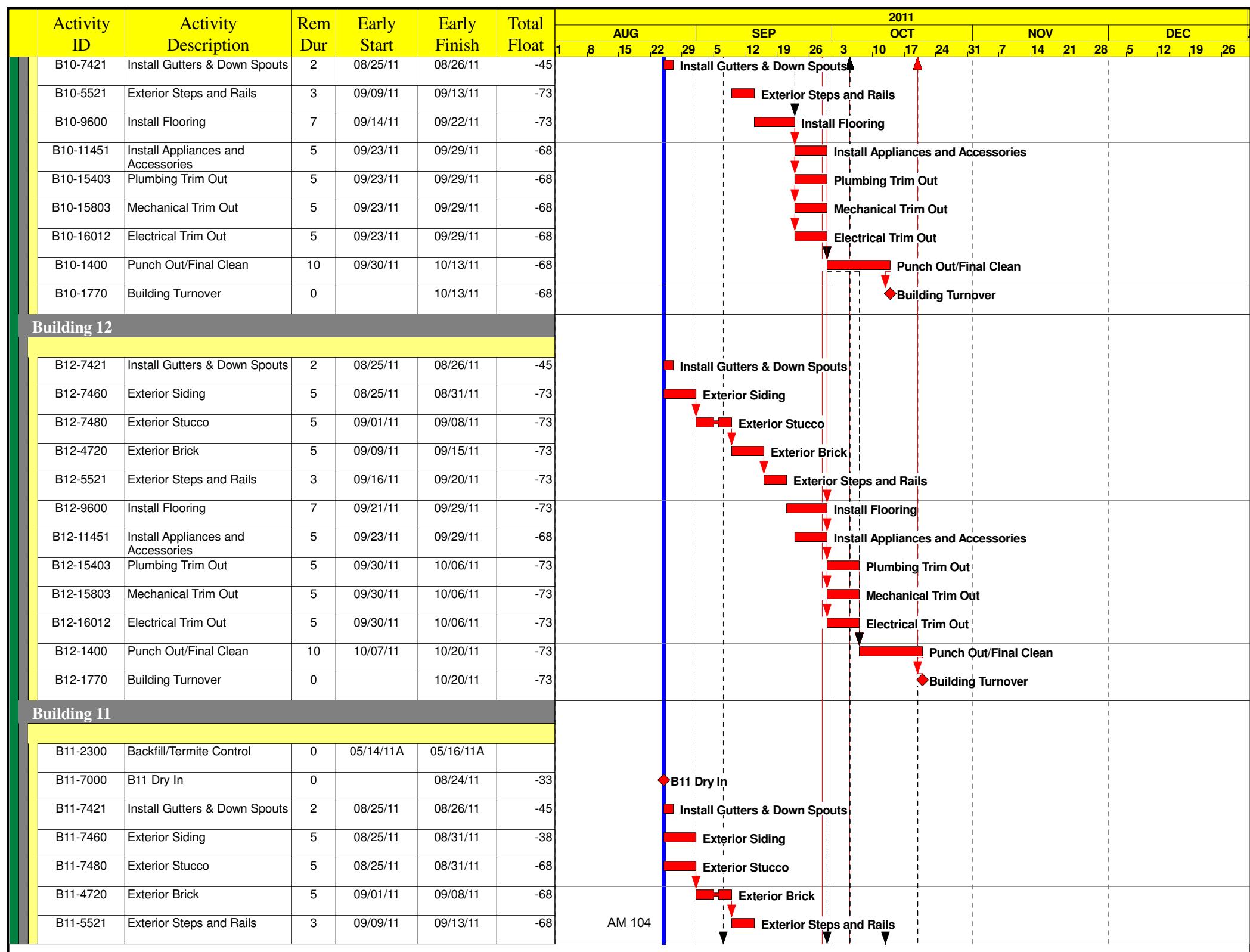


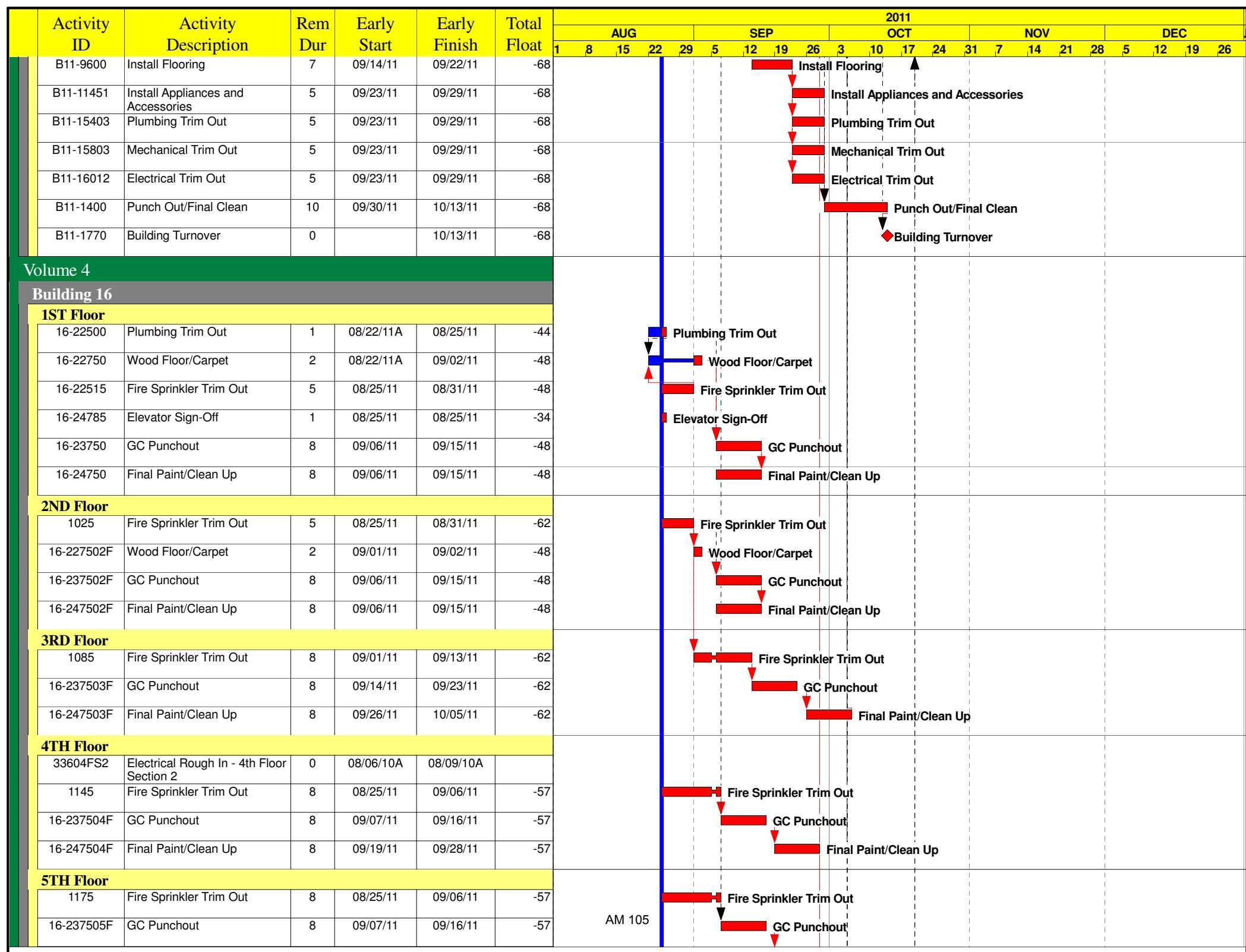


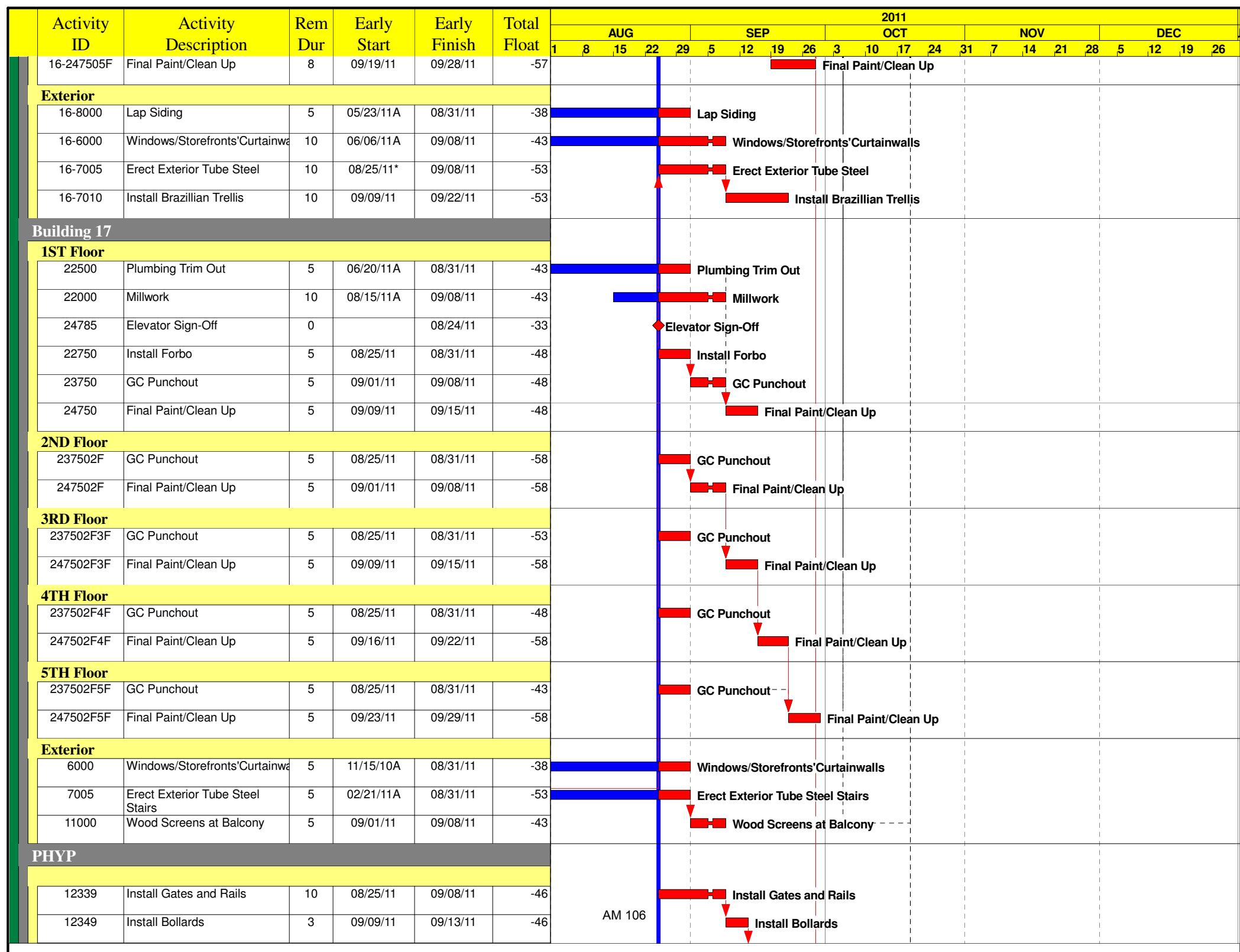
	Activity ID	Activity Description	Rem Dur	Early Start	Early Finish	Total Float	2011																		
							AUG			SEP			OCT			NOV			DEC						
1	8	15	22	29	5	12	19	26	3	10	17	24	31	7	14	21	28	5	12	19	26				
Building 6																									
B6-7421	Install Gutters & Down Spouts	1	08/25/11	08/25/11	-39																				
B6-5521	Exterior Steps and Rails	3	09/20/11*	09/22/11	-61																				
B6-1400	Punch Out/Final Clean	5	09/23/11	09/29/11	-58																				
B6-1770	Building Turnover	0		09/29/11	-58																				
Building 2																									
B2-7421	Install Gutters & Down Spouts	1	08/25/11	08/25/11	-39																				
B2-5521	Exterior Steps and Rails	3	09/23/11*	09/27/11	-61																				
B2-1400	Punch Out/Final Clean	5	09/28/11	10/04/11	-61																				
B2-1770	Building Turnover	0		10/04/11	-61																				
Building 5																									
B5-15401	Plumbing Rough-in - In Wall	0	10/25/10A	11/04/10A																					
B5-7421	Install Gutters & Down Spouts	1	08/25/11	08/25/11	-44																				
B5-5521	Exterior Steps and Rails	3	09/12/11*	09/14/11	-57																				
B5-1400	Punch Out/Final Clean	5	09/15/11	09/21/11	-57																				
B5-1770	Building Turnover	0		09/21/11	-52																				
Building 1																									
B1-7421	Install Gutters & Down Spouts	1	08/25/11	08/25/11	-39																				
B1-5521	Exterior Steps and Rails	3	09/12/11*	09/14/11	-52																				
B1-1400	Punch Out/Final Clean	5	09/22/11	09/28/11	-57																				
B1-1770	Building Turnover	0		09/28/11	-57																				
Volume 3																									
B14-7421	Install Gutters & Down Spouts	1	08/25/11	08/25/11	-44																				
B14-9600	Install Flooring	7	08/25/11	09/02/11	-55																				
B14-11451	Install Appliances and Accessories	5	09/06/11	09/12/11	-55																				
B14-15403	Plumbing Trim Out	5	09/06/11	09/12/11	-55																				
B14-16012	Electrical Trim Out	5	09/06/11	09/12/11	-55																				
B14-1400	Punch Out/Final Clean	10	09/13/11	09/26/11	-55																				

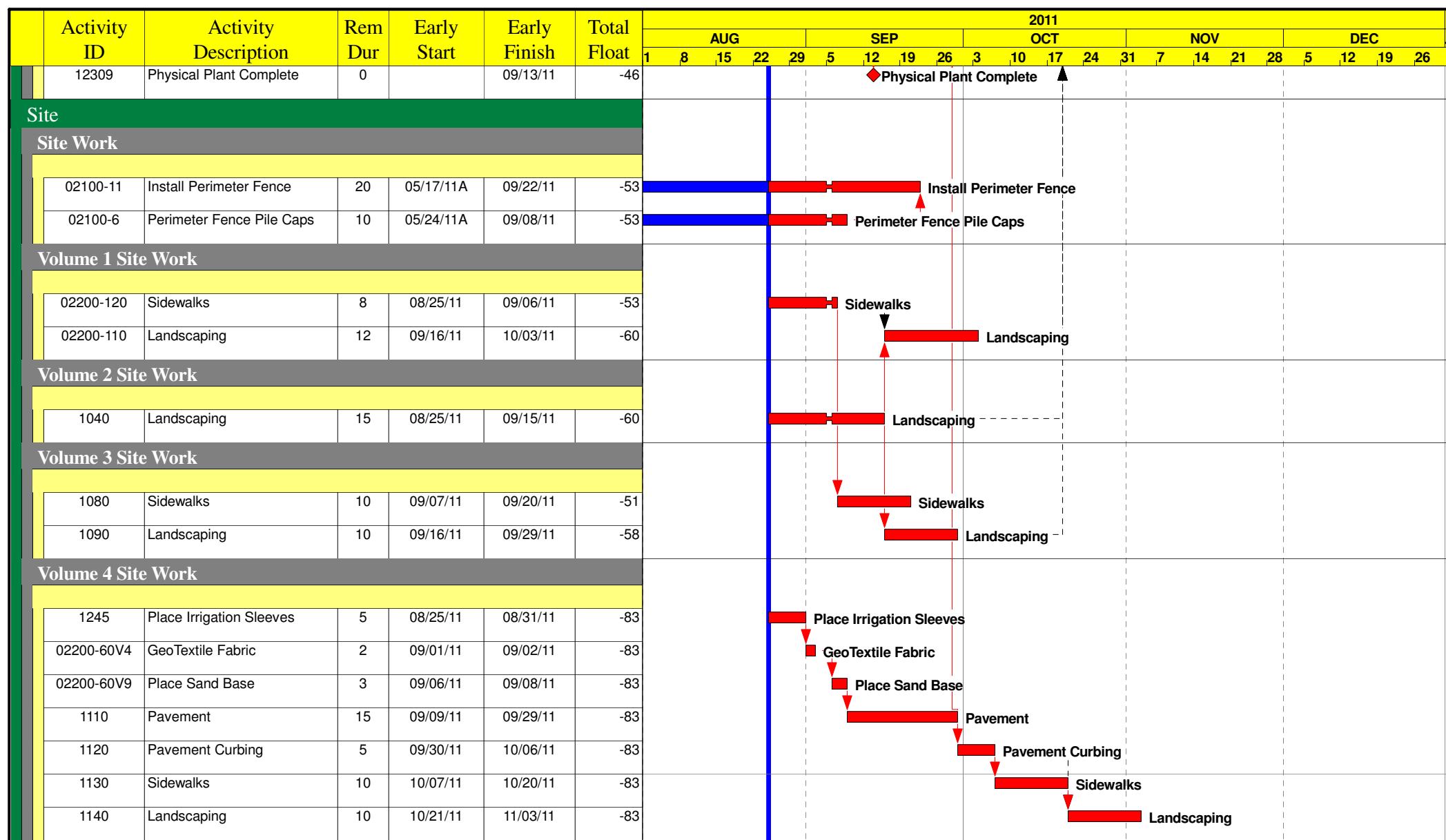
AM 102











PROJECT NAME:					Draw Request (June 2011)			Draw Request (July 2011)			Draw Request (August 2011)					
					LANDSCAPING DRAW REQUEST			LANDSCAPING DRAW REQUEST			LANDSCAPING DRAW REQUEST					
					Plants & Ground Cover			Plants & Ground Cover			Plants & Ground Cover					
TOTAL BUDGET:		\$49,254,564.00				Location	Scheduled Value	Draw Amount	Draw to Date	Work in Place (Completed & Stored)	Draw Amount	Draw to Date	Work in Place (Completed & Stored)	Draw Amount	Draw to Date	Work in Place (Completed & Stored)
WALTON/CORE		Volume 1	\$26,806.00	\$0.00		0%		\$0.00		0%		\$0.00		0%		
		Volume 1A	\$40,209.00	\$0.00		0%		\$0.00		0%		\$0.00		0%		
		Volume 2	\$26,806.00	\$0.00		0%		\$0.00		0%		\$0.00		0%		
		Volume 2A	\$40,209.00	\$0.00		0%		\$0.00		0%		\$0.00		0%		
		Volume 3	\$53,611.00	\$0.00		0%		\$0.00		0%		\$0.00		0%		
		Volume 3A	\$80,417.00	\$0.00		0%		\$0.00		0%		\$0.00		0%		
		Volume 4	\$53,611.00	\$0.00		0%		\$0.00		0%		\$0.00		0%		
		Volume 4A	\$93,482.00	\$0.00		0%		\$0.00		0%		\$0.00		0%		
Landscaping		Sub Total	\$415,151.00	\$0.00	\$0.00	0%		\$0.00	\$0.00	0%		\$0.00	\$0.00	0%		
Scheduled Value	\$708,906.00				Irrigation			Irrigation			Irrigation					
Drawn to Date	\$171,190.00	Location	Scheduled Value	Draw Amount	Draw to Date	Work in Place (Completed & Stored)		Draw Amount	Draw to Date	Work in Place (Completed & Stored)		Draw Amount	Draw to Date	Work in Place (Completed & Stored)		
% to Date	24%	Volume 1	\$11,981.00	\$0.00	\$1,797.00	15%		\$0.00	\$1,797.00	15%		\$0.00	\$1,797.00	15%		
		Volume 1A	\$16,774.00	\$0.00	\$2,516.00	15%		\$0.00	\$2,516.00	15%		\$0.00	\$2,516.00	15%		
		Volume 2	\$11,981.00	\$0.00	\$1,797.00	15%		\$0.00	\$1,797.00	15%		\$0.00	\$1,797.00	15%		
		Volume 2A	\$16,774.00	\$0.00	\$2,516.00	15%		\$0.00	\$2,516.00	15%		\$0.00	\$2,516.00	15%		
		Volume 3	\$11,981.00	\$0.00	\$2,636.00	22%		\$0.00	\$2,636.00	22%		\$0.00	\$2,636.00	22%		
		Volume 3A	\$16,774.00	\$0.00	\$3,690.00	22%		\$0.00	\$3,690.00	22%		\$0.00	\$3,690.00	22%		
		Volume 4	\$11,981.00	\$0.00	\$0.00	0%		\$1,797.00	\$0.00	0%		\$0.00	\$1,797.00	15%		
		Volume 4A	\$16,774.00	\$0.00	\$0.00	0%		\$2,516.00	\$0.00	0%		\$0.00	\$2,516.00	15%		
		Sub Total	\$115,020.00	\$0.00	\$14,952.00	13%		\$4,313.00	\$14,952.00	13%		\$0.00	\$19,265.00	17%		
FURNITURE FIXTURES & EQUIPMENT (FFE)					Drainage			Drainage			Drainage					
Scheduled Value	\$224,000.00	Location	Scheduled Value	Draw Amount	Draw to Date	Work in Place (Completed & Stored)		Draw Amount	Draw to Date	Work in Place (Completed & Stored)		Draw Amount	Draw to Date	Work in Place (Completed & Stored)		
Drawn to Date	\$0.00	Vols 1-2	\$89,300.00	\$0.00	\$58,938.00	66%		\$16,967.00	\$58,938.00	66%		\$0.00	\$75,905.00	85%		
% to Date	0%	Vols 3-4	\$89,435.00	\$0.00	\$59,027.00	66%		\$16,993.00	\$59,027.00	66%		\$0.00	\$76,020.00	85%		
		Sub Total	\$178,735.00	\$0.00	\$117,965.00	66%		\$33,960.00	\$117,965.00	66%		\$0.00	\$151,925.00	85%		
		Total	\$708,906.00		\$132,917.00				\$132,917.00				\$171,190.00			
								Furniture Fixtures & Equipment (FFE)			Furniture Fixtures & Equipment (FFE)					
		Location	Scheduled Value					Draw Amount	Draw to Date	Work in Place (Completed & Stored)		Draw Amount	Draw to Date	Work in Place (Completed & Stored)		



Associated Office Systems
400 Poydras St., Suite 1700
New Orleans, LA 70130
504-561-8400

FURNITURE PROPOSAL

Project: **Gaslight, Village d'Jardin, Furniture**
Date: **August 25, 2011**
Contact: **Frank Thaxton, Adena Boris**

Furnishings for Gaslight public spaces, offices, dining area, conference, and miscellaneous lobby waiting areas. Pricing is per attached Bill of Materials.

1st floor, East Wing

1. Room 101
 - (2) National Justice chairs
Mocha wood finish
Russo, Mirror fabric
 - (1) National Eloquence end table (square)
Mocha wood finish
Mocha laminate top
2. Room 103 (seating area at fireplace and along window wall, to multi-purpose room)
Groupings 1 and 2
(flanking fireplace) (on carpet inset)
 - (2) St. Timothy Sofas, S-5018
Golden Brown wood finish
Fabric A: Arc Com, Fiore, color Bark
 - (2) St. Timothy Sofas, S-5018
Golden Brown wood finish
Fabric B: Maharam, Crush, color Everglade
 - (4) St. Timothy Chairs, S-5016
Golden Brown wood finish
Fabric C: Designtex, Alistair, color Thistle
 - (4) St. Timothy end tables, 24" diameter, 24" high
Golden Brown wood finish
Golden Brown laminate inset
 - (2) St. Timothy coffee table, 36" diameter, 18" high
Golden Brown wood finish
Golden Brown laminate inset
- Groupings 3 and 5
 - (2) St. Timothy Sofas, S-5018
Golden Brown wood finish
Fabric D: Robert Allen, Eco Loring, color Java
 - (2) St. Timothy Sofas, S-5018
Golden Brown wood finish
Fabric E: Maharam, Crush, color Rattan
 - (4) St. Timothy Chairs, S-5016
Golden Brown wood finish
Fabric C: Designtex, Alistair, color Almond
 - (4) St. Timothy end tables, 24" diameter, 24" high
Golden Brown wood finish
Golden Brown laminate inset
 - (2) St. Timothy coffee table, 36" diameter, 18" high
Golden Brown wood finish



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Golden Brown laminate inset
Grouping 4
(1) St. Timothy Sofa, S-5018
Golden Brown wood finish
Fabric D: Robert Allen, Eco Loring, color Java
(1) St. Timothy Sofas, S-5018
Golden Brown wood finish
Fabric E: Maharam, Crush, color Rattan
(2) St. Timothy Chairs, S-5016
Golden Brown wood finish
Fabric D: Robert Allen, Eco Loring, color Java
(2) St. Timothy end tables, 24" diameter, 24" high
Golden Brown wood finish
Golden Brown laminate inset
(1) St. Timothy coffee table, 36" diameter, 18" high
Golden Brown wood finish
Golden Brown laminate inset

3. Room 104 Entrance
(1) Hickory Chair, center table, mahogany (as shown in photo)

4. Room 105 Waiting
(3) National Admire chair, with arms
Mocha wood finish
Russo, Mirror fabric
(2) National Admire chair, without arms
Mocha wood finish
Russo, Mirror fabric

5. Room 106, Reception / Security
(2) Global Auburn swivel chair
Black leather / mock leather
Black base, black arms

6. Room 108 Storage
(3) Global Lateral File, 5-high, 42" wide
Charcoal Grey
With counterweight

7. Room 114 Director's office
U-shaped desk set up
Lateral file, with bookcase on top
Global Correlation, Tiger Walnut laminate
(1) National Eloquence desk chair
Wood veneer base and arms, Polyurethane arms caps over veneer
Mocha wood finish
Sedona Faux leather, color Plateau
(2) National Admire side chair, without arms
Mocha wood finish
Strand, Coast fabric

8. Room 115 Assistant's office
L-shaped desk set up
Lateral file, with bookcase on top
Global Correlation, Tiger Walnut laminate
(1) National Eloquence desk chair
Wood veneer base and arms, Polyurethane arms caps over veneer
Mocha wood finish
Sedona Faux leather, color Plateau



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- (2) National Admire side chair, without arms
Mocha wood finish
Strand, Coast fabric
- 9. Room 116 Marketing
 - L-shaped desk set up
 - Lateral file, with bookcase on top
 - Global Correlation, Tiger Walnut laminate
 - (1) National Eloquence desk chair
 - Wood veneer base and arms, Polyurethane arms caps over veneer
 - Mocha wood finish
 - Sedona Faux leather, color Plateau
 - (2) National Admire side chair, without arms
 - Mocha wood finish
 - Strand, Coast fabric
- 10. Room 119/121 Lobby / Mail
 - (2) St. Timothy Bench, S-5014
 - Golden Brown wood finish
 - Maharam, Crush, color Rattan fabric
- 11. Room 130 Dining
 - (2) Loewenstein 24x30 dining height tables
 - (8) Loewenstein 36x36 dining height tables
 - (1) Loewenstein 60" round dining table
 - Wood bullnose edge, European Walnut
 - Laminate inset, Wilsonart Tawny Legacy
 - (26) Falcon Armless chairs
 - (16) Falcon Arm chairs
 - Wood frame, Dark Walnut on Maple (WBF128)
 - Fabric Back, Momentum, Recollection Acorn (Armless version)
 - Fabric Back, Maharam, Intertwine Fog (Arm version)
 - Vinyl Seat, Maharam, Lariat, Lake (Armless and Arm versions)
- 12. Room 144 Library / Multipurpose / Conference
 - (1) National 120" x 48" table and base
 - Wood veneer, Autumn Cherry
 - (8) National Eloquence swivel chairs
 - Wood veneer base and arms, Autumn Cherry, Polyurethane arms caps over veneer
 - Stardust, Mensa fabric
 - (2) National Bookcases, veneer
 - Wood veneer, Autumn Cherry
 - 72" high, 36" wide, 11 3/4" deep

- Note: workstation tables and chairs may be purchased at a later date.

1st floor, West Wing

- 1. Room 105 / 106 Lobby / Mail
 - (1) St. Timothy Bench, S-3050
 - Golden Brown wood finish
 - Maharam, Crush, color Rattan fabric
 - (2) Marquis, Bradley Lounge chair
 - Match to Golden Brown wood finish (samples in route to AOS 8/8/11 for selection)
 - Maharam, Median, color Tranquil
 - (1) St. Timothy end tables, 24" diameter, 24" high
 - Golden Brown wood finish
 - Golden Brown laminate inset



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2. Room 112 Security
 - (1) Global Auburn swivel chair
Black leather / mock leather
Black base, black arms

2nd floor, East and West Wing

1. Area X01 (Elevator Lobby)
(1) East Wing, (1) West Wing
St. Timothy Bench, S-3050
Golden Brown wood finish
Maharam, Scout Crypton, color Dune
2. Area X02 (seating / laundry)
(4) East Wing, (4) West Wing
Marquis, Bradley Lounge chair
Match to Golden Brown wood finish (samples in route to AOS 8/8/11 for selection)
CF Stinson, Racquette, color Nectar
(1) East Wing, (1) West Wing
National Myriad cylinder table, 36" diameter
Autumn Cherry (AC2) laminate
(1) East Wing, (1) West Wing
St. Timothy Bench, S-3050
Golden Brown wood finish
Maharam, Scout Crypton, color Dune

- Note: console table may be purchased at a later date.

3rd floor, East and West Wing

1. Area X01 (Elevator Lobby)
(1) East Wing, (1) West Wing
St. Timothy Bench, S-3050
Golden Brown wood finish
Maharam, Scout Crypton, color Dune
2. Area X02 (seating / laundry)
(4) East Wing, (4) West Wing
Marquis, Bradley Lounge chair
Match to Golden Brown wood finish (samples in route to AOS 8/8/11 for selection)
CF Stinson, Racquette, color Marsh
(2) East Wing, (1) West Wing
National Myriad cylinder table, 36" diameter
Autumn Cherry (AC2) laminate
(1) East Wing, (1) West Wing
St. Timothy Bench, S-3050
Golden Brown wood finish
Maharam, Scout Crypton, color Dune

- Note: console table may be purchased at a later date.

4th floor, East and West Wing

1. Area X01 (Elevator Lobby)
(1) East Wing, (1) West Wing
St. Timothy Bench, S-3050
Golden Brown wood finish
Maharam, Scout Crypton, color Dune
2. Area X02 (seating / laundry)
(4) East Wing, (4) West Wing



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Marquis, Bradley Lounge chair
Match to Golden Brown wood finish (samples in route to AOS 8/8/11 for selection)
CF Stinson, Racquette, color Sangria

- (3) East Wing, (1) West Wing
 - National Myriad cylinder table, 36" diameter
 - Autumn Cherry (AC2) laminate
- (1) East Wing, (1) West Wing
 - St. Timothy Bench, S-3050
 - Golden Brown wood finish
 - Maharam, Scout Crypton, color Dune

- Note: console table may be purchased at a later date.

5th floor, East and West Wing

- 1. Area X01 (Elevator Lobby)
 - (1) East Wing, (1) West Wing
 - St. Timothy Bench, S-3050
 - Golden Brown wood finish
 - Maharam, Scout Crypton, color Dune
- 2. Area X02 (seating / laundry)
 - (4) East Wing, (4) West Wing
 - Marquis, Bradley Lounge chair
 - Match to Golden Brown wood finish (samples in route to AOS 8/8/11 for selection)
 - CF Stinson, Racquette, color Heron
 - (4) East Wing, (1) West Wing
 - National Myriad cylinder table, 36" diameter
 - Autumn Cherry (AC2) laminate
 - (1) East Wing, (1) West Wing
 - St. Timothy Bench, S-3050
 - Golden Brown wood finish
 - Maharam, Scout Crypton, color Dune

- Note: console table may be purchased at a later date.

Exterior seating and receptacles

- 1. Beaufurn Teak Armchairs (24)
 - Stackable
 - Metal Frame
 - Teak slats (will require oiling if desired)
- 2. Beaufurn Cypress tables (6)
 - 36x36
 - Base like 36x66 version
 - Dining Height
 - Honey finish
- 3. Wabash valley metal benches (8)
 - Plastisol coating, Bronze
- 4. Wabash Valley metal receptacles (8)
 - 32 gal with rigid liner
 - Plastisol coating, Bronze
 - Slat motif on sides
 - With plain bonnet and 14" round opening below (8)



Associated Office Systems
400 Poydras St., Suite 1700
New Orleans, LA 70130
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Final price: \$182,019.22

Additional notes:

- Installation is included in the price of product.
- This quote is valid for 30 days. This is custom made product, no exchanges or returns.
- 50% deposit required to place order.
- Remaining 40% due upon notification of receipt of equipment at our warehouse or receipt of equipment at buyers' premises and final balance (10%) due upon project completion.
- Tax is charged on product only, will be shown on invoice. (excluding tax exempt customers)
- Installation is based on normal hours, special hours will be additional charge. (normal hours are M-F, 8am to 5pm)
- We expect delivery for this product estimated at October 15 on premises. Installation spaces must be free of other trades and their equipment and supplies in order to efficiently complete installation. Installation estimate to take at least 5 business days.

Dear Adena and Frank,

Please take a few moments to review the above for accuracy in finishes, fabrics and quantities.

Please provide your signature below to proceed with order. Thank you!

SIGNATURE _____

PRINTED NAME / TITLE _____

DATE _____

Thank you,
Stephanie Caire Ricord
s.ricord@thinkaos.com
504-274-2308 direct

Item	Mfg	Cat	Part Number	room	name	Description	Tag	Qty	List	Sell	Ext Sell
1	NOF	NL1	N50HH	101	salon lobby	JUSTICE,SIDE,WRAPPED ARM,PLAIN BACK GRADE 1 RUSSO MIRROR MOCHA	A-CH.1	2	\$ 720.00	\$ 360.70	\$ 721.40
✓			1 10207 MH								
2	NOF	NL2	85N2024ENLW	101	salon lobby	ELOQUENCE,END TABLE,LAMINATE TOP MOCHA	A-T.13	1	\$ 742.00	\$ 371.72	\$ 371.72
✓			MH								
sub			101			101 Subtotal					\$ 1,093.12
3	ST.T.	ST.T.	S-T22-IL	103	lounge	S-T22-IL TABLE golden brown golden brown inset	A-T.3	5	\$ 1,330.00	\$ 654.24	\$ 3,271.20
✓											
4	ST.T.	ST.T.	S-T2424-IL	103	lounge	S-T2424-IL TABLE golden brown golden brown inset	A-T.2	10	\$ 870.00	\$ 427.96	\$ 4,279.60
✓											
5	ST.T.	ST.T.	S-5018	103	lounge	S-5018 SOFA golden brown 13 yds req'd, com robert allen, eco loring, java non railroaded	A-S.1	3	\$ 2,575.00	\$ 2,036.00	\$ 6,109.08
✓											
6	ST.T.	ST.T.	S-5018	103	lounge	S-5018 SOFA golden brown 11 yds req'd, com maharam, crush, rattan	A-S.1	3	\$ 2,575.00	\$ 1,943.00	\$ 5,829.99
✓											
7	ST.T.	ST.T.	S-5018	103	lounge	S-5018 SOFA golden brown 15 yds req'd, com arc com, fiore, bark railroaded	A-S.1	2	\$ 2,575.00	\$ 2,272.00	\$ 4,544.44
✓											
8	ST.T.	ST.T.	S-5018	103	lounge	S-5018 SOFA golden brown 11 yds req'd, com maharam, crush, everglade	A-S.1	2	\$ 2,575.00	\$ 1,943.00	\$ 3,886.66
✓											
9	ST.T.	ST.T.	S-5016	103	lounge	S-5016 CHAIR golden brown 7 yds req'd, com robert allen, eco loring, java non railroaded	A-CH.9	2	\$ 1,495.00	\$ 1,149.00	\$ 2,299.72
✓											
10	ST.T.	ST.T.	S-5016	103	lounge	S-5016 CHAIR golden brown 9 yds req'd, com designtex, alistair, almond non railroaded	A-CH.9	4	\$ 1,495.00	\$ 1,237.00	\$ 4,949.80
✓											
11	ST.T.	ST.T.	S-5016	103	lounge	S-5016 CHAIR golden brown 9 yds req'd, com designtex, alistair, thistle non railroaded	A-CH.9	4	\$ 1,495.00	\$ 1,237.00	\$ 4,949.80
✓											
sub			103			103 Subtotal					\$ 40,120.29

Gaslight

Village de Jardin

Merged per room, 8-24-11.sp4

AOS

prepared by S.Ricord

504-274-2308

s.ricord@thinkaos.com

Item	Mfg	Cat	Part Number	room	name	Description	Tag	Qty	List	Sell	Ext Sell
12	HIC	HIC	184-11, 185-11	104	entrance	HICKORY CHAIR, CENTER TABLE, MAHOGANY MAHOGANY 40" DIAMETER	A-T.1	1	\$ 2,385.00	\$ 1,747.00	\$ 1,747.57
			...								
13	HIC	HIC	FREIGHT			FURNITURE TRANSPORT GROUP FREIGHT		1	\$ 0.00	\$ 154.10	\$ 154.10
sub				104		104 Subtotal					\$ 1,901.67
14	NOF	NL1	N55AA	105	waiting	ADMIRE,GUEST CHAIR,FULLY UPHOLSTERED BACK,ARMS GRADE 1 RUSSO MIRROR MOCHA	A-CH.2	3	\$ 709.00	\$ 355.18	\$ 1,065.54
			1 10207 MH								
15	NOF	NL1	N55BB	105	waiting	ADMIRE,GUEST CHAIR,FULLY UPHOLSTERED BACK,ARMLESS GRADE 2 STRAND COAST MOCHA	A-CH.3	2	\$ 664.00	\$ 332.65	\$ 665.30
			2 20110 MH								
16	NOF	NL2	85N2024ENLW	105	waiting	ELOQUENCE,END TABLE,LAMINATE TOP MOCHA	A-T.13	1	\$ 742.00	\$ 371.72	\$ 371.72
			MH								
sub				105		105					\$ 2,102.56
17	ST.T.	ST.T.	S-T2424-IL	105/106	lobby mail	S-T2424-IL TABLE golden brown golden brown inset	B-T.2	1	\$ 870.00	\$ 427.96	\$ 427.96
18	MAR	MAR	2403-1	105/106	lobby mail	MARQUIS, BRADLEY LOUNGE CHAIR WOOD FINISH to be determined COM MAHARAM, MEDIAN 9.5 YARDS right way (non railroaded)	A-CH.13	2	\$ 1,491.00	\$ 1,306.00	\$ 2,613.38
19	ST.T.	ST.T.	S-3050	105/106	lobby mail	S-3050 BENCH golden brown 3 yds req'd, com maharam, crush, rattan non railroaded	B-CH.12	1	\$ 1,110.00	\$ 730.56	\$ 730.56
sub				105/106		105/106 Subtotal					\$ 3,771.90
20	GLB	GUS	3767	106	reception	AUBURN-JUDGES CHAIR PLAIN SEAT and BACK GRADE 07 LEATHER/MOCK LEATHER BLACK 1-BLACK/BLACK F-(STD) BLACK C-(STD) 2" INTEGR DUAL-WHL - BLCK (STD)	A-CH.6	2	\$ 1,068.00	\$ 565.09	\$ 1,130.18
			~07 ~LTHR/MOCK ~LTHR:450 450/550 BK C10 ~								
sub				106		106 Subtotal					\$ 1,130.18
21	GLB	GUS	9342P-5F1H	108	storage	LATERAL FILES-9300P Series - Fixed Drawers-5 Drawer - 18D x 42W x 65-1/4H GRADE -- FILE COLORS 1-CHARCOAL GREY C-(STD) RANDOM SELECTION (STD) M-42" DRAWER COUNTERWEIGHT (STD) (STD) (STD)	A-F.1	3	\$ 1,478.00	\$ 782.05	\$ 2,346.15
			~01 ~LAF/C CGR WSTD PC425 ~ ~								
sub				108		108 Subtotal					\$ 2,346.15

Item	Mfg	Cat	Part Number	room	name	Description	Tag	Qty	List	Sell	Ext Sell
22	GLB	GUS	3767	112	security	AUBURN-JUDGES CHAIR PLAIN SEAT and BACK GRADE 07 LEATHER/MOCK LEATHER BLACK 1-BLACK/BLACK F-(STD) BLACK C-(STD) 2" INTEGR DUAL-WHL - BLCK (STD)	A-CH.6	1	\$ 1,068.00	\$ 565.09	\$ 565.09
✓			~07 ~LTHR/MOCK ~LTHR:450 450/550 BK C10 ~								
sub				112		112 Subtotal					\$ 565.09
23	NOF	NL1	N85CBC	114	office	ELOQUENCE,MID BACK,KNEE TILT,WOOD ARM GRADE 2 SEDONA PLATEAU MOCHA HARD DUAL WHEEL, BLACK	A-CH.7	1	\$ 1,179.00	\$ 590.64	\$ 590.64
✓			2 22151 MH C3								
24	GLB	GUS	C2072S2L	114	office	CORRELATION-Credenzas-Full to Floor File/File on Left - 20D x 72W x 29-1/2H GRADE -- COLOR OPTION/BASE COLORS TIGER WALNUT 1-TIGER WALNUT/TIGER WALNUT F-STANDARD 3MM EDGE C-(STD) RANDOM SELECTION (STD) (STD) (STD) (STD) (STD) M-GEN160 WIRE GROM POS 2 (STD) (STD) M-SILVER HANDLE (STD) AOS will drill circular hole in top of modesty for pass through	B-D.3	1	\$ 1,363.00	\$ 721.19	\$ 721.19
✓			~01 ~LTOP/LBSE ~LTOP:TWL TWL/TWL 3M K-STD ~ ~ ~ ~ AG2 ~ ~ HV ~								
25	GLB	GUS	C2442FB	114	office	CORRELATION-Flush Bridge-24D x 42W x 29-1/2H GRADE -- COLOR OPTION/BASE COLORS TIGER WALNUT 1-TIGER WALNUT/TIGER WALNUT F-STANDARD 3MM EDGE (STD) (STD) (STD) (STD) M-GEN160 WIRE GROM POS 2 (STD) (STD) (STD) (STD) AOS will drill circular hole in top of modesty for pass through	B-D.3	1	\$ 527.00	\$ 278.84	\$ 278.84
✓			~01 ~LTOP/LBSE ~LTOP:TWL TWL/TWL 3M ~ ~ ~ ~ AG2 ~ ~ ~ ~								
26	GLB	GUS	C3643TBC	114	office	CORRELATION-Bookcases-Table Top for a 36"W lateral file or storage cabinet w/2 adj shelves - 15D x 36W x 42-1/2H GRADE -- COLOR OPTION/BASE COLORS TIGER WALNUT 1-TIGER WALNUT/TIGER WALNUT F-STANDARD 3MM EDGE	new	1	\$ 603.00	\$ 319.06	\$ 319.06
✓			~01 ~LTOP/LBSE ~LTOP:TWL TWL/TWL 3M								

Item	Mfg	Cat	Part Number	room	name	Description	Tag	Qty	List	Sell	Ext Sell
27	GLB	GUS	C3672S4R	114	office	CORRELATION-Single Pedestal Desks-Full to Floor Box/File Pedestal on Right - 36D x 72W x 29-1/2H GRADE -- COLOR OPTION/BASE COLORS TIGER WALNUT 1-TIGER WALNUT/TIGER WALNUT F-STANDARD 3MM EDGE C-(STD) RANDOM SELECTION (STD) (STD) (STD) (STD) (STD) (STD) (STD) (STD) M-SILVER HANDLE (STD)	B-D.3	1	\$ 1,492.00	\$ 789.45	\$ 789.45
28	GTO	GFC	C2036LF	114	office	Lateral File. Two locking drawers on fully progressive ball bearing slides. File bars included for side to side and front-to-back filing of legal and letter files. Incorporates anti-tip feature. NOTE: Please specify the handle code HW, HX... TIGER WALNUT (DESK) STD30 KEY DIFFERENT STANDARD 45 TIGER WALNUT HV HANDLE	new	1	\$ 870.00	\$ 460.34	\$ 460.34
29	NOF	NL1	N55BB	114	office	ADMIRE,GUEST CHAIR,FULLY UPHOLSTERED BACK,ARMLESS GRADE 2 STRAND COAST MOCHA	A-CH.3	2	\$ 664.00	\$ 332.65	\$ 665.30
sub 30	NOF	NL1	N85CBC	114		114 Subtotal					\$ 3,824.82
				115	office	ELOQUENCE,MID BACK,KNEE TILT,WOOD ARM GRADE 2 SEDONA PLATEAU MOCHA HARD DUAL WHEEL,BLACK	A-CH.7	1	\$ 1,179.00	\$ 590.64	\$ 590.64
31	GLB	GUS	C2448L4	115	office	CORRELATION>Returns-Full to Floor File/File Pedestal on Left w/Flush Return - 24D x 48W x 29-1/2H GRADE -- COLOR OPTION/BASE COLORS TIGER WALNUT 1-TIGER WALNUT/TIGER WALNUT F-STANDARD 3MM EDGE C-(STD) RANDOM SELECTION (STD) (STD) (STD) (STD) (STD) M-GEN160 WIRE GROM POS 2 (STD) (STD) M-SILVER HANDLE (STD) AOS will drill a circular hole in modesty panel for passa through.	B-D.1	1	\$ 1,151.00	\$ 609.02	\$ 609.02

Item	Mfg	Cat	Part Number	room	name	Description	Tag	Qty	List	Sell	Ext Sell
32	GLB	GUS	C3066S4R	115	office	CORRELATION-Single Pedestal Desks-Full to Floor Box/Box/File Pedestal on Right - 29-5/8D x 66W x 29-1/2H GRADE -- COLOR OPTION/BASE COLORS TIGER WALNUT 1-TIGER WALNUT/TIGER WALNUT F-STANDARD 3MM EDGE C-(STD) RANDOM SELECTION (STD) (STD) (STD) (STD) (STD) (STD) (STD) (STD) M-SILVER HANDLE (STD)	B-D.1	1	\$ 1,385.00	\$ 732.83	\$ 732.83
33	GLB	GUS	C3643TBC	115	office	CORRELATION-Bookcases-Table Top for a 36"W lateral file or storage cabinet w/2 adj shelves - 15D x 36W x 42-1/2H GRADE -- COLOR OPTION/BASE COLORS TIGER WALNUT 1-TIGER WALNUT/TIGER WALNUT F-STANDARD 3MM EDGE	new	1	\$ 603.00	\$ 319.06	\$ 319.06
34	GTO	GFC	C2036LF	115	office	Lateral File. Two locking drawers on fully progressive ball bearing slides. File bars included for side to side and front-to-back filing of legal and letter files. Incorporates anti-tip feature. NOTE: Please specify the handle code HW, HX... TIGER WALNUT (DESK) STD30 KEY DIFFERENT STANDARD 45 TIGER WALNUT HV HANDLE	new	1	\$ 870.00	\$ 460.34	\$ 460.34
35	NOF	NL1	N55BB	115	office	ADMIRE,GUEST CHAIR,FULLY UPHOLSTERED BACK,ARMLESS GRADE 2 STRAND COAST MOCHA	A-CH.3	2	\$ 664.00	\$ 332.65	\$ 665.30
sub	36	NOF	NL1	115	office	115 Subtotal ELOQUENCE,MID BACK,KNEE TILT,WOOD ARM GRADE 2 SEDONA PLATEAU MOCHA HARD DUAL WHEEL, BLACK	A-CH.7	1	\$ 1,179.00	\$ 590.64	\$ 3,377.19

Item	Mfg	Cat	Part Number	room	name	Description	Tag	Qty	List	Sell	Ext Sell	
37	GLB	GUS	C2448R4	116	office	CORRELATION-Returns-Full to Floor File/File Pedestal on Right w/Flush Return - 24D x 48W x 29-1/2H ~01 ~LTOP/LBSE ~LTOP:TWL TWL/TWL 3M K-STD ~ ~ ~ ~ ~ AG2 ~ ~ HV ~ AOS will drill a circular hole in modesty for pass through	B-D.2	1	\$ 1,151.00	\$ 609.02	\$ 609.02	
38	GLB	GUS	C3672S4L	116	office	CORRELATION-Single Pedestal Desks-Full to Floor Box/Box/File Pedestal on Left - 36D x 72W x 29-1/2H ~01 ~LTOP/LBSE ~LTOP:TWL TWL/TWL 3M K-STD ~ ~ ~ ~ ~ ~ ~ ~ HV ~ M-SILVER HANDLE (STD)	B-D.2	1	\$ 1,492.00	\$ 789.45	\$ 789.45	
39	GLB	GUS	C3643TBC	116	office	CORRELATION-Bookcases-Table Top for a 36"W lateral file or storage cabinet w/2 adj shelves - 15D x 36W x 42-1/2H ~01 ~LTOP/LBSE ~LTOP:TWL TWL/TWL 3M GRADE -- COLOR OPTION/BASE COLORS TIGER WALNUT 1-TIGER WALNUT/TIGER WALNUT F-STANDARD 3MM EDGE C-(STD) RANDOM SELECTION (STD) (STD) (STD) (STD) (STD) (STD) (STD) (STD) M-SILVER HANDLE (STD)	new	1	\$ 603.00	\$ 319.06	\$ 319.06	
40	GTO	GFC	C2036LF	116	office	Lateral File. Two locking drawers on fully progressive ball bearing slides. File bars included for side to side and front-to-back filing of legal and letter files. Incorporates anti-tip feature. NOTE: Please specify the handle code HW, HX... TWL ST KD SD TW HV TIGER WALNUT (DESK) STD30 KEY DIFFERENT STANDARD 45 TIGER WALNUT HV HANDLE	new	1	\$ 870.00	\$ 460.34	\$ 460.34	
41	NOF	NL1	N55BB	116	office	ADMIRE,GUEST CHAIR,FULLY UPHOLSTERED BACK,ARMLESS GRADE 2 STRAND COAST MOCHA	A-CH.3	2	\$ 664.00	\$ 332.65	\$ 665.30	
sub				116		116 Subtotal					\$ 3,433.81	
42	ST.T.	ST.T.	S-5014	119/121	lobby / mail	S-5014 BENCH golden brown 4.5 yds req'd, com, MAHARAM, CRUSH, RATTAN	A-CH.8	2	\$ 1,605.00	\$ 1,066.00	\$ 2,132.66	

Item	Mfg	Cat	Part Number	room	name	Description	Tag	Qty	List	Sell	Ext Sell
sub				119/121		119/121 Subtotal					\$ 2,132.66
43	LOE	LOE	7033-402	130	dining	LOEW. 7033-402 SET OF 4 WOOD LEGS European Walnut for 36x36 sq top	A-T.4	8	\$ 482.00	\$ 283.59	\$ 2,268.72
44	LOE	LOE	7033-402	130	dining	LOEW. 7033-402 SET OF 4 WOOD LEGS European Walnut for 24x30 sq top	A-T.5	2	\$ 482.00	\$ 283.59	\$ 567.18
45	LOE	LOE	7033-402	130	dining	LOEW. 7033-402 SET OF 4 WOOD LEGS European Walnut for 60" round top (may need more than 4 legs)	A-T.6	2	\$ 482.00	\$ 283.59	\$ 567.18
46	LOE	LOE	47000-3636SDT	130	dining	LOEW. 47000-3636SDT TOP, WOOD BULLNOSE EDGE, LAMINATE INSET European Walnut edge Wilsonart, 4663-60 Tawny Legacy inset	A-T.4	8	\$ 832.00	\$ 489.50	\$ 3,916.00
47	LOE	LOE	custom part #	130	dining	LOEW. CUSTOM TOP, WOOD BULLNOSE EDGE, LAMINATE INSET - SPECIAL 24X30 European Walnut edge Wilsonart, 4663-60 Tawny Legacy inset	A-T.5	2	\$ 691.00	\$ 406.55	\$ 813.10
48	LOE	LOE	47000-60RNDT	130	dining	LOEW. 47000-60RNDT TOP, WOOD BULLNOSE EDGE, LAMINATE INSET European Walnut edge Wilsonart, 4663-60 Tawny Legacy inset	A-T.6	1	\$ 2,344.00	\$ 1,379.00	\$ 1,379.09
49	FAL	FAL	4917	130	dining	FALCON 4917, ARMLESS WBF128 Dark Walnut on Maple no casters COM Momentum, Recollection, Acorn on back Maharam, Lariat, Lake on seat	A-CH.10 A	26	\$ 830.00	\$ 569.19	\$ 14,798.94
50	FAL	FAL	4917-1	130	dining	FALCON 4917, ARMS WBF128 Dark Walnut on Maple no casters COM Maharam, Intertwine, Fog on back Maharam, Lariat, Lake on seat	A-CH.10 B	16	\$ 880.00	\$ 597.64	\$ 9,562.24
sub				130		130 Subtotal					\$ 33,872.45
51	NOF	NL2	CCW48120RT2 W F X R AC	144	library conference	UNIVERSAL,48DX120W,CONFERENCE TOP,RECTANGLE,WOOD SOFTENED NO GROMMET STANDARD AUTUMN	B-T.7	1	\$ 3,435.00	\$ 1,329.00	\$ 1,329.35
52	NOF	NL2	10N120PNKW P1 AC	144	library conference	UNIVERSAL,120W,PANEL BASE KIT,WOOD BASIC AUTUMN	B-T.7	1	\$ 3,796.00	\$ 1,469.00	\$ 1,469.05
53	NOF	NL1	N85CBC 1 10506 AC C3	144	library conference	ELOQUENCE,MID BACK,KNEE TILT,WOOD ARM GRADE 1 STAR DUST MENSA AUTUMN HARD DUAL WHEEL, BLACK	A-CH.7	8	\$ 1,149.00	\$ 575.61	\$ 4,604.88
54	NOF	NL2	10N3672BCOF W AC	144	library conference	UNIVERSAL,36WX72H,BOOKCASE,OPEN,FREESTANDING,WOOD AUTUMN	A-B.1	2	\$ 890.00	\$ 445.86	\$ 891.72
sub						144, option A.1					\$ 8,295.00

Gaslight

Village de Jardin

Merged per room, 8-24-11.sp4

AOS

prepared by S.Ricord

504-274-2308

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Item	Mfg	Cat	Part Number	room	name	Description	Tag	Qty	List	Sell	Ext Sell
55	BEA	BEA	TEAK 818	ext	exterior tables and seating	BEAUFURN, TEAK 818 ARMCHAIRS natural teak finish, metal frame no seat cushion	A-CH.11	24	\$ 377.00	\$ 151.46	\$ 3,635.04
			...								
56	BEA	BEA	21050	ext	exterior tables and seating	BEAUFURN, SOUTH COAST COLLECTION, CYPRESS DINING TABLE TOP 36X36, BASE LIKE 21016 HONEY FINISH	A-T.9	6	\$ 1,048.00	\$ 616.18	\$ 3,697.08
			...								
57	BEA	BEA	FREIGHT	ext	exterior tables and seating	FREIGHT, BEAUFURN -	freight	1	\$ 372.00	\$ 481.55	\$ 481.55
			...								
sub				ext		exterior tables and chairs Subtotal					\$ 7,813.67
58	WAB	WAB		ext.	site	BENCHES, WABASH VALLEY, PLASTISOL, HR310M, 6 FOOT MISSION STRAIGHT BACK BENCH	A-CH.14	8	\$ 0.00	\$ 966.99	\$ 7,735.92
59	WAB	WAB		ext.	site	RECEPTACLES, WABASH VALLEY, PLASTISOL, 32 GAL, SLAT, WITH FLAT TOP LID, 14" DIAM OPENING AND RIGID LINER AND BONNET	A-R.1	8	\$ 0.00	\$ 671.84	\$ 5,374.72
60	WAB	WAB	FREIGHT	ext.	site	FREIGHT, WABASH -		1	\$ 0.00	\$ 3,165.00	\$ 3,165.20
			...								
sub				ext.		exterior site furnishings Subtotal					\$ 16,275.84
61	ST.T.	ST.T.	S-3050	X01	elevator lobby, floors 2-5, east and west towers	S-3050 BENCH golden brown 3 yds req'd, com, MAHARAM, Scout Crypton, Dune	A-CH.12	8	\$ 1,110.00	\$ 747.96	\$ 5,983.68
sub				X01		X01 Subtotal					\$ 5,983.68
62	NOF	NL2	91NA3636MGYL	X02	elevator lobby, floors 2-5, east and west towers	MYRIAD,36DX36W,MAGAZINE TABLE,CYLINDER,ROUND,LAMINATE NO GROMMET AUTUMN 2	A-T.11	8	\$ 808.00	\$ 404.79	\$ 3,238.32
			X								
63	MAR	MAR	2403-1	X02	elevator lobby 2ND FLOOR, east and west towers	MARQUIS, BRADLEY LOUNGE CHAIR WOOD FINISH COM CF STINSON, 61812 NECTAR 11 YARDS	A-CH.13	8	\$ 1,324.00	\$ 1,086.00	\$ 8,689.36
			~06								
			...								
			...								
64	MAR	MAR	2403-1	X02	elevator lobby 3RD FLOOR, east and west towers	MARQUIS, BRADLEY LOUNGE CHAIR WOOD FINISH COM CF STINSON, 61810 MARSH 11 YARDS	A-CH.13	8	\$ 1,324.00	\$ 1,086.00	\$ 8,689.36
			~06								
			...								
			...								
65	MAR	MAR	2403-1	X02	elevator lobby 4TH FLOOR, east and west towers	MARQUIS, BRADLEY LOUNGE CHAIR WOOD FINISH COM CF STINSON, 61815 SANGRIA 11 YARDS	A-CH.13	8	\$ 1,324.00	\$ 1,086.00	\$ 8,689.36
			~06								
			...								
			...								
66	MAR	MAR	2403-1	X02	elevator lobby 5TH FLOOR, east and west towers	MARQUIS, BRADLEY LOUNGE CHAIR WOOD FINISH COM CF STINSON, 61816 HERON 11 YARDS	A-CH.13	8	\$ 1,324.00	\$ 1,086.00	\$ 8,689.36
			~06								
			...								
67	ST.T.	ST.T.	S-3050	X02	elevator lobby FLOORS 2-5	S-3050 BENCH golden brown 3 yds req'd, com, MAHARAM, Scout Crypton, Dune	A-CH.12	8	\$ 1,110.00	\$ 747.96	\$ 5,983.68
			...								
sub				X02		X02 Subtotal					\$ 43,979.44
						Grand Total					\$ 182,019.52

aos

associated office systems
texaco center
400 poydras center, suite 1700
new orleans, la 70130
tel 504-561-8400 fax 504-561-1155
FED ID #72-0791940 DUNS# 060837465

Ship To: Louisiana Housing Finance Agency
Gaslight Apt.
8801 Lake Forest Blvd
New Orleans, LA 70127

INVOICE NO.

15804D

INVOICE DATE.

8/30/2011

**NET DUE.
UPON RECEIPT**

1 of 1

ORDERED	JOB	SHIPPED	DESCRIPTION	AMOUNT
			Furniture Products	\$ 182,019.22
			Subtotal	\$ 182,019.22
			50% Deposit Due	91,009.61
			THANK YOU FOR YOUR BUSINESS	
			Remit to: associated office systems 400 poydras, suite 1700 New Orleans, LA 70130	

BILL TO:

Louisiana Housing Finance Agency
2415 Quail Dr.
Baton Rouge, LA 70808

PLEASE PAY FROM THIS INVOICE

a | o | s



A-CH.1

National JUSTICE GUEST CHAIR w/ WRAPPED ARMS

7.12.2011
AM 124

a | o | s



A-CH.2
National Admire chair, with arms

a | o | s



A-CH.3
National Admire chair, without arms

a | o | s



A-CH.6
AUBURN EXECUTIVE CHAIR w/ WOOD BASE

a|o|s



A-CH.7
National ELOQUENCE EXECUTIVE SEATING

a | o | s



A-CH.8
MODEL# S-5014

7.12.2011
AM 129

a | o | s



A-CH.9
MODEL # S-5016

7.12.2011
AM 130

a|o|s



A-CH.10
MODEL# 4917 Side Chair

a | o | s



A-CH.12
MODEL# S-3050

7.12.2011
AM 132

a | o | s



NEW! A-CH.13
Bradley lounge chair
Room 105/106 (1st floor west wing)
Rooms X02 (east and west wings, floors 2-5)

a | o | s



(Representative image)

A-CH.14
Model #HR310
Exterior benches

7.12.2011
AM 134

a | o | s



A-F.1
9300 SERIES LATERAL FILES

a | o | s



A-B.1
UNIVERSAL BOOKCASE
36"Wx72"H

7.12.2011
AM 136

a | o | s



A/B-T.2
MODEL # S-T2424IL Lamp Table

a | o | s



A/B-T.3
MODEL# S-T22IL Round Table

a | o | s

A-T.4



TABLE BASE
MODEL# 7033-402 (set of 4)



TABLE TOP
MODEL# 4700 BULLNOSE A7D
36x36 SQUARE

a | o | s

A-T.5



TABLE BASE
MODEL# 7033-402 (set of 4)



TABLE TOP
MODEL# 4700 BULLNOSE A7D
24x24SQUARE

a | o | s

A-T.6



TABLE BASE
MODEL# 7033-402 (set of 4)



TABLE TOP
MODEL# 4700 BULLNOSE A7D
60" ROUND

a|o|s



A/B-T.7
UNIVERSAL CONFERENCE TABLE-10'WOOD

a|o|s



A-T.9
OUTDOOR TABLE

a|o|s



A-T.11
MYRIAD OCCASIONAL TABLES
*COFFEE TABLE-LAMINATE

a | o | s



A-T.13
ELOQUENCE OCCASIONAL TABLES
24"x24" TABLE

a | o | s



A-S.1
MODEL# S-5018 Sofa
Room 103

a | o | s



A-R.1
RECEPTACLE WITH TRASH TOP
With "bonnet"

a | o | s



A-T.1
40" diameter
Hickory Chair

7.12.2011
AM 148

a | o | s



A-CH.11
TEAK ARMCHAIR

a|o|s



B-D.1, D.2, D.3
CORRELATION CASEGOODS
Offices 114, 115, 116

7.12.2011
AM 150

ADVERTISEMENT FOR BIDS

Sealed bids will be received for the State of Louisiana by the Division of Administration, Office of Facility Planning and Control, Claiborne Office Building, 1201 North Third Street, Conference Room 1-145, Post Office Box 94095, Baton Rouge, Louisiana 70804-9095 until 2:00 P.M., **Thursday, September 22, 2011.**

ANY PERSON REQUIRING SPECIAL ACCOMMODATIONS SHALL NOTIFY FACILITY PLANNING AND CONTROL OF THE TYPE(S) OF ACCOMMODATION REQUIRED NOT LESS THAN SEVEN (7) DAYS BEFORE THE BID OPENING.

FOR: **Gaslight - Village de Jardin
LSU Medical Clinic
New Orleans, Louisiana**

PROJECT NUMBER: **01-107-05B-13, Part FK**

Complete Bidding Documents for this project are available in electronic form. They may be obtained without charge and without deposit from www.lettermansdigitalvault.com. Printed copies are not available from the Architect but arrangements can be made to obtain them through most reprographic firms. Plan holders are responsible for their own reproduction costs.

Questions about this procedure shall be directed to the Architect at:

**Holly & Smith Architects
208 North Cate Street
Hammond, Louisiana 70401
Telephone: 985-345-5210 Fax: 985-345-5297
E-mail: ryan@hollyandsmith.com**

All bids must be accompanied by bid security equal to five percent (5%) of the sum of the base bid and all alternates, and must be in the form of a certified check, cashier's check or Facility Planning and Control Bid Bond Form written by a surety company licensed to do business in Louisiana, signed by the surety's agency or attorney-in-fact. Surety must be listed on the current U.S. Department of the Treasury Financial Management Service list of approved bonding companies as approved for an amount equal to or greater than the amount for which it obligates itself in the Bond, or must be a Louisiana domiciled insurance company with at least an A- rating in the latest printing of the A.M. Best's Key Rating Guide. If surety qualifies by virtue of its Best's listing, the amount of the Bond may not exceed ten percent of policyholders' surplus as shown in the latest A.M. Best's Key Rating Guide. The Bid Bond shall be in favor of the State of Louisiana, Office of Facility Planning and Control, and shall be accompanied by appropriate power of attorney. No Bid Bond indicating an obligating of less than five percent (5%) by any method is acceptable.

The successful Bidder shall be required to furnish a Performance and Payment Bond written by a company licensed to do business in Louisiana, in an amount equal 100% of the Contract amount. Surety must be listed currently on the U.S. Department of Treasury Financial Management Service List (Treasury List) as approved for an amount equal to or greater than the contract amount, or must be an insurance company domiciled in Louisiana or owned by Louisiana residents. If surety is qualified other than by listing on the Treasury list, the contract amount may not exceed fifteen percent of policyholders' surplus as shown by surety's most recent financial statements filed with the Louisiana Department of Insurance and may not exceed the amount of \$500,000. However, a Louisiana domiciled insurance company with at least an A- rating in the latest printing of the A.M. Best's Key Rating Guide shall not be subject to the \$500,000 limitation, provided that the contract amount does not exceed ten percent of policyholders' surplus as shown in the latest A.M. Best's Key Rating Guide nor fifteen percent of policyholders' surplus as shown by surety's most recent financial statements filed with the Louisiana Department of Insurance. The Bond shall be signed by the surety's agent or attorney-in-fact.

A PRE-BID CONFERENCE WILL BE HELD at 9:00 a.m. on Tuesday, September 13, 2011 at Village de Jardin Apartments, 8800 I-10 Service Road, New Orleans, Louisiana 70127.

Bids shall be accepted from Contractors who are licensed under LA. R.S. 37:2150-2192 for the classification of **Building Construction**. Bidder is required to comply with the provisions and requirements of LA R.S. 38:2212(A)(1)(c). No bid may be withdrawn for a period of thirty (30) days after receipt of bids, except under the provisions of LA. R.S. 38:2214.

The Owner reserves the right to reject any and all bids for just cause. In accordance with La. R.S. 38:2212(A)(1)(b), the provisions and requirements of this Section, those stated in the advertisement bids, and those required on the bid form shall not be considered as informalities and shall not be waived by any public entity.

When this project is financed either partially or entirely with State Bonds, the award of this Contract is contingent upon the granting of lines of credit, or the sale of bonds by the Bond Commission. The State shall incur no obligation to the Contractor until the Contract Between Owner and Contractor is fully executed.

Facility Planning and Control is a participant in the Small Entrepreneurship Program (the Hudson Initiative) and bidders are encouraged to consider participation. Information is available from the Office of Facility Planning and Control or on its website at www.doa.louisiana.gov/fpc/fpc.htm.

**STATE OF LOUISIANA
DIVISION OF ADMINISTRATION
FACILITY PLANNING AND CONTROL
JOHN DAVIS, DIRECTOR**

the Owner's or separate contractor's completed or partially completed construction is fit and proper to receive the Contractor's Work, except as to defects not then reasonably discoverable.

§ 6.2.3 The Contractor shall reimburse the Owner for costs the Owner incurs that are payable to a separate contractor because of the Contractor's delays, improperly timed activities or defective construction. The Owner shall be responsible to the Contractor for costs the Contractor incurs because of a separate contractor's delays, improperly timed activities, damage to the Work or defective construction.

§ 6.2.4 The Contractor shall promptly remedy damage the Contractor wrongfully causes to completed or partially completed construction or to property of the Owner or separate contractors as provided in Section 10.2.5.

§ 6.2.5 The Owner and each separate contractor shall have the same responsibilities for cutting and patching as are described for the Contractor in Section 3.14.

§ 6.3 OWNER'S RIGHT TO CLEAN UP

If a dispute arises among the Contractor, separate contractors and the Owner as to the responsibility under their respective contracts for maintaining the premises and surrounding area free from waste materials and rubbish, the Owner may clean up and the Architect will allocate the cost among those responsible.

ARTICLE 7 CHANGES IN THE WORK

§ 7.1 GENERAL

§ 7.1.1 Changes in the Work may be accomplished after execution of the Contract, and without invalidating the Contract, by Change Order, Construction Change Directive or order for a minor change in the Work, subject to the limitations stated in this Article 7 and elsewhere in the Contract Documents.

§ 7.1.2 A Change Order shall be based upon agreement among the Owner, Contractor and Architect; a Construction Change Directive requires agreement by the Owner and Architect and may or may not be agreed to by the Contractor; an order for a minor change in the Work may be issued by the Architect alone.

§ 7.1.3 Changes in the Work shall be performed under applicable provisions of the Contract Documents, and the Contractor shall proceed promptly, unless otherwise provided in the Change Order, Construction Change Directive or order for a minor change in the Work.

§ 7.2 CHANGE ORDERS

§ 7.2.1 A Change Order is a written instrument prepared by the Architect and signed by the Owner, Contractor and Architect stating their agreement upon all of the following:

- .1 The change in the Work;
- .2 The amount of the adjustment, if any, in the Contract Sum; and
- .3 The extent of the adjustment, if any, in the Contract Time.

§ 7.3 CONSTRUCTION CHANGE DIRECTIVES

§ 7.3.1 A Construction Change Directive is a written order prepared by the Architect and signed by the Owner and Architect, directing a change in the Work prior to agreement on adjustment, if any, in the Contract Sum or Contract Time, or both. The Owner may by Construction Change Directive, without invalidating the Contract, order changes in the Work within the general scope of the Contract consisting of additions, deletions or other revisions, the Contract Sum and Contract Time being adjusted accordingly.

§ 7.3.2 A Construction Change Directive shall be used in the absence of total agreement on the terms of a Change Order.

§ 7.3.3 If the Construction Change Directive provides for an adjustment to the Contract Sum, the adjustment shall be based on one of the following methods:

- .1 Mutual acceptance of a lump sum properly itemized and supported by sufficient substantiating data to permit evaluation;
- .2 Unit prices stated in the Contract Documents or subsequently agreed upon;
- .3 Cost to be determined in a manner agreed upon by the parties and a mutually acceptable fixed or percentage fee; or

4 As provided in Section 7.3.7.

§ 7.3.4 If unit prices are stated in the Contract Documents or subsequently agreed upon, and if quantities originally contemplated are materially changed in a proposed Change Order or Construction Change Directive so that application of such unit prices to quantities of Work proposed will cause substantial inequity to the Owner or Contractor, the applicable unit prices shall be equitably adjusted.

§ 7.3.5 Upon receipt of a Construction Change Directive, the Contractor shall promptly proceed with the change in the Work involved and advise the Architect of the Contractor's agreement or disagreement with the method, if any, provided in the Construction Change Directive for determining the proposed adjustment in the Contract Sum or Contract Time.

§ 7.3.6 A Construction Change Directive signed by the Contractor indicates the Contractor's agreement therewith, including adjustment in Contract Sum and Contract Time or the method for determining them. Such agreement shall be effective immediately and shall be recorded as a Change Order.

§ 7.3.7 If the Contractor does not respond promptly or disagrees with the method for adjustment in the Contract Sum, the Architect shall determine the method and the adjustment on the basis of reasonable expenditures and savings of those performing the Work attributable to the change, including, in case of an increase in the Contract Sum, an amount for overhead and profit as set forth in the Agreement, or if no such amount is set forth in the Agreement, a reasonable amount. In such case, and also under Section 7.3.3.3, the Contractor shall keep and present, in such form as the Architect may prescribe, an itemized accounting together with appropriate supporting data. Unless otherwise provided in the Contract Documents, costs for the purposes of this Section 7.3.7 shall be limited to the following:

- .1 Costs of labor, including social security, old age and unemployment insurance, fringe benefits required by agreement or custom, and workers' compensation insurance;
- .2 Costs of materials, supplies and equipment, including cost of transportation, whether incorporated or consumed;
- .3 Rental costs of machinery and equipment, exclusive of hand tools, whether rented from the Contractor or others;
- .4 Costs of premiums for all bonds and insurance, permit fees, and sales, use or similar taxes related to the Work; and
- .5 Additional costs of supervision and field office personnel directly attributable to the change.

§ 7.3.8 The amount of credit to be allowed by the Contractor to the Owner for a deletion or change that results in a net decrease in the Contract Sum shall be actual net cost as confirmed by the Architect. When both additions and credits covering related Work or substitutions are involved in a change, the allowance for overhead and profit shall be figured on the basis of net increase, if any, with respect to that change.

§ 7.3.9 Pending final determination of the total cost of a Construction Change Directive to the Owner, the Contractor may request payment for Work completed under the Construction Change Directive in Applications for Payment. The Architect will make an interim determination for purposes of monthly certification for payment for those costs and certify for payment the amount that the Architect determines, in the Architect's professional judgment, to be reasonably justified. The Architect's interim determination of cost shall adjust the Contract Sum on the same basis as a Change Order, subject to the right of either party to disagree and assert a Claim in accordance with Article 15.

§ 7.3.10 When the Owner and Contractor agree with a determination made by the Architect concerning the adjustments in the Contract Sum and Contract Time, or otherwise reach agreement upon the adjustments, such agreement shall be effective immediately and the Architect will prepare a Change Order. Change Orders may be issued for all or any part of a Construction Change Directive.

§ 7.4 MINOR CHANGES IN THE WORK

The Architect has authority to order minor changes in the Work not involving adjustment in the Contract Sum or extension of the Contract Time and not inconsistent with the intent of the Contract Documents. Such changes will be effected by written order signed by the Architect and shall be binding on the Owner and Contractor.

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LOUISIANA HOUSING FINANCE AGENCY

The following resolution was offered by _____ and seconded by _____:

RESOLUTION

A resolution authorizing the Louisiana Housing Finance Agency (“Agency”) to select _____ as property managers for the Agency owned property; Village De Jardin, and providing for other matters in connection therewith.

WHEREAS, the Louisiana Housing Finance Agency (the “LHFA) acquired Gaslight Square Apartments, at 8800 South I-10 Service Road in the eastern portion of New Orleans, Louisiana in November of 1995, as part of a HUD sponsored property disposition program; and

WHEREAS, Hurricane Katrina inflicted severe damage to the properties; and

WHEREAS, the LHFA, FEMA and Office of Facility Planning and Control determined that Gaslight Square was a total loss and rehabilitation efforts at Gaslight Square Apartments were beyond the scope of disaster assistance; and

WHEREAS, a resolution was passed on April 8, 2009 by the Board of Commissioners of the Louisiana Housing Finance Agency (BOC) which authorized the Agency to commit funds to support construction of at the Gaslight Square site as a senior village, Village de Jardin.

WHEREAS, the BOC authorized the issuance of Request for Proposals for property management services at Village De Jardin by resolution dated January 19, 2011.

WHEREAS, a pending completion date of November 30, 2011 requires the need for the placement of a management firm to coordinate final aspects of the project.

NOW, THEREFORE, BE IT RESOLVED by the Board of Commissioners of the Louisiana Housing Finance Agency (“Board”), acting as the governing authority of said Agency, that:

SECTION 1: _____ be selected as property manager for Village De Jardin Apartments.

SECTION 2: The Agency staff and Counsel are authorized and directed to prepare such documents and agreements as may be necessary to implement the approved actions.

SECTION 3: The Chairman, Vice-Chairman, President, Vice-President, and or Secretary of the Agency be hereby authorized, empowered and directed to execute any forms and or documents required to be executed on behalf of and in the name of the Agency, the terms of which are to be consistent with the provisions of this resolution as approved by the Agency's counsel.

This resolution having been submitted to a vote, the vote thereon was as follows:

YEAS:

NAYS:

ABSENT:

And the resolution was declared adopted on this, the 14th day of September, 2011.

Chairman

Secretary

STATE OF LOUISIANA

PARISH OF EAST BATON ROUGE

I, the undersigned Secretary of the Board of Commissioners of the Louisiana Housing Finance Agency (the “Agency”), do hereby certify that the foregoing two pages (2) constitutes a true and correct copy of a resolution adopted by said Board of Commissioners on September 14, 2011, entitled “A resolution authorizing the Louisiana Housing Finance Agency (“Agency”) to select _____ as property managers for the Agency owned property; Village De Jardin, and providing for other matters in connection therewith.”; and providing for other matters in connection therewith.

IN FAITH WHEREOF, witness my official signature and the impress of the official seal of the Agency on this, the 14th day of September, 2011.

Secretary

(SEAL)

STATE OF LOUISIANA
LOUISIANA HOUSING FINANCE AGENCY
SCHEDULE OF BONDS PAYABLE
JUNE 30, 2011

Issue	Date of Issue	Original Issue	Principal Outstanding 6/30/10	(Redeemed) Issued	Principal Outstanding 6/30/11	Interest Rates	Interest Outstanding 6/30/11
Series:							
Elderly Projects	11/1/06	\$20,600,000	\$16,025,000	\$(1,555,000)	\$14,470,000	4.00%- 4.75%	\$55,406
Elderly Projects - Deferred Amount	11/1/06	405,445	345,980	(16,218)	329,762	N/A	N/A
General Revenue Office Building Bond Series 2001	8/22/01	9,500,000	5,225,000	(5,225,000)	-0-	4.10%- 4.70%	-0-
General Revenue Office Building Refunding Bonds Series 2010	6/30/10	5,330,000	5,330,000	(665,000)	4,665,000	2.00%- 3.25%	-0-
Total		\$ 35,835,445	\$26,925,980	\$(7,461,218)	\$19,464,762		\$ 55,406

***Note: Principal outstanding (bond series/minus unamortized costs) at 6/30/11 should agree to bonds payable on the Statement of Net Assets.
Send copies of new amortization schedules for bonds and unamortized costs.**

SCHEDULE 3-B

FROM:
Bryan Virga
Independent Appraisals
1704 Justin Rd.
Metairie, LA 70001

Telephone Number: (504) 585-9620 Fax Number: (504) 585-9621

TO:
Louisiana Housing Finance Agency
2415 Quail Drive,
Baton Rouge, LA 70808

Telephone Number: Fax Number:
Alternate Number: E-Mail:

INVOICE

INVOICE NUMBER

B110107

DATE

01/28/2011

REFERENCE

Internal Order #:

Lender Case #:

Client File #:

Main File # on form: B110107

Other File # on form:

Federal Tax ID:

Employer ID:

DESCRIPTION

Lender: Louisiana Housing Finance Agency Client: Louisiana Housing Finance Agency
Purchaser/Borrower: N/A
Property Address: 5757 Warrington Drive
City: New Orleans
County: Orleans Parish State: LA Zip: 70122-3405
Legal Description: Lot #15, Square #5, Burbank Gardens S/D. Municipal District #3.

FEES**AMOUNT**

APPRAISAL FEE FOR SERVICES RENDERED		200.00
	SUBTOTAL	200.00

PAYMENTS**AMOUNT**

Check #: Date: Description:
Check #: Date: Description:
Check #: Date: Description:

SUBTOTAL

TOTAL DUE \$ 200.00

APPRAISAL OF REAL PROPERTY



LOCATED AT

5757 Warrington Drive
New Orleans, LA 70122-3405
Lot #15, Square #5, Burbank Gardens S/D. Municipal District #3.

FOR

Louisiana Housing Finance Agency
2415 Quail Drive
Baton Rouge, LA 70808

OPINION OF VALUE

7,500

AS OF

January 27, 2011

BY

Bryan Virga
Independent Appraisals
1704 Justin Rd.
Metairie, LA 70001
(504) 585-9620
bryan@independentappraisalsnola.com
<http://Independentappraisalsnola.com>

File No. B110107

Independent Appraisals
1704 Justin Rd.
Metairie, LA 70001
(504)585-9620 - Fax (504)585-9621

January 28, 2011

Client: Louisiana Housing Finance Agency
2415 Quail Drive,
Baton Rouge, LA 70808

Re: Property: 5757 Warrington Dr.
New Orleans, LA 70122

File # B110107

In accordance with your request, we have appraised the above referenced property. The report of that appraisal is attached.

The purpose of this appraisal is to estimate the market value of the property described in this appraisal report, as improved, in unencumbered fee simple title of ownership.

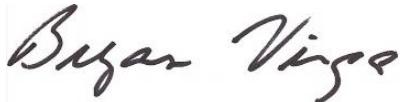
This report is based on a physical analysis of the site and improvements, a locational analysis of the neighborhood and city, and an economic analysis of the market for properties such as the subject. The appraisal was developed and the report was prepared in accordance with the Uniform Standards of Professional Appraisal Practice.

The opinion of value expressed in this report is contingent upon the Certifications and Statement of Limiting Conditions page attached to this report. The acceptance of this appraisal assignment by the appraiser was not based on a requested minimum value, or the approval of the loan. The appraiser certifies that the compensation for this appraisal is not contingent upon the reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value estimate, the attainment of a stipulated result of the occurrence of a subsequent event. This appraisal has been prepared to conform to the Uniform Standards of Professional Appraisal Practice (USPAP), adopted by the Appraisal Standards Board of the Appraisal Foundation, Except the departure provision, unless otherwise stated in this report. The appraiser has disclosed within this appraisal report steps taken that were necessary or appropriate to comply with the competency provision of USPAP.

The value conclusions reported are as of the effective date stated in the body of the report and contingent upon the certification and limiting conditions attached.

It has been a pleasure to assist you. Please do not hesitate to contact me or any of my staff if we can be of additional service to you.

Sincerely,



Bryan Virga
Louisiana State Certified Residential
Real Estate Appraiser License #R2014
Independent Appraisals
1704 Justin Rd.
Metairie, LA 70001
(504)585-9620 - Fax (504)585-9621

SUMMARY OF SALIENT FEATURES

SUBJECT INFORMATION	Subject Address	5757 Warrington Drive
	Legal Description	Lot #15, Square #5, Burbank Gardens S/D. Municipal District #3.
	City	New Orleans
	County	Orleans Parish
	State	LA
	Zip Code	70122-3405
	Census Tract	0033.03
SALES PRICE	Map Reference	MLS #76
	Sale Price	\$ N/A
	Date of Sale	N/A
CLIENT	Borrower/Client	N/A
	Lender	Louisiana Housing Finance Agency
DESCRIPTION OF IMPROVEMENTS	Size (Square Feet)	4,600+/- Sq. Ft.
	Price per Square Foot	\$ N/A - Vacant Land
	Location	Suburban
	Age	N/A - Vacant Land
	Condition	N/A - Vacant Land
	Total Rooms	N/A - Vacant Land
	Bedrooms	N/A - Vacant Land
	Baths	N/A - Vacant Land
APPRASIER	Appraiser	Bryan Virga
	Date of Appraised Value	January 27, 2011
VALUE	Opinion of Value	\$ 7,500

LAND APPRAISAL REPORT

File No. B110107

IDENTIFICATION	Borrower <u>N/A</u>	Census Tract <u>0033.03</u>	Map Reference <u>MLS #76</u>	
	Property Address <u>5757 Warrington Drive</u>			
	City <u>New Orleans</u>	County <u>Orleans Parish</u>	State <u>LA</u>	Zip Code <u>70122-3405</u>
	Legal Description <u>Lot #15, Square #5, Burbank Gardens S/D. Municipal District #3.</u>			
	Sale Price \$ <u>N/A</u>	Date of Sale <u>N/A</u>	Loan Term <u>N/A</u> yrs.	Property Rights Appraised <input checked="" type="checkbox"/> Fee <input type="checkbox"/> Leasehold <input type="checkbox"/> De Minimis PUD
	Actual Real Estate Taxes \$ <u>N/A</u> (yr)	Loan charges to be paid by seller \$ <u>N/A</u> Other sales concessions <u>N/A</u>		
	Lender/Client <u>Louisiana Housing Finance Agency</u>		Address <u>2415 Quail Drive, Baton Rouge, LA 70808</u>	
	Occupant <u>Vacant Land</u>	Appraiser <u>Bryan Virga</u>	Instructions to Appraiser <u>Estimate Market Value</u>	

NEIGHBORHOOD	Location <input type="checkbox"/> Urban <input checked="" type="checkbox"/> Suburban <input type="checkbox"/> Rural	<input type="checkbox"/> Over 75% <input checked="" type="checkbox"/> 25% to 75% <input type="checkbox"/> Under 25%	<input type="checkbox"/> Rapid <input checked="" type="checkbox"/> Steady <input type="checkbox"/> Slow	<input type="checkbox"/> Increasing <input checked="" type="checkbox"/> Stable <input type="checkbox"/> Declining	<input type="checkbox"/> Shortage <input checked="" type="checkbox"/> In Balance <input checked="" type="checkbox"/> Oversupply	<input type="checkbox"/> Under 3 Mos. <input checked="" type="checkbox"/> 4-6 Mos. <input type="checkbox"/> Over 6 Mos.	<input type="checkbox"/> Good <input type="checkbox"/> Avg. <input type="checkbox"/> Fair <input type="checkbox"/> Poor
	Built Up						
	Growth Rate <input type="checkbox"/> Fully Dev.						
	Property Values						
	Demand/Supply						
	Marketing Time						
	Present Land Use <u>75% 1 Family</u> <u>5% 2-4 Family</u> <u>5% Apts.</u> <u>% Condo</u> <u>% Commercial</u>						
	<u>% Industrial</u> <u>15% Vacant</u> <u>%</u>						
	Change in Present Land Use <input checked="" type="checkbox"/> Not Likely <input type="checkbox"/> Likely (*) <input type="checkbox"/> Taking Place (*)						
	(*) From <u>Vacant Land</u> To <u>Single Res Dwellings</u>						
Predominant Occupancy <input checked="" type="checkbox"/> Owner <input type="checkbox"/> Tenant <u>% Vacant</u>							
Single Family Price Range <u>\$ 25,000</u> to <u>\$ 245,000</u> Predominant Value <u>\$ 140,000</u>							
Single Family Age <u>1-New</u> yrs. to <u>76</u> yrs. Predominant Age <u>50</u> yrs.							

Comments including those factors, favorable or unfavorable, affecting marketability (e.g. public parks, schools, view, noise): The subject property is located in New Orleans. The area is considered to have adequate access to schools, shopping, the interstate, and employment centers.

Dimensions <u>46' x 100'</u>	=	<u>4,600</u> Sq. Ft. or Acres	<input type="checkbox"/> Corner Lot
Zoning classification <u>RS-2, Single Family Residential District</u>		Present Improvements <input checked="" type="checkbox"/> do <input type="checkbox"/> do not conform to zoning regulations	
Highest and best use <input checked="" type="checkbox"/> Present use <input type="checkbox"/> Other (specify)			
Public	Other (Describe)	OFF SITE IMPROVEMENTS	
Elec.		Street Access <input checked="" type="checkbox"/> Public <input type="checkbox"/> Private	Topo <u>Nearly Level</u>
Gas			Size <u>4,600+/- Sq. Ft.</u>
Water		Surface <u>Concrete</u>	Shape <u>Nearly Rectangular</u>
San. Sewer		Maintenance <input checked="" type="checkbox"/> Public <input type="checkbox"/> Private	View <u>SFR/Land</u>
		<input checked="" type="checkbox"/> Storm Sewer <input type="checkbox"/> Curb/Gutter	Drainage <u>Appears Adequate</u>
		<input type="checkbox"/> Sidewalk <input checked="" type="checkbox"/> Street Lights	
Is the property located in a HUD Identified Special Flood Hazard Area? <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes			
Comments (favorable or unfavorable including any apparent adverse easements, encroachments, or other adverse conditions): No adverse easements or servitudes were apparent during the inspection. With the general information available, the exact flood zoning is "A7", Map #2252030095E: Map			
Date: 03/01/1984. This report is based on the assumption the property is not negatively affected by the existence of hazardous substances or detrimental conditions. **See Attached Addenda**			

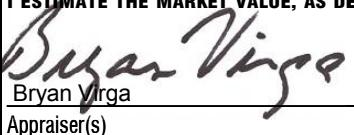
The undersigned has recited three recent sales of properties most similar and proximate to subject and has considered these in the market analysis. The description includes a dollar adjustment reflecting market reaction to those items of significant variation between the subject and comparable properties. If a significant item in the comparable property is superior to or more favorable than the subject property, a minus (-) adjustment is made thus reducing the indicated value of subject; if a significant item in the comparable is inferior to or less favorable than the subject property, a plus (+) adjustment is made thus increasing the indicated value of the subject.

ITEM	SUBJECT PROPERTY	COMPARABLE NO. 1	COMPARABLE NO. 2	COMPARABLE NO. 3			
Address	<u>5757 Warrington Drive</u> <u>New Orleans</u>	<u>6085 Wilton Dr.</u> <u>New Orleans, LA 70122</u>	<u>5326 St. Anthony Ave.</u> <u>New Orleans, LA 70122</u>	<u>2456 Mendez St.</u> <u>New Orleans, LA 70122</u>			
Proximity to Subject		<u>0.30 miles NE</u>	<u>0.42 miles SE</u>	<u>0.91 miles E</u>			
Sales Price	<u>\$ N/A</u>	<u>\$ 16,500</u>	<u>\$ 18,500</u>	<u>\$ 10,000</u>			
Price	<u>\$</u>	<u>\$</u>	<u>\$</u>	<u>\$</u>			
Data Source	Inspection	MLS #751350	MLS #826548	MLS #830366			
Date of Sale and Time Adjustment	DESCRIPTION	DESCRIPTION +(-)\$ Adjust.	DESCRIPTION +(-)\$ Adjust.	DESCRIPTION +(-)\$ Adjust.			
	<u>N/A</u>	<u>12/20/10-DOM-878</u>	<u>07/29/10-DOM-111</u>	<u>07/26/10-DOM-101</u>			
Location	Suburban	Suburban	Suburban	Suburban			
Site/View	Vacant Land/SFR	Vacant Land/SFR	Vacant Land/SFR	Vacant Land/SFR			
Access	Asphalt Street	Asphalt Street	Asphalt Street	Asphalt Street			
Utilities	Typical	Typical	Typical	Typical			
Site Size	<u>4,600+/- Sq. Ft.</u>	<u>5,000+/- Sq. Ft.</u>	<u>-600</u>	<u>5,070+/- Sq. Ft.</u>	<u>-705</u>	<u>5,500+/- Sq. Ft.</u>	<u>-1,350</u>
Site Dimensions	<u>46' x 100'</u>	<u>50' x 100'</u>		<u>50.7' x 100'</u>		<u>50' x 110'</u>	
Sales or Financing Concessions	<u>N/A</u> <u>N/A</u>	Cash No Concessions	Cash No Concessions	Cash No Concessions			
Net Adj. (Total)		<input type="checkbox"/> + <input checked="" type="checkbox"/> - <u>\$ -600</u>	<input type="checkbox"/> + <input checked="" type="checkbox"/> - <u>\$ -705</u>	<input type="checkbox"/> + <input checked="" type="checkbox"/> - <u>\$ -1,350</u>			
Indicated Value of Subject		<u>\$ 15,900</u>	<u>\$ 17,795</u>	<u>\$ 8,650</u>			

Comments on Market Data: The above sales are the most recent sales of similarly sized and located tracts of vacant land in the area for which reliable physical data was available. The size adjustments were made at \$1.50 per square foot.

Comments and Conditions of Appraisal: This appraisal is not based on a requested minimum value, specific value, or the approval of a loan. See attached certification and statement of limiting conditions. The intended user of this report are the specific entities or persons named in the "Lender" section of this report, their heirs or assigns. The intended use of the appraisal report is to determine fair market value.

Final Reconciliation: After inspection of the subject property, reviewing comparable sales and adjusting for all value factors, it's my professional opinion the subject property together with any and all improvements, has a market value of \$7,500.

I ESTIMATE THE MARKET VALUE, AS DEFINED, OF SUBJECT PROPERTY AS OF	<u>January 27, 2011</u>	to be \$ <u>7,500</u>
		- Louisiana Certified Residential Real Estate Appraiser, Certification #R2014
Bryan Virga		<input checked="" type="checkbox"/> Did <input type="checkbox"/> Did Not Physically Inspect Property
Appraiser(s)	Review Appraiser (if applicable)	

[Y2K]

LAND APPRAISAL REPORT MARKET DATA ANALYSIS

Main File No. B110107 Page #5

File No. B110107

MARKET DATA ANALYSIS	ITEM	SUBJECT PROPERTY	COMPARABLE NO. 4		COMPARABLE NO. 5		COMPARABLE NO. 6	
	Address 5757 Warrington Drive New Orleans		5510 Wilton Dr. New Orleans, LA 70122		5901 Spain St. New Orleans, LA 70122		5347 Cameron Blvd. New Orleans, LA 70122	
	Proximity to Subject		0.29 miles SE		0.74 miles E		0.48 miles SE	
	Sales Price	\$ N/A		\$ 3,600		\$ 1,000		\$ 5,000
	Price	\$		\$		\$		\$
	Data Source	Inspection	MLS #813453		MLS #824817		MLS #807167	
	Date of sale and Time Adjustment	DESCRIPTION	DESCRIPTION	+(-)\$ Adjust.	DESCRIPTION	+(-)\$ Adjust.	DESCRIPTION	+(-)\$ Adjust.
		N/A	05/07/10-DOM-129		09/23/10-DOM-168		05/10/10-DOM-213	
	Location	Suburban	Suburban		Suburban		Suburban	
	Site/View	Vacant Land/SFR	Vacant Land/SFR		Vacant Land/SFR		Vacant Land/SFR	
COMMENTS	Access	Asphalt Street	Asphalt Street		Asphalt Street		Asphalt Street	
	Utilities	Typical	Typical		Typical		Typical	
	Site Size	4,600+/- Sq. Ft.	5,000+/- Sq. Ft.	-600	4,800+/- Sq. Ft.	-300	5,640+/- Sq. Ft.	-1,560
	Site Dimensions	46' x 100'	50' x 100'		40' x 120'		47' x 120'	
	Sales or Financing Concessions	N/A N/A	Cash None		Cash None		Cash None	
	Net Adj. (Total)		<input type="checkbox"/> + <input checked="" type="checkbox"/> -	\$ -600	<input type="checkbox"/> + <input checked="" type="checkbox"/> -	\$ -300	<input type="checkbox"/> + <input checked="" type="checkbox"/> -	\$ -1,560
	Indicated Value of Subject			\$ 3,000		\$ 700		\$ 3,440
	Comments: The size adjustments were made at \$1.50 per square foot.							
	</							

COMPARABLE LISTINGS

File No. B110107

Supplemental Addendum

File No. B110107

Borrower/Client	N/A						
Property Address	5757 Warrington Drive						
City	New Orleans	County	Orleans Parish	State	LA	Zip Code	70122-3405
Lender	Louisiana Housing Finance Agency						

• Land : Site Comments

No adverse easements or servitudes were apparent during the inspection. With the general information available, the exact flood zoning is "A7", Map #2252030095E: Map Date:03/01/1984. This report is based on the assumption the property is not negatively affected by the existence of hazardous substances or detrimental conditions. **See Attached Addenda**

This appraiser is not an expert in the identification of these conditions and on routine overview of the subject property no known conditions were observed that might negatively affect the subject property. The appraiser provides an opinion of value and does not guarantee that the property is free of defects or environmental problems. The appraiser performs an inspection of visible and accessible areas only. It is possible that inspections made by a qualified hazardous substance and environmental expert would reveal the existence of such conditions. However, as stated, the routine overview of the property did not reveal any negative information.

Subject Photo Page

Borrower/Client	N/A			
Property Address	5757 Warrington Drive			
City	New Orleans	County	Orleans Parish	State LA Zip Code 70122-3405
Lender	Louisiana Housing Finance Agency			



Subject Front

5757 Warrington Drive
 Sales Price N/A
 Gross Living Area 4,600+- Sq. Ft.
 Total Rooms N/A - Vacant Land
 Total Bedrooms N/A - Vacant Land
 Total Bathrooms N/A - Vacant Land
 Location Suburban
 View Vacant Land/SFR
 Site 46' x 100'
 Quality Average
 Age N/A - Vacant Land



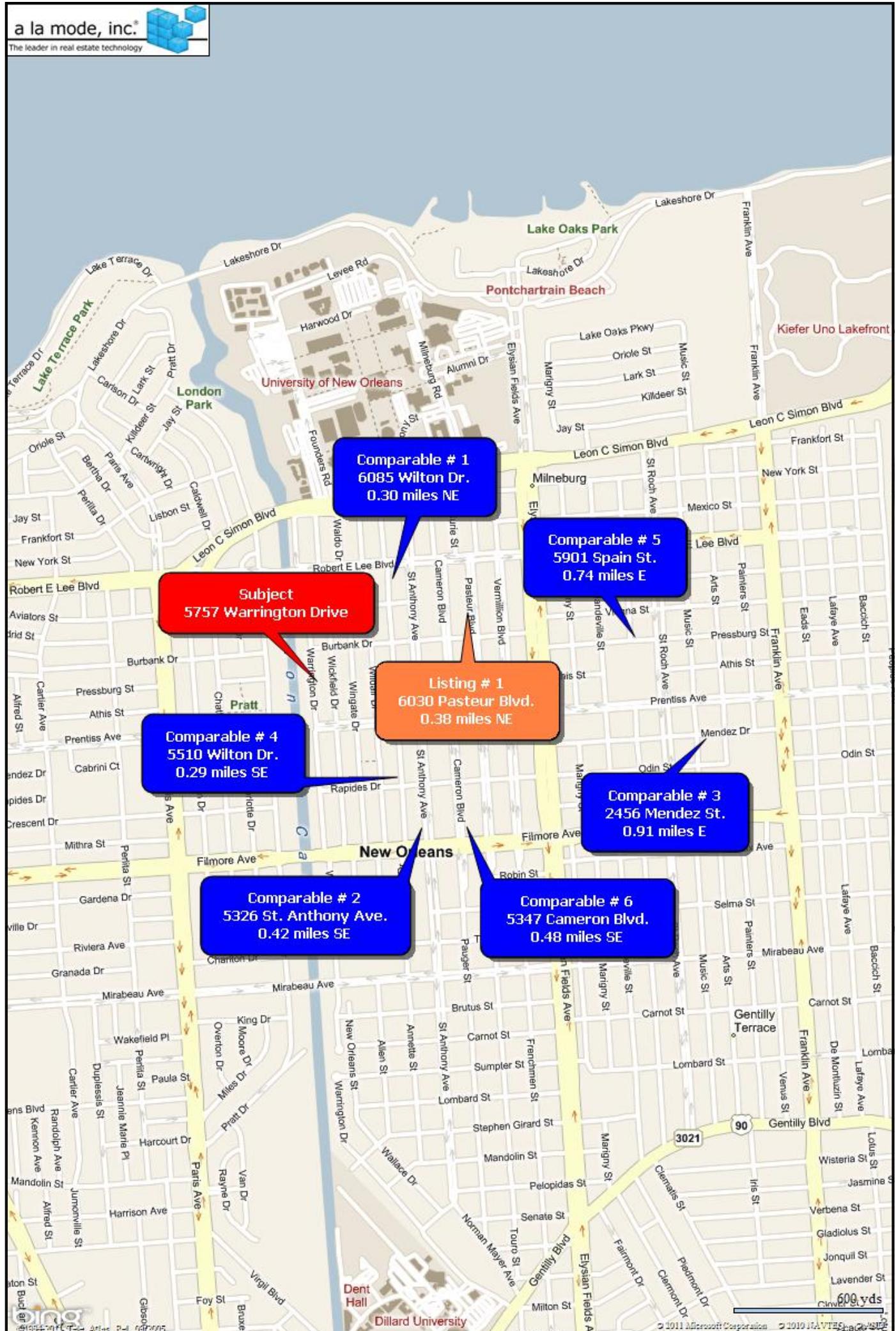
Subject Rear



Subject Street

Location Map

Borrower/Client	N/A						
Property Address	5757 Warrington Drive						
City	New Orleans	County	Orleans Parish	State	LA	Zip Code	70122-3405
Lender	Louisiana Housing Finance Agency						



State of  Louisiana

Certified Residential Appraiser License

Having complied with the license requirements as set forth in in R.S.1950 Title 37, Chapter 51, and Amendatory Acts, and the Real Estate Appraisers Board Rules and Regulations, a Certified Residential Appraiser License is hereby granted to

BRYAN J. VIRGA

In Testimony Whereof, This license has been issued by the Authority of the Louisiana Real Estate Appraisers Board.

Period Covered: 01 01 2011 Through 12 31 2012


Chairman

License Number: R 2014


Secretary