



# **BOARD OF DIRECTORS**

Agenda Item 8

**Loretta Wallace, Program Administrator**

**September 12, 2012**

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**LOUISIANA HOUSING CORPORATION**

The following resolution was offered by Director \_\_\_\_\_ and seconded by Director \_\_\_\_\_:

**RESOLUTION**

A resolution authorizing and directing staff and counsel to transfer the existing Mortgage and Regulatory Liens for the St. Bernard II, 202 Risk Sharing Property to the new site in Metairie, adjacent to Metairie Manor II, in order to protect the financial interests of the Louisiana Housing Corporation and the United States Department of Housing and Urban Development (“HUD”) in connection with the prior approval of HUD and the Louisiana Housing Finance Agency of the demolition and the transfer of the development to the new site; and providing for other matters in connection with the foregoing.

WHEREAS, on November 21, 2003, the Board of Commissioners (“Board”) of the Louisiana Housing Finance Agency (now the Louisiana Housing Corporation) refinanced and rehabilitated eighteen (18) Section 202 elderly and handicapped housing facilities pursuant to the Section 202 HOME/Risk Sharing Program; and

WHEREAS, eleven (11) of the elderly/handicapped 202 developments defaulted on their Risk Sharing Loans and Subordinate Loans as a result of the damage caused by Hurricane Katrina; and

WHEREAS, five (5) of the eleven (11) Projects have been restructured using a combination of FHA 221 (d)(4) insurance and housing tax credits and have paid in full their Risk Sharing Loans and Subordinate Loans and one (1) was paid in full from an award from Housing Trust Funds; and

WHEREAS, the Board of Commissioners of the Louisiana Housing Finance Agency (“Agency”) adopted a resolution on February 11, 2009 approving Work-Out Agreements with the nonprofit owners of six (6) Section 8 Assisted – 202 Elderly Projects (the “Projects”); and

WHEREAS, the Work-Out Agreements were executed by the Agency, the nonprofit owners, and approved by HUD; and

WHEREAS, on January 19, 2010 a resolution was approved authorizing and directing staff and counsel to cooperate with HUD and the nonprofit owners in completing a redevelopment plan for the 202 Projects at existing or alternate sites; and

WHEREAS, the same resolution approved the use of additional Agency resources to cover additional costs, including the refinancing of all required debt while limiting HUD’s exposure to the amount of HUD’s original FHA Risk Sharing Loan in accordance with the requirements of a 215 transfer with respect to a change in site; and

WHEREAS, the Federal Emergency Management Agency (“FEMA”) has written project worksheets for the demolition and reconstruction of each Project in Default, including St. Bernard II in accordance with the amounts specified in the attachment.

NOW, THEREFORE, BE IT RESOLVED by the Board of Directors of the Louisiana Housing Corporation, acting as the governing authority of said Corporation, that:

SECTION 1. The LHC staff and Counsel are hereby authorized and directed to continue to cooperate with HUD and the nonprofit owners of the 202 Projects to transfer the existing Mortgage and Regulatory Liens for the St. Bernard II, 202 Risk Sharing Property to the new site in Metairie, adjacent to Metairie Manor II, in order to protect the financial interests of the Louisiana Housing Corporation and the Department of Housing and Urban Development (“HUD”) in connection with the prior approval of HUD and the Louisiana Housing Finance Agency of the demolition and the transfer of the development to the new site;

SECTION 2. The LHC staff and counsel are authorized and directed to prepare such documents and agreements as may be necessary to implement transfer of the existing Mortgage and Regulatory Liens for the St. Bernard II, 202 Risk Sharing Property to the new site in Metairie, adjacent to Metairie Manor II.

SECTION 3. The LHC is hereby authorized, empowered, and directed the ability as may be necessary to create, change, amend, and revise any existing documents and/or commitments to transfer the existing Mortgage and Regulatory Liens for the St. Bernard II, 202 Risk Sharing Property to the new site in Metairie, adjacent to Metairie Manor II, the terms of which are to be consistent with the provisions of this resolution.

SECTION 4. The Chairman, Vice Chairman, Executive Director, and/or Secretary of the LHC are 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 LHC, the terms of which are to be consistent with the provisions of this resolution.



STATE OF LOUISIANA  
PARISH OF EAST BATON ROUGE

I, the undersigned Secretary of the Board of Directors of the Louisiana Housing Corporation, do hereby certify that the foregoing three (3) pages constitute a true and correct copy of a resolution adopted by said Board of Directors on September 12, 2012 authorizing and directing staff and counsel to transfer the existing Mortgage and Regulatory Liens for the St. Bernard II, 202 Risk Sharing Property to the new site in Metairie, adjacent to Metairie Manor II, in order to protect the financial interests of the Louisiana Housing Corporation and The United States Department of Housing and Urban Development (HUD) in connection with the prior approval of HUD and the Louisiana Housing Finance Agency of the demolition and the transfer of the development to the new site; and providing for other matters in connection with the foregoing.

IN FAITH WHEREOF, witness my official signature and the impress of the official seal of the Corporation on this, the 12th day of September 2012.

---

Secretary

(SEAL)

## WORK-OUT AGREEMENT

### (St. Bernard II)

**BE IT KNOWN** that on the dates as hereinafter set forth, this Work-out Agreement was executed in counterparts and is to be considered as one and the same instrument when properly executed by all parties hereto, and shall be considered dated as of June 1, 2009;

#### **PERSONALLY CAME AND APPEARED:**

**LOUISIANA HOUSING FINANCE AGENCY** (the "Agency"), represented herein by Milton J. Bailey, its President; and

**ST. BERNARD II**, a Louisiana 501(c)(3) nonprofit organization, together with their successors and assigns permitted hereunder (the "Owner"), whose addresses are 7887 Walmsley Avenue, New Orleans, LA 70125, herein represented by John L. Eckholdt, Secretary-Treasurer.

#### **RECITALS**

A. The Board of Commissioners (the "Board") of the Louisiana Housing Finance Agency (the "Agency") refinanced eighteen (18) 202 loans pursuant to Section 202 HOME/Risk Share Applications approved by the Agency and financed by the Agency's Multifamily Mortgage Revenue Bonds (Section 8 Assisted – 202 Elderly Projects) Series 2003A" (the "Bonds").

B. Eleven (11) of the eighteen (18) developments defaulted on their Risk Sharing Loans and Subordinate Loans as a result of the damage caused by Hurricane Katrina.

C. Five (5) of the eleven (11) developments have been restructured using a combination of FHA 221(d)(4) insurance and housing tax credits and have paid in full their Risk Sharing Loans and Subordinate Loans.

D. Each owner of a development (individually, a "Project in Default", collectively, the "Projects in Default") that has yet to be restructured remains in default of its Risk Sharing Loan and Subordinate Loan.

E. HUD has arranged to approve and execute Debenture Modification Agreements granting a waiver of 24 CFR Part 266.638(d) to suspend interest accruals on the Debentures for each of the Projects in Default, including St. Bernard II, for a period of eighteen (18) months from August 19, 2008 (the "Effective Date") subject to (i) the extension of the term of the Use Agreement dated as of November 19, 2003 to August 1, 2041 and (ii) the refinance and reconstruction of such Projects within eighteen (18) months.

F. HUD has requested that the Agency transfer the benefit of the suspended interest in the Debenture Modification Agreements to Projects pursuant to a Work-out Agreement by and among the Agency, HUD and each Owner in Default and has further provided that the foregoing suspension of interest requires each Project in Default "must be actively under redevelopment by February, 2010". For purposes herein the parties agree that "actively under redevelopment" includes demolition, architectural design, site development, and rebuilding.

G. The Federal Emergency Management Agency ("FEMA") has written project worksheets for the demolition and reconstruction of each Project in Default, including St. Bernard II, in accordance with the amounts specified in Schedule I hereto.

H. A portion of the project worksheets specified in Schedule I will fund the demolition of all or a portion of each Project in Default and the reconstruction of each Project in Default in accordance with the following targeted deadlines proposed by each Owner:

<u>Project Name</u>	<u>Project #</u>	<u>Demolition</u>	<u>Reconstruction</u>	<u>Completion</u>	<u>Occupancy</u>
		<u>Start</u>	<u>Start</u>		
Villa St. Maurice	064-98016	8/1/2009	7/15/2010	10/15/2011	1/15/2012
Villa Additions	064-98017	7/15/2009	3/1/2010	3/1/2011	5/31/2011
St. Bernard Manor	064-98012	7/1/2009	12/1/2009	12/1/2010	3/31/2011
St. Bernard II	064-98013	7/1/2009	7/15/2011	7/15/2012	10/15/2012
St. Martin Manor	064-98014	7/15/2009	10/15/2009	2/1/2011	5/1/2011
St. Martin House	064-98015	7/1/2009	8/15/2009	4/28/2010	6/30/2010

I. Pursuant to a May 18, 2009 Memorandum (the "Golrick Memo") For Michael B. Backman, Multifamily Hub Director, Fort Worth Region VI, 6AHML from Janet M. Golrick, Associate Deputy Assistant Secretary For Multifamily Housing Programs, HT, HUD agreed "to approve the demolition of these projects with the exception of any building deemed historic (federal or state designation) at the St. Martin Manor and Villa St. Maurice sites with the following conditions:

1. *The demolition of the building must be begun by August 29, 2009, to ensure the retention of FEMA funding, and*
2. *LHFA must agree to the demolition of the Risk Share Properties and provide written approval to HUD."*

The Owner reserves the right to seek an extension of the specified deadline from FEMA

J. The Board of the Agency has authorized and approved the President and/or Chairman of the Agency executing a Work-out Agreement with each of the non-profit owners, including St. Bernard II and HUD subject to the approval of the terms and provisions by the Agency's General Counsel and special counsel, Foley & Judell.

K. This Work-out Agreement with the Owner who owns certain property (the "Property") known as St. Bernard II and more particularly described on **Exhibit A** hereto is intended to (i) evidence the Agency's approval of the demolition of St. Bernard II subject to the conditions specified by the Golrick Memo as may be revised at the request of the Owner, (ii) approve the suspension by the Agency of the interest on the Risk Sharing Loans to each Owner corresponding to the suspension of the interest due to HUD under the Debenture for each Project, (iii) provide that the Agency acknowledge and agree

that no foreclosure proceedings will be initiated on any Project under demolition and/or reconstruction pursuant to this Work-out Agreement and (iv) provide that the Owner will enter into amendment to its Use Agreement to extend the terms of low-income use ten (10) years beyond the original maturity date of the Section 202 mortgage.

NOW THEREFORE, in consideration of the premises contained in the preceding Recitals which are incorporated herein, each Owner and the Agency agree as follows:

**Section 1. *Suspension of Debenture Interest Related to Project 064-98013.***

The Agency hereby agrees to suspend interest on the Risk Sharing Loan of the Owner to the Agency in an amount of Debenture Interest due by the Agency to HUD pursuant to the terms of the Debenture Modification Agreement relating to Project 064-98013 with an Effective Date of August 19, 2008 corresponding to the provisions of the Debenture Modification Agreement as in effect as of the date of this Work-out Agreement or as may be subsequently amended.

Pursuant to a March 18, 2009 memorandum (the "Miller Memo") from Beverly J. Miller, Director, Office of Asset Management, HTG, for Michael B. Backman, Director, Fort Worth Multifamily Hub, 6AMH, the language and conditions for suspension of interest accruals was explained as follows: "From the effective date, means the projects must be actively under redevelopment by February, 2010." "Actively under redevelopment" is defined under Recital F. The Miller Memo further required, as a condition of the accrued interest suspension, an extension of the term of low-income use by ten (10) years beyond the original maturity date of the Section 202 mortgages.

**Section 2. *Demolition of all or a Portion of Project 064-98013.***

FEMA funds as specified in the Worksheet attached as **Exhibit B** have been obligated to the State and to the Project to demolish and/or reconstruct said project in such a manner as to restore the operation of the Project to its pre-Katrina condition. The Risk Sharing and Subordinate liens on the restored Project will remain intact except as otherwise modified herein. The Owner hereby confirms a FEMA project worksheet has been written and obligated for the demolition and/or reconstruction of the Project. Subject to the foregoing representations and facts and further subject to the Owner executing and recording a Deposit Agreement to extend of the term of low-income use by ten (10) years beyond the original maturity date of the Section 202 mortgage for the Project, the Agency hereby approves the demolition of all or a portion of the Project and acknowledges and agrees that no foreclosure proceedings will be initiated on the Project while such Project remains under active redevelopment.

**Section 3. *Repayment of Risk Sharing Loan and Subordinate Loan and Extension of Use Agreement.***

Except for the suspension of the Debenture Interest as provided for in Section 1 above, the terms of the (a) Agency's Risk Sharing Note, Mortgage and Regulatory Agreement and (b) the Agency's Subordinate Note and Mortgage (the "Agency Loan Documents") shall remain unamended and intact. The Owner shall provide a title policy upon restoration of the Project that the liens related to the Agency Loan Documents remain intact in accordance with this Agreement unless the Agency agrees to refinance a Risk Sharing Note based upon an Owner request for a refinance.

**Section 4. *Notice of Debenture Interest Reinstatement and of Default***

HUD agrees to give written notice to the Agency and to the Owner of any Debenture Interest

Reinstatement. The Agency hereby agrees to give written notice of any default by Owner under the Agency Loan Documents to HUD, simultaneously with the giving of notice to the Owner.

**Section 5. Notices.**

Any notice or demand, by provision of this Agreement, is required or permitted to be given or served shall be given, in writing, as follows:

To the Agency:  
Louisiana Housing Finance Agency  
2415 Quail Drive  
Baton Rouge, Louisiana 70808  
Attention: Rene Landry, Chief Financial Officer  
With a copy to: Terri Ricks, General Counsel  
Loretta Wallace, Program Administrator

To the Owner:  
St. Bernard II  
7887 Walmsley Avenue  
New Orleans, LA 70125  
Attention: John Eckholdt

With a copy to:  
Christopher Homes, Inc.  
1000 Howard Avenue  
Suite 100  
New Orleans, LA 70113  
Attention: Dennis F. Adams

With a copy to: Evan Schmidt and Richard Bordelon  
Denechaud & Denechaud, L.L.P.  
1010 Common Street, Suite 3010  
New Orleans, LA 70112

**Section 6. Covenants.**

The Owner agrees that (i) it will promptly commence the construction of the contemplated improvements and proceed to the prompt completion thereof in accordance with the plans and specifications and FEMA PW 11420; (ii) it will comply in all respects with the terms and conditions contained in FEMA PW 11420; and (iii) it will fully cooperate with the Agency and HUD to effect the payment of the Risk Sharing Loan and Subordinate Loan in accordance with the Agency Loan Documents.

**Section 7. Amendment.**

Neither this Agreement nor any provisions hereof may be changed, waived, discharged or terminated orally or in any manner other than by an instrument in writing signed by the party against whom enforcement of the change, waiver, discharge or termination is sought.

Section 8. ***Cumulative Rights.***

The rights and remedies of the Agency and HUD under this Agreement shall be cumulative, and the exercise or partial exercise of any such right or remedy shall not preclude the exercise of any other right or remedy.

Section 9. ***Governing Law.***

This Agreement is made under and shall be construed in accordance with and governed by the laws of the State of Louisiana.

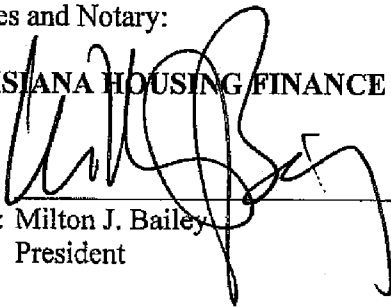
Section 10. ***Counterparts.***

This Agreement may be executed in two or more counterparts, and it shall not be necessary that the signatures of all parties hereto be contained on any one counterpart hereof; each counterpart shall be deemed an original, but all of which together shall constitute one and the same instrument.

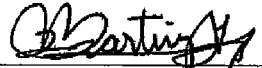
THUS DONE AND SIGNED at Baton Rouge, Louisiana, on this \_\_\_ day of June, 2009, in the presence of the undersigned competent witnesses and Notary:

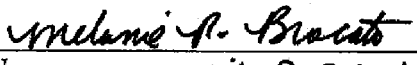
LOUISIANA HOUSING FINANCE AGENCY

[SEAL]

By:   
Name: Milton J. Bailey  
Title: President

WITNESSES:

  
Name: Eva M. Martinez

  
Name: MELANIE R. BROCATO

  
Notary Public

Name: Christino Brocato - expires upon death  
Bar Roll Number: 27781

[Owner Signature Page to the Work-Out Agreement]

THUS DONE AND SIGNED at NEW ORLEANS, LA LOUISIANA, on this 23 day of June, 2009, in the presence of the undersigned competent witnesses and Notary:


ST. BERNARD II

By: 

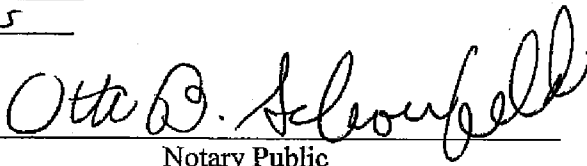
Name: John L. Eckholdt

Title: Secretary-Treasurer

WITNESSES:

  
Name: DENNIS F. ADAMS

Anna Myers  
Name: ANNA MYERS

  
Notary Public

Name: OTTO B. SCHOENFELD  
Bar Roll Number: 11814

**OTTO B. SCHOENFELD  
NOTARY PUBLIC  
MY COMMISSION EXPIRES AT MY DEATH.  
LOUISIANA BAR # 11814**

SCHEDULE I  
FEMA PROJECT WORKSHEET

# PROJECT WORKSHEET REPORT

DECLARATION NO. FEMA-LA - DR1603

PREPARED DATE 11/15/2007

FIPS NO. 000-UV6IX-00

REPORT DATE 03/04/2009 08:02

APPLICANT NAME ROMAN CATHOLIC CHURCH/ARCHDIOCESE OF N.O.

INF TYPE  INF  
 NON-INF  
 REC

SUBDIVISION

FEMA PW # 11420 VSN 2 REF# 11420V2

CATEGORY E. Public Buildings COUNTY STATEWIDE FUNDING OPTION COST SHARE 1

STD PROJECT NO. 599 PROJECT TITLE ARCHDIOCESE OF NEW ORLEANS ST BERNARD 2

PROJECTED CMLPTN DT 02/28/2009 ACTUAL CMLPTN DT WORK COMPLETE AS OF 11/15/2007 : 0 %

ELIGIBILITY Yes AMOUNT ELIG \$13,917,907.92 FEDERAL SHARE \$13,917,907.92 PRIORITY Normal

BEGIN DESIGN DT BEGIN CONSTR DT

PW REVIEWER DATA		
	REVIEWER NAME	DATE
INITIAL REVIEW	KOZUB, PHILIPPE	12/03/2007
FINAL REVIEW	SMITH, SANDRA	01/18/2008

END DESIGN DT END CONSTR DT

PREPARER SCOTT WHITE/ROSE MARIE SIBERT

ROLE PO DATA SOURCE

STATE

DATE OBLGTD 01/31/2008 PACKAGE DATE 01/30/2008

MT PROP  Yes  No VALIDATED  Yes  No  
 PNP QUESTIONS  Yes  No STATE RVWD  Yes  No  
 ATTACH  Yes  No

PACKAGE ID 862

- Does the Scope of Work change the pre-disaster conditions at the site?  Yes  No  Unsure
- Special Considerations issues included?  Yes  No  Unsure
- Is there insurance coverage on this facility?  Yes  No  Unsure
- Hazard Mitigation proposal included?  Yes  No  Unsure

# PROJECT WORKSHEET REPORT

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FIPS NO. 000-UV6IX-00

APPLICANT NAME ROMAN CATHOLIC CHURCH/ARCHDIOCESE OF N.O.

SUBDIVISION

FEMA PW # 11420 VSN 2 REF# 11420V2

PREPARED DATE 11/15/2007

REPORT DATE 03/04/2009 08:02

INF TYPE  INF  
 NON-INF  
 REC

SITE NUMBER 1 of 1

FACILITY NAME ARCHDIOCESE OF NEW ORLEANS ST BERNARD 2

Latitude 29.93268

ADDRESS 2440 ARCHBISHOP HANNAN BLVD,

Longitude -89.925

CITY ORLEANS PARISH

STATE LA ZIP 70075

Was this site previously damaged?  Yes  No  Unsure

SITE NUMBER 1 - LOCATION

2440 ARCHBISHOP HANNAN BLVD. NEW ORLEANS LA 70075

## SITE NUMBER 1 - DAMAGE DIMENSIONS AND DESCRIPTION

ON AUGUST 29, 2005 HURRICANE KATRINA CAUSED SERIOUS DAMAGE TO THIS BUILDING THRU FLOODING. THE BUILDING IS A 5 STORY BRICK STRUCTURE WITH 84 APARTMENTS BUILT IN THE 1980'S USED FOR SENIORS NON ASSISTED LIVING. THE BUILDING HAD 8-1/2 FEET OF STANDING WATER ON THE INSIDE WHICH RUINED EVERY THING ON THE FIRST FLOOR AND CAUSED MOLD CONTAMINATION ON THE SECOND FLOOR. THE FIRST FLOOR DAMAGE CONSISTS OF ALL DRYWALL WALLS AND CEILINGS, FLOOR TILE AND CARPET, THE ELECTRICAL SYSTEMS, THE PLUMBING SYSTEM, THE MECHANICAL SYSTEM, THE FIRE PROTECTION SPRINKLER SYSTEM, THE FIRE ALARM SYSTEM. EACH APRTMENT CONTAINED A FULL BATHROOM AND KITCHEN WHICH CONTAINED A STOVE, REFRIGERATOR, 8 FEET OF UPPER AND LOWER CABINETS, AND A BUILT IN WALL UNIT AIR CONDITIONING SYSTEM. THE ENTIRE FIRST FLOOR APARTMENTS WERE COMPLETELY DESTROYED.

06/15/06 - SEE NEW COVER SHEET W/NEW AMOUNT, MATH ERRORS - CORRECTED.

THE DAMAGES FOR THIS BUILDING WILL CONSIST OF TOTAL REMOVAL OF EVERY THING ON THE FIRST FLOOR AND THE REPLACEMENT OF THE SAME ITEMS. THE SECOND, THIRD AND FOURTH FLOORS WILL NEED DRYWALL REPLACED ON THE NORTH WALL, TO REMOVE MOLD AND THE ENTIRE APARTMENT PAINTED. THE FIFTH FLOOR WILL NEED THE NORTH WALL CLEANED BEFORE PAINTING. NEW CARPET WILL NEED INSTALLED IN ALL APARTMENTS. IN EVERY APARTMENT THE REFRIGERATORS WILL NEED REPLACEMENT.

THE BUILDING MEASURES 200 X 55 FEET = 11,000SF, AND THERE ARE 5 FLOORS.  
EACH INDIVIDUAL APARTMENT MEASURES 23 X 25 FEET = 575 SQUARE FEET.  
THERE IS 144 LINEAR FEET OF WALL SPACE IN EACH APARTMENT X 8 FEET HIGH = 1,152SF OF WALL SPACE.

MOLD REMEDIATION PROCEDURES WILL BE EMPLOYED FOR THE REMOVAL OF CONTAMINATED ITEMS. THESE ITEMS ARE:

- 1) REMOVE DRYWALL
- 2) REMOVE CEILINGS
- 3) REMOVE FLOORING
- 4) REMOVE INSULATION
- 5) REMOVE ELECTRICAL OUTLETS AND SWITCHES
- 6) REMOVE LIGHTING
- 7) PAINT WALLS WITH FUNGICIDE

EXTRA ITEMS NOT COVERED BY THE MOLD REMEDIATION TO BE REMOVED AND REPLACED FROM THE FIRST FLOOR INCLUDE:

- 1) 43 SOLID

# PROJECT WORKSHEET REPORT

DECLARATION NO. FEMA-LA - DR1603

FIPS NO. 000-UV6IX-00

APPLICANT NAME ROMAN CATHOLIC CHURCH/ARCHDIOCESE OF N.O.

SUBDIVISION

FEMA PW # 11420 VSN 2 REF# 11420V2

PREPARED DATE 11/15/2007

REPORT DATE 03/04/2009 08:02

INF TYPE  INF  
 NON-INF  
 REC

## SITE NUMBER 1 - DAMAGE DIMENSIONS AND DESCRIPTION

- CORE WOOD FIRE DOORS (3 PER APARTMENT AND 3 IN THE HALLWAY AND 4 OFFICE DOORS)
- 2) 12 WALL AC UNIT
  - 3) 12 REFRIGERATORS
  - 4) 12 STOVES (30" W/OVEN)
  - 5) 12 ELECTRICAL BREAKER BOX, 100AMP WITH 8 BREAKERS (1-40AMP, & 7-20AMP)
  - 6) 48 DOUBLE HUNG ALUMINUM WINDOWS
  - 7) 57 LIGHT FIXTURES ( 3 PER APARTMENT, 2 PER OFFICE, 5 IN LOBBY, 8 IN HALLWAY) EITHER RECESSED OF FLORECENT
  - 8) 3 AC UNITS 25 TON
  - 9) 3 STALL PARTITIONS IN COMMON BATHROOM
  - 10) 4 TOILETS, 2 URINALS, 4 WALL MOUNTED SINKS REMOVED AND CLEANED
  - 11) 4 MIRRORS REPLACED, 24 X 48
  - 12) 4 SOAP DISPENSERS
  - 13) 4 TOILET PAPER HOLDERS
  - 14) 4 HAND TOWEL DISPENSERS
  - 15) CEILING FAN, PADDLE, VARIABLE SPEED
  - 16) ELECTRICAL METER SOCKET SINGLE POSITION 100AMP
  - 17) CIRCUIT BREAKERS, BOLT ON
  - 18) PANELBOARDS, 3 PHASE 4 WIRE 225AMP
  - 19) PANELBOARDS, 3 PHASE 4 WIRE 600AMP
  - 20) CUSTOM CABINETS, KITCHEN, BASE
  - 21) CUSTOM CABINETS, KITCHEN WALL
  - 22) SINK, KITCHEN, COUNTER TOP STYLE
  - 23) FAUCETS/FITTINGS, LAVATORY
  - 24) FAUCET, SHOWER BY PASS
  - 25) WATER CLOSET GASKET
  - 26) WATER HEATER, RESIDENTIAL
  - 27) SPRINKLER SYSTEM HEADS
  - 28) TOILET, GRAB BAR 24"
  - 29) TOILET GRAB BAR 36"
  - 30) CABINET MEDICINE
  - 31) CABINET BATHROOM BASE
  - 32) LAVATORY VANITY TOP
  - 33) BATH TUB FIBERGLASS
  - 34) TUB GRAB BAR 36"
  - 35) FIRESTOPPING
  - 36) CAULKING, SILOCONE
  - 37) MAIL CHUTES, ALUMINUM & GLASS
  - 38) 2 ELEVATOR DOORS

### THE ITEMS ON THE SECOND THROUGH FIFTH FLOORS WOULD BE:

- 1) REMOVE THE DRYWALL FROM THE NORTH WALL OF THE 2ND, 3RD, AND 4TH, FLOOR: 200 X 8 X 3 = 4,800SF
- 2) REMOVE THE WALL INSULATION FROM THE NORTH WALL OF THE 2ND, 3RD, AND 4TH, FLOOR: 4,800SF
- 3) REMOVE THE CARPET FROM ALL APARTMENTS ON THE 2ND, 3RD, AND 4TH, 5TH FLOORS: 25 X 23 X 60% X 72 = 24,840SF
- 4) REMOVE THE REFRIGERATORS FROM ALL APARTMENTS ON THE 2ND, 3RD, AND 4TH, 5TH FLOORS: 18 X 4 = 72
- 5) INSTALL DRYWALL ON THE NORTH WALL, OF THE 2ND, 3RD, AND 4TH, FLOOR: 200 X 8 X 3 = 4,800SF
- 6) INSTALL INSULATION ON THE NORTH WALL, OF THE 2ND, 3RD, AND 4TH, FLOOR: 168 X 8 X 3 = 4,800SF
- 7) INS

TALL CARPET; ALL APARTMENTS ON THE 2ND, 3RD, AND 4TH, 5TH FLOORS: 25 X 23 X 60% X 72 = 24,840SF

8) INSTALL REFRIGERATOR, IN ALL APARTMENTS ON THE 2ND, 3RD, AND 4TH, 5TH FLOORS: 18 X 4 = 72

9) PAINT ENTIRE APARTMENT ON THE 2ND, 3RD, AND 4TH, 5TH FLOORS: 200 X 8 X 4 = 6,400SF

10) CLEAN THE NORTH OF THE 5TH FLOOR APARTMENTS THAT HAS SURFACE MOLD, MEASURING 200 X 8 = 1,600SF

## PROJECT WORKSHEET REPORT

DECLARATION NO. FEMA-LA - DR1603

FIPS NO. 000-UV6IX-00

APPLICANT NAME ROMAN CATHOLIC CHURCH/ARCHDIOCESE OF N.O.

SUBDIVISION

FEMA PW # 11420 VSN 2 REF# 11420V2

PREPARED DATE 11/15/2007

REPORT DATE 03/04/2008 08:02

INF TYPE  INF  
 NON-INF  
 REC

### SITE NUMBER 1 - SCOPE OF WORK

THE APPLICANT IS A NON-CRITICAL PNP PER FEMA POLICY 9521.3 REQUIRING APPLICANT TO APPLY TO THE SBA SMALL BUSINESS ADMINISTRATION. UPON DENIAL OF SBA FUNDING OR DAMAGES EXCEED SBA FUNDING, IT IS RECOMMENDED THAT THE APPLICANT BE REIMBURSED, PENDING ANY INSURANCE ADJUSTMENTS OR MANDATORY DEDUCTIONS (IF ANY) REQUIRED BY THE NFIP FOR THE FOLLOWING WORK TO RETURN THIS FACILITY TO IT'S PRE-DISASTER, DESIGN, FUNCTION AND CAPACITY. COST ESTIMATE WAS CREATED USING R.S. MEANS 2005 EDITION, WHICH INCLUDES OVERHEAD AND PROFIT. NO COST EFFECTIVE HMP HAS BEEN NOTED BY THE APPLICANT, PAC OR PO.

THE COSTS USED ARE FROM R.S. MEANS SQUARE FOOT COST BOOK 2005, M.020 APARTMENT 4-7 STORY, SECTION B, C, D, AND THE COMMON ADDITIVES, INDICATE

SECTION B = 1.86% IS BEING USED TO COVER THE GLASS ENTRANCE WAY AND THE TWO STAIRWAY EXIT DOORS.

SECTION C = 28.3% IS BEING USED TO COVER THE ENTIRE FIRST FLOOR REPLACEMENT OF INTERIOR FINISHES

SECTION D = 39.4% IS BEING USED TO COVER THE ENTIRE FIRST FLOOR, REPLACEMENT OF INTERIOR SERVICES

HAVING A TOTAL OF 69.56% OF A NEWLY CONSTRUCTED BUILDING AS THE BASE FOR THE ESTIMATION OF REPAIRS COST. THE RS MEANS

REPAIR COST BOOK 2006 USES MOLD REMEDIATION FIGURES (13281-750-0110), (ATTACHED) AS \$7.37 PER SQUARE FOOT.

USING THE MOLD REMEDIATION COST OF \$7.37 THE FIRST FLOOR REMEDIATION WOULD COST  $7.37 \times 11,000 = 81,070.00$ , WITH AN ADDITIONAL COST FOR REMOVAL OF THE EXTRA ITEMS:

MOLD REMEDIATION PROCEDURES WILL BE EMPLOYED FOR THE REMOVAL OF CONTAMINATED ITEMS. THESE ITEMS ARE:

- 1) REMOVE DRYWALL
- 2) REMOVE CEILINGS
- 3) REMOVE FLOORING
- 4) REMOVE INSULATION
- 5) REMOVE ELECTRICAL OUTLETS AND SWITCHES
- 6) REMOVE LIGHTING
- 7) PAINT WALLS WITH FUNGICIDE

EXTRA ITEMS NOT COVERED BY THE MOLD REMEDIATION TO BE REMOVED AND REPLACED FROM THE FIRST FLOOR INCLUDE, SEE ATTACHED SPREADSHEET FOR RS MEANS CODES AND COST:

- 1) 43 SOLID CORE WOOD FIRE DOORS (3 PER APARTMENT AND 3 IN THE HALLWAY AND 4 OFFICE DOORS)
- 2) 12 WALL AC UNIT
- 3) 1

## PROJECT WORKSHEET REPORT

DECLARATION NO. FEMA-LA - DR1603

FIPS NO. 000-LV6IX-00

APPLICANT NAME ROMAN CATHOLIC CHURCH/ARCHDIOCESE OF N.O.

SUBDIVISION

FEMA PW # 11420 VSN 2 REF# 11420V2

PREPARED DATE 11/15/2007

REPORT DATE 03/04/2009 08:02

INF TYPE  INF  
 NON-INF  
 REC

### SITE NUMBER 1 - SCOPE OF WORK

- 2 REFRIGERATORS
- 4) 12 STOVES (30" WOVEN)
- 5) 12 ELECTRICAL BREAKER BOX, 100AMP WITH 8 BREAKERS (1-40AMP, & 7-20AMP)
- 6) 48 DOUBLE HUNG ALUMINUM WINDOWS
- 7) 57 LIGHT FIXTURES ( 3 PER APARTMENT, 2 PER OFFICE, 5 IN LOBBY, 8 IN HALLWAY) EITHER RECESSED OF FLORECENT
- 8) 3 AC UNITS 25 TON
- 9) 3 STALL PARTITIONS IN COMMON BATHROOM
- 10) 4 TOILETS, 2 URINALS, 4 WALL MOUNTED SINKS REMOVED AND CLEANED
- 11) 4 MIRRORS REPLACED, 24 X 48
- 12) 4 SOAP DISPENSERS
- 13) 4 TOILET PAPER HOLDERS
- 14) 4 HAND TOWEL DISPENSERS
- 15) CEILING FAN, PADDLE, VARIABLE SPEED
- 16) ELECTRICAL METER SOCKET SINGLE POSITION 100AMP
- 17) CIRCUIT BREAKERS, BOLT ON
- 18) PANELBOARDS, 3 PHASE 4 WIRE 225AMP
- 19) PANELBOARDS, 3 PHASE 4 WIRE 800AMP
- 20) CUSTOM CABINETS, KITCHEN, BASE
- 21) CUSTOM CABINETS, KITCHEN WALL
- 22) SINK, KITCHEN, COUNTER TOP STYLE
- 23) FAUCETS/PITTINGS, LAVATORY
- 24) FAUCET, SHOWER BY PASS
- 25) WATER CLOSET GASKET
- 26) WATER HEATER, RESIDENTIAL
- 27) SPRINKLER SYSTEM HEADS
- 28) TOILET, GRAB BAR 24"
- 29) TOILET GRAB BAR 36"
- 30) CABINET MEDICINE
- 31) CABINET BATHROOM BASE
- 32) LAVATORY VANITY TOP
- 33) BATH TUB FIBERGLASS
- 34) TUB GRAB BAR 36"
- 35) FIRESTOPPING
- 36) CAULKING, SILOCONE
- 37) MAIL CHUTES, ALUMINUM & GLASS
- 38) 2 ELEVATOR DOORS

1) REMOVE THE DRYWALL FROM THE NORTH WALL OF THE 2ND, 3RD, AND 4TH, FLOOR: 200 X 8 X 3 = 4,800SF  
09060-130-10000.23 SF1,104.00

2) REMOVE THE WALL INSULATION FROM THE NORTH WALL OF THE 2ND, 3RD, AND 4TH, FLOOR: 4,800SF  
07060-110-23000.26SF816.00

3) REMOVE THE CARPET FROM ALL APARTMENTS ON THE 2ND, 3RD, AND 4TH, 5TH FLOORS: 25 X 23 X 60% X 72 = 24,840SF  
09060-120-04000.23 SF5,713.20

4) REMOVE THE REFRIGERATORS FROM ALL APARTMENTS ON THE 2ND, 3RD, AND 4TH, 5TH FLOORS: 18 X 4 = 72  
125.00EA9,000.00

5) INSTALL DRYWALL ON THE NORTH WALL, OF THE 2ND, 3RD, AND 4TH, FLOOR: 200 X 8 X 3 = 4,800SF  
09250-700-03000.62SF2,976.00

6) INSTALL INSULATION ON THE NORTH WALL, OF THE 2ND, 3RD, AND 4TH, FLOOR: 200 X 8 X 3 = 4,800SF  
07210-950-08800.

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## SITE NUMBER 1 - SCOPE OF WORK

49SF2,352.00

7) INSTALL CARPET; ALL APARTMENTS ON THE 2ND, 3RD, AND 4TH, 5TH FLOORS: 25 X 23 X 60% X 72 = 24,840SF/9  
09680-800-072022.50SY62,100.00

8) INSTALL REFRIGERATOR, IN ALL APARTMENTS ON THE 2ND, 3RD, AND 4TH, 5TH FLOORS: 18 X 4 = 72  
11454-500-5600895EA64,440.00

9) PAINT ENTIRE APARTMENT ON THE 2ND, 3RD, AND 4TH, 5TH FLOORS; 200 X 8 X 4 = 6,400SF  
09910-920-28000.70SF4,480.00

10) CLEAN THE NORTH OF THE 5TH FLOOR APARTMENTS THAT HAS SURFACE MOLD, MEASURING 200 X 8 = 1,600SF  
13261-140-25000.851,360.00

TOTALS\$154,341.20

USING THE COST FIGURES FROM R.S. MEANS SQUARE FOOT COST BOOK 2005, M.020 APARTMENT 4-7 STORY, SECTION B, C, D, AND THE COMMON ADDITIVES, THE PERCENTAGES FROM SECTION B - D TOTAL 69.56% OF THE NEW COST OF A BUILDING. USING THIS FIGURE FOR THE REPLACEMENT COST OF THE FIRST FLOOR THE COST WOULD BE 125.25 X .6956 X 11,000SF X = \$ 958,362.90. USING THE ATTACHED SPREAD SHEET FOR ADDITIONAL REPAIR ITEMS ON THE FIRST FLOOR \$581,896.98.

THE TOTAL FOR THE 2ND THROUGH 5TH FLOOR IS \$ 154,341.20.

ADDING THESE THREE TOTALS TOGETHER GIVES THE TOTAL FOR REPAIRS TO THE BUILDING, \$ 1,694,401.08.

MULTI-TRADE ESTIMATE; ALL COSTS ARE INCLUDED IN THE RS MEANS ESTIMATE NUMBERS. "VERSION 2 -

### \*\*\*\*\* VERSION-2 \*\*\*\*\*

PW 11420-0 ADDRESSED REPAIR OF THE HANNAN SENIOR CENTER BUILDING-2.

PW 11420-1 CHANGED THE FEDERAL COST SHARE FROM 90% TO 100%.

THIS PW 11420-2 REVISES THE SCOPE OF WORK AND COST, ENTIRELY REPLACING THE PREVIOUS SCOPE OF WORK AND COST.

THE REPAIR OF BUILDING-2 WAS RE-ESTIMATED USING 2007 RS MEANS FACILITIES CONSTRUCTION COST DATA, REPAIR AND REMODEL COST DATA, FACILITIES MAINTENANCE AND REPAIR COST DATA, AND SQUARE FOOT MODELS. A NEW REPAIR VERSUS REPLACEMENT 50% RULE COST COMPARISON WAS COMPLETED, RESULTING IN \$5,195,120.97/ \$5,855,420.75 = 97%. BECAUSE THE REPAIR COST IS GREATER THAN 50% OF THE REPLACEMENT COST, HANNAN SENIOR CENTER BUILDING-2 QUALIFIES FOR

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### SITE NUMBER 1 - SCOPE OF WORK

REPLACEMENT. AFTER DEMOLITION OF THE BUILDING WAS ADDED TO THE REPLACEMENT COST AND CEF FACTORS WERE APPLIED (SEE ATTACHED CEF), THE NEW REPLACEMENT COST OF BUILDING-1 IS \$15,612,309.00.

### NOTES:

THE COST ESTIMATE FOR THIS PW IS BASED ON RS MEANS 2007 AND DEVELOPED USING CEF.

A REPAIR VERSUS REPLACEMENT ANALYSIS WAS PERFORMED FOR THE HANNAN SENIOR CENTER BUILDING-2. THIS CALCULATION, KNOWN AS THE "50 PERCENT RULE," DIVIDES THE REPAIR COST BY THE REPLACEMENT COST AS OUTLINED ON PAGES 28-31 OF THE PUBLIC ASSISTANCE GUIDE (FEMA-322, OCTOBER 1999), PAGE 106 OF THE PUBLIC ASSISTANCE POLICY DIGEST (FEMA-321, OCTOBER 2001), AND 44 CFR 206.226(F). THE ESTIMATE FOR REPAIRS WAS LIMITED TO ONLY THE DAMAGED COMPONENTS. THE REPLACEMENT COST ESTIMATE WAS BASED ON THE PRE-DISASTER DESIGN, CAPACITY, AND FUNCTION IN ACCORDANCE WITH CURRENT CODES AND STANDARDS AT THE TIME OF THE DISASTER.

THE BUILDING REPAIR COST WAS CALCULATED TO BE 97% OF THE BUILDING REPLACEMENT COST. THE BUILDING REPAIR COST IS MORE THAN 50% OF THE BUILDING REPLACEMENT COST. THEREFORE, THE BUILDING QUALIFIES FOR REPLACEMENT. THE CEF PART-A TOTAL FOR PERMANENT WORK WAS USED AS THE BASIS FOR THE REPAIR ESTIMATE.

THE HANNAN SENIOR CENTER SITE IS COMPRISED OF SEVERAL BUILDINGS ADDRESSED AS SEPARATE PROJECTS:

PW 11611 ADDRESSES BUILDING-1 (55,000 SF)

PW 11420 ADDRESSES BUILDING-2 (55,000 SF)

PW 10778 ADDRESSES BUILDING-3 (44,850 SF)

PW 10797 ADDRESSES COMMUNITY CENTER (5,600 SF)

PW 9963 ADDRESSES SITE WORK, INCLUDING GROUNDS, IRON FENCE, WOOD FENCE, GAZEBO, AND UTILITY BUILDING

ATTACHMENTS TO THIS PW INCLUDE:

CEF CALCULATIONS

NEMIS COPY OF PW'S

R.S. MEANS SQUARE FOOT MODEL FOR REPLACEMENT

2007 PILING CALCULATION FOR DEEP PILES

2007 DEMOLITION MODEL COSTS

SITE MAP

FLOOD DAMAGE AND SCOPE OF WORK TO REPAIR HANNAN SENIOR CENTER BUILDING-2:

1,180 SY FINE GRADE, SELECT GRAVEL, 8" DEEP, HAND GRADING, INCLUDING COMPACTION

197 CY STRUCTURAL CONCRETE, IN PLACE, SLAB ON GRADE, 6"

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### SITE NUMBER 1 - SCOPE OF WORK

THICK, INCLUDES FORMS(4 USES) AND REINFORCING STEEL

197 CY MINOR SITE DEMOLITION, CONCRETE, ROD REINFORCED, 7" TO 24" THICK, REMOVE WITH BACKHOE, EXCLUDES HAULING

21,685 SF MASONRY DEMOLITION, VENEERS, BRICK, HARD MORTAR, REMOVE

21,685 SF BRICK WALL, ENGINEER, 4 X 3-1/5 X 8, 5.63 PER SF

2,251 LF CURB EDGING, STRUCTURAL STEEL ANGLE W/ ANCHORS, ON CONCRETE FORMS, 6.1 PLF, 3"X3"

21,685 SF DRYWALL, WATER RESISTANT, 5/8" THICK, NO FINISH INCLUDED

341 CSF SCAFFOLDING, STEEL TUBULAR, REGULAR, LABOR ONLY TO ERECT & DISMANTLE, BLDG EXT, WALL FACE, 6'-4" X 5' FRAMES, 1 TO 5 STORIES, EXCL. PLANKS

511 CSF SCAFFOLDING, STEEL TUBULAR, REGULAR, RENT/MONTH ONLY FOR COMPLETE SYSTEM FOR FACE OF WALLS, 6'-4" X 5' FRAMES, EXCLUDING PLANKS

4,723 SY REPLACE CARPET PAD, SPONGE RUBBER

4,723 SY REPLACE CARPET, NYLON 40 OZ.

11,020 SF REPLACE VCT FLOOR TILE-12"X12"X1/8"

474 SF REPLACE CERAMIC TILE FLOOR, LAUNDRY ROOM

35 EA. FANS, CEILING FAN, RIGHT ANGLE, EXTRA QUIET, 0.10" S.P., 210 CFM

9,243 SF REPLACE ACOUSTICAL CEILING 2'X4'X5/8"

147,537 SF DRYWALL, STANDARD, 5/8" THICK, NO FINISH INCLUDED. 100 LF OF PARTITION WALL PER LIVING UNIT (LU)

147,537 SF DRYWALL, STANDARD, 5/8" THICK, TAPED AND FINISHED. 100 LF OF PARTITION WALL PER LIVING UNIT (LU)

200,684 SF PAINT INTERIOR WALLS

126,517 SF CONCRETE FINISHING, WALLS, SANDBLAST, HEAVY PENETRATION

7,110 SF REPAINT STAIRWELLS-CONCRETE 3 COATS

5 MBF MISCELLANEOUS BLOCKING 2"X4". BLOCKING IN METAL STUD WALLS FOR GRAB RAILS, HANDRAILS AND ELECTRICAL EQUIPMENT THROUGHOUT BUILDING.

77,916 SF METAL STUDS, 24" OC INCLUDING TRACK, NON LOAD BEARING, 20 GAGE, 3-5/8"

82 EA. A/C UNIT, THROUGH-THE-WALL, SUPPLEMENTAL ELECTRIC HEAT, CABINET, LOUVER, 2 TON

663 LF FABRICS, DRAPERY INSTALLATION, LABOR COST ONLY, MAXIMUM

2,654 SF FABRICS, DRAPERIES, FABRIC ONLY, UNLINED, MAXIMUM

948 LF MOLDINGS, TRIM, HANDRAIL, PINE, SINGLE PIECE, STOCK, 1-1/2" X 2-1/2", EXCLUDING HARD

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### SITE NUMBER 1 - SCOPE OF WORK

#### WARE

- 7,821 LF COVE BASE, RUBBER OR VINYL, STANDARD COLORS, 4" H, .080" THICK
- 82 EA. COMBO RANGE, REFRIG. & SINK, RESIDENTIAL APPLIANCES, AVERAGE, 72" WIDE
- 1,568 LF WOOD SHELVING, PINE, CLEAR GRADE, NO EDGE BAND, 1" X 12"
- 2 EA. LAUNDRY EQUIPMENT, DRYERS, GAS-FIRED COMMERCIAL, COIN-OPERATED, SINGLE, 30 LB CAPACITY
- 2 EA. LAUNDRY EQUIPMENT, WASHER, COMMERCIAL, COIN OPERATED, AVERAGE
- 4 FLOORS CHUTES, LINEN OR REFUSE, ALUMINIZED STEEL, 30" DIA, 16 GAUGE, 12' FLOOR HEIGHT, INCLUDING SPRINKLERS
- 104 EA. SIGNS, FLEXIBLE DOOR SIGN, ADHESIVE BACK, W/BRAILLE, 5/8" LETTERS, 4" X 4"
- 1 EA. CHUTES, LINEN, BOTTOM COLLECTOR, ALUMINIZED STEEL
- 157 EA. WINDOWS - ALUMINUM, DOUBLE HUNG, 2'-8" X 4'-6"
- 663 LF WINDOWS, WOOD, SILLS, STOCK, PER LINEAL FOOT
- 5 EA. WINDOWS, ALUMINUM, COMMERCIAL GRADE, STOCK UNITS, AWNING TYPE, INSULATING GLASS, 4'-0" X 5'-4" OPENING, INCLUDING FRAME AND GLAZING. USED FOR STORE FRONT ENTRANCE TO BUILDING.
- 9 SF WINDOW DEMOLITION, ALUMINUM, STORM WINDOW, TO 12 SF
- 99 EA. DOORS, FIRE, STEEL, FLUSH, "B" LABEL, 90 MINUTE, FULL PANEL, 20 GA., 3'-0" X 6'-8"
- 99 EA. FRAMES, STEEL, KNOCK DOWN, SINGLE, 16 GA., UP TO 5-3/4" DEEP, 6'-8" H X 3'-0" W
- 99 DOORS DOOR HARDWARE, SCHOOL, SINGLE, INTERIOR, HEAVY USE, INCL LEVER AND CLOSER
- 241 EA. DOORS, PREHUNG, INTERIOR, PASSAGE, LUAN, FLUSH, HOLLOW CORE, 4-5/8" SOLID JAMB, 1-3/8" X 6'-8" X 2'-8" WIDE
- 241 DOORS DOOR HARDWARE, APARTMENT, INTERIOR
- 90 SF GLASS, FACETED, COLOR TINTED, 3/4" THICK, MAXIMUM. TINTED WINDOWS FOR STORE FRONT ENTRANCE.
- 1 OPENING DOORS, SLIDING ENTRANCE, 2-WAY TRAFFIC, MAT ACTIVATED, PANIC PUSHOUT, 12' X 7'-6" OPENING, 5' X 7' DOOR, INCL. OPERATOR AND HARDWARE, EXCL. GLASS OR GLAZING
- 2 EA. HYDRAULIC, PASSENGER ELEVATOR, 3500 LB, 5 FLOORS, 100 FPM
- 7 % OIL HYDRAULIC ELEVATORS, MATERIAL HANDLING & STORAGE LIMITATION, ADD, MAXIMUM
- 1 % OIL H

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FEMA PW # 11420 VSN 2 REF# 11420V2

### SITE NUMBER 1 - SCOPE OF WORK

HYDRAULIC ELEVATORS, EQUIPMENT USAGE CURTAILMENT, ADD, MINIMUM

10 STOP ELEVATOR REMOVAL, CAB, TRACK AND EQUIPMENT. QTY 10 USED FOR (2) FIVE STOP ELEVATORS.

121 SQ. BUILT-UP ROOFING, ASPHALT FLOOD COAT, SMOOTH SURFACE, COATED GLASS FIBER BASE SHEET & 2 PLYS GLASS FIBER FELT (TYPE IV), MOPPED

1 EA. WATER COOLER, WALL MOUNTED, NON-RECESSED, 8.2 GPH. F-6.

1 EA. WATER COOLER, WALL MOUNTED, NON-RECESSED, WHEELCHAIR TYPE, 8 GPH. F-6A.

2 EA. LAUNDRY SINK, MOLDED STONE, ON WALL HANGER OR LEGS, SINGLE COMPARTMENT, 22" X 23", INCLUDES TRIM. F-5.

6 EA. DRAIN, ROOF, FLAT METAL DECK, CAST IRON BODY, 12" CAST IRON DOME, 4" PIPE SIZE

82 EA. TRAPS, ABS, P TRAP, SOLVENT WELD JOINT, 2" PIPE SIZE, TYPE DWV

84 EA. TRAPS, ABS, P TRAP, SOLVENT WELD JOINT, 1-1/2" PIPE SIZE, TYPE DWV

474 LF PIPE, PLASTIC, PVC, 4" DIAMETER, SCHEDULE 40, INCLUDES COUPLINGS 10' OC, AND HANGERS 3 PER 10'

805 LF PIPE, PLASTIC, PVC, 2" DIAMETER, SCHEDULE 40, INCLUDES COUPLINGS 10' OC, AND HANGERS 3 PER 10'

4,266 LF PIPE, COPPER, TUBING, SOLDER, 1" DIAMETER, TYPE K, INCLUDES COUPLING & CLEVIS HANGER 10' O.C.

1,659 LF PIPE, CAST IRON SOIL, SINGLE HUB, SERVICE WEIGHT, 4" DIAMETER, PUSH-ON GASKET JOINTS 10' OC, INCLUDING HANGERS 5' O.C.

355 LF PIPE, CAST IRON SOIL, SINGLE HUB, SERVICE WEIGHT, 6" DIAMETER, PUSH-ON GASKET JOINTS 10' OC, INCLUDING HANGERS 5' O.C.

2 EA. PLUMBING- TWO FIXTURE BATHROOM, WATER CLOSET, LAVATORY, 1 WALL. QTY 2 USED FOR PUBLIC RESTROOMS ON GROUND FLOOR

82 EA. PLUMBING- THREE FIXTURE BATHROOM, WATER CLOSET, LAVATORY, BATHTUB, 1 WALL. QTY 66 ONE PER LIVING UNIT

82 EA. FIXTURE, BATH TUB, FIBERGLASS, SELECTIVE DEMOLITION

84 EA. LAVATORY, VANITY TOP, CULTURED MARBLE, WHITE, SINGLE BOWL, INCLUDES TRIM. DEMO FOR ALL LAVATORIES IN BUILDING

84 EA. TOILET ACCESSORIES, GRAB BARS, STRAIGHT, STAINLESS STEEL, 1 1/4" DIA X 18" LONG

82 EA. BATHROOM ACCESSORIES, GRAB BAR, STRAIGHT, 1-1/4" DIA, SS, 42" LONG

82 EA. TOILET ACCESSORIES

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### SITE NUMBER 1 - SCOPE OF WORK

, SHOWER CURTAIN ROD, CHROME, 1 1/4" DIA X 5'

1 EA. LIBRARY FURNITURE, ATTENDANT DESK, 36" X 62" X 29" H

2 EA. WATER HEATER, COMMERCIAL, ELECTRIC, 100 DEG. RISE, 150 KW, 615 GPH, 480 V, 250 GALLON, NOTE: FOR EACH SIZE TANK, A RANGE OF HEATERS BETWEEN THE ONES SHOWN ARE AVAILABLE

10,665 SF ROOFTOP, MULTIZONE, AIR CONDITIONER, APARTMENT CORRIDORS, 3,000 SF, 5.50 TON

53,147 SF FIRE SPRINKLER SYSTEM WET, ORDINARY HAZARD, ONE FLOOR, AREA TO 8000 SF/FLOOR

17 EA. FIRE EQUIPMENT CABINETS, PORTABLE EXTINGUISHER, SINGLE, STEEL BOX, RECESSED, D.S. GLASS IN DOOR, ALUMINUM DOOR & FRAME, 8" X 12" X 27", EXCLUDES EQUIPMENT

17 EA. FIRE EXTINGUISHERS, DRY CHEMICAL, PRESSURIZED, STANDARD TYPE, PORTABLE, PAINTED, 30 LB

147,537 SF WALLS AND PARTITIONS DEMOLITION, METAL OR WOOD STUDS, FINISH TWO SIDES, PLASTERBOARD (DRYWALL)

82 EA. AIR CONDITIONER, SPLIT UNIT AIR CONDITIONER, PACKAGE UNIT, 3 TON, SELECTIVE DEMOLITION

2 EA. DOOR DEMOLITION, SPECIAL DOORS, STOREFRONT SWING DOOR, REMOVE

474 SF FLOORING DEMOLITION, TILE, CERAMIC, THIN SET

948 LF MILLWORK AND TRIM DEMOLITION, TRIM, RAILINGS AND BALUSTERS

340 EA. DOOR DEMOLITION, INTERIOR DOOR, SINGLE, 8' X 7' HIGH, 1-3/8" THICK, REMOVE

340 EA. DOOR DEMOLITION, DOOR FRAMES, METAL, REMOVE AND RESET

84 EA. FIXTURE, WATER CLOSET, FLOOR MOUNTED, SELECTIVE DEMOLITION, INCLUDES 10' PIPING

2,962 LF WET SPRINKLER PIPE, METAL PIPE, TO 1 1/2" DIAM., SELECTIVE DEMOLITION

14 EA. EXIT SIGN, L.E.D. W/ BATTERY UNIT, DOUBLE FACE, CEILING OR WALL MOUNT

17 EA. EMERGENCY LIGHT UNITS, NICKEL CADMIUM BATTERY OPERATED, TWIN SEALED BEAM LIGHT, 25 W, 6 V EACH

4 EA. SAFETY SWITCHES, HEAVY DUTY, 3 POLE, NONFUSIBLE, 240 VOLT, 400 AMP, NEMA 1

14 CLF WIRE, COPPER, STRANDED, 600 VOLT, 4/0, TYPE THW, IN RACEWAY

82 EA. AIR CONDITIONER OUTLET, RESI, 30' OF #12/2, 2 POLE CIRCUIT BREAKER, EMT & WIRE, 20 AMP, 240 V, INCLUDING BOX & EXT COVER PLATE

82 EA. RANGE OUTLET, RESI, 30' OF #8/3, EMT &

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## SITE NUMBER 1 - SCOPE OF WORK

WIRE, 50 AMP, 240 V, INCLUDING BOX & EXT COVER PLATE

82 EA. VENT/EXHAUST FAN, RESI, HOOK-UP, EMT & WIRE

82 EA. SERVICE & PANEL, RESI, W/14 BRANCH BREAKERS, W/RGS CONDUIT & WIRE, 150 AMP, INCL 24' SE-AL CABLE, SERVICE EYE, METER SOCKET. LIVING UNIT ELECTRICAL SERVICE. INDIVIDUAL METERS FOR EACH UNIT. ONE PANEL PER LIVING UNIT, CONDUIT, WIRE, ONE SERVICE PER LIVING UNIT.

82 EA. NURSE CALL SYSTEMS, SINGLE BEDSIDE CALL STATION

82 EA. NURSE CALL SYSTEMS, EMERGENCY CALL STATION

82 EA. NURSE CALL SYSTEMS, LIGHTS, CORRIDOR, DOME OR ZONE INDICATOR

82 EA. NURSE CALL SYSTEMS, CEILING SPEAKER STATION

5 TOTAL NURSE CALL SYSTEMS, MASTER CONTROL STATION, 20 STATIONS

16 CLF WIRE, COPPER, STRANDED, 600 VOLT, 1/0, TYPE THWN-THHN, IN RACEWAY

1 EA. REMOVE SWITCHBOARD, INCOMING SECTION, 1800 A

47 LF CONDUIT, RIGID GALVANIZED STEEL, 4" TO 6" DIAMETER, REMOVE CONDUIT TO 15' HIGH, INCL FITTINGS & HANGERS. REMOVE FEEDER.

322 EA. REMOVE INCANDESCENT FIXTURE, EXPLOSION-PROOF

5 EA. SAFETY SWITCHES, HEAVY DUTY, 3 POLE, FUSIBLE, 600 VOLT, 400 AMP, NEMA 1

82 EA. REMOVE NURSE CALL STATION

82 EA. REMOVE NURSE CALL CORRIDOR, DOME LIGHT OR ZONE INDICATOR

82 EA. REMOVE NURSE CALL STANDARD CALL BUTTON

5 EA. REMOVE NURSE CALL MASTER CONTROL STATION

82 EA. REMOVE NURSE CALL STANDARD CALL BUTTON

16 CLF WIRE, THW-THWN-THHN, 1/0, REMOVED FROM IN PLACE CONDUIT, TO 15' HIGH

82 EA. PANELBOARDS, 3 WIRE, 120/240 V, 100 AMP, TO 20 CIRCUITS, REMOVE, INCL REMOVAL OF ALL BREAKERS, CONDUIT TERMINATIONS & WIRE CONNECTIONS. SELECTIVE DEMO FOR INDIVIDUAL PANELS IN LIVING UNITS.

886 EA. REMOVE RECEPTACLE & SWITCHES, 15 TO 30 AMP

228 EA. DEMOLITION IN MOLD-CONTAMINATED AREA, CEILING, LIGHTING FIXTURES UP TO 2' X 4'

5 EA. SAFETY SWITCHES, 250 OR 600 V, 400 AMP, REMOVE, INCLUDING DISCONNECTION

14 CLF WIRE, THW-THWN-THHN, 4/0, REMOVED FROM IN PLACE CONDUIT, TO 15' HIGH

12 EA. REMOVE BASE METER DEVICES, 7 TERMINAL

4 EA. SAFETY S

## PROJECT WORKSHEET REPORT

DECLARATION NO. FEMA-LA - DR1603

FIPS NO. 000-UJ61X-00

PREPARED DATE 11/15/2007

APPLICANT NAME ROMAN CATHOLIC CHURCH/ARCHDIOCESE OF N.O.

REPORT DATE 03/04/2009 08:02

SUBDIVISION

INF TYPE  INF  
 NON-INF  
 REC

FEMA PW # 11420 VSN 2 REF# 11420V2

**SITE NUMBER 1 - SCOPE OF WORK**

WITCHES, 250 OR 600 V, 400 AMP, REMOVE, INCLUDING DISCONNECTION

286 EA. REMOVE PHONE JACK

13,272 LF REMOVE TELEPHONE CABLE

1,422 LF RIGID GALVANIZED STEEL CONDUIT, 1" DIAMETER, IN CONCRETE SLAB, INCL TERMINATIONS, FITTINGS AND SUPPORTS

1,422 LF RIGID GALVANIZED STEEL CONDUIT, 3/4" DIAMETER, IN CONCRETE SLAB, INCLUDING TERMINATIONS, FITTINGS AND SUPPORTS

616 CLF WIRE, COPPER, STRANDED, 600 VOLT, #12, TYPE THW, IN RACEWAY

592 CLF WIRE, COPPER, STRANDED, 600 VOLT, #10, TYPE THW, IN RACEWAY

47 LF FEEDER INSTALLATION 600 V, INCLUDING RGS CONDUIT AND XHHW WIRE, 1600 A

1 EA. SWITCHGEAR INSTALLATION, INCLUDING SWITCHBOARD, PANELS & CIRCUIT BREAKER, 1600 A

322 EA. TOTAL INCANDESCENT LIGHT FOR LIVING UNITS.

6,967 SF FLUORESCENT FIXTURES RECESS MOUNTED IN CEILING, 3 WATT PER SF, 60 FC, 15 FIXTURES PER 1000 SF

55,000 SF TELEPHONE SYSTEMS, CONDUIT SYSTEM WITH FLOOR BOXES, LOW DENSITY

1 EA. COMMUNICATION AND ALARM SYSTEMS, INCLUDES OUTLETS, BOXES, CONDUIT AND WIRE, FIRE DETECTION SYSTEMS, 50 DETECTORS. QTY. OF 1.5 USED TO CAPTURE 75 DETECTORS IN BUILDING.

10,629 SF RECEPTACLE SYSTEMS, CONDUIT SYSTEM WITH BOXES, HIGH DENSITY

END OF FLOOD DAMAGE

**COST ESTIMATE**

ITEM	VSN	CODE	MATERIAL AND/OR DESCRIPTION	UOM	QTY	UNIT PRICE	COST
1	0	9999	WORK TO BE COMPLETED	LS	1	\$0.00	\$0.00
2	0	9999	FLOOD DAMAGE REPLACEMENT	LS	1	\$1,694,401.08	\$1,694,401.08
3	2	0000	***** VERSION-2 ***** WORK TO BE COMPLETED:	LS	1	\$0.00	\$0.00
4	2	9000	DEMOLITION OF BUILDING	LS	1	\$2,947,556.00	\$2,947,556.00
5	2	9000	CEF ESTIMATE - REPLACE BUILDING 2 TO BFE	LS	1	\$12,664,753.00	\$12,664,753.00

## PROJECT WORKSHEET REPORT

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SUBDIVISION

FEMA PW # 11420 VSN 2 REF# 11420V2

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### COST ESTIMATE

ITEM	VSN	CODE	MATERIAL AND/OR DESCRIPTION	UOM	QTY	UNIT PRICE	COST
6	2	9999	LESS V0 - FLOOD DAMAGE (ITEM-2)	LS	1	\$-1,694,401.08	(\$1,694,401.08)
Eligible Amounts:							
Total (this version)							\$13,917,907.92
Total Oblig To Date							\$15,612,309.00
Unobligated + Obligated							\$15,612,309.00
Federal Share for Obligated and Unobligated							\$15,612,309.00

### SPECIAL CONSIDERATIONS

- 1 Does the damaged facility or item of work have insurance coverage and/or is it an insurable risk (e.g., buildings, equipment, vehicles, etc.)?  Yes  No  Unsure  
 COMMENTS : 11/26/2007 16:39:43 INSURANCE POLICY AT THE JFO IN BATON ROUGE, LA.
- 2 Is the damaged facility located within a floodplain or coastal high hazard area and/or does it have an impact on a floodplain or wetland?  Yes  No  Unsure  
 COMMENTS : 11/26/2007 16:39:43 LOCATED IN FLOOD ZONE A2  
 REFER TO FEMA FLOOD MAP #225204 0295 B PANEL 295 OF 925
- 3 Is the damaged facility or item of work located within or adjacent to a Coastal Barrier Resource System Unit or an Otherwise Protected Area?  Yes  No  Unsure
- 4 Will the proposed facility repairs/reconstruction change the pre-disaster conditions (e.g., footprint, material, location, capacity, use or function)?  Yes  No  Unsure
- 5 Does the applicant have a hazard mitigation proposal or would the applicant like technical assistance for a hazard mitigation proposal?  Yes  No  Unsure  
 COMMENTS : 11/26/2007 16:39:43 NO HMP HAS BEE IDENTIFIES BY THE APPLICANT, PAC, OR PO
- 6 Is the damaged facility on the National Register of Historic Places or the state historic listing? Is it older than 50 years? Are there more, similar buildings near the site?  Yes  No  Unsure  
 COMMENTS : 12/03/2007 21:09:55 HANNAN SENIOR CENTER BUILDING-2 WAS CONSTRUCTED IN THE 1980'S.
- 7 Are there any pristine or undisturbed areas on, or near, the project site? Are there large tracts of forestland?  Yes  No  Unsure
- 8 Are there any hazardous materials at or adjacent to the damaged facility and/or item of work?  Yes  No  Unsure
- 9 Are there any other environmental or controversial issues associated with the damaged facility and/or item of work?  Yes  No  Unsure  
 COMMENTS : 11/26/2007 16:39:43 APPLICANT HAS RECIEVED A COPY OF FORMOSAN TERMITE INITIATIVE ACT  
 LA R.S. 3:3391.1 THROUGH 3391.13

### EXISTING INSURANCE

Insurance Type	Policy No.	Bldg/Property Amount	Content Amt	Insurance Amount	Deductible Amount
Flood	UNINSURED	\$0.00	\$0.00	\$0.00	\$0.00

Yrs Rqd :

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FEMA PW # 11420 VSN 2 REF# 11420V2

### REQUIRED INSURANCE

Insurance Type	Policy No.	Bldg/Property Amt	Bldg/Prpty Duration	Content Amt	Content Duration	Insurance Amt
Flood	BUILDING	\$15,612,309.00		\$0.00		\$0.00
Deductible Amt :		\$0.00				

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## FLOODPLAIN

Applicant Type (A) Building/Structure

1. Is the project in a Wetland (Swamp,marsh,etc.)? (B) No STEP 1

2. Is the project on a FIA/FEMA map? Yes Map No. 2252040295 B

3. Total PW estimated cost of restoration (C) 50 - 99%

4. Has this project been damaged by flooding previously? (D) Unknown Location 500-year Floodplain  
 Has a flood insurance payment(s) ever been received? When?

5. Land Use Upstream 5. Land Use Downstream  
 Urban (Developed) Urban (Developed)

6. Recommendation Restore Facility w/MT Date 12/04/2007 00:00:00  
 Federal Inspector KARA KNOTT, CFM

7. Justification For Floodway or Coastal High Hazard Area Location (E) Neither

8. Initial Notice Determination Step 2 Cumulative

(A) Degree of Public Need Essential

(B) No. of Individuals Affected 100 - 5000

	Repair/Replacement	Relocate	No FEMA Action
(C) Potential for Controversy	No	Yes	Yes
(D) Potential Impact	No	No	No

9. Are the following alternatives feasible? (Base your decision on the considerations listed below)

(A) Engineering (C) Economic Aspects (E) Legal Constraints  
 Restore w/ MT STEP 3

	1	2	3	4	5	6
Minimize danger to lives	<input type="radio"/> Y <input checked="" type="radio"/> N	<input type="radio"/> Y <input checked="" type="radio"/> N	<input type="radio"/> Y <input checked="" type="radio"/> N	<input type="radio"/> Y <input checked="" type="radio"/> N	<input type="radio"/> Y <input checked="" type="radio"/> N	<input type="radio"/> Y <input checked="" type="radio"/> N
Minimize damage to facility	<input type="radio"/> Y <input checked="" type="radio"/> N	<input type="radio"/> Y <input checked="" type="radio"/> N	<input type="radio"/> Y <input checked="" type="radio"/> N	<input type="radio"/> Y <input checked="" type="radio"/> N	<input type="radio"/> Y <input checked="" type="radio"/> N	<input type="radio"/> Y <input checked="" type="radio"/> N
Minimize damage elsewhere	<input type="radio"/> Y <input checked="" type="radio"/> N	<input type="radio"/> Y <input checked="" type="radio"/> N	<input type="radio"/> Y <input checked="" type="radio"/> N	<input type="radio"/> Y <input checked="" type="radio"/> N	<input type="radio"/> Y <input checked="" type="radio"/> N	<input type="radio"/> Y <input checked="" type="radio"/> N
Reduce support of floodplain or wetland	<input type="radio"/> Y <input checked="" type="radio"/> N	<input type="radio"/> Y <input checked="" type="radio"/> N	<input type="radio"/> Y <input checked="" type="radio"/> N	<input type="radio"/> Y <input checked="" type="radio"/> N	<input type="radio"/> Y <input checked="" type="radio"/> N	<input type="radio"/> Y <input checked="" type="radio"/> N
Restore floodplain values	<input type="radio"/> Y <input checked="" type="radio"/> N	<input type="radio"/> Y <input checked="" type="radio"/> N	<input type="radio"/> Y <input checked="" type="radio"/> N	<input type="radio"/> Y <input checked="" type="radio"/> N	<input type="radio"/> Y <input checked="" type="radio"/> N	<input type="radio"/> Y <input checked="" type="radio"/> N
Maintain or improve economic resources	<input type="radio"/> Y <input checked="" type="radio"/> N	<input type="radio"/> Y <input checked="" type="radio"/> N	<input type="radio"/> Y <input checked="" type="radio"/> N	<input type="radio"/> Y <input checked="" type="radio"/> N	<input type="radio"/> Y <input checked="" type="radio"/> N	<input type="radio"/> Y <input checked="" type="radio"/> N
Maintain or improve social resources	<input type="radio"/> Y <input checked="" type="radio"/> N	<input type="radio"/> Y <input checked="" type="radio"/> N	<input type="radio"/> Y <input checked="" type="radio"/> N	<input type="radio"/> Y <input checked="" type="radio"/> N	<input type="radio"/> Y <input checked="" type="radio"/> N	<input type="radio"/> Y <input checked="" type="radio"/> N

10. Feasible Alternatives that will minimize adverse impacts

- |   |   |
|---|---|
| <input type="checkbox"/> 1. Relocated outside the base floodplain | <input type="checkbox"/> 5. Restore w/o MT                    |
| <input checked="" type="checkbox"/> 2. Restore w/ MT              | <input type="checkbox"/> 6. No action (Disapprove project)    |
| <input type="checkbox"/> 3. Transfer function to another facility | <input type="checkbox"/> 7. Suspend for further investigation |
| <input type="checkbox"/> 4. Reduce scope of work                  |   |

11. Re-evaluate the alternatives. Select the number of the chosen alternative from STEP 3. If none, select "None" and indicate suspension in STEP 8 with a "7" STEP 6  
2

12. Final Notice Determination

First check if any of the following apply :

- Critical Action  
 PW < \$100,000

# PROJECT WORKSHEET REPORT

DECLARATION NO. FEMA-LA - DR1603

FIPS NO. 000-UV6IX-00

APPLICANT NAME ROMAN CATHOLIC CHURCH/ARCHDIOCESE OF N.O.

SUBDIVISION

FEMA PW # 11420 VSN 2 REF# 11420V2

PREPARED DATE 11/15/2007

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- Repair is substantial improvement
- Previously damaged in declared flooded disaster
- Located in floodway or coastal high hazard area
- An individual first notice was issued
- Past flood insurance payment(s)

FEMA Reviewer

CLARK, AARON

Date

07/19/2006 00:00:00

STEP 7

Cumulative Final Notice

STEP 8

1  2  3  4  5  6  7

## PROJECT WORKSHEET REPORT

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FEMA PW # 11420 VSN 2 REF# 11420V2

**ENVIRONMENTAL - All Environmental Review is complete. Project must be implemented in accordance with conditions list below.**

Laws/EOs	Status
Coastal Barriers Resources Act (CBRA) 07/25/2006 - PROJECT IS LOCATED OUTSIDE OF COASTAL BARRIER RESOURCES UNITS OR OTHERWISE PROTECTED AREAS, WHICH ARE REGULATED UNDER THE COASTAL BARRIER RESOURCES ACT. -BRIDGET ZACHARY, ENVIRONMENTAL SPECIALIST	Completed
Clean Water Act (CWA) 07/25/2006- THIS PROJECT IS REPAIR/REPLACEMENT AND AS SCOPED, SHOULD HAVE NO EFFECT ON WATERS OF THE U.S. - BRIDGET ZACHARY, ENVIRONMENTAL SPECIALIST	Completed
Coastal Zone Management Act (CZMA) 07/25/2006- THIS PROJECT IS LOCATED WITHIN THE LOUISIANA COASTAL MANAGEMENT ZONE. FEMA HAS DETERMINED THAT THIS PROJECT IS CONSISTENT WITH THE COASTAL ZONE MANAGEMENT ACT AND THE LOUISIANA COASTAL MANAGEMENT PLAN (LCMP). ANY CHANGE TO THE APPROVED SCOPE OF WORK WILL REQUIRE RE-SUBMISSION TO FEMA FOR RE-EVALUATION FOR CONSISTENCY WITH THE LCMP. PROJECTS WITHIN THE COASTAL ZONE MAY STILL REQUIRE A COASTAL USE PERMIT FROM DNR. PROJECTS MAY BE COORDINATED BY CONTACTING LA DNR AT 1-800-267-4019. - BRIDGET ZACHARY, ENVIRONMENTAL SPECIALIST	Completed
Endangered Species Act (ESA) 07/25/2006 -PROJECT WILL HAVE NO AFFECT ON ENDANGERED SPECIES. NO FURTHER CONSULTATION IS REQUIRED. BRIDGET ZACHARY, ENVIRONMENTAL SPECIALIST	Completed
Fish and Wildlife Coordination Act (FWCA) 07/25/2006 - PROJECT SCOPE DOES NOT INCLUDE IMPOUNDMENT, DIVERSION, CONTROL, OR OTHER MODIFICATION OF WATERS OF ANY STREAM OR BODY OF WATER. BRIDGET ZACHARY, ENVIRONMENTAL SPECIALIST	Completed
National Historic Preservation Act (NHPA) 7/25/2006 BUILDING IS NOT 45 YEARS OR OLDER, CIRCA 1980's, THEREFORE THIS PROJECT DOES NOT HAVE THE POTENTIAL TO CAUSE EFFECTS ON HISTORIC RESOURCES. NO FURTHER HISTORIC PRESERVATION REVIEW REQUIRED. ? CHELSEA KLEIN, HISTORIC PRESERVATION SPECIALIST  12/06/07- The structure does not meet the 45-year-criterion, nor does it possess the level of exceptional importance required by Criteria Consideration G of the National Register guidelines to be considered eligible for the National Register of Historic Places. Scope of work indicates ground disturbing activities associated with the demolition and rebuilding of the Hannan Senior Center Complex. Upon consultation of data provided by the Louisiana State Historic Preservation Office (SHPO), there is one known archaeological site located within a 0.5 mile radius of the Area of Potential Effect (APE), which will not be impacted by work. The APE is not located within an existing or proposed National Register Historic District, and is located within the Orleans Parish Moderate Probability, Mississippi River Commission maps dating from 1883 - 1991 indicate that the project area was undeveloped, beyond use as agricultural land, prior to construction of the Senior Center complex in the 1980's. Therefore, the scope of work as submitted meets the criteria outlined in the Programmatic Agreement dated December 3, 2004, Appendix A, Section 1 A and the proposed work should not effect historic properties. In accordance with this document, FEMA is not required to submit projects to the SHPO for review where the work performed meets these allowances. If during the course of work, archaeological artifacts (prehistoric or historic) or human remains are discovered, the applicant shall stop work in the vicinity of the discovery and take all reasonable measures to avoid or minimize harm to the finds. The applicant shall inform their Public Assistance (PA) contacts at FEMA, who will in turn contact FEMA Historic Preservation (HP) staff. The applicant will not proceed with work until FEMA HP completes consultation with the SHPO. In addition, if unmarked graves are present, compliance with the Louisiana Unmarked Human Burial Sites Preservation Act (R.S. 8:671 et seq.) is required. The applicant shall notify the law enforcement agency of the jurisdiction where the remains are located within twenty-four hours of the discovery. The applicant shall also notify FEMA and the Louisiana Division of Archaeology at 225-342-8170 within seventy-two hours of the discovery. Failure to comply with these stipulations may jeopardize receipt of FEMA funding. - Jerama J. Cramer, Historic Preservation Specialist/Archaeologist	Completed
Clean Air Act (CAA) 07/25/2006 - PROJECT SCOPE IS REPAIR/REPLACEMENT AND WILL NOT ADVERSELY AFFECT AIR QUALITY. - BRIDGET ZACHARY, ENVIRONMENTAL SPECIALIST	Completed

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FEMA PW # 11420 VSN 2 REF# 11420V2

Laws/EOs	Status
Resource Conservation and Recovery Act, aka Solid Waste Disposal Act (RCRA)	Completed
<p>07/25/06 UNUSABLE EQUIPMENT, DEBRIS AND MATERIAL SHALL BE DISPOSED OF IN AN APPROVED MANNER AND LOCATION. IN THE EVENT SIGNIFICANT ITEMS (OR EVIDENCE THEREOF) ARE DISCOVERED DURING IMPLEMENTATION OF THE PROJECT APPLICANT SHALL HANDLE, MANAGE, AND DISPOSE OF PETROLEUM PRODUCTS, HAZARDOUS MATERIALS AND/OR TOXIC WASTE IN ACCORDANCE TO THE REQUIREMENTS AND TO THE SATISFACTION OF THE GOVERNING LOCAL, STATE AND FEDERAL AGENCIES. BRIDGET ZACHARY, ENVIRONMENTAL SPECIALIST</p> <p>07/25/06 IN ACCORDANCE WITH THE FORMOSAN TERMITE INITIATIVE ACT, (LA R.S. 3:3391.1 THRU 3391.13) THE LOUISIANA PARISHES OF CALCASIEU, CAMERON, JEFFERSON, ORLEANS, JEFFERSON, PLAQUEMINES, ST. BERNARD, ST. CHARLES, ST. JOHN THE BAPTIST, ST. TAMMANY, TANGIPAHOA AND WASHINGTON ARE UNDER QUARANTINE. THE MOVEMENT OF WOOD OR CELLULOSE MATERIAL, TEMPORARY HOUSING OR ARCHITECTURAL COMPONENTS (E.G. BEAMS, DOORS AND OTHER WOOD SALVAGED FROM A STRUCTURE) MAY NOT LEAVE THE QUARANTINED PARISHES WITHOUT WRITTEN AUTHORIZATION FROM THE COMMISSIONER OF THE LOUISIANA DEPARTMENT OF AGRICULTURE AND FORESTRY OR HIS DESIGNEE(S). BRIDGET ZACHARY, ENVIRONMENTAL SPECIALIST</p>	
E.O. 11988: Floodplains	Completed
<p>07/19/2006 - THE PARISH OF ST. BERNARD ENROLLED IN THE NATIONAL FLOOD INSURANCE PROGRAM 03/13/70. PER FLOOD INSURANCE RATE MAP 2252040295 B, DATED 05/01/85, PROJECT IS LOCATED IN ZONE B, AREA PROTECTED FROM THE 100-YR FLOOD BY LEVEE, DIKE OR OTHER STRUCTURE SUBJECT TO FAILURE OR OVERTOPPING DURING LARGER FLOODS. PROJECT IS REPAIR OF A CRITICAL FACILITY TO PRE-DISASTER FOOTPRINT, WHICH PER FLOOD RECOVERY GUIDANCE, DATED 04/12/2006, ALL EQUIPMENT AND CONTENTS SHOULD BE ELEVATED AT LEAST 3 FT. ABOVE THE HIGHEST GRADE ELEVATION. IN COMPLIANCE WITH E.O. 11988, A COMPLETED 8-STEP PROCESS SHOWING ALTERNATIVES IS ATTACHED. PER 44 CFR 9.12, APPLICANT MUST PUBLISH A FINAL PUBLIC NOTICE 15 DAYS PRIOR TO THE START OF CONSTRUCTION ACTIVITIES. FINAL PUBLIC NOTICE IS TO BE FORWARDED TO THE LA GOSSEP AND FEMA FOR INCLUSION IN THE PERMANENT PROJECT FILES. A. C. CLARK FLOODPLAIN SPEC.</p> <p>12/04/07 - A REVIEW OF VERSION "2" OF THIS PW WAS CONDUCTED ON THIS DATE. IN ADDITION TO THE FLOODPLAIN RECOMMENDATIONS IDENTIFIED IN VERSION "0" ON 07/19/2006, THE FOLLOWING WILL ALSO APPLY. PROJECT IS NOW FOR REPLACEMENT OF THE BUILDING WHICH SHOULD BE COORDINATED AND COMPLY WITH ALL LOCAL FLOODPLAIN ADMINISTRATION AND ORDINANCE. IN COMPLIANCE WITH 44 CFR 9.12, A CUMULATIVE FINAL PUBLIC NOTICE WAS PUBLISHED ON 10/26/07 AND 11/02/07 AND DOCUMENTATION IS ON FILE. NO FURTHER FLOODPLAIN REVIEW WILL BE FORTHCOMING UNLESS THERE SHOULD BE A CHANGE IN THE SCOPE OF WORK. KARA KNOTT, CFM</p>	
E.O. 11990: Wetlands	Completed
<p>07/25/2006 - PROJECT SCOPE WILL NOT CAUSE THE DESTRUCTION, LOSS, OR DEGRADATION OF WETLANDS. - BRIDGET ZACHARY, ENVIRONMENTAL SPECIALIST</p>	
E.O. 12898: Environmental Justice for Low Income and Minority Populations	Completed
<p>07/25/2006 - THIS PROJECT WILL REPAIR OR REPLACE FACILITIES TO PRE-DISASTER CONDITION AND THIS IS NOT LIKELY TO HAVE DISPROPORTIONATELY HIGH OR ADVERSE EFFECTS ON LOW-INCOME OR MINORITY POPULATIONS. - BRIDGET ZACHARY, ENVIRONMENTAL SPECIALIST</p>	

NEPA Level of Review - NEPA review is complete. - BZACHARY - The project is Categorically Excluded under 44 CFR 10.8(d):

15. Repair, replace, restore, retrofit, upgrade to current codes and standards, or replace a facility (xv)

Documentation Complete 12/10/2007

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### Standard Conditions

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1. Any change to the approved scope of work will require re-evaluation for compliance with NEPA and other Laws and Executive Orders.
2. This review does not address all federal, state and local requirements. Acceptance of federal funding requires recipient to comply with all federal, state and local laws. Failure to obtain all appropriate federal, state and local environmental permits and clearances may jeopardize federal funding.
3. If ground disturbing activities occur during construction, applicant will monitor ground disturbance and if any potential archeological resources are discovered, will immediately cease construction in that area and notify the State and FEMA.

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### GENERAL COMMENTS

06/24/2006 - THE FEMA PUBLIC ASSISTANCE PROGRAM IS A COST REIMBURSEMENT PROGRAM. THE FOLLOWING STEPS DESCRIBE THE PROCESS FOR PROJECT WORKSHEETS AND FUNDING PLUS THE RESPONSIBILITY OF EACH PARTY.

FEMA AND SUBGRANTEE IDENTIFY AND DESCRIBE A SCOPE OF ELIGIBLE WORK ON PROJECT WORKSHEETS.

\*COSTS CAN BE ACTUAL OR

\*COSTS CAN BE ESTIMATED FOR EXPENSES PROJECTED FOR A SPECIFIED PERIOD OF TIME OR A LARGE PROJECT REQUIRING SEVERAL YEARS TO REBUILD, OR

\*COSTPW COSTS ARE BASED ON BEST AVAILABLE INFORMATION AT THE TIME AND DO NOT REPRESENT AUDITABLE COSTS AT THIS TIME.

SUBGRANTEE SUBMITS A REQUEST TO THE GRANTEE FOR REIMBURSEMENT OF EXPENSES AND TO DRAW DOWN THE FUNDS FOR WORK COMPLETED ON A SPECIFIC PW SUPPORTED WITH DOCUMENTATION REQUIRED BY GRANTEE.

SUBGRANTEE COMPLETES WORK AND REQUESTS GRANTEE FOR CLOSEOUT OF PROJECT WORKSHEET. RECORDS MUST BE AUDITABLE AND RETAINED FOR THREE YEARS AFTER CLOSEOUT OF THE SUB-GRANTEE.

GRANTEE CERTIFIES (AUDITS) WORK AND COSTS. RECORDS MUST BE AUDITABLE BY THE GRANTEE. GRANTEE RELEASES BALANCE OF FUNDS IF APPROVED.

FEMA OBLIGATES MORE FUNDS IF APPROVED OR DE-OBLIGATES ACCORDING TO REVIEW OF GRANTEE AUDIT.

FEMA WILL ADJUST FUNDING ON ALL LARGE PROJECTS BASED ON THE ACTUAL ELIGIBLE COSTS INCURRED. A FINAL INSPECTION AND PROGRAM REVIEW WILL DETERMINE AND VALIDATE THE APPROPRIATE ELIGIBILITY AND ASSOCIATED COSTS INCURRED.

BACKUP MATERIALS ATTACHED C.F. 06-24-06

07/19/06 - PER COORDINATION THIS DATE WITH GROUP POC, WES LONSBERRY, THE PROJECT COST AT ITEM 2 OF COST ESTIMATE WAS CHANGED FROM \$1,596,660.27 TO \$1,694,401.08. C BRYANT, QA/QC

07/19/2006 - THE APPLICANT MUST ADHERE TO STATE GOVERNMENT PROCUREMENT RULES AND REGULATIONS AND MAINTAIN ADEQUATE RECORDS TO SUPPORT THE BASIS FOR ALL CONTRACTOR PAYMENTS, AS STATED IN 44 CFR 13.36 PROCUREMENT. C BRYANT, QA/QC

07/19/2006 - THIS LARGE PROJECT IS BEING APPROVED AS IT APPEARS TO CONTAIN ELIGIBLE WORK. THE GRANTEE IS RESPONSIBLE FOR VERIFICATION O

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### GENERAL COMMENTS

F THAT WORK AND DOCUMENTATION OF THAT WORK AS WELL AS ENSURING THAT REASONABLE COSTS ARE PAID, PRIOR TO RELEASE OF FUNDING. AT CLOSE OUT OF THIS LARGE PROJECT, ITEMS OF WORK WHICH ARE DETERMINED TO BE INELIGIBLE WILL HAVE THEIR COST DEDUCTED, AS WELL AS ANY COSTS WHICH ARE DETERMINED TO BE UNREASONABLE WILL BE ADJUSTED AND THE TOTAL OF THIS GRANT WILL BE REDUCED. THE GRANTEE MUST ENSURE THAT THE APPLICANT CONFORMS WITH ALL FEDERAL AND STATE GUIDELINES ASSOCIATED WITH THIS GRANT PROGRAM. C BRYANT, QA/QC

07/19/2006 - THE PARISH OF ST. BERNARD ENROLLED IN THE NATIONAL FLOOD INSURANCE PROGRAM 03/13/70. PER FLOOD INSURANCE RATE MAP 2252040295 B, DATED 05/01/85, PROJECT IS LOCATED IN ZONE B, AREA PROTECTED FROM THE 100-YR FLOOD BY LEVEE, DIKE OR OTHER STRUCTURE SUBJECT TO FAILURE OR OVERTOPPING DURING LARGER FLOODS. PROJECT IS REPAIR OF A CRITICAL FACILITY TO PRE-DISASTER FOOTPRINT, WHICH PER FLOOD RECOVERY GUIDANCE, DATED 04/12/2006, ALL EQUIPMENT AND CONTENTS SHOULD BE ELEVATED AT LEAST 3 FT. ABOVE THE HIGHEST GRADE ELEVATION. IN COMPLIANCE WITH EO 11988, A COMPLETED 8-STEP PROCESS SHOWING CONSIDERED ALTERNATIVES IS ATTACHED. PER 44 CFR 9.12, APPLICANT MUST PUBLISH A FINAL PUBLIC NOTICE 15 DAYS PRIOR TO THE START OF CONSTRUCTION ACTIVITIES. FINAL PUBLIC NOTICE IS TO BE FORWARDED TO THE LA GOHSEP AND FEMA FOR INCLUSION IN THE PERMANENT PROJECT FILES. A. C. CLARK FLOODPLAIN SPEC.

07/21/2006 HAZARD MITIGATION OPPORTUNITIES NOT IDENTIFIED BY PO. PAUL W. BUSTANJI, 406 HAZARD MITIGATION SPECIALIST

07/25/2006- THIS PROJECT IS LOCATED WITHIN THE LOUISIANA COASTAL MANAGEMENT ZONE. FEMA HAS DETERMINED THAT THIS PROJECT IS CONSISTENT WITH THE COASTAL ZONE MANAGEMENT ACT AND THE LOUISIANA COASTAL MANAGEMENT PLAN (LCMP). ANY CHANGE TO THE APPROVED SCOPE OF WORK WILL REQUIRE RE-SUBMISSION TO FEMA FOR RE-EVALUATION FOR CONSISTENCY WITH THE LCMP. PROJECTS WITHIN THE COASTAL ZONE MAY STILL REQUIRE A COASTAL USE PERMIT FROM DNR. PROJECTS MAY BE COORDINATED BY CONTAC

TING LA DNR AT 1-800-267-4019. - BRIDGET ZACHARY, ENVIRONMENTAL SPECIALIST

07/25/06 UNUSABLE EQUIPMENT, DEBRIS AND MATERIAL SHALL BE DISPOSED OF IN AN APPROVED MANNER AND LOCATION. IN THE EVENT SIGNIFICANT ITEMS (OR EVIDENCE THEREOF) ARE DISCOVERED DURING IMPLEMENTATION OF THE PROJECT APPLICANT SHALL HANDLE, MANAGE, AND DISPOSE OF PETROLEUM PRODUCTS, HAZARDOUS MATERIALS AND/OR TOXIC WASTE IN ACCORDANCE TO THE REQUIREMENTS AND TO THE SATISFACTION OF THE GOVERNING LOCAL, STATE AND FEDERAL AGENCIES. BRIDGET ZACHARY, ENVIRONMENTAL SPECIALIST

07/25/06 IN ACCORDANCE WITH THE FORMOSAN TERMITE INITIATIVE ACT, (LA R.S. 3:3391.1 THRU 3391.13) THE LOUISIANA PARISHES OF CALCASIEU, CAMERON, JEFFERSON DAVIS, ORLEANS, JEFFERSON, PLAQUEMINES, ST. BERNARD, ST. CHARLES, ST. JOHN THE BAPTIST, ST. TAMMANY, TANGIPAHOA AND WASHINGTON ARE UNDER QUARANTINE. THE MOVEMENT OF WOOD OR CELLULOSE MATERIAL, TEMPORARY HOUSING OR ARCHITECTURAL COMPONENTS (E.G. BEAMS, DOORS AND OTHER WOOD SALVAGED FROM A STRUCTURE) MAY NOT LEAVE THE QUARANTINED PARISHES WITHOUT WRITTEN AUTHORIZATION FROM THE COMMISSIONER OF THE LOUISIANA DEPARTMENT OF AGRICULTURE AND FORESTRY OR HIS DESIGNEE(S). BRIDGET ZACHARY, ENVIRONMENTAL SPECIALIST

7/25/2006 BUILDING IS NOT 45 YEARS OR OLDER, CIRCA 1980'S, THEREFORE THIS PROJECT DOES NOT HAVE THE POTENTIAL TO CAUSE EFFECTS ON HISTORIC RESOURCES. NO FURTHER HISTORIC PRESERVATION REVIEW REQUIRED. ? CHELSEA KLEIN, HISTORIC PRESERVATION SPECIALIST

07/25/2006 - BASED ON INFORMATION PROVIDED BY THE APPLICANT, THE SCOPE OF WORK FOR THIS PROJECT QUALIFIES AS A STATUTORY EXCLUSION (STATEX) UNDER 44 CFR PART 10. ANY CHANGE TO THE APPROVED SCOPE OF WORK WILL REQUIRE RESUBMISSION FOR RE-EVALUATION FOR COMPLIANCE WITH THE NATIONAL ENVIRONMENTAL POLICY ACT. NON-COMPLIANCE WITH THIS REQUIREMENT MAY JEOPARDIZE THE RECEIPT OF FEDERAL FUNDING. THE APPLICANT IS REQUIRED TO OBTAIN AND COMPLY WITH ALL LOCAL, STATE, AND FEDERAL PERMITS. - BRIDGET ZACHARY, ENVIRONMENTAL SPECIALIST

## PROJECT WORKSHEET REPORT

DECLARATION NO. FEMA-LA - DR1603

FIPS NO. 000-UV61X-00

APPLICANT NAME ROMAN CATHOLIC CHURCH/ARCHDIOCESE OF N.O.

SUBDIVISION

FEMA PW # 11420 VSN 2 REF# 11420V2

PREPARED DATE 11/15/2007

REPORT DATE 03/04/2009 08:02

INF TYPE  INF  
 NON-INF  
 REC

### GENERAL COMMENTS

07-26-06 - THE APPLICANT HAS EXHAUSTED THE LIMITS OF THEIR COMMERCIAL FLOOD INSURANCE COVERAGE WITH OTHER PWS AND THERE IS NO COVERAGE AVAILABLE FOR ANTICIPATED INSURANCE PROCEEDS. FACILITY IS LOCATED IN A NON-SFHA AND NO MANDATORY REDUCTION IS APPROPRIATE. INSURANCE APPROVAL OF THIS PROJECT WORKSHEET IS CONTINGENT UPON THE APPLICANT COMPLYING WITH TITLE 44 OF THE CODE OF FEDERAL REGULATIONS (CFR), PARTS 206.252 AND 206.253 WHICH STATES, ASSISTANCE UNDER SECTION 408 OF THE STAFFORD ACT WILL BE APPROVED ONLY ON THE CONDITION THAT INSURANCE IS OBTAINED AND MAINTAINED IN SUCH TYPES AND AMOUNTS AS ARE REASONABLE AND NECESSARY TO PROTECT AGAINST FUTURE LOSS.

FLOOD INSURANCE MUST BE OBTAINED AND MAINTAINED IN AN AMOUNT EQUAL TO OR GREATER THAN THE ASSISTANCE (BEFORE ANY REDUCTIONS) FOR ELIGIBLE DAMAGES ATTRIBUTED TO THE FLOOD HAZARD, BUT IN NO CASE LESS THAN THE MAXIMUM LIMITS AVAILABLE FROM THE NATIONAL FLOOD INSURANCE PROGRAM ON A PER BUILDING BASIS AND SEPARATELY FOR CONTENTS COVERAGE WHEN PERSONAL PROPERTY IS PART OF THE ESTIMATED COSTS IN THIS PROJECT WORKSHEET. THE REQUIREMENT TO PURCHASE FLOOD INSURANCE IS WAIVED WHEN ELIGIBLE COSTS FOR AN INSURABLE FACILITY (DEFINED AS BOTH BUILDING AND CONTENTS FOR INSURANCE PURPOSES) DO NOT EXCEED \$5,000, IN ACCORDANCE WITH 44 CFR 206.252 (D). IN THE EVENT THAT THE PROPERTY IS TRANSFERRED, THE NEW OWNER MUST BE INFORMED OF THE INSURANCE REQUIREMENTS OR THE PREVIOUS APPLICANT WILL BE LIABLE FOR FUTURE DISASTER DAMAGES IN ACCORDANCE WITH SECTION 582 OF THE FLOOD INSURANCE REFORM ACT OF 1994.

THE AMOUNT AND EXTENT OF INSURANCE FOR OTHER THAN FLOOD HAZARDS MUST BE GREATER THAN OR EQUAL TO THE AMOUNT OF ELIGIBLE COSTS (BEFORE ANY INSURANCE PROCEEDS DEDUCTIONS) FOR ELIGIBLE DAMAGES ATTRIBUTED TO OTHER THAN FLOOD HAZARDS ON A PER BUILDING BASIS AND SEPARATELY FOR CONTENTS COVERAGE WHEN PERSONAL PROPERTY IS PART OF THE ESTIMATED COSTS IN THIS PROJECT WORKSHEET. THE REQUIREMENTS OF SECTION 311 OF THE STAFFORD ACT ARE WAIVED

WHEN ELIGIBLE COSTS FOR AN INSURABLE FACILITY (DEFINED AS BOTH BUILDING AND CONTENTS FOR INSURANCE PURPOSES) DO NOT EXCEED \$5,000 IN ACCORDANCE WITH 44 CFR 206.253(D).

THE APPLICANT MUST PROVIDE THE GRANTEE, LOUISIANA DEPARTMENT OF HOMELAND SECURITY AND EMERGENCY PREPAREDNESS WITH DOCUMENTATION THAT CONFIRMS THE APPLICANT WILL OBTAIN AND MAINTAIN INSURANCE FOR THE FLOOD AND OTHER THAN FLOOD HAZARDS THAT CAUSED THE DAMAGES. A COMMITMENT TO OBTAIN, OR PROOF THAT THE APPLICANT HAS OBTAINED ALL OF THE REQUIRED INSURANCE SHALL BE FILLED WITH THE GRANTEE PRIOR TO OBTAINING PROJECT FUNDING.

FAILURE TO OBTAIN AND MAINTAIN ALL REQUIRED INSURANCE ON THIS FACILITY WILL JEOPARDIZE CURRENT FEDERAL FUNDING AS WELL AS DISQUALIFY THIS FACILITY FROM RECEIVING ASSISTANCE UNDER THIS PROGRAM IN FUTURE DISASTER EVENTS, PURSUANT TO SECTION 311 OF THE STAFFORD ACT. THE REQUIRED INSURANCE SHALL BE MAINTAINED FOR THE LIFE OF THE FACILITY OR THE RESTORATIVE WORK, WHICHEVER IS LESS. SELF-INSURANCE IS NOT AUTHORIZED AS INSURANCE UNDER SECTION 311 AND DOES NOT SATISFY THE INSURANCE REQUIREMENTS. DUE TO THE HIGH COST OF INSURANCE, SOME APPLICANTS MAY REQUEST TO INSURE THE DAMAGED FACILITIES UNDER A BLANKET INSURANCE POLICY COVERING ALL THEIR FACILITIES, AN INSURANCE POOL ARRANGEMENT, OR SOME COMBINATION OF THESE OPTIONS. SUCH AN ARRANGEMENT MAY BE ACCEPTED FOR OTHER THAN FLOOD DAMAGES. HOWEVER, IF THE SAME FACILITY IS DAMAGED IN A SIMILAR FUTURE DISASTER, ELIGIBLE COSTS WILL BE REDUCED BY THE AMOUNT OF ELIGIBLE DAMAGE SUSTAINED ON THE PREVIOUS DISASTER. LARRY WRIGHT/ INSURANCE SPECIALIST

08/23/06 - PER COORDINATION THIS DATE WITH GROUP POC, WES LONSBERRY, THE PROJECT COST AT ITEM 2 OF COST ESTIMATE WAS CHANGED FROM \$1,596,660.27 TO \$1,694,401.08. C BRYANT, QA/QC -- LOUIS IGERT, QA/QC REVIEW

08/23/06 - THE APPLICANT MUST ADHERE TO STATE GOVERNMENT PROCUREMENT RULES AND REGULATIONS AND MAINTAIN ADEQUATE RECORDS TO SUPPORT THE BASIS FOR ALL CONTRACTOR PAYMENTS, AS STATED IN

## PROJECT WORKSHEET REPORT

DECLARATION NO. FEMA-LA - DR1603

FIPS NO. 000-JV61X-00

APPLICANT NAME ROMAN CATHOLIC CHURCH/ARCHDIOCESE OF N.O.

SUBDIVISION

FEMA PW # 11420 VSN 2 REF# 11420V2

PREPARED DATE 11/15/2007

REPORT DATE 03/04/2009 08:02

INF TYPE  INF  
 NON-INF  
 REC

### GENERAL COMMENTS

44 CFR 13.36 PROCUREMENT. C BRYANT, QA/QC -- LOUIS IGERT, QA/QC REVIEW

08/23/06 - THIS LARGE PROJECT IS BEING APPROVED AS IT APPEARS TO CONTAIN ELIGIBLE WORK. THE GRANTEE IS RESPONSIBLE FOR VERIFICATION OF THAT WORK AND DOCUMENTATION OF THAT WORK AS WELL AS ENSURING THAT REASONABLE COSTS ARE PAID, PRIOR TO RELEASE OF FUNDING. AT CLOSE OUT OF THIS LARGE PROJECT, ITEMS OF WORK WHICH ARE DETERMINED TO BE INELIGIBLE WILL HAVE THEIR COST DEDUCTED, AS WELL AS ANY COSTS WHICH ARE DETERMINED TO BE UNREASONABLE WILL BE ADJUSTED AND THE TOTAL OF THIS GRANT WILL BE REDUCED. THE GRANTEE MUST ENSURE THAT THE APPLICANT CONFORMS WITH ALL FEDERAL AND STATE GUIDELINES ASSOCIATED WITH THIS GRANT PROGRAM. C BRYANT, QA/QC -- LOUIS IGERT, QA/QC REVIEW

08/23/2006-APPLICANT WAS DENIED SBA FUNDING, CODE 21 LACK OF REPAYMENT ABILITY THIS PROJECT WORKSHEET IS CONSIDERED ELIGIBLE. D DICKERSON, QA/QC PNP REVIEW

11-30-2007 - VERSION-2:

- CHANGED COST ESTIMATE LINE-3 HEADING FROM "WORK COMPLETED" TO "WORK TO BE COMPLETED" BECAUSE PW STATES THAT WORK IS 0% COMPLETE AS OF 11-15-2007 AND ALL COSTS SHOWN IN ATTACHED CEF ARE UNDER "UNCOMPLETED WORK."  
- COMBINED TWO COST ESTIMATE LINES FOR \$2,947,556.00 BUILDING DEMOLITION AND \$12,664,753.00 BUILDING REPLACEMENT INTO A SINGLE COST ESTIMATE LINE, FEMA COST CODE 9000, TO CORRESPOND WITH \$15,612,309.00 TOTAL COST DOCUMENTED IN ATTACHED CEF. -- P.KOZUB, QA/QC

12/04/07 PER 44 CFR 206.226(C), ELIGIBLE NON-CRITICAL PNPS MUST APPLY FOR AN SBA LOAN AND EITHER BE DENIED OR HAVE ELIGIBLE DAMAGES EXCEEDING THE MAXIMUM AMOUNT OF THE SBA LOAN IN ORDER TO RECEIVE FEMA FUNDING. APPLICANT HAS APPLIED AND BEEN DENIED SBA ASSISTANCE (DENIAL CODE 21 - LACK OF REPAYMENT ABILITY) THEREFORE NO SBA DEDUCTION IS TAKEN. S.SMITH, QA/QC

12/04/07 - A REVIEW OF VERSION "2" OF THIS PW WAS CONDUCTED ON THIS DATE. IN ADDITION TO THE FLOODPLAIN RECOMMENDATIONS IDENTIFIED IN VERSION "0" ON 07/19/2006, THE FOLLOWING WILL ALSO APPLY. PROJECT IS NOW FOR REP

LACEMENT OF THE BUILDING WHICH SHOULD BE COORDINATED AND COMPLY WITH ALL LOCAL FLOODPLAIN ADMINISTRATION AND ORDINANCE. IN COMPLIANCE WITH 44 CFR 9.12, A CUMULATIVE FINAL PUBLIC NOTICE WAS PUBLISHED ON 10/26/07 AND 11/02/07 AND DOCUMENTATION IS ON FILE. NO FURTHER FLOODPLAIN REVIEW WILL BE FORTHCOMING UNLESS THERE SHOULD BE A CHANGE IN THE SCOPE OF WORK. KARA KNOTT, CFM

12-04-07 - THIS VERSION CREATES NO ADDITIONAL INSURANCE CONSIDERATIONS EXCEPT FOR THE OBTAIN & MAINTAIN REQUIRED AMOUNT. THE ABOVE INSURANCE REVIEW COMMENTS REMAIN VALID. L.WRIGHT/ INSURANCE

12/06/07- THE STRUCTURE DOES NOT MEET THE 45-YEAR-CRITERION, NOR DOES IT POSSESS THE LEVEL OF EXCEPTIONAL IMPORTANCE REQUIRED BY CRITERIA CONSIDERATION G OF THE NATIONAL REGISTER GUIDELINES TO BE CONSIDERED ELIGIBLE FOR THE NATIONAL REGISTER OF HISTORIC PLACES. SCOPE OF WORK INDICATES GROUND DISTURBING ACTIVITIES ASSOCIATED WITH THE DEMOLITION AND REBUILDING OF THE HANNAN SENIOR CENTER COMPLEX. UPON CONSULTATION OF DATA PROVIDED BY THE LOUISIANA STATE HISTORIC PRESERVATION OFFICE (SHPO), THERE IS ONE KNOWN ARCHAEOLOGICAL SITE LOCATED WITHIN A 0.5 MILE RADIUS OF THE AREA OF POTENTIAL EFFECT (APE), WHICH WILL NOT BE IMPACTED BY WORK. THE APE IS NOT LOCATED WITHIN AN EXISTING OR PROPOSED NATIONAL REGISTER HISTORIC DISTRICT, AND IS LOCATED WITHIN THE ORLEANS PARISH MODERATE PROBABILITY. MISSISSIPPI RIVER COMMISSION MAPS DATING FROM 1883 - 1991 INDICATE THAT THE PROJECT AREA WAS UNDEVELOPED, BEYOND USE AS AGRICULTURAL LAND, PRIOR TO CONSTRUCTION OF THE SENIOR CENTER COMPLEX IN THE 1980'S. THEREFORE, THE SCOPE OF WORK AS SUBMITTED MEETS THE CRITERIA OUTLINED IN THE PROGRAMMATIC AGREEMENT DATED DECEMBER 3, 2004, APPENDIX A, SECTION I A AND THE PROPOSED WORK SHOULD NOT EFFECT HISTORIC PROPERTIES. IN ACCORDANCE WITH THIS DOCUMENT, FEMA IS NOT REQUIRED TO SUBMIT PROJECTS TO THE SHPO FOR REVIEW WHERE THE WORK PERFORMED MEETS THESE ALLOWANCES. IF DURING THE COURSE OF WORK, ARCHAEOLOGICAL ARTIFACTS (PREHISTORIC OR

## PROJECT WORKSHEET REPORT

DECLARATION NO. FEMA-LA - DR1603

PREPARED DATE 11/15/2007

FIPS NO. 000-UJ6IX-00

REPORT DATE 03/04/2009 08:02

APPLICANT NAME ROMAN CATHOLIC CHURCH/ARCHDIOCESE OF N.O.

INF TYPE  INF  
 NON-INF  
 REC

SUBDIVISION

FEMA PW # 11420 VSN 2 REF# 11420V2

### GENERAL COMMENTS

HISTORIC) OR HUMAN REMAINS ARE DISCOVERED, THE APPLICANT SHALL STOP WORK IN THE VICINITY OF THE DISCOVERY AND TAKE ALL REASONABLE MEASURES TO AVOID OR MINIMIZE HARM TO THE FINDS. THE APPLICANT SHALL INFORM THEIR PUBLIC ASSISTANCE (PA) CONTACTS AT FEMA, WHO WILL IN TURN CONTACT FEMA HISTORIC PRESERVATION (HP) STAFF. THE APPLICANT WILL NOT PROCEED WITH WORK UNTIL FEMA HP COMPLETES CONSULTATION WITH THE SHPO. IN ADDITION, IF UNMARKED GRAVES ARE PRESENT, COMPLIANCE WITH THE LOUISIANA UNMARKED HUMAN BURIAL SITES PRESERVATION ACT (R.S. 8:671 ET SEQ.) IS REQUIRED. THE APPLICANT SHALL NOTIFY THE LAW ENFORCEMENT AGENCY OF THE JURISDICTION WHERE THE REMAINS ARE LOCATED WITHIN TWENTY-FOUR HOURS OF THE DISCOVERY. THE APPLICANT SHALL ALSO NOTIFY FEMA AND THE LOUISIANA DIVISION OF ARCHAEOLOGY AT 225-342-8170 WITHIN SEVENTY-TWO HOURS OF THE DISCOVERY. FAILURE TO COMPLY WITH THESE STIPULATIONS MAY JEOPARDIZE RECEIPT OF FEMA FUNDING. - JERAME J. CRAMER, HISTORIC PRESERVATION SPECIALIST/ARCHAEOLOGIST

12/17/2007- THIS ACTION, AS DESCRIBED IN THE PROJECT WORKSHEET, IS CATEGORICALLY EXCLUDED FROM THE PREPARATION OF ENVIRONMENTAL IMPACT STATEMENTS AND ENVIRONMENTAL ASSESSMENTS UNDER 44 CFR PART 10.8 (D) (2) ( XV). -REPAIR, RETROFITTING, UPGRADING TO CURRENT CODES AND STANDARDS, OR REPLACEMENT OF ANY FACILITY IN A MANNER THAT SUBSTANTIALLY CONFORMS TO THE PREEXISTING DESIGN, FUNCTION, AND LOCATION PAIR, RECONSTRUCTION, RESTORATION, ELEVATION. ANY CHANGES TO THE SCOPE OF WORK WILL REQUIRE RE-SUBMISSION THROUGH THE STATE TO FEMA AND REQUIRE REEVALUATION FOR COMPLIANCE WITH NATIONAL ENVIRONMENTAL POLICIES. NON-COMPLIANCE WITH REQUIREMENT MAY JEOPARDIZE RECEIPT OF FEDERAL FUNDS. B. ZACHARY, ENVIRONMENTAL SPECIALIST

12/17/07 - THIS PW IS BEING MADE ELIGIBLE IN THE CEF QUEUE ONLY TO FORWARD TO THE PAC ISSUES QUEUE. THERE ARE COSTS IN BOTH THE REPAIR AND REPLACEMENT CALCULATIONS THAT REQUIRE CORRECTIONS. M. ERICSON. QA/QC.

01/08/2008 WHILE THERE ARE COSTS IN THE REPAIR ESTIMATE OF T

HE 50% RULE THAT ARE NOT ALLOWED, THE REMOVAL OF THOSE COSTS WILL NOT AFFECT THE 50% DETERMINATION. THE CEF IS APPROVED. RHIANNON KINCAID QA/QC

### PW REQUIRED REVIEWS

REVIEW	REVIEW STATUS	RECOMMENDATION	ASSIGNED REVIEWER	REVIEWER	DATE SUBMITTED	DATE REVIEWED
Initial	Complete	Eligible		pkozub	11/27/2007	12/03/2007
Insurance	Complete	Eligible	LARRY WRIGHT	lwright2	12/03/2007	12/04/2007
	Complete	Eligible		mericson	12/03/2007	12/17/2007
Environmental	Complete	Eligible	BRIDGET ZACHARY	bzachary	12/03/2007	12/17/2007
STATE	Complete	Eligible		mrobins4	12/03/2007	12/05/2007
PAC ISSUES	Complete	Eligible		rkincaid	12/17/2007	01/08/2008
Floodplain Management	Complete	Eligible	KARA KNOTT	kknott	12/03/2007	12/04/2007

## PROJECT WORKSHEET REPORT

DECLARATION NO. FEMA-LA - DR1603

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INF TYPE  INF

SUBDIVISION

NON-INF

FEMA PW # 11420 VSN 2 REF# 11420V2

REC

### PW REQUIRED REVIEWS

REVIEW	REVIEW STATUS	RECOMMENDATION	ASSIGNED REVIEWER	REVIEWER	DATE SUBMITTED	DATE REVIEWED
Historical	Complete	Eligible	JERAME CRAMER	jcramer1	12/03/2007	12/06/2007
SBA PENDING	Complete	Eligible		ssmith35	12/03/2007	12/04/2007
Final	Complete	Eligible		ssmith35	01/08/2008	01/18/2008
>= Million Dollars	Complete	Eligible	ROBERT GAUNT	rgaunt1	01/18/2008	01/28/2008

### PNP

Name of PNP Organization : ROMAN CATHOLIC CHURCH/ARCHDIOCESE OF N.O.

Name of the damaged facility and location : ARCHDIOCESE OF NEW ORLEANS ST BERNARD ;  
2440 ARCHBISHOP HANNAN BLVD. NEW ORLEANS LA 70075

What is the primary purpose of the damaged facility? : CUSTODIAL CARE

Who may use this facility? : BLANK

What fee, if any, is charged for the use of this facility? :

\$0.00 Was the facility in use at the time of the disaster? :  Yes  No

Did the facility sustain damage as a direct result of the disaster? :  Yes  No

What type of assistance is PA being requested? :

Critical Facility? :  No  Part of Facility is Critical

Does the PNP organization own the facility? :  Yes  No

If "Yes", obtain proof of ownership; check here if attached :  Yes  No

If "No", do they lease/rent the facility? :  Yes  No

If "Yes", obtain a copy of the lease/rental agreement; check here if attached :  Yes  No

Are the repairs of this facility the legal responsibility of the organization? :  Yes  No

Is the facility insured? :  Yes  No

If "Yes", obtain a copy of the insurance policy; check here if attached :  Yes  No

EXHIBIT A  
PROPERTY DESCRIPTION

**EXHIBIT A**

**Property Description**

**4443362**

**ST. BERNARD II**

That Certain Piece or Portion of ground, located in Section 3, Township 13 South, Range 13 East, St. Bernard Parish, State of Louisiana, being a portion of that land known as deBouchel Plantation, said piece or portion of ground being designated as Lot R-1D3B on a plat of resubdivision by Eugene I. Estopinal and Associates, Inc., Surveyors, dated November 9, 1990, which plat was approved by the St. Bernard Police Jury by Resolution No. \_\_\_\_\_, dated September 24, 1991, and registered in COB \_\_\_\_\_, folio \_\_\_\_\_, and according to said plat of resubdivision, Lot R-1D3B is located and measures as follows, to-wit:

Commencing at the intersection of the northernmost right of way line of St. Bernard Highway (La. State Highway No. 46) and the westernmost right of way line of Archbishop Philip M. Hannan Boulevard, go thence along said right of way line of Archbishop Philip M. Hannan Boulevard North 36 degrees 48 minutes 39 seconds East a distance of 458.30 feet to a point; thence continue along said right of way line North 46 degrees 45 minutes 37 seconds East a distance of 115.74 feet to a point; thence continue along said right of way line North 36 degrees 48 minutes 39 seconds East a distance of 650.12 feet to a point, being the point of beginning; thence go North 53 degrees 11 minutes 21 seconds West a distance of 270.19 feet to the Easternmost boundary of Cypress Gardens Subdivision; thence go along said boundary of Cypress Gardens Subdivision North 37 degrees 02 minutes 00 seconds East a distance of 244.93 feet to a point; thence go South 46 degrees 46 minutes 03 seconds East a distance of 285.73 feet to a point on the Westernmost right of way line of Archbishop Hannan Boulevard; thence go along said right of way line in a Southwesterly direction along a curve to the left having a radius of 400 feet a distance of 108.79 feet to a point; thence continue along said right of way line South 36 degrees 48 minutes 39 seconds West a distance of 105.51 feet to a point, being the point of beginning.

Being the same property acquired by St. Bernard II from The Roman Catholic Church of the Archdiocese of New Orleans by act dated September 25, 1991 registered in COB 506 folio 286.

**EXHIBIT B**  
**FEMA FUNDS WORKSHEET**

**ST. BERNARD II - 82 Units**  
**Projected Sources and Uses of Complete Demo and New Construction**

Sources

FEMA PW #11420 is obligated for \$15,612,309, however,  
 FEMA will adjust funds to cover actual cost

\$15,244,748  
\$4,142,458

**TOTAL SOURCES**  
**\$19,387,206**

Uses

Payoff Existing Defaulted Debts to HUD / LHFA

**\$3,680,441** stop interest accrual at 8/31/08/payoff after construction

\*\* per FEMA requirements the site will be completely demo'd  
 and new structure built along with two adjacent bldgs

Demolition \$1,000,000  
 Landscape and Site Improvements \$150,000  
 Structure and Roofing \$1,500,000  
 Mechanical and Electrical Systems \$3,000,000  
 Elevators \$800,000  
 Security and Fire Protection \$500,000  
 Common Area Interior \$500,000  
 Unit Interiors \$4,100,000  
 Unit Appliances \$123,000  
 Contractor Overhead (2%) \$233,460  
 Contractor General Conditions (3%) \$350,190  
 Contractor Profit (6%) \$700,380  
Construction Contingency (5%) \$583,650

**Total Hard Rehabilitation Costs**

**\$13,540,680** \$165,130 Hard Cost per Unit

Architect (8%) \$1,083,254 FEMA covers  
 Zoning and Permits \$100,000 FEMA covers  
 Environmental Testing and Remediation \$250,000 FEMA covers  
 Appraisals \$12,000  
 Market Studies \$12,000  
 Engineering Reports \$25,000

Audit / Cost Certifications	\$20,000	
Survey	\$5,000	
Title Abstract and Fees	\$5,000	
Title Insurance	\$45,000	
Project Management Fee	\$270,814	2% of Hard Costs, FEMA covers
Construction Management Overhead	<u>\$100,000</u>	
<b>Total Soft Costs</b>	<b>\$1,928,068</b>	14% of Hard Costs
Repayment of October 2005 HAP payment	\$31,517	
HUD / Lender Legal	\$35,000	
HUD / Lender Inspections	\$35,000	
FHA Fees (3.5%)	<u>\$136,500</u>	
<b>Total Financing Costs</b>	<b>\$238,017</b>	
<b>TOTAL USES</b>	<b>\$19,387,206</b>	