



**REQUEST FOR QUALIFICATIONS AND PROPOSALS FOR OWNER/OPERATOR
5200 DAUPHINE STREET COMMUNITY CENTER
CONDUCTED BY NEW ORLEANS REDEVELOPMENT AUTHORITY**

Notice is hereby given that the New Orleans Redevelopment Authority (NORA) is seeking qualifications and proposals from qualified entities interested in acquiring and operating a community center facility for the Holy Cross and Lower Ninth Ward neighborhoods located at 5200 Dauphine Street, New Orleans, LA.

Applicants must submit completed applications to the New Orleans Redevelopment Authority (NORA), ATTN: Kristy Chauvin, 1409 Oretha Castle Haley Blvd., New Orleans, LA 70113 or kdchauvin@nola.gov. Only complete applications will be reviewed. NORA will accept applications beginning July 8, 2016 and ending September 2, 2016.

An informational meeting and open house will be held at the facility, located at 5200 Dauphine Street, on Friday, July 15, 2016 from 1:30-3:30 PM. Respondents are urged, but not required, to attend this open house, where the facility will be open for viewing and NORA staff will discuss the RFP response requirements and answer any questions.

The application will remain open until Friday, September 2, 2016, at 4:00 p.m. Copies of the Request for Qualifications and Proposals may be accessed at redevelop.nola.gov or by contacting Kristy Chauvin, Contract Compliance Coordinator, via telephone at (504) 658-4400 or email kdchauvin@nola.gov.

NORA reserves the right to cancel any and all solicitations and to accept or reject, in whole or in part, any and all proposals for any reason, to re-open this solicitation or to dispose of or operate the facility by other means at NORA's sole discretion.



1. Background

The New Orleans Redevelopment Authority (NORA) is the owner of a community center located at 5200 Dauphine Street in the Holy Cross neighborhood of the Lower Ninth Ward. NORA, in partnership with the State of Louisiana Office of Community Development and the Preservation Resource Center, provided funding for the rehabilitation of the 2,785 square foot facility.

The construction of the neighborhood center was intended to address the needs of hundreds of occupants of the Holy Cross neighborhood and to provide community agencies with a permanent home which exceeds the standards which the Holy Cross community put forth in its Sustainable Restoration Plan (June, 2006). Key principles included in the plan are “embrace smart redevelopment, maintain and strengthen the New Orleans tradition of compact, connected, mixed-use communities,” and to “honor the past; build for the future...creating 21st century buildings that are durable, affordable, inexpensive to operate and healthy to live in” (page 47).

The construction of the neighborhood center was completed in December 2015. NORA intends for the facility to become a permanent home for one or more non-profit neighborhood and community organizations that will own and operate the facility in a collaborative manner and address the needs of the Holy Cross and Lower Ninth Ward neighborhoods.

2. Request for Proposals

NORA is seeking qualifications and proposals from qualified entities interested in owning, operating, and maintaining the community center at 5200 Dauphine Street. The property will be transferred to the selected qualified entity, subject to the conditions and covenants outlined in Exhibit B and any others that may be deemed necessary by NORA. The applicant should include a plan to make the facility accessible to neighborhood residents and a projected operational schedule. Operations and activities proposed for the facility must be compliant with the current Historic Urban Neighborhood Business (HU-B1A) District zoning of the property. The selected applicant will be required to enter into a transfer agreement with NORA.

NORA would like the facility to serve as many community organizations as possible and encourages interested organizations to collaborate on a joint response. One possible arrangement would include a primary organization as owner and operator of the facility and respondent to the RFP with other organizations having agreed to lease terms with the applicant.

NORA desires applicants who have a demonstrated history of, and a plan for, sufficient and sustainable financial resources to own, operate, and maintain the facility in perpetuity. Familiarity and experience in philanthropic fundraising, including applications for local, state, and federal subsidies and other financial resources will be beneficial. A description of financial strategies and techniques to support and promote a viable and accessible community center will also be evaluated.



Please note that NORA disclaims any knowledge as to previous uses or the condition of the property. All due diligence is the responsibility of the applicants and all applicants are urged to satisfy themselves with respect to the physical condition of the property and the development thereof prior to closing. The property will be donated **“AS IS”**, **“WHERE IS”**, with all defects and vices, whether latent or apparent, known or unknown. NORA makes no representation or warranty with respect to the presence or absence of hazardous materials or any other environmental conditions that may impact the value of the properties or any future development thereon. Applicants are encouraged to perform his/her/their own independent inspections, inquiries and due diligence concerning the property. The selected applicants agree to accept 5200 Dauphine Street with its current zoning, easements, restrictions and any and all rights-of-way appertaining thereto.

Applicants must have all financing in place at the time of execution of the transfer (purchase) agreement, and will be required in close within thirty (30) days after execution of the transfer (purchase) agreement unless such date is extended by NORA in its sole discretion for good cause, and in writing.

3. Publication and Promotion

This RFP shall be posted on the NORA website, <http://redevelop.nola.gov>, advertised in the Times-Picayune, and will be available upon request by contacting Kristy Chauvin via telephone at (504) 658-4400 or email at kdchauvin@nola.gov.

The selected applicant agrees to participate in any reasonable promotional activity and to prominently display NORA signage on the site. Such signage must be at least as large as standard real estate “For Sale” signs as determined by NORA. The selected applicant also agrees to participate in community meetings scheduled by NORA and to make information available about their plans available to the community.

4. Instructions to Respondents

All respondents should submit written responses and the required documentation as set forth on the attached Owner/Operator Application. Only complete applications will be considered.

All respondents should submit written responses and the required documentation as set forth on the attached Owner/Operator Application. Only complete applications will be considered. All applications must be submitted to NORA no later than **Friday, September 2, 2016 at 4:00 p.m. (CST)** directed to the attention of: Kristy Chauvin, Contract Compliance Coordinator, 1409 Oretha Castle Haley Boulevard, New Orleans, LA 70113, 504-658-4400, kdchauvin@nola.gov as follows:

- a) One signed submission as a .pdf file on CD, USB or other electronic delivery method, marked with the applicant’s name
- and**
- b) Five (5) hard copies of all materials, bound in 8-1/2” x 11” format enclosed in a sealed



envelope, marked with *“Request for Proposals for 2016 Ownership, Operation, and Maintenance of 5200 Dauphine Street.”*

Format of Submissions: Boilerplate, glossy and unnecessarily elaborate proposals are neither expected nor desired. The emphasis of the proposal should be on responding to the requirements set forth in this RFP. **Please read and complete the entire application, including Exhibits and Attachments. All applications must be complete upon submission in order to be considered. Missing items may disqualify you from consideration.** All proposals shall be typewritten.

All inquiries concerning this RFP should be directed in writing to: Kristy Chauvin, Contract Compliance Coordinator, 1409 Oretha Castle Haley Blvd., New Orleans, LA 70113 or kdchauvin@nola.gov. NORA will not be responsible for any oral instructions.

5. Modifications and Amendments to RFP

NORA reserves the right to add or modify any and all requirements that are needed to effectuate the goals of this program or comply with legal requirements. NORA reserves the right to amend the instructions, requirements, general and special conditions, scope of work, and specifications of this RFP up to the time set for the sale of properties. Copies of such amendments shall be posted to NORA’s website at <http://redevelop.nola.gov>. Where such amendments require significant changes in the scope of the program, the deadline set for receipt of proposals may be postponed by such number of days as in the opinion of NORA shall enable prospective respondents to revise their proposals.

6. Qualifications for Proposals

Entities interested in responding to this RFP will be evaluated based on their demonstrated ability to satisfy the criteria enumerated below. “Applicant” refers to both eligible non-profit and community organizations. Only those applicants who have demonstrated the financial and organizational capacity to own, operate, and maintain the facility will be considered for selection. Extensive experience in the Holy Cross and Lower Ninth ward neighborhoods, facility management, and community engagement in the City of New Orleans and/or Louisiana is preferred.

Applicants must be in good standing with the New Orleans Redevelopment Authority, State of Louisiana, City of New Orleans, and the US Department of Housing and Urban Development (HUD) to be eligible for consideration.

Organizations that are governed by a Board of Directors should include a resolution confirming Board approval of intent to acquire and/or lease, as applicable, the subject property.



7. Evaluation and Selection

Upon closing of the RFP response period, NORA staff will begin evaluating responses, scoring responses and contacting applicants.

All proposals submitted in response to this RFP will be reviewed for their relative strengths and weaknesses. Selections will be based on the completeness and quality of responses to this solicitation. Applicants must provide accurate contact information and attest to the veracity of the information supplied. At its discretion, NORA staff may contact references and industry sources, investigate previous projects and current commitments, interview some or all of the proposed team members and take any other information into account in its evaluation of the responses. Applicants may also be invited to present their proposals to the Selection Committee.

NORA reserves the right to request clarification or additional information and to request that respondents make presentations to the selection committee, NORA Board of Commissioners, community groups or others.

All evaluations shall be made according to the criteria set forth below and will be made according to NORA's business judgment.

Evaluation Criteria

1. Operations/Maintenance Plan (up to 35 points): Applicants will be evaluated on the operations and maintenance plan that addresses how the proposed building operations meet existing needs of the Holy Cross and Lower Ninth Ward neighborhoods. At a minimum, the plan should address:
 - i. Range of Facility Uses
 - ii. Occupants/Tenants
 - iii. Management Organization/Staff
 - iv. Roles and Responsibilities
 - v. Operational Schedule/Hours of Operation
 - vi. Marketing
 - vii. Special Events
 - viii. Parking
 - ix. Routine and Preventive Maintenance Schedule
 - x. Landscaping
 - xi. Capital Improvements
 - xii. Hurricane Preparedness and Hazard Resilience
 - xiii. Signage



2. Financial Capacity/Plan (up to 35 points): Applicants will be evaluated on the evidence of their financial capacity and the reasonableness of their operational budget, including the extent to which viable financing for the project has been or will be secured. All applicants must show that they have adequate capital and resources to successfully operate the facility for a minimum of five (5) years at time of closing. Applicants will also be required to document the income projected to be generated by the facility and include a reasonable fee schedule for use of the facility, as applicable.
3. Organizational Performance History and Professional References (up to 25 points): Applicants should demonstrate recent experience owning, operating, and maintaining property that is open to the public, and experience providing services to the Holy Cross and Lower Ninth Ward community, in order to identify specific expertise of the team and its members. Applicants should include professional references from government officials, banks, and other individuals and organizations that can provide relevant information that supports the applicant's ability to own, operate, and maintain a community center and provide services to the target community.
4. Diversity and Capacity Building (up to 5 points): It is important that Applicants demonstrate a commitment to incorporate minority and women participation, as well as small and local businesses and if applicable, Section 3 certified individuals and businesses, in the operations and maintenance of the facility. In a coordinated effort, the City of New Orleans and NORA has determined 35% DBE to be an acceptable participation goal. All respondents are required to incorporate a "Plan for the Utilization of DBEs." Failure to incorporate the Plan for the Utilization of DBEs shall render the proposal unresponsive.

8. Act of Transfer and Disposition Agreement

Once an applicant is selected, the parties shall enter into a Transfer (Purchase) Agreement for the property based on the standard NORA form. This agreement shall ensure that the property is operated in a suitable and timely manner and provide for NORA's reversion rights in the event that properties are not operated and maintained as required or the target Holy Cross and Lower Ninth Ward communities are not being effectively served. Among other matters, this agreement shall ensure that the properties comply with the submission requirements contained in the RFP and any other regulating requirement as may be determined. The selected applicant will be responsible for all customary closing costs associated with closing, including without limitation, all recordation and closing costs, financing expenses, survey, notarial fees for passing the Act of Transfer, title insurance and/or examination and all fees and costs of services related to any financing. Taxes, if applicable, will be prorated from the date of closing. If any of the foregoing time periods are not met, NORA may elect to cancel the award and accept another application or proceed in any other manner determined by NORA.



Purchase Agreements must be executed within fifteen (15) calendar days after delivery or NORA may elect to cancel the award. The contract will allow NORA to re-acquire the property through a right of reversion if the facility is not operational and open to the public in a timely fashion.

9. Additional Obligations

NORA will require that the property must be in operation and open to the public within 60 days of transfer.

Transfer agreements must be executed within fifteen (15) calendar days after delivery, or NORA may elect to cancel the award. The contract will allow NORA to re-acquire the property through a right of reversion if successful operation and maintenance of the facility is not demonstrated in a timely fashion.

NORA will require the selected applicant to submit semi-annual reports regarding operations and maintenance of the facility, including, but not limited to programming, and a list of individuals and/or groups served, for a minimum of five (5) years following closing.

10. NORA Cooperation

NORA will assist the top-scoring respondent(s) in connecting with neighborhood residents and community organizations, including other applicants, to directly present their ownership, operations, and maintenance plans.

To the extent feasible, NORA will reasonably cooperate with the selected applicant in its efforts to secure additional funding, public and private incentives and permits, licenses, approvals or variances.

11. Additional Requirements

Conflict of Interest: All applicants agree to disclose any direct or indirect, current or future conflicts of interest between themselves and NORA and the employees of said entity. If questions arise about potential conflicts of interests, please contact NORA prior to submitting a response. See Appendix C for additional information.

Ownership of Submission: All materials submitted in response to this request shall become the property of NORA. Selection or rejection of a submission does not affect this right.

Proprietary Information: Only information which is in the nature of legitimate trade secrets or non-published financial data may be deemed proprietary or confidential. Any material within a submission identified as such must be clearly marked as **CONFIDENTIAL** and will be handled in accordance with the Louisiana Public Record Act, R.S. 44: 1-44 and applicable rules and regulations. Any submission marked as **CONFIDENTIAL** in its entirety may be rejected without further consideration or recourse.



Cost of Preparing Submission: NORA shall not be liable for any costs incurred by Applicants. Costs associated with developing the proposal, preparing for oral presentations and any other expenses incurred by the Applicant in connection with this Application are entirely the responsibility of the Applicant and shall not be reimbursed in any manner by NORA.

Errors and Omissions in Proposal: NORA shall not be liable for any errors in proposals. NORA, at its option, has the right to request clarification or additional information from the Applicant. The Application and proposal of the selected Applicant may become part of any contract initiated by NORA.

Subcontracting Information: NORA expects to have a single contract for the Act of Transfer. The Applicant shall be responsible for all deliverables as outlined in the contract. This general requirement notwithstanding, the Applicant may enter into subcontractor arrangements, provided that none of the services covered by the Applicant's proposal shall be subcontracted without the prior written approval of NORA. NORA reserves the right to withhold approval of subcontracting such portions of the work or services (excluding subcontracting of construction work) which NORA may deem is not in its best interest. Notwithstanding any subcontracting relationship, Applicant shall retain, and must acknowledge, total responsibility for the entire project.

Compliance with All Applicable Laws: Any work completed pursuant to this Application shall be governed and/or construed in accordance with the laws and jurisprudence of the State of Louisiana. At the time of Applicant's submission of its proposal, Applicant shall be in compliance with all applicable laws of the State of Louisiana, the United States and local ordinances, including licensure requirements.



EXHIBIT A – SPECIFIC PROPERTY INFORMATION

LEGAL DESCRIPTION OF PROPERTY

A CERTAIN LOT OF GROUND, together with all the buildings and improvements thereon, and all the rights, ways, privileges, servitudes, appurtenances and advantages thereunto belonging or in anywise appertaining, situated in the **THIRD DISTRICT** of the City of New Orleans, Parish of Orleans, State of Louisiana, in **SQUARE NO. 195**, which square is bounded by Dauphine Street, Eganis Street, Royal Street and Lizardi Street, designated by the **Letter “B”**, which lot forms the corner of Dauphine Street and Lizardi Street and measures thence 57 feet, 1 inch and 2 lines front on Dauphine Street, same width in the rear, and a front and depth on Lizardi Street of 98 feet, 6 inches and 5 lines and by a depth of 97 feet, 10 inches and 5 lines on the opposite sideline.

The improvements thereon bear the Municipal No. 5200-02-04-06 Dauphine Street, New Orleans, Louisiana, 70117.

Tax Bill Number: 3-9W-1-093-09



EXHIBIT B – ACT OF TRANSFER CONDITIONS AND COVENANTS (SUBJECT TO REVISION PRIOR TO TRANSFER)

- The building must be open to the public and accessible a minimum of forty (40) hours per week.
- Hours of operation are restricted to 6:00 a.m. and 12:00 midnight Sunday through Saturday.
- A general admission fee or any other monetary donations (payment at the door to the general public) for entrance is prohibited, with the exception of fundraisers or events for bona fide non-profit organizations, places of worship or educational facilities.
- All events shall be held within a completely enclosed building. Live entertainment, if permitted as part of scheduled events, is subject to a closed doors and windows policy and compliance with the City of New Orleans Noise Ordinance. Music of any kind is prohibited outside the building, unless otherwise approved by the City of New Orleans.
- Sleeping facilities and residential use are prohibited.
- The building must be maintained in compliance with City of New Orleans Minimum Property Maintenance Code.
- The property ownership entity must maintain minimum property insurance for the appraised value of the property and organizational liability insurance in the amount of \$1,000,000.
- The property may not be mortgaged or used as collateral for any type of loan during the five (5) year monitoring and compliance period.
- The property may not be sold, in whole or in part, or otherwise transferred during the five (5) year monitoring and compliance period.
- Other conditions or requirements deemed reasonable and prudent by NORA at the time of transfer.



Owner/Operator Application

New Orleans Redevelopment Authority (NORA) is now accepting applications from non-profit and community organizations that are interested in acquiring, operating, and maintaining properties owned by NORA.

Summary of Application Process: Interested applicants should review all of the information included in the accompanying Request for Proposals and this Application as well as all Exhibits and Appendices attached hereto to determine if their proposal will be consistent with the requirements set forth herein. **If an Applicant elects to submit a proposal, they must furnish written responses to all items requested in this Application, including the Exhibits and Appendices.** Submissions will be evaluated based on the scoring criteria set forth in the RFP. Upon review of proposals, NORA may request, at its sole discretion, additional documentation.

Agreement and Signature

By submitting this application, I affirm that the facts set forth in it are true and complete. I understand that if I am accepted as an applicant, any false statements, omissions, or other misrepresentations made by me on this application may result in dismissal of my application.

Name (printed)	
Signature	
Date	

Our Policy

It is the policy of this organization to provide equal opportunities without regard to race, color, religion, national origin, gender, sexual preference, age, or disability. Thank you for completing this application form and for your interest in partnering with NORA.

Criteria for applications are as follows:

- a. Applicants must be qualified non-profit and community organizations in good standing with the U.S. Department of Housing and Urban Development, State of Louisiana, City of New Orleans, and New Orleans Redevelopment Authority
- b. Applications must be tailored to 5200 Dauphine Street.
- c. Applicants must demonstrate the financial and organizational capacity to successfully own, operate, and maintain the community center facility. In addition, Applicants must demonstrate extensive experience in the ownership, operations, and maintenance of real



estate for public benefit, preferably in the City of New Orleans and/or Louisiana and must evidence a demonstrated ability to meet equal opportunity/Section 3 Provisions (if applicable). Applicants must be in good standing with NORA, the State of Louisiana, City of New Orleans and the US Department of Housing and Urban Development (HUD) to be eligible for consideration.

- d. Applicants must demonstrate that:
 - i. Proposed operational and maintenance costs are reasonable.
 - ii. Applicant is committing equity to the project.
 - iii. All other sources of project financing are identified and secured for a minimum period of five (5) years.
 - iv. The Project is financially feasible.
- e. The proposed use of the property must be consistent with the Comprehensive Zoning Ordinance, the *Plan for the 21st Century*, and Historic District Landmark Commission (HDLC) guidelines.
- f. The estimated time to close on the property and begin operations must be included.



Exhibit I. Owner/Operator Information & Applicant Questionnaire

All Applicants shall complete this form in its entirety. Applicants that include a non-profit entity also to complete Exhibits II & III. By submitting this form, all Applicants understand that the information contained herein will be used, in whole or in part, in the evaluation of the Applicant.

Part 1 – Identification of Team & Team Member Qualifications

***Purpose:** To understand the relationship of team members and evaluate their ability to work together to bring own, operate, and maintain the Project in perpetuity, to identify all stakeholders in the Project, and to evaluate an Applicant’s experience in planning and financing the operations and maintenance of an urban development project for public benefit similar to 5200 Dauphine Street.*

Name of Entity: _____

Executive Director: _____

Name of Contact Person: _____ **Email Address:** _____

Address: _____

Telephone Number: _____ **Fax Number:** _____

Description of Organization(s):

1. General Information:
 - a. Type of organization (i.e. partnership, corporation, LLC, joint venture):
_____.
 - b. Identify the state in which the entity was created _____ and date established _____, and if the state of formation is not Louisiana, the date qualified to do business in Louisiana.

2. Provide the following information about all of the Applicant’s principals. For corporations, provide the names of the officers and any direct or indirect shareholders or members owning 10% or more; for partnerships, provide the names of all General Partners and all Limited Partners owning 10% or more. For joint ventures, provide the information separately for each entity that comprises the joint venture. Also, state the role that each principal would play in the



development of the site, using the categories specified below. Please use additional sheets as necessary.

Name of Entity: _____ % Interest in Proposed Project: _____

Principals:			
Name/Position/Title	Address	Role*	% Interest in Entity

***Role Categories:** GP = General/Managing Partner; GC = General Contractor; F = Provides Financing; A = Architect; 1L = Legal Services; MA = Managing Agent; O = Other (specify)

- Provide the names, addresses, email addresses, telephone numbers and fax numbers of each development team member(s) to the extent that they have been determined.

Operations and Maintenance Team	
Property Management	Leasing/Marketing Agent
Firm Name (or N/A):	Firm Name (or N/A):
Address:	Address:
Email:	Email:
Phone:	Phone:
Fax:	Fax:



Legal Counsel	Insurance
Firm Name (or N/A):	Firm Name (or N/A):
Address:	Address:
Email:	Email:
Phone:	Phone:
Fax:	Fax:
General Contractor	Plumbing Contractor
Firm Name:	Firm Name (or N/A):
Address:	Address:
Email:	Email:
Phone:	Phone:
Fax:	Fax:
Electrical Contractor	HVAC Contractor
Firm Name (or N/A):	Firm Name (or N/A):
Address:	Address:
Email:	Email:
Phone:	Phone:
Fax:	Fax:

Provide a description of all relevant experience, qualifications and resumes of each development team member identified above.



4. Has any Principal identified above, or any organization in which the Principal is or was a general partner, corporate officer, or owns or is expected to own more than 10% ownership interest, been the subject of any of the following:

#	Question	Yes	No
1.	Felony conviction or pending criminal case?		
2.	Had an ownership or management interest in a property that has received a code enforcement judgment or received repeated/multiple citations?		
3.	In the past 5 years, failed to qualify as a responsible bidder, or refused to enter into a contract after an award has been made, privately or with any government agency?		
4.	In the last 5 years, failed to file any required tax returns, or failed to pay any applicable Federal, State of Louisiana, or City taxes or other charges?		
5.	In the last 7 years, filed a bankruptcy petition or been the subject of involuntary bankruptcy proceedings?		
6.	Been convicted of fraud, bribery, or grand larceny?		
7.	Had negative findings from the local, state, or federal Inspector General's offices?		
8.	Have any governmental lien pending against real estate owned by Applicant or Principals in Orleans Parish or elsewhere?		
9.	Has Applicant received any negative findings connected with grants administered by the State of Louisiana, City of New Orleans, or New Orleans Redevelopment Authority?		

If the answer to any question is yes, provide the following information about each instance: name of Principal(s); name(s) of organization(s) or corporation(s); Principal's status in the organization or corporation (e.g. officer), the date of the action, the jurisdiction and docket number of the action, and current status and disposition (use a separate sheet of paper if necessary).

5. Provide information on Applicant's plan to encourage minority and women participation in the proposed project including but not limited to ownership, financing, design, construction and management positions, as well as small and local businesses, including, if applicable, Section 3 certified individuals and businesses. The applicant must demonstrate good faith efforts to train and employ low income and underemployed persons and to otherwise meet Disadvantaged Business Enterprise (DBE) goals as required by NORA.



Non-Profit Organization: Major Sources of Funding

Provide the following information regarding your major sources of funding during the two years preceding the date of submission of this Application. (Use additional sheets as necessary)

Name of Organization: _____

Funding Source (Agency, Department, Etc.)	Name of Program	Purposes of Funding	Dates of Funding	Funding Amount



Part 2 – Operations and Maintenance Plan

Purpose: *To evaluate an Applicant’s concept for providing a first-class community center.*

Applicants shall provide a narrative of how the facility operated and maintained while meet existing needs of the Holy Cross neighborhood. The Operations and Maintenance plan should include a 10 year operation pro forma (Exhibit V) and address:

- i. Range of Facility Uses
- ii. Occupants/Tenants
- iii. Management Organization/Staff
- iv. Roles and Responsibilities
- v. Operational Schedule/Hours of Operation
- vi. Marketing
- vii. Special Events
- viii. Parking
- ix. Routine and Preventive Maintenance Schedule
- x. Landscaping
- xi. Capital Improvements
- xii. Hurricane Preparedness and Hazard Resilience
- xiii. Signage

Part 3 – Financial Capacity/Plan

Purpose: *To evaluate an Applicant’s financial strength and ability to obtain debt and equity financing for the long term operations and maintenance of the facility; and to provide a reasonable assurance regarding the ability of the Applicant to keep the facility open to the public. NOTE: All non-public financial information will be kept confidential as permitted by applicable law.*

Required Items	Attached
1. Evidence of prior ability to own, operate, and maintain real estate assets including partners, sources of financing, and outcomes (Exhibit III);	<input type="checkbox"/>
2. An entity organizational chart reflecting proposed structure of Applicant;	<input type="checkbox"/>
3. Operations and Maintenance Budget (Exhibit IV);	<input type="checkbox"/>
4. A description of the intended sources of equity for the operations and maintenance of the Project (including the identity of each intended source of equity and a contact person, address, and phone number);	<input type="checkbox"/>
5. A description of the proposed sources of financing. If available, bank references, letters of credit, or other financing commitments from all persons or entities providing any financing for the operations and maintenance of the Project.	<input type="checkbox"/>

<p>6. Applicants should submit the most recent quarterly financial statements and three years of annual financial statements, supporting financial reports and other material financial information as applicable to each participating entity, and if Applicant or any proposed member is a non-profit organization, a copy of its A-133 Audit Report for the last three years, if available and/or required. Statements of equity commitments and lending commitments are strongly encouraged. Applicant should identify the sources for funding the closing costs, operations, and maintenance.</p>	<input type="checkbox"/>
<p>7. Applicants are also required to demonstrate the cost reasonableness of any fees to be earned by the Applicant and/or its affiliates through the operation and maintenance of the facility.</p>	<input type="checkbox"/>



Part 4 – Disclosures, Representations and Warranties Letter

***Purpose: To identify any potential conflicts of interest, and/or legal risks and concerns.
(Please include this letter with your submission)***

_____, 20____

New Orleans Redevelopment Authority
1409 Oretha C Haley Blvd
New Orleans, LA 70113

Attn: Mr. Jeffrey P. Hebert
Executive Director

Re: 2016 Ownership, Operation, and Maintenance Application for 5200 Dauphine Street

Mr. Hebert:

This letter is being submitted in connection with our application (“Application”) with respect to the development of properties owned by the New Orleans Redevelopment Authority (“NORA”).

As an authorized agent of the Applicant, I agree to include as an attachment a statement:

1. Disclosing any, direct or indirect, current or future, conflict of interest with NORA, and/or its employees;
2. Describing any litigation the Applicant, its officers, agents, partner, or members may have been subject to resulting from a previous project whether resolved or still pending.

I have received, read, and understand the provisions of the Owner/Operator Application. I understand that selection of an Applicant (“Applicant”) under the Owner/Operator Application will mean only that NORA will commence negotiations with such Applicant regarding the ownership and operations of the proposed project.

I recognize that any negotiations with NORA will be subject to the following terms and conditions:

1. The selection of an Applicant will not represent any obligation or agreement on the part of NORA, which may only be incurred or entered into by a written agreement which has been (i) approved as required pursuant to NORA’s Policies and Procedures; and (ii) duly executed by



Applicant and NORA. An award letter will only indicate NORA's intention to commence negotiations, which may ultimately lead to the execution of such an agreement.

2. The following requirements will have to be satisfied prior to entering into a Transfer Agreement for the proposed project, which include, but are not limited to, the following:
 - a. The Applicant shall identify and secure financing for operations and maintenance for a minimum period of five (5) years at the time of closing.
 - b. The Applicant, any other potential development partner, and their respective members must successfully undergo a background check concerning their suitability to do business with NORA.
 - c. An award will not be granted to any person or entity which, or to any entity with a Principal who: (i) has not fulfilled development responsibilities undertaken in connection with NORA, the City of New Orleans, or other governmental entities, (ii) is in default on any obligations to the City or NORA, (iii) is a former owner of any site within the proposed project, or (iv) has lost real property to the City in tax or lien enforcement proceedings.
 - d. The Applicant must execute legal documents in form and substance acceptable to NORA.
3. During negotiations, the Applicant must diligently, competently, and expeditiously comply with all requirements communicated to the Applicant by NORA.
4. NORA reserves the right to approve all future design, development plans and leases of the Project.
5. Either NORA or the Applicant may terminate negotiations at any time with or without cause. Further, negotiations may be terminated if Applicant does not enter into a binding agreement within fifteen (15) days from the date a draft agreement is provided to Applicant, unless otherwise extended by NORA.
6. If negotiations are terminated by either NORA or the Applicant, whether with or without cause, or if negotiations terminate automatically, then neither NORA nor the Applicant will have any rights against or liabilities to the other except as otherwise agreed.



7. NORA is not obligated to pay, nor will it in fact pay, any costs or losses incurred by the Applicant at any time, including, but not limited to, the cost of: (i) any prior actions by the Applicant in order to respond to any selection process, or (ii) any future actions by the Applicant in connection with the negotiations, including, but not limited to, actions to comply with requirements of NORA, the City, or any applicable laws.

In addition, the party submitting the Application hereby certifies that such proposal is genuine and not collusive or a sham; that said Applicant has not colluded, conspired, connived or agreed, directly or indirectly, with any other Applicant or person, to put in a sham proposal or to refrain from proposing, and has not in any manner, directly or indirectly, sought by agreement or collusion, or communication or conference, with any person to fix the proposal price or affiant or of any Applicant, or to fix any overhead, profit or cost element of said proposal price, or of that of any other Applicant, or to secure any advantage against the Owner or any person interested in the proposed contract; and that all statements in said Proposal are true.

On behalf of the Applicant, I also represent that the information contained in the Development Team Identification & Application Questionnaire is accurate and correct.

Respectfully,

Signature

Title

Exhibit II Professional References

Each Applicant is required to include at least three professional references which are representative of the Applicant’s ability to successfully own, operate, and maintain real estate for public benefit. Applicants are invited to provide letters and other documentation from the contacts/firms listed below to the extent that it will assist in evaluating the Applicant’s ability to provide the services listed herein.

Exhibit III Representative Projects

Applicants must include up to two or more representative projects for ownership, operations, and/or maintenance of a facility similar in size and scope to 5200 Dauphine Street in order to demonstrate the Applicant’s ability to own, operate, and/or maintain the project. Applicants may also provide photos and other collateral materials that will assist in evaluating the Applicant’s ability to provide the services listed herein. *(Attach additional sheets if necessary).*

PROJECT #1 DETAILS

Project Name:	_____	Location:	_____
Project Type^(a):	_____	Size (SF):	_____
Development Type^(b):	_____	Firm’s Role^(c):	_____
Total Project Costs:	_____	% DBE (if known):	_____
		Date Started:	Date Completed: _____
Key Tenants/Clients:	_____		

(a) Project Type: Retail; Community Facility; Office; Rental Housing; Single Family Housing; Mixed-Use; **(b) Development Type:** New Construction; Rehabilitation; **(c) Role Categories:** General/Managing Partner; General Contractor; Provides Financing; Architect; Legal Services; Managing Agent; Other (specify)

PROJECT #1 OTHER TEAM MEMBERS

Architect: _____ Leasing/Marketing Agent: _____
 General Contractor: _____ Property Management Agent: _____
 Legal Counsel: _____ Other (Specify): _____

PROJECT #2 DETAILS

Project Name: _____ Location: _____
 Project Type^(a): _____ Size (SF): _____
 Development Type^(b): _____ Firm's Role^(c): _____

Total Project Costs:	_____	% DBE (if known):	_____	Date Started:	_____	Date Completed:	_____
----------------------	-------	----------------------	-------	---------------	-------	-----------------	-------

Key Tenants/Clients: _____

(a) Project Type: Retail; Community Facility; Office; Rental Housing; Single Family Housing; Mixed-Use; **(b) Development Type:** New Construction; Rehabilitation; **(c) Role Categories:** General/Managing Partner; General Contractor; Provides Financing; Architect; Legal Services; Managing Agent; Other (specify)

PROJECT #2 OTHER TEAM MEMBERS

Architect: _____ Leasing/Marketing Agent: _____
 General Contractor: _____ Property Management Agent: _____
 Legal Counsel: _____ Other (Specify): _____

Exhibit IV Operations and Maintenance Budget

OPERATIONS AND MAINTENANCE EXPENSES	TOTAL
Management Fee	
Advertise/Market	
Legal	
Administrative	
Utilities	
Trash	
Maintenance/Repairs	
Grounds	
Real Estate Property Tax	
Insurance	
Other (Specify: _____)	
Total Operating Expenses	
Replacement Reserves	
Other (Specify: _____)	
Total Operating Exp. and Reserves	

Exhibit V 10 Year Operating Pro Forma

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[SEE EXHIBIT FILE]

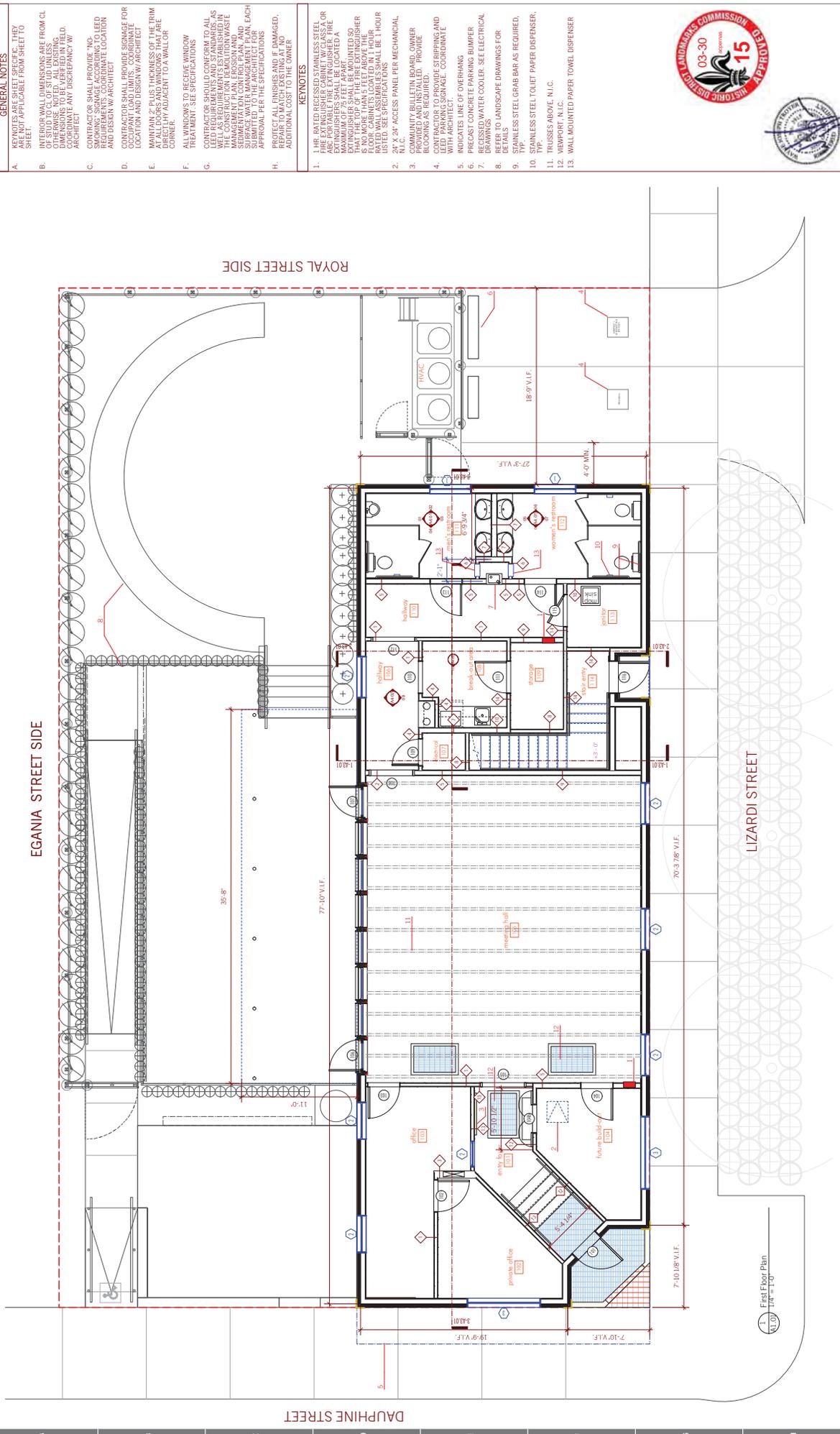
Exhibit VI Building Plans

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[SEE EXHIBIT VI ATTACHED]

EGANIA STREET SIDE

ROYAL STREET SIDE

LIZARDI STREET



1 First Floor Plan
V.L.O. 1/8" = 1'-0"

GENERAL NOTES

- REVISIONS ARE SHEET SPECIFIC. THEY ARE NOT APPLICABLE FROM SHEET TO SHEET.
- INTERIOR WALL DIMENSIONS ARE FROM C.L. OF STUD TO C.L. OF STUD UNLESS DIMENSIONS TO BE VERIFIED IN FIELD. CONTRACTOR SHALL PROVIDE TWO (2) SMOKING SIGNAGE ACCORDING TO LEED V4.1. CONTRACTOR SHALL PROVIDE LOCATION AND DESIGN W/ ARCHITECT AND DESIGNER'S APPROVAL.
- CONTRACTOR SHALL PROVIDE STORAGE FOR OCCUPANT LOAD LIMITS. COORDINATE LOCATION AND DESIGN W/ ARCHITECT.
- MAINTAIN 2" PLUS THICKNESS OF THE TRIM DIRECTLY ADJACENT TO A WALL OR CORNER.
- ALL WINDOWS TO RECEIVE WINDOW TREATMENT. SEE SPECIFICATIONS.
- CONTRACTOR SHALL PROVIDE ALL CEILING REQUIREMENTS AND STANDARDS AS WELL AS REQUIREMENTS ESTABLISHED IN MANAGEMENT PLAN, EROSION AND SEDIMENTATION CONTROL PLAN, AND SURFACE WATER MANAGEMENT PLAN. EACH SUBMITTED TO THE ARCHITECT FOR APPROVAL PER THE SPECIFICATIONS.
- REPAIR TO MATCH EXISTING. AT ALL ADDITIONAL COST TO THE OWNER.

KEYNOTES

- 1 HR. RATED RECESSED STAINLESS STEEL FIRE EXTINGUISHER CABINET W/ GLASS. ALL EXTINGUISHERS SHALL BE LOCATED AT THE TOP OF THE FIRE EXTINGUISHER. THE TOP OF THE FIRE EXTINGUISHER FLOOR CABINETS COATED IN 1 HOUR LISTED. SEE SPECIFICATIONS.
- 24" X 24" ACCESS PANEL PER MECHANICAL. N.I.C.
- CONTRACTOR TO PROVIDE STRIPPING AND BLOOMING AS REQUIRED. PROVIDE CONTRACTOR TO PROVIDE STRIPPING AND BLOOMING AS REQUIRED. COORDINATE WITH ARCHITECT.
- INDICATES LINE OF OVERHANG. PRECAST CONCRETE PARKING BUMPER. DESIGNER WATER COOLER. SEE ELECTRICAL DETAILS.
- REFER TO LANDSCAPE DRAWINGS FOR STAINLESS STEEL GRAB BAR AS REQUIRED. TYPE.
- STAINLESS STEEL TOILET PAPER DISPENSER. TYPE.
- TRUSSES ABOVE. N.I.C.
- VIEWPORT. N.I.C.
- WALL ROUNDED PAPER TOWEL DISPENSER.



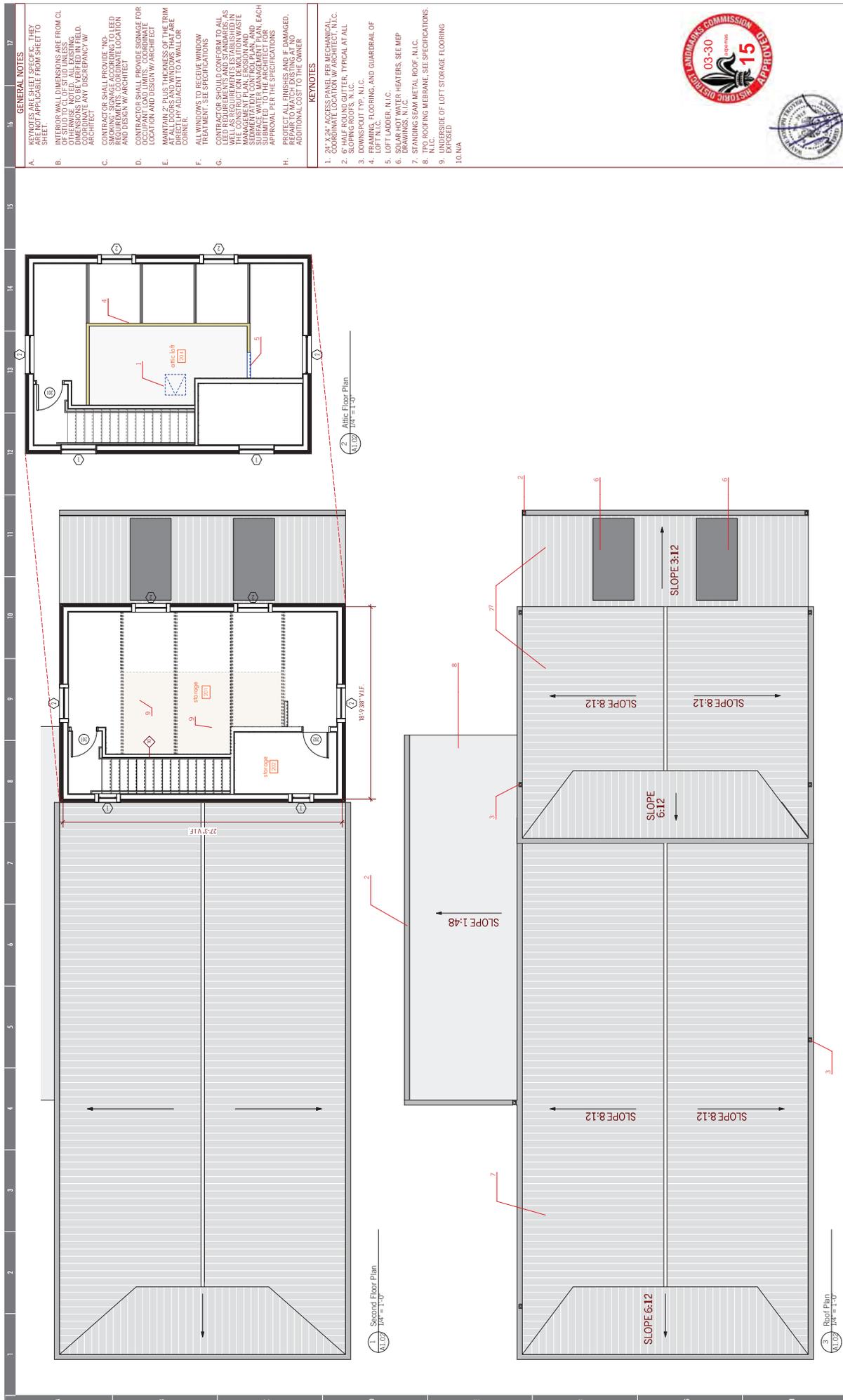
Date:	28 January 2015
Revision:	FIRST FLOOR PLAN
Project Number:	A1.01



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 New Orleans, Louisiana 70130
 P 504.593.9074 F 504.593.9073
 www.studiowta.com

project number: 1011



16 GENERAL NOTES

A. MEMORANDA ARE SHEET SPECIFIC. THEY SHALL BE APPLICABLE TO THE SHEET TO WHICH THEY REFER.

B. INTERIOR WALL DIMENSIONS ARE FROM CL OF STUD TO CL OF STUD UNLESS OTHERWISE NOTED. DIMENSIONS TO BE VERIFIED IN FIELD. CONTRACTOR SHALL PROVIDE TWO (2) DIMENSIONS TO BE VERIFIED IN FIELD. CONTRACTOR SHALL PROVIDE TWO (2) DIMENSIONS TO BE VERIFIED IN FIELD.

C. CONTRACTOR SHALL PROVIDE TWO (2) DIMENSIONS TO BE VERIFIED IN FIELD. CONTRACTOR SHALL PROVIDE TWO (2) DIMENSIONS TO BE VERIFIED IN FIELD.

D. CONTRACTOR SHALL PROVIDE TWO (2) DIMENSIONS TO BE VERIFIED IN FIELD. CONTRACTOR SHALL PROVIDE TWO (2) DIMENSIONS TO BE VERIFIED IN FIELD.

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F. CONTRACTOR SHALL PROVIDE TWO (2) DIMENSIONS TO BE VERIFIED IN FIELD. CONTRACTOR SHALL PROVIDE TWO (2) DIMENSIONS TO BE VERIFIED IN FIELD.

G. CONTRACTOR SHALL PROVIDE TWO (2) DIMENSIONS TO BE VERIFIED IN FIELD. CONTRACTOR SHALL PROVIDE TWO (2) DIMENSIONS TO BE VERIFIED IN FIELD.

H. CONTRACTOR SHALL PROVIDE TWO (2) DIMENSIONS TO BE VERIFIED IN FIELD. CONTRACTOR SHALL PROVIDE TWO (2) DIMENSIONS TO BE VERIFIED IN FIELD.

17 KEYNOTES

1. 24\"/>

18 HISTORIC DISTRICT LANDMARKS COMMISSION APPROVAL 03-30 15

19 CONSTRUCTION SECOND FLOOR AND ROOF PLAN

20 A1.02

21 28 January 2015

22 5200 Dauphine Street New Orleans, Louisiana 70117

23 The Preservation Resource Center

24 A SUSTAINABILITY CENTER for HOLY CROSS

25 project number: 1011

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29 New Orleans, Louisiana 70130

30 p 504.593.9074 f 504.593.9073

31 www.studiowta.com

32 8 Roof Plan 1/4\"/>

33 1 Section Floor Plan 1/4\"/>

34 2 Attic Floor Plan 1/4\"/>

35 3 Roof Plan 1/4\"/>

36 1.01 NA

37

1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17

KEYNOTES

1. 1 X 2 WOOD LEGER
2. 1" PLYWOOD SHELVING W/ PLASTIC
3. MICROSCOPE
4. RECYCLED COUNTER TOP
5. SHELVING ROD SYSTEM
6. UNDER COUNTER SINK



1 Hallway
A4.02 1/2" = 1'-0"



2 Break-Out Room
A4.02 1/2" = 1'-0"



1 October 2009	Date:
INT. ELEVATIONS	Project:
A4.02	Revisions:
Construction Documents	

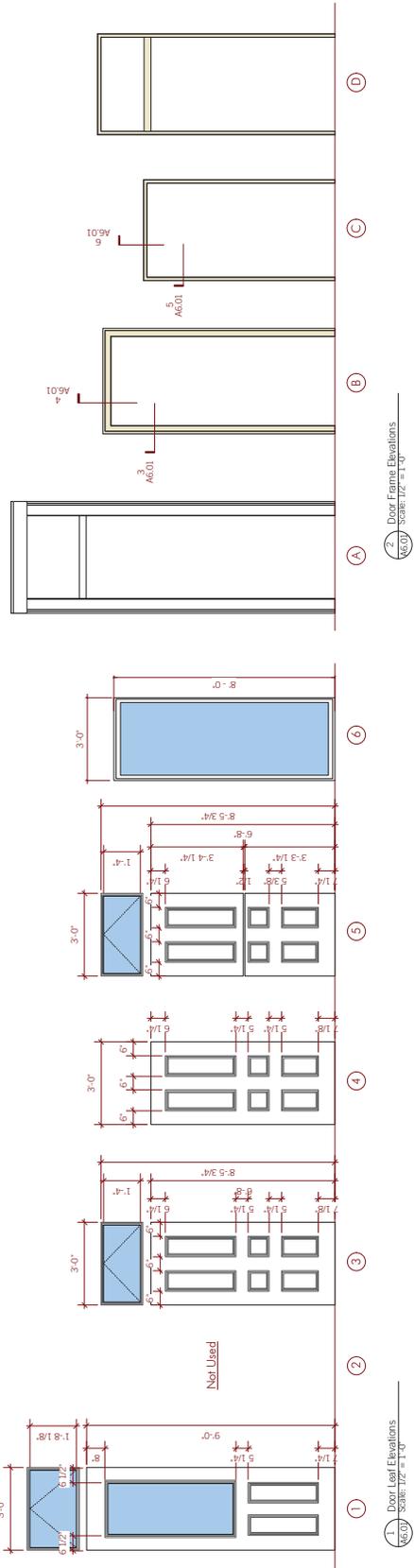
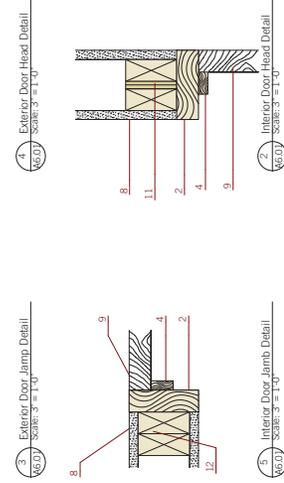
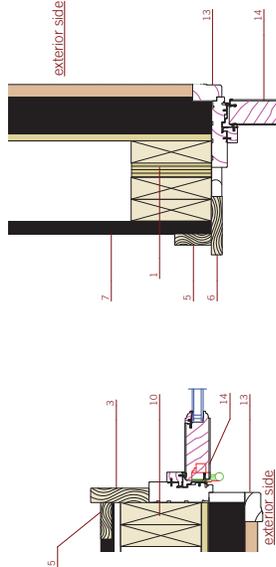
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DOOR SCHEDULE

No.	Width	Height	Thick	Description	Leaf Type	Frame Type	Hardware	Threshold	Remarks
A	3'-0"	9'-0"	1.34"	45 Min. Solid Core Flush Paint Grade Wood Door in Wood Frame w/ Translucent Light and Transom	1	A	Security Lockset, Double; Flush Hardware	None	Main Entry
B	3'-0"	6'-8"	1.34"	6 Panel Solid Core Flush Paint Grade Wood Door in Wood Frame	3	C	Security Lockset, Single	None	Office
C	3'-0"	6'-8"	1.34"	6 Panel Solid Core Flush Paint Grade Wood Door in Wood Frame	3	D	Security Lockset, Single	None	Office
D	3'-0"	8'-0"	1.34"	6 Panel Solid Core Flush Paint Grade Wood Door in Wood Frame	5	D	Security Lockset, Single	None	Future Build-Out
E	4'-0"	8'-0"	1.34"	Paint Grade Wood Frame Casel Opening	N/A	C	None	None	Casel Opening
F	3'-0"	8'-0"	1.34"	Glass Door by Marvin, Impact Resistant + Low E Glazing	6	B	Security Lockset, Double; Flush Hardware	Pre fabricated Alum. Threshold	Exterior Side Entry
G	3'-0"	8'-0"	1.34"	Glass Door by Marvin, Impact Resistant + Low E Glazing	6	B	Security Lockset, Double; Flush Hardware	Pre fabricated Alum. Threshold	Exterior Side Entry
H	4'-0"	6'-8"	1.34"	Paint Grade Wood Frame Casel Opening	N/A	C	None	None	Casel Opening
I	3'-0"	6'-8"	1.34"	6 Panel Solid Core Flush Paint Grade Wood Door in Wood Frame	4	C	None	None	Hobby Closet
J	3'-0"	6'-8"	1.34"	Paint Grade Wood Frame Casel Opening	N/A	C	None	None	Casel Opening
K	3'-0"	6'-8"	1.34"	6 Panel Solid Core Flush Paint Grade Wood Door in Wood Frame	4	C	Passage Lockset	None	Closet
L	4'-0"	6'-8"	1.34"	Paint Grade Wood Frame Casel Opening	N/A	C	None	None	Casel Opening
M	3'-0"	6'-8"	1.34"	6 Panel Solid Core Flush Paint Grade Wood Door in Wood Frame	4	C	Passage Lockset	MinibThreshold	Women's Restroom
N	3'-0"	6'-8"	1.34"	6 Panel Solid Core Flush Paint Grade Wood Door in Wood Frame	4	C	Passage Lockset	MinibThreshold	Men's Restroom
O	3'-0"	6'-8"	1.34"	6 Panel Solid Core Flush Paint Grade Wood Door in Wood Frame	4	C	Security Lockset, Single	Pre fabricated Alum. Threshold	Janitor's Closet
P	3'-0"	9'-0"	1.34"	45 Min. Solid Core Flush Paint Grade Wood Door in Wood Frame w/ Translucent Light and Transom	1	A	Security Lockset, Double; Self-Closing Hardware	Pre fabricated Alum. Threshold	Safe Entry to 2nd Floor Storage
Q	3'-0"	6'-8"	1.34"	1 HR. Rated, 6 Panel Solid Core Flush Paint Grade Wood Door in Wood Frame	1 HR. RATED	A	Self-Closing Hardware	Pre fabricated Alum. Threshold	Storage
R	3'-0"	6'-8"	1.34"	1 HR. Rated, 6 Panel Solid Core Flush Paint Grade Wood Door in Wood Frame	1 HR. RATED	A	Privacy Lockset	None	Storage

NOTE: UNIVERSAL RANGE OF DOOR LEAF WEIGHTS CAN BE ACHIEVED BY VARYING THE PANEL HARDWARE & PROVIDED AS THE DOOR DOORS 10' AND 10' WILL BE PROVIDED WITH PANIC-HARDWARE AND FULL REQUIREMENTS OF EGRESS 2 MEN'S FOR ASSEMBLY OCCUPANCY 1



1 Door Leaf Elevations Scale: 1/2" = 1'-0"

2 Door Frame Elevations Scale: 1/2" = 1'-0"

- KEYNOTES
- 3/8" header + 1 layer 1" plywood
 - 2" x 4" solid hardwood trim, painted
 - Marvin door frame painted to match
 - 3/4" x 1 1/2" wood stop, painted to match
 - 3/4" x 1 1/2" wood stop, painted to match
 - 3/4" x 4" solid hardwood trim to match
 - 5/8" plaster, frame, painted
 - 5/8" plaster, both sides
 - Double 2x4 wood stud @ frame
 - Double 2x4 wood stud @ frame
 - Double header size varies per partition
 - Double wood stud @ frame
 - Exteropr door frame by Marvin, glass - wood door by Marvin
 - Glass - wood door by Marvin



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1 October 2009
 Door Schedule
 Construction Documents
 A6.01



1 FIRST FLOOR ELECTRICAL PLAN
E101 10x14

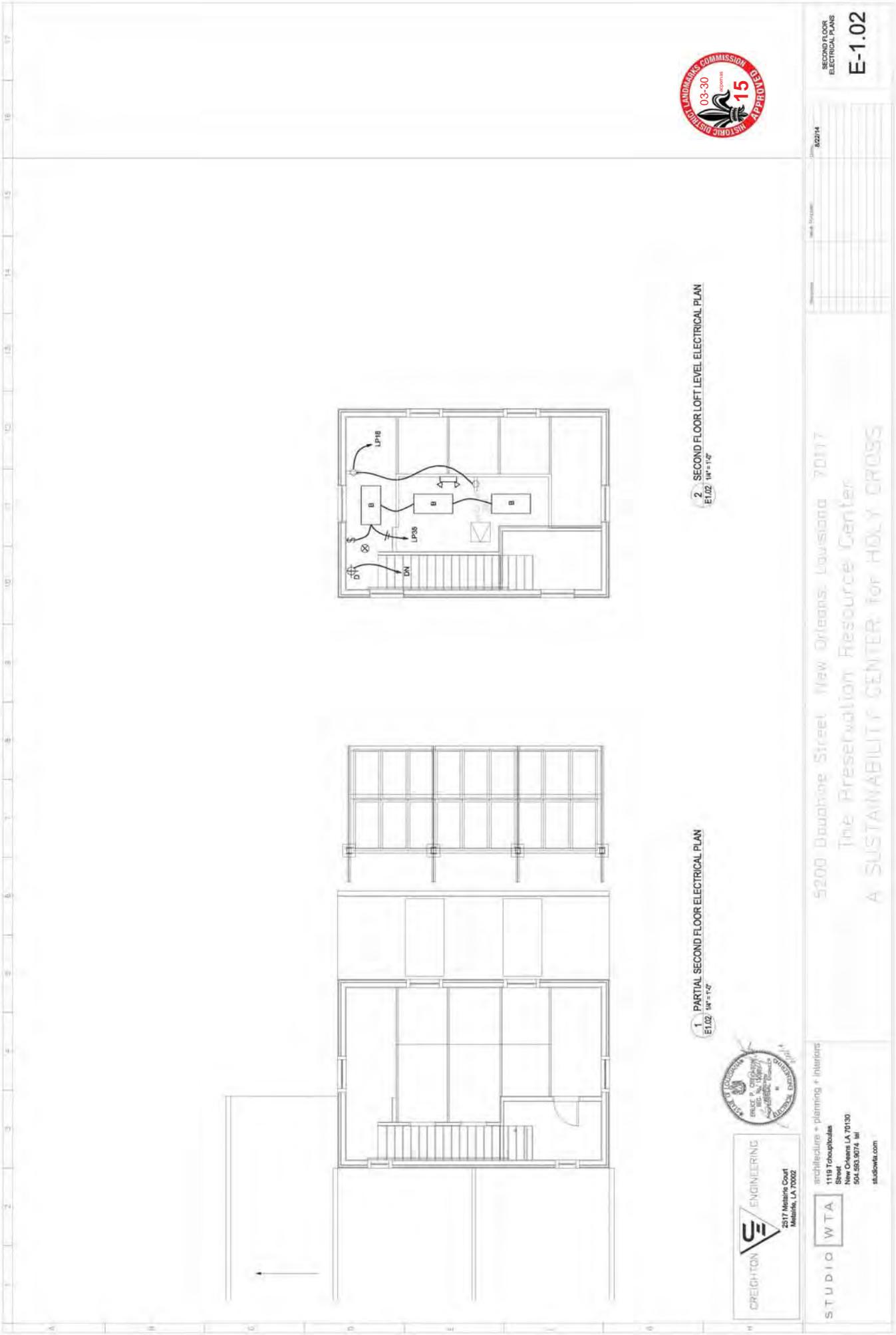
FIRST FLOOR ELECTRICAL PLANS
E-1.01

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2 SECOND FLOOR LOFT LEVEL ELECTRICAL PLAN
E1.02 1/4" = 1'-0"

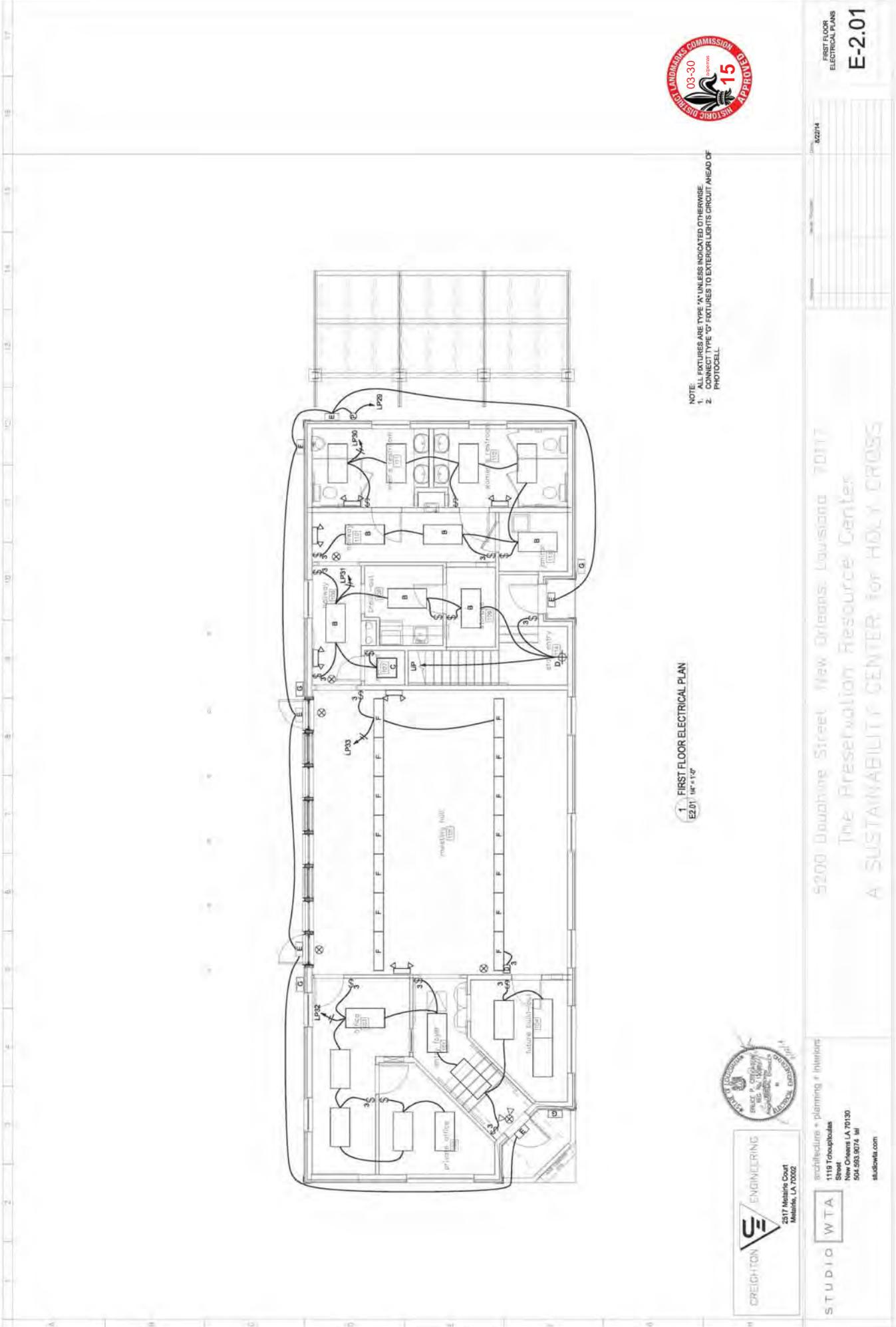
1 PARTIAL SECOND FLOOR ELECTRICAL PLAN
E1.02 1/4" = 1'-0"



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NOTE:
 1. ALL FIXTURES ARE TYPE "A" UNLESS INDICATED OTHERWISE.
 2. CONNECT TYPE "G" FIXTURES TO EXTERIOR LIGHTS CIRCUIT AHEAD OF PHOTOCELL.

1 FIRST FLOOR ELECTRICAL PLAN
 E201 (REV) 1/04



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02/14

FIRST FLOOR ELECTRICAL PLANS
E-2.01

ELECTRICAL SYMBOLS

LIGHTING/POWER PAIR

HOWEVER TO PANELBOARD / CIRCUIS MARKS INDICATE NO OF PHASE / UTILITIES CONDUCTORS MORE THAN ONE CONDUIT. EACH NUMBERING CONDUIT SHALL HAVE A SEPARATE INSULATED IDENTIFICATION LABELING.

DOUBLE RECTIFIERS (NOV SINGLE PHASE)
TEN INDICATES GROUND FAULT WP INDICATES WEATHERPROOF

SPECIAL PURPOSE RECEPTACLE 240V

SINGLE POLE SWITCH

"P" INDICATES 3-WAY, "P" INDICATES 4-WAY,
"M" INDICATES MOTOR DETECTOR (NOMAS # TR-400)

TELEPHONE OUTLET

DANCE TV OUTLET

ADDITIONAL BELL

SAFETY SWITCH (SMA-2P-20M/40M) (UNLESS INDICATED OTHERWISE)

FIRE ALARM BELL STARTER

FIRE ALARM RESET DETECTOR

FIRE ALARM BELL DETECTOR

FIRE ALARM AUDIBLE AND STROBE LIGHT (MAY BE LISTING)

FIRE ALARM STROBE LIGHT (MATCH EXISTING)

WIRE CONNECTION TO FIRE ALARM SYSTEM

FIRE ALARM WATER FLOW SWITCH

FIRE ALARM TRIPPER SWITCH

FIRE ALARM PANEL

FIRE ALARM DETECTOR

FIRE ALARM RELAY

PHOTOCELL

EXHAUST FAN

EMERGENCY EXIT LIGHT (W/ BACKUP BATTERY TYPE "T" FEATURE, SILENT UNIT, MFL)

EMERGENCY LIGHTING W/ BACKUP BATTERY TYPE "T" FEATURE, SILENT TYPE APRIL

COMBINATION EMERGENCY EXIT LIGHTING W/ BACKUP BATTERY SILENT TYPE APRIL

PANEL SCHEDULE

PANEL NAME: 1P
120/240 VOLT, 1 Phase, 3 Wire
MASS: 400 Amp, MCCB (Main Circuit Breaker) 42,000 A.I.C. or to include A.I.C. rating with utility.
BRANCHES: Service riser

NOTES:
Schematics Model P2, Nema 3R, Surface Mounted. (20" W x 50" H x 5.5" D)
Co ordinate with AFD-1 and AC-1 top rating, w/v, and conduit with HVAC units supplied and revise if necessary.

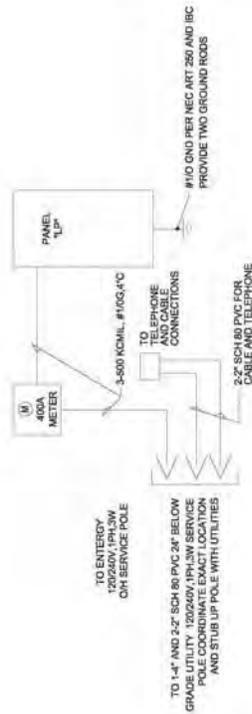
CIRCUIT	POLE	TRIP	WIRE	CONDUIT	REMARKS	KW
1	3	30	2/0	1" EMT	W1 - 1 (Panel Board)	4.5
2	3	30	2/0	1" EMT	W2 - 1 (Panel Board)	4.5
3	3	30	2/0	1" EMT	W3 - 1 (Panel Board)	4.5
4	2	30	2/0	1" EMT	W4 - 1 (Panel Board)	9.0
5	2	30	2/0	1" EMT	W5 - 1 (Panel Board)	9.0
6	2	30	2/0	1" EMT	W6 - 1 (Panel Board)	9.0
7	2	30	2/0	1" EMT	W7 - 1 (Panel Board)	9.0
8	2	30	2/0	1" EMT	W8 - 1 (Panel Board)	9.0
9	2	30	2/0	1" EMT	W9 - 1 (Panel Board)	9.0
10	2	30	2/0	1" EMT	W10 - 1 (Panel Board)	9.0
11-12	1	30	2/0	1" EMT	W11 - 1 (Panel Board)	4.5
13-14	1	30	2/0	1" EMT	W12 - 1 (Panel Board)	4.5
15	1	30	2/0	1" EMT	W13 - 1 (Panel Board)	4.5
16	1	30	2/0	1" EMT	W14 - 1 (Panel Board)	4.5
Total Connected Load						84.0
Total Demand Load (A.C.T.)						42.0

LIGHTING SCHEDULE

TABLE	TYPE	WATT	REMARKS
A	24" x 24"	40W	RECESSED CAN LIGHT (R/CAN)
B	4" x 4"	40W	RECESSED CAN LIGHT (R/CAN)
C	4" x 4"	40W	RECESSED CAN LIGHT (R/CAN)
D	4" x 4"	40W	RECESSED CAN LIGHT (R/CAN)
E	4" x 4"	40W	RECESSED CAN LIGHT (R/CAN)
F	4" x 4"	40W	RECESSED CAN LIGHT (R/CAN)
G	4" x 4"	40W	RECESSED CAN LIGHT (R/CAN)

ELECTRICAL NOTES

- INSTALLATION SHALL BE IN STRICT ACCORDANCE WITH THE LATEST NATIONAL ELECTRICAL CODE, THE INTERNATIONAL BUILDING CODE, AND CONFORM TO ALL STATE AND LOCAL REQUIREMENTS.
- ALL WIRING SHALL BE RUN IN EMT METAL RACEWAY, TYPE MC OR AC CABLE MAY BE USED WHERE ALLOWED BY THE N.E.C. AND AUTHORITY HAVING JURISDICTION.
- HOME RUN ROUTING IS SCHEMATICAL. CONTRACTOR TO DETERMINE THE BEST POSSIBLE ROUTING WITH THE NECESSARY SUPPORT ACCORDING TO N.E.C.
- ALL WIRING SHALL BE THINW COPPER. MINIMUM SIZE SHALL BE #12 AWG.
- ALL CONDUIT AND EQUIPMENT SHALL BE GROUNDED PER N.E.C. ARTICLE 250.
- ALL ELECTRICAL MATERIAL SHALL BE "UL" LISTED AND LABELED FOR ITS INTENDED APPLICATION.
- ELECTRICAL CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING WITH THE ARCHITECT AND PROVIDING A TYPED PANEL DIRECTORY.
- VERIFY EXACT TYPE OF EQUIPMENT CONNECTION, VOLTAGE, CURRENT, AND PHASE REQUIREMENTS FOR ALL EQUIPMENT. PROVIDE THE CORRECT TYPE OF WIRING, CONDUIT, CIRCUIT SIZE, VOLTAGE, PHASE, AND TERMINATION IF NECESSARY.
- COORDINATE INSTALLATION WITH CEILING PLAN AND HVAC CONTRACTOR.
- PROVIDE CONDUITS, JUNCTION BOX, GROUNDING, BACKBOARDS, AS REQUIRED. PROVIDE 3/4" CONDUITS FROM TELEPHONE DATA JACKS STUBBED UP ABOVE CEILING.
- CONNECT EMERGENCY AND EXIT LIGHTING BATTERY PACKS TO SAME BRANCH CIRCUIT SERVING THE NORMAL LIGHTING IN THE AREA AND AHEAD OF ANY LOCAL SWITCHES.
- SWITCHES SHALL BE 20A, 120V, COMMERCIAL GRADE, NOBY WITH STAINLESS STEEL COVER PLATES, MOUNTED 48" AFF.
- GENERAL PURPOSE RECEPTACLES SHALL BE 15A, 120V, 2-POLAR, 3-PRONG, GROUNDING TYPE. PROVIDE STAINLESS STEEL COVER PLATES MOUNTED 48" AFF UNLESS OTHERWISE PROVIDED. PROVIDE GFCI RECEPTACLES AT ALL LOCATIONS REQUIRED BY THE N.E.C. AND WITHIN SIX FEET OF ALL SINKS.



ONE LINE DIAGRAM
NTS



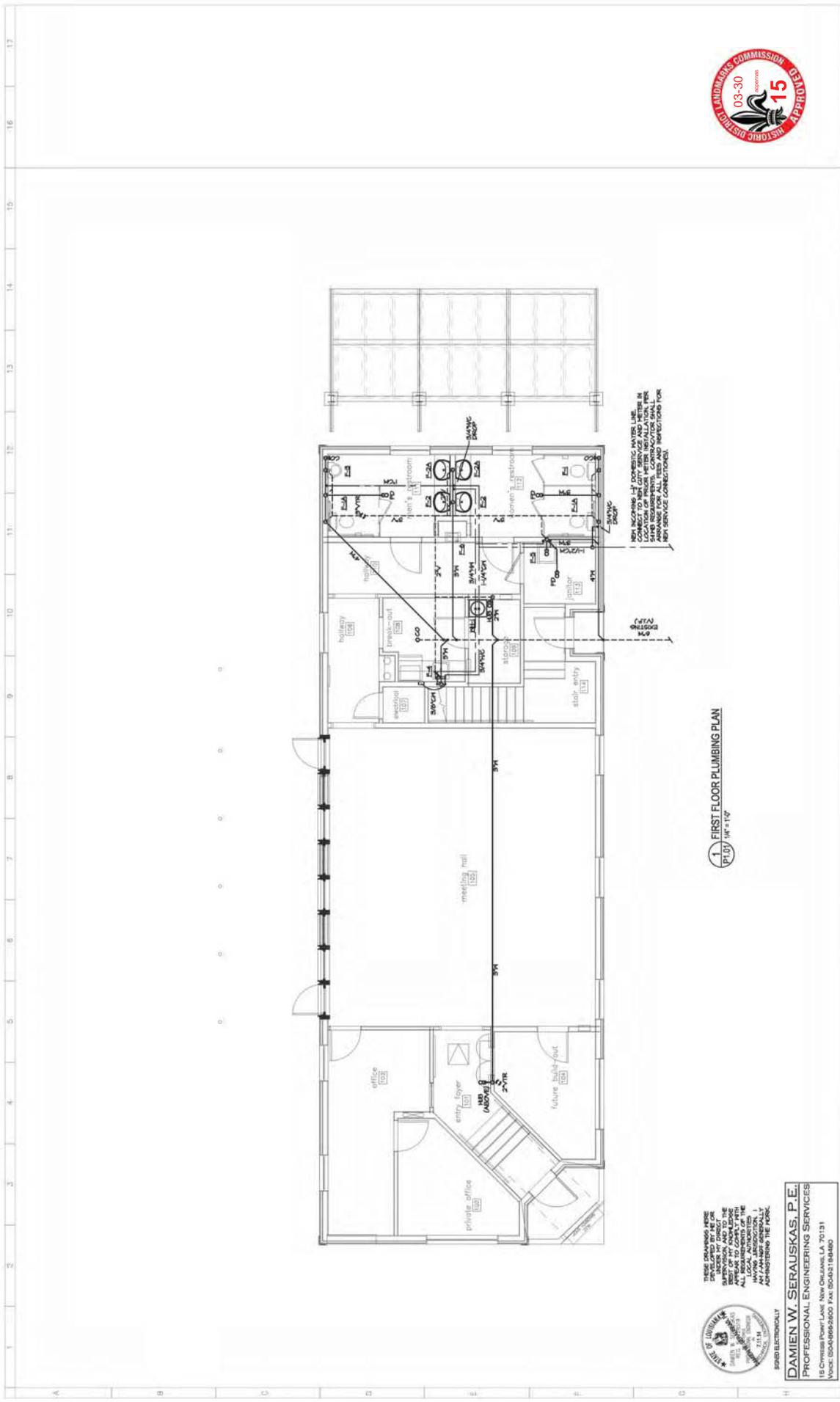
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Metairie, LA 70002



1 FIRST FLOOR PLUMBING PLAN
P.01' 1/4" = 1'-0"

1. NEW SCHEDULE 40 DOMESTIC WATER LINE TO CONNECT TO NEW CITY SERVICE AND METER IN SAME REQUIREMENTS. CONTRACTOR SHALL VERIFY ALL CONNECTIONS PER CITY INSPECTOR'S REVISIONS FOR NEW SERVICE CONNECTIONS.

THESE DRAWINGS WERE DEVELOPED BY ME OR UNDER MY CLOSE PERSONAL SUPERVISION AND TO THE BEST OF MY KNOWLEDGE AND BELIEF THEY COMPLY WITH ALL LOCAL ORDINANCES, ALL APPLICABLE CODES AND ALL CITY REQUIREMENTS. I AM A LICENSED PROFESSIONAL ENGINEER IN THE STATE OF LOUISIANA, LICENSE NO. 71114.

DAMIEN W. SERAUSKAS, P.E.
 PROFESSIONAL ENGINEERING SERVICES
 118 Chalmette Lake, New Orleans, LA 70131
 PHONE: 504-886-2600 FAX: 504-831-1848

STUDIO WTA	architecture + planning + interiors 119 Tchoupoulae Street New Orleans LA 70130 504.593.9074, 481 studiowta.com	5200 Dauphine Street, New Orleans, Louisiana 70117 The Preservation Resource Center A SUSTAINABILITY CENTER for HOLY CROSS	Rev. No.	Rev. Date
			Rev. No.	Rev. Date
<p>DATE: _____</p> <p>PROJECT: _____</p> <p>SCALE: _____</p>			<p>DATE: _____</p> <p>PROJECT: _____</p> <p>SCALE: _____</p>	<p>DATE: _____</p> <p>PROJECT: _____</p> <p>SCALE: _____</p>

Exhibit VII As-Built Survey

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[SEE EXHIBIT VII ATTACHED]

ELEVATION CERTIFICATE

IMPORTANT: Follow the instructions on pages 1-9.

OMB No. 1660-0008
 Expiration Date: July 31, 2015

SECTION A - PROPERTY INFORMATION

A1. Building Owner's Name		FOR INSURANCE COMPANY USE	
A2. Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No. 5200 DAUPHINE ST.		Policy Number:	
City NEW ORLEANS	State LA	Company NAIC Number:	
A3. Property Description (Lot and Block Numbers, Tax Parcel Number, Legal Description, etc.) District THIRD Lot B Square 195		ZIP Code 70117	
A4. Building Use (e.g., Residential, Non-Residential, Addition, Accessory, etc.) Residential			
A5. Latitude/Longitude: Lat. 29.959249		Long. -90.021718	
A6. Attach at least 2 photographs of the building if the Certificate is being used to obtain flood insurance.		Horizontal Datum: <input type="checkbox"/> NAD 1927 <input checked="" type="checkbox"/> NAD 1983	
A7. Building Diagram Number 5			
A8. For a building with a crawlspace or enclosure(s):		A9. For a building with an attached garage:	
a) Square footage of crawlspace or enclosure(s)	N/A sq ft	a) Square footage of attached garage	N/A sq ft
b) Number of permanent flood openings in the crawlspace or enclosure(s) within 1.0 foot above adjacent grade	N/A	b) Number of permanent flood openings in the attached garage within 1.0 foot above adjacent grade	N/A
c) Total net area of flood openings in A8.b	N/A sq in	c) Total net area of flood openings in A9.b	N/A sq in
d) Engineered flood openings? <input type="checkbox"/> Yes <input type="checkbox"/> No		d) Engineered flood openings? <input type="checkbox"/> Yes <input type="checkbox"/> No	

SECTION B - FLOOD INSURANCE RATE MAP (FIRM) INFORMATION

B1. NFIP Community Name & Community Number CITY OF NEW ORLEANS 225203		B2. County Name ORLEANS		B3. State LA	
B4. Map/Panel Number 0180	B5. Suffix E	B6. FIRM Index Date 3/1/1984	B7. FIRM Panel Effective/Revised Date 3/1/1984	B8. Flood Zone(s) B	B9. Base Flood Elevation(s) (Zone AO, use base flood depth) NONE

B10. Indicate the source of the Base Flood Elevation (BFE) data or base flood depth entered in Item B9:
 FIS Profile FIRM Community Determined Other/Source: _____

B11. Indicate elevation datum used for BFE in Item B9: NGVD 1929 NAVD 1988 Other/Source: _____

B12. Is the building located in a Coastal Barrier Resources System (CBRS) area or Otherwise Protected Area (OPA)? Yes No
 Designation Date: ____/____/____ CBRS OPA

SECTION C - BUILDING ELEVATION INFORMATION (SURVEY REQUIRED)

C1. Building elevations are based on: Construction Drawings* Building Under Construction* Finished Construction
 *A new Elevation Certificate will be required when construction of the building is complete.

C2. Elevations - Zones A1-A30, AE, AH, A (with BFE), VE, V1-V30, V (with BFE), AR, AR/A, AR/AE, AR/A1-A30, AR/AH, AR/AO. Complete Items C2.a-h below according to the building diagram specified in Item A7. In Puerto Rico only, enter meters.
 Benchmark Utilized: ALCO Vertical Datum: NAVD '88

Indicate elevation datum used for the elevations in items a) through h) below. NGVD 1929 NAVD 1988 Other/Source: _____
 Datum used for building elevations must be the same as that used for the BFE.

Check the measurement used.

a) Top of bottom floor (including basement, crawlspace, or enclosure floor)	6.77	<input checked="" type="checkbox"/> feet	<input type="checkbox"/> meters
b) Top of the next higher floor	18.27	<input checked="" type="checkbox"/> feet	<input type="checkbox"/> meters
c) Bottom of the lowest horizontal structural member (V Zones only)	N/A	<input checked="" type="checkbox"/> feet	<input type="checkbox"/> meters
d) Attached garage (top of slab)	N/A	<input checked="" type="checkbox"/> feet	<input type="checkbox"/> meters
e) Lowest elevation of machinery or equipment servicing the building (Describe type of equipment and location in Comments)	6.17	<input checked="" type="checkbox"/> feet	<input type="checkbox"/> meters
f) Lowest adjacent (finished) grade next to building (LAG)	3.00	<input checked="" type="checkbox"/> feet	<input type="checkbox"/> meters
g) Highest adjacent (finished) grade next to building (HAG)	3.21	<input checked="" type="checkbox"/> feet	<input type="checkbox"/> meters
h) Lowest adjacent grade at lowest elevation of deck or stairs, including structural support	3.10	<input checked="" type="checkbox"/> feet	<input type="checkbox"/> meters

SECTION D - SURVEYOR, ENGINEER, OR ARCHITECT CERTIFICATION

This certification is to be signed and sealed by a land surveyor, engineer, or architect authorized by law to certify elevation information. I certify that the information on this Certificate represents my best efforts to interpret the data available. I understand that any false statement may be punishable by fine or imprisonment under 18 U.S. Code, Section 1001.

Check here if comments are provided on back of form. Were latitude and longitude in Section A provided by a licensed land surveyor? Yes No
 Check here if attachments.

Certifier's Name Louis C. Hartmann		License Number 4995	
Title Professional Land Surveyor		Company Name Gilbert, Kelly & Couturié, Inc.	
Address 2121 N Causeway Blvd., Suite 121		City Metairie	State LA
Signature		Date 3/3/2016	ZIP Code 70001
		Telephone (504) 836-2121	



ELEVATION CERTIFICATE, page 2

IMPORTANT: In these spaces, copy the corresponding information from Section A.			FOR INSURANCE COMPANY USE
Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No. 5200 DAUPHINE ST.			Policy Number:
City NEW ORLEANS	State LA	ZIP Code 70117	Company NAIC Number:

SECTION D – SURVEYOR, ENGINEER, OR ARCHITECT CERTIFICATION (CONTINUED)

Copy both sides of this Elevation Certificate for (1) community official, (2) insurance agent/company, and (3) building owner.

Comments

SECTION C2E IS A/C COMPRESSOR, THE TOP OF THE CURB IS 3.32 NAVD., TO CONVERT TO NGVD ADJUST UP .20 (NOT APPLIED)

Signature

Date

3/3/2016

SECTION E – BUILDING ELEVATION INFORMATION (SURVEY NOT REQUIRED) FOR ZONE AO AND ZONE A (WITHOUT BFE)

For Zones AO and A (without BFE), complete Items E1–E5. If the Certificate is intended to support a LOMA or LOMR-F request, complete Sections A, B, and C. For Items E1–E4, use natural grade, if available. Check the measurement used. In Puerto Rico only, enter meters.

E1. Provide elevation information for the following and check the appropriate boxes to show whether the elevation is above or below the highest adjacent grade (HAG) and the lowest adjacent grade (LAG).

- a) Top of bottom floor (including basement, crawlspace, or enclosure) is _____ . _____ feet meters above or below the HAG.
- b) Top of bottom floor (including basement, crawlspace, or enclosure) is _____ . _____ feet meters above or below the LAG.

E2. For Building Diagrams 6–9 with permanent flood openings provided in Section A Items 8 and/or 9 (see pages 8–9 of Instructions), the next higher floor (elevation C2.b in the diagrams) of the building is _____ . _____ feet meters above or below the HAG.

E3. Attached garage (top of slab) is _____ . _____ feet meters above or below the HAG.

E4. Top of platform of machinery and/or equipment servicing the building is _____ . _____ feet meters above or below the HAG.

E5. Zone AO only: If no flood depth number is available, is the top of the bottom floor elevated in accordance with the community's floodplain management ordinance? Yes No Unknown. The local official must certify this information in Section G.

SECTION F – PROPERTY OWNER (OR OWNER'S REPRESENTATIVE) CERTIFICATION

The property owner or owner's authorized representative who completes Sections A, B, and E for Zone A (without a FEMA-issued or community-issued BFE) or Zone AO must sign here. The statements in Sections A, B, and E are correct to the best of my knowledge.

Property Owner or Owner's Authorized Representative's Name _____

Address _____ City _____ State _____ ZIP Code _____

Signature _____ Date _____ Telephone _____

Comments _____

Check here if attachments.

SECTION G – COMMUNITY INFORMATION (OPTIONAL)

The local official who is authorized by law or ordinance to administer the community's floodplain management ordinance can complete Sections A, B, C (or E), and G of this Elevation Certificate. Complete the applicable item(s) and sign below. Check the measurement used in Items G8–G10. In Puerto Rico only, enter meters.

- G1. The information in Section C was taken from other documentation that has been signed and sealed by a licensed surveyor, engineer, or architect who is authorized by law to certify elevation information. (Indicate the source and date of the elevation data in the Comments area below.)
- G2. A community official completed Section E for a building located in Zone A (without a FEMA-issued or community-issued BFE) or Zone AO.
- G3. The following information (Items G4–G10) is provided for community floodplain management purposes.

G4. Permit Number _____	G5. Date Permit Issued _____	G6. Date Certificate Of Compliance/Occupancy Issued _____
-------------------------	------------------------------	---

G7. This permit has been issued for: New Construction Substantial Improvement

G8. Elevation of as-built lowest floor (including basement) of the building: _____ . _____ feet meters Datum _____

G9. BFE or (in Zone AO) depth of flooding at the building site: _____ . _____ feet meters Datum _____

G10. Community's design flood elevation: _____ . _____ feet meters Datum _____

Local Official's Name _____ Title _____

Community Name _____ Telephone _____

Signature _____ Date _____

Comments _____

Check here if attachments.

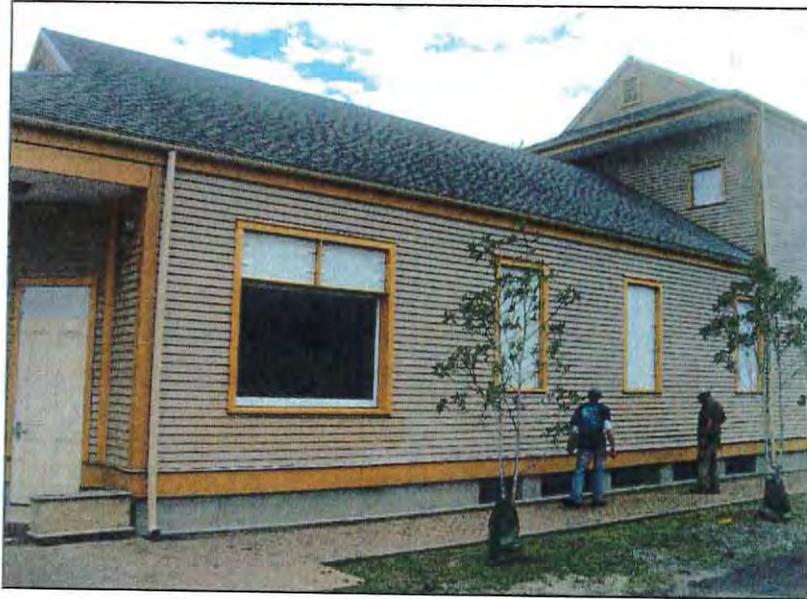
BUILDING PHOTOGRAPHS

See Instructions for Item A6.

IMPORTANT: In these spaces, copy the corresponding information from Section A.			FOR INSURANCE COMPANY USE
Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No. 5200 DAUPHINE ST.			Policy Number:
City NEW ORLEANS	State LA	ZIP Code 70117	Company NAIC Number:

If using the Elevation Certificate to obtain NFIP flood insurance, affix at least 2 building photographs below according to the instructions for Item A6. Identify all photographs with date taken; "Front View" and "Rear View"; and, if required, "Right Side View" and "Left Side View." When applicable, photographs must show the foundation with representative examples of the flood openings or vents, as indicated in Section A8. If submitting more photographs than will fit on this page, use the Continuation Page.

Front View 3/3/2016



Rear View 3/3/2016



BUILDING PHOTOGRAPHS
Continuation Page

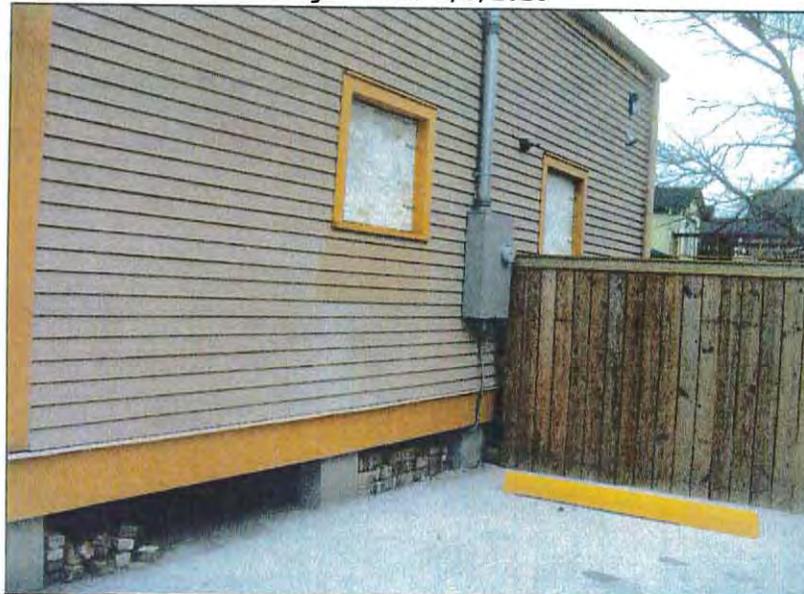
IMPORTANT: In these spaces, copy the corresponding information from Section A.			FOR INSURANCE COMPANY USE
Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No. 5200 DAUPHINE ST.			Policy Number:
City NEW ORLEANS	State LA	ZIP Code 70117	Company NAIC Number:

If submitting more photographs than will fit on the preceding page, affix the additional photographs below. Identify all photographs with: date taken; "Front View" and "Rear View"; and, if required, "Right Side View" and "Left Side View." When applicable, photographs must show the foundation with representative examples of the flood openings or vents, as indicated in Section A8.

Left View 3/3/2016



Right View 3/3/2016



**DEPARTMENT OF SAFETY & PERMITS
CITY OF NEW ORLEANS**

PERMIT NO: _____ DATE: _____

DISTRICT: THIRD SQUARE: 195 LOTS: B

SUBDIVISION: None ADDRESS: 5200 DAUPHINE ST.

COMMUNITY NO.	PANEL NO	SUFFIX	DATE OF FIRM INDEX	FIRM ZONE	BASE FLOOD ELEVATION (IN A0 ZONES - USE DEPTH)
225 203	0180	E	3/01/84	B	NONE

MINIMUM FLOOR ELEVATION:

_____ C.D. _____ N.A.V.D.

FOR V - ZONES ONLY:

_____ C.D. _____ N.A.V.D.
(ELEVATION OF BOTTOM OF LOWEST
HORIZONTAL STRUCTURAL MEMBER)

IN ADDITION TO THE FEMA ELEVATIONS, THE FOLLOWING
CONDITIONS MUST ALSO BE MET:

- A. TOP OF SLABS ON GRADE OR FILL SHALL BE AT LEAST 36" ABOVE THE HIGHEST POINT OF CURB IN FRONT OF THE LOT OR SITE.
- B. PIER CONSTRUCTION: TOP OF PIERS (UNDERSIDE OF SILLS) MUST HAVE AT LEAST 18" CLEARANCE BENEATH THE STRUCTURE. IN ADDITION, THE LOWEST FLOOR MUST BE AT LEAST 36" ABOVE THE HIGHEST POINT OF CURB IN FRONT OF THE LOT OR SITE. (IF NO CURB, USE CENTERLINE OF STREET)
- C. SLABS SUPPORTING MECHANICAL OR PLUMBING EQUIPMENT MUST BE LOCATED AT THE REQUIRED FLOOR ELEVATION.
- D. SLABS FOR ATTACHED GARAGES MUST BE AT THE REQUIRED FLOOR ELEVATION OR BE CONSTRUCTED OF WATERPROOF MATERIALS WITH PROPER VENTING IN 2 WALLS.
- E. DETACHED GARAGES WITH PLUMBING MUST BE AT THE REQUIRED FLOOR ELEVATION.
- F. CONSTRUCTION BENCHMARK MUST BE SET AT REQUIRED MINIMUM FLOOR ELEVATION OR GREATER. (ADD 1 FOOT FOR V-ZONES)

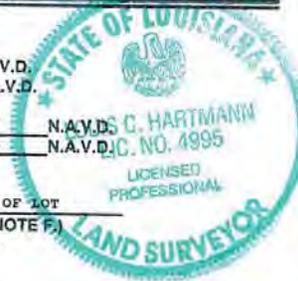
APPROVED FOR CITY BY: _____

1. CERTIFICATE OF CONSTRUCTION BENCHMARK

EXISTING TOP OF HIGHEST CURB ELEVATION 23.75 C.D. 3.32 N.A.V.D.
 EXISTING HIGHEST CENTERLINE OF STREET 23.90 C.D. 3.47 N.A.V.D.
 EXISTING LOT ELEVATIONS (PROPERTY CORNERS OR EDGE)
 FRONT (RIGHT) 23.69 C.D. 3.26 N.A.V.D. FRONT (LEFT) 23.70 C.D. 3.27 N.A.V.D.
 REAR (RIGHT) 23.96 C.D. 3.53 N.A.V.D. REAR (LEFT) 23.96 C.D. 3.53 N.A.V.D.
 OTHER 24.48 C.D. 4.05 N.A.V.D.

DESCRIBE EXISTING SLAB
 DESCRIPTION OF CONSTRUCTION BENCHMARK: NAIL FOUND IN POWER POLE FRONT OF LOT
 ELEVATION OF CONSTRUCTION BENCHMARK: 27.13 C.D. 6.70 N.A.V.D. (SEE NOTE F)
 REFERENCE BENCHMARK USED TO ESTABLISH CONSTRUCTION BENCHMARK: ALCO
 ELEVATION OF REFERENCE BENCHMARK: 26.57 C.D. 6.14 N.A.V.D.

SIGNATURE: _____ DATE: 2/1/2010
 (L.A. REGISTERED PROFESSIONAL LAND SURVEYOR OR CIVIL ENGINEER)



2. CERTIFICATE OF TOP OF FORM OR TOP OF PIER ELEVATION

(To be submitted before pouring concrete for slab construction or framing floor for pier construction)

AS BUILT ELEVATIONS: FLOOR 27.20 C.D. 6.77 N.A.V.D. PIER 25.60 C.D. 5.17 N.A.V.D.

PIER CONSTRUCTION:
 ALL FRAMING MATERIALS BELOW THE MINIMUM FLOOR ELEVATION (B.F.E.) MUST BE TREATED FOR WATERPROOFING AND THE FIRST FLOOR MUST BE AT OR ABOVE THE MINIMUM FLOOR ELEVATION (B.F.E.)
 V ZONES ONLY:

BOTTOM OF LOWEST HORIZONTAL STRUCTURAL MEMBER _____ C.D. _____ N.A.V.D.
 (Must be submitted before framing begins)

SIGNATURE: _____ DATE: 3-3-2016
 (L.A. REGISTERED PROFESSIONAL LAND SURVEYOR OR CIVIL ENGINEER)



3. FILLING, GRADING, DRAINAGE, SIDEWALK AND DRIVEWAY CERTIFICATION AND AFFIDAVIT
 (To be submitted before Use & Occupancy Certificate can be issued)

THIS WILL CONFIRM THAT ALL FILLING, GRADING, DRAINAGE, SIDEWALKS AND DRIVEWAYS HAVE MET THE REQUIREMENTS OF THE APPLICABLE SECTIONS OF THE CODE OF THE CITY OF NEW ORLEANS.

OWNER: _____ DATE: _____
 APPLICANT: _____ DATE: _____

(NOTARY)

- IS LOT PROPERLY FILLED TO GRADE? YES NO
- (minimum lot slope, rear to front, 1 inch every 20 feet)
- ARE SIDEWALKS PROPERLY INSTALLED? YES NO
- ARE DRIVEWAYS PROPERLY INSTALLED? YES NO
- ARE RETAINING WALLS REQUIRED? YES NO
- (If yes, then on which side(s)) RIGHT LEFT REAR
- ARE EQUIPMENT SLABS, SUCH AS A/C COMPRESSORS, AT MINIMUM FLOOR ELEVATION? YES NO
- DO ATTACHED GARAGES IN A-ZONES, THAT ARE BELOW MINIMUM FLOOR ELEVATION, HAVE PROPER VENTING AND WATERPROOFING? YES NO N/A

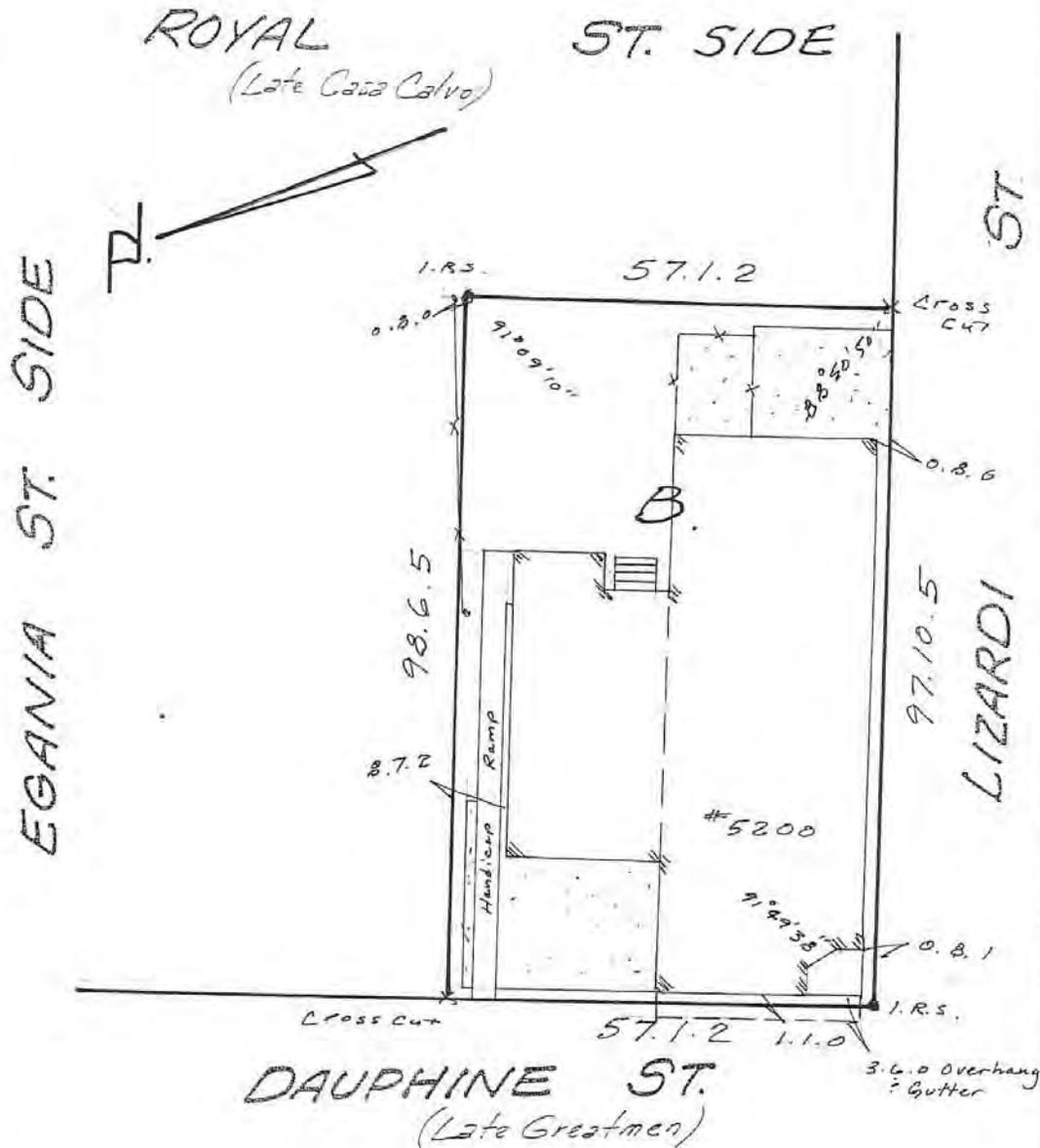
SIGNATURE: _____ DATE: _____
 (L.A. REGISTERED PROFESSIONAL CIVIL ENGINEER)

(SEAL)

THE LATEST FEMA ELEVATION CERTIFICATE MUST ACCOMPANY PART 3 OF THIS FORM WHEN SUBMITTED TO THE DEPARTMENT OF SAFETY AND PERMITS.

Sq. NO. 195 (old Sq. No 4)
 THIRD DISTRICT

NEW ORLEANS, LA
 ORLEANS PARISH



Note:
 Improvements may not be to scale for clarity.
 The dimensions shown prevail over scale.

THE SERVITUDES SHOWN ON THIS PLAT ARE LIMITED TO THOSE FURNISHED TO US, THERE IS NO REPRESENTATION THAT ALL APPLICABLE SERVITUDES ARE SHOWN HEREON. THE SURVEYOR HAS MADE NO TITLE SEARCH OR PUBLIC RECORD SEARCH IN COMPILING DATA FOR THIS SURVEY.

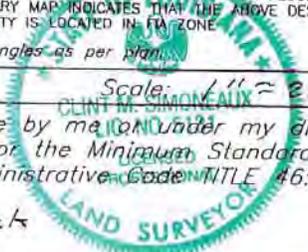
March 3, 2016. Found as shown. *Clint Simonaux*

THE FEDERAL INSURANCE ADMINISTRATION FLOOD HAZARD BOUNDARY MAP INDICATES THAT THE ABOVE DESCRIBED PROPERTY IS LOCATED IN FIA ZONE

Lot angles as per plan.

Date: October 21, 2010

This plat represents an actual ground survey made by me *Clint Simonaux* under my direct supervision and control and meets the requirements for the Minimum Standards for Property Boundary Surveys as found in Louisiana Administrative Code TITLE 46:LXI, Chapter 25 for a Class "c" survey. Made at the request of Operation Comeback



Gilbert, Kelly & Couturie, Inc., Surveying & Engineering
 2121 N. Causeway Blvd., Metairie LA 70001 (504) 836-2121 *Clint Simonaux*

APPENDIX A: Applicant Warranties

- A. Applicant warrants that it is willing and able to comply with State of Louisiana laws with respect to foreign (non-State of Louisiana) corporations.

- B. Applicant warrants that it will not delegate or subcontract its responsibilities under the contract without the prior written approval of New Orleans Redevelopment Authority.

- C. Applicant warrants that all information provided by it in connection with this proposal is true and accurate.

- D. Applicant warrants that neither it nor any of its contractors or subcontractors is or will be at any time during the project a “debarred” entity, as defined at 24 CFR Part 5.

Signature of Official: _____

Name (print or typed): _____

Title: _____

Firm: _____

Date: _____

APPENDIX B: Non-Collusion Statement

_____, states that he/she _____ (a partner of the firm, officer of the corporation, or individual making the foregoing proposal or proposal), that said proposal is genuine and not collusive or sham; that-said Applicant has not colluded, conspired, connived or agreed, directly or indirectly, with any Applicant or person to put in a sham proposal or to refrain from bidding, collusion, or communication or conference, with any person, to fix the proposal price or affiant or any other Applicant information or to fix any overhead, profit or cost element, of any other Applicant, or to secure any advantage against any person interested in the proposed contract, and that all statements contained in the said proposal are true.

Applicant

APPENDIX C: Conflict Of Interest

NEW ORLEANS REDEVELOPMENT AUTHORITY CONFLICT OF INTEREST DISCLOSURE AFFIDAVIT

STATE OF LOUISIANA

PARISH OF _____

Before me, the undersigned authority, came and appeared _____ who, being first duly sworn, deposed and said that:

1. He/She is the _____ and authorized representative of _____, hereafter called "Respondent."
2. The Respondent submits the attached RFP Response in response to the 2016 Owner/Operator Application for 5200 Dauphine Street.
3. The Respondent hereby confirms that a conflict(s) of interest exists/does not exist/may exist in connection with this solicitation which might impair Respondent's ability to perform if awarded the contract, including any familial or business relationships that the Respondent, the proposed subcontractors, and their principals have with NORA Commissioners, officers and employees. *(If a conflict(s) of interest exists and/or may exist, describe in a letter the nature of the conflict, the parties involved and why there is a conflict. Attach said letter to this form).*

Respondent Representative (Signature)

(Print or type name)

(Address)

Sworn to and subscribed before me, _____, Notary Public, this _____ day of _____, 20____.

Notary Public (signature)
Notary ID#/Bar Roll #