

NON-FLOOD PROTECTION ASSET MANAGEMENT AUTHORITY
MINUTES OF THE MARINA COMMITTEE MEETING
JULY 12, 2011 – 10:30 A.M.

The regular monthly meeting of the Marina Committee of the Non-Flood Protection Asset Management Authority was held on Tuesday, July 12, 2011 at 10:30 A.M., in the Lake Vista Community Center, 2nd Floor, 6500 Spanish Fort Blvd., New Orleans, Louisiana after due legal notice of the meeting was sent to each Board member, the news media, and a copy of the call was posted.

Chairman Brien called the meeting to order at 10:40 a.m. and led in the pledge of allegiance.

The roll was called which did not constitute a quorum and the meeting was informational only.

PRESENT:

Chairman Stanley Brien

ABSENT:

Commissioner Darrel Saizan
Commissioner Pearl Cantrelle
Commissioner Romona Theresa Baudy
Commissioner Patrick DeRouen

STAFF:

Louis Capo, Executive Director
Sharon Martiny, Non-Flood
Chuck Dixon, Marina Manager

ALSO PRESENT:

Charles Curtis, Legal Counsel
Al Pappalardo
Melvin Evans – Marina Security

ADOPT AGENDA

The Agenda was not adopted as a quorum was not present.

APPROVAL OF PRIOR MINUTES

The minutes of June 8, 2011 were not approved as a quorum was not present. The minutes of June 8, 2011 will be presented at the August 2, 2011 meeting.

OPENING COMMENTS:

Chairman Brien commented that the Counselors of Real Estate report is anticipated shortly.

PRESENTATION ON CURRENT MARINA ISSUES

Mr. Dixon gave a power point presentation along with photographs of the showers and restrooms at South Shore Harbor. Currently, the showers are fiberglass inserts and the flooring is tile flooring which is coming off of the floor. Mr. Dixon is suggesting to take the fiberglass shower inserts out and replace them with 4x4 tiles on the walls throughout the shower area and place a non-slip rubber flooring in the entire rest room area. These renovations will not change the footprint of the showers and restrooms at South Shore Harbor.

Upon completion of the walk through at South Shore Harbor, Chairman Lupo suggested to proceed with the shower/rest room project at South Shore Harbor.

Looking toward the Marina Terminal Building the escalator that Bally's was in the process of installing in the boat is visible. The area is grass and cleats will be placed down underneath and the footings will be cut off. The wash-up underneath the buildings will be filled in and crushed concrete will be laid in its place. A terrace could also be built in that area. This is on Change Order #1, Escalator Repair, which will cost approximately \$3,200.00. All existing landscape will be saved.

On Change Order #2, Demolition of Cooling Units and Piping; the concrete will be demolished and kept for possible future use. Change Order #3, Grade Site with Crushed Concrete. This portion of the project consists of taking up the brick and putting dirt and crushed concrete in its place. Once the grade is removed, it will be replaced with crushed concrete. This Change Order line item totals \$9,070.00 and will extend all the way to the Point Building.

There is temporary lighting for the pump-out unit coming off of the overhead walkway. Mr. Dixon is requesting a minimum of 4 lights costing \$4,000 each. At a later date there will be a request for lights at the promenade.

The rest rooms and showers were refurbished after Katrina by Murray Architects and they are disintegrating. Mr. Dixon suggests that these showers be taken out and replaced with concrete board and the entire shower area be tiled. The flooring will be the same type of rubber flooring as in Orleans Marina's handicapped area.

Commissioner Brien questioned if an RFQ needed to be issued. Mr. Dixon informed that a bid could be put out because there is no plumbing work or changes necessary. A contractor could tear out the restrooms and replace them without having to do an engineering study. Mr. Curtis advised that at least 3 telephone bides be taken. Mr. Dixon will provide the contractors with the insurance information and the contractors must have a contractor's license.

Chairman Brien questioned if accommodations would be made for the tenants while the remodeling of the rest rooms is underway. Mr. Dixon informed that the project would take approximately 3 days. During that time, the women's restroom would be made co-ed and when work on the women's restroom is underway, the men's restroom will be a co-ed rest room facility. These restrooms are used by the tenants that come in off of their boats as there are no live-aboards at South Shore Harbor. These are not the restrooms at the Point Building, these restrooms are right next to the trailer. Mr. Curtis added these would be adequate accommodations for tenants while the renovations are underway. The itemized cost breakdown presented is adequate under the Public Bid Law for change orders.

Mr. Dixon informed that the only detail left would be to bring the stamped concrete all the way from the promenade to the Point Building. We are also looking at erecting some type of cover so people could have shade on the Promenade. Mr. Dixon informed that pergolas would be aesthetically pleasing. Mr. Dixon also suggested transforming the footings into tables for use in the shaded area. AT completion of this project there will be a fairly smooth passageway from the pier back to the Promenade as there will be a crushed concrete walkway from the end of Pier 8 to the Point Building. This walkway would be sloped for draining.

Mr. Capo informed that a complete separate landscaping package will be proposed; different from the grass cutting. Mr. Dixon added that there is a one-time service to install a metal border in the ground and install jasmine plants. FEMA paid for the sprinkler system and it is intact. At South Shore Harbor Marina there are 114 palm trees and 43 Live Oaks which need to be trimmed, not including the Crepe Myrtles. The islands and the trimming of the trees will be

together on the same bid package with South Shore Harbor and the Airport segregated, giving a more efficient bid.

Mr. Curtis stated that the change order can be placed on the Agenda for the full board meeting without recommendation because the Marina Committee does not have a quorum. Mr. Capo commented that it was not decided as to going forward with all 4 change orders or to pick and choose certain change orders. Mr. Pappalardo advised that nothing on the change order can be left out without it looking like something is missing. Mr. Capo informed that the area will be cleaned up and improved all at one time because the Authority will be subject to criticism if we improve some things and not others.

Mr. Pappalardo added that the fuel dock area will have to be cleaned up and safe for people to disembark from their vessels. Mr. Capo added that the area could not be open to the public for use without it having a safe and stable ground. The crushed concrete to be placed in the area will be graded and stable to navigate on.

Mr. Dixon informed that debris has not been taken from the water yet because the passenger walkway is to be taken out completely. Work was done on the northeast side of that strip and there are a couple of pilings that have been cut at the water line. Hydro-jetting, suction and vibration is being used to remove the entire steel piling. If the vibration is ineffective, they will jet around the outside below the mud line and cut because that steel is worth a lot as it is grade A steel.

Mr. Capo informed that we are approaching hurricane season and anything left unfastened on the passenger walkway could become projectiles so it is best to clean this area up. Mr. Dixon added that getting rid of the outside cooler negates another hiding place for vandals.

Chairman Brien requested this issue be put on the Agenda for the full Board next Thursday. Mr. Capo informed the remaining Board will be provided the visuals at the full Board meeting to show what is there now, what is going to be done and what has been done already regarding the removal.

Mr. Dixon also requested going for bid on inspection of the electrical at Orleans Marina which is currently in a holding pattern.

Mr. Dixon also informed that J.P. Promotions, the sponsor for the slip and fishing tournament at South Shore Harbor in October and November, wants to roll this event to next year.

ANNOUNCE NEXT MEETING

The next Marina Committee meeting is scheduled for August 2, 2011 at 10:30 a.m.

ADJOURNMENT

The meeting adjourned at 11:16 a.m.