

NON-FLOOD PROTECTION ASSET MANAGEMENT AUTHORITY
Minutes of the Marina Committee Meeting
Tuesday October 04, 2016 – 4:30 p.m.

The regular meeting of the Marina Committee of the Non-Flood Protection Asset Management Authority was held on Tuesday, October 4, 2016 at 4:30 p.m., in the 2nd Floor of the Lake Vista Community Center located at 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 Settoon called the meeting to order at 4:30 p.m. and led in the pledge of allegiance. The roll was called which constituted a quorum.

Present:

Chair William Settoon
Comm. Stanley Brien

Staff:

Sharon Martiny – Administrative Assistant
Chuck Dixon – Marina Director

Also Present:

Jim Martin - DEI
Karl Hudson - Orleans Marina tenant
Chris Blazo – Stuart Consulting Group
Steve Nelson – Stuart Consulting Group

Adopt Agenda

Comm. Brien moved to adopt the Agenda, seconded by Comm. Settoon. Motion passed.

Approval of Prior Minutes

Comm. Brien moved to approve the minutes of the August 30, 2016 Marina Committee meeting, seconded by Comm. Settoon. Motion passed.

Report on Current Marina Issues – Chuck Dixon, Marina Director

Mr. Dixon reported that Maintenance Director Adam Mansur is presently attempting to locate a company to repair the roofs on the covered boat slips at South Shore Harbor Marina, which company is required to obtain Longshoreman Insurance as the work will be performed on water.

Stanton Murray (Murray Yacht Sales) is interested in leasing two slips at Orleans Marina where two boathouses were recently demolished. Mr. Murray will bring the electric to those slips, which power was disconnected in order to demo those slips. This will be a short term lease to store a time share boat for Mr. Murray.

South Shore Harbor Marina is presently at 62% occupancy. There are three abandoned sailboats at South Shore Harbor that will be auctioned off. All legal requirements to auction the boats have been met and the Authority will receive any proceeds from that auction. There is currently an issue with dock boxes at South Shore Harbor, which dock boxes cost approximately \$600 per box. Locks must be replaced on the dock boxes, which were used by various tenants. Boxes without locks will have locks put on.

Old Business

None

New Business

- 1) **Discussion and approval to enter into a contract with the selected Architect/Firm to develop and write current building standards for boathouses in Orleans Marina and also develop a conceptual design for new boathouses to be built on West Roadway for the NFPAMA**

Chair Settoon deferred the matter to give the Committee time to review and score the proposals that were received.

- 2) **Discussion and approval of pier design for the east and north walls at Orleans Marina**

Steve Nelson advised that the estimate for all 36 slips is approximately \$500,000. The slips can be designed one pier at a time, although it is cheaper to do all slips at one time. Chair Settoon noted that this is a preliminary estimate as requested by the Marina Committee. Mr. Dixon advised that the slip tenants will be moved to other slips during renovation. Rents will go up for all slips as there will be electricity at the new slips. For Orleans Marina Major Maintenance there is \$1.4 million budgeted for repairs. The big issues is taking the slips down and driving the piles. The major money will be used to bring in utilities to the new slips. Comm. Brien noted that issues regarding ingress and egress must be addressed in the design of larger slips.

- 3) **Discussion and approval to enter into a contract with the lowest bidder to repair Orleans Marina 4, 5 & 6**

Mr. Dixon advised that contractors attended a pre-bid conference. Two bids were received from Gill's Crane & Dozier (\$240,000), and Anders Construction (\$387,000). Gill's Crane & Dozier was the lowest bid, which bid included costs for installing basic stairs, planks and rub rails. Material previously purchased will be used until those materials run out, at which time the remaining materials will be purchased. Chair Settoon moved to recommend to the full Board entering into a contract with Gill's Crane & Dozier, the low bidder.

- 4) **Discussion and approval to enter into a contract with the lowest bidder to repair the Pennick Dock**

Chair Settoon advised that bids were received for repair to the Pennick Dock. Construction must be underway by year end to receive the grant money. Anders Construction was the low bidder. This is one of the last FEMA PWs, which must be completed. Repairs will include conventional decking as there are issues with high profile flow-through decking, which presents safety/tripping issues. Chair Settoon moved to recommend to the full Board entering into a contract with Anders Construction, the low bidder. Approval from the full Board will come at the end of October.

- 5) **Discussion and approval to enter into a contract with the lowest bidder to provide fire alarm services at Orleans Marina**

Mr. Dixon advised that this is for the annual inspection and monthly monitoring of the safety alarms and pull stations located at the end of each pier. The alarms do not detect smoke or fire. Siemens proposed a total bid of \$2,300; Stanley proposed \$2,163, and ITS proposed \$1,400. Siemens currently has the contract for fire alarm services with the yearly inspection and monthly monitoring. Mr. Dixon recommended contracting with ITS, the lowest bidder, second by Comm. Brien.

- 6) **Discussion regarding additional subsidence issues near Pier 1 at Orleans Marina**

Mr. Dixon advised that the subsidence is located near the gate going into Orleans Marina and the far end near Pier 2. The subsidence is spreading, and the situation is being monitored. A board placed in the subsidence went down two feet. The initial subsidence was repaired with gummite. Chair Settoon advised that the bulkhead gave in and was filled with composite. The sidewalk was then rebuilt. This is a much smaller issue, but ultimately a new bulkhead will have to be built at a cost of \$5 million. The repair saved the Authority

approximately five years before the new bulkhead must be constructed. Mr. Morris suggested putting in sheet piles in front of the bulkhead. Mr. Nelson advised that the sheet piles would work although it would be a unique situation. Sheets may be driven in front of the bulkhead, but there may be an issue with corrosion and there are utilities located in the immediate area of the bulkhead. Chair Settoon requested that the subsidence be monitored continually and the Marina Committee be notified of any significant changes.

Announce Next Marina Meeting

Chairman Settoon announced that the next Marina Committee meeting will be a Joint Marina/Airport Committee meeting on Tuesday October 11, 2016. There will be an additional Marina Committee meeting on Tuesday November 1, 2016 at 4:30 p.m.

Adjournment

Comm. Brien offered a motion to Adjourn, seconded by Comm. Settoon and unanimously adopted. The meeting adjourned at 5:14 p.m.