

# **ORDINANCE 25-05**

CERTAIN THE FOLLOWING RESOLUTION WAS INTRODUCED BY CITY COUNCIL MEMBER \_\_\_\_\_; AND SECONDED FOR INTRODUCTION BY COUNCIL MEMBER \_\_\_\_\_

**ORDINANCE NO. 25-05**

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF MANDEVILLE TO EFFECT THE ANNEXATION OF A CERTAIN PORTION OF LOT 3 AND LOT 4 SITUATED IN TOWN OF MANDEVILLE (OUTSIDE OF CORPORATE LIMITS), SECTION 46, TOWNSHIP 8 SOUTH RANGE 11 EAST INTO THE CORPORATE LIMITS OF THE CITY OF MANDEVILLE DESIGNATING AND ASSIGNING THE PROPERTY FOR PURPOSES OF ZONING AS B-2, HIGHWAY BUSINESS DISTRICT AND PROVIDING FOR OTHER MATTERS IN CONNECTION THEREWITH**

**WHEREAS**, the Planning Department has received a petition by Stewart Private Equity Holdings, LLC seeking the annexation of two Parcels of Ground being more fully described as a certain portion of ground being Lots 3 and 4 situated in Square 117 in Town of Mandeville (outside of corporate limits), Section 46, Township 8 South, Range 11 East containing 2.89 acres as surveyed by Kelly McHugh & Associates dated July 19, 2018 into the corporate limits of the City of Mandeville attached as Exhibit A; and

**WHEREAS**, the said petition is made and signed by the owners of the said property and there are no registered voters currently residing on the said property; and

**WHEREAS**, the property is contiguous to the present boundaries of the City of Mandeville; and

**WHEREAS**, the proposed annexation will serve the best interests of the City of Mandeville and of its citizens by providing enhanced development of a commercial area of the City, promoting additional tax revenues for the City and employment opportunity for area citizens; and

**WHEREAS**, the City of Mandeville desires to include in its corporate limits all properties along major corridors and gateways which, because of their visibility, define the character of Mandeville to both residents and visitors alike; and

**NOW, THEREFORE, BE IT ORDAINED** by the City Council of the City of Mandeville that the municipal limits of the City of Mandeville be and they are hereby enlarged to include the below described immovable property which is hereby annexed into the City of Mandeville:

**ALL THAT CERTAIN PIECE OR PORTION 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 Parish of St. Tammany, State of Louisiana, better described as follows, to-wit:

Parcel 1:

A CERTAIN PORTION 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 Square #117, in the Town of Mandeville (outside corporate limits) St. Tammany Parish, Louisiana, being Lot #4, which is also the SW 1/4 of said square. Said Lot #4 fronts 250 feet (French measurement) on Florida Street, by a depth and frontage of 237.50 feet (French measurement) on Foy Street, all between equal and parallel lines. Said Square #117 is composed of Lots 1 thru 4, inclusive, and is bounded on the North by Orleans Street, on the South by Florida Street, on the East by Clausel Street, and on the West by Foy Street.

LESS AND EXCEPT, those rights to that portion of the property transferred to the Department of Transportation and Development of the State of Louisiana for the widening of US 190 recorded February 19, 2003 as Instrument No. 1349927, which property is described therein and depicted on the survey attached thereto, but transferring to Purchaser herein the mineral rights reserved to vendor in such transfer.

Being property acquired by Ruth Appleton DeGrado, wife of/and Joseph DeGrado, Jr. by Cash Sale dated and recorded February 22, 1990 in the conveyance records of St. Tammany Parish as Instrument No. 743365, COB 1413, Page 476.

Parcel 2:

ALL THAT CERTAIN PIECE OR PORTION 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 Section 46, Township 8 South, Range 11 East, Town of Mandeville, Parish of St. Tammany, State of Louisiana, being a portion of Square designated as No. 117, forming the corner of Florida Street (U.S. Hwy. 190) and Clausel Street, and measuring 266.45 feet front on the said Florida Street (U.S. Hwy. 190) same width on the rear line, between equal and parallel lines of 253.10 feet.

All in accordance with the survey of Kelly J. McHugh and Associates, Inc. dated March 13, 2002, Job No. 02-050, a copy of which is annexed to instrument No. 1292968.

LESS AND EXCEPT, those rights to that portion of the property transferred to the Department of Transportation and Development of the State of Louisiana for the widening of US 190 recorded September 11, 2003 as instrument No. 1391539, which property is described therein and depicted on the survey attached thereto but transferring to Purchaser herein the mineral rights reserved to vendor in such transfer.

**BE IT FURTHER ORDAINED**, that upon annexation into the municipal limits of the City of Mandeville the above described property be designated for purposes of zoning as a B-2, Highway Business District, as defined and regulated by the provisions of The Comprehensive Land Use Regulations Ordinance of the City of Mandeville, and that the Official Zoning Map of the City of Mandeville be amended to reflect this annexation and zoning.

**BE IT FURTHER ORDAINED**, that this property will be located in Council District Three (3); and

**BE IT FURTHER ORDAINED**, that following the annexation of the above-described immovable property into the corporate limits of the City of Mandeville that the boundaries of the City of Mandeville shall thereafter be as set forth and described on the process verbal attached hereto and made a part hereof

**BE IT FURTHER ORDAINED**, that this site is located in the Annexation Area 1 for annexation and that all generated Sales Tax Revenues shall be shared 80% to the City and 20% to the District in accordance with Ordinance No. 90-10 and that certain Sales Tax Enhancement Plan entered into by and between the City of Mandeville and the Parish of St. Tammany on September 20, 1990, or as modified by written agreement between the Parish of St. Tammany and the City of Mandeville by subsequent Annexation Growth Plan(s); and

**BE IT FURTHER ORDAINED**, that all sections and provisions of this ordinance be deemed separate and severable, and that in the event that any one or more of the provisions of this ordinance be deemed unenforceable or unconstitutional by any final judgment, order, or decree of any court of competent jurisdiction, that such finding shall have no effect on the remaining sections and provisions of this ordinance.

**BE IT FURTHER ORDAINED** that the Clerk of this Council be and she is hereby authorized and empowered to take any and all actions which she, in the exercise of her discretion, deems necessary to promulgate the provisions of this ordinance.

The ordinance being submitted to a vote, the vote thereon was as follows:

AYES:

NAYS:

ABSENT:

ABSTENTIONS:

and the ordinance was declared adopted this \_\_\_\_ day of \_\_\_\_\_ 2025

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Alicia Watts  
Clerk of Council

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Scott Discon  
Council Chairman



Portion of Lot 4:

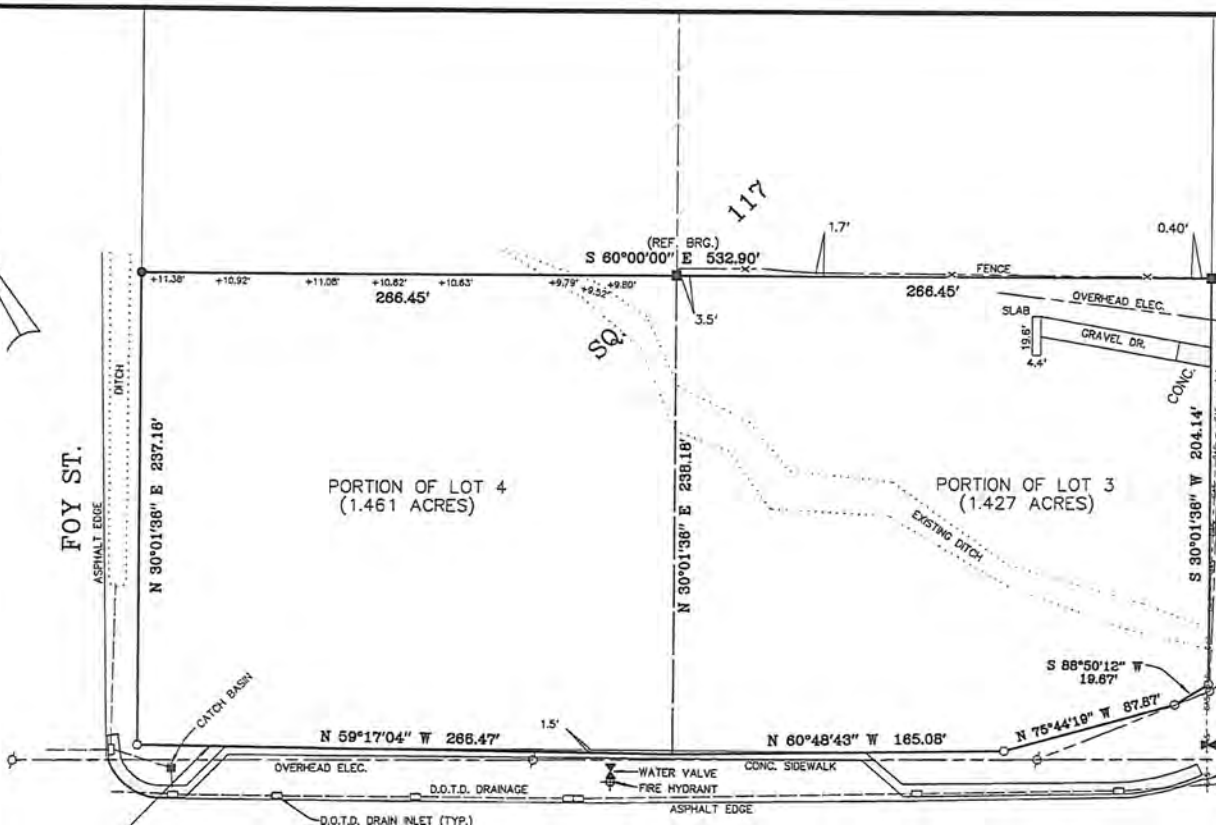
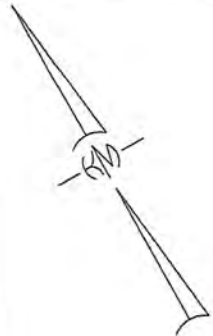
A CERTAIN PORTION OF GROUND, together with all the buildings and improvements thereon, and all the rights, ways, privileges, servitudes, appurtenances, and advantages thereunto belonging or in anywise appertaining, situated in Section 46, Township 8 South, Range 11 East, Square #117, in the Town of Mandeville (outside corporate limits) St. Tammany Parish, Louisiana, being a portion of Lot #4, which is also the SW 1/4 of said square. Said portion of Lot #4 fronts 266.47 feet on Florida Street, by a depth and frontage of 237.16 feet on Foy Street, all between equal and parallel lines with the north lot line measuring 266.45 feet and the east property line measuring 236.18 feet. Said Square #117 is composed of Lots 1 thru 4, inclusive, and is bounded on the North by Orleans Street, on the South by Florida Street, on the East by Clausel Street, and on the West by Foy Street.

All in accordance with the survey of Kelly J. McHugh and Associates, Inc. dated March 13, 2002, Job No. 02-050, a copy of which is annexed to instrument No. 1292968.

Portion of Lot 3:

A CERTAIN PORTION 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 Section 46, Township 8 South, Range 11 East, Town of Mandeville, Parish of St. Tammany, State of Louisiana, being a portion of Lot 3, Square No. 117, which is also the SE ¼ of said square, forming the corner of Florida Street (U.S. Hwy. 190) and Clausel Street, and measuring 232.95 feet front on the said Florida Street (U.S. Hwy. 190), 266.35 feet on the rear/north line, 236.18 feet along the west property line and finally measuring 204.14 feet along the east property line and fronting on Clausel Street.

All in accordance with the survey of Kelly J. McHugh and Associates, Inc. dated March 13, 2002, Job No. 02-050, a copy of which is annexed to instrument No. 1292968.



- LEGEND**
- = 1/2" IRON ROD SET
  - = 1/2" IRON ROD FOUND
  - = 1/2" IRON PIPE FOUND
  - ⊕ = POWER POLE
  - +10.50' = SPOT ELEVATIONS

HC-2 HIGHWAY COMMERCIAL  
ZONING CLASSIFICATION

ELEVATIONS SHOWN HEREON ARE REFERENCED TO MSL.  
NAVD83, GEOID 12(A).

THIS PROPERTY IS LOCATED IN FLOOD  
ZONE "C"; BASE FLOOD ELEV. N/A; FIRM  
PANEL NO. 225205 0360 C; REV. 04/02/91

- REFERENCE:
- 1) A SURVEY OF A PORTION OF SQ. 117, BY THIS FIRM.  
JOB NO. 02-050, DATED 03/13/02
  - 2) A R.O.W. MAP BY JOHN S. TEEGARDEN, STATE PROJECT  
NO. 013-12-0044, DATED 05/02/01

**FLORIDA ST. (U.S. HWY. 190)**

NEW R.O.W. LINE AS PER JOHN S. TEEGARDEN  
STATE PROJECT NO. 013-12-0044, DATED 05/02/01

**LOUISIANA ONE CALL INFORMATION**  
UTILITIES: THE UTILITIES SHOWN ARE DEPICTED FROM VISIBLE UTILITIES  
AND THOSE LOCATED FROM "LOUISIANA ONE CALL TICKET NUMBER 180347175."  
THE SURVEYOR MAKES NO WARRANTY THAT THE UNDERGROUND UTILITIES COMPRISE  
ALL THE UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED, THE SURVEYOR  
FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT  
LOCATION INDICATED. THE SURVEY HAS NOT PHYSICALLY LOCATED THE UNDERGROUND  
UTILITIES, EXCEPT FOR ABOVE GROUND VISIBLE UTILITY FEATURES.

UTILITY COMPANIES NOTIFIED VIA LOUISIANA ONE CALL TICKET NUMBER 180347175:

- ST. TAMMANY PARISH GOVERNMENT/TAMMANY UTILITIES
- CHARTER COMMUNICATIONS
- CLECO POWER, LLC
- CITY OF MANDEVILLE
- AT&T DISTRIBUTION
- ATMOS ENERGY
- SOUTHERN LIGHT
- WASHINGTON ST. TAMMANY ELECTRIC

NOTE:  
NO ATTEMPT HAS BEEN MADE BY KELLY McHUGH & ASSOC., INC. TO  
VERIFY TITLE, ACTUAL LEGAL OWNERSHIP, SERVITUDES, EASEMENTS,  
RIGHTS OF WAY, DEED RESTRICTIONS, WETLANDS OR ENVIRONMENTAL  
ISSUES OR OTHER ENCUMBRANCES ON THIS PROPERTY OTHER THAN  
THOSE FURNISHED BY THE CLIENT.



*[Signature]*  
Kelly J. McHugh, REG. NO. 4443

CERTIFIED CORRECT AND IN ACCORDANCE WITH A PHYSICAL  
SURVEY MADE ON THE GROUND AND COMPLYING WITH THE  
CURRENT APPLICABLE STANDARDS OF PRACTICE FOR A CLASS  
"C" SURVEY.

PREPARED FOR:	
CHAFFE McCALL, LLP	
SURVEY OF:	
PORTION OF LOT 3 & PORTION OF LOT 4, SQ. 117, TOWN OF MANDEVILLE, (UNINCORP.) ST. TAMMANY PARISH, LA.	
KELLY McHUGH & ASSOCIATES CIVIL ENGINEERS & LAND SURVEYORS MANDEVILLE, LOUISIANA	
SCALE: 1" = 60'	DATE: 07/19/18
DRAWN: DB	JOB NO.: 18-109
CHECKED: KJM	DWG. NO.: 18-109-UTIL

**LACAD**  
Call before you dig.  
1-800-272-3020

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# **ORDINANCE 25-06**

**THE FOLLOWING ORDINANCE WAS SPONSORED BY COUNCILMAN ZUCKERMAN; MOVED FOR ADOPTION BY COUNCIL MEMBER \_\_\_\_\_; SECONDED FOR ADOPTION BY COUNCIL MEMBER \_\_\_\_\_.**

**ORDINANCE NO. 25-06**

**AN ORDINANCE FOR THE CITY OF MANDEVILLE AMENDING SECTION 2-6 OF THE CODE OF ORDINANCES FOR THE CITY OF MANDEVILLE REGARDING INDEMNITY OF CITY COUNCILMEMBERS AND PROVIDING FOR OTHER MATTERS IN CONNECTION THEREWITH**

**WHEREAS**, the City of Mandeville approved and adopted Ordinance 17-08, which was codified as Section 2-6 of the Code of Ordinances of the City of Mandeville to address the indemnification of city councilmembers;

**WHEREAS**, Section 2-6, entitled Indemnity, provides that the City shall indemnify and hold harmless city councilmembers against judgments arising out of the performance of duties within the scope of their official capacity as councilmembers;

**WHEREAS**, the intent of Section 2-6 is to encourage public service by protecting all City officials and employees from personal liability in the good faith conduct of city affairs while also allowing the City official to exercise his or her discretion in selecting his or her counsel so long as there are no conflicts with such representation;

**WHEREAS**, said section of the Code of Ordinances should be amended for the benefit of the citizens of Mandeville and in the interest of governmental efficiency.

**NOW, THEREFORE, BE IT ORDAINED**, by the City Council of the City of Mandeville, the Section 2-6, entitled Indemnity, of the Code of Ordinances of the City of Mandeville, Louisiana previously enacted through Ordinance 17-08, be amended to read as follows:

**Sec. 2-6. Indemnity.**

(a) Indemnification – Limitation. The City of Mandeville shall indemnify, hold harmless, and defend city employees, officers, and officials, including council members and members of boards and commissions established by this code, from any claim or cause of action arising from the good faith performance of duties within the scope of their employment or official capacity and in a manner he or she reasonably believed to be in the best interests of the City of Mandeville. ~~The City shall retain the right to select counsel for the purpose of such defense. The City employee, officer, and official seeking the defense shall be allowed to select his or her counsel for the purpose of such defense, subject to the approval of the city council, which shall not be unreasonably withheld. Officials or employees may select their own counsel at their own expense.~~ It is the intent of this section to encourage public service by protecting officials and employees from personal liability in the good faith conduct of city affairs.

(b) Period of Indemnification and Persons Covered. The period of indemnification shall include incidents which arise during the entire period in which any elected or appointed official or employee shall have been serving in an official capacity for or employed by the City. This period shall include lawsuits filed prior to the date of the passage of the ordinance codified in this section, as well as those filed subsequent to its passage and shall further apply to those named as defendants who may no longer be officials of or employed by the City, so long as they were serving in such capacity at the time of the alleged act or omission.

(c) Exclusions.

The hold harmless, indemnity, and defense provisions of this section shall not apply to:

- (1) Damages resulting from acts or omissions which are not reasonably related to the legitimate governmental objective for which the policymaking, discretionary power or administrative authority exists;  
~~or~~
- (2) Damages resulting from acts or omissions which constitute criminal, fraudulent, malicious, bad faith, knowingly violates the law, intentional, willful, outrageous, reckless, or flagrant misconduct;
- (3) Damages resulting from acts or omissions done outside of the course and scope of the individual's employment or official capacity;
- (4) Lawsuits, claims, or actions of any kind against an individual brought by or at the request of the City, including, without limitation, disciplinary proceedings; or
- (5) Punitive damages awards.

(d) The City of Mandeville shall pay all reasonable expenses, including attorneys' fees, incurred in the defense of any city employees, officers, and officials. However, if the said city employee, officer, or official, is found liable for an act described in Section (c) of this Ordinance, the city employee, officer, or official shall reimburse the City for all said costs and fees. Any city employee, officer, or official who accepts a defense as provided under this provision shall sign an acknowledgment of the duty to reimburse should the said city employee, officer, or official be found liable for an act described in Section (c), and a recognition that if any legal action is necessary in order to enforce the reimbursement provision, that such city employee, officer, or official shall also be liable for the reasonable attorneys' fees incurred by the City in enforcing said reimbursement obligation.

**BE IT FURTHER ORDAINED** that this Ordinance shall take effect immediately upon the signature of the Mayor; and

**BE IT FURTHER ORDAINED** that the Clerk of this Council be, and she is hereby authorized and empowered to take any and all actions which she, in the exercise of her discretion, deems necessary to promulgate the provisions of this Ordinance.

The ordinance being submitted to a vote, the vote thereon was as follows:

AYES:

NAYS:

ABSTENTIONS:

ABSENT:

and the ordinance was declared and adopted this \_\_\_ day of \_\_\_\_\_, 2025

\_\_\_\_\_  
Alicia Watts  
Clerk of Council

\_\_\_\_\_  
Scott Discon  
Council Chairman

#### **SUBMITTAL TO MAYOR**

The foregoing Ordinance was **SUBMITTED** by me to the Mayor of the City of Mandeville this \_\_\_ day of \_\_\_\_\_, 2025 at \_\_\_\_\_ o'clock a.m.

\_\_\_\_\_  
**CLERK OF COUNCIL**

#### **APPROVAL OF ORDINANCE**

The foregoing Ordinance is by me hereby **APPROVED**, this \_\_\_ day of \_\_\_\_\_, 2025 at \_\_\_\_\_ o'clock a.m.

\_\_\_\_\_  
**CLAY MADDEN, MAYOR**

#### **VETO OF ORDINANCE**

The foregoing Ordinance is by me hereby **VETOED**, this \_\_\_ day of \_\_\_\_\_, 2025, at \_\_\_\_\_ o'clock a.m.

\_\_\_\_\_  
**CLAY MADDEN, MAYOR**

#### **RECEIPT FROM MAYOR**

The foregoing Ordinance was **RECEIVED** by me from the Mayor of the City of Mandeville this \_\_\_\_ day of \_\_\_\_ 2025, at \_\_\_\_\_ o'clock a.m.

\_\_\_\_\_  
**CLERK OF COUNCIL**

**CERTIFICATE**

**I, THE UNDERSIGNED** Clerk of the City Council of the City of Mandeville do hereby certify that the foregoing is a true and correct copy of an ordinance adopted by the City Council of the City of Mandeville at a duly noticed, called and convened meeting of said City Council held on the \_\_\_\_ day of \_\_\_\_\_, 2025 at which a quorum was present and voting. I do further certify that said Ordinance has not thereafter been altered, amended, rescinded, or repealed.

**WITNESS MY HAND** and the seal of the City of Mandeville this \_\_\_\_ day of \_\_\_\_\_, 2025.

\_\_\_\_\_  
Alicia Watts, **CLERK OF COUNCIL**





# INTEROFFICE MEMO

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**TO:** Alicia Watts  
Elizabeth Sconzert

**FROM:** Alia Casborné

**DATE:** January 27, 2025

**SUBJECT: Special Events Application Recommendations**

Please find below the Special Events Applications received and recommended for Council approval by the Special Events Committee.

**Old Golden Shores**

*Applicant: Claudine Perret*

**Old Goden Gras Neighborhood Party**

Date/Time: Sunday, February 23, 2025 – 11:00 a.m -7:00 p.m.

Rain Date: NA

Location: Copal Street (Between Cindy Lou & Live Oak) (See Map)

**Approval Requests:**

- Street Closure approval – Applicant will pay for private detail of one (1) police officer
- Barricade Usage

**Contingencies:**

- Council Approval of Location
- Police Detail Secured

**Richards Collection Realty – The Shops at 1200 West**

*Applicant: Reese Richards*

**Mandeville Mambo**

Date/Time: Friday, February 21, 2025 – 10:00 a.m -7:00 p.m.

Rain Date: NA

Location: 1200 West Causeway Approach Parking Area (See Map) - Private Property

**Approval Requests:**

- Permission to Apply for ATC Permit

**Contingences:**

- ATC Permit
- Applicant to secure one (1) officer from the Sheriff's Department (MPD covering parade route)
- Applicant to secure barricades

Attachments

# Old Golden Gras

City of Mandeville  
675 Lafitte Street Mandeville,  
LA 70448



www.cityofmandeville.com  
Telephone: (985) 624-3127 or 624-3147  
Fax: (985) 624-3128

Mayor Clay Madden

**SPECIAL EVENT PERMIT APPLICATION**

Name of Organization or Group OLD Golden Gras  
 Name of Authorized Representative Claudine Hope Perret Non-Profit/Tax-Exempt # \_\_\_\_\_  
 Mailing Address 171 Live Oak St.  
 City Mandeville State LA Zip 70448  
 Applicant Phone # 504-232-7664 Alt. Phone # \_\_\_\_\_  
 E-Mail Cchope@hotmail.com Application Fee Paid?  YES  NO

Name of Event: OLD Golden Gras  
 Date(s) of Event: Day Sunday Date 2/23/25 Time 11-7 Rain Dates(s) NA  
 Event Location: Copal St. between Cindy Lou & Live Oak  
 Type of Event:  New  Recurring 5th Year  
 Fundraiser  Concert  Race/Run/Walk  Parade  Wedding  
 Festival, Carnival or Market  Other: Block Party  
 Description/Purpose of Event Neighborhood Party Estimated Attendance 100

**EVENT DETAILS - Check all that apply:** Music & Food trucks (2)

1	Are patron admission, entry or participant fees charged?	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
2	Is the event open to the public? <u>(Neighborhood Event)</u>	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No
3	Are Street Closures Requested? If yes, please contact Mandeville Police Dept.	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No
4	Will you require barricades for the event? <u>(4)</u>	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No
5	Are you requesting that Police be present during the event? <u>1 (12-6)</u>	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No
6	If you answered YES, to number 5, how many officers are you requesting	<u>1 Police</u>	
7	If you are requesting Police, will they need to direct traffic?	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
8	Will alcohol be consumed, distributed, or sold at this event?	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
9	Will food be distributed, prepared or sold at this event? <u>Food trucks</u>	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No
10	Will there be canopies or tents?	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No
11	Will there be vendor booths? Merchandise or product sales?	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
12	Are you planning to have inflatable attractions, games or rides?	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
13	Will there be bleachers, stages, fencing or other structures?	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No



City of Mandeville  
675 Lafitte Street  
Mandeville, LA 70448



[www.cityofmandeville.com](http://www.cityofmandeville.com)  
Telephone: (985) 624-3127 or 624-3147  
Fax: (985) 624-3128

14	Do you plan to provide portable toilets? * See Guidelines*	(1)	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No
15	Will there be security staff?		<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
16	Are you planning to have amplified sound?		<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No
17	Will you need access to power or water? (please circle)		<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
18	Will there be any signs, banners, decorations, or special lighting?		<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No

1. If "Yes" is checked for any of the Event Detail questions, please refer to the Special Events Guidelines for instructions.
2. If police presence is required, contact Mandeville Police Department at (985) 626-9711 to reserve a Police Detail.
3. If alcohol is being served, please complete the City Liquor License Application and Appendix A to include with the application. The City permit is required to apply for the State permit.
4. A Site Plan MUST be included with the application illustrating a detailed layout of the event, showing the precise location of stages, tents, power, food vendors, alcohol sales, portable toilets, etc. Run/Walk events also require a detailed map indicating the route to be taken, where safety personnel will be stationed, and the location of temporary traffic control personnel (if applicable).

### INSURANCE/INDEMNITY

The City of Mandeville requires a minimum \$1,000,000 liability insurance certificate with an insurer that is acceptable to the City of Mandeville, with an AA-@ or better rating, authorized to do business in the State of Louisiana, and naming the City of Mandeville as an additional insured. A copy of the Insurance Certificate is to be included as an attachment to this application. The Insurance Certificate must be submitted to the City Clerk no later than 30-days prior to the event in order for the Special Events Permit to be issued.

The Mayor of Mandeville has the right to revoke any permit application or permit. The applicant shall comply with all permit directions and conditions, and with applicable laws and ordinances. The event organizer or other authorized representative heading such activity shall carry the permit upon his person during the conduction of the event.

The undersigned applicant, by signature below, shall hold harmless the City of Mandeville, its officers, agents, and employees and shall indemnify and, if requested, defend the City, its officers, agents, and employees for any claim or injury to property or persons that may arise as a result of any activity which may arise from operations under or in connection with the permit.

The undersigned has read and submitted the completed application, including all required attachments and documentation. The applicant or applicant's representative has read the Special Events Guidelines and agrees to comply with the terms and conditions as defined therein. Failure to comply with these terms and conditions is subject to fines and penalties as set forth by City Ordinance.

Signed By: \_\_\_\_\_  
Printed Name: \_\_\_\_\_  
Organization Represented: \_\_\_\_\_  
Office Held \_\_\_\_\_ Date \_\_\_\_\_

Please email completed application to [acasborne@cityofmandeville.com](mailto:acasborne@cityofmandeville.com).

**Thoroughly read the information outlined in the Special Events Guidelines and throughout this Application.**



# MANDEVILLE POLICE DEPARTMENT

## Special Event Addendum

Special Events requiring a Police presence are either paid by the Event at a detail rate, or in rare instances, are paid by the City after approval by the Mayor and/or Council. In order to facilitate your Special Event application, please answer the following questions:

1. Beginning and end time of event: 11a-7p
2. Location of event: Copa @ Live Oak & Cindy Lou
3. Will the event take place on a public roadway? YES NO
4. Are you requesting public streets be blocked off? YES NO
5. Are you requesting that Police be present during the event?  YES NO
6. Are you paying for a Police detail?  YES NO
7. If you answered yes to number 6, how many officers? 1 - (12-4)  
(6)
8. Name and contact number of Event official?  
Claudine Hope Perret  
504-232-7664
9. Will alcoholic beverages be present? YES  NO
10. Expected number of people at event? 100



City of Mandeville  
3090 E. Causeway Approach  
Mandeville, LA 70448



[www.cityofmandeville.com](http://www.cityofmandeville.com)  
Telephone: (985) 624-3127 or 624-3147  
Fax: (985) 624-3128

**SPECIAL EVENTS DEPARTMENT USE ONLY**

Any expenses required of the event organizer must be paid in advance at least 30 days prior to event date.

Fee received Date 11/17/25

Certificate of Insurance? YES  NO

	DEPARTMENTAL EXPENSES	INITIALS
Police Department	<u>Private Detail</u>	_____
Fire District #4	_____	_____
Public Works	_____	_____
TOTAL COSTS	_____	

Recommendation of Special Events Committee:

Applicant will work with police to secure  
Barricades.

Approved:

L. Clay Madden  
Mayor Clay Madden

1-27-25  
Date

City Council Approval

Alcohol Permit:

Yes  No Date Approved: \_\_\_\_\_

Waiver of Lakefront Food & Drink Ordinance:

Yes  No Date Approved: \_\_\_\_\_

Live Oak St.

X X  
street closure

171 Live Oak

(Perrett house)

food trucks

driveway

Copal

← tent for bands  
DRIVEWAY

160  
Cindy Lou  
Vogel (Tanz house)

X X  
street closure

Cindy Lou P1

# Mandeville Mambo



City of Mandeville  
675 Lafitte Street Mandeville,  
LA 70448



[www.cityofmandeville.com](http://www.cityofmandeville.com)  
Telephone: (985) 624-3127 or 624-3147  
Fax: (985) 624-3128

Mayor Clay Madden

### SPECIAL EVENT PERMIT APPLICATION

Name of Organization or Group Richards Collection Realty, LLC d/b/a The Shops at 1200 West  
Name of Authorized Representative Reese Richards Non-Profit/Tax-Exempt # \_\_\_\_\_  
Mailing Address 1200 West Causeway Approach, Suite #21  
City Mandeville State LA Zip 70471  
Applicant Phone # 504-451-3998 Alt. Phone # 504-885-0202  
E-Mail r-richards@therichardscollection.com Application Fee Paid?  YES  NO

Name of Event: Mandeville Mambo  
Date(s) of Event: Day Friday Date 2/21/25 Time 10:00am - 7:00 pm Rain Dates(s) N/A  
Event Location: 1200 West Causeway Approach, Mandeville, Louisiana

Type of Event:  New  Recurring  
 Fundraiser  Concert  Race/Run/Walk  Parade  Wedding  
 Festival, Carnival or Market  Other: \_\_\_\_\_  
Description/Purpose of Event Gumbo Cook Off before Eve Parade Estimated Attendance 50-75

#### EVENT DETAILS - Check all that apply:

1	Are patron admission, entry or participant fees charged?	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No
2	Is the event open to the public?	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No
3	Are Street Closures Requested? If yes, please contact Mandeville Police Dept.	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
4	Will you require barricades for the event? <u>applicant-provided</u>	<input checked="" type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
5	Are you requesting that Police be present during the event? <u>Sheriff</u>	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No
6	If you answered YES, to number 5, how many officers are you requesting	<u>1</u>	
7	If you are requesting Police, will they need to direct traffic?	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
8	Will alcohol be consumed, distributed, or sold at this event?	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No
9	Will food be distributed, prepared or sold at this event?	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No
10	Will there be canopies or tents?	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No
11	Will there be vendor booths? Merchandise or product sales?	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No
12	Are you planning to have inflatable attractions, games or rides?	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No
13	Will there be bleachers, stages, fencing or other structures?	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No





14	Do you plan to provide portable toilets? * See Guidelines*	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
15	Will there be security staff?	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
16	Are you planning to have amplified sound?	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No
17	Will you need access to power or water? (please circle)	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
18	Will there be any signs, banners, decorations, or special lighting?	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No

1. If "Yes" is checked for any of the Event Detail questions, please refer to the Special Events Guidelines for instructions.
2. If police presence is required, contact Mandeville Police Department at (985) 626-9711 to reserve a Police Detail.
3. If alcohol is being served, please complete the City Liquor License Application and Appendix A to include with the application. The City permit is required to apply for the State permit.
4. A Site Plan MUST be included with the application illustrating a detailed layout of the event, showing the precise location of stages, tents, power, food vendors, alcohol sales, portable toilets, etc. Run/Walk events also require a detailed map indicating the route to be taken, where safety personnel will be stationed, and the location of temporary traffic control personnel (if applicable).

### INSURANCE/INDEMNITY

The City of Mandeville requires a minimum \$1,000,000 liability insurance certificate with an insurer that is acceptable to the City of Mandeville, with an AA-@ or better rating, authorized to do business in the State of Louisiana, and naming the City of Mandeville as an additional insured. A copy of the Insurance Certificate is to be included as an attachment to this application. The Insurance Certificate must be submitted to the City Clerk no later than 30-days prior to the event in order for the Special Events Permit to be issued.

The Mayor of Mandeville has the right to revoke any permit application or permit. The applicant shall comply with all permit directions and conditions, and with applicable laws and ordinances. The event organizer or other authorized representative heading such activity shall carry the permit upon his person during the conduction of the event.

The undersigned applicant, by signature below, shall hold harmless the City of Mandeville, its officers, agents, and employees and shall indemnify and, if requested, defend the City, its officers, agents, and employees for any claim or injury to property or persons that may arise as a result of any activity which may arise from operations under or in connection with the permit.

The undersigned has read and submitted the completed application, including all required attachments and documentation. The applicant or applicant's representative has read the Special Events Guidelines and agrees to comply with the terms and conditions as defined therein. Failure to comply with these terms and conditions is subject to fines and penalties as set forth by City Ordinance.

Signed By: email  
 Printed Name: Thomas Reese Richards  
 Organization Represented: Richards Collection Realty, LLC d/b/a The Shops at 1200 West  
 Office Held Event Coordinator Date 1.20.25

Please email completed application to [acasborne@cityofmandeville.com](mailto:acasborne@cityofmandeville.com).

**Thoroughly read the information outlined in the Special Events Guidelines and throughout this Application.**



City of Mandeville  
3090 E. Causeway Approach  
Mandeville, LA 70448



[www.cityofmandeville.com](http://www.cityofmandeville.com)  
Telephone: (985) 624-3127 or 624-3147  
Fax: (985) 624-3128

**SPECIAL EVENTS DEPARTMENT USE ONLY**

Any expenses required of the event organizer must be paid in advance at least 30 days prior to event date.

Fee received Date 1/23/25

Certificate of Insurance? YES  NO

	DEPARTMENTAL EXPENSES	INITIALS
Police Department	_____	_____
Fire District #4	_____	_____
Public Works	_____	_____
TOTAL COSTS	_____	

Recommendation of Special Events Committee:

Applicant will secure one (1) Sheriff Dept.  
Detail.  
Provide ATC permit prior to event.

Approved:

L. Cliff Madden  
Mayor Clay Madden

1-27-25  
Date

City Council Approval

Alcohol Permit:

\_\_\_\_\_ Yes \_\_\_\_\_ No Date Approved: \_\_\_\_\_

Waiver of Lakefront Food & Drink Ordinance:

\_\_\_\_\_ Yes \_\_\_\_\_ No Date Approved: \_\_\_\_\_

**City of Mandeville**  
**3101 East Causeway Approach**  
**Mandeville, Louisiana 70448**  
**985-624-3147 985-624-3149 Fax**

\*\*SPECIAL EVENTS (3-DAY)\*\*

**LIQUOR LICENSE APPLICATION**

1. Liquor license to be issued to: The Richards Collection, LLC d/b/a The Shops at 1200 West
2. Legal name(s): Individual, Partners, or Corporation: The Richards Collections, LLC
3. Apply for: Class "A"  Class "B"  / High Content  Low Content  / Restaurant   
 (Special Event Class "C" Permit for ATC)
4. Business location address: 1200 West Causeway Approach, Suite 21 Mandeville, LA 70471  
 Telephone (504) 451-3998
5. Mailing address: 1200 West Causeway Approach, Suite 21, Mandeville, Louisiana 70471
6. Contact Person: Reese Richards  
 Phone Number: (504) 451-3998 E-Mail Address: r-richards@therichardscollection.com  
 Fax Number: (985-327-7233) Web Address: www.shop1200west.com

7. Type of organization:  
 Individual    Partnership    Corporation    Non-Profit    LLP    LLC    Other  
 (If individual complete line A only)
8. If a Corporation, LLC, LLP, or Partnership, supply name, title, social security #, home address and telephone # of all officers, members, managers, partners, agents or other representative.  
 The list of names below should each furnish a notarized Schedule "A".

A.	<u>Thomas E. Richards</u>	<u>Manager</u>	<u>435-71-9789</u>	<u>100%</u>
	<small>Name</small>	<small>Title</small>	<small>SSN</small>	<small>% Owned</small>
	<u>571 Brewster Road</u>	<u>Madisonville, La 70447</u>	<u>504-339-9693</u>	
	<small>Resident Address</small>	<small>City State Zip</small>	<small>Home Phone Number</small>	
B.	<small>Name</small>	<small>Title</small>	<small>SSN</small>	<small>% Owned</small>
	<small>Resident Address</small>	<small>City State Zip</small>	<small>Home Phone Number</small>	
C.	<small>Name</small>	<small>Title</small>	<small>SSN</small>	<small>% Owned</small>
	<small>Resident Address</small>	<small>City State Zip</small>	<small>Home Phone Number</small>	

9. Is this application by a new owner to take over an existing business that has been selling liquor regularly and continuously to the present time? No If yes, list.

- |  |                           |                                     |                          |
|--|---------------------------|-------------------------------------|--------------------------|
|  | <small>Trade name</small> | <small>Owner-s name address</small> | <small>License #</small> |
|--|---------------------------|-------------------------------------|--------------------------|
10. Does applicant hold State or City of Mandeville liquor license for current year at any other location?  
 No If yes: Name \_\_\_\_\_ Location: \_\_\_\_\_
  11. Has applicant applied for state liquor license? No
  12. Has the applicant ever been denied a state or local liquor license? No
  12. Is premise located in an area where the sale of liquor is prohibited by local or state laws? No
  13. Is applicant the owner of the premises to be occupied? Yes If no, does applicant hold a bona fide written lease? \_\_\_\_\_ (Supply copy of lease with application.)
  14. If premises leased, give name and address of lesser. N/A
  15. Describe the part of the building to be occupied by business: Outdoors in Parking Lot of Center
  16. Open date for this location: 2021 is when Shopping Center was Acquired by Applicant/Owner
  17. Describe in detail your business. i.e.: Type of sales, activity, or service you perform:  
Landlord

**An original approved Sales Tax Clearance Certificate must be attached to the application, requested from the St. Tammany Parish Sales Tax Department (form attached).**






I affirm that the information given on this application is true and correct.

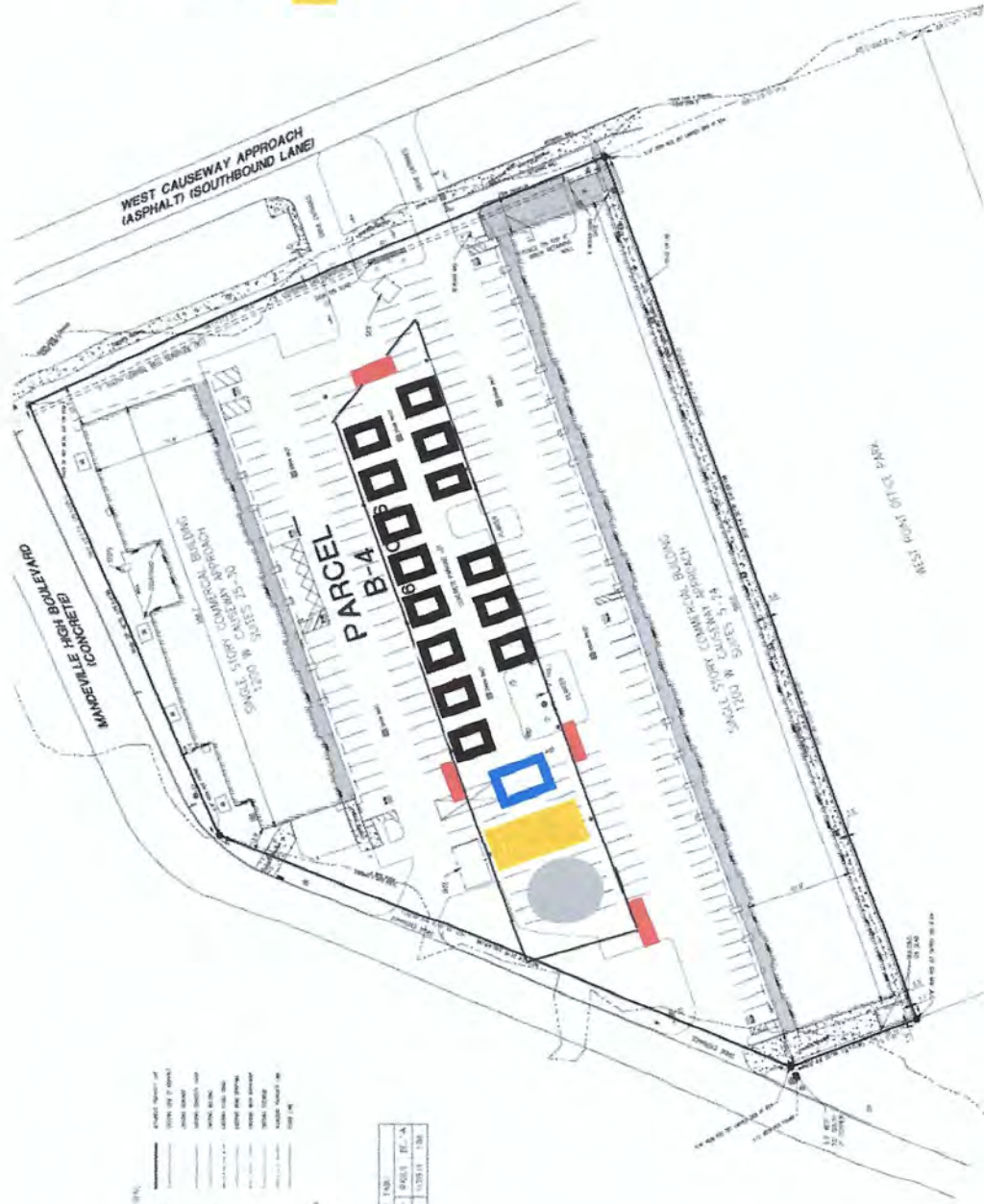
Signature of Applicant Email Title: \_\_\_\_\_

Signature of Preparer \_\_\_\_\_ Date \_\_\_\_\_





-  -Gumbo Real estate
-  -Seating Area
-  -Activity Area
-  -Stage Area
-  -Barricade



**REFERENCES**  
 1. THE PUBLIC LANDS ACT OF 1800, AS AMENDED, AND THE ACTS THEREUNDER.  
 2. THE ACT OF APRIL 27, 1820, CHAP. 17, AND THE ACTS THEREUNDER.  
 3. THE ACT OF APRIL 27, 1820, CHAP. 17, AND THE ACTS THEREUNDER.  
 4. THE ACT OF APRIL 27, 1820, CHAP. 17, AND THE ACTS THEREUNDER.

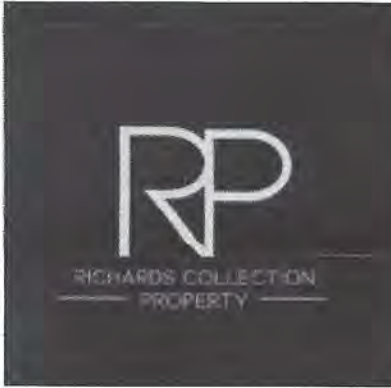
**FLOOD ZONE MAP**  
 THE SURVEYOR HAS CONSULTED THE FLOOD ZONE MAPS AND HAS DETERMINED THAT THE PARCEL IS NOT IN A FLOOD ZONE.  
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 THE SURVEYOR HAS CONSULTED THE FLOOD ZONE MAPS AND HAS DETERMINED THAT THE PARCEL IS NOT IN A FLOOD ZONE.

**STATEMENT OF WORK**  
 THE SURVEYOR HAS BEEN ENGAGED BY THE CLIENT TO CONDUCT A BOUNDARY SURVEY OF PARCEL B-4, ROYAL ACRES SUBDIVISION, HANDEYVILLE, LOUISIANA, ST. TAMMANY PARISH. THE SURVEYOR HAS CONDUCTED A BOUNDARY SURVEY OF THE PARCEL AND HAS DETERMINED THE BOUNDARIES OF THE PARCEL. THE SURVEYOR HAS ALSO DETERMINED THE AREA OF THE PARCEL AND HAS CALCULATED THE AREA OF THE PARCEL. THE SURVEYOR HAS ALSO DETERMINED THE PERIMETER OF THE PARCEL AND HAS CALCULATED THE PERIMETER OF THE PARCEL. THE SURVEYOR HAS ALSO DETERMINED THE AREA OF THE PARCEL AND HAS CALCULATED THE AREA OF THE PARCEL. THE SURVEYOR HAS ALSO DETERMINED THE PERIMETER OF THE PARCEL AND HAS CALCULATED THE PERIMETER OF THE PARCEL.



**LEGEND**

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100	ADJACENT PROPERTY



January 20, 2025

**Via E-Mail Transmission to:**  
[acasborne@cityofmandeville.com](mailto:acasborne@cityofmandeville.com)

City of Mandeville  
Attn: Alia Casborne  
Department of Cultural Affairs & Events  
675 Lafitte Street  
Mandeville, Louisiana 70448

Re: Owner Acknowledgement of Special Event

Ms. Casborne:

Thank you for taking the time to meet with my son and I last week. Per your request and the City of Mandeville's Special Event Guidelines, please treat this correspondence as my formal acknowledgement as owner of the Shopping Center located at 1200 West Causeway Approach that I am fully aware of, and consent to, the hosting of the Mandeville Mambo special event for which a permit application is being submitted of even date herewith. Should portable restrooms be required as a condition of the special event permit, I consent to them being located on site as well.

Please let me know if there is anything further needed from me in order to process and approve the special event application. With kind personal regards, I am

Sincerely,

A handwritten signature in blue ink, appearing to read 'Thomas E. Richards', with a long horizontal flourish extending to the right.

Thomas E. Richards, Owner  
[richards@therichardscollections.com](mailto:richards@therichardscollections.com)  
504-339-9693

**Ord 24-46**

**THE FOLLOWING ORDINANCE WAS SPONSORED BY COUNCIL MEMBER VOGELTANZ; MOVED BY COUNCIL MEMBER \_\_\_\_\_, AND SECONDED BY COUNCIL MEMBER \_\_\_\_\_**

**ORDINANCE NO. 24-46**

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF MANDEVILLE AUTHORIZING THE MAYOR TO EXECUTE ALL NECESSARY DOCUMENTS FOR THE ESTABLISHMENT AND PURCHASE OF A DRAINAGE AND ACCESS SERVITUDE ON LOTS 1 & 2, LEWISBURG SUBDIVISION, CITY OF MANDEVILLE AND PROVIDING FOR OTHER MATTERS IN CONNECTION THEREWITH**

**WHEREAS**, the Mandeville City Council authorized the Mayor to conduct a drainage study in Old Golden Shores and to retain High Tide Consultants, LLC to improve the primary outfall channel in Old Golden Shores Subdivision that runs from Elm Street to Lake Pontchartrain;

**WHEREAS**, it is the recommendation of the Department of Works to obtain a drainage and access servitude on Lots 1 and 2 of the Lewisburg Subdivision to improve that portion of the Old Golden Shores drainage which crosses the property bound by Esquinance Street on the north and Lake Pontchartrain on the south;

**WHEREAS**, the City obtained an appraisal from Murphy Appraisal Services for a 29,558 square foot servitude, and the appraisal dated November 22, 2024 estimated the fair market value of the servitude to be \$307,403.00. Total costs of the appraisal was \$1,600.00, and it is attached hereto as Exhibit A; and

**WHEREAS**, the City of Mandeville is desirous of obtaining the drainage and access servitude on said property as described above for the purpose of improving drainage for the surrounding areas; and

**WHEREAS**, the Owner of that certain real property, Live Oak Development, LLC, is desirous of granting a servitude to the City of Mandeville for a price of \$307,403.00; and

**NOW, THEREFORE, BE IT ORDAINED** by the City Council of the City of Mandeville that the Mayor of the City of Mandeville be authorized and empowered to execute all necessary documents on behalf of the City of Mandeville with the Owner in order to purchase the servitude identified in the property description included in Exhibit B for an amount up to but not to exceed \$307,403.00, plus reasonable closing costs, if any, associated with said transaction, and said conveyance from Seller shall be free and clear of any encumbrances.

**BE IT FURTHER ORDAINED**, that this Ordinance shall take effect immediately upon the signature of the Mayor of the City of Mandeville; and



**BE IT FURTHER ORDAINED** that the Clerk of this Council be and she is hereby authorized and empowered to take any and all actions which she, in the exercise of her discretion, deems necessary to promulgate the provisions of this ordinance.

The ordinance being submitted to a vote, the vote thereon was as follows:

AYES:

NAY:

ABSTENTIONS:

ABSENT:

and the Ordinance was declared adopted this \_\_\_\_th day of \_\_\_\_\_, 2024

\_\_\_\_\_  
Alicia Watts  
Clerk of Council

\_\_\_\_\_  
Scott Discon  
Council Chairman

NAME OF PROJECT: Old Golden Shores Drainage  
PARISH: St. Tammany Parish  
OWNER: Live Oak Development, LLC  
LDOTD REPORT TYPE: Form "A"  
USPAP REPORT TYPE: Appraisal Report

APPRAISAL REPORT OF CAPTIONED PROPERTY FOR:

Ms. Elizabeth S. Sconzert  
Blue Williams, LLC  
1060 West Causeway Approach  
Mandeville, Louisiana 70471

REPORT DATED  
November 22, 2024

BY:



Neal Scott Meyer, R/W-AC  
Murphy Appraisal Services, L.L.C.  
400 Poydras, Suite 1160  
New Orleans, Louisiana 70130  
Phone: (504) 274-2682  
Fax: (504) 274-2683



November 22, 2024

Ms. Elizabeth S. Sconzert  
Blue Williams, LLC  
1060 West Causeway Approach  
Mandeville, Louisiana 70471

Ms. Sconzert:

As per your request, the undersigned appraiser has inspected and analyzed the property identified by the captioned parcel number and ownership. The purpose of the effort is to estimate Real Estate Related Compensation to the owner for property which is to be acquired for the referenced project. **Real Estate Related Compensation consists of the combination of the value of property which is to be acquired, damages to any remaining property, and the effects of other real estate related quantifiable economic changes on the ownership.** This acquisition type valued in this analysis is a partial acquisition, therefore a remainder does exist. It has been determined that damages or a loss to the remainder of the owner's property could have resulted from this partial acquisition; therefore, a "before" the acquisition appraisal and "after" the acquisition appraisal is required in the body of this Appraisal Report.

***Purpose of the Appraisal:***

The purpose of this appraisal is to develop an opinion of compensation for property rights required from this ownership for construction of the referenced project (*Old Golden Shores Drainage*).

***Definition of Market Value:***

The Louisiana Supreme Court definition:

"Fair market value is 'defined as the price a buyer is willing to pay after considering all of the uses that the property may be put to where such uses are not speculative, remote or contrary to law.' Exxon Pipeline Co. v. Hill, 2000-2535 (La. 5/15/01, 8), 788 So.2d 1154, 1160; St. Bernard Port, Harbor & Terminal Dist. v. Violet Dock Port, Inc., LLC, 2017-0434 (La. 1/30/18, 13), 239 So.3d 243, 253, cert. denied, 139 S.Ct. 375 (2018)."

Ms. Sconzert  
Page 2  
November 22, 2024

**Intended Use of the Appraisal:**

The intended use of this appraisal is to provide a basis for compensating Live Oak Development, LLC for the required property rights (drainage servitude).

**Intended Users of the Appraisal:**

The intended users of this appraisal are The City of Mandeville and Blue Williams, LLC.

**Type of Appraisal Performed:**

An appraisal has been accomplished adhering to USPAP standards and my findings are reported to the client in this Appraisal Report.

**Appraisal Guidelines:**

This appraisal report follows the guidelines of the Louisiana Department of Transportation and the guidelines of the Uniform Standards of Professional Appraisal Practice of the Appraisal Standards Board of the Appraisal Foundation. Pursuant to current Louisiana jurisprudence, the Assignment Condition pertains to the USPAP Standard 1-4(f). Louisiana Revised Statute 48:453 (A) requires the appraiser to develop opinions of value before the acquisition without considering any change in value caused by the proposed roadway improvement. Additionally, the appraiser adheres to the ethics and guidelines of the Appraisal Institute.

The appraisal report is not limited to the information found herein. The reader may consult with the Appraiser's project files to find more comprehensive definitions; broad area analysis; comparable factual data; and additional assumptions and limiting conditions. This appraiser considers such additional information a part of this analysis and is available upon request.

The measure of compensation to the owner as of November 6, 2024, is estimated as follows:

Compensation for property rights (drainage servitude):	\$307,403
Compensation for real property (improvements):	\$0
Diminution in Value of Remaining Real Estate:	\$0
Additional Compensation:	<u>\$0</u>
<b>Total compensation for property required:</b>	<b>\$307,403*</b>

Respectfully submitted,



Neal Scott Meyer, R/W-AC  
Louisiana State Certified  
General Real Estate Appraiser #G1589

\* This value is based on the Extraordinary Assumptions made in this analysis.

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## DATA SOURCES

In the appraisal of the larger parcel, the appraiser obtained data from the following sources:

Right of Way Maps (High Tide Consultants, LLC)

*Louisiana DOTD Operations Manual*, Revised December 13, 2018

*Uniform Standards of Professional Appraisal Practice*, 2024

Onsite inspection of the larger parcel and real estate market area

Gathering and investigating real estate market data and parish government:

Public records, real estate agents, real estate appraisers, sellers and purchasers

FEMA Flood Zone Data

Analysis of land use trends

Analysis of local area demographic data

MLXchange, CoStar, Loopnet, Narrative 1

*Marshall Valuation Service Swift Estimator*

*Marshall Valuation Service, Residential Cost Estimator*

**SUMMARY OF SALIENT FACTS & CONCLUSIONS:**

Property Address: No municipal address noted on the south side of Esquinance Street, Mandeville, Louisiana 70448

Owner: Live Oak Development, LLC

Owner's Address: 1115 North Causeway Boulevard, Suite 200, Mandeville, Louisiana 70471

Legal Description: Lots 1 and 2, Lewisburg Subdivision, City of Mandeville, St. Tammany Parish, State of Louisiana

Property Rights Appraised: Full Ownership - Less Mineral Rights (to establish the underlying land value)  
Partial Interest – Perpetual Drainage Servitude

LDOTD Report Type: Form “A”

***Compensation Estimate:***

Compensation for property rights (drainage servitude): \$307,403

Compensation for real property (improvements): \$0

Diminution in Value of Remaining Real Estate: \$0

Additional Compensation: \$0

***Total compensation for property required: \$307,403\****

\* This value is based on the Extraordinary Assumptions made in this analysis.

Date of Value Estimate: September 10, 2023 (original inspection)  
November 6, 2024 (current inspection)

Date of Appraisal Report: November 22, 2024

Right of Way Map Dated: April 2, 2024

Right of Way Map Last Revision: 4/12/2024, 4/22/2024, 8/22/2024

Date of Notification Letter: August 31, 2023 (for original appraisal)

**TITLE/OWNERSHIP SUMMARY/TAXES**

**Owner:**

Live Oak Development, LLC

**Five Year Sales History:**

A review of the title data provided indicates no transactions have occurred on the larger parcel within the past five years, known at this time.

**Real Estate Taxes:**

Property Information	
Parish Mills	122.93
City Mills	8.21
Parish Taxes	\$5,865
City Taxes	\$394.08
Total Taxes	\$6,259.08
Fair Market Value Improvement	\$0
Fair Market Value Land	\$480,000
Total Fair Market Value	\$480,000
Assessed Value Land	\$48,000
Assessed Value Improvements	\$0
Total Assessed Value	\$48,000
Homestead Value	\$0
Other Exemptions Value	\$0
Taxable Value	\$48,000
Freeze Type	None (default)
Exemption Type	None



**BASIS FOR SUMMARY OF FAIR MARKET VALUE**

SITE AREAS:

	Whole Property	Required Area	Remainder Area	Interest Required
SF	216,491	29,558	29,558 Encumbered 186,933 Unencumbered 216,491 Total	Partial – Perpetual Drainage Servitude

IMPROVEMENTS:

1. The following items are considered **real property** located within the required area:
  - a. Drives, gates and existing drainage pipe - see extraordinary assumption
2. The following items are considered as **personal property** located within the right of way:
  - a. None noted at this time
3. The following items are considered **real property** located outside the required area:
  - a. None noted at this time
4. The following items are in the **ownership of others** and are located within the required area:
  - a. None noted at this time

REMARKS:

N/A

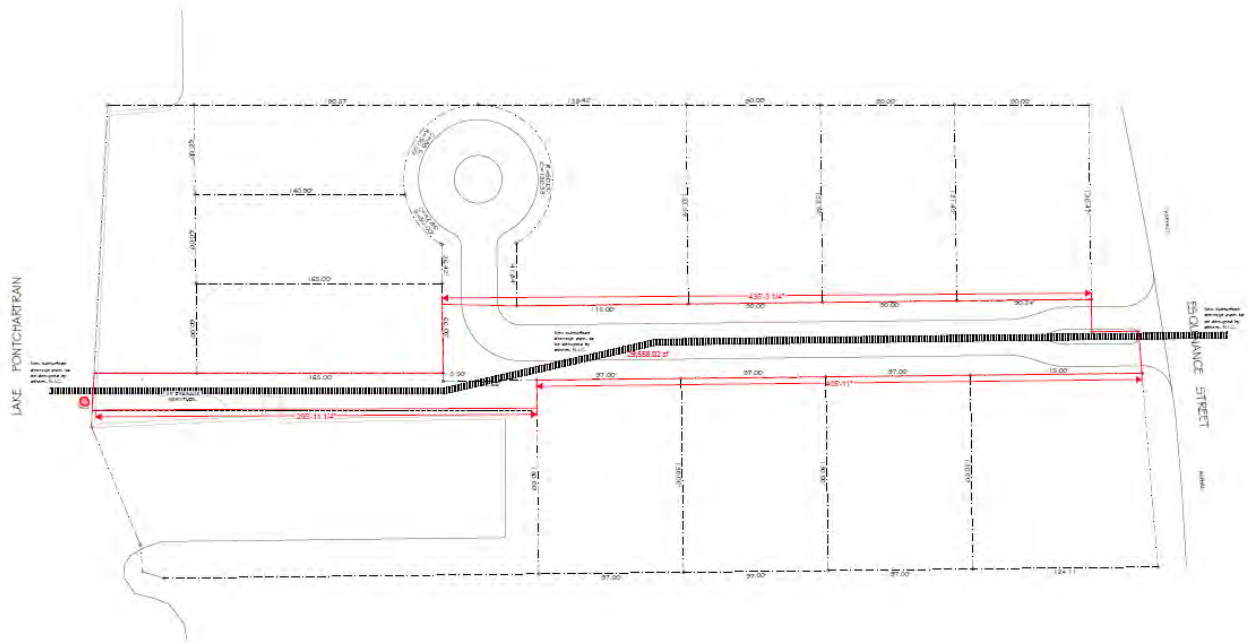
## DISCUSSION OF THE APPRAISAL PROBLEM (SCOPE OF WORK)

### **Description of Larger Parcel:**

The larger parcel is a 4.97-acre residential zoned waterfront site that is bulk-headed, mostly cleared and level and undeveloped.

### **Appraisal/Project Scope:**

The City of Mandeville would like to acquire a drainage servitude within the larger parcel. This drainage servitude will run from Esquinance Street to Lake Pontchartrain as shown below:



The servitude varies in width and totals 29,558 SF. The servitude has been designed to run in unison with a proposed subdivision plat of the entire larger parcel. An existing drainage line runs along parts of the proposed servitude, but no existing servitude agreement exists. The client has requested that I estimate compensation to the property owner to acquire these servitude rights and determine if any damages exist based on the plat shown above.

### **Type of acquisition:**

Partial acquisition (drainage servitude).

### **Purpose of the Appraisal:**

The purpose of this appraisal is to develop an opinion of compensation for property rights required from this ownership for construction of the referenced project (*Old Golden Shores Drainage*).

### **Definition of Severance Damages:**

"In a partial acquisition a decline in the market value of the remainder that arises as a result of the acquisition and or the construction of the proposed improvement."

### **Definition of Just Compensation:**

"Just Compensation" is defined by the Dictionary of Real Estate Appraisal, Seventh Edition as,

“In condemnation, the amount of loss for which a property owner is compensated when property is taken. Just Compensation should put the owner in as good a position pecuniarily as he or she would have been if the property had not been taken”

***Definition of Market Value:***

The Louisiana Supreme Court definition:

"Fair market value is 'defined as the price a buyer is willing to pay after considering all of the uses that the property may be put to where such uses are not speculative, remote or contrary to law.' Exxon Pipeline Co. v. Hill, 2000-2535 (La. 5/15/01, 8), 788 So.2d 1154, 1160; St. Bernard Port, Harbor & Terminal Dist. v. Violet Dock Port, Inc., LLC, 2017-0434 (La. 1/30/18, 13), 239 So.3d 243, 253, cert. denied, 139 S.Ct. 375 (2018)."

***LADOTD Format of Appraisal Procedure:***

In accordance with my appraisal assignment, the appraisal is based on the Department's Form "A" Land Only Appraisal Format. The fee for this assignment is \$1,600 This format will:

1. Estimate the market value, as defined in the letter of transmittal, of the property (land only) "before" the acquisition.
2. Estimate the market value, as defined in the letter of transmittal, of the property (land only) within the required property rights.
3. Estimate the market value, as defined in the letter of transmittal, of the property (land only) "after" the acquisition plus estimate additional compensation, if any.

In the final analysis, the total value estimate of the required area, severance damages and any additional compensation will result in the estimate of just compensation.

***Intended use of the Appraisal:***

The intended use of this appraisal is to provide a basis for compensating Live Oak Development, LLC for the required property rights (drainage servitude).

***Intended Users of the Appraisal:***

The intended users of this appraisal are The City of Mandeville and Blue Williams, LLC.

***Effective Date of the Appraisal:***

The effective date of this appraisal or the date on which this value estimate applies is November 6, 2024.

***Property Rights Appraised:***

As previously set forth, the property rights appraised herein are "full ownership interests, less minerals," to establish the underlying land value and "partial interest" to estimate compensation for the drainage servitude.

***Definition of Fee Simple Interest:***

Fee simple ownership is defined in the Dictionary of Real Estate Appraisal, Seventh Edition, published by the Appraisal Institute, as "Absolute ownership unencumbered by any other interest or estate, subject only to the limitations imposed by the governmental powers of taxation, eminent domain, police power, and escheat."

***Type of Appraisal Performed:***

An appraisal has been accomplished adhering to USPAP standards and my findings are reported to the client in this Appraisal Report. This analysis has employed the Sales Comparison Approach to estimate the land value and a Cost Approach to estimate the value of all site improvements. The Income Approach is not applicable given the owner-occupied nature of the improvements and the land of rental market surrounding the subject.

***Analysis of the Appraisal Problem:***

The larger parcel includes the valuation of land and improvements located within the required right of way. This estimate will include the depreciated value of any site improvements and the value of the land to be acquired.

This analysis is based upon the right of way maps and ownership information provided by the client. I reserve the right to revisit this analysis if any discrepancies are found at a later date.

***Assignment Conditions:***

Revised Statute 48:453(A) requires the appraiser to develop opinions of value before the acquisition without considering any changes in value caused by the proposed project. As the purpose of the appraisal is to estimate real estate related just compensation for the proposed parcel, the Scope of Work for this assignment assumes the anticipated public project will not be recognized. A jurisdictional exception was not required for this item.

USPAP Standard 1-2 (c) requires the market value be linked to a specific exposure time. Exposure time is not a component of the definition of market value used in the appraisal. As such, a jurisdictional exception was not utilized.

***Hypothetical Condition:***

The after analysis is written under a Hypothetical Condition that the servitude has been acquired. Making this condition could alter assignment results.

***Extraordinary Assumptions:***

This appraisal is written under the Extraordinary Assumption that the City of Mandeville will repair or replace any improvements it damages within the right of way. Given such, any improvements located within the required area will not be valued. Making an Extraordinary Assumption within an appraisal could alter assignment results.

***Competency Statement:***

I, Neal Meyer disclose that I have completed appraisals on similar right-of-way projects. The complexity of analyze and valuation techniques completed on these past assignments are similar to the identified property. My experience from past appraisal assignments are adaptable to this valuation.

**PHOTOGRAPHS\***



Date Taken: November 6, 2024

View of larger parcel looking south towards Lake Pontchartrain. Above taken through trellis fence, below taken from the roadway.



**\* Neal Meyer took all photographs in this appraisal.**



### PHOTOGRAPHS



Date Taken: September 10, 2023

View of larger parcel looking south towards Lake Pontchartrain



### PHOTOGRAPHS



Date Taken: September 10, 2023

View of property entrance looking south

### PHOTOGRAPHS



Date Taken: September 10, 2023

View of bulkheaded boat inlet on larger parcel



**PHOTOGRAPHS**



Date Taken: September 10, 2023

View of infrastructure related to existing drainage ditch

### PHOTOGRAPHS



Date Taken: September 10, 2023

View of Lake Pontchartrain frontage and owners pier

## AREA, CITY AND NEIGHBORHOOD DATA

The term “neighborhood” is defined as “a group of complementary land uses; a congruous grouping of inhabitants, buildings, or business enterprises.” The four forces which create, modify, and destroy the value of real estate are: social trends, economic circumstances, government controls and regulations, and environmental conditions. The boundaries of a neighborhood can be identified by determining the area within which the four forces affect all properties in the same manner. A clear distinction can be drawn between a neighborhood and a district. A district is a type of neighborhood that is characterized by homogeneous land use. A residential neighborhood, for example, may contain single-family homes and commercial properties that provide services for local residents. Districts are commonly composed of apartments, commercial, or industrial properties.

### ***Location and Neighborhood Boundaries:***

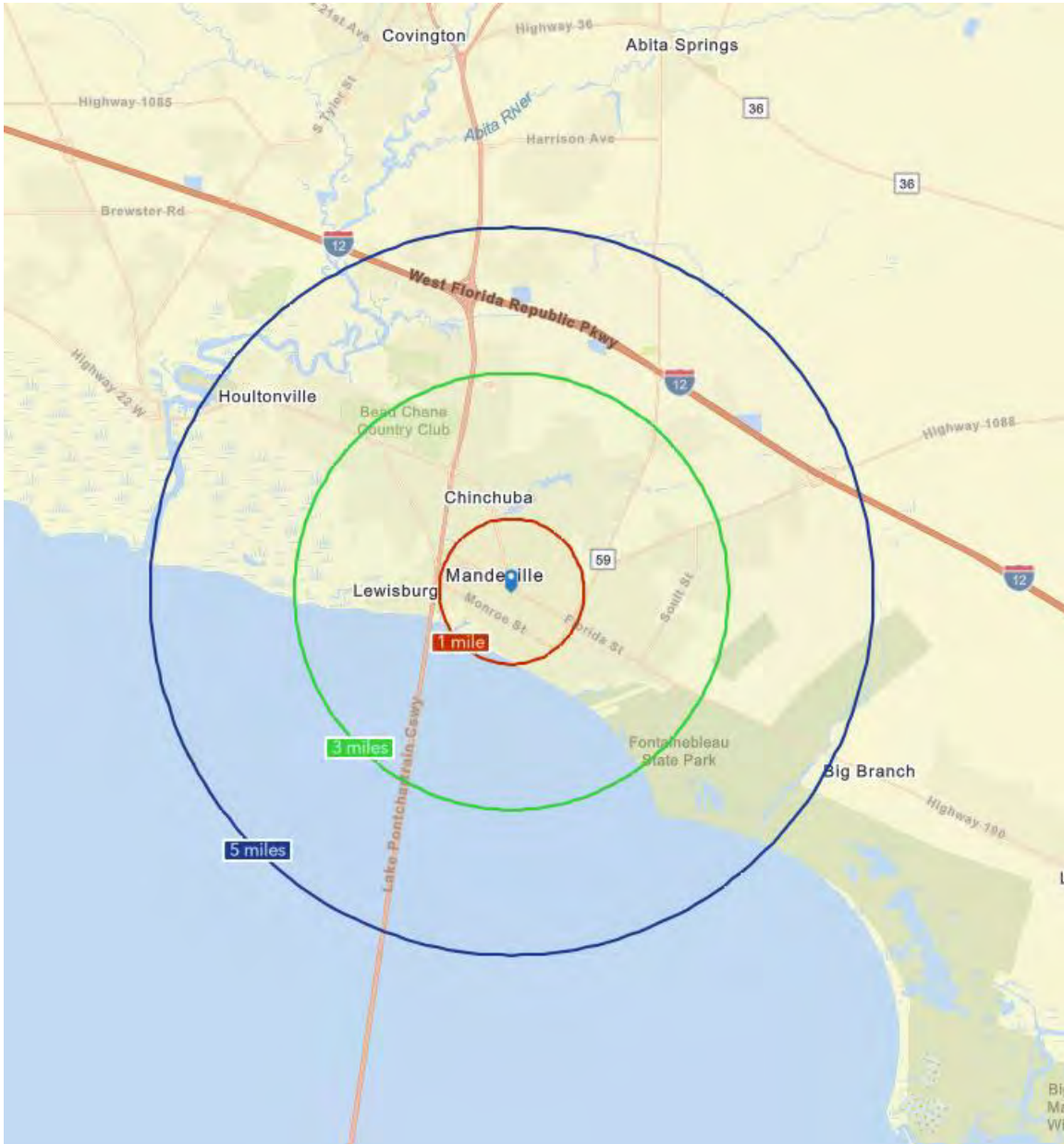
The subject property is located in a historic waterfront residential pocket located on west of the Causeway in Mandeville, Louisiana. Florida Street (US Highway 190) serves as the northern boundary of the City of Mandeville and the southern boundary of unincorporated St. Tammany Parish. Florida Street is a four-lane asphalt surfaced thoroughfare and is an “off-shoot” of US Highway 190 (Highway 22). This has historically been the major east west interconnecting traffic artery for the southern portion of St. Tammany Parish running parallel to Lake Pontchartrain connecting with US Highway 90 to the east (Slidell) and Highway 190 West (Hammond and Baton Rouge). This commercial corridor is geographically identified as a commercial and residential corridor lying between the intersections of US 190 North, North Causeway Boulevard and Louisiana Highway 22 on its western extremity and Fontainebleau State Park as the eastern geographical anchoring feature. This strip is a three-mile long neighborhood of mixed land uses with a heavy emphasis on commercial activity at the western end and a gradual movement to mixed use and rural containments at its eastern end. The bounding features of this corridor extend to a depth of several blocks on either side of the corridor.

East Causeway Boulevard is a four-lane asphalt surfaced thoroughfare that provides easier access to the Causeway leading to New Orleans. This roadway is a highly traveled roadway by local residents, commuters, and people drawn to Mandeville for shopping and service needs. Mandeville is best defined by the historic uses as a summer resort location given its proximity to Lake Pontchartrain, and the recent development of the Mandeville area a primary bed room community to the City of New Orleans. The explosive growth in the population of Mandeville in the past thirty years has caused many changes in its land use patterns placing strains on its accessibility, the neighborhood land uses, the adequacy and condition of the streets and utility infrastructure. In addition, Mandeville and its surrounding environments are becoming an employment center providing necessary services and jobs to the growing population.



**Demographic Data:**

On the following pages, tables are displayed as excerpted from a report generated by the appraisers using the ESRI database. The tables and charts show population and demographic data from the three radiuses surrounding the subject property.





### Demographic and Income Profile

2814 E Causeway Approach, Mandeville, Louisiana, 70448  
 Ring: 1 mile radius

Prepared by Esri  
 Latitude: 30.38873  
 Longitude: -90.07505

Summary	Census 2010	Census 2020	2023	2028
Population	7,894	7,988	8,076	8,272
Households	3,132	3,304	3,373	3,474
Families	2,208	-	2,292	2,351
Average Household Size	2.52	2.42	2.39	2.38
Owner Occupied Housing Units	2,257	-	2,466	2,573
Renter Occupied Housing Units	875	-	907	901
Median Age	40.8	-	43.2	43.6

Trends: 2023-2028 Annual Rate	Area	State	National
Population	0.48%	-0.02%	0.30%
Households	0.59%	0.18%	0.49%
Families	0.51%	0.08%	0.44%
Owner HHs	0.85%	0.36%	0.66%
Median Household Income	2.05%	2.08%	2.57%

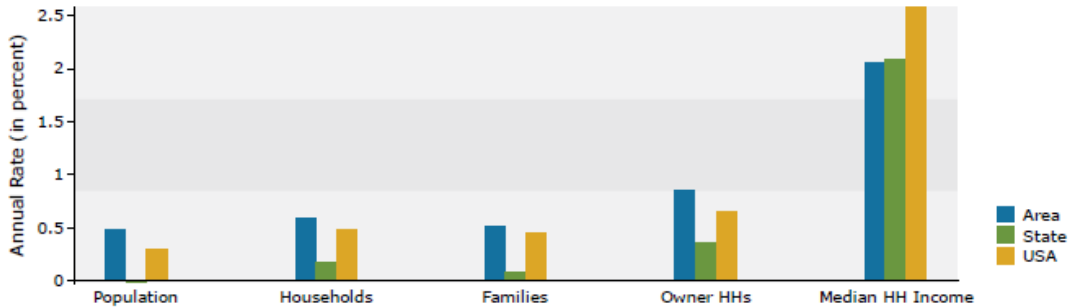
  

Households by Income	2023		2028	
	Number	Percent	Number	Percent
<\$15,000	318	9.4%	296	8.5%
\$15,000 - \$24,999	72	2.1%	59	1.7%
\$25,000 - \$34,999	456	13.5%	416	12.0%
\$35,000 - \$49,999	263	7.8%	257	7.4%
\$50,000 - \$74,999	625	18.5%	627	18.0%
\$75,000 - \$99,999	327	9.7%	333	9.6%
\$100,000 - \$149,999	427	12.7%	434	12.5%
\$150,000 - \$199,999	373	11.1%	465	13.4%
\$200,000+	512	15.2%	587	16.9%

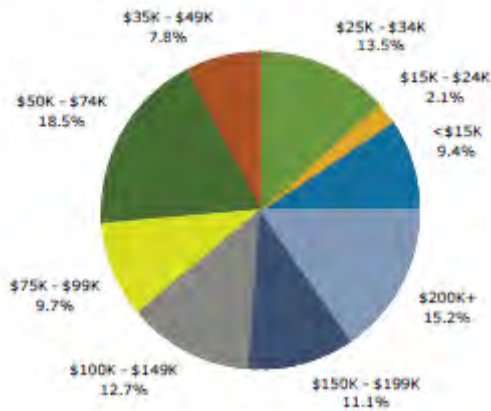
  

Median Household Income	\$72,358	\$80,087
Average Household Income	\$119,172	\$132,788
Per Capita Income	\$49,147	\$55,064

Trends 2023-2028



2023 Household Income





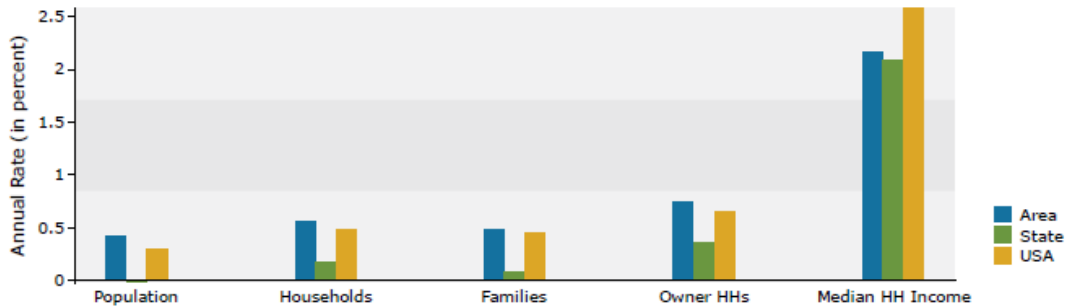
### Demographic and Income Profile

2814 E Causeway Approach, Mandeville, Louisiana, 70448  
 Ring: 3 mile radius

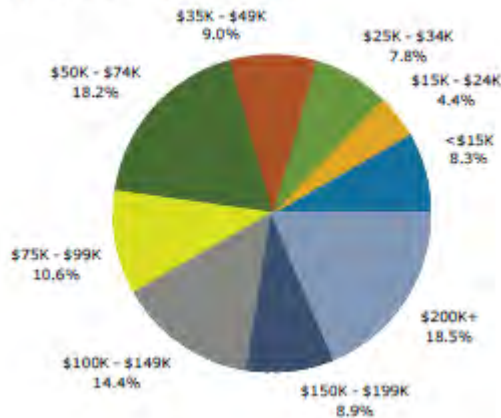
Prepared by Esri  
 Latitude: 30.36973  
 Longitude: -90.07585

Summary	Census 2010	Census 2020	2023	2028
Population	34,860	36,661	37,281	38,084
Households	12,935	13,996	14,291	14,699
Families	9,355	-	9,995	10,235
Average Household Size	2.68	2.58	2.57	2.56
Owner Occupied Housing Units	9,838	-	10,870	11,279
Renter Occupied Housing Units	3,097	-	3,421	3,419
Median Age	40.1	-	42.6	43.3
Trends: 2023-2028 Annual Rate		Area	State	National
Population		0.43%	-0.02%	0.30%
Households		0.56%	0.18%	0.49%
Families		0.48%	0.08%	0.44%
Owner HHs		0.74%	0.36%	0.66%
Median Household Income		2.16%	2.08%	2.57%
Households by Income		2023	2028	
		Number	Percent	Number
<\$15,000		1,181	8.3%	1,128
\$15,000 - \$24,999		629	4.4%	536
\$25,000 - \$34,999		1,116	7.8%	992
\$35,000 - \$49,999		1,285	9.0%	1,209
\$50,000 - \$74,999		2,598	18.2%	2,553
\$75,000 - \$99,999		1,511	10.6%	1,548
\$100,000 - \$149,999		2,057	14.4%	2,097
\$150,000 - \$199,999		1,271	8.9%	1,561
\$200,000+		2,644	18.5%	3,074
Median Household Income		\$79,540		\$88,525
Average Household Income		\$130,179		\$145,630
Per Capita Income		\$50,590		\$56,986

Trends 2023-2028



2023 Household Income





## Demographic and Income Profile

2814 E Causeway Approach, Mandeville, Louisiana, 70448  
 Ring: 5 mile radius

Prepared by Esri  
 Latitude: 30.36973  
 Longitude: -90.07505

Summary	Census 2010	Census 2020	2023	2028
Population	52,828	57,272	58,544	59,904
Households	19,614	22,064	22,656	23,337
Families	14,448	-	16,125	16,542
Average Household Size	2.67	2.56	2.55	2.54
Owner Occupied Housing Units	15,287	-	17,560	18,232
Renter Occupied Housing Units	4,328	-	5,096	5,105
Median Age	40.0	-	42.3	42.9

Trends: 2023-2028 Annual Rate	Area	State	National
Population	0.46%	-0.02%	0.30%
Households	0.59%	0.18%	0.49%
Families	0.51%	0.08%	0.44%
Owner HHs	0.75%	0.36%	0.66%
Median Household Income	2.14%	2.08%	2.57%

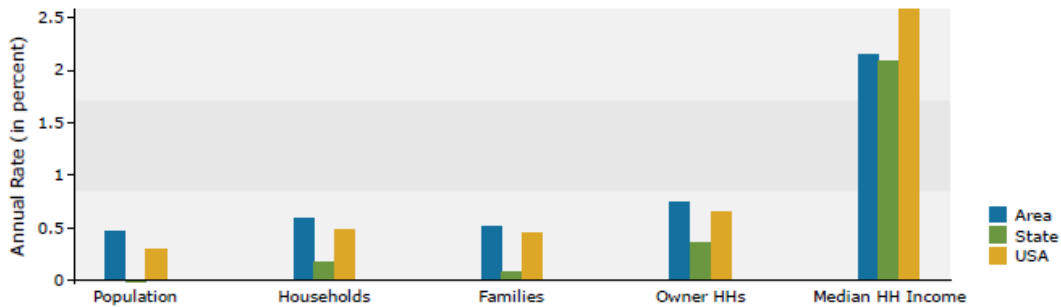
  

Households by Income	2023		2028	
	Number	Percent	Number	Percent
<\$15,000	1,881	8.3%	1,796	7.7%
\$15,000 - \$24,999	983	4.3%	831	3.6%
\$25,000 - \$34,999	1,586	7.0%	1,406	6.0%
\$35,000 - \$49,999	2,064	9.1%	1,938	8.3%
\$50,000 - \$74,999	4,033	17.8%	3,967	17.0%
\$75,000 - \$99,999	2,500	11.0%	2,545	10.9%
\$100,000 - \$149,999	3,414	15.1%	3,506	15.0%
\$150,000 - \$199,999	2,007	8.9%	2,459	10.5%
\$200,000+	4,189	18.5%	4,890	21.0%

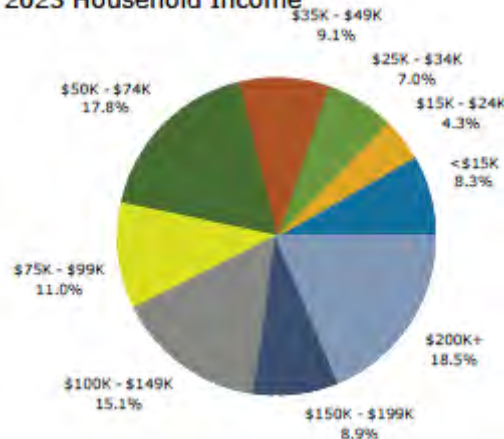
  

Median Household Income	\$81,490	\$90,596
Average Household Income	\$130,928	\$146,539
Per Capita Income	\$50,776	\$57,235

Trends 2023-2028



2023 Household Income





***Accessibility:***

From the site, East Causeway Approach provides access to the major north/south thoroughfare of North Causeway Boulevard and Highway 190 (Ronald Reagan Hwy). East Causeway Approach is separated by a raised median.

***Neighborhood Land Uses:***

Prior to the adoption of a comprehensive land use plan and zoning ordinance by both the city and the parish, Mandeville grew along the traditional natural and artificial boundaries of the north shore of Lake Pontchartrain, US Highway 190 and other minor transportation arteries. This type of development shaped the central core of Mandeville as a village with current appealing scales of historic character and a closeness that is inviting. As growth mushroomed and the need for a comprehensive land use plan became apparent, a comprehensive zoning ordinance was developed and implemented by both the city and the parish.

The land use of the subject neighborhood is residential off the main streets with commercial uses along the main corridors and in Downtown Mandeville. Public use of land within the neighborhood is not limited to the present transportation infrastructure. Much has been done to enhance and expand the public recreational areas that include the Lakefront that is approximately one mile to the south of the Florida/US 190 Neighborhood, The Tammany Trace, Fontainebleau State Park and the Jackson Street Bike and Walking Trail.

The Trace, a biking and walking trail, is the resurrection of an abandoned railway right of way that runs from Slidell in the east to Abita Springs to the north. This development of public land has anchored the subject neighborhood as it transverses Mandeville and Florida Street along its route. The location of this intersection of the Trace and Highway 190 is just west of the subject and marked by an underground tunnel which eliminates the need for pedestrians and cyclists to cross the busy Highway. A major terminal has been constructed at the corner of Gerard and General Pershing Streets two blocks to the south of Florida Street with eminent plans to expand the facilities parking. The Jackson Street Walking and Biking trail runs from the Lake Front at the yacht harbor to Florida Street. It interconnects with The Trace and provides pedestrian and biking traffic access from The Trace directly to the Lake Front.

Fontainebleau State Park and Bayou Castine form the eastern boundary of the subject neighborhood. This major state owned and operated facility houses Pelican Park and The Castine Center, a multi-functional recreational and events center as well as Southeast Louisiana State hospital. The park, which is best known for its old growth pine forests, swamps and marsh areas is a favorite camping, boating, and recreational area for the entire southeastern part of the state.

Bayou Castine provides a scenic setting for numerous water front developments including marinas and boat yards. Though the land use patterns have changed from land held as suburban or for timber production and older commercial and residential structures, the development patterns of the land have followed closely the traditional and historic transportation routes with US Highway 190 serving as the commercial hub and off highway tracts developing into residential uses.



***Distance to Employment Centers:***

The subject neighborhood is located in an area of numerous businesses, banks, professional and general offices, franchises as well as local restaurant establishments, and service oriented commercial uses. These commercial businesses support the surrounding residential subdivisions, as well as offering services to those who find the location to be a suitable stop and go spot when traveling the Causeway over Lake Pontchartrain.

Of primary importance is the proximity of the subject neighborhood to the Lake Pontchartrain Causeway, due to the large number of commuters who work on the south shore of the lake. This has been the single greatest contributing factor to the growth of the subject neighborhood and the North shore area in general.

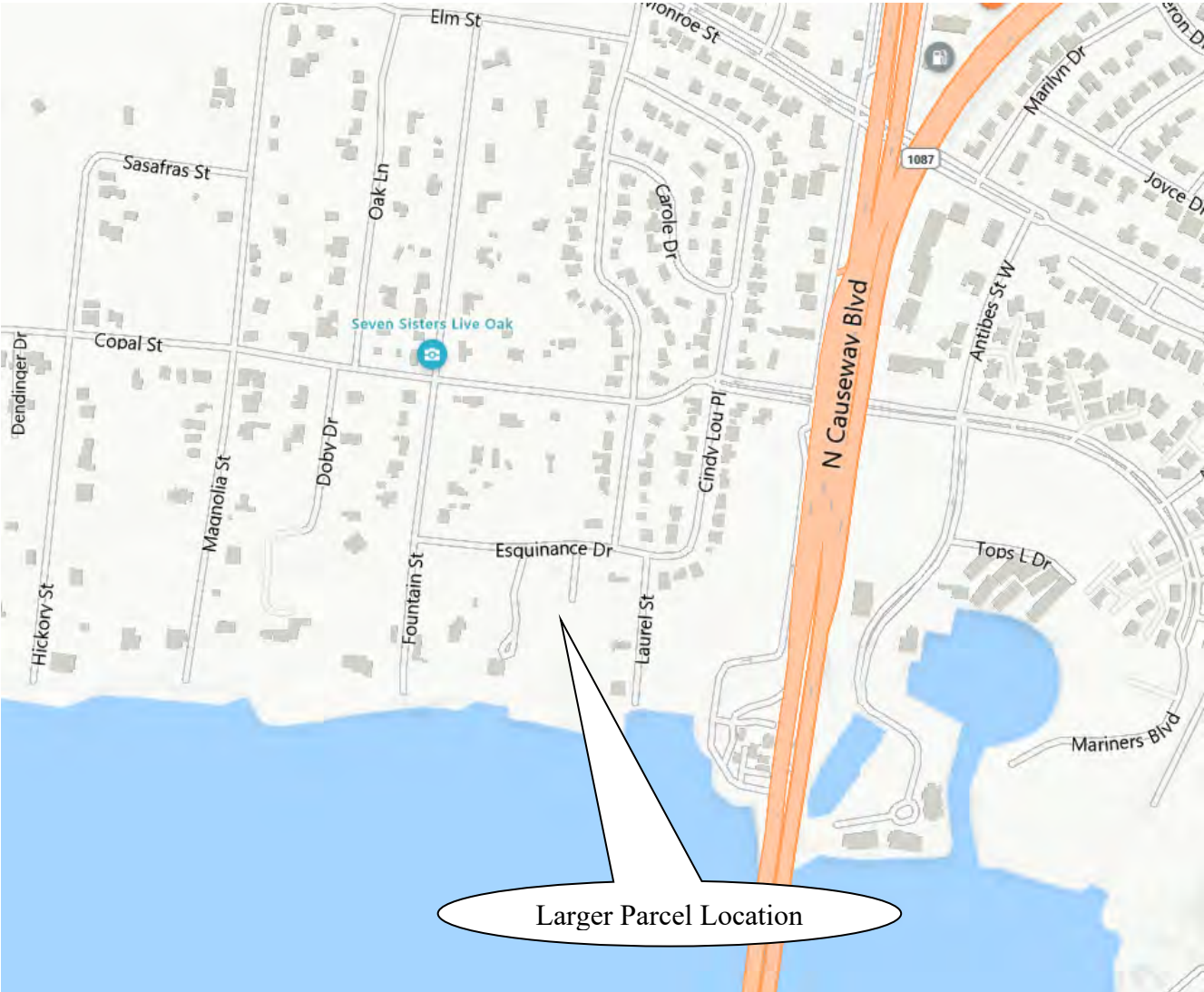
***Conclusion and Future Outlook of the Neighborhood:***

Social trends, economic circumstances, governmental regulations and environmental conditions have all played a major role in the history of the development of the subject neighborhood. The out migration from the urban center of the area, New Orleans, has caused an explosion of growth to occur. This social phenomenon is the result of deteriorating inner city qualities of life and the national trend of the return to a more rural lifestyle.

The economies of south Louisiana, although changing from port related and oil and gas dependency to an economy of tourism and service sector orientation, still favors modest growth to continue within the subject neighborhood and the area in general. Governmental regulations and environmental conditions as well as concerns favor a more restrictive development pace but also a more managed development of the area.

The four primary forces or factors that create, modify and destroy the value of real estate are all present and active in the neighborhood and for the foreseeable future should contribute to a more orderly and harmonious growth pattern. There will be the creation of more public areas and attendant commercial support for the existing residential community. Some destruction is inevitable and will probably result in land use changes of forested areas as well as older non-functional structures. Modifications will result from the compromised efforts of the regulatory and environmental elements and the private sector. The vagaries and whims of the economy are certainly going to play a leading role in any future changes that occur. These forces should bode well for the subject neighborhood and a cautiously optimistic outlook can be expected.

**PROJECT LOCATION MAP**



**VALUE ESTIMATE OF LARGER PARCEL  
(BEFORE ANALYSIS)**

**SITE DESCRIPTION - BEFORE**

	<b>Whole Property</b>	<b>Required Area</b>	<b>Remainder Area</b>	<b>Interest Required</b>
SF	216,491	29,558	29,558 Encumbered 186,933 Unencumbered 216,491 Total	Partial – Perpetual Drainage Servitude
Shape and dimensions:	Two abutting lots of irregular dimensions but creating an overall rectangular shaped tract with dimensions of 151.82’ x 31.39’ x 159.01’ x 666.56’ 14.8’ x 18.22’ x 85.55’ x 216.45’ x 658.42’			
Topography:	Mostly level sloping slightly towards the rear (Lake Pontchartrain)			
Drainage:	Open ditch			
Utilities:	Water, sewerage, gas, phone, cable, internet, and electricity available via public and private sources. All utilities currently extended to or offered to the region			
Position:	South side of Esquinance Street, north bank of Lake Pontchartrain, west of Causeway Boulevard, east of Fountain Street			
Easements/Encroachments:	Sub-surface concrete drainage ditch with box culverts (no recorded easement is noted) hence this drainage ditch is not binding and assumed can be removed at owners’ discretion at any time.			
Surrounding Land Use:	Single family residential development			
Zoning:	R-1, Residential – City of Mandeville			
Access/ Frontages:	South side of Esquinance Street as well as Lake Pontchartrain			
Flood Zone:	AE			
Landscaping:	Typical for this market			
Current Use:	Undeveloped residential land			
Environmental Concerns:	<u>This analysis assumes no environmental issues with the subject site however reserves the right to revisit this analysis if a study is provided at a later date.</u>			

## HIGHEST AND BEST USE - BEFORE

The most recent interpretation of this concept which defines value in use in real estate defines the highest and best use of a property according to the Dictionary of Real Estate Appraisal, Seventh Edition as "The reasonably probable use of property that results in the highest value. The four criteria that the highest and best use must meet are legal permissibility, physical possibility, financial feasibility, and maximum productivity."

The level of analysis under the Highest and Best Use for the subject site is a Level "A" Inferred Analysis.

In analyzing the highest and best use, five channels will be analyzed:

- market in which the larger parcel is located
- marketability of the proposed development
- highest and best use as vacant
- highest and best use as improved
- most likely market participants and the estimated exposure time

### ***Market Analysis:***

The subject market is Western St. Tammany Parish, notably the Mandeville market.

### ***Marketability Analysis:***

Typically, three important factors are taken into consideration when attempting to market real estate:

- health and vibrancy of the market
- catering to a market that will absorb the property
- selling a product that will compete

The subject market is growing rapidly and there is high demand for residential use property.

### ***As Vacant:***

When determining the highest and best use of the larger parcel, four factors must be tested, they are as follows:

- *Legal Permissibility:* the first consideration relative to the determination of the highest and best use "as vacant" is to determine whether or not a proposed use would be allowed under the zoning designation in which the larger parcel is situated.
- *Physical Possibility:* the next consideration relative to determination of the highest and best use "as vacant" is determine whether or not a proposed use would be physically possible relative to the shape and size of the subject site.
- *Financial Feasibility:* this consideration is integral in determining the proposed use of a vacant site. This test determines whether or not construction costs and land acquisition are justified by the anticipated cash flows associated with a proposed larger parcel.



- *Maximum Productivity*: this test determines the land use that would attribute the highest value to the site.

The subject is zoned residential, and the predominant surrounding land use is residential hence the highest and best use is considered to be residential use such as waterfront single-family development. The owner does plan to develop the subject into a waterfront residential subdivision which could be a long term prospective, the highest and best use.

***Conclusion:***

The market participants most likely to purchase the larger parcel would be single family residential owner occupants or developers looking for a speculative development.

## LAND / SITE VALUATION - BEFORE


In instances where sufficient market data is available, the Sales Comparison Approach is preferred and is the most common approach employed in my industry. It is the most direct method, and the easiest to apply and understand. Foremost in consideration, however, is the fact that this method reflects the actions of buyers and sellers in the market for similar properties. Employing this method, the subject site is compared with sales of similar vacant sites. These sales are investigated and adjustments are made for the differences between the sites sold and the site being appraised. In this case, the appraiser was able to find several sales of vacant sites with similar utility in the subject's competitive market. These sales are detailed in the Land Sales Section of the Project Manual for the referenced project as well as throughout this report.

COMPARABLE LAND SALE 1		
<b>Property and Sale Data</b>		
Address	1617 Lakeshore Drive, Mandeville, LA	
Sale Price	\$360,000	
Site Size	32,906 sf	
Unit Price	\$10.94	
Date	September 23, 2022	
Vendor	Kyle H. Bone	
Vendee	Allison B. Froeba wife of/and Brian M. Froeba	
Recordation	2347073	
Terms	Cash	
Verification	St. Tammany Parish Clerk of Court	
Confirmation	Listing agent Tiffani Bernheisel representing Robin Realty	
Highest & Best Use	Waterfront residential	
<b>Site Data</b>		<b>Comments</b>
Site Size	32,906 sf / 0.755 acres	This is the sale of a long and narrow waterfront residential site that has frontage along Lakeshore Drive and views of Lake Pontchartrain. The site was developed for single family residential development. The property was on the market for 20 days with an original list price of \$395,000.
Zoning	R-1, Single Family Residential District	
Site Dimensions	Rectangular tract fronting 65' on Lakeshore Drive by a depth of 506.25'	
Flood Zone	AE	
Legal Description	Lot 5, Town of Mandeville, St. Tammany Parish, LA	

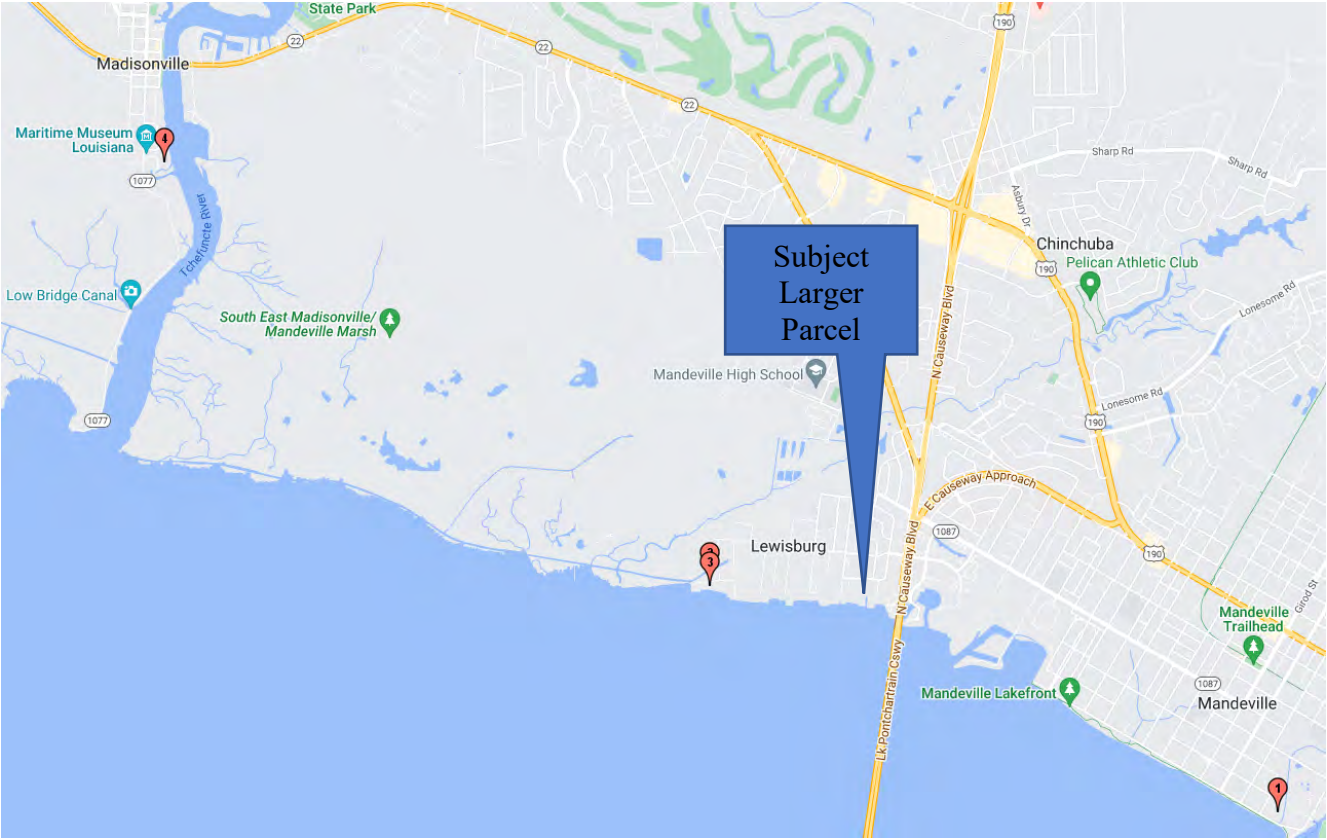
COMPARABLE LAND SALE 2		
<b>Property and Sale Data</b>		
Address	106 Northlake Drive, Mandeville, LA	
Sale Price	\$195,000	
Site Size	19,851 sf	
Unit Price	\$9.82	
Date	June 4, 2021	
Vendor	Richards Enterprises, LLC	
Vendee	Matthew P. Rosenboom and Rebecca R. Rosenboom	
Recordation	2273690	
Terms	Cash	
Verification	St. Tammany Parish Clerk of Court	
Confirmation	Lovelle Blicht representing RE/MAX Northlake Associates	
Highest & Best Use	Waterfront view residential	
<b>Site Data</b>		
Site Size	19,851 sf / 0.456 acres	This is the sale of an irregular shaped residential lot that has lake views over Northlake Drive and then water access in the rear via a channel directly to Lake Pontchartrain. The site was acquired for single family development. The property was listed on the open market for 200 days and was originally listed for \$220,000.
Zoning	A-2, Suburban District	
Site Dimensions	Irregular tract fronting 100' on Northlake Drive	
Flood Zone	V15	
Legal Description	Lot 3, Square 2, Lewisburg Estates, St. Tammany Parish, LA	



COMPARABLE LAND SALE 3		
Property and Sale Data		
Address	111 Northlake Drive, Mandeville, LA	
Sale Price	\$447,000.00	
Site Size	23,419 sf	
Unit Price	\$19.09	
Date	December 11, 2020	
Vendor	Robert J. Comeaux, Jr. and wife, Billie R. Comeaux	
Vendee	Edward J. Vicknair, Jr. and Tracy W. Vicknair	
Recordation	2241898	
Terms	Cash	
Verification	St. Tammany Parish Clerk of Court	
Confirmation	Debbie Relle representing RE/MAX Select	
Highest & Best Use	Waterfront residential	
Site Data		Comments
Site Size	23,419 sf / 0.538 acres	This is the sale of a cleared, filled and bulkheaded waterfront property on Lake Pontchartrain. The lot was acquired for residential development. The site was on the market for only 6 days with an original list price of \$475,000.
Zoning	A-2, Suburban District	
Site Dimensions	Roughly rectangular tract fronting 64.86' on Northlake Drive, rear of 98.03' along Lake Pontchartrain by depths of 230' and 240'	
Flood Zone	V15	
Legal Description	Lot 5-A, Square 5, Lewisburg Estates, Addition No. 1, St. Tammany Parish, LA	

COMPARABLE LAND SALE 4		
Property and Sale Data		
Address	163 River Lane, Madisonville, LA	
Sale Price	\$715,000	
Site Size	43,124 sf	
Unit Price	\$16.58	
Date	July 27, 2020	
Vendor	Spartan Construction, LLC	
Vendee	Thomas A. Ragan	
Recordation	2217348	
Terms	Cash	
Verification	St. Tammany Parish Clerk of Court	
Confirmation	Kyle Gurievsky representing Berkshire Hathaway	
Highest & Best Use	Waterfront residential	
Site Data		
Site Size	43,124 sf / 0.990 acres	This is the sale of a cleared, filled and bulkheaded residential lot located on the Tchefuncte River which provides Lake Pontchartrain access. The lot has a wood pier and steel bulkheading. The lot was on the market for 688 days with an original list price of \$829,000.
Zoning	C, Neighborhood Business District	
Site Dimensions	Trapezoid shaped tract fronting 138' on River Lane, rear of 140.6' by depths of 297.69' and 330.43'	
Flood Zone	A13	
Legal Description	Lot 12, Madison Harbour Subdivision, St. Tammany Parish, LA	

### COMPARABLE LAND SALES MAP



**PERTINENT DATA & ANALYSIS**

<b>Sale #</b>	<b>Subject</b>	<b>Sale 1</b>	<b>Sale 2</b>	<b>Sale 3</b>	<b>Sale 4</b>
<b>Date</b>		<b>9/23/2022</b>	<b>6/4/2021</b>	<b>12/11/2020</b>	<b>7/27/2020</b>
<b>Address</b>	Esquinanse Street	1617 Lakeshore Drive	106 Northlake Drive	111 Northlake Drive	163 River Lane
<b>Sale Price</b>		\$360,000	\$195,000	\$447,000	\$715,000
<b>Land SF</b>	216,491	32,906	19,851	23,419	43,124
<b>Zoning</b>	R-1	R-1, Single Family Residential District	A-2, Suburban District	A-2, Suburban District	A-2, Suburban District
<b>Unit Price-Land SF</b>		<b>\$10.94</b>	<b>\$9.82</b>	<b>\$19.09</b>	<b>\$16.58</b>
<b>Conditions of Sale</b>		0.00%	0.00%	0.00%	0.00%
<b>Adjusted Unit Price</b>		<b>\$10.94</b>	<b>\$9.82</b>	<b>\$19.09</b>	<b>\$16.58</b>
<b>Market Conditions</b>		0.00%	0.00%	0.00%	0.00%
<b>Adjusted Unit Price</b>		<b>\$10.94</b>	<b>\$9.82</b>	<b>\$19.09</b>	<b>\$16.58</b>
<b>Size</b>		-20.00%	-20.00%	-20.00%	-20.00%
<b>Zoning</b>		0.00%	0.00%	0.00%	0.00%
<b>Location/Amenities</b>		35.00%	35.00%	0.00%	0.00%
<b>Composite Adjustment</b>		15.00%	15.00%	-20.00%	-20.00%
<b>Adjusted Unit Price</b>		<b>\$12.58</b>	<b>\$11.30</b>	<b>\$15.27</b>	<b>\$13.26</b>
<b><u>Unit Price-Land SF</u></b>	<b><u>Unadjusted</u></b>	<b><u>Adjusted</u></b>			
<b>Low</b>	\$9.82	\$11.30			
<b>High</b>	\$19.09	\$15.27			
<b>Mean</b>	\$14.11	\$13.10			
<b>Median</b>	\$13.76	\$12.92			
<b>St. Dev</b>	\$4.45	\$1.66			
<b>Coeff Var</b>	31.51%	12.66%			



**Summary of Comparable Sales:**

The comparable land sales included above represent the most recent sales of similar parcels of vacant land as compared to the subject property. They indicated an unadjusted range from \$9.82 per square foot to \$19.09 per square foot, with a mean of \$14.11 per square foot, a median of \$13.76 per square foot, and a standard deviation of \$4.45 per square foot.

Typically, adjustments can be made to compensate for conditions of sale, market conditions, size and location or any key considerations of differences that may be applicable. Below is an explanation of the adjustments applied in the above grid.

The subject larger parcel is a unique piece of property given its size and lake-front location. I am unaware of any comparable land sales as large as the subject and the sales utilized in this analysis are the best sales I could find.

**Conditions of Sale** – All sales were purchased within arm’s length and no adjustments are necessary for conditions of sale.

**Market Conditions** – Market condition adjustments were considered but determined to be unnecessary.

**Size** – Considerations for disparity in size have been accounted for based on the concept of *economies of scale*, which suggests that the smaller sites hold a higher unit value, and the larger sites hold a smaller unit value. The sales have been adjusted accordingly.

**Zoning** – No zoning adjustments were necessary.

**Location/Amenities** – Adjustments were applied to account for relative differences in location between the subject and the comparables. In this case, Sales 1 and 2 do not have direct water frontage or access but rather there is a roadway between the Lake and the site. Sales 3 and 4 have direct frontage on their respective bodies of water, a superior attribute, like the subject. Sales 1 and 2 have been adjusted upward.

Following the application of these adjustments, the adjusted unit indicators present a range from \$11.30 per square foot to \$15.27 per square foot, with a mean of \$13.10 per square foot, a median of \$12.92 per square foot, and a standard deviation of \$1.66 per square foot.

**Reconciliation of Land Site Valuation**

Based on the data utilized within this analysis, this Land/Site Valuation indicates a unit value for the subject site of \$13.00 per square foot, based on the adjusted mean. When this unit value is applied to the 216,491 square feet of the subject site, this analysis indicates an overall site value of \$2,814,383.

VALUE INDICATED BY LAND/SITE VALUATION - \$2,814,383

OPINION OF LARGER PARCEL LAND/SITE UNIT VALUE: **\$13.00 per SF**

**CORRELATION OF VALUE ESTIMATE - BEFORE**

COST APPROACH: N/A  
SALES COMPARISON APPROACH: \$2,814,383 (Land only)  
INCOME APPROACH: N/A

**CORRELATION DISCUSSION:**

The value estimate in the after status is estimated by the Sales Comparison Approach (land only).

***Final value allocation:***

Land value:	<u>\$2,814,383</u>
Total:	\$2,814,383

### VALUATION OF REQUIRED RIGHT OF WAY

**Land Rights:**

29,558 SF @ \$13.00 per SF = \$384,254

\$384,254 @ 80%\* = \$307,403

***Estimated value of land required, rounded:*** ***\$307,403***

**Site Improvements\*\*:**

N/A \$0

***Estimated value of improvements required, rounded:*** ***\$0***

The Total Estimated Value of the "Required Right of Way": **\$307,403**

\* I have determined this drainage servitude accounts for 80% of the owners’ bundle of rights. This percentage is considered reasonable and has been discussed with my peers. The drainage servitude will be sub-surface and the owner will retain the right to traverse the servitude, however, no above ground improvements will be allowed to be constructed over the servitude area. See valuation matrix below which has assisted me in this determination:

Easement Valuation Matrix		
Percentage of Fee	Comments	Potential Types of Easements
70% - 100%	<ul style="list-style-type: none"> <li>• Severe impact on surface use</li> <li>• Conveyance of future uses</li> </ul>	Overhead electric, flowage easements, railroad right of way, irrigation canals, exclusive access easements
75% - 89%	<ul style="list-style-type: none"> <li>• Major impact on surface use</li> <li>• Conveyance of future uses</li> </ul>	Overhead electric, pipelines, drainage easements, railroad right of way, flowage easements
51% - 74%	<ul style="list-style-type: none"> <li>• Some impact on surface use</li> <li>• Conveyance of ingress/egress rights</li> </ul>	Pipelines, scenic easements
50%	<ul style="list-style-type: none"> <li>• Balanced use by both owner and easement holder</li> </ul>	Water or sewer lines, cable lines, telecommunications
26% - 49%	<ul style="list-style-type: none"> <li>• Location along a property line</li> <li>• Location across non-usable land area</li> </ul>	Water or sewer line, cable lines
11% - 25%	<ul style="list-style-type: none"> <li>• Subsurface or air rights with minimal effect on use and utility</li> <li>• Location with a setback</li> </ul>	Air rights, water or sewer line
0% - 10%	<ul style="list-style-type: none"> <li>• Nominal effect on use and utility</li> </ul>	Small subsurface easement

**VALUE ESTIMATE OF LARGER PARCEL  
(AFTER ANALYSIS)**



**SITE DESCRIPTION - AFTER**

	<b>Remainder Area</b>	<b>Interest Required</b>
SF	29,558 Encumbered 186,933 Unencumbered 216,491 Total	Partial – Perpetual Drainage Servitude

- Shape and dimensions: Two abutting lots of irregular dimensions but creating an overall rectangular shaped tract with dimensions of 151.82’ x 31.39’ x 159.01’ x 666.56’ 14.8’ x 18.22’ x 85.55’ x 216.45’ x 658.42’
- Topography: Mostly level sloping slightly towards the rear (Lake Pontchartrain)
- Drainage: Open ditch
- Utilities: Water, sewerage, gas, phone, cable, internet, and electricity available via public and private sources. All utilities currently extended to or offered to the region
- Position: South side of Esquinance Street, north bank of Lake Pontchartrain, west of Causeway Boulevard, east of Fountain Street
- Easements/Encroachments: Drainage servitude designed to coincide with the subdivision plat below and no severance damages are believed to exist with this layout.
- Surrounding Land Use: Single family residential development
- Zoning: R-1, Residential – City of Mandeville
- Access/ Frontages: South side of Esquinance Street as well as Lake Pontchartrain
- Flood Zone: AE
- Landscaping: Typical for this market
- Current Use: Undeveloped residential land
- Environmental Concerns: I would like to note that the property owner has expressed concern about the current location of the outfall of the existing drainage ditch. All of the above will drain into the boat inlet which is assumed private property and could result in pollutants and silt entering into the owner’s boat slip. I am not an environmental engineer and can-not comment on such; this analysis assumes no environment issues with the subject site however reserves the right to revisit this analysis if a study is provided at a later date.

## HIGHEST AND BEST USE - AFTER

The most recent interpretation of this concept which defines value in use in real estate defines the highest and best use of a property according to the Dictionary of Real Estate Appraisal, Seventh Edition as "The reasonably probable use of property that results in the highest value. The four criteria that the highest and best use must meet are legal permissibility, physical possibility, financial feasibility, and maximum productivity."

The level of analysis under the Highest and Best Use for the subject site is a Level "A" Inferred Analysis.

In analyzing the highest and best use, five channels will be analyzed:

- market in which the larger parcel is located
- marketability of the proposed development
- highest and best use as vacant
- highest and best use as improved
- most likely market participants and the estimated exposure time

### ***Market Analysis:***

The subject market is Western St. Tammany Parish, notably the Mandeville market.

### ***Marketability Analysis:***

Typically, three important factors are taken into consideration when attempting to market real estate:

- health and vibrancy of the market
- catering to a market that will absorb the property
- selling a product that will compete

The subject market is growing rapidly and there is high demand for residential use property.

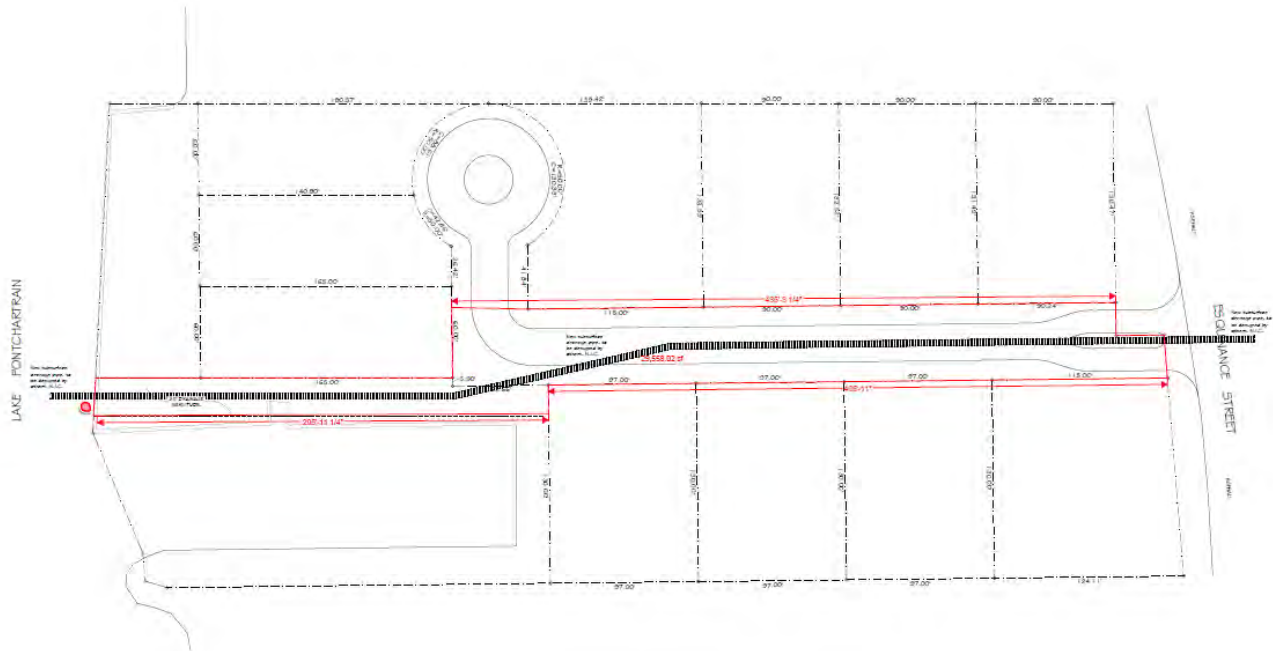
### ***As Vacant:***

When determining the highest and best use of the larger parcel, four factors must be tested, they are as follows:

- *Legal Permissibility:* the first consideration relative to the determination of the highest and best use "as vacant" is to determine whether or not a proposed use would be allowed under the zoning designation in which the larger parcel is situated.
- *Physical Possibility:* the next consideration relative to determination of the highest and best use "as vacant" is determine whether or not a proposed use would be physically possible relative to the shape and size of the subject site.
- *Financial Feasibility:* this consideration is integral in determining the proposed use of a vacant site. This test determines whether or not construction costs and land acquisition are justified by the anticipated cash flows associated with a proposed larger parcel.

- *Maximum Productivity:* this test determines the land use that would attribute the highest value to the site.

The subject is zoned residential, and the predominant surrounding land use is residential hence the highest and best use is considered to be residential use such as waterfront single-family development. The owner does plan to develop the subject into a waterfront residential subdivision which could be a long term prospective highest and best use. The property is now encumbered with a sub-surface drainage servitude that runs down the center of the property. It was designed to coincide with the subdivision plat below and no severance damages are believed to exist:



**Conclusion:**

The market participants most likely to purchase the larger parcel would be single family residential owner occupants or developers looking for a speculative development.

## LAND / SITE VALUATION - AFTER


In instances where sufficient market data is available, the Sales Comparison Approach is preferred and is the most common approach employed in my industry. It is the most direct method, and the easiest to apply and understand. Foremost in consideration, however, is the fact that this method reflects the actions of buyers and sellers in the market for similar properties. Employing this method, the subject site is compared with sales of similar vacant sites. These sales are investigated and adjustments are made for the differences between the sites sold and the site being appraised. In this case, the appraiser was able to find several sales of vacant sites with similar utility in the subject's competitive market. These sales are detailed in the Land Sales Section of the Project Manual for the referenced project as well as throughout this report.



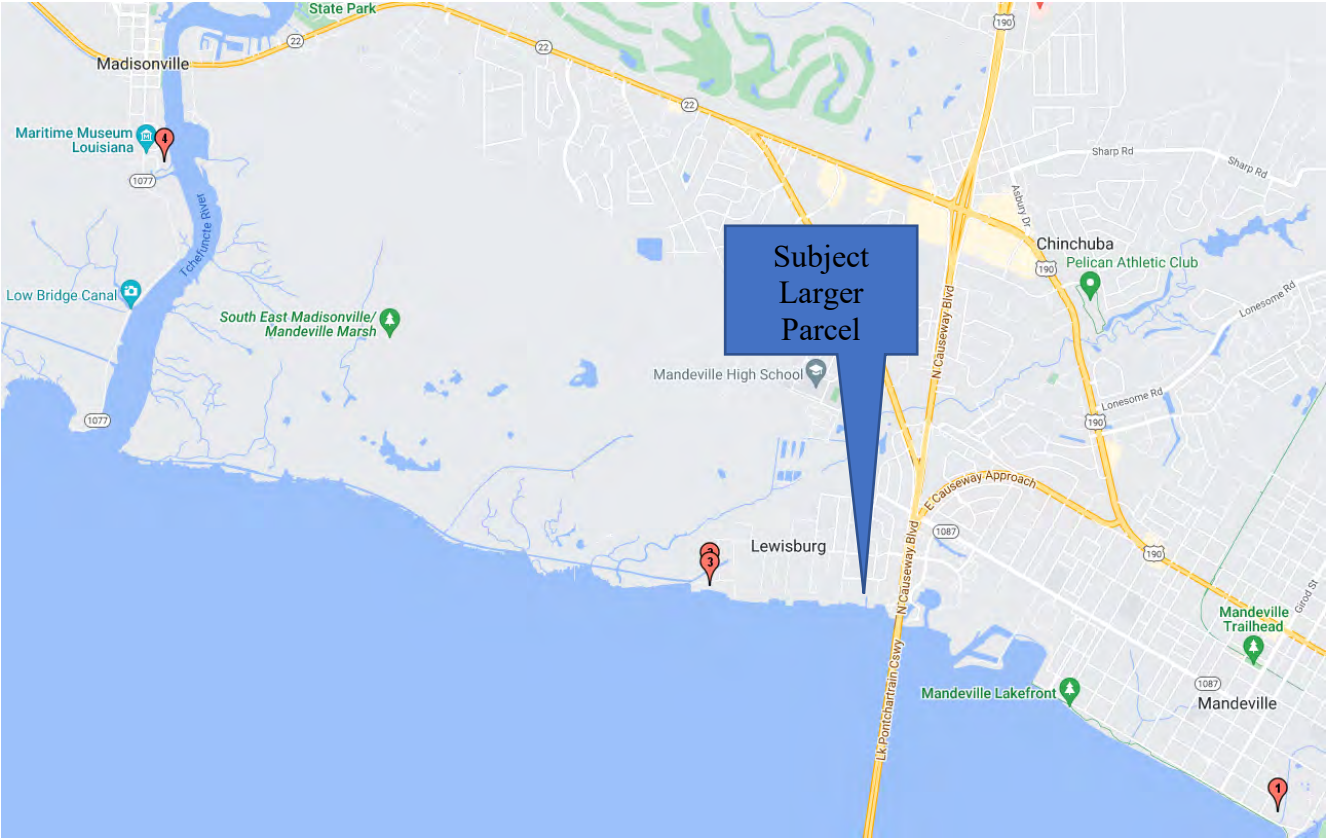


COMPARABLE LAND SALE 2		
Property and Sale Data		
Address	106 Northlake Drive, Mandeville, LA	
Sale Price	\$195,000	
Site Size	19,851 sf	
Unit Price	\$9.82	
Date	June 4, 2021	
Vendor	Richards Enterprises, LLC	
Vendee	Matthew P. Rosenboom and Rebecca R. Rosenboom	
Recordation	2273690	
Terms	Cash	
Verification	St. Tammany Parish Clerk of Court	
Confirmation	Lovelle Blicht representing RE/MAX Northlake Associates	
Highest & Best Use	Waterfront view residential	
Site Data		
Site Size	19,851 sf / 0.456 acres	This is the sale of an irregular shaped residential lot that has lake views over Northlake Drive and then water access in the rear via a channel directly to Lake Pontchartrain. The site was acquired for single family development. The property was listed on the open market for 200 days and was originally listed for \$220,000.
Zoning	A-2, Suburban District	
Site Dimensions	Irregular tract fronting 100' on Northlake Drive	
Flood Zone	V15	
Legal Description	Lot 3, Square 2, Lewisburg Estates, St. Tammany Parish, LA	

COMPARABLE LAND SALE 3		
Property and Sale Data		
Address	111 Northlake Drive, Mandeville, LA	
Sale Price	\$447,000.00	
Site Size	23,419 sf	
Unit Price	\$19.09	
Date	December 11, 2020	
Vendor	Robert J. Comeaux, Jr. and wife, Billie R. Comeaux	
Vendee	Edward J. Vicknair, Jr. and Tracy W. Vicknair	
Recordation	2241898	
Terms	Cash	
Verification	St. Tammany Parish Clerk of Court	
Confirmation	Debbie Relle representing RE/MAX Select	
Highest & Best Use	Waterfront residential	
Site Data		Comments
Site Size	23,419 sf / 0.538 acres	This is the sale of a cleared, filled and bulkheaded waterfront property on Lake Pontchartrain. The lot was acquired for residential development. The site was on the market for only 6 days with an original list price of \$475,000.
Zoning	A-2, Suburban District	
Site Dimensions	Roughly rectangular tract fronting 64.86' on Northlake Drive, rear of 98.03' along Lake Pontchartrain by depths of 230' and 240'	
Flood Zone	V15	
Legal Description	Lot 5-A, Square 5, Lewisburg Estates, Addition No. 1, St. Tammany Parish, LA	

COMPARABLE LAND SALE 4		
<b>Property and Sale Data</b>		
Address	163 River Lane, Madisonville, LA	
Sale Price	\$715,000	
Site Size	43,124 sf	
Unit Price	\$16.58	
Date	July 27, 2020	
Vendor	Spartan Construction, LLC	
Vendee	Thomas A. Ragan	
Recordation	2217348	
Terms	Cash	
Verification	St. Tammany Parish Clerk of Court	
Confirmation	Kyle Gurievsky representing Berkshire Hathaway	
Highest & Best Use	Waterfront residential	
<b>Site Data</b>		
Site Size	43,124 sf / 0.990 acres	<p>This is the sale of a cleared, filled and bulkheaded residential lot located on the Tchefuncte River which provides Lake Pontchartrain access. The lot has a wood pier and steel bulkheading. The lot was on the market for 688 days with an original list price of \$829,000.</p>
Zoning	C, Neighborhood Business District	
Site Dimensions	Trapezoid shaped tract fronting 138' on River Lane, rear of 140.6' by depths of 297.69' and 330.43'	
Flood Zone	A13	
Legal Description	Lot 12, Madison Harbour Subdivision, St. Tammany Parish, LA	

### COMPARABLE LAND SALES MAP



**PERTINENT DATA & ANALYSIS**

Sale #	Subject	Sale 1	Sale 2	Sale 3	Sale 4
<b>Date</b>		<b>9/23/2022</b>	<b>6/4/2021</b>	<b>12/11/2020</b>	<b>7/27/2020</b>
<b>Address</b>	Esquinanse Street	1617 Lakeshore Drive	106 Northlake Drive	111 Northlake Drive	163 River Lane
<b>Sale Price</b>		\$360,000	\$195,000	\$447,000	\$715,000
<b>Land SF</b>	216,491	32,906	19,851	23,419	43,124
<b>Zoning</b>	R-1	R-1, Single Family Residential District	A-2, Suburban District	A-2, Suburban District	A-2, Suburban District
<b>Unit Price-Land SF</b>		<b>\$10.94</b>	<b>\$9.82</b>	<b>\$19.09</b>	<b>\$16.58</b>
<b>Conditions of Sale</b>		0.00%	0.00%	0.00%	0.00%
<b>Adjusted Unit Price</b>		<b>\$10.94</b>	<b>\$9.82</b>	<b>\$19.09</b>	<b>\$16.58</b>
<b>Market Conditions</b>		0.00%	0.00%	0.00%	0.00%
<b>Adjusted Unit Price</b>		<b>\$10.94</b>	<b>\$9.82</b>	<b>\$19.09</b>	<b>\$16.58</b>
<b>Size</b>		-20.00%	-20.00%	-20.00%	-20.00%
<b>Zoning</b>		0.00%	0.00%	0.00%	0.00%
<b>Location/Amenities</b>		35.00%	35.00%	0.00%	0.00%
<b>Composite Adjustment</b>		15.00%	15.00%	-20.00%	-20.00%
<b>Adjusted Unit Price</b>		<b>\$12.58</b>	<b>\$11.30</b>	<b>\$15.27</b>	<b>\$13.26</b>
<b><u>Unit Price-Land SF</u></b>	<b><u>Unadjusted</u></b>	<b><u>Adjusted</u></b>			
<b>Low</b>	\$9.82	\$11.30			
<b>High</b>	\$19.09	\$15.27			
<b>Mean</b>	\$14.11	\$13.10			
<b>Median</b>	\$13.76	\$12.92			
<b>St. Dev</b>	\$4.45	\$1.66			
<b>Coeff Var</b>	31.51%	12.66%			



**Summary of Comparable Sales:**

The comparable land sales included above represent the most recent sales of similar parcels of vacant land as compared to the subject property. They indicated an unadjusted range from \$9.82 per square foot to \$19.09 per square foot, with a mean of \$14.11 per square foot, a median of \$13.76 per square foot, and a standard deviation of \$4.45 per square foot.

Typically, adjustments can be made to compensate for conditions of sale, market conditions, size and location or any key considerations of differences that may be applicable. Below is an explanation of the adjustments applied in the above grid.

The subject larger parcel is a unique piece of property given its size and lake-front location. I am unaware of any comparable land sales as large as the subject and the sales utilized in this analysis are the best sales I could find.

**Conditions of Sale** – All sales were purchased within arm’s length and no adjustments are necessary for conditions of sale.

**Market Conditions** – Market condition adjustments were considered but determined to be unnecessary.

**Size** – Considerations for disparity in size have been accounted for based on the concept of *economies of scale*, which suggests that the smaller sites hold a higher unit value, and the larger sites hold a smaller unit value. The sales have been adjusted accordingly.

**Zoning** – No zoning adjustments were necessary.

**Location/Amenities** – Adjustments were applied to account for relative differences in location between the subject and the comparables. In this case, Sales 1 and 2 do not have direct water frontage or access but rather there is a roadway between the Lake and the site. Sales 3 and 4 have direct frontage on their respective bodies of water, a superior attribute, like the subject. Sales 1 and 2 have been adjusted upward.

Following the application of these adjustments, the adjusted unit indicators present a range from \$11.30 per square foot to \$15.27 per square foot, with a mean of \$13.10 per square foot, a median of \$12.92 per square foot, and a standard deviation of \$1.66 per square foot.

**Reconciliation of Land Site Valuation**

Based on the data utilized within this analysis, this Land/Site Valuation indicates a unit value for the subject site of \$13.00 per square foot, based on the adjusted mean. When this unit value is applied to the unencumbered portion of 186,933 SF it equates to an unencumbered portion value of \$2,430,129.

Plus owners residual interest of land within the drainage servitude:

29,558 SF @ \$13.00 per SF = \$384,254

\$384,254 @ 20%\* = \$76,851

\$2,430,129 add \$76,851 = \$2,506,980

VALUE INDICATED BY LAND/SITE VALUATION                      -                      \$2,506,980

**CORRELATION OF VALUE ESTIMATE - AFTER**

COST APPROACH: N/A  
SALES COMPARISON APPROACH: \$2,506,980 (Land only)  
INCOME APPROACH: N/A

**CORRELATION DISCUSSION:**

The value estimate in the after status is estimated by the Sales Comparison Approach (land only).

***Final value allocation:***

Land value:	\$2,430,129
Plus residual interest within drainage servitude:	<u>\$76,851</u>
Total:	\$2,506,980

## ANALYSIS OF ADDITIONAL COMPENSATION

In addition to estimating just compensation for real property required from this ownership for construction of the referenced project (*Old Golden Shores Drainage*) consideration must be given to any additional compensation warranted by the owner's loss. This measure is often referred to as "just compensation" which is defined as, "The amount of money required to place the owner of an affected property in the same pecuniary position after the acquisition equal to the pecuniary position that existed in the property before the acquisition.

The total recommended compensation for real property losses amounts to \$307,403. This reflects the difference between the owners' pecuniary position before and after the acquisition. This amount awarded to the property owner will place him/her in the same before pecuniary position.

With respect to losses beyond real property, the subject does not operate as an owner-occupied business facility, and no consideration of business loss is required.

Therefore, it is my opinion that the payment of the amount estimated in this report would place the owner in the same pecuniary position as before the acquisition took place.

**FINAL ESTIMATE OF VALUE**

<b>Value Estimate Before:</b>	\$2,814,383
<b>Value Estimate of Part Required:</b>	
<b>Land Rights</b>	\$307,403
<b>Improvements</b>	<u>\$0</u>
<b>Total Part Required:</b>	<b>\$307,403</b>
<b>Indicated Remaining (Before) Value:</b>	\$2,506,980
<b>Estimated Remaining (After) Value:</b>	\$2,506,980
<b>Diminution in Value of Remaining Real Estate:</b>	<b>\$0</b>
<b>Construction Servitude Compensation (4-year rent payment):</b>	<b>N/A</b>
<b>Cost to Cure:</b>	<b>N/A</b>
<b>Other economic gains:</b>	<b>N/A</b>
<b>Total:</b>	<b>\$307,403</b>

**CERTIFICATE OF THE APPRAISER**

ST. TAMMANY PROJECT NUMBER: 20-078  
PARCEL NO.: Option A

I hereby certify:

That I have personally inspected the property herein appraised and I have afforded the property owner or his designated representative the opportunity to accompany me at the time of the inspection. I have also made a personal field inspection of the comparable sales relied upon in making said appraisal. The subject and the comparable sales relied upon in making said appraisal were as represented by the photographs contained in said appraisal and no other person provided significant professional assistance unless noted.

The reporting option in this assignment as noted under Standard 2-2 in USPAP is an "Appraisal Report" utilizing the LA. DOTD Form A

That to the best of my knowledge and belief the statements contained in the appraisal herein set forth are true, and the information upon which the opinions are based and expressed therein is correct, subject to the limiting conditions therein set forth.

That I understand that such appraisal may be used in connection with the acquisition of property or property rights required for a project proposed by the Parish of Ascension, with the assistance of Federal-aid highway funds, or other Federal funds.

That such appraisal has been made in conformity with the appropriate State and Federal laws, regulations, USPAP standards, and policies and procedures applicable to appraisal of property or property rights for such purposes; that any increase or decrease in the before value caused by the proposed improvement has been disregarded in determining compensation for the property. To the best of my knowledge no portion of the value assigned to such property consists of items that are non-compensable under the established law of this State.

That neither my employment nor my compensation for making this appraisal and report are in any way contingent upon the values reported herein.

That I have no direct or indirect, present or contemplated, future personal interest in such property or in any benefit from the acquisition of such property appraised.

That I have not revealed the findings and results of such appraisal to anyone other than the proper officials of St. Tammany Parish or officials of the Federal Highway Administration, and I will not do so until I am required to do so by due process of law, or until I am released from this obligation by having publicly testified as to such findings.

I have provided real estate services on this property in the three years prior to accepting this assignment.

I have no bias with respect to the property that is the subject of this report or to the parties involved with this assignment.

My analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the *Uniform Standards of Professional Appraisal Practice*.

The date of inspection of the subject property was November 6, 2024.

As of the date of this report, I, Neal S. Meyer, have completed the Standards and Ethics Education Requirements for Practicing Affiliate of the Appraisal Institute.

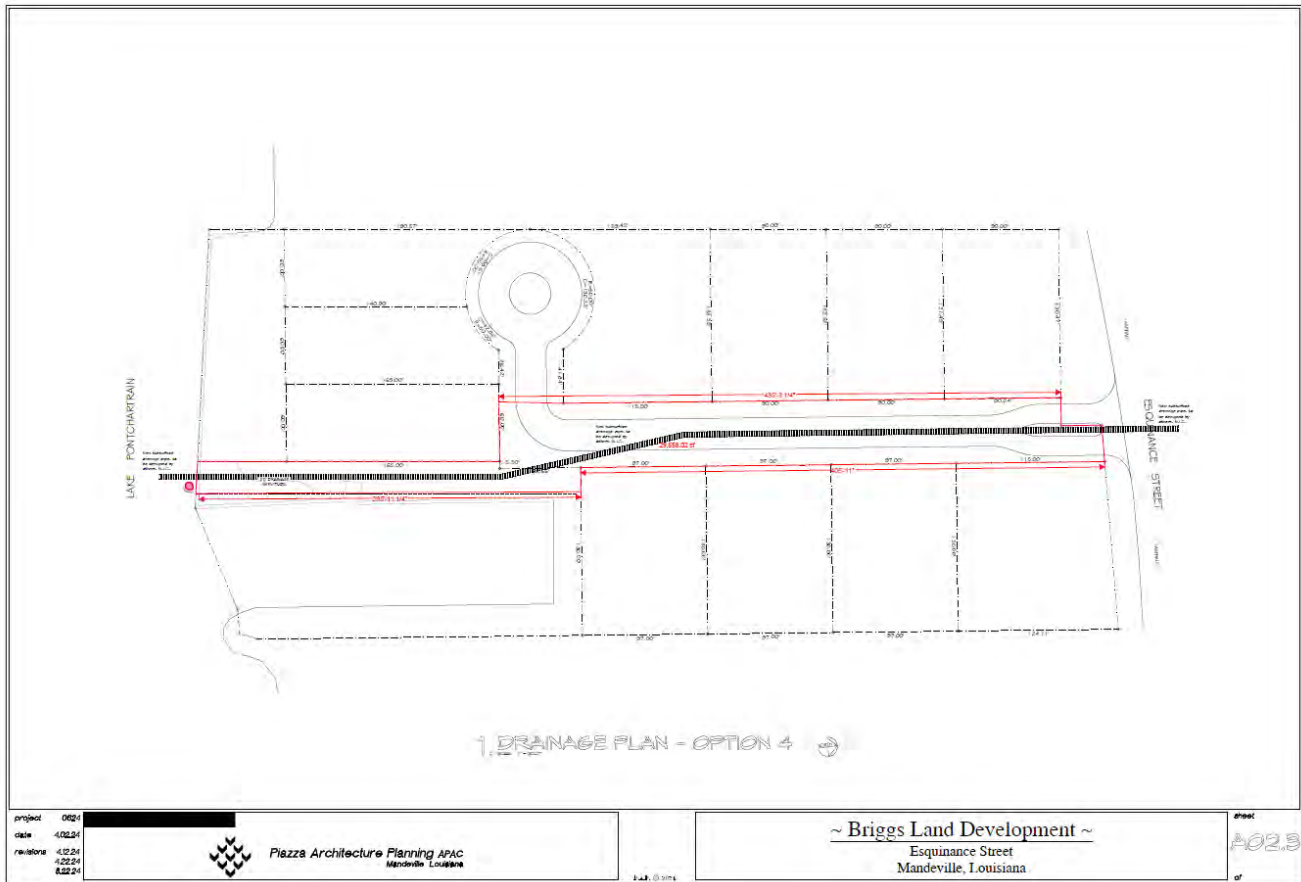
As of the date of this report, I, Neal S. Meyer, have completed the continuing education program for Practicing Affiliates of the Appraisal Institute.

**That my opinion of compensation, as of November 6, 2024, based upon my independent appraisal and the exercise of my professional judgment, is \$307,403.**

Neal Scott Meyer, R/W-AC  
Louisiana State Certified  
General Real Estate Appraiser #G1589



# PROJECT MAP



### ZONING MAP



**COPY OF NOTIFICATION LETTER**



August 31, 2023

Mr. Paul Mayronne  
Jones Fussell  
1001 Highway 190 East Services Rd. Suite 103  
Covington, LA 70433

RE: Drainage Servitude Acquisition - Lots 1, 2 of Lewisburg – Old Golden Shores Drainage Project

Mr. Mayronne,

The City of Mandeville is planning construction of the above-referenced project, which will impact your client's property. I have been retained to provide real estate appraisal services to assist in their right of way acquisitions. It is our policy to notify you, as the property owner or representative of the same, in advance of an on-site inspection and an appraisal of the property. We would like to obtain your permission to enter the property to take photographs and measurements of any notable improvements.

If you wish to accompany us on our site inspection of the property -or- if you do not wish to meet but would like to discuss the matter, please contact me at 504-274-2682 or via email at [nealm@murphyappraisal.com](mailto:nealm@murphyappraisal.com). This offer is a courtesy to you, it is not mandatory that you accompany us on our site inspection.

It should be understood that we would not be in a position to discuss the value of the property or to tell you when an offer for the property will be made. If we have not heard from you within ten (10) days of receipt of this letter, we will conclude that you choose not to accompany us on the site inspection and that you are granting us access to the property.

We look forward to working with you.

Respectfully submitted,

A handwritten signature in blue ink, appearing to read "Neal M.", is located below the "Respectfully submitted," text.

## PROPERTY INSPECTION REPORT

State Project No.: N/A  
Highway: Old Golden Shores Drainage  
Parish: St. Tammany Parish  
Parcel No.: Option A

I mailed out 10-day notification letters on August 31, 2023 and inspected the property on September 10, 2023.

No one accompanied me on the November 6 inspection – I inspected the property from the exterior fence.

## CURRICULUM VITAE NEAL SCOTT MEYER, R/W-AC

### Primary Real Estate Business Experience:

- Owner/Managing Director/Appraiser: Murphy Appraisal Services, LLC (2003 – Present)
- Partner, 10/12 Properties, (2010 – Present)

### Practical Real Estate Experience:

- Condemnation/Expropriation Appraisal:
  - DOTD Consultant
  - Federal Projects (Yellow Book):
    - OCPR Conservation Project: Blind River, Multiple Parishes
    - OCPR Conservation Easement Project: Bayou Sale', St. Mary Parish
    - Reach B-2 Federal Levee Expansion Project, Plaquemines Parish
    - LPV-ARM-09 System Armoring (LPV-111.0, New Orleans East Back Levee, CSX Railroad to Michoud Canal), Orleans Parish
    - BA-203 Barataria Basin Ridge and Marsh Creation (Spanish Pass Project), Plaquemines Parish
    - LCA BUDMAT - Tiger Pass Jack and Bore Casing Design, Plaquemines Parish
    - LCA BUDMAT – Hopper Dredge Project, Plaquemines Parish
    - Isle de Jean Charles (IDJC) Resettlement, Terrebonne Parish
    - Runway 13-31 Safety Area and RPZ Improvements, St. Tammany Parish
    - OCPR, Mid Barataria Phase 1 & 2 Outfall Parcels, Plaquemines Parish
    - OCPR, Lafitte Tidal Protection Rosethorne Basin Phase I, Jefferson Parish
  - State Projects:
    - LA State Project # 014-04-0028 – Highway 165 Oberlin to Oakdale North
    - LA State Project # 014-04-0033 – Highway 165 Oberlin to Oakdale South
    - LA State Project # 014-03-0022 – Highway 165 Kinder to Oberlin
    - LA State Project # 023-06-0044 – Highway 171 Quitman to Lincoln
    - LA State Project # 014-04-0032 – Highway 165 Oakdale to Glenmora
    - LA State Project # 014-02-0020 – Highway 165 Interstate 10 to Fenton
    - LA State Project # 014-02-0023 – Highway 165 Fenton
    - LA State Project # 025-02-0030 – Highway 171 Florien to Many
    - LA State Project # 006-01-0021 – Huey P. Long Bridge
    - LA State Project # 064-01-0040 – Highway 1, Caminada Bay Bridge
    - LA State Project # 852-26-0021 – Military @ Cleo Road
    - LA State Project # 018-30-0025 – LA 433/Albert Street/Voters Road
    - LA State Project # 742-52-0012 – SW Frontage Road
    - St. Tammany Parish Airport Road Acquisition Project
    - LA State Project # 19-610-06B-04, Part 1 & 2 - Louisiana State University and Veterans Affairs Academic Medical Center Development, New Orleans, Louisiana
    - St. Tammany Parish Wide Drainage Improvement Projects
    - St. Tammany Parish I-10 Fishing Pier Project
    - Entergy Project # 21041.0 - Ironman – Tezcuco
    - Washington – St. Tammany Electric Project Lacombe to Hickory
    - LA State Project # 260-01-0028 – Highway 42, St. Tammany Parish
    - LA State Project # H.001340 - LA 21 Widening (Bootlegger – 11<sup>th</sup> Street), Covington
    - LA State Project # H.003790 – HWY 930, St. Tammany Parish
    - Plaquemines Parish Wide Drainage Projects
    - Club Deluxe Road Widening, Hammond, Louisiana
    - LA 44 and LA 941 Roundabout, St. Tammany Parish
    - Move Ascension – Parish Wide Projects, St. Tammany Parish
    - Highway 1088 Connector, St. Tammany Parish



- Institutional Lending/Private Client Appraisal:
  - Shopping and Retail Centers, Medical and Office Buildings
  - Industrial Warehouses, Office Warehouses, Warehouse Condominiums
  - Land-Bulk Acreage and Subdivision Analyses
  - Special Purpose Properties: Churches, Restaurants, Banquet Halls
  - Condominium conversions and developments
  - Multi-family Properties ranging from 4 units to 200 + units
- Qualified and Testified as expert witness:
  - 22<sup>nd</sup> Judicial Court, St. Tammany Parish, Judge William J. Crain, Inverse Condemnation case relating to FEMA imposed tree loss on private property. Represented St. Tammany Parish
  - 40<sup>th</sup> Judicial Court, St. John the Baptist Parish, Judge J. Sterling Swoody, Expropriation Compensation Trial. Made two appearances on the stand to defend compensation amounts for a proposed overhead electrical servitude. Represented Entergy.
  - 25<sup>th</sup> Judicial Court, Plaquemines Parish, Judge Clement, Expropriation Case Venture Global Gator Express LLC v. McClintock. Represented Venture Global.
  - 25<sup>th</sup> Judicial Court, Plaquemines Parish, Judge Connors, Expropriation Case Venture Global Gator Express LLC v. Perez. Represented Venture Global.
  - 5<sup>th</sup> District, United States District Court, Eastern District of Louisiana, Judge Barbier, Venture Global Gator Express LLC v. Captain Zach and ESP. Represented Venture Global.

#### Memberships, Licenses, Etcetera:

- State of Louisiana Certified General Real Estate Appraiser #G-1589
- State of Mississippi Certified General Real Estate Appraiser #GA-961
- State of Alabama Certified General Real Estate Appraiser #G-00954
- R/W-AC Designation by the International Right of Way Association
- General Associate Membership in the Appraisal Institute #452159
- Associate Membership in the International Right of Way Association #7889787
- Board Member of Chapter 43, International Right of Way Association
- Treasurer, Chapter 43, Bayou Chapter, International Right of Way Association
- General Member and candidate, Certified Commercial Investment Member
- General Membership in NOMAR, New Orleans Metro Association of Realtors
- Approved on the DOTD Consultant Appraisal Panel

#### Primary Education:

##### Rhodes College – Memphis, Tennessee

- College of Arts and Sciences, Bachelor of Arts Degree  
(August 1998 – May 2002)
- Major: International Studies
- Real Estate Related Courses: Economics 101 – 204

#### Real Estate Related Education:

##### Appraisal Institute

- MAI Candidate
- Course 110: Appraisal Principles
- Course 120: Appraisal Procedures
- Course 310: Income Capitalization
- Course 405G: General Appraiser Report Writing
- Course 410: National USPAP Course
- Course 510: Advanced Income Capitalization
- Course 520: Highest and Best Use and Market Analysis
- Advanced Concepts and Case Studies
- National USPAP Update Course
- Business Practice and Ethics, Scope of Work

International Right of Way Association

- *R/W-AC* Designated
- Course 400: Principles and Procedures
- Course 401: Appraisal of Partial Acquisitions
- Course 421: Valuation of Partial Acquisitions
- Course 409: Integrating Appraisal Standards
- Course 421: Partial Acquisitions - Advanced
- Course 501: Residential Relocation Assistance
- Course 502: Business Relocation
- Course 505: Advanced Relocation Assistance (Residential)
- Course 804: Skills of Expert Testimony
- Course 804: Easement Valuation

NBI - National Business Institute

- Property Taking Through Eminent Domain in Louisiana (Seminar)

Donaldson School of Real Estate

- 90 Hour Salesperson licensing course



## ASSUMPTIONS AND LIMITING CONDITIONS

This report is subject to the following conditions and to such specifications and limiting conditions that also might be set forth in this report. These conditions affect the analyses; opinions, and value conclusions contained in this report.

1. It is assumed that the property is owned in Fee Simple Title. Fee Simple Title implies that the property is owned free and clear, unencumbered and unless otherwise specified. There are to be no leases, liens, easements, encroachments or other encumbrances on the larger parcel that have not been specified in this report.
2. No responsibility is assumed for matters of a legal nature affecting the appraised property or title. This appraisal assumes that the larger parcel is presented with a good and marketable title unless otherwise specified. The appraiser has not rendered an opinion as to the title and does not have the expertise to do so. Data on ownership and legal descriptions were obtained from sources generally considered reliable.
3. The property is appraised assuming it is to be under responsible ownership and competent management. Unless otherwise specified, the property is assumed to be available for its highest and best use.
4. Any survey contained in this report is assumed to be true and correct, and it is also assumed that there are no hidden encroachments upon the property appraised except as noted. Any sketch prepared by the appraiser and included in this report may show approximate dimensions and is included to assist the reader in visualizing the property only. The appraiser has not made a survey of the property and does not warrant any surveys or other presented plans or sketches.
5. The appraiser assumes that there are no hidden or unapparent conditions of the property, subsoil, or other structures, which would render it more or less valuable. The appraiser assumes no responsibility for such conditions or for engineering which might be required to discover these factors. This includes the presence of unusual/extraordinary mineral deposits or subsurface rights not typically transferred with normal comparable data (i.e. valuable mineral rights associated with oil/gas production, etc., are not part of this assignment).
6. Any distributions of the valuation of the report between land and improvements apply only under the existing program of utilization. The separate valuation for land and building must not be used in conjunction with any other appraisal and are invalid if used in conjunction with any other appraisal.
7. No responsibility is assumed for changes in matters that are legal, political, social, or economic which could affect real estate values that take place after the effective date of this evaluation.
8. Information, estimates, and opinions furnished to the appraiser, and contained in the report, were obtained from sources considered reliable and believed to be true and correct. However, no responsibility for the accuracy of such information furnished to the appraiser during the appraisal process is warranted by the appraiser. The appraiser assumes no responsibility for the accuracy of such information as measurements, survey, title information, and other information furnished by comparable sales data found in courthouse records and information obtained from Realtors and other parties during any type of comparable survey.
9. This report is predicated upon the assumption that the property has reached a stabilized occupancy as of the date of valuation, unless otherwise noted.
10. On all appraisals, subject to satisfactory completion, repairs, or alterations, the appraisal report and value conclusion are contingent upon completion of the improvements in a workmanlike manner and in accord with the referred to plans and specifications.

11. The appraiser will not give testimony or appear in court because he or she made an appraisal of the property in question, unless required to do so by a court.
12. Disclosure of the contents of this appraisal report is governed by the By-Laws and Regulations of the Appraisal Institute.
13. Neither all nor any part of the contents of this report, especially any conclusions as to value, identity of the appraiser or the firm with which he (they) is connected or any reference to the Appraisal Institute shall be disseminated to the public through advertising media, public relations media, news media, sales media, or any other public means of communication without prior consent of the undersigned.
14. Unless otherwise stated in this report, the existence of hazardous material, which may or may not be present on the property, was not observed by the appraiser. The appraiser has no knowledge of the existence of such materials on or in the property. The appraiser, however, is not qualified to detect such substances. The presence of substances such as asbestos, urea-formaldehyde foam insulation, or other potentially hazardous materials or gases may affect the value of the property. The value estimate is predicated on the assumption that there is no such material on or in the property that would cause a loss in value. No responsibility is assumed for such conditions, or for any expertise or engineering knowledge required to discover them. The client is urged to retain an expert in this field, if desired. This report further assumes that there are no under/above ground storage tanks of any kind on the property (unless otherwise noted). Possible leakage problems have not been addressed. The site history of the larger parcel has not been explored, nor has the historical land use patterns of surrounding properties been investigated. Again, the appraiser has not addressed any environmental issues that might affect value. This report assumes that no such issues of any kind are present or affecting the Fee Simple Value in any manner (unless otherwise noted). The appraiser urges the client to retain an outside environmental expert to determine the larger parcel's status from this perspective.
15. The appraiser has personally inspected the property and finds no obvious evidence of structural deficiencies except as stated in the report. However, no responsibility for hidden or unnoticed defects is assumed. No responsibility for conformity to specific governmental requirements (such as fire, building and safety, earthquake, or occupancy codes) can be assumed without provisions of specific professional or governmental inspections.
16. The appraiser has personally inspected the larger parcel and found no evidence of termite damage or infestation (unless otherwise noted). No termite inspection report was made available to the appraiser; the appraiser is not responsible for damages resulting from any type of insect infestation whatsoever. This is beyond the scope of the appraisal assignment.
17. I have agreed to enter into this assignment requested by the client named in the report for the use specified by the client which is stated in the report, which calls for things that are different from the work that would otherwise be required by the specific guidelines of USPAP. The client agreed that the performance of this limited appraisal service is appropriate for their intended use.

ACCEPTANCE OF AND USE OF THIS APPRAISAL REPORT CONSTITUTES  
ACCEPTANCE OF ABOVE

**Res 24-69**



**THE FOLLOWING RESOLUTION WAS SPONSORED BY COUNCIL MEMBER ZUCKERMAN; INTRODUCED BY COUNCIL MEMBER \_\_\_\_\_ AND SECONDED FOR INTRODUCTION BY COUNCIL MEMBER \_\_\_\_\_.**

**RESOLUTION NO. 24-69**

**A RESOLUTION AUTHORIZING THE MAYOR OF THE CITY OF MANDEVILLE TO EXECUTE THE PROFESSIONAL SERVICES AGREEMENT BETWEEN THE CITY OF MANDEVILLE AND GREENLEAF ARCHITECTS, APAC, FOR THE CITY OF MANDEVILLE, MANDEVILLE CITY HALL RENOVATIONS PROJECT AND PROVIDING FOR OTHER MATTERS IN CONNECTION THEREWITH**

**WHEREAS**, on December 05, 2024, the City of Mandeville and Greenleaf Architects, APAC, entered into a professional services agreement for architectural design work for the construction of a New Council Chambers and other interior/ exterior renovations of the existing City Hall Building and site; and

**WHEREAS**, the contract is attached and made a part of this Resolution; and

**NOW, THEREFORE, BE IT RESOLVED** that the City Council of the City of Mandeville, hereby authorizes and empowers the Mayor of the City to execute the professional services agreement with Greenleaf Architects, APAC, for City Hall renovations on behalf of the City of Mandeville.

With the above resolution having been properly introduced and duly seconded, the vote was as follows:

AYES:

NAYS:

ABSTENTIONS:

ABSENT:

and the resolution was declared adopted this \_\_\_ day of \_\_\_\_\_ 2025.

\_\_\_\_\_  
Alicia Watts  
Clerk of Council

\_\_\_\_\_  
Scott Discon  
Council Chairman



**AIA**<sup>®</sup>

# Document B101<sup>®</sup> – 2017

## Standard Form of Agreement Between Owner and Architect

AGREEMENT made as of the Fifth day of December in the year Two Thousand Twenty-Four

*(In words, indicate day, month and year.)*

BETWEEN the Architect’s client identified as the Owner:  
*(Name, legal status, address and other information)*

City of Mandeville, City of Mandeville  
3101 E Causeway Approach, Mandeville, LA 70448  
Telephone Number: 985.686.3144

and the Architect:  
*(Name, legal status, address and other information)*

Justin Greenleaf, Greenleaf Architects, APAC  
404 E. Gibson Street, Suite 1  
Covington, LA 70433  
Telephone Number: 985.778.2080

for the following Project:  
*(Name, location and detailed description)*

City of Mandeville, Mandeville City Hall Renovations  
3101 East Causeway Approach, Mandeville, LA 70448

The City Hall scope of work consists of the remodel and expansion of the existing 9,200 sf facility. Interior and exterior portions of the building will be selectively demolished, re-using the existing structural steel system to support a new standing-seam metal roof over a fully reconfigured floor plan to maximize office space and shared amenities. New mechanical, electrical, and electrical systems will also be considered, pending budget.

The new 5,500 sf building expansion will facilitate a new main entrance lobby, City Council chamber, and support offices. Adjacent site elements and planting will be consolidated and updated to provide a cohesive aesthetic throughout the property and include supporting functions such as a retention pond, expanded public and private parking, and paved paths to support foot traffic between adjacent civic facilities.

See attached exhibits for additional detail.

The Owner and Architect agree as follows.

**ADDITIONS AND DELETIONS:**

The author of this document has added information needed for its completion. The author may also have revised the text of the original AIA standard form. An *Additions and Deletions Report* that notes added information as well as revisions to the standard form text is available from the author and should be reviewed. A vertical line in the left margin of this document indicates where the author has added necessary information and where the author has added to or deleted from the original AIA text.

This document has important legal consequences. Consultation with an attorney is encouraged with respect to its completion or modification.

Init.

**User Notes:**

(3B9ADA4E)

TABLE OF ARTICLES

- 1 INITIAL INFORMATION
- 2 ARCHITECT'S RESPONSIBILITIES
- 3 SCOPE OF ARCHITECT'S BASIC SERVICES
- 4 SUPPLEMENTAL AND ADDITIONAL SERVICES
- 5 OWNER'S RESPONSIBILITIES
- 6 COST OF THE WORK
- 7 COPYRIGHTS AND LICENSES
- 8 CLAIMS AND DISPUTES
- 9 TERMINATION OR SUSPENSION
- 10 MISCELLANEOUS PROVISIONS
- 11 COMPENSATION
- 12 SPECIAL TERMS AND CONDITIONS
- 13 SCOPE OF THE AGREEMENT

ARTICLE 1 INITIAL INFORMATION

§ 1.1 This Agreement is based on the Initial Information set forth in this Section 1.1.

*(For each item in this section, insert the information or a statement such as "not applicable" or "unknown at time of execution.")*

§ 1.1.1 The Owner's program for the Project:

*(Insert the Owner's program, identify documentation that establishes the Owner's program, or state the manner in which the program will be developed.)*

As described in Exhibit C.

§ 1.1.2 The Project's physical characteristics:

*(Identify or describe pertinent information about the Project's physical characteristics, such as size; location; dimensions; geotechnical reports; site boundaries; topographic surveys; traffic and utility studies; availability of public and private utilities and services; legal description of the site, etc.)*

Interior and Exterior Renovation to the existing approximate 9,200 sf City Hall building.

Approximate 5,500 sf addition to the Existing City Hall building to hold the new Council Chambers.

§ 1.1.3 The Owner's budget for the Cost of the Work, as defined in Section 6.1:

*(Provide total and, if known, a line item breakdown.)*

The budget is based on phasing and scope of work agreed upon at the end of Schematic at the end of Schematic Design. This initial budget is +/- \$7,600,000.00 for the renovations and additions to City Hall. The base bid includes but not limited to the following:

Phase 1 to be the Council Chambers Expansion. We have valued this at +/- \$4,100,000. This includes the following:

- ▶ New Council Chambers to seat 112+ people.
- ▶ New Council Office Suite area with Conference Room, Council Clerk office, Restrooms and Storage.
- ▶ New Lobby and secure entrances to the Chambers and the existing City Hall.
- ▶ Expanded Parking and Sitework.
- ▶ General sitework.
- ▶ Stormwater management.

Phase 2 to be the full renovation to the existing building which includes the Asbestos Remediation. We have valued this at +/- \$3,500,000. This includes the following.

- ▶ Complete removal of all Asbestos Containing Materials.
- ▶ Removal of all non-structural walls and building elements.
- ▶ Complete and Custom Renovation to the existing floorplate with offices, conference rooms secure reception desks, and a more efficient layout to allow for growth of the city staff.
- ▶ All new Building HVAC with up-to-date control systems.

A revised (or new) budget and timeline shall be established for any additional work outside of the City Hall/ Council Chambers project

§ 1.1.4 The Owner's anticipated design and construction milestone dates:

- .1 Design phase milestone dates, if any:

The Design schedule will be updated following the Owner's approval of intermediate project phases, which will account for facility operations, staff placement, and administrative constraints.

- .2 Construction commencement date:

Will be established at the Completion of Construction Documents.

*(Paragraph Deleted)*

- .3 Substantial Completion date or dates:

A Substantial Completion Date will be established at the Completion of Construction Documents..

*(Paragraph Deleted)*

- .4 Other milestone dates:

§ 1.1.5 The Owner intends the following procurement and delivery method for the Project:

*(Identify method such as competitive bid or negotiated contract, as well as any requirements for accelerated or fast-track design and construction, multiple bid packages, or phased construction.)*

The project delivery method will be competitive public bid. There are no requirements for multiple bid packages or phased construction.

§ 1.1.6 The Owner's anticipated Sustainable Objective for the Project:

*(Identify and describe the Owner's Sustainable Objective for the Project, if any.)*

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**User Notes:**

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*(Paragraph Deleted)*

§ 1.1.6.1 If the Owner identifies a Sustainable Objective, the Owner and Architect shall complete and incorporate AIA Document E204™–2017, Sustainable Projects Exhibit, into this Agreement to define the terms, conditions and services related to the Owner’s Sustainable Objective. If E204–2017 is incorporated into this agreement, the Owner and Architect shall incorporate the completed E204–2017 into the agreements with the consultants and contractors performing services or Work in any way associated with the Sustainable Objective.

§ 1.1.7 The Owner identifies the following representative in accordance with Section 5.3:  
*(List name, address, and other contact information.)*

Mayor Clay Madden

3101 E East Causeway Approach  
Mandeville, LA 70448  
Telephone Number: 985.626.3144

Email Address: cmadden@cityofmandeville.com

§ 1.1.8 The persons or entities, in addition to the Owner’s representative, who are required to review the Architect’s submittals to the Owner are as follows:  
*(List name, address, and other contact information.)*

City of Mandeville Engineering  
City of Mandeville Department of Planning  
City of Mandeville Department of Public Works

§ 1.1.9 The Owner shall retain the following consultants and contractors:  
*(List name, legal status, address, and other contact information.)*

.1 Geotechnical Engineer:

Eustic Engineering, LLC  
28th Street, Metairie, LA 70002

*(Paragraph Deleted)*

.2 Other, if any:  
*(List any other consultants and contractors retained by the Owner.)*

§ 1.1.10 The Architect identifies the following representative in accordance with Section 2.3:  
*(List name, address, and other contact information.)*

Init.



Any and all employees of Greenleaf Architects  
404 E. Gibson Street, Suite 1  
Covington, LA 70433  
Telephone Number: 985.778.2080

Email Address: jgreenleaf@greenleafarch.com

§ 1.1.11 The Architect shall retain the consultants identified in Sections 1.1.11.1 and 1.1.11.2:  
(List name, legal status, address, and other contact information.)

§ 1.1.11.1 Consultants retained under Basic Services:

.1 Structural Engineer:

To be hired by Greenleaf Architects

.2 Mechanical Engineer:

To be hired by Greenleaf Architects

.3 Electrical Engineer:

To be hired by Greenleaf Architects

§ 1.1.11.2 Consultants retained under Supplemental Services:

.1 Civil Engineering (as part of basic services):

High Tide Consultants,  
High Tide Consultants, LLC  
Richard "Ricky" Galloway  
434 N. Columbia St. - Suite 200A  
Covington, LA 70433  
Telephone Number: 985-446-1110

.2 Landscape Architect (as part of basic services):

To be Hired by Greenleaf Architects.

Init.

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User Notes:

(3B9ADA4E)

.3 Interior Design (as part of basic services):

Greenleaf Architects, APAC  
404 E. Gibson Street, Suite 1  
Covington, LA 70433  
Telephone Number: 985-778-2080

.4 Hazardous Material Surveying/ Environmental Site Assessment and Design  
To be hired by Greenleaf Architects

.5 Detailed Opinion of Probable Cost:  
To be hired by Greenleaf Architects

§ 1.1.12 Other Initial Information on which the Agreement is based:

The Owner has directed the Architect to provide professional services on this project normally carried by the Owner. With respect to the Supplemental Services provided by the Architect from 1.1.11.2.4-.5, hazardous/ environmental materials surveying/ design, and detailed opinion of probable cost, (hereby referred to as “Other Supplemental Services”), the Owner agrees that (1) the Architect shall not be responsible for the technical accuracy or the compliance with applicable codes or standards of practice of the portions of the Project designed or otherwise provided via the “Other Supplemental Services”, and (2) the Owner shall indemnify and hold harmless the Architect, Architect’s consultants, and agents and employees of any of them from and against claims, damages, losses, and expenses, including but not limited to attorneys’ fees, arising out of the services performed by those providing the “Other Supplemental Services” but only to the extent the claims, damages, losses, and expenses are not caused by the negligent acts or omissions of the Architect, its employees and its consultants in the performance of professional services under this Agreement.”

Refer to Article 5 Owner's Responsibilities, Sections 5.4 and 5.5 for additional information.

§ 1.2 The Owner and Architect may rely on the Initial Information. Both parties, however, recognize that the Initial Information may materially change and, in that event, the Owner and the Architect shall appropriately adjust the Architect’s services, schedule for the Architect’s services, and the Architect’s compensation. The Owner shall adjust the Owner’s budget for the Cost of the Work and the Owner’s anticipated design and construction milestones, as necessary, to accommodate material changes in the Initial Information.

§ 1.3 The parties shall agree upon protocols governing the transmission and use of Instruments of Service or any other information or documentation in digital form. The parties will use AIA Document E203™–2013, Building Information Modeling and Digital Data Exhibit, as a basic reference, to establish the protocols for the development, use, transmission, and exchange of digital data.

§ 1.3.1 Any use of, or reliance on, all or a portion of a building information model without agreement to protocols governing the use of, and reliance on, the information contained in the model and without having those protocols set forth in AIA Document E203™–2013, Building Information Modeling and Digital Data Exhibit, and the requisite AIA Document G202™–2013, Project Building Information Modeling Protocol Form, shall be at the using or relying party’s sole risk and without liability to the other party and its contractors or consultants, the authors of, or contributors to, the building information model, and each of their agents and employees.

## ARTICLE 2 ARCHITECT'S RESPONSIBILITIES

§ 2.1 The Architect shall provide professional services as set forth in this Agreement. The Architect represents that it is properly licensed in the jurisdiction where the Project is located to provide the services required by this Agreement, or shall cause such services to be performed by appropriately licensed design professionals.

§ 2.2 The Architect shall perform its services consistent with the professional skill and care ordinarily provided by architects practicing in the same or similar locality under the same or similar circumstances. The Architect shall perform its services as expeditiously as is consistent with such professional skill and care and the orderly progress of the Project.

§ 2.3 The Architect shall identify a representative authorized to act on behalf of the Architect with respect to the Project.

§ 2.4 Except with the Owner's knowledge and consent, the Architect shall not engage in any activity, or accept any employment, interest or contribution that would reasonably appear to compromise the Architect's professional judgment with respect to this Project.

§ 2.5 The Architect shall maintain the following insurance until termination of this Agreement. If any of the requirements set forth below are in addition to the types and limits the Architect normally maintains, the Owner shall pay the Architect as set forth in Section 11.9.

§ 2.5.1 Commercial General Liability with policy limits of not less than One Million Dollars and Zero Cents (\$ 1000000.00 ) for each occurrence and Two Million Dollars and Zero Cents (\$ 2000000.00 ) in the aggregate for bodily injury and property damage.

§ 2.5.2 Automobile Liability covering vehicles hired (company leased or rented), and non-owned vehicles (owned by employees and used for company business), by the Architect with policy limits of not less than One Million Dollars and Zero Cents (\$ 1000000.00 ) per accident for bodily injury, death of any person, and property damage arising out of the ownership, maintenance and use of those motor vehicles, along with any other statutorily required automobile coverage.

§ 2.5.3 The Architect may achieve the required limits and coverage for Commercial General Liability and Automobile Liability through a combination of primary and excess or umbrella liability insurance, provided such primary and excess or umbrella liability insurance policies result in the same or greater coverage as the coverages required under Sections 2.5.1 and 2.5.2, and in no event shall any excess or umbrella liability insurance provide narrower coverage than the primary policy. The excess policy shall not require the exhaustion of the underlying limits only through the actual payment by the underlying insurers.

§ 2.5.4 Workers' Compensation at statutory limits.

§ 2.5.5 Employers' Liability with policy limits not less than One Million Dollars and Zero Cents (\$ 1000000.00 ) each accident, One Million Dollars and Zero Cents (\$ 1000000.00 ) each employee, and One Million Dollars and Zero Cents (\$ 1000000.00 ) policy limit.

§ 2.5.6 Professional Liability covering negligent acts, errors and omissions in the performance of professional services with policy limits of not less than Two Million Dollars and Zero Cents (\$ 2000000.00 ) per occurrence and Two Million Dollars and Zero Cents (\$ 2000000.00 ) in the aggregate.

§ 2.5.7 Additional Insured Obligations. To the fullest extent permitted by law, the Architect shall cause the primary and excess or umbrella policies for Commercial General Liability and Automobile Liability to include the Owner as an additional insured for claims caused in whole or in part by the Architect's negligent acts or omissions. The additional insured coverage shall be primary and non-contributory to any of the Owner's insurance policies and shall apply to both ongoing and completed operations. Additionally, there shall be a waiver of subrogation in favor of the Owner.

§ 2.5.8 The Architect shall provide certificates of insurance to the Owner that evidence compliance with the requirements in this Section 2.5 All certificates of insurance shall be furnished to the Owner and said insurance

Init.

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shall not be canceled without thirty (30) days prior notice of cancellation given to the Owner, in writing. Architect shall provide proof of liability and workers' compensation insurance to the Owner. Said policies and Declaration sheets are to be delivered to the Owner before commencement of work performed under this Agreement.

§ 2.5.9 To the fullest extent permitted by law, the Architect shall indemnify and hold the Owner, the Owner's officials, employees, and agents harmless from and against damages, losses and judgments arising from claims by third parties, including reasonable attorneys' fees and expenses recoverable under applicable law, but only to the extent they are caused by the negligent acts or omissions of the Architect, its employees and its consultants in the performance of professional services under this Agreement. The Architect's obligation to indemnify and hold the Owner and the Owner's officers and employees harmless does not include a duty to defend. To the extent of proper payment from Owner, this indemnification shall extend to any and all claims and/or liens for labor, services, or materials furnished to Architect in connection with the performance of its obligations under this Agreement.

### ARTICLE 3 SCOPE OF ARCHITECT'S BASIC SERVICES

§ 3.1 The Architect's Basic Services consist of those described in this Article 3 and include usual and customary structural, mechanical, and electrical engineering services. Services not set forth in this Article 3 are Supplemental or Additional Services.

§ 3.1.1 The Architect shall manage the Architect's services, research applicable design criteria, attend Project meetings, communicate with members of the Project team, and report progress to the Owner.

§ 3.1.2 The Architect shall coordinate its services with those services provided by the Owner and the Owner's consultants. The Architect shall be entitled to rely on, and shall not be responsible for, the accuracy, completeness, and timeliness of, services and information furnished by the Owner and the Owner's consultants. The Architect shall provide prompt written notice to the Owner if the Architect becomes aware of any error, omission, or inconsistency in such services or information.

§ 3.1.3 As soon as practicable after the date of this Agreement, the Architect shall submit for the Owner's approval a schedule for the performance of the Architect's services. The schedule initially shall include anticipated dates for the commencement of construction and for Substantial Completion of the Work as set forth in the Initial Information. The schedule shall include allowances for periods of time required for the Owner's review, for the performance of the Owner's consultants, and for approval of submissions by authorities having jurisdiction over the Project. Once approved by the Owner, time limits established by the schedule shall not, except for reasonable cause, be exceeded by the Architect or Owner. With the Owner's approval, the Architect shall adjust the schedule, if necessary, as the Project proceeds until the commencement of construction.

§ 3.1.4 The Architect shall not be responsible for an Owner's directive or substitution, or for the Owner's acceptance of non-conforming Work, made or given without the Architect's written approval.

§ 3.1.5 The Architect shall contact governmental authorities required to approve the Construction Documents and entities providing utility services to the Project. The Architect shall respond to applicable design requirements imposed by those authorities and entities.

§ 3.1.6 The Architect shall assist the Owner in connection with the Owner's responsibility for filing documents required for the approval of governmental authorities having jurisdiction over the Project.

### § 3.2 Schematic Design Phase Services

#### § 3.2.1

*(Paragraphs Deleted)*

Section Removed. Completed under previous agreement

*(Paragraphs Deleted)*

### § 3.3 Design Development Phase Services

§ 3.3.1 Based on the Owner's approval of the Schematic Design Documents, executed Notice to Proceed and on the Owner's authorization of any adjustments in the Project requirements and the budget for the Cost of the Work, the Architect shall prepare Design Development Documents for the Owner's approval. The Design Development Documents shall illustrate and describe the development of the approved Schematic Design Documents and shall consist of drawings and other documents including plans, sections, elevations, typical construction details, and diagrammatic layouts of building systems to fix and describe the size and character of the Project as to architectural, structural, mechanical and electrical systems, and other appropriate elements. The Design Development Documents shall also include outline specifications that identify major materials and systems and establish, in general, their quality levels.

§ 3.3.2 The Architect shall update the Opinion of Probable Cost of the Work prepared in accordance with Section 6.3.

§ 3.3.3 The Architect shall submit the Design Development Documents to the Owner, advise the Owner to receive any adjustments to the Opinion of Probable Cost of the Work, and request the Owner's approval. If through no fault of the Architect, such as material cost increases, or an Owner's request to change the scope, the budget at this phase is escalated, the Architect shall be entitled to Additional Services pursuant to Section 4.2.

### § 3.4 Construction Documents Phase Services

§ 3.4.1 Based on the Owner's approval of the Design Development Documents, executed Notice to Proceed and on the Owner's authorization of any adjustments in the Project requirements and the budget for the Cost of the Work, the Architect shall prepare Construction Documents for the Owner's approval. The Construction Documents shall illustrate and describe the further development of the approved Design Development Documents and shall consist of Drawings and Specifications setting forth in detail the quality levels and performance criteria of materials and systems and other requirements for the construction of the Work. The Owner and Architect acknowledge that, in order to perform the Work, the Contractor will provide additional information, including Shop Drawings, Product Data, Samples and other similar submittals, which the Architect shall review in accordance with Section 3.6.4.

§ 3.4.2 The Architect shall incorporate the design requirements of governmental authorities having jurisdiction over the Project into the Construction Documents.

§ 3.4.3 During the development of the Construction Documents, the Architect shall assist the Owner in the review of (1) procurement information that describes the time, place, and conditions of bidding, including bidding or proposal forms; (2) the form of agreement between the Owner and Contractor; and (2) the Conditions of the Contract for Construction (General, Supplementary and other Conditions). The Architect shall also compile a project manual that includes the Conditions of the Contract for Construction and Specifications, and may include bidding requirements and sample forms.

§ 3.4.4 The Architect shall update the Opinion of Probable Cost of the Work prepared in accordance with Section 6.3.

§ 3.4.5 The Architect shall submit the Construction Documents to the Owner, advise the Owner of any adjustments to the Opinion of Probable Cost of the Work, take any action required under Section 6.5, and request the Owner's approval.

### § 3.5 Procurement Phase Services

#### § 3.5.1 General

Following an executed Notice to Proceed, the Architect shall assist the Owner in establishing a list of prospective contractors. Following the Owner's approval of the Construction Documents, the Architect shall assist the Owner in (1) obtaining either competitive bids or negotiated proposals; (2) confirming responsiveness of bids or proposals; (3) determining the successful bid or proposal, if any.

#### § 3.5.2 Competitive Bidding

§ 3.5.2.1 Bidding Documents shall consist of bidding requirements and proposed Contract Documents.

§ 3.5.2.2 The Architect shall assist the Owner in bidding the Project by:



- .1 facilitating the distribution of Bidding Documents to prospective bidders;
- .2 organizing and conducting a pre-bid conference for prospective bidders;
- .3 preparing responses to questions from prospective bidders and providing clarifications and interpretations of the Bidding Documents to the prospective bidders in the form of addenda; and,
- .4 organizing and conducting the opening of the bids, and subsequently documenting and distributing the bidding results, as directed by the Owner.

§ 3.5.2.3 If the Bidding Documents permit substitutions, upon the Owner's written authorization, the Architect shall, as an Additional Service, consider requests for substitutions and prepare and distribute addenda identifying approved substitutions to all prospective bidders.

*(Paragraphs Deleted)*

## § 3.6 Construction Phase Services

### § 3.6.1 General

§ 3.6.1.1 The Architect shall provide administration of the Contract between the Owner and the Contractor as set forth below and in AIA Document A201™–2017, General Conditions of the Contract for Construction. If the Owner and Contractor modify AIA Document A201–2017, those modifications shall not affect the Architect's services under this Agreement unless the Owner and the Architect amend this Agreement.

§ 3.6.1.2 The Architect shall advise and consult with the Owner during the Construction Phase Services. The Architect shall have authority to act on behalf of the Owner only to the extent provided in this Agreement. The Architect shall not have control over, charge of, or responsibility for the construction means, methods, techniques, sequences or procedures, or for safety precautions and programs in connection with the Work, nor shall the Architect be responsible for the Contractor's failure to perform the Work in accordance with the requirements of the Contract Documents. The Architect shall be responsible for the Architect's negligent acts or omissions, but shall not have control over or charge of, and shall not be responsible for, acts or omissions of the Contractor or of any other persons or entities performing portions of the Work.

§ 3.6.1.3 Subject to Section 4.2 and except as provided in Section 3.6.6.5, the Architect's responsibility to provide Construction Phase Services commences with the award of the Contract for Construction and terminates on the date the Architect issues the final Certificate for Payment.

### § 3.6.2 Evaluations of the Work

§ 3.6.2.1 The Architect shall visit the site at intervals appropriate to the stage of construction, or as otherwise required in Section 4.2.3, to become generally familiar with the progress and quality of the portion of the Work completed, and to determine, in general, if the Work observed is being performed in a manner indicating that the Work, when fully completed, will be in accordance with the Contract Documents. However, the Architect shall not be required to make exhaustive or continuous on-site inspections to check the quality or quantity of the Work. On the basis of the site visits, the Architect shall keep the Owner reasonably informed about the progress and quality of the portion of the Work completed, and promptly report to the Owner (1) known deviations from the Contract Documents, (2) known deviations from the most recent construction schedule submitted by the Contractor, and (3) defects and deficiencies observed in the Work.

§ 3.6.2.2 The Architect has the authority to recommend to the owner to reject Work that does not conform to the Contract Documents. Whenever the Architect considers it necessary or advisable, the Architect shall have the authority to require inspection or testing of the Work in accordance with the provisions of the Contract Documents, whether or not the Work is fabricated, installed or completed. However, neither this authority of the Architect nor a decision made in good faith either to exercise or not to exercise such authority shall give rise to a duty or responsibility of the Architect to the Contractor, Subcontractors, suppliers, their agents or employees, or other persons or entities performing portions of the Work.

§ 3.6.2.2.1 The Architect shall not be responsible for an Owner's directive or substitution, or for the Owner's acceptance of non-conforming Work, made or given or given without the Architect's written approval.

§ 3.6.2.3 The Architect shall interpret matters concerning performance under, and requirements of, the Contract Documents on written request of either the Owner or Contractor. The Architect's response to such requests shall be made in writing within any time limits agreed upon or otherwise with reasonable promptness.

§ 3.6.2.4 Interpretations and decisions of the Architect shall be consistent with the intent of, and reasonably inferable from, the Contract Documents and shall be in writing or in the form of drawings. When making such interpretations and decisions, the Architect shall endeavor to secure faithful performance by both Owner and Contractor, shall not show partiality to either, and shall not be liable for results of interpretations or decisions rendered in good faith. The Architect's decisions on matters relating to aesthetic effect shall be final if consistent with the intent expressed in the Contract Documents.

§ 3.6.2.5 Unless the Owner and Contractor designate another person to serve as an Initial Decision Maker, as that term is defined in AIA Document A201–2017, the Architect shall render initial decisions on Claims between the Owner and Contractor as provided in the Contract Documents.

### § 3.6.3 Certificates for Payment to Contractor

§ 3.6.3.1 The Architect shall review and certify the amounts due the Contractor and shall issue certificates in such amounts. The Architect's certification for payment shall constitute a representation to the Owner, based on the Architect's evaluation of the Work as provided in Section 3.6.2 and on the data comprising the Contractor's Application for Payment, that, to the best of the Architect's knowledge, information and belief, the Work has progressed to the point indicated, the quality of the Work is in accordance with the Contract Documents, and that the Contractor is entitled to payment in the amount certified. The foregoing representations are subject to (1) an evaluation of the Work for conformance with the Contract Documents upon Substantial Completion, (2) results of subsequent tests and inspections, (3) correction of minor deviations from the Contract Documents prior to completion, and (4) specific qualifications expressed by the Architect.

§ 3.6.3.2 The issuance of a Certificate for Payment shall not be a representation that the Architect has (1) made exhaustive or continuous on-site inspections to check the quality or quantity of the Work, (2) reviewed construction means, methods, techniques, sequences or procedures, (3) reviewed copies of requisitions received from Subcontractors and suppliers and other data requested by the Owner to substantiate the Contractor's right to payment, or (4) ascertained how or for what purpose the Contractor has used money previously paid on account of the Contract Sum.

§ 3.6.3.3 The Architect shall maintain a record of the Applications and Certificates for Payment.

### § 3.6.4 Submittals

§ 3.6.4.1 The Architect shall review the Contractor's submittal schedule and shall not unreasonably delay or withhold approval of the schedule. The Architect's action in reviewing submittals shall be taken in accordance with the approved submittal schedule or, in the absence of an approved submittal schedule, with reasonable promptness while allowing sufficient time, in the Architect's professional judgment, to permit adequate review.

§ 3.6.4.2 The Architect shall review and approve, or take other appropriate action upon, the Contractor's submittals such as Shop Drawings, Product Data and Samples, but only for the limited purpose of checking for conformance with information given and the design concept expressed in the Contract Documents. Review of such submittals is not for the purpose of determining the accuracy and completeness of other information such as dimensions, quantities, and installation or performance of equipment or systems, which are the Contractor's responsibility. The Architect's review shall not constitute approval of safety precautions or construction means, methods, techniques, sequences or procedures. The Architect's approval of a specific item shall not indicate approval of an assembly of which the item is a component.

§ 3.6.4.3 If the Contract Documents specifically require the Contractor to provide professional design services or certifications by a design professional related to systems, materials, or equipment, the Architect shall specify the appropriate performance and design criteria that such services must satisfy. The Architect shall review and take appropriate action on Shop Drawings and other submittals related to the Work designed or certified by the Contractor's design professional, provided the submittals bear such professional's seal and signature when submitted to the Architect. The Architect's review shall be for the limited purpose of checking for conformance with information given and the design concept expressed in the Contract Documents. The Architect shall be entitled to

rely upon, and shall not be responsible for, the adequacy and accuracy of the services, certifications, and approvals performed or provided by such design professionals.

§ 3.6.4.4 Subject to Section 4.2, the Architect shall review and respond to requests for information about the Contract Documents. The Architect shall set forth, in the Contract Documents, the requirements for requests for information. Requests for information shall include, at a minimum, a detailed written statement that indicates the specific Drawings or Specifications in need of clarification and the nature of the clarification requested. The Architect's response to such requests shall be made in writing within any time limits agreed upon, or otherwise with reasonable promptness. If appropriate, the Architect shall prepare and issue supplemental Drawings and Specifications in response to the requests for information.

§ 3.6.4.5 The Architect shall maintain a record of submittals and copies of submittals supplied by the Contractor in accordance with the requirements of the Contract Documents.

#### § 3.6.5 Changes in the Work

§ 3.6.5.1 The Architect may order minor changes in the Work that are consistent with the intent of the Contract Documents and do not involve an adjustment in the Contract Sum or an extension of the Contract Time. Subject to Section 4.2, the Architect shall prepare Change Orders and Construction Change Directives for the Owner's approval and execution in accordance with the Contract Documents.

§ 3.6.5.2 The Architect shall maintain records relative to changes in the Work.

#### § 3.6.6 Project Completion

§ 3.6.6.1 The Architect shall:

- .1 conduct site observations to determine the date or dates of Substantial Completion and the date of final completion;
- .2 issue Certificates of Substantial Completion;
- .3 forward to the Owner, for the Owner's review and records, written warranties and related documents required by the Contract Documents and received from the Contractor; and,
- .4 issue a final Certificate for Payment based upon a final inspection indicating that, to the best of the Architect's knowledge, information, and belief, the Work complies with the requirements of the Contract Documents.

§ 3.6.6.2 The Architect's site observations shall be conducted with the Owner to check conformance of the Work with the requirements of the Contract Documents and to verify the accuracy and completeness of the list submitted by the Contractor of Work to be completed or corrected.

§ 3.6.6.3 When Substantial Completion has been achieved, the Architect shall inform the Owner about the balance of the Contract Sum remaining to be paid the Contractor, including the amount to be retained from the Contract Sum, if any, for final completion or correction of the Work.

§ 3.6.6.4 The Architect shall forward to the Owner the following information received from the Contractor: (1) consent of surety or sureties, if any, to reduction in or partial release of retainage or the making of final payment; (2) affidavits, receipts, releases and waivers of liens, or bonds indemnifying the Owner against liens; and (3) any other documentation required of the Contractor under the Contract Documents.

§ 3.6.6.5 Upon request of the Owner, and prior to the expiration of one year from the date of Substantial Completion, the Architect shall, without additional compensation, conduct a meeting with the Owner to review the facility operations and performance.

### ARTICLE 4 SUPPLEMENTAL AND ADDITIONAL SERVICES

#### § 4.1 Supplemental Services

§ 4.1.1 The services listed below are not included in Basic Services but may be required for the Project. The Architect shall provide the listed Supplemental Services only if specifically designated in the table below as the Architect's responsibility, and the Owner shall compensate the Architect as provided in Section 11.2. Unless otherwise specifically addressed in this Agreement, if neither the Owner nor the Architect is designated, the parties agree that the listed Supplemental Service is not being provided for the Project.

*(Designate the Architect’s Supplemental Services and the Owner’s Supplemental Services required for the Project by indicating whether the Architect or Owner shall be responsible for providing the identified Supplemental Service. Insert a description of the Supplemental Services in Section 4.1.2 below or attach the description of services as an exhibit to this Agreement.)*

Supplemental Services	Responsibility (Architect, Owner, or not provided)
§ 4.1.1.1 Programming	Architect
§ 4.1.1.2 Multiple preliminary designs	Not Provided
§ 4.1.1.3 Measured drawings	Not Provided
§ 4.1.1.4 Existing facilities surveys	Not Provided
§ 4.1.1.5 Site evaluation and planning	Architect
§ 4.1.1.6 Building Information Model management responsibilities	Not Provided
§ 4.1.1.7 Development of Building Information Models for post construction use	Not Provided
§ 4.1.1.8 Civil Engineering	Architect; included in basic services
§ 4.1.1.9 Landscape Design	Architect; included in basic services
§ 4.1.1.10 Architectural Interior Design	Architect; included in basic services
§ 4.1.1.11 Value analysis	Not Provided
§ 4.1.1.12 Detailed Opinion of Probable Cost Estimation as noted in Section 6.3, (included in 4.1.1.30)	Architect
§ 4.1.1.13 On-site project representation	Not Provided
§ 4.1.1.14 Conformed documents for construction	Not Provided
§ 4.1.1.15 As-designed record drawings	Not Provided
§ 4.1.1.16 As-constructed record drawings	Contractor
§ 4.1.1.17 Post-occupancy evaluation	Not Provided
§ 4.1.1.18 Facility support services	Not Provided
§ 4.1.1.19 Tenant-related services	Not Provided
§ 4.1.1.20 Architect’s coordination of the Owner’s consultants	Owner
§ 4.1.1.21 Telecommunications/data design	Owner
§ 4.1.1.22 Security evaluation and planning	Owner
§ 4.1.1.23 Commissioning	Not Provided
§ 4.1.1.24 Sustainable Project Services pursuant to Section 4.1.3	Not Provided
§ 4.1.1.25 Fast-track design services	Not Provided
§ 4.1.1.26 Multiple bid packages	Not Provided
§ 4.1.1.27 Historic preservation	Not Provided
§ 4.1.1.28 Furniture, furnishings, and equipment design	Owner
§ 4.1.1.29 Other services provided by specialty Consultants	TBD
§ 4.1.1.30 Other Supplemental Services	Architect
§ 4.1.1.31 Hazardous Material Surveying/Environmental Site Assessment and Design	Architect

§ 4.1.2 Description of Supplemental Services

§ 4.1.2.1 A description of each Supplemental Service identified in Section 4.1.1 as the Architect’s responsibility is provided below.

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*(Describe in detail the Architect's Supplemental Services identified in Section 4.1.1 or, if set forth in an exhibit, identify the exhibit. The AIA publishes a number of Standard Form of Architect's Services documents that can be included as an exhibit to describe the Architect's Supplemental Services.)*

Refer to Section 11.2.1 For Supplementary Services listed that are considered basic services provided by the Architect.

Refer to Section 11.2.2 for list of Supplemental Services.

§ 4.1.2.2 A description of each Supplemental Service identified in Section 4.1.1 as the Owner's responsibility is provided below.

*(Describe in detail the Owner's Supplemental Services identified in Section 4.1.1 or, if set forth in an exhibit, identify the exhibit.)*

§ 4.1.3 If the Owner identified a Sustainable Objective in Article 1, the Architect shall provide, as a Supplemental Service, the Sustainability Services required in AIA Document E204™–2017, Sustainable Projects Exhibit, attached to this Agreement. The Owner shall compensate the Architect as provided in Section 11.2.

#### § 4.2 Architect's Additional Services

The Architect may provide Additional Services after execution of this Agreement without invalidating the Agreement. Except for services required due to the fault of the Architect, any Additional Services provided in accordance with this Section 4.2 shall entitle the Architect to compensation pursuant to Section 11.3 and an appropriate adjustment in the Architect's schedule.

§ 4.2.1 Upon recognizing the need to perform the following Additional Services, the Architect shall notify the Owner with reasonable promptness and explain the facts and circumstances giving rise to the need. The Architect shall not proceed to provide the following Additional Services until the Architect receives the Owner's written authorization:

- .1 Services necessitated by a change in the Initial Information, previous instructions or approvals given by the Owner, or a material change in the Project including size, quality, complexity, the Owner's schedule or budget for Cost of the Work, or procurement or delivery method;
- .2 Services necessitated by the enactment or revision of codes, laws, or regulations, including changing or editing previously prepared Instruments of Service;
- .3 Changing or editing previously prepared Instruments of Service necessitated by official interpretations of applicable codes, laws or regulations that are either (a) contrary to specific interpretations by the applicable authorities having jurisdiction made prior to the issuance of the building permit, or (b) contrary to requirements of the Instruments of Service when those Instruments of Service were prepared in accordance with the applicable standard of care;
- .4 Services necessitated by decisions of the Owner not rendered in a timely manner or any other failure of performance on the part of the Owner or the Owner's consultants or contractors;
- .5 Preparing digital models or other design documentation for transmission to the Owner's consultants and contractors, or to other Owner-authorized recipients;
- .6 Preparation of design and documentation for alternate bid or proposal requests proposed by the Owner;
- .7 Preparation for, and attendance at, a public presentation, meeting or hearing;
- .8 Preparation for, and attendance at, a dispute resolution proceeding or legal proceeding, except where the Architect is party thereto;
- .9 Evaluation of the qualifications of entities providing bids or proposals;
- .10 Consultation concerning replacement of Work resulting from fire or other cause during construction; or,
- .11 Assistance to the Initial Decision Maker, if other than the Architect.

§ 4.2.2 To avoid delay in the Construction Phase, the Architect shall provide the following Additional Services, notify the Owner with reasonable promptness, and explain the facts and circumstances giving rise to the need. If, upon receipt of the Architect's notice, the Owner determines that all or parts of the services are not required, the Owner shall give prompt written notice to the Architect of the Owner's determination. The Owner shall compensate the Architect for the services provided prior to the Architect's receipt of the Owner's notice.



- .1 Reviewing a Contractor's submittal out of sequence from the submittal schedule approved by the Architect;
- .2 Responding to the Contractor's requests for information that are not prepared in accordance with the Contract Documents or where such information is available to the Contractor from a careful study and comparison of the Contract Documents, field conditions, other Owner-provided information, Contractor-prepared coordination drawings, or prior Project correspondence or documentation;
- .3 Preparing Change Orders and Construction Change Directives that require evaluation of Contractor's proposals and supporting data, or the preparation or revision of Instruments of Service;
- .4 Evaluating an extensive number of Claims as the Initial Decision Maker; or,
- .5 Evaluating substitutions proposed by the Owner or Contractor and making subsequent revisions to Instruments of Service resulting therefrom.

§ 4.2.3 The Architect shall provide Construction Phase Services exceeding the limits set forth below as Additional Services. When the limits below are reached, the Architect shall notify the Owner:

- .1 Two ( 2 ) reviews of each Shop Drawing, Product Data item, sample and similar submittals of the Contractor
- .2 One ((1 ) every two weeks and at major milestones ) visit to the site by the Architect during construction
- .3 Two ( 2 ) site observations for any portion of the Work to determine whether such portion of the Work is substantially complete in accordance with the requirements of the Contract Documents
- .4 Two ( 2 ) site observations for any portion of the Work to determine final completion.

§ 4.2.4 Except for services required under Section 3.6.6.5 and those services that do not exceed the limits set forth in Section 4.2.3, Construction Phase Services provided more than 60 days after (1) the date of Substantial Completion of the Work or (2) the initial date of Substantial Completion identified in the agreement between the Owner and Contractor, whichever is earlier, shall be compensated as Additional Services to the extent the Architect incurs additional cost in providing those Construction Phase Services.

§ 4.2.5 If the services covered by this Agreement have not been completed within twenty (20) months of this Agreement, through no fault of the Architect, extension of the Architect's services beyond that time shall be compensated as Additional Services.

## ARTICLE 5 OWNER'S RESPONSIBILITIES

§ 5.1 Unless otherwise provided for under this Agreement, the Owner shall provide information in a timely manner regarding requirements for and limitations on the Project, including a written program, which shall set forth the Owner's objectives; schedule; constraints and criteria, including space requirements and relationships; flexibility; expandability; special equipment; systems; and site requirements.

§ 5.2 The Owner shall establish the Owner's budget for the Project, including (1) the budget for the Cost of the Work as defined in Section 6.1; (2) the Owner's other costs; and, (3) reasonable contingencies related to all of these costs. The Owner shall update the Owner's budget for the Project as necessary throughout the duration of the Project until final completion. If the Owner significantly increases or decreases the Owner's budget for the Cost of the Work, the Owner shall notify the Architect. The Owner and the Architect shall thereafter agree to a corresponding change in the Project's scope and quality.

§ 5.3 The Owner shall identify a representative authorized to act on the Owner's behalf with respect to the Project. The Owner shall render decisions and approve the Architect's submittals in a timely manner in order to avoid unreasonable delay in the orderly and sequential progress of the Architect's services.

§ 5.4 The Owner shall furnish services of geotechnical engineers, which may include test borings, test pits, determinations of soil bearing values, percolation tests, evaluations of hazardous materials, seismic evaluation, ground corrosion tests and resistivity tests, including necessary operations for anticipating subsoil conditions, with written reports and appropriate recommendations.

§ 5.5 The Architect shall conduct a reasonable investigation of existing conditions, including the use of testing and surveying the Owner and Architect deem appropriate by inclusion as "Other Supplemental Services" in Section

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1.1.12, and shall provide the results of that investigation to the Owner. However, the Architect cannot warrant or guarantee that the Architect's investigation will disclose all concealed or existing conditions that may exist. The Architect shall not be liable to the Owner in the event the Architect's reasonable investigation fails to reveal existing conditions that later result in a change in the Work or other costs to the Owner.

The Owner shall indemnify and hold harmless the Architect, Architect's consultants, and agents and employees of any of them from and against claims, damages, losses, and expenses, including but not limited to attorneys' fees, which arise as a result of inaccurate or incomplete documentation or information furnished by those providing the "Other Supplemental Services" noted in Section 1.1.12 to the extent retained by Owner, but only to the extent the claims, damages, losses, and expenses are not caused by the negligent acts or omissions of the Architect, its employees and its consultants in the performance of professional services under this Agreement.

§ 5.6 The Owner shall provide the Supplemental Services designated as the Owner's responsibility in Section 4.1.1.

§ 5.7 If the Owner identified a Sustainable Objective in Article 1, the Owner shall fulfill its responsibilities as required in AIA Document E204™–2017, Sustainable Projects Exhibit, attached to this Agreement.

§ 5.8 The Owner shall coordinate the services of its own consultants with those services provided by the Architect. Upon the Architect's request, the Owner shall furnish copies of the scope of services in the contracts between the Owner and the Owner's consultants. The Owner shall furnish the services of consultants other than those designated as the responsibility of the Architect in this Agreement, or authorize the Architect to furnish them as an Additional Service, when the Architect requests such services and demonstrates that they are reasonably required by the scope of the Project. The Owner shall require that its consultants and contractors maintain insurance, including professional liability insurance, as appropriate to the services or work provided.

§ 5.9 The Owner shall furnish tests, inspections and reports required by law or the Contract Documents, such as structural, mechanical, and chemical tests, tests for air and water pollution, and tests for hazardous materials.

§ 5.10 The Owner shall furnish all legal, insurance and accounting services, including auditing services, that may be reasonably necessary at any time for the Project to meet the Owner's needs and interests.

§ 5.11 The Owner shall provide prompt written notice to the Architect if the Owner becomes aware of any fault or defect in the Project, including errors, omissions or inconsistencies in the Architect's Instruments of Service.

§ 5.12 The Owner shall include the Architect in all communications with the Contractor that relate to or affect the Architect's services or professional responsibilities. The Owner shall promptly notify the Architect of the substance of any direct communications between the Owner and the Contractor otherwise relating to the Project. Communications by and with the Architect's consultants shall be through the Architect.

§ 5.13 Before executing the Contract for Construction, the Owner shall coordinate the Architect's duties and responsibilities set forth in the Contract for Construction with the Architect's services set forth in this Agreement. The Owner shall provide the Architect a copy of the executed agreement between the Owner and Contractor, including the General Conditions of the Contract for Construction.

§ 5.14 The Owner shall provide the Architect access to the Project site prior to commencement of the Work and shall obligate the Contractor to provide the Architect access to the Work wherever it is in preparation or progress.

§ 5.15 Within 15 days after receipt of a written request from the Architect, the Owner shall furnish the requested information as necessary and relevant for the Architect to evaluate, give notice of, or enforce lien rights.

§ 5.16 The Owner shall indemnify and save harmless the Architect, Architect's consultants, and agents and employees of any of them from and against any and all claims, losses, liabilities, demands, suits, causes of action (e.g., ex contractu, ex delictu, quasi-contractual, statutory), damages, attorney fees, and judgments of sums of money growing out of, resulting from, or by reason of any negligent act or omission of Owner or its designees, agents, assignees, servants, or employees while engaged in, about, or in connection with the discharge or performance of the terms of this Agreement, or otherwise in connection with the services required or performed by it, including, but not limited to, any omissions, defects or deficiencies, disruptions, inefficiencies or nonpayment of any cost incurred, or

any other claim of whatever nature or kind arising from, out of, or in any way connected with, the obligations undertaken pursuant to this Agreement, to the fullest extent permitted by law.

## ARTICLE 6 COST OF THE WORK

§ 6.1 For purposes of this Agreement, the Cost of the Work shall be the total cost to the Owner to construct all elements of the Project designed or specified by the Architect and shall include contractors' general conditions costs, overhead and profit. The Cost of the Work also includes the reasonable value of labor, materials, and equipment, donated to, or otherwise furnished by, the Owner. The Cost of the Work does not include the compensation of the Architect; the costs of the land, rights-of-way, financing, or contingencies for changes in the Work; or other costs that are the responsibility of the Owner.

§ 6.2 The Owner's budget for the Cost of the Work is provided in Initial Information, and shall be adjusted throughout the Project as required under Sections 5.2, 6.4 and 6.5. Evaluations of the Owner's budget for the Cost of the Work, and the preliminary Opinion of Probable Cost of the Work and updated Opinion of Probable Cost of the Work, if prepared by the Architect or Architect's consultants, represent the Architect's judgment as a design professional. It is recognized, however, that neither the Architect nor the Owner has control over the cost of labor, materials, or equipment; the Contractor's methods of determining bid prices; or competitive bidding, market, or negotiating conditions. Accordingly, the Architect cannot and does not warrant or represent that bids or negotiated prices will not vary from the Owner's budget for the Cost of the Work, or from any Opinion of Probable Cost of the Work, or evaluation, prepared or agreed to by the Architect.

§ 6.3 In preparing Opinion of Probable Costs of Work, the Architect and Architect's consultants shall be permitted to include contingencies for design, bidding, and price escalation; to determine what materials, equipment, component systems, and types of construction are to be included in the Contract Documents; to recommend reasonable adjustments in the program and scope of the Project; and to include design alternates as may be necessary to adjust the Opinion of Probable Cost of the Work to meet the Owner's budget. The Architect's Opinion of Probable Cost of the Work shall be based on current area, volume or similar conceptual estimating techniques. The Architect shall provide such an Opinion of Probable Cost, if identified as the Architect's responsibility in Section 4.1.1, as a Supplemental Service.

§ 6.4 If, through no fault of the Architect, the Procurement Phase has not commenced within 90 days after the Architect submits the Construction Documents to the Owner, the Owner's budget for the Cost of the Work shall be adjusted to reflect changes in the general level of prices in the applicable construction market.

§ 6.5 If at any time the Architect's Opinion of Probable Cost of the Work. construction cost OR contractor's bids exceed the Owner's budget for the Cost of the Work , the Architect shall make appropriate recommendations to the Owner to adjust the Project's size, quality, or budget for the Cost of the Work, and the Owner shall cooperate with the Architect in making such adjustments and the Owner shall compensate the Architect for these recommendations and modifications as an Additional Service pursuant to Section 11.3.. Should the Architect's Opinion of Probable Cost exceed the Owner's budget due to a reduction of the Owner's budget for the Cost of the Work beyond that amount established per Section 1.1.3, the Owner shall compensate the Architect for the modifications as an Additional Service pursuant to Section 11.3.

§ 6.6 If the Owner's budget for the Cost of the Work at the conclusion of the Construction Documents Phase Services is exceeded by the lowest bona fide bid or negotiated proposal by more than 10%, the Owner shall

- .1 give written approval of an increase in the budget for the Cost of the Work;
- .2 authorize rebidding or renegotiating of the Project within a reasonable time;
- .3 terminate in accordance with Section 9.5;
- .4 in consultation with the Architect, revise the Project program, scope, or quality as required to reduce the Cost of the Work which the Owner shall compensate the Architect as Additional Services ; or,
- .5 implement any other mutually acceptable alternative.

§ 6.7 If the Owner chooses to proceed under Section 6.6.4, the Architect shall modify the Construction Documents as necessary to comply with the Owner's budget for the Cost of the Work at the conclusion of the Construction Documents Phase Services, or the budget as adjusted under Section 6.6.1. If the Owner requires the Architect to

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modify the Construction Documents because the lowest bona fide bid or negotiated proposal exceeds the Owner's budget for the Cost of the Work due to market conditions the Architect could not reasonably anticipate, the Owner shall compensate the Architect for the modifications as an Additional Service pursuant to Section 11.3; otherwise the Architect's services for modifying the Construction Documents shall be without additional compensation. In any event, the Architect's modification of the Construction Documents shall be the limit of the Architect's responsibility under this Article 6.

## ARTICLE 7 COPYRIGHTS AND LICENSES

§ 7.1 The Architect and the Owner warrant that in transmitting Instruments of Service, or any other information, the transmitting party is the copyright owner of such information or has permission from the copyright owner to transmit such information for its use on the Project.

§ 7.2 The Architect and the Architect's consultants shall be deemed the authors and owners of their respective Instruments of Service, including the Drawings and Specifications, and shall retain all common law, statutory and other reserved rights, including copyrights. Submission or distribution of Instruments of Service to meet official regulatory requirements or for similar purposes in connection with the Project is not to be construed as publication in derogation of the reserved rights of the Architect and the Architect's consultants.

§ 7.3 The Architect grants to the Owner a nonexclusive license to use the Architect's Instruments of Service solely and exclusively for purposes of constructing, using, maintaining, altering and adding to the Project, provided that the Owner substantially performs its obligations under this Agreement, including prompt payment of all sums due pursuant to Article 9 and Article 11. The Architect shall obtain similar nonexclusive licenses from the Architect's consultants consistent with this Agreement. The license granted under this section permits the Owner to authorize the Contractor, Subcontractors, Sub-subcontractors, and suppliers, as well as the Owner's consultants and separate contractors, to reproduce applicable portions of the Instruments of Service, subject to any protocols established pursuant to Section 1.3, solely and exclusively for use in performing services or construction for the Project. If the Architect rightfully terminates this Agreement for cause as provided in Section 9.4, the license granted in this Section 7.3 shall terminate.

§ 7.3.1 In the event the Owner uses the Instruments of Service without retaining the authors of the Instruments of Service, the Owner releases the Architect and Architect's consultant(s) from all claims and causes of action arising from such uses. The Owner, to the extent permitted by law, further agrees to indemnify and hold harmless the Architect and its consultants from all costs and expenses, including the cost of defense, related to claims and causes of action asserted by any third person or entity to the extent such costs and expenses arise from the Owner's use of the Instruments of Service under this Section 7.3.1. The terms of this Section 7.3.1 shall not apply if the Owner rightfully terminates this Agreement for cause under Section 9.4.

§ 7.4 Except for the licenses granted in this Article 7, no other license or right shall be deemed granted or implied under this Agreement. The Owner shall not assign, delegate, sublicense, pledge or otherwise transfer any license granted herein to another party without the prior written agreement of the Architect. Any unauthorized use of the Instruments of Service shall be at the Owner's sole risk and without liability to the Architect and the Architect's consultants.

§ 7.5 Except as otherwise stated in Section 7.3, the provisions of this Article 7 shall survive the termination of this Agreement.

## ARTICLE 8 CLAIMS AND DISPUTES

### § 8.1 General

§ 8.1.1 The Owner and Architect shall commence all claims and causes of action against the other and arising out of or related to this Agreement, whether in contract, tort, or otherwise, in accordance with the requirements of the binding dispute resolution method selected in this Agreement and within the period specified by applicable law, but in any case not more than 10 years after the date of Substantial Completion of the Work. The Owner and Architect waive all claims and causes of action not commenced in accordance with this Section 8.1.1.

§ 8.1.2 To the extent damages are covered by property insurance, the Owner and Architect waive all rights against each other and against the contractors, consultants, agents, and employees of the other for damages, except such rights as they may have to the proceeds of such insurance as set forth in AIA Document A201-2017, General

Conditions of the Contract for Construction. The Owner or the Architect, as appropriate, shall require of the contractors, consultants, agents, and employees of any of them, similar waivers in favor of the other parties enumerated herein.

§ 8.1.3 The Architect and Owner waive consequential damages for claims, disputes, or other matters in question, arising out of or relating to this Agreement. This mutual waiver is applicable, without limitation, to all consequential damages due to either party's termination of this Agreement, except as specifically provided in Section 9.7.

#### § 8.2 Mediation

§ 8.2.1 Any claim, dispute or other matter in question arising out of or related to this Agreement shall be subject to mediation as a condition precedent to binding dispute resolution. If such matter relates to or is the subject of a lien arising out of the Architect's services, the Architect may proceed in accordance with applicable law to comply with the lien notice or filing deadlines prior to resolution of the matter by mediation or by binding dispute resolution.

§ 8.2.2 The Owner and Architect shall endeavor to resolve claims, disputes and other matters in question between them by mediation, which, unless the parties mutually agree otherwise, shall be administered by the American Arbitration Association in accordance with its Construction Industry Mediation Procedures in effect on the date of this Agreement. A request for mediation shall be made in writing, delivered to the other party to this Agreement, and filed with the person or entity administering the mediation. The request may be made concurrently with the filing of a complaint or other appropriate demand for binding dispute resolution but, in such event, mediation shall proceed in advance of binding dispute resolution proceedings, which shall be stayed pending mediation for a period of 60 days from the date of filing, unless stayed for a longer period by agreement of the parties or court order. If an arbitration proceeding is stayed pursuant to this section, the parties may nonetheless proceed to the selection of the arbitrator(s) and agree upon a schedule for later proceedings.

§ 8.2.3 The parties shall share the mediator's fee and any filing fees equally. The mediation shall be held in the place where the Project is located, unless another location is mutually agreed upon. Agreements reached in mediation shall be enforceable as settlement agreements in any court having jurisdiction thereof.

§ 8.2.4 If the parties do not resolve a dispute through mediation pursuant to this Section 8.2, the method of binding dispute resolution shall be the following:

*(Check the appropriate box.)*

Arbitration pursuant to Section 8.3 of this Agreement

Litigation in a court of competent jurisdiction

Other: *(Specify)*

If the Owner and Architect do not select a method of binding dispute resolution, or do not subsequently agree in writing to a binding dispute resolution method other than litigation, the dispute will be resolved in a court of competent jurisdiction.

*(Paragraphs Deleted)*

#### § 8.3.4 Consolidation or Joinder

§ 8.3.4.1 Either party, at its sole discretion, may consolidate an arbitration conducted under this Agreement with any other arbitration to which it is a party provided that (1) the arbitration agreement governing the other arbitration permits consolidation; (2) the arbitrations to be consolidated substantially involve common questions of law or fact; and (3) the arbitrations employ materially similar procedural rules and methods for selecting arbitrator(s).

§ 8.3.4.2 Either party, at its sole discretion, may include by joinder persons or entities substantially involved in a common question of law or fact whose presence is required if complete relief is to be accorded in arbitration, provided that the party sought to be joined consents in writing to such joinder. Consent to arbitration involving an

additional person or entity shall not constitute consent to arbitration of any claim, dispute or other matter in question not described in the written consent.

§ 8.3.4.3 The Owner and Architect grant to any person or entity made a party to an arbitration conducted under this Section 8.3, whether by joinder or consolidation, the same rights of joinder and consolidation as the Owner and Architect under this Agreement.

§ 8.4 The provisions of this Article 8 shall survive the termination of this Agreement.

#### ARTICLE 9 TERMINATION OR SUSPENSION

§ 9.1 If the Owner fails to make payments to the Architect in accordance with this Agreement, such failure shall be considered substantial nonperformance and cause for termination or, at the Architect's option, cause for suspension of performance of services under this Agreement. If the Architect elects to suspend services, the Architect shall give seven days' written notice to the Owner before suspending services. In the event of a suspension of services, the Architect shall have no liability to the Owner for delay or damage caused the Owner because of such suspension of services. Before resuming services, the Owner shall pay the Architect all sums due prior to suspension and any expenses incurred in the interruption and resumption of the Architect's services. The Architect's fees for the remaining services and the time schedules shall be equitably adjusted.

§ 9.2 If the Owner suspends the Project, the Architect shall be compensated for services performed prior to notice of such suspension. When the Project is resumed, the Architect shall be compensated for expenses incurred in the interruption and resumption of the Architect's services. The Architect's fees for the remaining services and the time schedules shall be equitably adjusted.

§ 9.3 If the Owner suspends the Project for more than 90 cumulative days for reasons other than the fault of the Architect, the Architect may terminate this Agreement by giving not less than seven days' written notice.

§ 9.4 Either party may terminate this Agreement upon not less than seven days' written notice should the other party fail substantially to perform in accordance with the terms of this Agreement through no fault of the party initiating the termination.

§ 9.5 The Owner may terminate this Agreement upon not less than seven days' written notice to the Architect for the Owner's convenience and without cause.

§ 9.6 If the Owner terminates this Agreement for its convenience pursuant to Section 9.5, or the Architect terminates this Agreement pursuant to Section 9.3, the Owner shall compensate the Architect for services performed prior to termination, Reimbursable Expenses incurred, and costs attributable to termination, including the costs attributable to the Architect's termination of consultant agreements.

§ 9.7 In addition to any amounts paid under Section 9.6, if the Owner terminates this Agreement for its convenience pursuant to Section 9.5, or the Architect terminates this Agreement pursuant to Section 9.3, the Owner shall pay to the Architect the following fees:

*(Set forth below the amount of any termination or licensing fee, or the method for determining any termination or licensing fee.)*

.1 Termination Fee:

Value of the phase, and all previous phases that the Architect was released to begin.

.2 Licensing Fee if the Owner intends to continue using the Architect's Instruments of Service:

To be handled on a case-by-case basis.

§ 9.8 Except as otherwise expressly provided herein, this Agreement shall terminate one year from the date of Substantial Completion.



§ 9.9 The Owner's rights to use the Architect's Instruments of Service in the event of a termination of this Agreement are set forth in Article 7 and Section 9.7.

#### ARTICLE 10 MISCELLANEOUS PROVISIONS

§ 10.1 This Agreement shall be governed by the law of the place where the Project is located, excluding that jurisdiction's choice of law rules. If the parties have selected arbitration as the method of binding dispute resolution, the Federal Arbitration Act shall govern Section 8.3.

§ 10.2 Terms in this Agreement shall have the same meaning as those in AIA Document A201–2017, General Conditions of the Contract for Construction.

§ 10.3 The Owner and Architect, respectively, bind themselves, their agents, successors, assigns, and legal representatives to this Agreement. Neither the Owner nor the Architect shall assign this Agreement without the written consent of the other, except that the Owner may assign this Agreement to a lender providing financing for the Project if the lender agrees to assume the Owner's rights and obligations under this Agreement, including any payments due to the Architect by the Owner prior to the assignment.

§ 10.4 If the Owner requests the Architect to execute certificates, the proposed language of such certificates shall be submitted to the Architect for review at least 14 days prior to the requested dates of execution. If the Owner requests the Architect to execute consents reasonably required to facilitate assignment to a lender, the Architect shall execute all such consents that are consistent with this Agreement, provided the proposed consent is submitted to the Architect for review at least 14 days prior to execution. The Architect shall not be required to execute certificates or consents that would require knowledge, services, or responsibilities beyond the scope of this Agreement.

§ 10.5 Nothing contained in this Agreement shall create a contractual relationship with, or a cause of action in favor of, a third party against either the Owner or Architect.

§ 10.6 Unless otherwise required in this Agreement, the Architect shall have no responsibility for the discovery, presence, handling, removal or disposal of, or exposure of persons to, hazardous materials or toxic substances in any form at the Project site.

§ 10.7 The Architect shall have the right to include photographic or artistic representations of the design of the Project among the Architect's promotional and professional materials. The Architect shall be given reasonable access to the completed Project to make such representations. However, the Architect's materials shall not include the Owner's confidential or proprietary information if the Owner has previously advised the Architect in writing of the specific information considered by the Owner to be confidential or proprietary. The Owner shall provide professional credit for the Architect in the Owner's promotional materials for the Project. This Section 10.7 shall survive the termination of this Agreement unless the Owner terminates this Agreement for cause pursuant to Section 9.4.

§ 10.8 If the Architect or Owner receives information specifically designated as "confidential" or "business proprietary," the receiving party shall keep such information strictly confidential and shall not disclose it to any other person except as set forth in Section 10.8.1. This Section 10.8 shall survive the termination of this Agreement.

§ 10.8.1 The receiving party may disclose "confidential" or "business proprietary" information after 7 days' notice to the other party, when required by law, arbitrator's order, or court order, including a subpoena or other form of compulsory legal process issued by a court or governmental entity, or to the extent such information is reasonably necessary for the receiving party to defend itself in any dispute. The receiving party may also disclose such information to its employees, consultants, or contractors in order to perform services or work solely and exclusively for the Project, provided those employees, consultants and contractors are subject to the restrictions on the disclosure and use of such information as set forth in this Section 10.8.

§ 10.9 The invalidity of any provision of the Agreement shall not invalidate the Agreement or its remaining provisions. If it is determined that any provision of the Agreement violates any law, or is otherwise invalid or unenforceable, then that provision shall be revised to the extent necessary to make that provision legal and enforceable. In such case the Agreement shall be construed, to the fullest extent permitted by law, to give effect to the parties' intentions and purposes in executing the Agreement.

ARTICLE 11 COMPENSATION

§ 11.1 For the Architect's Basic Services described under Article 3, the Owner shall compensate the Architect as follows:

.1 Stipulated Sum  
*(Insert amount)*

.2 Percentage Basis  
*(Insert percentage value)*

Nine and seventy-seven hundredths (9.9153 ) % of the Owner's budget for the Cost of the Work, equaling seven hundred, fifty-three thousand, five hundred and sixty-one dollars (\$753,561.00) as calculated in accordance with Section 11.6.

.3 Other  
*(Describe the method of compensation)*

§ 11.2 For the Architect's Supplemental Services designated in Section 4.1.1 and for any Sustainability Services required pursuant to Section 4.1.3, the Owner shall compensate the Architect as follows:  
*(Insert amount of, or basis for, compensation. If necessary, list specific services to which particular methods of compensation apply.)*

§ 11.2.1 The following are included in the Basic Services compensation outlined in section 11.1.2:

- 4.1.1.8 Civil Engineering
- 4.1.1.9 Landscape Design
- 4.1.1.10 Architectural Interior Design

§ 11.2.2 The following Supplemental Services per 4.1.1.12 and 4.1.1.30-31 are compensated per the fees listed below for Lot 1A:

- Hazardous Material Surveying/ Environmental Site Assessment and Design – \$15,226
- Detailed Opinion of Probable Cost – \$7,000
- Architect's Procurement of Proposals for Other Supplemental Services – Hourly as defined by Exhibit A.

Note 1: For Supplemental Services listed above to be compensated hourly, hours cannot be billed without the Owner's written consent of a "Not to Exceed" agreement furnished by the Architect.

§ 11.3 For Additional Services that may arise during the course of the Project, including those under Section 4.2, the Owner shall compensate the Architect as follows:  
*(Insert amount of, or basis for, compensation.)*

Hourly as defined by Exhibit A

§ 11.4 Compensation for Supplemental and Additional Services of the Architect's consultants when not included in Section 11.2.1 or 11.3, shall be the amount invoiced to the Architect plus Fifteen percent ( 15%), or as follows:  
*(Insert amount of, or basis for computing, Architect's consultants' compensation for Supplemental or Additional Services.)*

§ 11.5 When compensation for Basic Services is based on a stipulated sum or a percentage basis, the proportion of compensation for each phase of services shall be as follows:

Schematic Design Phase	Twenty	percent (	20	%)
Design Development Phase	Twenty	percent (	20	%)
Construction Documents Phase	Thirty	percent (	30	%)
Procurement Phase	Five	percent (	5	%)
Construction Phase	Twenty	percent (	20	%)
Construction Close Out Phase	Five	percent (	5	%)
Total Basic Compensation	one hundred	percent (	100	%)

§ 11.6 When compensation identified in Section 11.1 is on a percentage basis, progress payments for each phase of Basic Services shall be calculated by multiplying the percentages identified in this Article by the Owner's most recent budget for the Cost of the Work. Compensation paid in previous progress payments shall not be adjusted based on subsequent updates to the Owner's budget for the Cost of the Work.

§ 11.6.1 When compensation is on a percentage basis and any portions of the Project are deleted or otherwise not constructed, compensation for those portions of the Project shall be payable to the extent services are performed on those portions. The Architect shall be entitled to compensation in accordance with this Agreement for all services performed whether or not the Construction Phase is commenced. At the Conclusion of the Procurement Phase, no adjustment to compensation if the lowest bona fide bid or negotiated proposal meets or exceeds 90% of the Owner's budget for the Cost of the Work but does not exceed by 10%.

§ 11.7 The hourly billing rates for services of the Architect and the Architect's consultants are set forth below. The rates shall be adjusted in accordance with the Architect's and Architect's consultants' normal review practices. *(If applicable, attach an exhibit of hourly billing rates or insert them below.)*

#### Exhibit A – Rate Sheet

Employee or Category	Rate (\$0.00)
See Exhibit referenced above.	

#### § 11.8 Compensation for Reimbursable Expenses

§ 11.8.1 Reimbursable Expenses are in addition to compensation for Basic, Supplemental, and Additional Services and include expenses incurred by the Architect and the Architect's consultants directly related to the Project, as follows:

- .1 Transportation and authorized out-of-town travel and subsistence;
- .2 Long distance services, dedicated data and communication services, teleconferences, Project web sites, and extranets;
- .3 Permitting and other fees required by authorities having jurisdiction over the Project;
- .4 Printing, reproductions, plots, electronic or physical distribution of documents for bidding, and standard form documents;
- .5 Postage, handling, and delivery;
- .6 Expense of overtime work requiring higher than regular rates, if authorized in advance by the Owner;
- .7 Renderings, physical models, mock-ups, professional photography, and presentation materials requested by the Owner or required for the Project;
- .8 If required by the Owner, and with the Owner's prior written approval, the Architect's consultants' expenses of professional liability insurance dedicated exclusively to this Project, or the expense of additional insurance coverage or limits in excess of that normally maintained by the Architect's consultants;
- .9 All taxes levied on professional services and on reimbursable expenses;
- .10 Site office expenses;

- .11 Registration fees and any other fees charged by the Certifying Authority or by other entities as necessary to achieve the Sustainable Objective; and,
- .12 Other similar Project-related expenditures.

§ 11.8.2 For Reimbursable Expenses the compensation shall be the expenses incurred by the Architect and the Architect's consultants plus Fifteen percent ( 15.00 %) of the expenses incurred.

§ 11.9 Architect's Insurance. If the types and limits of coverage required in Section 2.5 are in addition to the types and limits the Architect normally maintains, the Owner shall pay the Architect for the additional costs incurred by the Architect for the additional coverages as set forth below:

*(Insert the additional coverages the Architect is required to obtain in order to satisfy the requirements set forth in Section 2.5, and for which the Owner shall reimburse the Architect.)*

§ 11.10 Payments to the Architect

§ 11.10.1 Initial Payments

§ 11.10.1.1 An initial payment of 0 (\$ 00 ) shall be made upon execution of this Agreement and is the minimum payment under this Agreement. It shall be credited to the Owner's account in the final invoice.

§ 11.10.1.2 If a Sustainability Certification is part of the Sustainable Objective, an initial payment to the Architect of (\$ n/a ) shall be made upon execution of this Agreement for registration fees and other fees payable to the Certifying Authority and necessary to achieve the Sustainability Certification. The Architect's payments to the Certifying Authority shall be credited to the Owner's account at the time the expense is incurred.

§ 11.10.2 Progress Payments

§ 11.10.2.1 Unless otherwise agreed, payments for services shall be made monthly in proportion to services performed. Payments are due and payable upon presentation of the Architect's invoice. Compensation to the Architect shall be received within 60 days.

*(Paragraph Deleted)*

§ 11.10.2.2 The Owner shall not withhold amounts from the Architect's compensation to impose a penalty or liquidated damages on the Architect, or to offset sums requested by or paid to contractors for the cost of changes in the Work, unless the Architect agrees or has been found liable for the amounts in a binding dispute resolution proceeding.

§ 11.10.2.3 Records of Reimbursable Expenses, expenses pertaining to Supplemental and Additional Services, and services performed on the basis of hourly rates shall be available to the Owner at mutually convenient times.

## ARTICLE 12 SPECIAL TERMS AND CONDITIONS

Special terms and conditions that modify this Agreement are as follows:

*(Include other terms and conditions applicable to this Agreement.)*

## ARTICLE 13 SCOPE OF THE AGREEMENT

§ 13.1 This Agreement represents the entire and integrated agreement between the Owner and the Architect and supersedes all prior negotiations, representations or agreements, either written or oral. This Agreement may be amended only by written instrument signed by both the Owner and Architect.

§ 13.2 This Agreement is comprised of the following documents identified below:

- .1 AIA Document B101™-2017, Standard Form Agreement Between Owner and Architect

| (Paragraph Deleted)

| .2 Exhibits:

(Check the appropriate box for any exhibits incorporated into this Agreement.)

[ ] AIA Document E204™–2017, Sustainable Projects Exhibit, dated as indicated below:  
(Insert the date of the E204-2017 incorporated into this agreement.)

[ X ] Other Exhibits incorporated into this Agreement:

(Clearly identify any other exhibits incorporated into this Agreement, including any exhibits and scopes of services identified as exhibits in Section 4.1.2.)

A - Hourly Rate Sheet

B - Insurance Certificate

C - Schematic Design Documents

D - State of Louisiana Fee Calculator

.4 Other documents:

(List other documents, if any, forming part of the Agreement.)

This Agreement entered into as of the day and year first written above.

\_\_\_\_\_  
OWNER (Signature)

Clay Madden, Mayor

(Printed name and title)

\_\_\_\_\_  
ARCHITECT (Signature)

Justin Greenleaf, President, Owner

(Printed name, title, and license number, if required)

# Additions and Deletions Report for AIA® Document B101® – 2017

This Additions and Deletions Report, as defined on page 1 of the associated document, reproduces below all text the author has added to the standard form AIA document in order to complete it, as well as any text the author may have added to or deleted from the original AIA text. Added text is shown underlined. Deleted text is indicated with a horizontal line through the original AIA text.

Note: This Additions and Deletions Report is provided for information purposes only and is not incorporated into or constitute any part of the associated AIA document. This Additions and Deletions Report and its associated document were generated simultaneously by AIA software at 14:28:55 ET on 12/05/2024.

PAGE 1

AGREEMENT made as of the ~~–Fifth~~ day of December in the year Two Thousand Twenty-Four

...

City of Mandeville, City of Mandeville  
3101 E Causeway Approach, Mandeville, LA 70448  
Telephone Number: 985.686.3144

...

Justin Greenleaf, Greenleaf Architects, APAC  
404 E. Gibson Street, Suite 1  
Covington, LA 70433  
Telephone Number: 985.778.2080

City of Mandeville, Mandeville City Hall Renovations  
3101 East Causeway Approach, Mandeville, LA 70448

The City Hall scope of work consists of the remodel and expansion of the existing 9,200 sf facility. Interior and exterior portions of the building will be selectively demolished, re-using the existing structural steel system to support a new standing-seam metal roof over a fully reconfigured floor plan to maximize office space and shared amenities. New mechanical, electrical, and electrical systems will also be considered, pending budget.

The new 5,500 sf building expansion will facilitate a new main entrance lobby, City Council chamber, and support offices. Adjacent site elements and planting will be consolidated and updated to provide a cohesive aesthetic throughout the property and include supporting functions such as a retention pond, expanded public and private parking, and paved paths to support foot traffic between adjacent civic facilities.

See attached exhibits for additional detail.

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TABLE OF ARTICLES

...

*(Insert the Owner's program, identify documentation that establishes the Owner's program, or state the manner in which the program will be developed.)*



...

As described in Exhibit C.

...

Interior and Exterior Renovation to the existing approximate 9,200 sf City Hall building.

Approximate 5,500 sf addition to the Existing City Hall building to hold the new Council Chambers.

PAGE 3

The budget is based on phasing and scope of work agreed upon at the end of Schematic at the end of Schematic Design. This initial budget is +/- \$7,600,000.00 for the renovations and additions to City Hall.

The base bid includes but not limited to the following:

Phase 1 to be the Council Chambers Expansion. We have valued this at +/- \$4,100,000. This includes the following:

...

- ▶ New Council Chambers to seat 112+ people.
  - ▶ New Council Office Suite area with Conference Room, Council Clerk office, Restrooms and
- ...

Storage.

...

- ▶ New Lobby and secure entrances to the Chambers and the existing City Hall.
- ▶ Expanded Parking and Sitework.
- ▶ General sitework.
- ▶ Stormwater management.

Phase 2 to be the full renovation to the existing building which includes the Asbestos Remediation. We have valued this at +/- \$3,500,000. This includes the following.

- ▶ Complete removal of all Asbestos Containing Materials.
- ▶ Removal of all non-structural walls and building elements.
- ▶ Complete and Custom Renovation to the existing floorplate with offices, conference rooms secure reception desks, and a more efficient layout to allow for growth of the city staff.
- ▶ All new Building HVAC with up-to-date control systems.

A revised (or new) budget and timeline shall be established for any additional work outside of the City Hall/ Council Chambers project

...

The Design schedule will be updated following the Owner's approval of intermediate project phases, which will account for facility operations, staff placement, and administrative constraints.

...

Will be established at the Completion of Construction Documents.

...

A Substantial Completion Date will be established at the Completion of Construction Documents..

...

The project delivery method will be competitive public bid. There are no requirements for multiple bid packages or phased construction.

PAGE 4

Mayor Clay Madden

3101 E East Causeway Approach  
Mandeville, LA 70448  
Telephone Number: 985.626.3144

Email Address: cmadden@cityofmandeville.com

...

City of Mandeville Engineering  
City of Mandeville Department of Planning  
City of Mandeville Department of Public Works

...

Eustic Engineering, LLC

...

28th Street, Metairie, LA 70002

...

~~.2~~ Civil Engineer:

...

~~.3~~ .2 Other, if any:

PAGE 5

Any and all employees of Greenleaf Architects  
404 E. Gibson Street, Suite 1  
Covington, LA 70433  
Telephone Number: 985.778.2080

Email Address: [jgreenleaf@greenleafarch.com](mailto:jgreenleaf@greenleafarch.com)

...

To be hired by Greenleaf Architects

...

To be hired by Greenleaf Architects

...

To be hired by Greenleaf Architects

...

.1 Civil Engineering (as part of basic services):

High Tide Consultants,  
High Tide Consultants, LLC  
Richard "Ricky" Galloway  
434 N. Columbia St. - Suite 200A  
Covington, LA 70433  
Telephone Number: 985-446-1110

.2 Landscape Architect (as part of basic services):

To be Hired by Greenleaf Architects.

.3 Interior Design (as part of basic services):

Greenleaf Architects, APAC  
404 E. Gibson Street, Suite 1  
Covington, LA 70433  
Telephone Number: 985-778-2080

.4 Hazardous Material Surveying/ Environmental Site Assessment and Design

To be hired by Greenleaf Architects

.5 Detailed Opinion of Probable Cost:

To be hired by Greenleaf Architects

The Owner has directed the Architect to provide professional services on this project normally carried by the Owner. With respect to the Supplemental Services provided by the Architect from 1.1.11.2.4-.5, hazardous/ environmental materials surveying/ design, and detailed opinion of probable cost, (hereby referred to as “Other Supplemental Services”), the Owner agrees that (1) the Architect shall not be responsible for the technical accuracy or the compliance with applicable codes or standards of practice of the portions of the Project designed or otherwise provided via the “Other Supplemental Services”, and (2) the Owner shall indemnify and hold harmless the Architect, Architect’s consultants, and agents and employees of any of them from and against claims, damages, losses, and expenses, including but not limited to attorneys’ fees, arising out of the services performed by those providing the “Other Supplemental Services” but only to the extent the claims, damages, losses, and expenses are not caused by the negligent acts or omissions of the Architect, its employees and its consultants in the performance of professional services under this Agreement.”

Refer to Article 5 Owner's Responsibilities, Sections 5.4 and 5.5 for additional information.

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§ 1.3 The parties shall agree upon ~~written~~ protocols governing the transmission and use ~~of, and reliance on,~~ of Instruments of Service or any other information or documentation in digital form. The parties will use AIA Document E203™–2013, Building Information Modeling and Digital Data Exhibit, as a basic reference, to establish the protocols for the development, use, transmission, and exchange of digital data.

...

§ 1.3.1 Any use of, or reliance on, all or a portion of a building information model without agreement to ~~written~~ protocols governing the use of, and reliance on, the information contained in the model and without having those protocols set forth in AIA Document E203™–2013, Building Information Modeling and Digital Data Exhibit, and the requisite AIA Document G202™–2013, Project Building Information Modeling Protocol Form, shall be at the using or relying party’s sole risk and without liability to the other party and its contractors or consultants, the authors of, or contributors to, the building information model, and each of their agents and employees.

PAGE 7

§ 2.5.1 Commercial General Liability with policy limits of not less than One Million Dollars and Zero Cents (\$ 1000000.00 ) for each occurrence and Two Million Dollars and Zero Cents (\$ 2000000.00 ) in the aggregate for bodily injury and property damage.

...

§ 2.5.2 Automobile Liability covering vehicles ~~owned, and non-owned vehicles used, hired (company leased or rented), and non-owned vehicles (owned by employees and used for company business),~~ by the Architect with policy limits of not less than One Million Dollars and Zero Cents (\$ 1000000.00 ) per accident for bodily injury, death of any person, and property damage arising out of the ownership, maintenance and use of those motor vehicles, along with any other statutorily required automobile coverage.

...

§ 2.5.5 Employers’ Liability with policy limits not less than One Million Dollars and Zero Cents (\$ 1000000.00 ) each accident, One Million Dollars and Zero Cents (\$ 1000000.00 ) each employee, and One Million Dollars and Zero Cents (\$ 1000000.00 ) policy limit.

...

§ 2.5.6 Professional Liability covering negligent acts, errors and omissions in the performance of professional services with policy limits of not less than ~~(\$ ) per claim and (\$ Two Million Dollars and Zero Cents (\$ 2000000.00 ) per occurrence and Two Million Dollars and Zero Cents (\$ 2000000.00 )~~ in the aggregate.

...

§ 2.5.7 Additional Insured Obligations. To the fullest extent permitted by law, the Architect shall cause the primary and excess or umbrella ~~policies-policies~~ for Commercial General Liability and Automobile Liability to include the Owner as an additional insured for claims caused in whole or in part by the Architect's negligent acts or omissions. The additional insured coverage shall be primary and non-contributory to any of the Owner's insurance policies and shall apply to both ongoing and completed operations. Additionally, there shall be a waiver of subrogation in favor of the Owner.

PAGE 8

§ 2.5.8 The Architect shall provide certificates of insurance to the Owner that evidence compliance with the requirements in this Section ~~2.5.2.5~~ All certificates of insurance shall be furnished to the Owner and said insurance shall not be canceled without thirty (30) days prior notice of cancellation given to the Owner, in writing. Architect shall provide proof of liability and workers' compensation insurance to the Owner. Said policies and Declaration sheets are to be delivered to the Owner before commencement of work performed under this Agreement.

...

§ 2.5.9 To the fullest extent permitted by law, the Architect shall indemnify and hold the Owner, the Owner's officials, employees, and agents harmless from and against damages, losses and judgments arising from claims by third parties, including reasonable attorneys' fees and expenses recoverable under applicable law, but only to the extent they are caused by the negligent acts or omissions of the Architect, its employees and its consultants in the performance of professional services under this Agreement. The Architect's obligation to indemnify and hold the Owner and the Owner's officers and employees harmless does not include a duty to defend. To the extent of proper payment from Owner, this indemnification shall extend to any and all claims and/or liens for labor, services, or materials furnished to Architect in connection with the performance of its obligations under this Agreement.

...

§ 3.2.1 ~~The Architect shall review the program and other information furnished by the Owner, and shall review laws, codes, and regulations applicable to the Architect's services.~~

...

§ 3.2.2 ~~The Architect shall prepare a preliminary evaluation of the Owner's program, schedule, budget for the Cost of the Work, Project site, the proposed procurement and delivery method, and other Initial Information, each in terms of the other, to ascertain the requirements of the Project. The Architect shall notify the Owner of (1) any inconsistencies discovered in the information, and (2) other information or consulting services that may be reasonably needed for the Project.~~

...

§ 3.2.3 ~~The Architect shall present its preliminary evaluation to the Owner and shall discuss with the Owner alternative approaches to design and construction of the Project. The Architect shall reach an understanding with the Owner regarding the requirements of the Project.~~

...

~~§ 3.2.4 Based on the Project requirements agreed upon with the Owner, the Architect shall prepare and present, for the Owner's approval, a preliminary design illustrating the scale and relationship of the Project components.~~

...

~~§ 3.2.5 Based on the Owner's approval of the preliminary design, the Architect shall prepare Schematic Design Documents for the Owner's approval. The Schematic Design Documents shall consist of drawings and other documents including a site plan, if appropriate, and preliminary building plans, sections and elevations; and may include some combination of study models, perspective sketches, or digital representations. Preliminary selections of major building systems and construction materials shall be noted on the drawings or described in writing.~~

...

~~§ 3.2.5.1 The Architect shall consider sustainable design alternatives, such as material choices and building orientation, together with other considerations based on program and aesthetics, in developing a design that is consistent with the Owner's program, schedule and budget for the Cost of the Work. The Owner may obtain more advanced sustainable design services as a Supplemental Service under Section 4.1.1. Section Removed. Completed under previous agreement~~

...

~~§ 3.2.5.2 The Architect shall consider the value of alternative materials, building systems and equipment, together with other considerations based on program and aesthetics, in developing a design for the Project that is consistent with the Owner's program, schedule, and budget for the Cost of the Work.~~

...

~~§ 3.2.6 The Architect shall submit to the Owner an estimate of the Cost of the Work prepared in accordance with Section 6.3.~~

...

~~§ 3.2.7 The Architect shall submit the Schematic Design Documents to the Owner, and request the Owner's approval.~~

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§ 3.3.1 Based on the Owner's approval of the Schematic Design Documents, executed Notice to Proceed and on the Owner's authorization of any adjustments in the Project requirements and the budget for the Cost of the Work, the Architect shall prepare Design Development Documents for the Owner's approval. The Design Development Documents shall illustrate and describe the development of the approved Schematic Design Documents and shall consist of drawings and other documents including plans, sections, elevations, typical construction details, and diagrammatic layouts of building systems to fix and describe the size and character of the Project as to architectural, structural, mechanical and electrical systems, and other appropriate elements. The Design Development Documents shall also include outline specifications that identify major materials and systems and establish, in general, their quality levels.

...

§ 3.3.2 The Architect shall update the ~~estimate of the~~ Opinion of Probable Cost of the Work prepared in accordance with Section 6.3.



...

§ 3.3.3 The Architect shall submit the Design Development Documents to the Owner, advise the Owner ~~of to~~ receive any adjustments to the ~~estimate of the~~ Opinion of Probable Cost of the Work, and request the Owner's approval. If through no fault of the Architect, such as material cost increases, or an Owner's request to change the scope, the budget at this phase is escalated, the Architect shall be entitled to Additional Services pursuant to Section 4.2.

...

§ 3.4.1 Based on the Owner's approval of the Design Development Documents, executed Notice to Proceed and on the Owner's authorization of any adjustments in the Project requirements and the budget for the Cost of the Work, the Architect shall prepare Construction Documents for the Owner's approval. The Construction Documents shall illustrate and describe the further development of the approved Design Development Documents and shall consist of Drawings and Specifications setting forth in detail the quality levels and performance criteria of materials and systems and other requirements for the construction of the Work. The Owner and Architect acknowledge that, in order to perform the Work, the Contractor will provide additional information, including Shop Drawings, Product Data, Samples and other similar submittals, which the Architect shall review in accordance with Section 3.6.4.

...

§ 3.4.3 During the development of the Construction Documents, the Architect shall assist the Owner in the ~~development and preparation~~ review of (1) procurement information that describes the time, place, and conditions of bidding, including bidding or proposal forms; (2) the form of agreement between the Owner and Contractor; and ~~(3)~~ (2) the Conditions of the Contract for Construction (General, Supplementary and other Conditions). The Architect shall also compile a project manual that includes the Conditions of the Contract for Construction and Specifications, and may include bidding requirements and sample forms.

...

§ 3.4.4 The Architect shall update ~~the estimate for the~~ Opinion of Probable Cost of the Work prepared in accordance with Section 6.3.

...

§ 3.4.5 The Architect shall submit the Construction Documents to the Owner, advise the Owner of any adjustments to the ~~estimate of the~~ Opinion of Probable Cost of the Work, take any action required under Section 6.5, and request the Owner's approval.

...

~~The Following an executed Notice to Proceed, the Architect shall assist the Owner in establishing a list of prospective contractors. Following the Owner's approval of the Construction Documents, the Architect shall assist the Owner in (1) obtaining either competitive bids or negotiated proposals; (2) confirming responsiveness of bids or proposals; (3) determining the successful bid or proposal, if any; and, (4) awarding and preparing contracts for construction.~~ any.

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### § 3.5.3 Negotiated Proposals

...

§ 3.5.3.1 ~~Proposal Documents shall consist of proposal requirements and proposed Contract Documents.~~

...

§ 3.5.3.2 The Architect shall assist the Owner in obtaining proposals by:

...

- ~~.1 facilitating the distribution of Proposal Documents for distribution to prospective contractors and requesting their return upon completion of the negotiation process;~~
  - ~~.2 organizing and participating in selection interviews with prospective contractors;~~
  - ~~.3 preparing responses to questions from prospective contractors and providing clarifications and interpretations of the Proposal Documents to the prospective contractors in the form of addenda; and,~~
  - ~~.4 participating in negotiations with prospective contractors, and subsequently preparing a summary report of the negotiation results, as directed by the Owner.~~
- ...

§ 3.5.3.3 If the Proposal Documents permit substitutions, upon the Owner's written authorization, the Architect shall, as an Additional Service, consider requests for substitutions and prepare and distribute addenda identifying approved substitutions to all prospective contractors.

...

§ 3.6.2.2 The Architect has the authority to recommend to the owner to reject Work that does not conform to the Contract Documents. Whenever the Architect considers it necessary or advisable, the Architect shall have the authority to require inspection or testing of the Work in accordance with the provisions of the Contract Documents, whether or not the Work is fabricated, installed or completed. However, neither this authority of the Architect nor a decision made in good faith either to exercise or not to exercise such authority shall give rise to a duty or responsibility of the Architect to the Contractor, Subcontractors, suppliers, their agents or employees, or other persons or entities performing portions of the Work.

...

§ 3.6.2.2.1 The Architect shall not be responsible for an Owner's directive or substitution, or for the Owner's acceptance of non-conforming Work, made or given or given without the Architect's written approval.

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§ 3.6.2.3 The Architect shall interpret ~~and decide~~ matters concerning performance under, and requirements of, the Contract Documents on written request of either the Owner or Contractor. The Architect's response to such requests shall be made in writing within any time limits agreed upon or otherwise with reasonable promptness.

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- .1 ~~conduct inspections-site observations~~ to determine the date or dates of Substantial Completion and the date of final completion;

§ 3.6.6.2 The Architect's ~~inspections-site observations~~ shall be conducted with the Owner to check conformance of the Work with the requirements of the Contract Documents and to verify the accuracy and completeness of the list submitted by the Contractor of Work to be completed or corrected.

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§ 4.1.1.1 Programming	<u>Architect</u>
§ 4.1.1.2 Multiple preliminary designs	<u>Not Provided</u>
§ 4.1.1.3 Measured drawings	<u>Not Provided</u>
§ 4.1.1.4 Existing facilities surveys	<u>Not Provided</u>
§ 4.1.1.5 Site evaluation and planning	<u>Architect</u>
§ 4.1.1.6 Building Information Model management responsibilities	<u>Not Provided</u>
§ 4.1.1.7 Development of Building Information Models for post construction use	<u>Not Provided</u>
§ 4.1.1.8 Civil <del>engineering</del> <u>Engineering</u>	<u>Architect; included in basic services</u>
§ 4.1.1.9 Landscape <del>design</del> <u>Design</u>	<u>Architect; included in basic services</u>
§ 4.1.1.10 Architectural <del>interior design</del> <u>Interior Design</u>	<u>Architect; included in basic services</u>
§ 4.1.1.11 Value analysis	<u>Not Provided</u>
§ 4.1.1.12 Detailed cost estimating beyond that required Opinion of Probable Cost Estimation as noted in Section <del>6.36.3, (included in 4.1.1.30)</del>	<u>Architect</u>
§ 4.1.1.13 On-site project representation	<u>Not Provided</u>
§ 4.1.1.14 Conformed documents for construction	<u>Not Provided</u>
§ 4.1.1.15 As-designed record drawings	<u>Not Provided</u>
§ 4.1.1.16 As-constructed record drawings	<u>Contractor</u>
§ 4.1.1.17 Post-occupancy evaluation	<u>Not Provided</u>
§ 4.1.1.18 Facility support services	<u>Not Provided</u>
§ 4.1.1.19 Tenant-related services	<u>Not Provided</u>
§ 4.1.1.20 Architect's coordination of the Owner's consultants	<u>Owner</u>
§ 4.1.1.21 Telecommunications/data design	<u>Owner</u>
§ 4.1.1.22 Security evaluation and planning	<u>Owner</u>
§ 4.1.1.23 Commissioning	<u>Not Provided</u>
§ 4.1.1.24 Sustainable Project Services pursuant to Section 4.1.3	<u>Not Provided</u>
§ 4.1.1.25 Fast-track design services	<u>Not Provided</u>
§ 4.1.1.26 Multiple bid packages	<u>Not Provided</u>
§ 4.1.1.27 Historic preservation	<u>Not Provided</u>
§ 4.1.1.28 Furniture, furnishings, and equipment design	<u>Owner</u>
§ 4.1.1.29 Other services provided by specialty Consultants	<u>TBD</u>
§ 4.1.1.30 Other Supplemental Services	<u>Architect</u>
§ 4.1.1.31 Hazardous Material Surveying/Environmental Site Assessment and Design	<u>Architect</u>

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Refer to Section 11.2.1 For Supplementary Services listed that are considered basic services provided by the Architect.

Refer to Section 11.2.2 for list of Supplemental Services.

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- .1 Two ( 2 ) reviews of each Shop Drawing, Product Data item, sample and similar submittals of the Contractor
- ...
- .2 ~~( - ) visits~~ One (( 1 ) every two weeks and at major milestones ) visit to the site by the Architect during construction
- ...
- .3 ~~( - ) inspections~~ Two ( 2 ) site observations for any portion of the Work to determine whether such portion of the Work is substantially complete in accordance with the requirements of the Contract Documents
- ...
- .4 ~~( - ) inspections~~ Two ( 2 ) site observations for any portion of the Work to determine final completion.

§ 4.2.5 If the services covered by this Agreement have not been completed within ~~( - ) months of the date~~ twenty ( 20 ) months of this Agreement, through no fault of the Architect, extension of the Architect's services beyond that time shall be compensated as Additional Services.

§ 5.4 The Owner shall furnish surveys to describe physical characteristics, legal limitations and utility locations for the site of the Project, and a written legal description of the site. The surveys and legal information shall include, as applicable, grades and lines of streets, alleys, pavements and adjoining property and structures; designated wetlands; adjacent drainage; rights of way, restrictions, easements, encroachments, zoning, deed restrictions, boundaries and contours of the site; locations, dimensions, and other necessary data with respect to existing buildings, other improvements and trees; and information concerning available utility services and lines, both public and private, above and below grade, including inverts and depths. All the information on the survey shall be referenced to a Project benchmark.

§ 5.5 The Owner shall furnish services of geotechnical engineers, which may include test borings, test pits, determinations of soil bearing values, percolation tests, evaluations of hazardous materials, seismic evaluation, ground corrosion tests and resistivity tests, including necessary operations for anticipating subsoil conditions, with written reports and appropriate recommendations.

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§ 5.5 The Architect shall conduct a reasonable investigation of existing conditions, including the use of testing and surveying the Owner and Architect deem appropriate by inclusion as "Other Supplemental Services" in Section 1.1.12, and shall provide the results of that investigation to the Owner. However, the Architect cannot warrant or guarantee that the Architect's investigation will disclose all concealed or existing conditions that may exist. The Architect shall not be liable to the Owner in the event the Architect's reasonable investigation fails to reveal existing conditions that later result in a change in the Work or other costs to the Owner.

...

The Owner shall indemnify and hold harmless the Architect, Architect's consultants, and agents and employees of any of them from and against claims, damages, losses, and expenses, including but not limited to attorneys' fees, which arise as a result of inaccurate or incomplete documentation or information furnished by those providing the "Other Supplemental Services" noted in Section 1.1.12 to the extent retained by Owner, but only to the extent the claims, damages, losses, and expenses are not caused by the negligent acts or omissions of the Architect, its employees and its consultants in the performance of professional services under this Agreement.

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§ 5.16 The Owner shall indemnify and save harmless the Architect, Architect's consultants, and agents and employees of any of them from and against any and all claims, losses, liabilities, demands, suits, causes of action (e.g., ex contractu, ex delictu, quasi-contractual, statutory), damages, attorney fees, and judgments of sums of money growing out of, resulting from, or by reason of any negligent act or omission of Owner or its designees, agents, assignees, servants, or employees while engaged in, about, or in connection with the discharge or performance of the terms of this Agreement, or otherwise in connection with the services required or performed by it, including, but not limited to, any omissions, defects or deficiencies, disruptions, inefficiencies or nonpayment of any cost incurred, or any other claim of whatever nature or kind arising from, out of, or in any way connected with, the obligations undertaken pursuant to this Agreement, to the fullest extent permitted by law.

...

§ 6.2 The Owner's budget for the Cost of the Work is provided in Initial Information, and shall be adjusted throughout the Project as required under Sections 5.2, 6.4 and 6.5. Evaluations of the Owner's budget for the Cost of the Work, and the preliminary ~~estimate of the~~ Opinion of Probable Cost of the Work and updated ~~estimates of the Cost of the Work, prepared by the Architect,~~ Opinion of Probable Cost of the Work, if prepared by the Architect or Architect's consultants, represent the Architect's judgment as a design professional. It is recognized, however, that neither the Architect nor the Owner has control over the cost of labor, materials, or equipment; the Contractor's methods of determining bid prices; or competitive bidding, market, or negotiating conditions. Accordingly, the Architect cannot and does not warrant or represent that bids or negotiated prices will not vary from the Owner's budget for the Cost of the Work, or from any ~~estimate of the~~ Opinion of Probable Cost of the Work, or evaluation, prepared or agreed to by the Architect.

...

§ 6.3 In preparing ~~estimates of the Cost~~ Opinion of Probable Costs of Work, the Architect and Architect's consultants shall be permitted to include contingencies for design, bidding, and price escalation; to determine what materials, equipment, component systems, and types of construction are to be included in the Contract Documents; to recommend reasonable adjustments in the program and scope of the Project; and to include design alternates as may be necessary to adjust the ~~estimated~~ Opinion of Probable Cost of the Work to meet the Owner's budget. The Architect's ~~estimate of the~~ Opinion of Probable Cost of the Work shall be based on current area, volume or similar conceptual estimating techniques. ~~If the Owner requires a detailed estimate of the Cost of the Work, the Architect shall provide such an estimate.~~ The Architect shall provide such an Opinion of Probable Cost, if identified as the Architect's responsibility in Section 4.1.1, as a Supplemental Service.

...

§ 6.5 If at any time the Architect's ~~estimate of the Cost of the Work exceeds~~ Opinion of Probable Cost of the Work, construction cost OR contractor's bids exceed the Owner's budget for the Cost of the ~~Work,~~ Work, the Architect shall make appropriate recommendations to the Owner to adjust the Project's size, quality, or budget for the Cost of

the Work, and the Owner shall cooperate with the Architect in making such ~~adjustments~~ adjustments and the Owner shall compensate the Architect for these recommendations and modifications as an Additional Service pursuant to Section 11.3.. Should the Architect's Opinion of Probable Cost exceed the Owner's budget due to a reduction of the Owner's budget for the Cost of the Work beyond that amount established per Section 1.1.3, the Owner shall compensate the Architect for the modifications as an Additional Service pursuant to Section 11.3.

...

§ 6.6 If the Owner's budget for the Cost of the Work at the conclusion of the Construction Documents Phase Services is exceeded by the lowest bona fide bid or negotiated ~~proposal~~, proposal by more than 10%, the Owner shall

...

- .4 in consultation with the Architect, revise the Project program, scope, or quality as required to reduce the Cost of the ~~Work~~, Work which the Owner shall compensate the Architect as Additional Services ; or,

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Litigation in a court of competent jurisdiction

...

### § 8.3 Arbitration

...

§ 8.3.1 If the parties have selected arbitration as the method for binding dispute resolution in this Agreement, any claim, dispute or other matter in question arising out of or related to this Agreement subject to, but not resolved by, mediation shall be subject to arbitration, which, unless the parties mutually agree otherwise, shall be administered by the American Arbitration Association in accordance with its Construction Industry Arbitration Rules in effect on the date of this Agreement. A demand for arbitration shall be made in writing, delivered to the other party to this Agreement, and filed with the person or entity administering the arbitration.

...

§ 8.3.1.1 A demand for arbitration shall be made no earlier than concurrently with the filing of a request for mediation, but in no event shall it be made after the date when the institution of legal or equitable proceedings based on the claim, dispute or other matter in question would be barred by the applicable statute of limitations. For statute of limitations purposes, receipt of a written demand for arbitration by the person or entity administering the arbitration shall constitute the institution of legal or equitable proceedings based on the claim, dispute or other matter in question.

...

§ 8.3.2 The foregoing agreement to arbitrate, and other agreements to arbitrate with an additional person or entity duly consented to by parties to this Agreement, shall be specifically enforceable in accordance with applicable law in any court having jurisdiction thereof.

...

§ 8.3.3 The award rendered by the arbitrator(s) shall be final, and judgment may be entered upon it in accordance with applicable law in any court having jurisdiction thereof.



Value of the phase, and all previous phases that the Architect was released to begin.

...

To be handled on a case-by-case basis.

Nine and seventy-seven hundredths (9.9153 ) % of the Owner’s budget for the Cost of the Work, equaling seven hundred, fifty-three thousand, five hundred and sixty-one dollars (\$753,561.00) as calculated in accordance with Section 11.6.

...

§ 11.2.1 The following are included in the Basic Services compensation outlined in section 11.1.2:

4.1.1.8 Civil Engineering

4.1.1.9 Landscape Design

4.1.1.10 Architectural Interior Design

§ 11.2.2 The following Supplemental Services per 4.1.1.12 and 4.1.1.30-31 are compensated per the fees listed below for Lot 1A:

Hazardous Material Surveying/ Environmental Site Assessment and Design – \$15,226

Detailed Opinion of Probable Cost – \$7,000

Architect’s Procurement of Proposals for Other Supplemental Services – Hourly as defined by Exhibit A.

Note 1: For Supplemental Services listed above to be compensated hourly, hours cannot be billed without the Owner’s written consent of a “Not to Exceed” agreement furnished by the Architect.

...

Hourly as defined by Exhibit A

...

§ 11.4 Compensation for Supplemental and Additional Services of the Architect’s consultants when not included in Section 11.2-11.2.1 or 11.3, shall be the amount invoiced to the Architect plus Fifteen percent ( 15%), or as follows:

Schematic Design Phase	<u>Twenty</u>	percent (	<u>20</u>	)	%)
Design Development Phase	<u>Twenty</u>	percent (	<u>20</u>	)	%)
Construction Documents Phase	<u>Thirty</u>	percent (	<u>30</u>	)	%)
Procurement Phase	<u>Five</u>	percent (	<u>5</u>	)	%)
Construction Phase	<u>Twenty</u>	percent (	<u>20</u>	)	%)
Construction Close Out Phase	<u>Five</u>	percent (	<u>5</u>	)	%)

...

§ 11.6 When compensation identified in Section 11.1 is on a percentage basis, progress payments for each phase of Basic Services shall be calculated by multiplying the percentages identified in this Article by the Owner's most recent budget for the Cost of the Work. Compensation paid in previous progress payments shall not be adjusted based on subsequent updates to the Owner's budget for the Cost of the Work.

...

§ 11.6.1 When compensation is on a percentage basis and any portions of the Project are deleted or otherwise not constructed, compensation for those portions of the Project shall be payable to the extent services are performed on those portions. The Architect shall be entitled to compensation in accordance with this Agreement for all services performed whether or not the Construction Phase is commenced. At the Conclusion of the Procurement Phase, no adjustment to compensation if the lowest bona fide bid or negotiated proposal meets or exceeds 90% of the Owner's budget for the Cost of the Work but does not exceed by 10%.

...

Exhibit A – Rate Sheet

...

See Exhibit referenced above.

...

- 4 Printing, reproductions, plots, electronic or physical distribution of documents for bidding, and standard form documents;

PAGE 24

§ 11.8.2 For Reimbursable Expenses the compensation shall be the expenses incurred by the Architect and the Architect's consultants plus Fifteen percent ( 15.00 %) of the expenses incurred.

...

§ 11.10.1.1 An initial payment of 0 ( \$ 00 ) shall be made upon execution of this Agreement and is the minimum payment under this Agreement. It shall be credited to the Owner's account in the final invoice.

...

§ 11.10.1.2 If a Sustainability Certification is part of the Sustainable Objective, an initial payment to the Architect of ( \$ n/a ) shall be made upon execution of this Agreement for registration fees and other fees payable to the Certifying Authority and necessary to achieve the Sustainability Certification. The Architect's payments to the Certifying Authority shall be credited to the Owner's account at the time the expense is incurred.

...

§ 11.10.2.1 Unless otherwise agreed, payments for services shall be made monthly in proportion to services performed. Payments are due and payable upon presentation of the Architect's invoice. ~~Amounts unpaid (—) days after the invoice date shall bear interest at the rate entered below, or in the absence thereof at the legal rate prevailing from time to time at the principal place of business of the Architect.~~ Compensation to the Architect shall be received within 60 days.

...

*(Insert rate of monthly or annual interest agreed upon.)*

~~.2~~ 2 Building Information Modeling Exhibit, if completed:

...

~~.3~~ 2 Exhibits:

...

[ X ] Other Exhibits incorporated into this Agreement:

...

A - Hourly Rate Sheet

...

B - Insurance Certificate

C - Schematic Design Documents

...

D - State of Louisiana Fee Calculator

...

Clay Madden, Mayor

Justin Greenleaf, President, Owner

# Certification of Document's Authenticity

## AIA® Document D401™ – 2003

I, Justin Greenleaf, hereby certify, to the best of my knowledge, information and belief, that I created the attached final document simultaneously with its associated Additions and Deletions Report and this certification at 14:28:55 ET on 12/05/2024 under Order No. 4104248798 from AIA Contract Documents software and that in preparing the attached final document I made no changes to the original text of AIA® Document B101™ - 2017, Standard Form of Agreement Between Owner and Architect, other than those additions and deletions shown in the associated Additions and Deletions Report.

---

*(Signed)*

---

*(Title)*

---

*(Dated)*

Justin M. Greenleaf  
Owner | Principal  
Architect

Louisiana  
Mississippi  
Alabama  
Texas  
Florida

LSU 100 Honoree  
2020, 2022, 2023

New Orleans 500  
Honoree – Justin  
Greenleaf  
Biz New Orleans  
2023, 2024

Excellence In  
Construction Award  
Honoree  
Justin Greenleaf  
New Orleans CityBusiness  
2021, 2022

Best Places To Work  
New Orleans CityBusiness  
2017, 2019, 2022, 2023

Best Architectural Firm  
Reader Rankings Top  
Winner  
New Orleans CityBusiness  
2020, 2021, 2022

Best Architect  
Northshore's Best  
Sophisticated Woman  
Magazine  
2017, 2018, 2019, 2020,  
2021, 2022

Best Interior Designer  
Northshore's Best  
Sophisticated Woman  
Magazine  
2018, 2021

Readers' Favorite  
Architect  
Inside New Orleans  
Magazine  
2022, 2023

Best Architect  
The Edge Magazine  
2018, 2019, 2020, 2021,  
2023

IIDA IDEA Awards – Delta  
Regional Chapter  
Recognition For  
Corporate, Large –  
Ampirical  
2021

**Exhibit A**  
Rate Sheet

**Professional Services Rate Sheet 2024**

Principal	\$200/hr
Director	\$175/hr
Project Manager	\$150/hr
Architect Intern/ Interior Design Intern/ Designer	\$110/hr
Graphic Designer	\$75/hr
Administrative/ Clerical	\$65/hr

**Reimbursable Expenses:**

Reimbursable Expenses are in addition to compensation for Basic, Supplemental, and Additional Services and include expenses incurred by the Architect and the Architect's consultants directly related to the project, as follows:

- Mileage - \$0.67/ mile
- Out of Town Travel and Subsistence — shall be billed to the client as a reimbursable expense as outlined in the owner/ architect agreement. Jobsite visits shall be billed for mileage — the time of travel is included in our fee for the number of jobsite visits as outlined in the Architect/ Owner Agreement
- Long distance services, dedicated data and communication services, teleconferences, project web sites, and extranets
- Permitting and other fees required by authorities having jurisdiction over the project
- Printing, reproductions, plots, electronic or physical distribution of documents for bidding, and standard form documents
- Postage, handling, and delivery
- Expense of overtime work requiring higher than regular rates, if authorized in advance by the Owner
- Physical models, mock-ups, professional photography, and presentation materials (physical or electronic) requested by the Owner or required for the project
- If required by the Owner, and with the Owner's prior written approval, the Architect's consultants' expenses of professional liability insurance dedicated exclusively to this project, or the expense of additional insurance coverage or limits in excess of that normally maintained by the Architect's consultants;
- All reimbursable expenses that are out-sourced shall be billed to the client as a reimbursable expense as outlined in the owner/ architect agreement.

**Rate Sheet**

IMPORTANT WARNING: This message is intended for the use of the person or entity to which it is addressed and may contain information that is privileged and confidential, the disclosure of which is governed by applicable law. If you are not the intended recipient, or the employee or agent responsible to deliver it to the intended recipient, you are hereby notified that any disclosure, copying or distribution of this information is Strictly Prohibited. If you have received this message by error, please notify the sender immediately to arrange for return or destruction of these documents.





RENOVATION AND  
EXPANSION  
**MANDEVILLE CITY HALL**

3101 E CAUSEWAY APPROACH  
MANDEVILLE, LA 70448

Exhibit C - Architectural SD Drawings

**GREENLEAF ARCHITECTS**

GREENLEAFARCH.COM | 985.778.2080

404 E GIBSON ST STE 1 | COVINGTON LA

PRELIMINARY

01/20/2023

GA PROJECT NO. 21-34A

**INDEX OF DRAWINGS**

**GENERAL**

- G0.1 COVERSHEET
- G0.2 INFORMATION SHEET

**CIVIL**

(NOT INCLUDED)

**LANDSCAPE**

(NOT INCLUDED)

**ARCHITECTURAL**

- A0.1 LIFE SAFETY PLAN
- A01.1 EXISTING SITE PLAN
- A02.1 DEMOLITION FLOOR PLAN
- A03.1 DEMOLITION ELEVATIONS
- A1.1 SITE PLAN
- A1.2 SITE DETAILS
- A2.1 FLOOR PLAN - DIMENSION PLAN
- A2.3 ROOF PLAN
- A3.1 REFLECTED CEILING PLAN
- A3.3 CEILING DETAILS
- A4.1 BUILDING ELEVATIONS
- A5.1 BUILDING SECTIONS
- A5.3 WALL SECTIONS
- A5.4 WALL DETAILS
- A5.5 ROOF DETAILS
- A6.1 ENLARGED FLOOR PLANS
- A6.3 STAIR SECTION AND DETAILS
- A6.4 PLAN DETAILS
- A7.1 OPENING TYPES & SCHEDULE(S)
- A7.2 OPENING DETAILS
- A7.3 WALL PARTITION TYPES
- A7.4 FINISH SCHEDULE
- A8.1 FINISH PLAN
- A8.3 FURNITURE PLAN (FOR REFERENCE ONLY)
- A9.1 INTERIOR ELEVATIONS
- A9.2 INTERIOR ELEVATIONS
- A9.3 MILLWORK DETAILS
- A9.4 MILLWORK DETAILS

**STRUCTURAL**

(NOT INCLUDED)

**PLUMBING**

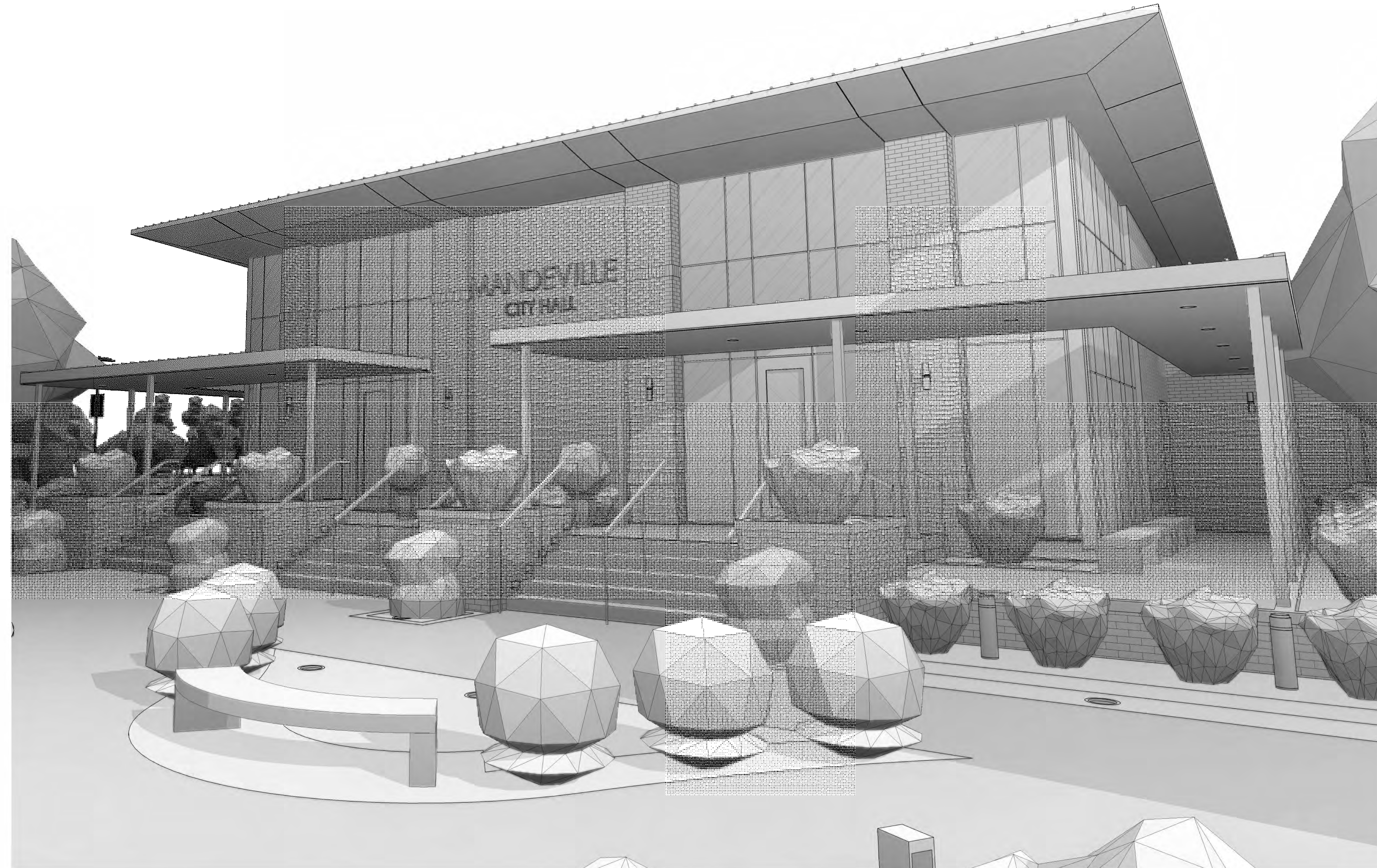
(NOT INCLUDED)

**MECHANICAL**

(NOT INCLUDED)

**ELECTRICAL**

(NOT INCLUDED)



**OWNER**

**CITY OF MANDEVILLE**  
3101 E CAUSEWAY APPROACH, MANDEVILLE, LA 70448  
985.626.3144

**ARCHITECT**

**GREENLEAF ARCHITECTS, APAC**  
404 E. GIBSON ST, SUITE 1, COVINGTON, LA 70433  
985.778.2080

**INTERIOR DESIGNER**

**GREENLEAF ARCHITECTS, APAC**  
404 E. GIBSON ST, SUITE 1, COVINGTON, LA 70433  
985.778.2080

**CONSULTANTS**

**CIVIL**

**MECHANICAL/ PLUMBING**

**LANDSCAPE**

**ELECTRICAL**

**STRUCTURAL**

COVERSHEET

**G0.1**

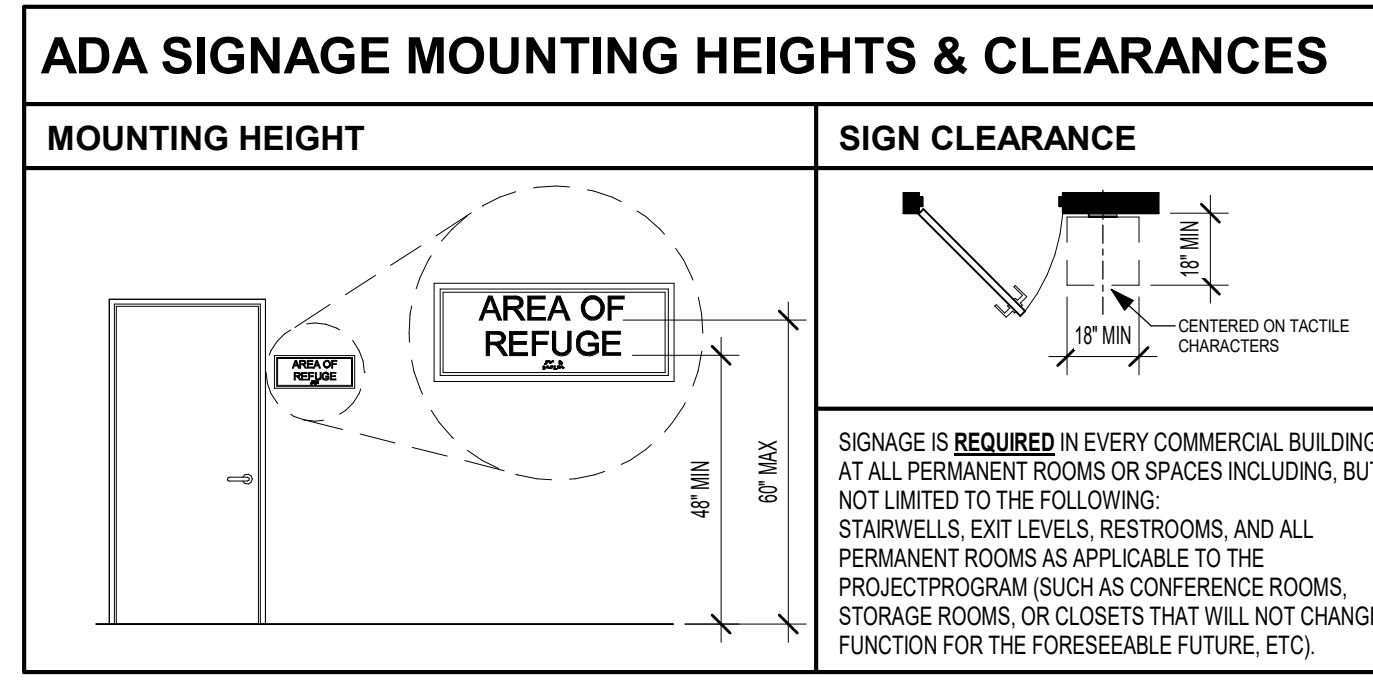
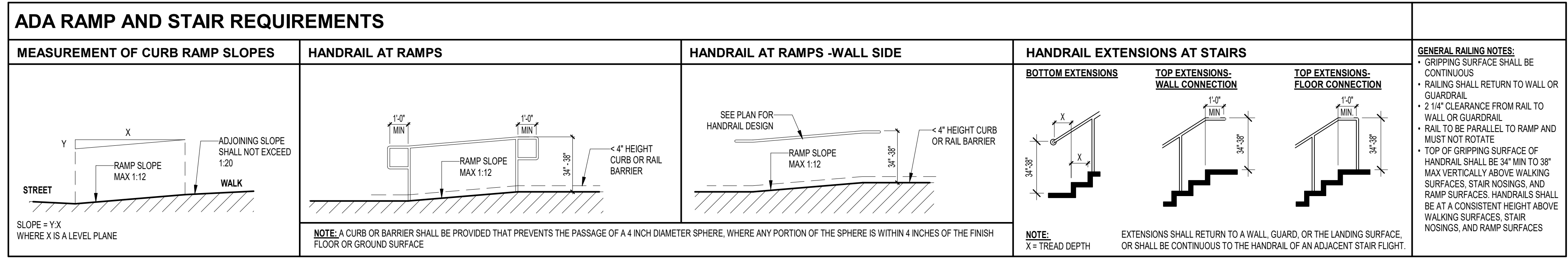
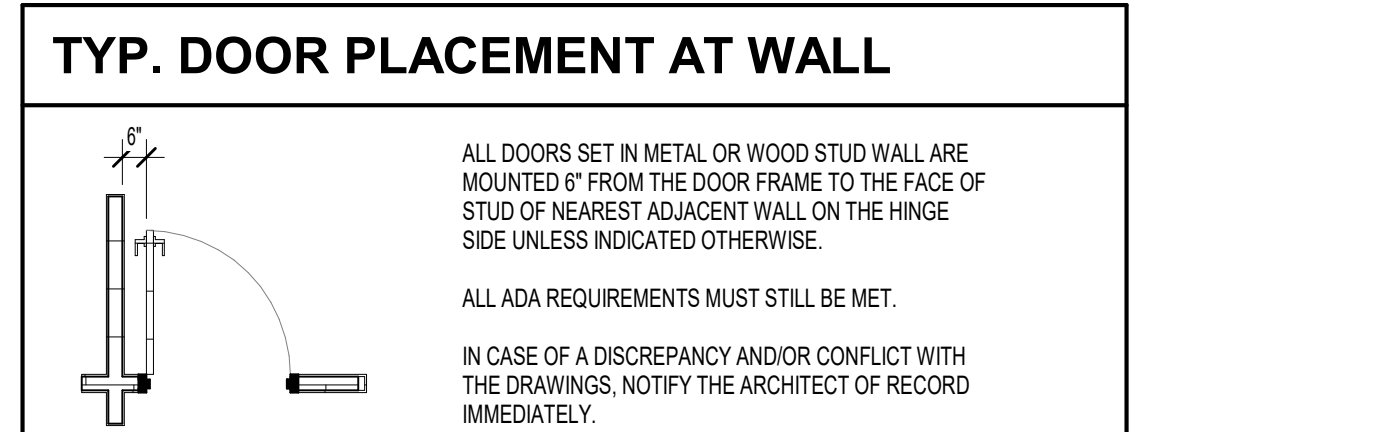
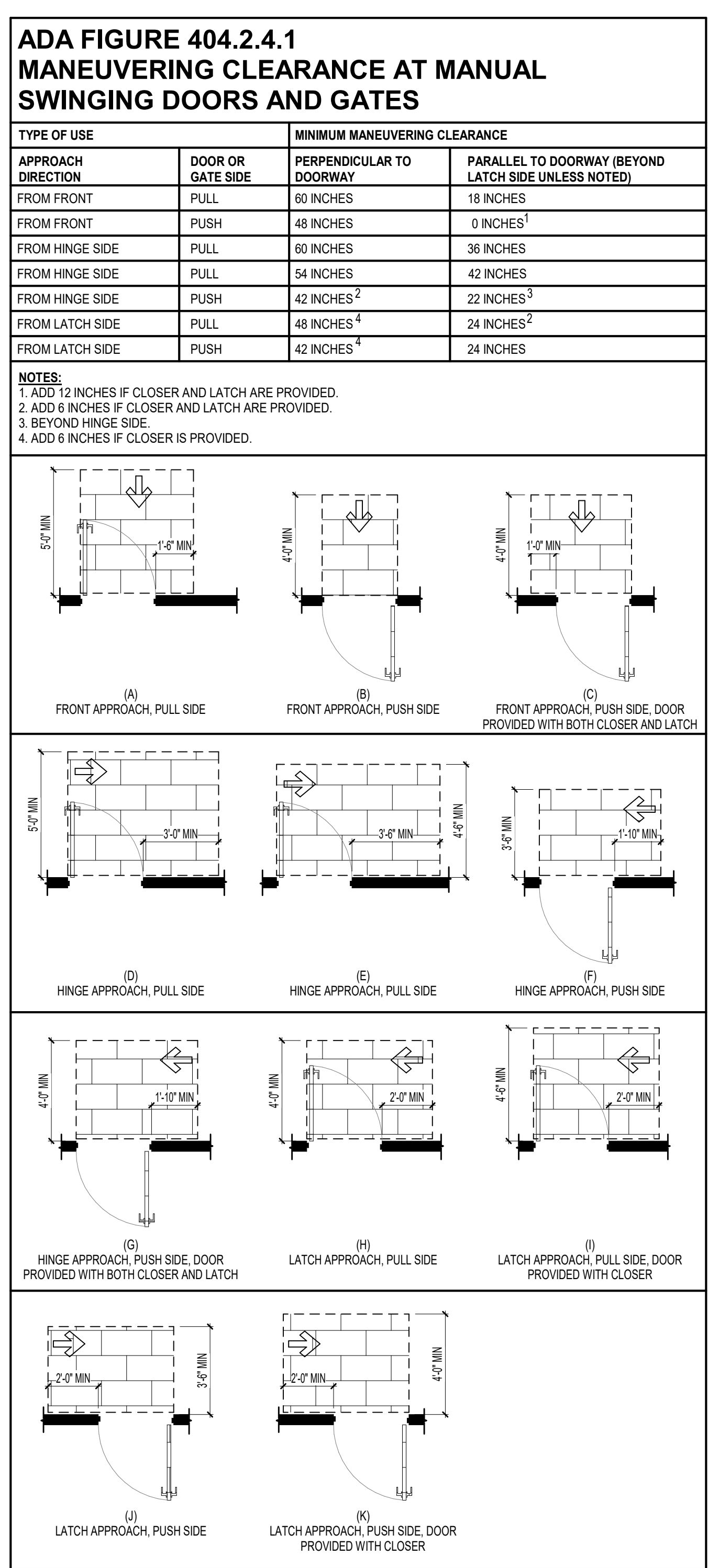
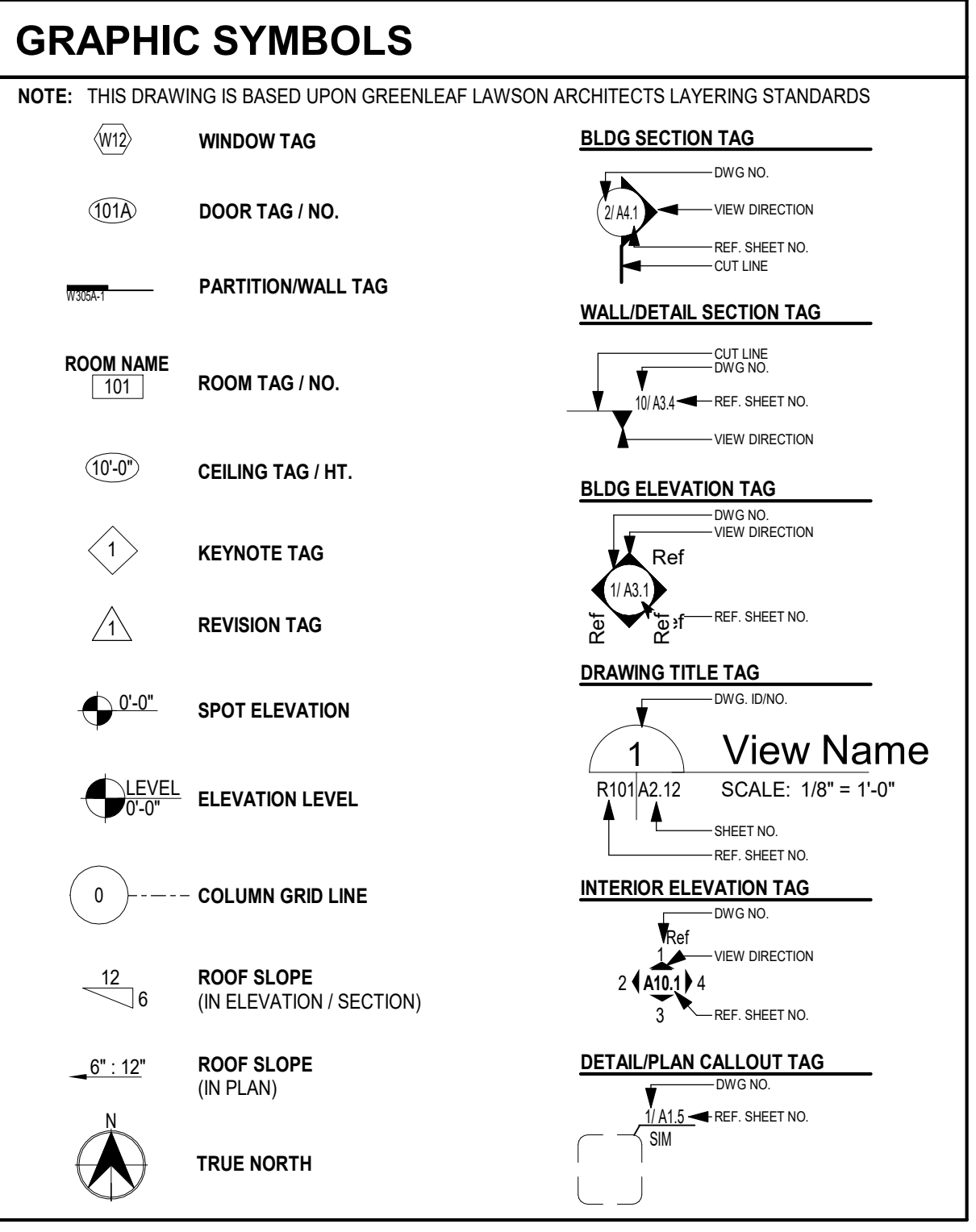
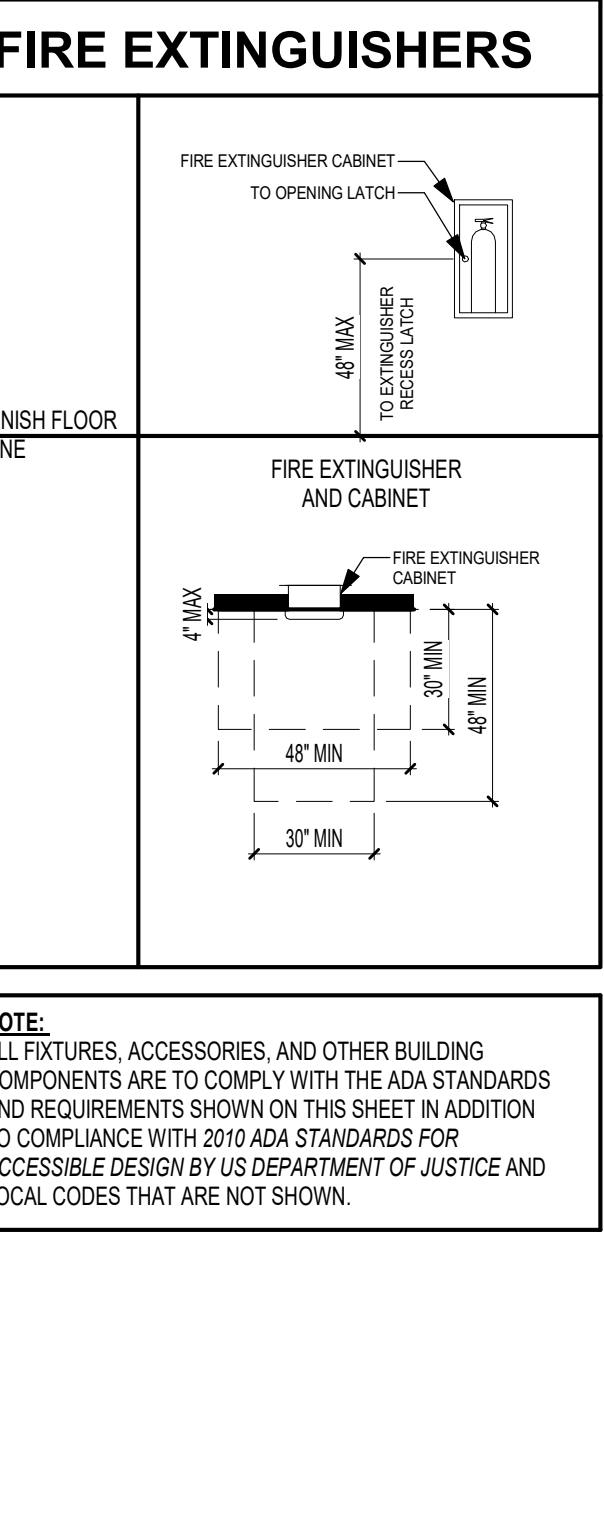
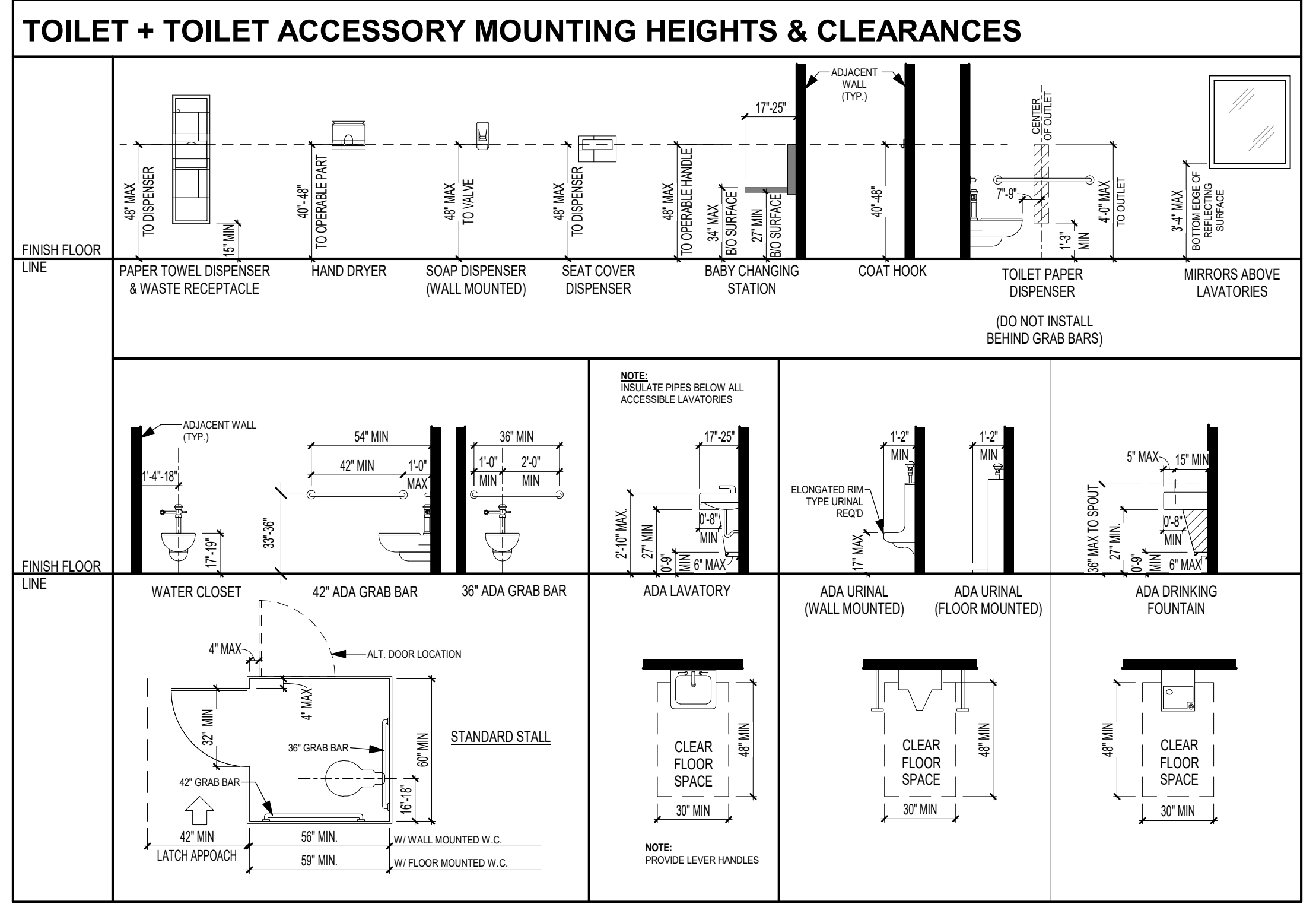


REVISION NO.	DATE	REMARKS

ABBREVIATIONS		
ABBREV	DESCRIPTION	ABBREV DESCRIPTION
ADA	AMERICANS WITH DISABILITIES ACT	MAT MATERIAL
ADFL	ADDITIONAL	MAX MAXIMUM
ADJ	ADJACENT	MECH MECHANICAL
AFC	ABOVE FINISH CEILING	MFR/MNF MANUFACTURER
AFF	ABOVE FINISHED FLOOR	MIN MINIMUM
AL	ALUMINUM	MIR MIRROR
BD	BOARD	MTL METAL
BLDG	BUILDING	NIC NOT IN CONTRACT
BLK	BLOCK	NO NUMBER
CJ	CONTROL JOINT	OC ON CENTER
CLG/CLNG	CEILING	OD OUTER DIMENSION
CMU	CONCRETE MASONRY UNIT	OFI OWNER FURNISHED, CONTRACTOR INSTALL
CONC	CONCRETE	OFI OWNER FURNISHED, OWNER INSTALL
CONT	CONTINUOUS	OPP OPPOSITE
DIA	DIAMETER	PLY PLYWOOD
DMI	DIMENSION	PR PAIR
DS	DOWNSPOUT	REF REFERENCE
DTL(S)	DETAIL(S)	REIN REINFORCED
DWG(S)	DRAWING(S)	REQD REQUIRED
EA	EACH	SATACT SUSPENDED ACOUSTICAL CEILING
EJ	EXPANSION JOINT	SC SOLID CORE
EL	ELEVATION	SHT SHEET
ELEC	ELECTRICAL	SIM SIMILAR
EQ	EQUAL	SS STAINLESS STEEL
EXP	EXPANSION	STL STEEL
FD	FLOOR DRAIN	STRUC STRUCTURAL
FE	FIRE EXTINGUISHER	SYS SYSTEM
FEC	FIRE EXTINGUISHER CABINET	TOS TOP OF BEAM
FF	FINISHED FLOOR	TOS TOP OF STRUCTURE
FLR	FLOOR	TRTD TREATED
FRP	FIBERGLASS REINFORCED PANEL	TYP TYPICAL
GA	GAUGE, GAGE	UNO UNLESS NOTED OTHERWISE
GBGYP	GYPNUM BOARD	VCT VINYL COMPOSITION TILE
HC	HANDCAP	VT VERTICAL
HGHTHT	HEIGHT	VIF VINYL IN FIELD
HM	HOLLOW METAL	W WITH
HND	HAND	WC WATER CLOSET
HRZ	HORIZONTAL	WD WOOD
HVAC	MECHANICAL	
IBC	INTERNATIONAL BUILDING CODE	
ID	INSIDE DIMENSION	
LAV	LAVATORY	

**NOTE:**  
THESE ARE THE MOST COMMON ARCHITECTURAL ABBREVIATIONS. IN ADDITION TO OTHER GRAMMATICAL ABBREVIATIONS USED IN THESE DRAWINGS, ALSO REFER TO THE STRUCTURAL, MECHANICAL, & ELECTRICAL DRAWINGS FOR OTHER ABBREVIATIONS.

- ### GENERAL CONSTRUCTION NOTES
- THE CONTRACTOR IS TO READ ALL PORTIONS AND SECTIONS OF THE CONTRACT DOCUMENTS. CONTRACTOR IS NOT TO DEVIATE FROM THE CONTRACT DOCUMENTS, INDUSTRY STANDARDS, OR EXPLICIT INSTRUCTIONS DUE TO CONTRACTOR OMISSIONS DURING THE CONSTRUCTION PROCESS. WITHOUT AUTHORIZATION FROM THE ARCHITECT AND/OR ENGINEER, CONTRACTOR IS RESPONSIBLE TO FURNISH THE COMPLETE PROJECT AS ORIGINALLY INTENDED WITHIN THE CONTRACT DOCUMENTS.
  - CONTRACTOR AND SUBCONTRACTORS SHALL HAVE A SET OF APPROVED CONSTRUCTION DOCUMENTS WITH LATEST REVISION THEREOF ON SITE AT ALL TIMES.
  - CONTRACTOR SHALL FURNISH/INSTALL ALL MATERIALS/SERVICES NECESSARY TO COMPLETE THE WORK SHOWN ON CONSTRUCTION DOCUMENTS UNLESS NOTED OTHERWISE. PROVIDE ALL LABOR, TRANSPORTATION, EQUIPMENT AND SERVICES NECESSARY TO PERFORM WORK.
  - COORDINATION OF ALL WORK UNDER THIS CONTRACT SHALL BE MAINTAINED TO ENSURE THE QUALITY AND TIMELY COMPLETION OF THE WORKPROJECT.
  - WORK SHALL BE EXECUTED IN FULL COMPLIANCE WITH THE APPLICABLE PROVISIONS OF ALL LAWS, BYLAWS, STATUTES, ORDINANCES, CODES, RULES, REGULATION AND LAWFUL ORDERS OF PUBLIC AUTHORITIES BEARING ON THE PERFORMANCE AND EXECUTION OF THE WORK.
  - VERIFY ALL ELEVATIONS AND DIMENSIONS OF STRUCTURAL ELEMENTS WITH ARCHITECTURAL DRAWINGS. IN CASE OF CONFLICT, NOTIFY ARCHITECT.
  - CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS FOR NEW AND/OR EXISTING WORK AT THE SITE PRIOR TO COMMENCING WORK. ANY CONDITIONS OR DISCREPANCIES NOT DOCUMENTED ON THESE DRAWINGS OR OBSERVED TO BE DIFFERENT THAN THOSE SHOWN ON THESE DRAWINGS ARE TO BE REPORTED TO THE ARCHITECT AND OWNER PRIOR TO BEGINNING CONSTRUCTION.
  - ALL PLAN DIMENSIONS ARE TO FACE OF STUD, OR FACE OF MASONRY, AND CENTERLINE OF COLUMNS, UNLESS NOTED OTHERWISE.
  - THESE DRAWINGS ARE INTENDED TO OUTLINE THE SCOPE OF WORK REQUIRED TO PROVIDE A COMPLETE AND OPERABLE PROJECT CONCLUSION. ALL MISCELLANEOUS COMPONENTS, PARTS, FASTENERS, SPICES, OTHER REQUIRED AND INCIDENTAL ITEMS NECESSARY TO PROVIDE A COMPLETED PROJECT, TO BE PROVIDED WHETHER OR NOT SPECIFICALLY NOTED IN CONTRACT DOCUMENTS.
  - IN NO CASE ARE WORKING DIMENSIONS TO BE SCALED FROM CONTRACT DOCUMENTS. CONTRACTOR TO VERIFY ALL MEASUREMENTS IN FIELD PRIOR TO ORDERING MATERIAL.
  - CONTRACTOR TO NOTIFY THE ARCHITECT AND/OR ENGINEER TO ALL SIGNIFICANT WORK TO BE CONCEALED AT LEAST 24 HOURS PRIOR TO THE EVENT. IN THE EVENT THAT NEITHER THE ARCHITECT NOR ENGINEER CAN OBSERVE THE WORK PRIOR TO CONCEALMENT, THE CONTRACTOR IS TO TAKE INSTRUCTION PHOTOS OF THE WORK WHICH WOULD PRECLUDE ACCESS. ACCESS TO PHOTOS ARE TO BE GRANTED TO ARCHITECT AND/OR ENGINEER UPON REQUEST.
  - CONTRACTOR SHALL PROVIDE A PROJECT SUPERVISOR ON SITE WHENEVER ANY WORK IS BEGINNING PERFORMED.
  - CONTRACTOR IS TO NOTIFY THE CONSTRUCTION SUPERVISOR IMMEDIATELY OF ANY CONFLICTS ARISING FROM DISCOVERED CONDITIONS AT ANY PHASE OF THE PROJECT.
  - CONTRACTOR IS RESPONSIBLE FOR THE STRUCTURAL STABILITY, UNDERPINNING AND SHORING OF ADJACENT PROPERTIES AND BUILDINGS AS PER CODES AND METHODS OF GOOD PRACTICE.
  - DURING AND UPON COMPLETION OF THE WORK, ALL SURFACES, FIXTURES, AND EQUIPMENT SHALL BE KEPT CLEAN AND FREE OF EXCESS MATERIALS, STAIN, OR DUST AND DEBRIS.
  - VERIFY SIZE AND LOCATION OF ALL OPENINGS FOR MECHANICAL AND ELECTRICAL EQUIPMENT AND RELATED WORK WITH CONTRACTORS INVOLVED AND EQUIPMENT TO BE FURNISHED. FOR CONSTRUCTION DETAILS NOT SHOWN, USE THE MANUFACTURER'S STANDARD DETAILS OR APPROVED SHOP DRAWINGS / DATA SHEETS IN ACCORDANCE WITH THE PROJECT SPECIFICATIONS.
  - CONTRACTOR SHALL REMOVE ALL DEBRIS AS A RESULT OF THIS PROJECT DAILY, OR AS DIRECTED BY OWNER'S REPRESENTATIVE, IN A LEGAL MANNER.
  - EACH SUBCONTRACTOR IS RESPONSIBLE TO COORDINATE AND SCHEDULE HIS/HER WORK WITH THE GENERAL CONTRACTOR AND ALL OTHER CONTRACTORS WHO'S WORK SHALL BE AFFECTED.
  - THE AREA OF WORK SHALL MAINTAIN A WEATHER TIGHT AND SECURED CONDITION AT ALL TIMES. THE CONTRACTOR SHALL TAKE ALL PRECAUTIONS NECESSARY TO SECURE THE AREA OF WORK.
  - CONTRACTOR SHALL BE RESPONSIBLE FOR ADEQUATELY BRACING AND PROTECTING ALL WORK DURING CONSTRUCTION AGAINST DAMAGE, BREAKAGE, COLLAPSE, DISTORTION, AND OFF ALIGNMENTS ACCORDING TO CODES AND STANDARDS OF GOOD PRACTICE.
  - CONTRACTOR SHALL COORDINATE WITH ALL TRADES THE LOCATION AND SIZE OF OPENINGS IN FOUNDATIONS, WALLS, SLABS, CEILINGS AND ROOFS. PROVIDE FLASHING, GRABINGS AND/OR SEALING AS REQUIRED AND PROVIDE CLEANOUT AND ACCESS DOORS IN CEILINGS AND PARTITIONS WHERE REQUIRED. ALL SUCH LOCATIONS SHALL BE SHOWN ON SHOP DRAWINGS FOR CEILING WORK AND PARTITIONS.
  - ALL MECHANICAL, ELECTRICAL, AND PLUMBING INDICATIONS ON ARCHITECTURAL DRAWINGS ARE FOR LOCATION PURPOSES ONLY.
  - WHERE MANUFACTURER'S NAMES AND PRODUCT NUMBERS ARE INDICATED ON THE DRAWINGS IT SHALL BE CONSTRUCTED TO MEAN THE ESTABLISHING OF QUALITY AND PERFORMANCE STANDARDS OR SUCH ITEMS. ALL OTHER PRODUCTS MUST BE SUBMITTED TO THE ARCHITECT FOR APPROVAL BEFORE THEY SHALL BE DEEMED EQUAL.
  - PLACEMENT OF RELOCATED AND ANY CODE REQUIRED NEW FIRE EXTINGUISHER AND FIRE EXTINGUISHER CABINETS TO MEET APPLICABLE CODES. PLACEMENT TO BE REVIEWED BY ARCHITECT PRIOR TO ANY FRAMING AND INSTALLATION WORK.
  - CONTRACTOR TO PROTECT ANY AND ALL EXISTING STRUCTURES ADJACENT TO THE SITE FROM DAMAGES AND EROSION. ANY ADJACENT IMPROVEMENTS DAMAGED DURING CONSTRUCTION SHALL, AT A MINIMUM, BE RESTORED TO A STATE EQUAL TO ITS PRECONSTRUCTION STATE AT THE EXPENSE OF CONTRACTOR.
  - CONTRACTOR TO ADD SUFFICIENT BLOCKING IN STUD WALLS TO SUPPORT ALL ITEMS OR EQUIPMENT SHOWN OR METAL STUDS. PROVIDE BLOCKING FOR OWNER FURNISHED OR INSTALLED ITEMS.
  - USE METAL CORNER BEADS ON ALL GYPSUM BOARD EXTERIOR CORNERS.
  - TRANSITION OF DIFFERENT FLOORING MATERIALS AT DOORWAYS SHALL OCCUR AT CENTERLINE OF DOORS AND SHALL BE NO HIGHER THAN 1/4". CHANGES IN LEVEL BETWEEN 1/4" AND 1/2" SHALL BE BEVELED WITH A SLOPE NO GREATER THAN 1:2.
  - ALL WEATHER- EXPOSED SURFACES SHALL HAVE A WEATHER RESISTIVE BARRIER TO PROTECT THE INTERIOR WALL COVERING. EXTERIOR OPENINGS SHALL BE FLASHED IN SUCH A MANNER AS TO MAKE THEM WATERPROOF.
  - CONTRACTOR SHALL PERFORM ALL CUTTING AND PATCHING REQUIRED AS TO COMPLETE THE WORK WITHOUT COMPROMISING THE QUALITY OF THE WORK.
  - ALL MASONRY WALL AND PARTITIONS SHALL EXTEND TO THE UNDERSIDE OF THE FLOORROOF CONSTRUCTION ABOVE, WITH APPLIED FINISHED TERMINATING A MINIMUM OF 6" ABOVE FURRED OR SUSPENDED CEILING, UNLESS THAT FINISH IS PART OF AN ASSEMBLY REQUIRED TO ACHIEVE A FIRE PROTECTION RATING UNLESS NOTED OTHERWISE.
  - MASONRY THICKNESSES INDICATED ARE NOMINAL SIZES.
  - TYPICAL FACE BRICK SHALL BE NOMINAL IN SIZE, THE COLOR OF BRICK, MORTAR, SEALANT AND CAULKING SHALL BE AS SPECIFIED AND AS INDICATED ON THE APPROVED SAMPLE PANEL.
  - CONCRETE MASONRY UNITS SHALL BE OF A TYPE APPROVED BY THE BOARD OF STANDARDS AND APPEALS WHERE APPLICABLE.
  - PROVIDE CONCRETE BASES, PADS, CURBS, INERTIAL BLOCKS, WOOD FRAMING, ETC., AS REQUIRED TO SUPPORT H.V.A.C., ELECTRICAL, PLUMBING, AND KITCHEN EQUIPMENT. FINAL LOCATIONS AND SIZES MUST BE COORDINATED WITH THE EQUIPMENT MANUFACTURER AND IS SUBJECT TO APPROVAL WITH THE EQUIPMENT SHOP DRAWINGS.
  - EQUIPMENT ROUGH LOCATIONS SHALL BE CONFIRMED BY THE CONTRACTOR WITH ALLOWANCE MADE FOR TRAPS, ELLS, TEES, ETC., AS REQUIRED.
  - ALL CARPENTRY SHALL BE CAREFULLY LAID OUT, FITTED, AND ERRECTED. BRACE PLUMB AND/OR LEVEL ALL MEMBERS AND PLACE THEM TO BEAR FULLY AND ACCURATELY.
  - IN CASE OF A DISCREPANCY AND/OR CONFLICT WITHIN THE CONTRACT DOCUMENTS, DRAWINGS, AND/OR SPECIFICATIONS, CONTRACTOR IS TO NOTIFY THE ARCHITECT IMMEDIATELY FOR CLARIFICATION AND APPROVAL.
  - A LICENSED LEAD PAINT ASBESTOS ABATEMENT AND REMOVAL CONTRACTOR LICENSED IN THE STATE THE PROJECT IS LOCATED IS REQUIRED TO REMOVE ANY PAINT/ASBESTOS IN ACCORDANCE WITH RECOMMENDATIONS/ REQUIREMENTS OF THE STATE'S DEPARTMENT OF ENVIRONMENTAL QUALITY, OSHA AND THE U.S. EPA.
  - IF MATERIALS SUSPECTED OF CONTAINING ASBESTOS CONTAINING MATERIAL, LEAD PAINT AND/OR OTHER HAZARDOUS MATERIALS ARE ENCOUNTERED DURING RENOVATION, DEMOLITION, AND CONSTRUCTION PROCESS, THE GENERAL CONTRACTOR SHALL STOP WORK, DO NOT DISTURB SUSPECTED MATERIALS, ASSUME THE MATERIAL CONTAINS LEAD PAINT, ASBESTOS CONTAINING MATERIAL, AND/OR OTHER HAZARDOUS MATERIALS, AND IMMEDIATELY NOTIFY THE OWNER AND ARCHITECT. OWNER WILL TEST AND REMOVE HAZARDOUS MATERIALS UNDER A SEPARATE CONTRACT. A LICENSED HAZARDOUS MATERIAL ABATEMENT AND REMOVAL CONTRACTOR LICENSED IN THE STATE THE PROJECT IS LOCATED IS REQUIRED TO REMOVE THE HAZARDOUS MATERIALS IN ACCORDANCE WITH THE REQUIREMENTS OF THE STATE'S DEPARTMENT OF ENVIRONMENTAL QUALITY, OSHA AND THE U.S. EPA.





LIFE SAFETY LEGEND	
---	1 HOUR FIRE RATED WALL ASSEMBLY
---	2 HOUR FIRE RATED WALL ASSEMBLY
☉	CEILING MOUNTED EXIT LIGHT (RE: ELEC)
☉	CEILING MOUNTED EXIT LIGHT W/ DIRECTIONAL ARROWS (RE: ELEC)
☉	WALL MOUNTED EXIT LIGHT (RE: ELEC)
☉	WALL MOUNTED EXIT LIGHT W/ DIRECTIONAL ARROWS (RE: ELEC)
♿	ACCESSIBLE AREA OR EXIT
♿	60" WHEELCHAIR TURNING RADIUS
●	EGRESS PATH W/ TRAVEL DISTANCE TO EXIT (TD)
---	COMMON PATH OF TRAVEL (CPT)
FE	FIRE EXTINGUISHER (FE)
FE-C	FIRE EXTINGUISHER CABINET - SEMI RECESSED
FE-C-R	FIRE EXTINGUISHER CABINET - RECESSED
EL	EMERGENCY LIGHT (RE: ELEC)
♿	30' X 48" ACCESSIBLE CLEAR FLOOR SPACE
♿	60" T TURN ACCESSIBLE CLEAR FLOOR SPACE

**NOTES:**  
 1. SEE SHEET G0.2 FOR ALL ACCESSIBLE CLEARANCES AND REQUIREMENTS.  
 2. CONTRACTOR SHALL PROVIDE LISTED AND LABELED DRY-CHEMICAL UL-RATED FIRE EXTINGUISHERS AS REQUIRED BY LOCAL CODE.

CODE DATA	
2015 NFPA 101 LIFE SAFETY CODE 2021 INTERNATIONAL BUILDING CODE 2021 INTERNATIONAL PLUMBING CODE 2021 INTERNATIONAL MECHANICAL CODE 2021 INTERNATIONAL FIRE CODE 2021 INTERNATIONAL ENERGY CONSERVATION CODE 2020 NATIONAL ELECTRIC CODE 2010 AMERICAN DISABILITY ACT STANDARDS FOR ACCESSIBLE DESIGN-ADAG	
IBC 2021	
<b>USE AND OCCUPANCY CLASSIFICATION:</b>	ASSEMBLY (A-3) BUSINESS (B)
<b>CONSTRUCTION TYPE (TABLE 601):</b>	TYPE I-B 0 HOURS
PRIMARY STRUCTURAL FRAME	0 HOURS
BEARING WALLS (EXTERIOR)	0 HOURS
BEARING WALLS (INTERIOR)	0 HOURS
NON-BEARING WALLS	0 HOURS
FLOOR CONSTRUCTION	0 HOURS
ROOF CONSTRUCTION	0 HOURS
<b>BLDG HEIGHT (TABLE 504.3/504.4):</b>	75'-0" / 3 STORIES
ALLOWABLE (HEIGHT/STORY)	22'-2" / 1 STORY
<b>BLDG AREA (TABLE 506.2)</b>	38,000 SF
ALLOWABLE (SF)	18,483 SF
<b>DESIGN OCCUPANT LOAD (TABLE 1004.5)</b>	
ASSEMBLY	
- CONCENTRATED CHAIRS ONLY (1,450 SF (NET)/7)	208 OCC.
- UNCONCENTRATED (1,514 SF (NET)/15)	101 OCC.
COURTROOMS - OTHER THAN FIXED SEATING (1,135 SF (NET)/40)	28 OCC.
BUSINESS (11,617 SF (GROSS)/150)	78 OCC.
ACCESSORY STORAGE (322 SF/300)	2 OCC.
<b>TOTAL BUILDING OCCUPANT LOAD</b>	418 OCC.
<b>FIRE PROTECTION SYSTEMS (REQUIRED/PROVIDED)</b>	
SPRINKLER SYSTEM	Y/Y
STANDPIPE SYSTEM	NN
FIRE & SMOKE DETECTION	Y/Y
FIRE ALARM	Y/Y
SMOKE VENT	NN
PORTABLE FIRE EXT.	Y/Y
<b>EXITS</b>	
MIN. STAIRWAY WIDTH (1005.3.1)	44"
REQUIRED:	44" OR GREATER
PROVIDED:	44" OR GREATER
MIN. DOOR WIDTH (1005.3.2)	32" CLEAR
REQUIRED:	32" OR GREATER
PROVIDED:	32" OR GREATER
NUMBER OF EXITS (1006.3.1)	4
REQUIRED:	4
PROVIDED:	4
TRAVEL DISTANCE (TABLE 1017.2)	200'-0"
ALLOWABLE:	192'-0"
MAXIMUM:	192'-0"
MIN. CORRIDOR WIDTH (1005.3.2)	44"
REQUIRED:	44" OR GREATER
PROVIDED:	44" OR GREATER
MAX. DEAD END CORRIDOR DISTANCE (1020.4):	57'-0"

NFPA 101 (2015)	
<b>OCCUPANCY CLASSIFICATION:</b>	ASSEMBLY BUSINESS
<b>DESIGN OCCUPANT LOAD (TABLE 7.3.1.2)</b>	
ASSEMBLY	
- CONCENTRATED CHAIRS ONLY (1,450 SF (NET)/7)	208 OCC.
- UNCONCENTRATED (1,514 SF (NET)/15)	101 OCC.
- FIXED SEATING (14)	14 OCC.
BUSINESS (11,617 SF (GROSS)/150)	78 OCC.
ACCESSORY STORAGE (322 SF/300)	2 OCC.
<b>TOTAL BUILDING OCCUPANT LOAD</b>	403 OCC.
<b>FIRE PROTECTION SYSTEMS (REQUIRED/PROVIDED)</b>	
SPRINKLER SYSTEM	Y/Y
STANDPIPE SYSTEM	NN
FIRE & SMOKE DETECTION	Y/Y
FIRE ALARM	Y/Y
SMOKE VENT	NN
PORTABLE FIRE EXT.	Y/Y
<b>EXITS</b>	
MIN. STAIRWAY WIDTH (7.3.2)	44"
REQUIRED:	44" OR GREATER
PROVIDED:	44" OR GREATER
MIN. DOOR WIDTH (7.2.1.2.3)	32" CLEAR
REQUIRED:	32" OR GREATER
PROVIDED:	32" OR GREATER
NUMBER OF EXITS (7.4)	4
REQUIRED:	4
PROVIDED:	4
TRAVEL DISTANCE (7.6)	200'-0"
ALLOWABLE:	192'-0"
MAXIMUM:	192'-0"
MIN. CORRIDOR WIDTH (7.3.2)	44"
REQUIRED:	44" OR GREATER
PROVIDED:	44" OR GREATER
MAX. DEAD END CORRIDOR DISTANCE:	57'-0"

IPC (2021)		
<b>MINIMUM NUMBER OF REQUIRED PLUMBING FIXTURES</b>		
<b>WATER CLOSETS (TABLE 403.1)</b>		
A (BUSINESS) - 78 OCC.	1 PER 25 FOR FIRST 50 MEN/ 1 PER 50 FOR REMAINDER EXCEEDING 50	39 OCC. = 2 0 OCC. = 0
B (BUSINESS) - 78 OCC.	1 PER 25 FOR FIRST 50 WOMEN/ 1 PER 50 FOR REMAINDER EXCEEDING 50	39 OCC. = 2 0 OCC. = 0
<b>TOTAL REQUIRED: 4 WATER CLOSETS</b>		
<b>TOTAL PROVIDED: 9 WATER CLOSETS</b>		
A-3 (ASSEMBLY) - 338 OCC.	1 PER 125 FOR MEN 1 PER 65 FOR WOMEN	169 OCC. = 2 169 OCC. = 3
<b>TOTAL REQUIRED: 5 WATER CLOSETS</b>		
<b>TOTAL PROVIDED: 9 WATER CLOSETS</b>		
<b>LAVATORIES (TABLE 403.1)</b>		
A (BUSINESS) - 78 OCC.	1 PER 40 FOR FIRST 80 MEN/ 1 PER 80 FOR REMAINDER EXCEEDING 80	39 OCC. = 1 0 OCC. = 0
B (BUSINESS) - 78 OCC.	1 PER 40 FOR FIRST 80 WOMEN/ 1 PER 80 FOR REMAINDER EXCEEDING 80	39 OCC. = 1 0 OCC. = 0
<b>TOTAL REQUIRED: 2 LAVATORIES</b>		
<b>TOTAL PROVIDED: 5 LAVATORIES</b>		
A-3 (ASSEMBLY) - 338 OCC.	1 PER 200 FOR MEN 1 PER 200 FOR WOMEN	169 OCC. = 1 169 OCC. = 1
<b>TOTAL REQUIRED: 2 WATER CLOSETS</b>		
<b>TOTAL PROVIDED: 7 WATER CLOSETS</b>		
<b>DRINKING FOUNTAINS (TABLE 403.1)</b>		
A (BUSINESS) - 78 OCC.	1 PER 100	78 OCC. = 1
<b>TOTAL REQUIRED: 1 WATER CLOSETS</b>		
<b>TOTAL PROVIDED: 2 WATER CLOSETS</b>		
A-3 (ASSEMBLY) - 338 OCC.	1 PER 500	338 OCC. = 1
<b>TOTAL REQUIRED: 1 WATER CLOSETS</b>		
<b>TOTAL PROVIDED: 2 WATER CLOSETS</b>		
<b>SERVICE SINKS (TABLE 403.1)</b>		
A (BUSINESS) - 78 OCC.	1 SERVICE SINK	
<b>TOTAL REQUIRED: 1 SERVICE SINK</b>		
<b>TOTAL PROVIDED: 1 SERVICE SINK</b>		
A-3 (ASSEMBLY) - 338 OCC.	1 SERVICE SINK	
<b>TOTAL REQUIRED: 1 SERVICE SINK</b>		
<b>TOTAL PROVIDED: 1 SERVICE SINK</b>		

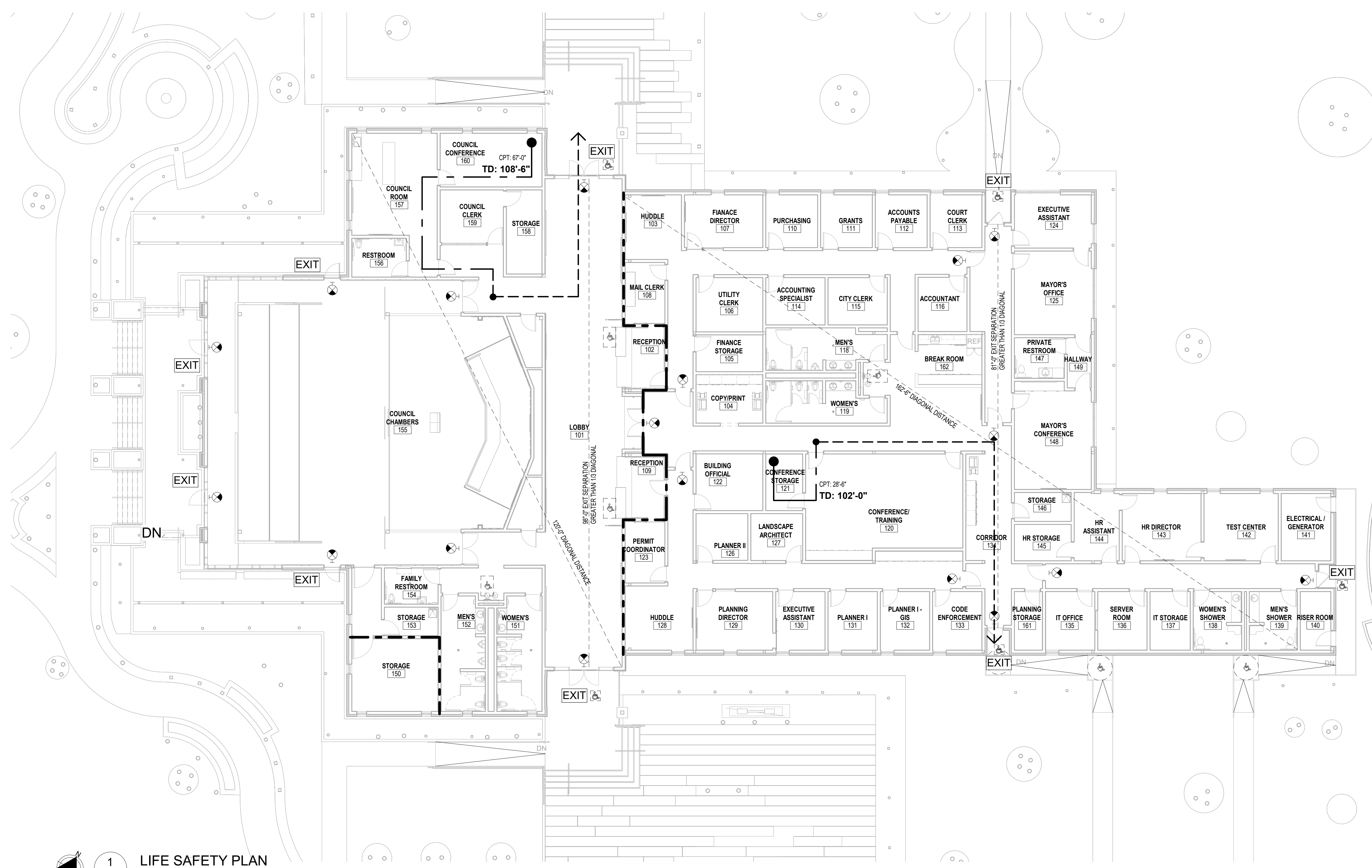
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LIFE SAFETY PLAN

**A0.1**



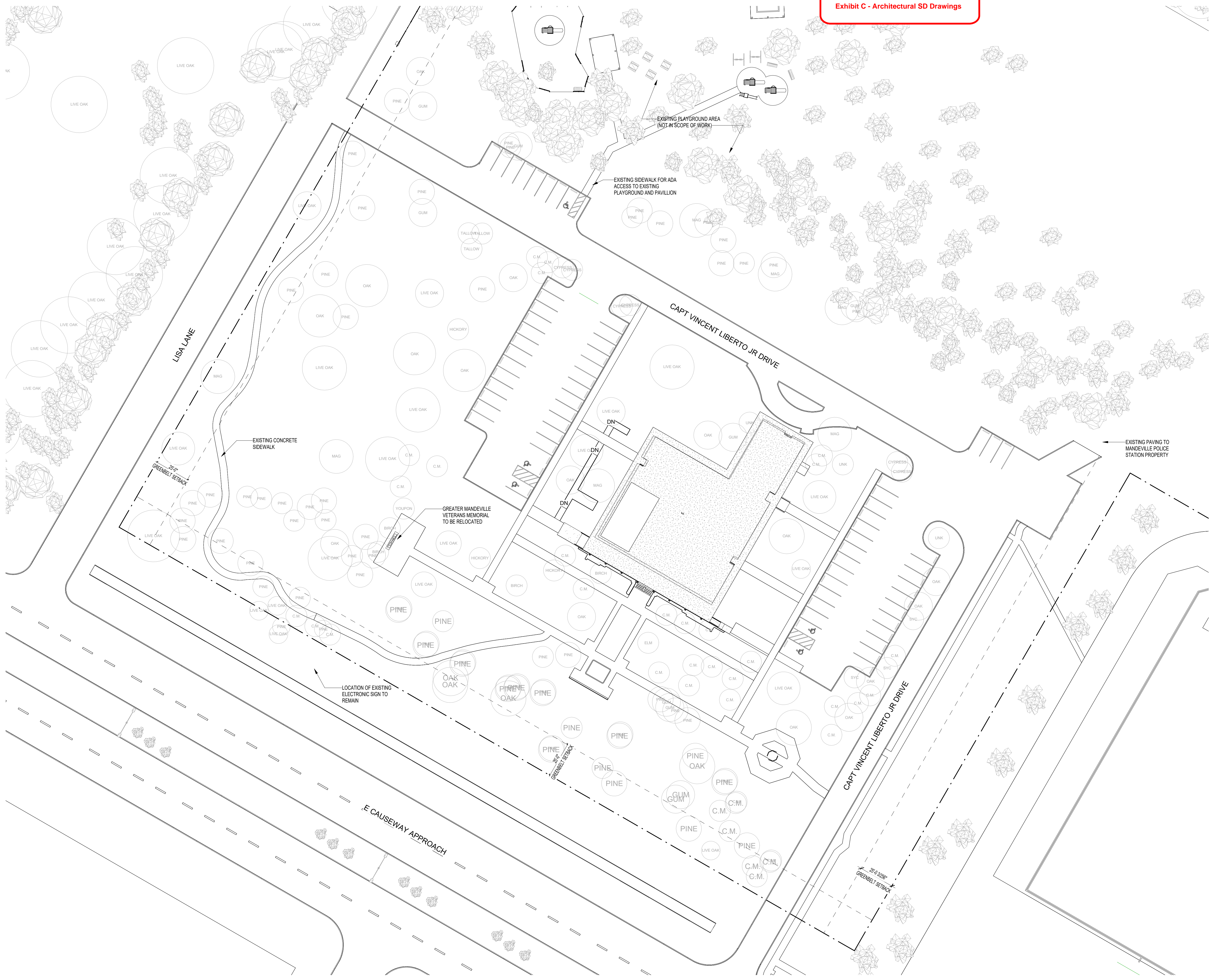
**1 LIFE SAFETY PLAN**  
 SCALE: 3/32" = 1'-0"

RENOVATION AND EXPANSION  
**MANDEVILLE CITY HALL**

3101 E CAUSEWAY APPROACH  
 MANDEVILLE, LA 70448

GA PROJECT NO. 21-34A





**1** EXISTING SITE PLAN  
 AD1.1 SCALE: 1" = 30'-0"

RENOVATION AND EXPANSION  
**MANDEVILLE CITY HALL**

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 EXISTING SITE PLAN

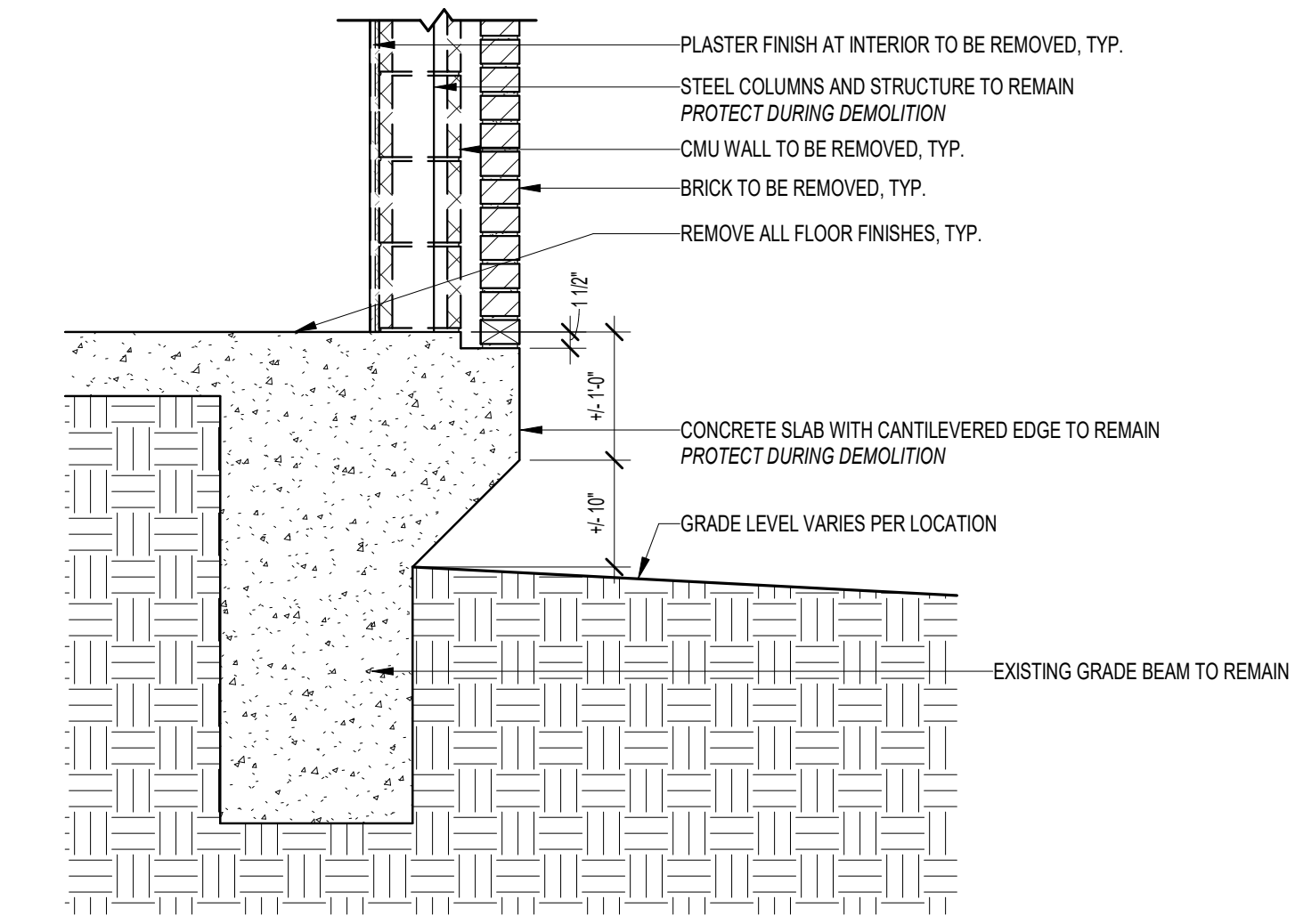
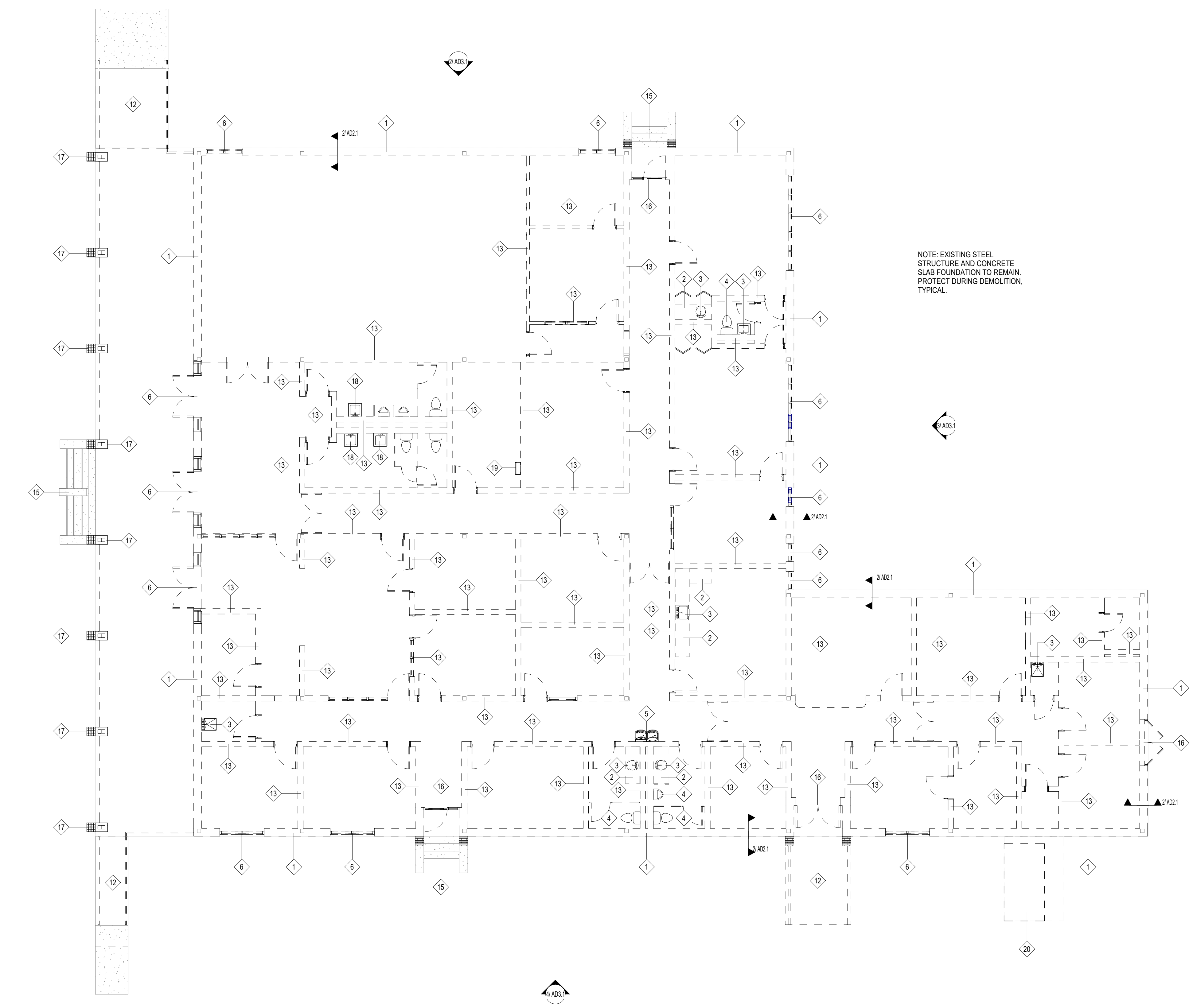


DEMOLITION KEYNOTE LEGEND	
DEMO TAG	DESCRIPTION
1	REMOVE EXISTING EXTERIOR WALL, DOORS, WINDOWS, AND ASSOCIATED COMPONENTS COMPLETELY. STRIP DOWN TO STRUCTURAL STEEL. CONTRACTOR TO PATCH AND REPAIR SURFACES AS REQUIRED. PREP FOR NEW FRAMING AND FINISHES. REMOVE EXISTING ELECTRICAL COMPONENTS AS REQUIRED.
2	REMOVE EXISTING MILLWORK AND ASSOCIATED COMPONENTS COMPLETELY. CONTRACTOR TO COORDINATE WITH OWNER ON SALVAGED MATERIAL.
3	REMOVE EXISTING SINK AND CAP PLUMBING.
4	REMOVE EXISTING TOILET AND CAP PLUMBING AT FLOOR.
5	REMOVE EXISTING FIXTURE AND CAP PLUMBING AT FLOOR.
6	REMOVE EXISTING STOREFRONT GLAZING SYSTEM. PREP AREA FOR NEW WALL CONSTRUCTION. CONTRACTOR TO PATCH AND REPAIR ADJACENT SURFACES AS REQUIRED.
11	REMOVE EXISTING ROOF, PARAPET, CEILING, AND INSULATION. STEEL AND ASSOCIATED STRUCTURAL COMPONENTS TO REMAIN.
12	REMOVE EXISTING ADA RAMP AND HANDRAIL. PREP AREA FOR POURING OF NEW FOUNDATION.
13	REMOVE EXISTING INTERIOR WALL, DOORS, WINDOWS, AND ALL ASSOCIATED COMPONENTS COMPLETELY. STRIP DOWN TO STRUCTURAL STEEL. PREP FOR NEW FRAMING AND FINISHES (RE: FINISH SCHEDULE).
15	REMOVE EXISTING STEPS AND HANDRAIL. PATCH AND REPAIR SURFACES AS REQUIRED. PREP AREA FOR POURING OF NEW FOUNDATION.
16	REMOVE EXISTING DOOR. CONTRACTOR TO PATCH AND REPAIR ADJACENT SURFACES AS REQUIRED.
17	REMOVE EXISTING BRICKS AND FRAMING AROUND STRUCTURAL COLUMN.
18	REMOVE EXISTING FIXTURE AND PREP AREA FOR REROUTING OF PLUMBING AS REQUIRED FOR NEW FIXTURE LOCATIONS.
19	REMOVE EXISTING ROOF ACCESS LADDER.
20	DISCONNECT AND REMOVE EXISTING EMERGENCY GENERATOR AND DIESEL FUEL STORAGE TANK. RELOCATE TO NEW LOCATION OR TURN OVER TO OWNER. REMOVE EXISTING CONCRETE HOUSEKEEPING PAD.

- DEMOLITION GENERAL NOTES**
- CONTRACTOR TO FIELD VERIFY ALL DIMENSIONS AND THE CONDITIONS PRIOR TO CONSTRUCTION.
  - CONTRACTOR TO FIELD VERIFY AND PROTECT UNDERGROUND UTILITIES.
  - CONTRACTOR TO REPAIR AND/OR REPLACE ANY DAMAGED AREAS DURING CONSTRUCTION TO MEET OR EXCEED THE EXISTING CONDITIONS.
  - CONTRACTOR TO PROTECT EXISTING UTILITY METERS, AND MECH. ELEC. AND PLUMBING COMPONENTS AND EQUIPMENT ON BUILDING FAÇADE AND ON SITE UNLESS INDICATED OTHERWISE.
  - CONTRACTOR TO COORDINATE WITH OWNER FOR SALVAGE ITEMS PRIOR TO START OF DEMOLITION.
  - ALL OPENINGS RESULTING FROM BUILDING CONSTRUCTION SHALL BE SEALED FROM THE ELEMENTS DURING RAIN EVENTS AND AT THE CONCLUSION OF EACH WORK DAY.
  - ALL ITEMS SHOWN TO BE REMOVED OR THAT MUST BE REMOVED TO PERFORM NEW CONSTRUCTION WORK SHOWN SHALL BE COMPLETELY REMOVED FROM THE BUILDING LEAVING NO DEBRIS AND PROPERLY DISPOSED OR AT AN ACCREDITED LANDFILL.
  - DURING AND UPON COMPLETION OF DEMOLITION OPERATIONS, ALL SURFACES, FIXTURES, AND EQUIPMENT SHALL BE KEPT FREE OF EXCESS MATERIALS, STAINS, OR DUST.
  - CONTRACTOR, OWNER, AND ARCHITECT TO COORDINATE PRIOR TO CONSTRUCTION TO DETERMINE THE LOCATION OF THE DISPOSAL AND STAGING AREA TO AVOID POTENTIAL CONFLICTS WITH EXISTING BUILDINGS AND ADJACENT BUILDING OPERATIONS.
  - CONTRACTOR TO PROVIDE DUST PROTECTION DURING CONSTRUCTION TO PROTECT ADJACENT PORTION OF THE EXISTING BUILDING DURING THE DURATION OF THE PROJECT.

**DEMOLITION LEGEND**

- EXISTING TO REMAIN.  
CONTRACTOR TO PROTECT DURING CONSTRUCTION
- ITEMS TO BE DEMOLISHED (RE: DEMOLITION KEYNOTES).
- DEMOLITION TAG  
(RE: DEMOLITION KEYNOTES)



**2 EXISTING SLAB EDGE, TYP.**  
AD2.1/AD2.1 SCALE: 3/4" = 1'-0"

**1 DEMOLITION FLOOR PLAN**  
SCALE: 1/8" = 1'-0"

RENOVATION AND EXPANSION  
**MANDEVILLE CITY HALL**

3101 E CAUSEWAY  
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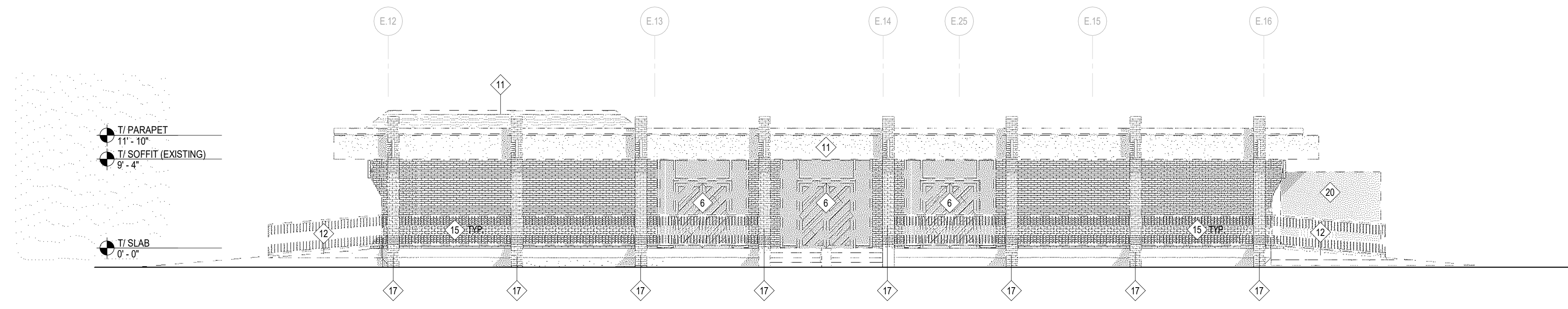
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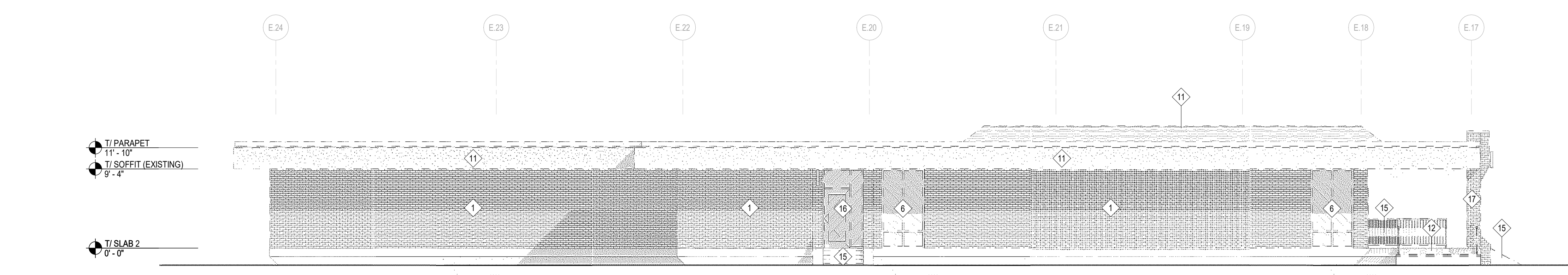
DEMOLITION FLOOR PLAN

**AD2.1**

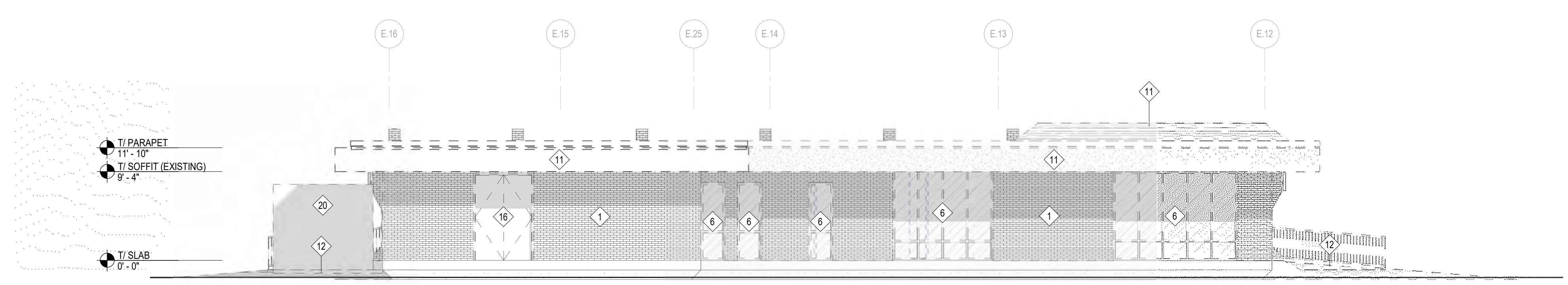




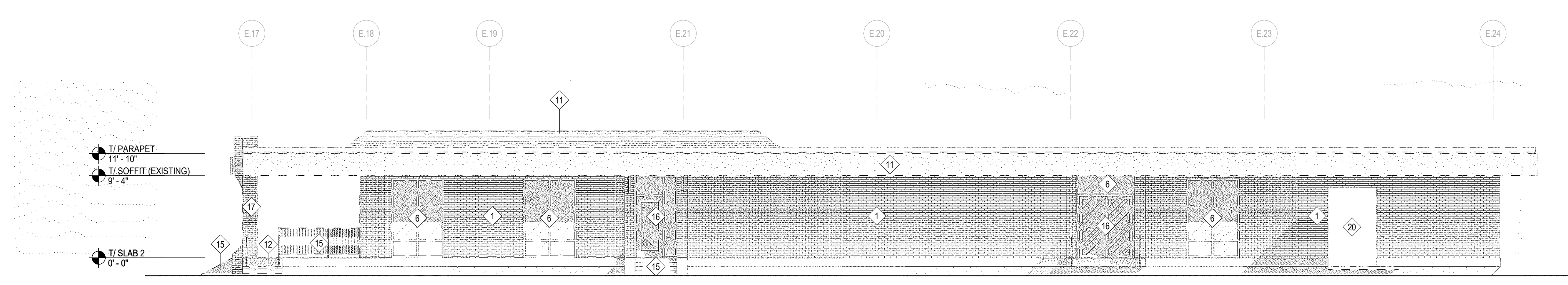
1 DEMOLITION BUILDING ELEVATION - SOUTH  
 A0.2AD3.1 SCALE: 1/8" = 1'-0"



2 DEMOLITION BUILDING ELEVATION - WEST  
 A0.2AD3.1 SCALE: 1/8" = 1'-0"



3 DEMOLITION BUILDING ELEVATION - NORTH  
 A0.2AD3.1 SCALE: 1/8" = 1'-0"



4 DEMOLITION BUILDING ELEVATION - EAST  
 A0.2AD3.1 SCALE: 1/8" = 1'-0"

- DEMOLITION GENERAL NOTES**
- CONTRACTOR TO FIELD VERIFY ALL DIMENSIONS AND THE CONDITIONS PRIOR TO CONSTRUCTION.
  - CONTRACTOR TO FIELD VERIFY AND PROTECT UNDERGROUND UTILITIES.
  - CONTRACTOR TO REPAIR AND/OR REPLACE ANY DAMAGED AREAS DURING CONSTRUCTION TO MEET OR EXCEED THE EXISTING CONDITIONS.
  - CONTRACTOR TO PROTECT EXISTING UTILITY METERS, AND MECH, ELEC, AND PLUMBING COMPONENTS AND EQUIPMENT ON BUILDING FAÇADE AND ON SITE UNLESS INDICATED OTHERWISE.
  - CONTRACTOR TO COORDINATE WITH OWNER FOR SALVAGE ITEMS PRIOR TO START OF DEMOLITION.
  - ALL OPENINGS RESULTING FROM BUILDING CONSTRUCTION SHALL BE SEALED FROM THE ELEMENTS DURING RAIN EVENTS AND AT THE CONCLUSION OF EACH WORK DAY.
  - ALL ITEMS SHOWN TO BE REMOVED OR THAT MUST BE REMOVED TO PERFORM NEW CONSTRUCTION WORK SHOWN SHALL BE COMPLETELY REMOVED FROM THE BUILDING LEAVING NO DEBRIS AND PROPERLY DISPOSED OR AT AN ACCREDITED LANDFILL.
  - DURING AND UPON COMPLETION OF DEMOLITION OPERATIONS, ALL SURFACES, FIXTURES, AND EQUIPMENT SHALL BE KEPT FREE OF EXCESS MATERIALS, STAINS, OR DUST.
  - CONTRACTOR, OWNER, AND ARCHITECT TO COORDINATE PRIOR TO CONSTRUCTION TO DETERMINE THE LOCATION OF THE DISPOSAL AND STAGING AREA TO AVOID POTENTIAL CONFLICTS WITH EXISTING BUILDING AND ADJACENT BUILDING OPERATIONS.
  - CONTRACTOR TO PROVIDE DUST PROTECTION DURING CONSTRUCTION TO PROTECT ADJACENT PORTION OF THE EXISTING BUILDING DURING THE DURATION OF THE PROJECT.

**DEMOLITION LEGEND**

(Solid line)	EXISTING TO REMAIN
(Dashed line)	CONTRACTOR TO PROTECT DURING CONSTRUCTION
(Dotted line)	ITEMS TO BE DEMOLISHED (RE: DEMOLITION KEYNOTES)
(Diamond with number)	DEMOLITION TAG (RE: DEMOLITION KEYNOTES)

**DEMOLITION KEYNOTE LEGEND**

DEMO TAG	DESCRIPTION
1	REMOVE EXISTING EXTERIOR WALL, DOORS, WINDOWS, AND ASSOCIATED COMPONENTS COMPLETELY STRIP DOWN TO STRUCTURAL STEEL. CONTRACTOR TO PATCH AND REPAIR SURFACES AS REQUIRED. PREP FOR NEW FRAMING AND FINISHES. REMOVE EXISTING ELECTRICAL COMPONENTS AS REQUIRED.
2	REMOVE EXISTING MILL WORK AND ASSOCIATED COMPONENTS COMPLETELY. CONTRACTOR TO COORDINATE WITH OWNER ON SALVAGED MATERIAL.
3	REMOVE EXISTING SINK AND CAP PLUMBING
4	REMOVE EXISTING TOILET AND CAP PLUMBING AT FLOOR.
5	REMOVE EXISTING FIXTURE AND CAP PLUMBING AT FLOOR.
6	REMOVE EXISTING STOREFRONT GLAZING SYSTEM. PREP AREA FOR NEW WALL CONSTRUCTION. CONTRACTOR TO PATCH AND REPAIR ADJACENT SURFACES AS REQUIRED.
11	REMOVE EXISTING ROOF, PARAPET, CEILING, AND INSULATION. STEEL AND ASSOCIATED STRUCTURAL COMPONENTS TO REMAIN.
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19	REMOVE EXISTING ROOF ACCESS LADDER.
20	DISCONNECT AND REMOVE EXISTING EMERGENCY GENERATOR AND DIESEL FUEL STORAGE TANK. RELOCATE TO NEW LOCATION OR TURN OVER TO OWNER. REMOVE EXISTING CONCRETE HOUSKEEPING PAD.

RENOVATION AND EXPANSION  
**MANDEVILLE CITY HALL**  
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DEMOLITION ELEVATIONS



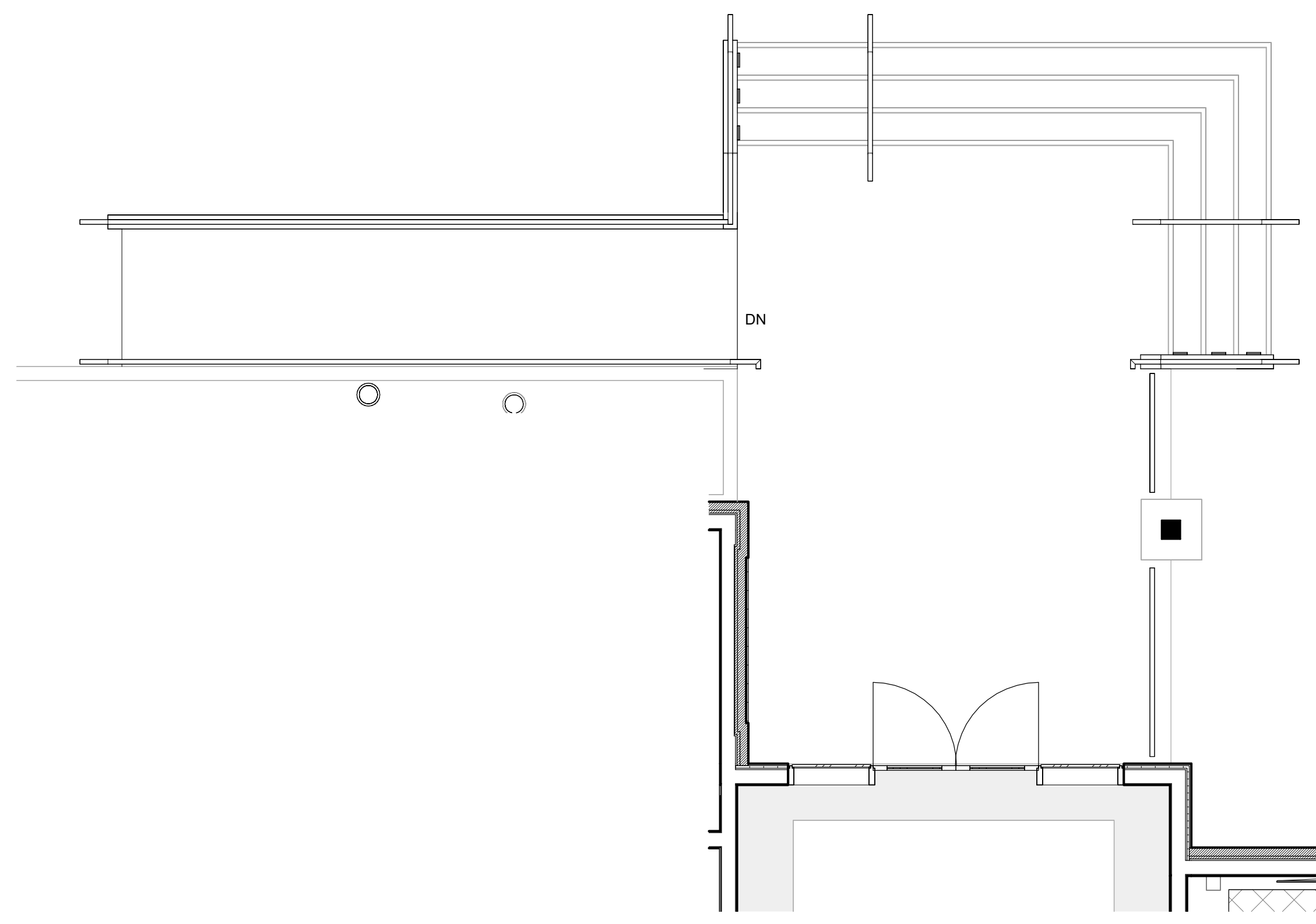
- ### GENERAL SITE PLAN NOTES
- CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS FOR NEW AND/OR EXISTING WORK AT THE SITE PRIOR TO COMMENCING WORK. REPORT ANY CONDITIONS OR DISCREPANCIES NOT DOCUMENTED ON THESE DRAWINGS TO THE ARCHITECT AND OWNER PRIOR TO BEGINNING CONSTRUCTION.
  - CONTRACTOR SHALL BE RESPONSIBLE FOR LAYING OUT THE WORK, VERIFYING ALL MEASUREMENTS AND GRADES AND REPORTING ANY DISCREPANCIES TO THE ARCHITECT BEFORE STARTING CONSTRUCTION.
  - CONTRACTOR TO PROTECT ANY AND ALL EXISTING STRUCTURES ADJACENT TO THE SITE FROM DAMAGES AND EROSION. ANY ADJACENT IMPROVEMENTS DAMAGED DURING CONSTRUCTION SHALL, AT A MINIMUM, BE RESTORED TO A STATE EQUAL TO ITS PRECONSTRUCTION STATE AT THE EXPENSE OF CONTRACTOR.
  - VERIFY EXACT LOCATIONS OF ALL PROPERTY LINES, EASEMENTS, SETBACKS AND UTILITIES PRIOR TO ANY WORK.
  - CONTRACTOR TO REPAIR AND/OR REPLACE ANY DAMAGED AREAS DURING CONSTRUCTION TO MEET OR EXCEED THE EXISTING CONDITIONS.
  - ALL BUILDING DIMENSIONS ARE TO EXTERIOR FACE OF STUD, FACE OF MASONRY, AND CENTERLINE OF COLUMNS, UNLESS NOTED OTHERWISE.
  - CONTRACTOR TO PROVIDE DUST CONTROL DURING EXCAVATION, DURING CONSTRUCTION, AND WHEN COMPLETING WORK.
  - CONTRACTOR TO PROTECT EXISTING OVERHEAD UTILITY LINES AND POWER POLES.
  - CONTRACTOR SHALL BE RESPONSIBLE FOR THE LOCATIONS AND PROTECTION OF ALL EXISTING UTILITIES SHOWN. ALL EXISTING UTILITIES NOT SHOWN, AND ALL PROPOSED UTILITIES ON THE CONSTRUCTION DOCUMENTS.
  - CONTRACTOR TO LOCATED EXISTING UTILITIES BEFORE EXCAVATING. VERIFY LOCATIONS OF PUBLIC RIGHT OF WAY AND ANY UTILITY EASEMENTS.
  - ALL EQUIPMENT SHOWN IS IN CLOSE PROXIMITY. SIZE, TYPE, AND LOCATION. THE CONTRACTOR MUST VERIFY EXISTING CONDITIONS TO CONFIRM THE ACTUAL SIZE, TYPE, AND LOCATION OF EQUIPMENT. COORDINATE WITH MECHANICAL, ELECTRICAL, PLUMBING, AND OTHER CONSULTANTS FOR PROVIDING UTILITIES TO NEW.
  - CONTRACTOR SHALL COORDINATE ANY INTERRUPTION OF UTILITY SERVICE WITH OWNER AND UTILITY COMPANY.
  - CONTRACTOR TO COORDINATE WITH MEP ENGINEER AND LOCAL UTILITY COMPANY FOR THE NEW CONNECTION OF THE SITE UTILITY AND THE NEW BUILDING UTILITY. CONTRACTOR TO VERIFY LOCATION.
  - CONTRACTOR TO COORDINATE AND ESTABLISH FOUNDATION WALL HEIGHTS, FOOTING ELEVATIONS, AND ALL FINISH FLOOR ELEVATIONS IN RELATION TO FINAL GRADING ELEVATION. DESIGN ELEMENTS RELATING TO FINAL GRADING SUGGESTED ON THESE DRAWINGS AND THROUGHOUT THE CONTRACT DOCUMENTS ARE FOR COORDINATION PURPOSES ONLY AND DO NOT REFLECT REQUIREMENTS OF FINAL GRADING AS ESTABLISHED IN THE FIELD BY CONTRACTOR.
  - SLOPE ALL TOPOGRAPHY AWAY FROM BUILDING FOR POSITIVE DRAINAGE.
  - ALL WOOD CONSTRUCTION MATERIALS SHALL BE A MINIMUM OF 8' ABOVE FINAL GRADING. COORDINATE TOP OF WALL ELEVATIONS AS REQUIRED.
  - CONCRETE AND ASPHALT FLATWORK, RETAINING WALLS, AND OTHER LANDSCAPE ELEMENTS SHOWN INDICATE GENERAL SCOPE OF WORK ONLY. CONTRACTORS TO ESTABLISH AND REVIEW FINAL DESIGN ELEMENTS AND LAYOUT WITH OWNER AND CONTRACTOR PRIOR TO CONSTRUCTION, UNLESS NOTED OTHERWISE.
  - CONTRACTOR TO PROVIDE AND INSTALL DETECTABLE WARNINGS IN ACCORDANCE WITH ADAAG R305 ALONG SIDEWALKS DUE TO THE HAZARDOUS VEHICLE TRAFFIC POSE TO PEDESTRIANS WITH VISION IMPAIRMENTS. DETECTABLE WARNINGS ARE REQUIRED AT BUT NOT LIMITED TO: CURB RAMPS AND BLENDED TRANSITIONS AT STREET CROSSINGS, CUT-THROUGH PEDESTRIAN REFUGE ISLANDS (EXCLUDING THOSE LESS THAN SIX FEET WIDE), PEDESTRIAN AT-GRADE RAIL CROSSINGS, EDGES OF BOARDING PLATFORMS NOT PROTECTED BY SCREENS OR GUARDS, AND BOARDING AND ALIGHTING AREAS OF SIDEWALK OR STREET LEVEL RAIL VEHICLE STOPS NOT PROTECTED BY SCREENS OR GUARDS ON THE SIDE-FACING RAIL VEHICLES. DETECTABLE WARNING SURFACES TO BE AT LEAST TWO FEET DEEP IN THE DIRECTION OF PEDESTRIAN TRAVEL.



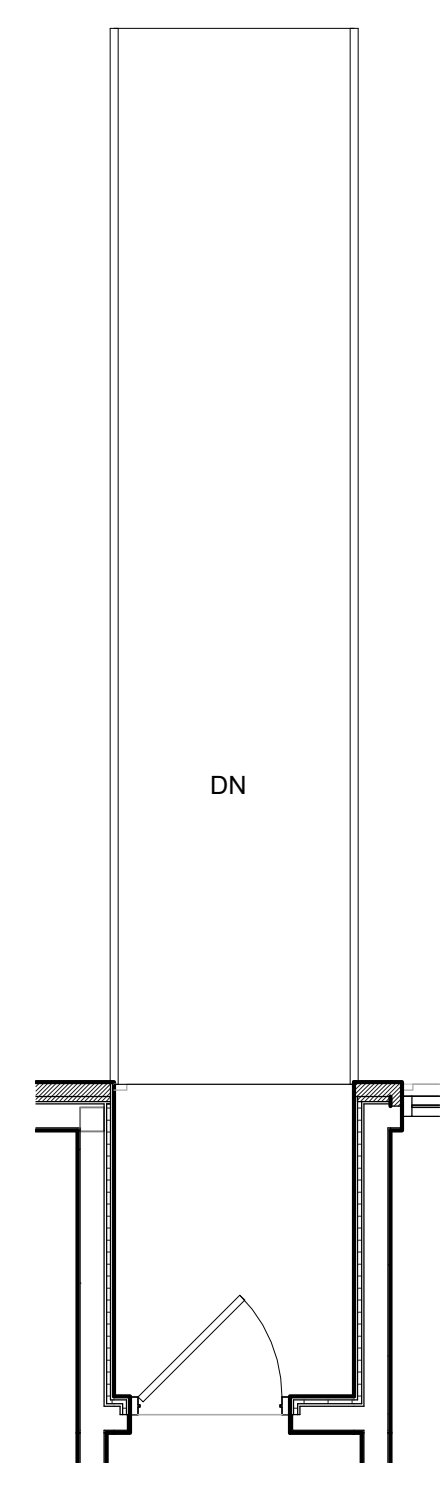
PARKING COUNTS	
<b>EXISTING</b>	
PLAYGROUND PARKING	6
VISITOR PARKING - ADA	1
<b>TOTAL</b>	<b>7</b>
<b>NEW</b>	
PLAYGROUND PARKING	1
VISITOR PARKING - ADA	0
<b>TOTAL</b>	<b>1</b>
<b>EXISTING</b>	
PLAYGROUND PARKING - ADA	1
VISITOR PARKING	53
VISITOR PARKING - ADA	4
<b>TOTAL</b>	<b>61</b>
<b>NEW</b>	
PLAYGROUND PARKING - ADA	0
VISITOR PARKING	58
VISITOR PARKING - ADA	2
<b>TOTAL</b>	<b>61</b>
<b>GRAND TOTAL</b>	<b>125</b>

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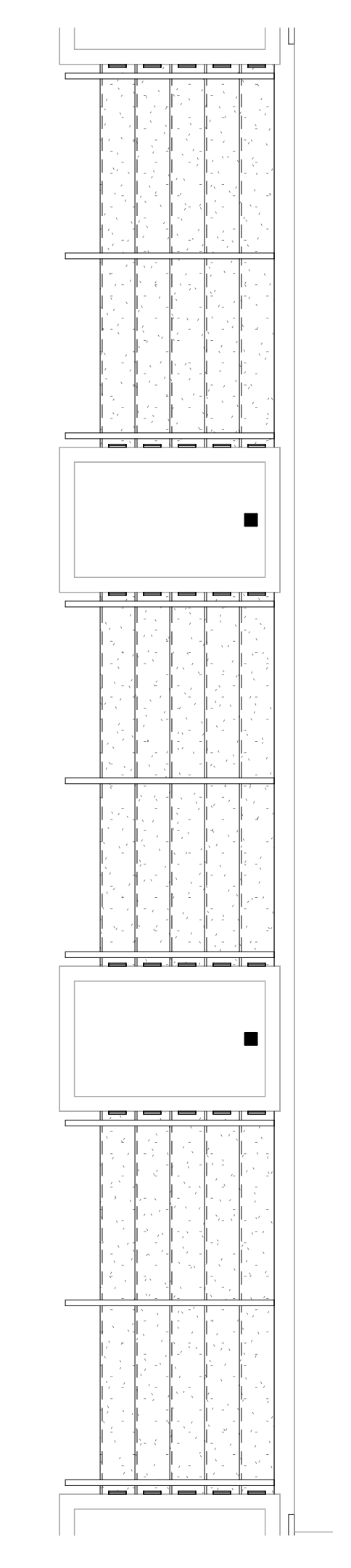




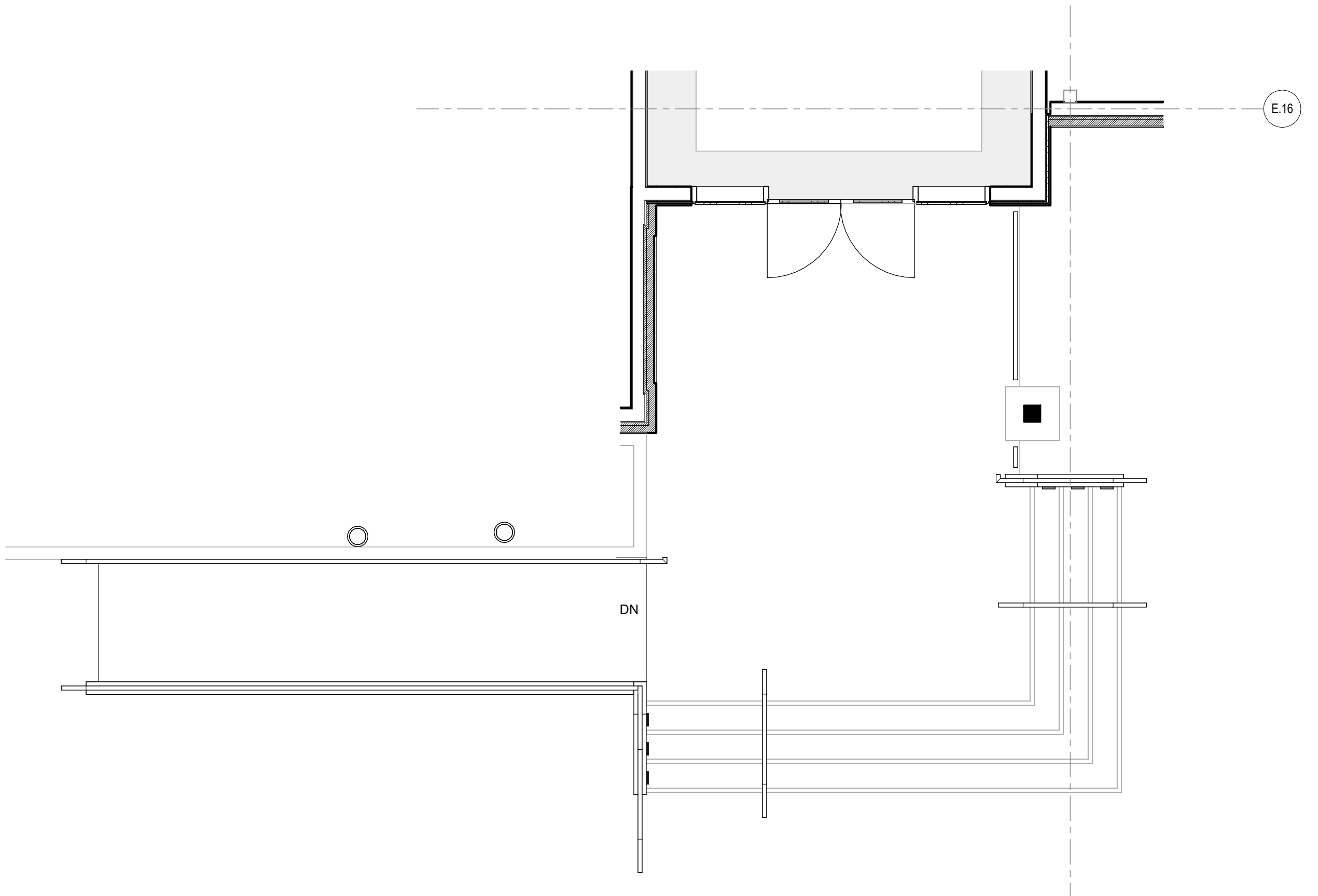
1 NORTH ENTRY STAIR AND RAMP PLAN  
SCALE: 1/4" = 1'-0"



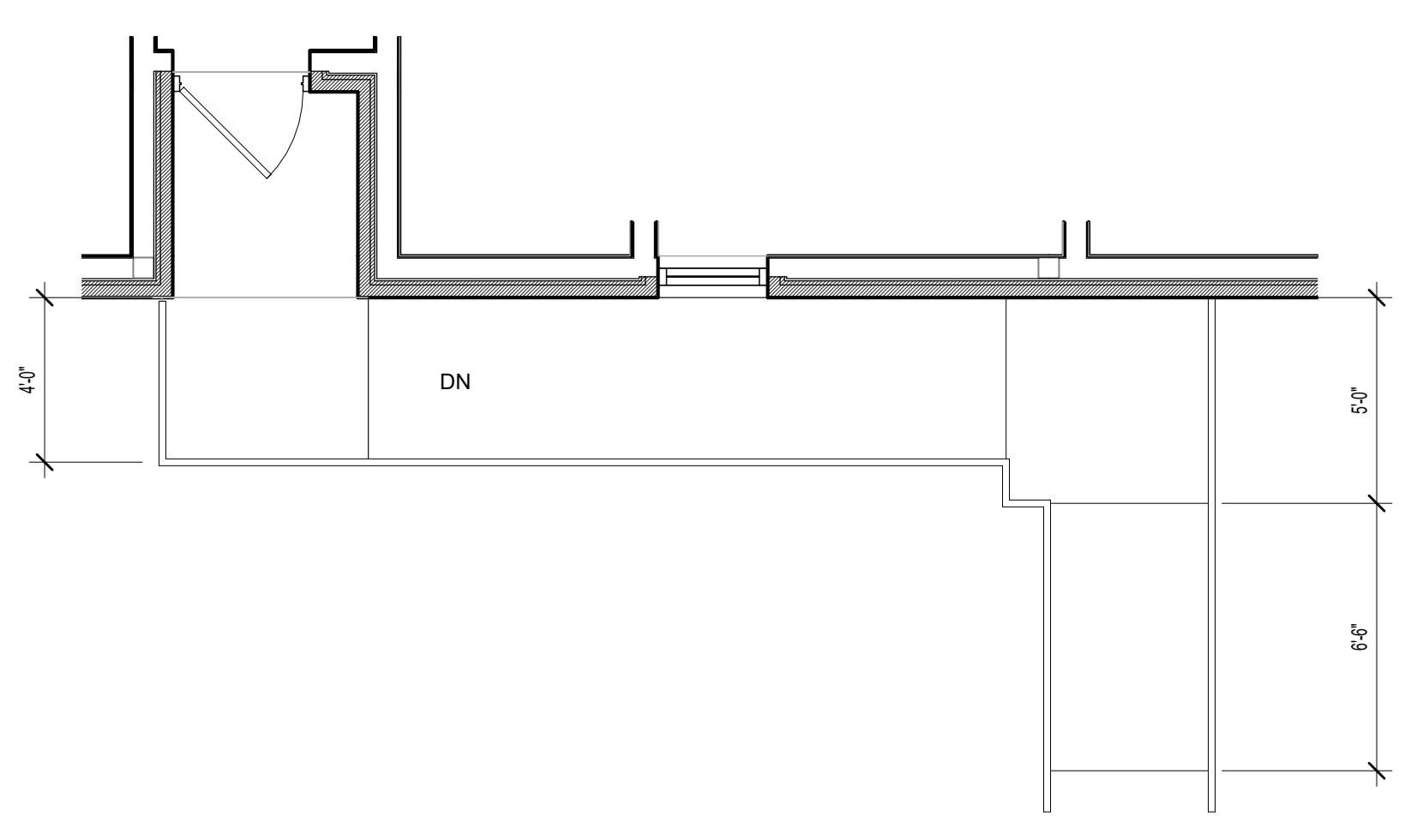
5 NORTH EXIT RAMP  
SCALE: 1/4" = 1'-0"



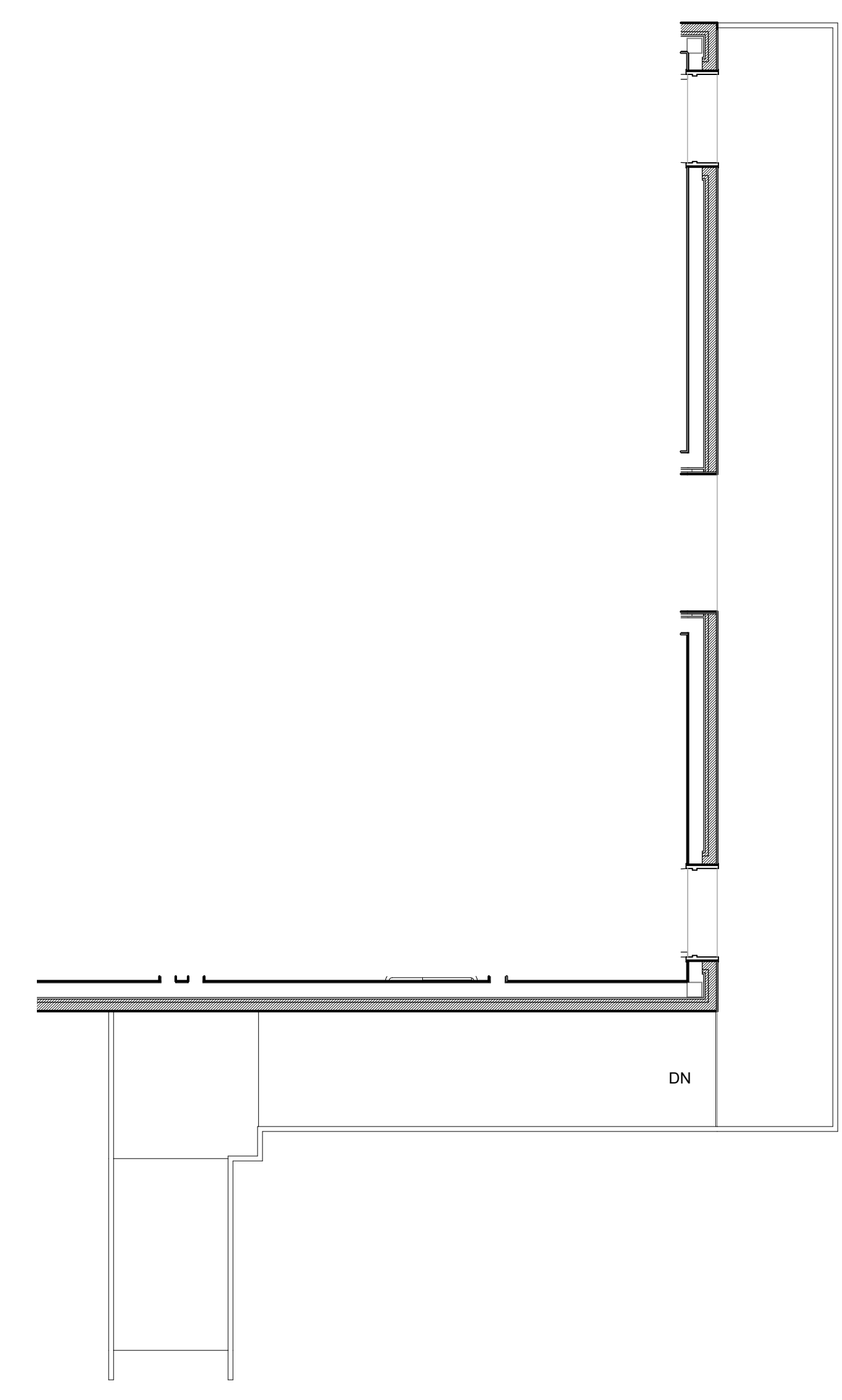
6 WEST STEPS  
SCALE: 1/4" = 1'-0"



4 SOUTH ENTRY STAIR AND RAMP PLAN  
SCALE: 1/4" = 1'-0"



2 SOUTH EXIT RAMP  
SCALE: 1/4" = 1'-0"



3 EAST EXIT RAMP  
SCALE: 1/4" = 1'-0"

RENOVATION AND EXPANSION  
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3101 E CAUSEWAY APPROACH  
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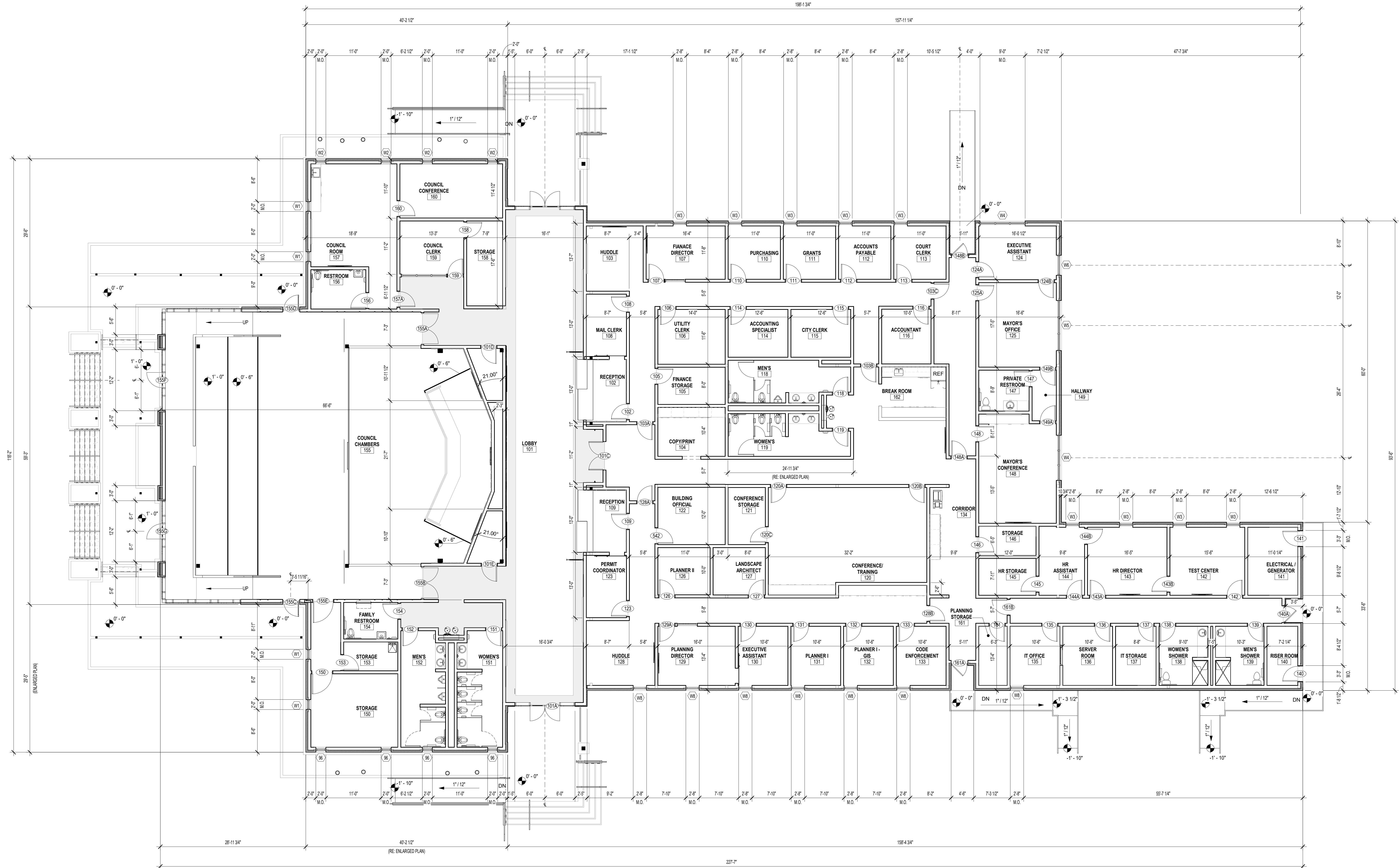
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CHECKED BY: JDE

SITE DETAILS

- GENERAL FLOOR PLAN NOTES**
1. ALL PLAN DIMENSIONS ARE TO FACE OF STUD. FACE OF MASONRY, AND CENTERLINE OF COLUMNS, UNLESS NOTED OTHERWISE.
  2. ALL MECHANICAL, ELECTRICAL, AND PLUMBING INDICATIONS ON ARCHITECTURAL DRAWINGS ARE FOR LOCATION PURPOSES ONLY.
  3. CONTRACTOR SHALL COORDINATE WITH ALL WORK UNDER THIS CONTRACT SHALL BE MAINTAINED TO ENSURE THE QUALITY AND TIMELY COMPLETION OF THE WORK/PROJECT.
  4. CONTRACTOR TO NOTIFY ARCHITECT OF RECORD IMMEDIATELY OF ANY DISCREPANCIES WITHIN THE CONTRACT DOCUMENTS AND AS-BUILT CONDITIONS.
  5. VERIFY ALL EXISTING AND AS-BUILT CONDITIONS PRIOR TO FABRICATION OF ANY OFFSITE ASSEMBLED OR FABRICATED ITEMS OR COMPONENTS, INCLUDING BUT NOT LIMITED TO DOORS, WINDOWS, MILLWORK, ETC.
  6. REFER TO FINISH PLAN AND SCHEDULE FOR FINISHES.
  7. CONTRACTOR IS RESPONSIBLE FOR REVIEWING ALL CONTENT WITHIN THE CONTRACT DOCUMENTS PRIOR TO CONSTRUCTION.
  8. CONTRACTOR TO COORDINATE WITH OWNER ON ALL OWNER PROVIDED AND CONTRACTOR TO INSTALL ITEMS PRIOR TO FABRICATION AND INSTALLATION.
  9. CONTRACTOR IS RESPONSIBLE FOR REVIEWING ALL LIFE SAFETY DRAWINGS AND CONTENT, INCLUDING BUT NOT LIMITED TO, ARCHITECTURAL AND OTHER CONSULTANT AND ENGINEER DRAWINGS WITHIN THE CONTRACT DOCUMENTS. CONTRACTOR TO NOTIFY THE ARCHITECT OF RECORD OF ANY DISCREPANCIES WITHIN CONTRACT DOCUMENTS IMMEDIATELY.



**1 FLOOR PLAN - DIMENSION PLAN**  
SCALE: 1/8" = 1'-0"

RENOVATION AND EXPANSION  
**MANDEVILLE CITY HALL**  
3101 E CAUSEWAY APPROACH  
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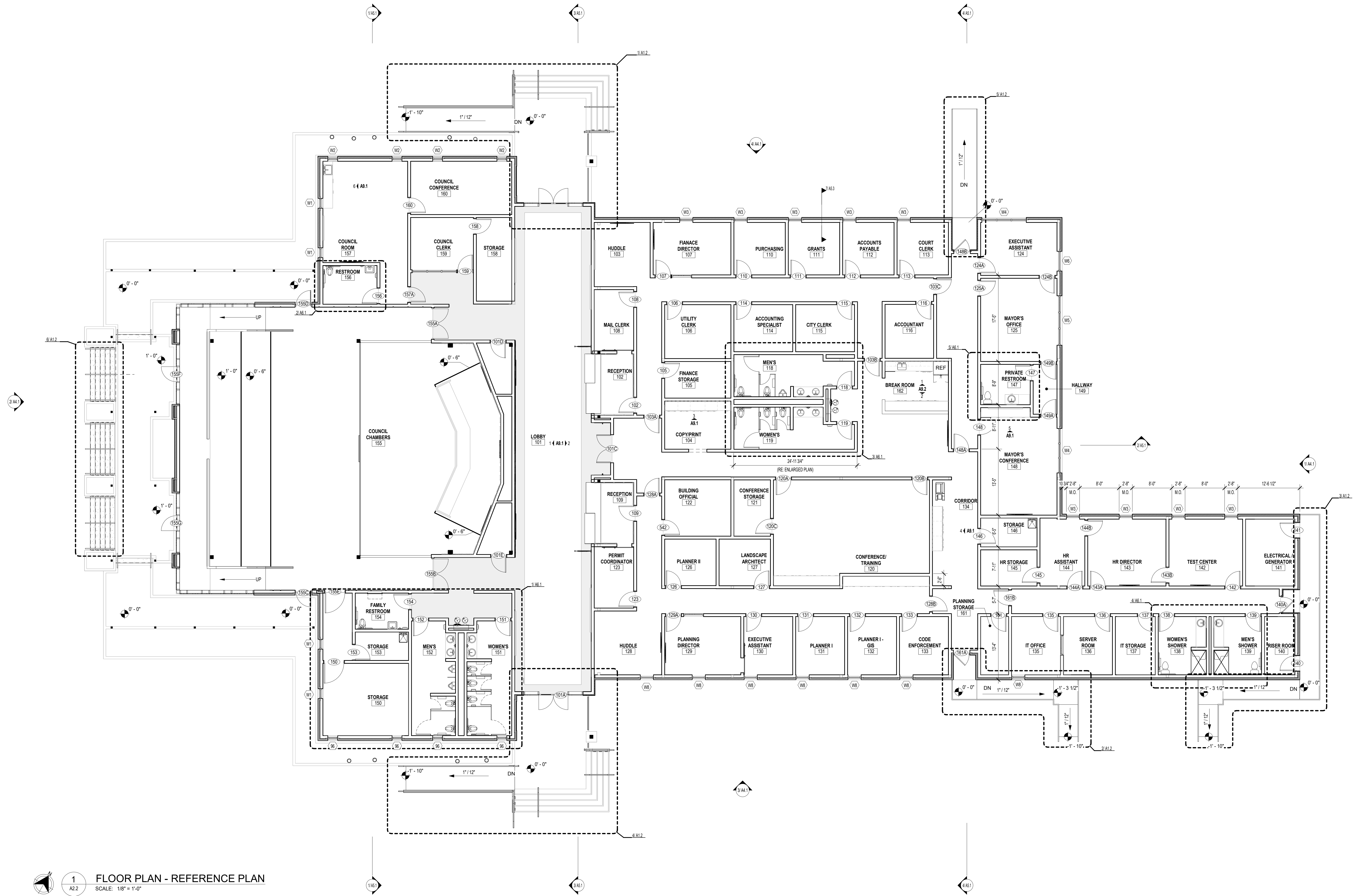
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DRAWN BY: TJP, TSM  
CHECKED BY: JDE  
FLOOR PLAN - DIMENSION PLAN



- GENERAL FLOOR PLAN NOTES**
1. ALL PLAN DIMENSIONS ARE TO FACE OF STUD, FACE OF MASONRY, AND CENTERLINE OF COLUMNS, UNLESS NOTED OTHERWISE.
  2. ALL MECHANICAL, ELECTRICAL, AND PLUMBING INDICATIONS ON ARCHITECTURAL DRAWINGS ARE FOR LOCATION PURPOSES ONLY.
  3. CONTRACTOR SHALL COORDINATE WITH ALL WORK UNDER THIS CONTRACT SHALL BE MAINTAINED TO ENSURE THE QUALITY AND TIMELY COMPLETION OF THE WORK/PROJECT.
  4. CONTRACTOR TO NOTIFY ARCHITECT OF RECORD IMMEDIATELY OF ANY DISCREPANCIES WITHIN THE CONTRACT DOCUMENTS AND AS-BUILT CONDITIONS.
  5. VERIFY ALL EXISTING AND AS-BUILT CONDITIONS PRIOR TO FABRICATION OF ANY OFFSITE ASSEMBLED OR FABRICATED ITEMS OR COMPONENTS, INCLUDING BUT NOT LIMITED TO DOORS, WINDOWS, MILLWORK, ETC.
  6. REFER TO FINISH PLAN AND SCHEDULE FOR FINISHES.
  7. CONTRACTOR IS RESPONSIBLE FOR REVIEWING ALL CONTENT WITHIN THE CONTRACT DOCUMENTS PRIOR TO CONSTRUCTION.
  8. CONTRACTOR TO COORDINATE WITH OWNER ON ALL OWNER PROVIDED AND CONTRACTOR TO INSTALL ITEMS PRIOR TO FABRICATION AND INSTALLATION.
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**1 FLOOR PLAN - REFERENCE PLAN**  
SCALE: 1/8" = 1'-0"

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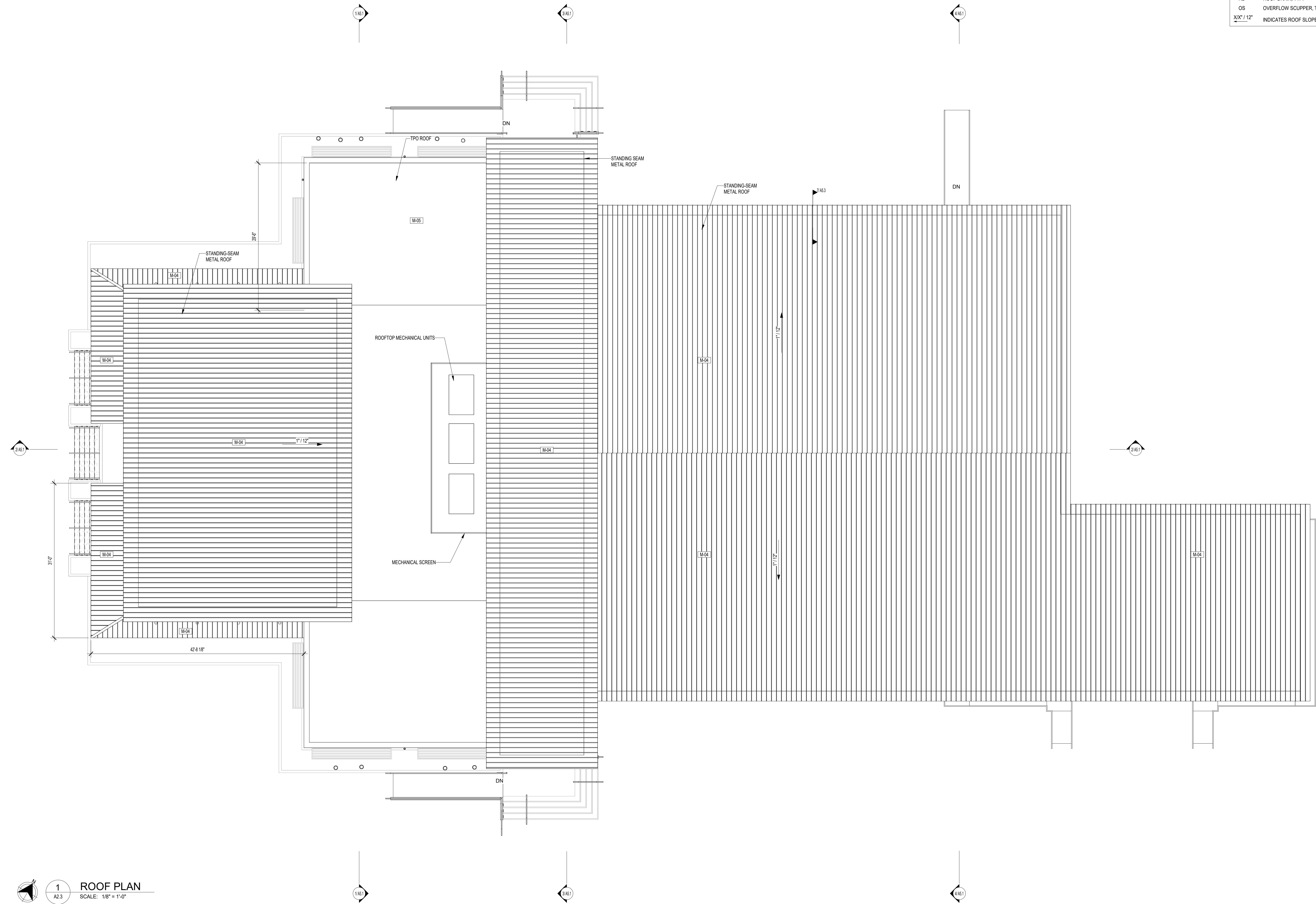
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DATE: 01/20/2023  
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CHECKED BY: JDE

FLOOR PLAN - REFERENCE PLAN

- GENERAL ROOF NOTES**
1. CONTRACTOR TO FIELD VERIFY ALL DIMENSIONS AND CONDITIONS PRIOR TO THE START OF CONSTRUCTION.
  2. CONTRACTOR TO DISPOSE OF ALL DEBRIS PROPERLY BEFORE LEAVING THE SITE EACH WORK DAY.
  3. ALL EQUIPMENT SHOWN IS IN CLOSE PROXIMITY, SIZE, TYPE, AND LOCATION. THE CONTRACTOR MUST CONFIRM THE ACTUAL SIZE, TYPE, AND LOCATION OF EQUIPMENT. CONTRACTOR SHALL COORDINATE WITH MECH. AND ELECT. FOR HVAC AND ELECTRICAL UNITS.
  4. CONTRACTOR TO FLASH ALL PENETRATIONS AND INSTALL BASE FLASHING AND PARAPET TREATMENT AS PER MFR.
  5. FLASH ALL OVERFLOW SCUPPERS AND ROOF DRAINS AND MAKE WATERTIGHT, AS PER SMACNA & NRCA.
  6. ALL CRICKETS, SADDLES, AND/OR WATER DIVERTERS TO BE INSTALLED AT DOUBLE THE SLOPE AS THE ROOF.

**ROOF LEGEND**

RD	ROOF DRAIN, TYP.
OS	OVERFLOW SCUPPER, TYP.
X'X" / 12"	INDICATES ROOF SLOPE



**1 ROOF PLAN**  
SCALE: 1/8" = 1'-0"

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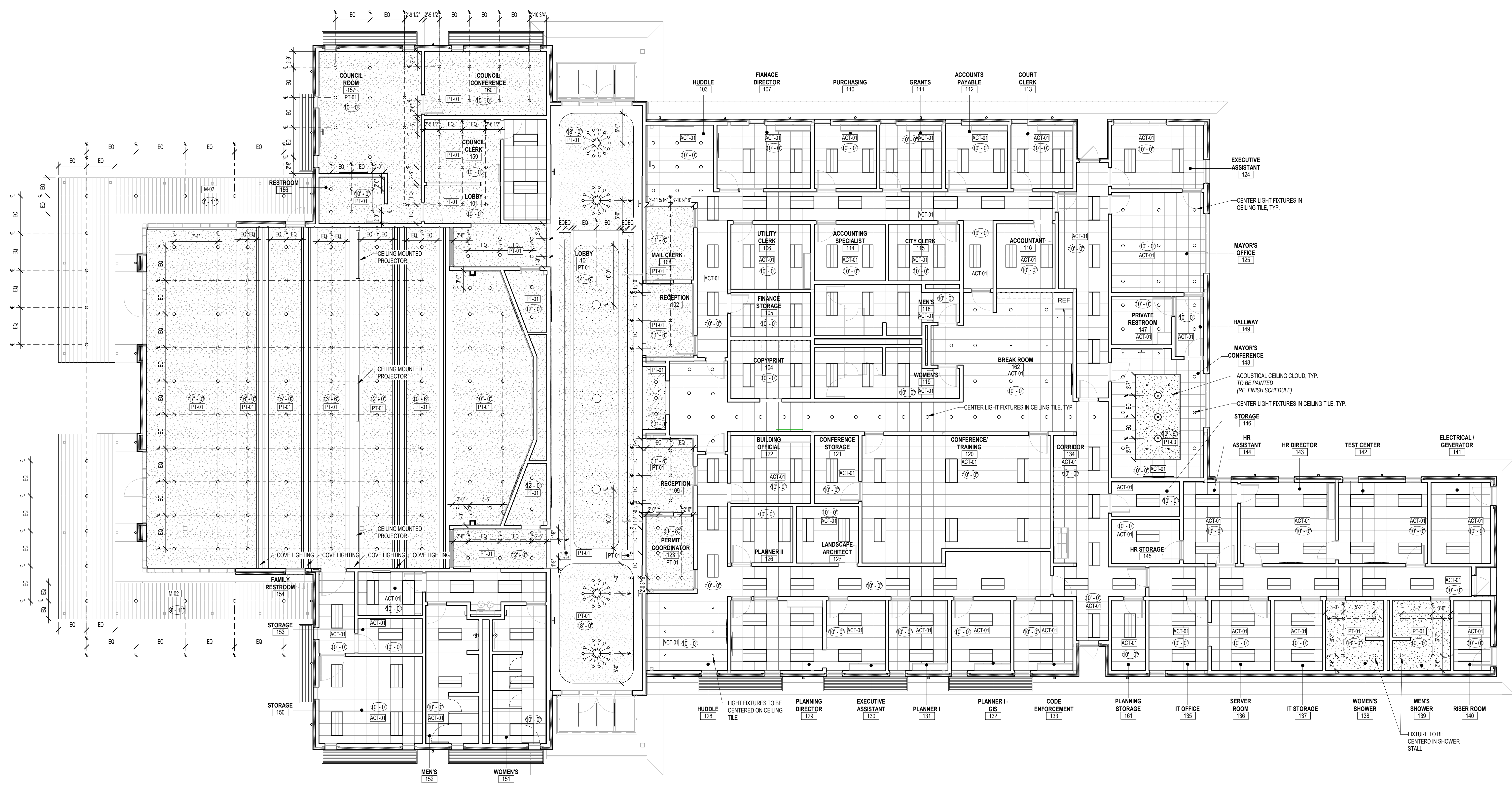
ROOF PLAN



**REFLECTED CEILING PLAN LEGEND:**


**GENERAL NOTES:**

1. ARCHITECTURAL REFLECTED CEILING PLAN SHOWS THE GENERAL LAYOUT AND LOCATION OF ALL SYSTEMS. REFER TO MECHANICAL AND ELECTRICAL DRAWINGS FOR TYPE AND SIZE OF EACH FIXTURE.
2. SMOKE DETECTOR AND OTHER ELECTRICAL AND MECHANICAL EQUIPMENT SHALL BE CENTERED IN THE CEILING TILE OR UNIFORMLY SPACED AT GYP. BD CEILING.
3. COORDINATE LOCATION OF CEILING TILES LOCATED BELOW DAMPERS TO BE REMOVED TO BALANCE HVAC SYSTEMS. TILES TO BE MARKED PER MECHANICAL DRAWINGS AND SPECS.
4. PROVIDE R19 INSULATION ABOVE ALL CEILING.
5. IN ATTIC SPACE, DRAFTSTOPPING SHALL BE INSTALLED TO SUBDIVIDE ATTIC SPACES AND CONCEAL ROOF SPACES SUCH THAT ANY HORIZONTAL AREA DOES NOT EXCEED 3,000 SF AS PER IBC 2015, 718.4.3.
6. OPENINGS IN THE DRAFTSTOP PARTITIONS SHALL BE PROTECTED BY SELF CLOSING DOORS WITH AUTOMATIC LATCHES CONSTRUCTED AS REQUIRED FOR THE PARTITIONS AS PER IBC 2015, 718.4.1.3.
7. CONTRACTOR TO PROVIDE ATTIC ACCESS FOR MECHANICAL EQUIPMENT WHERE INDICATED WITH A 3 FOOT WIDE 3/4" MIN. STRUCTURAL PLYWOOD WALKWAY IN ATTIC SPACE TO OTHER MECHANICAL EQUIPMENT.
8. WHERE THERE ARE OPEN OR EXPOSED CEILING, ALL ELECTRICAL AND LOW VOLTAGE TO BE RAN IN CONDUIT.



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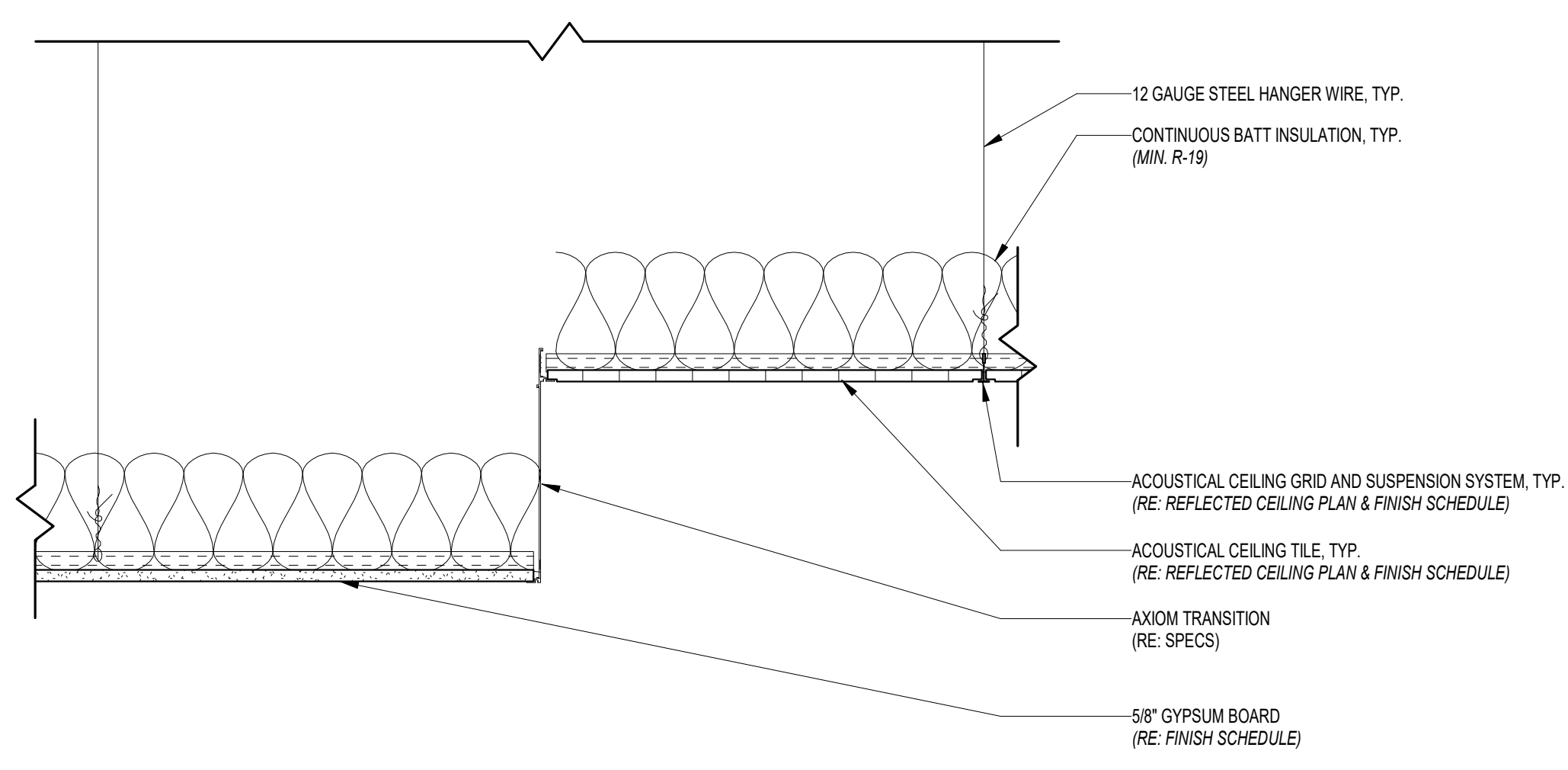
PRELIMINARY	
DATE	01/20/2023
DRAWN BY	AJP, TSM
CHECKED BY	JDE

REFLECTED CEILING PLAN

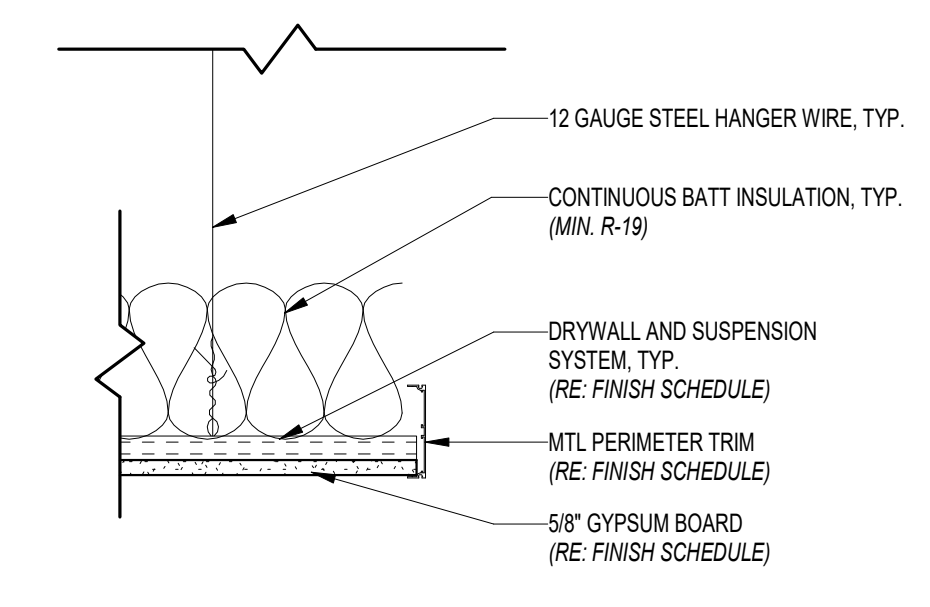
A3.1

**1 REFLECTED CEILING PLAN**  
 SCALE: 1/8" = 1'-0"

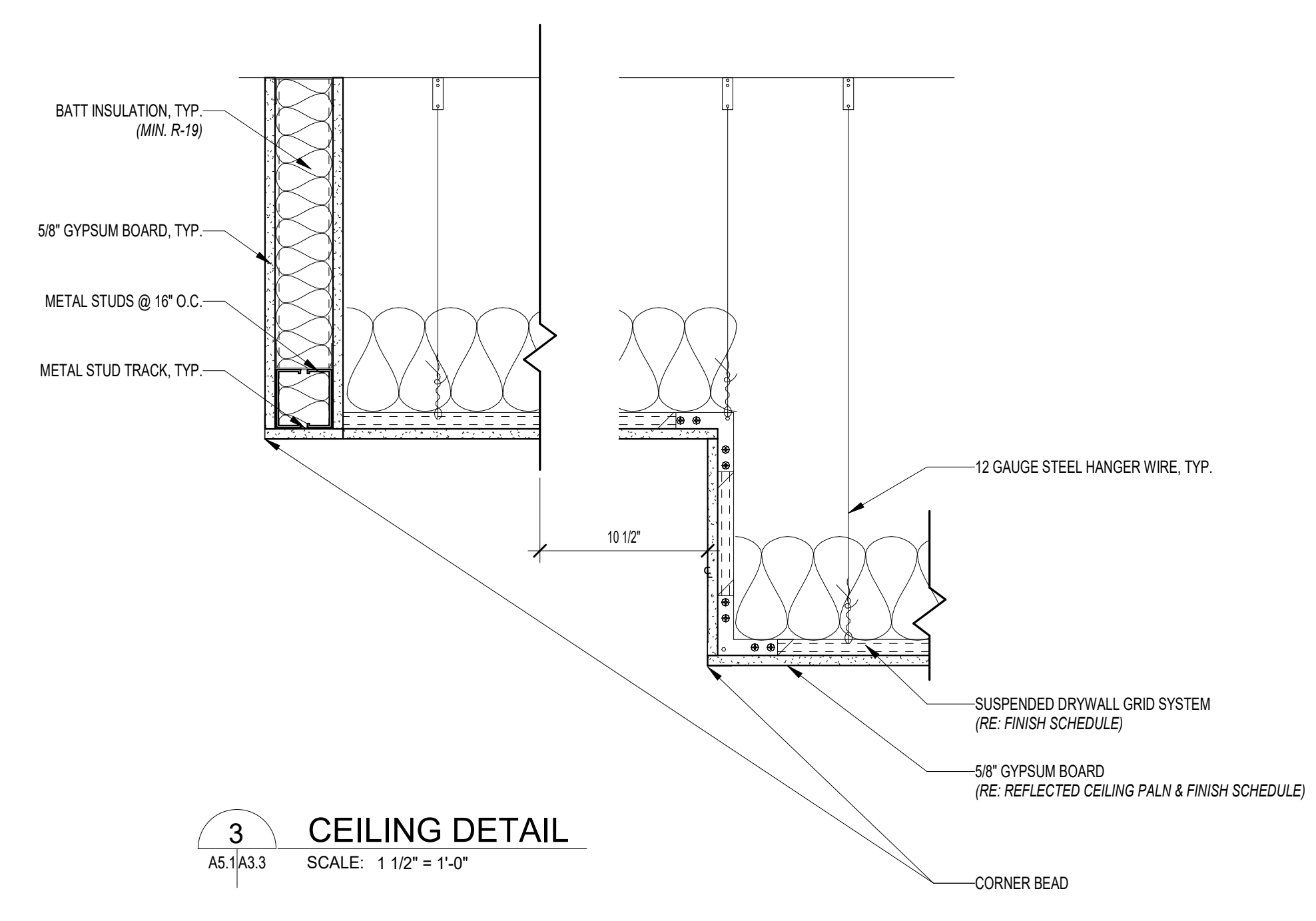




**1 CEILING DETAIL**  
 A5.1/A3.3 SCALE: 1 1/2" = 1'-0"



**2 CEILING DETAIL**  
 A5.1/A3.3 SCALE: 1 1/2" = 1'-0"



**3 CEILING DETAIL**  
 A5.1/A3.3 SCALE: 1 1/2" = 1'-0"

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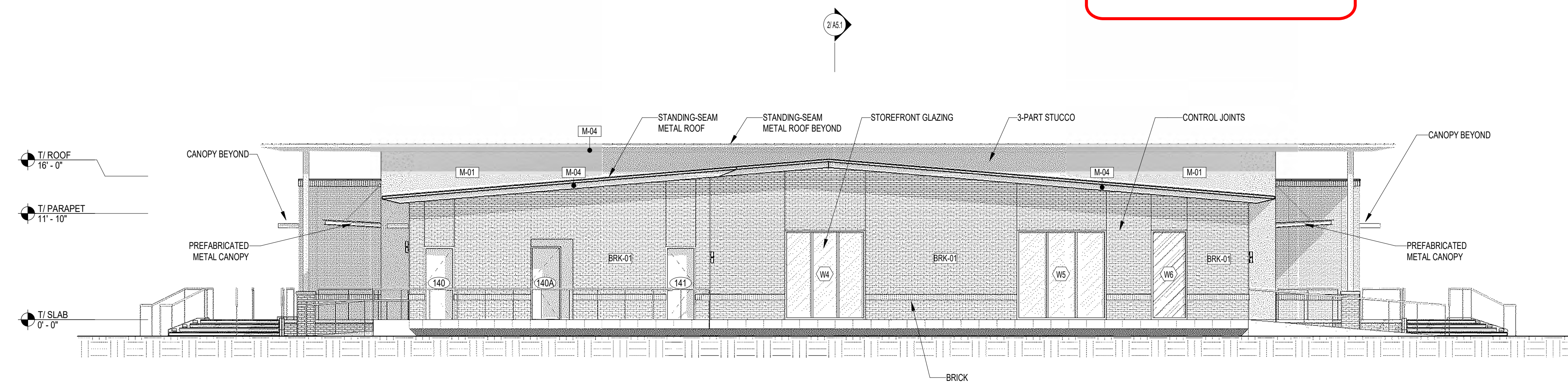
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CEILING DETAILS

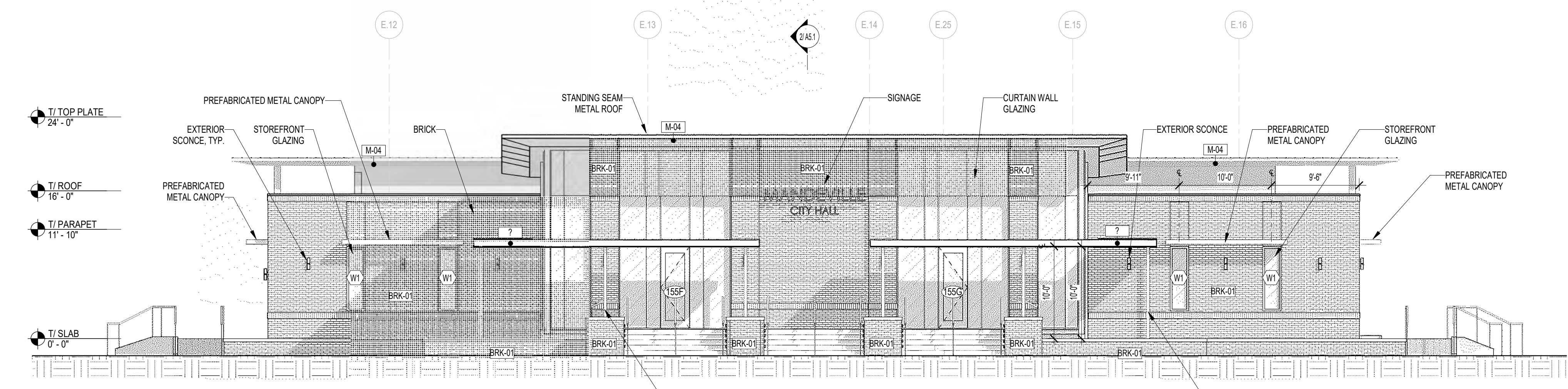
**A3.3**



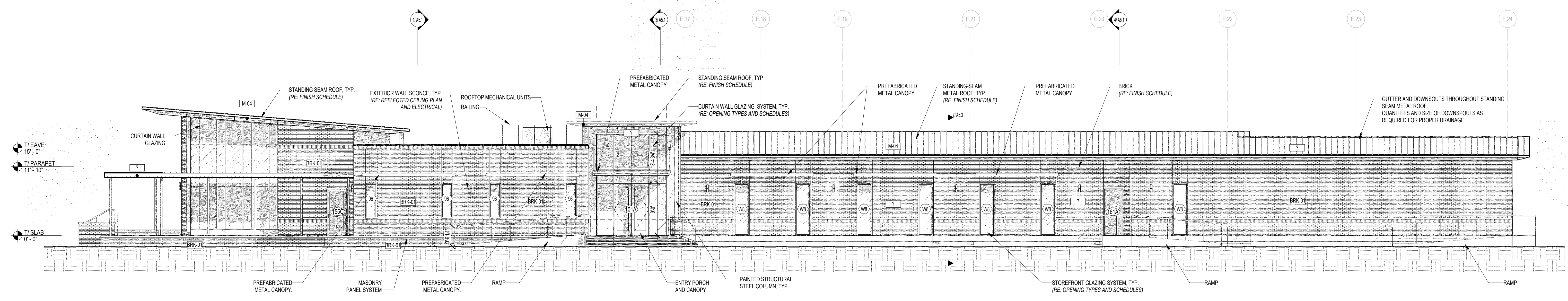
TAG	DESCRIPTION	REMARKS
BRK-01	MODULAR BRICK	
M-01	3-GOAT STUCCO SYSTEM	
M-02	METAL SOFFIT	
M-04	STANDING SEAM METAL ROOF	
M-05	EPDM ROOF MEMBRANE	



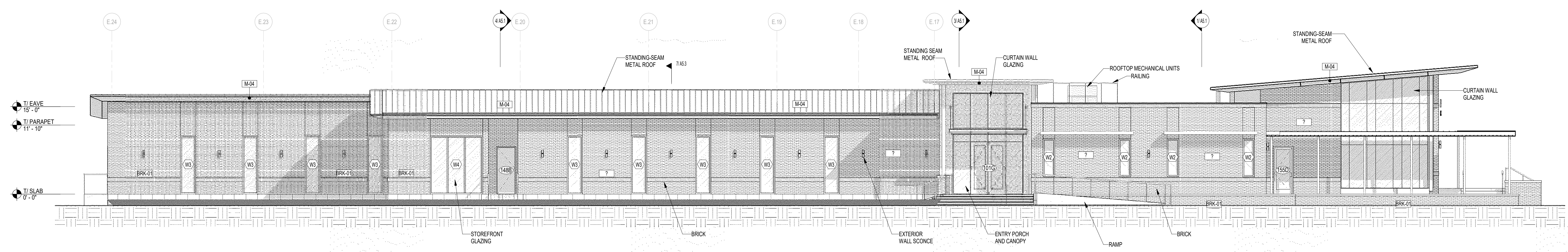
1 BUILDING ELEVATION - NORTH  
A2.244.1 SCALE: 1/8" = 1'-0"



2 BUILDING ELEVATION - SOUTH  
A2.244.1 SCALE: 1/8" = 1'-0"



3 BUILDING ELEVATION - EAST  
A2.244.1 SCALE: 1/8" = 1'-0"



4 BUILDING ELEVATION - WEST  
A2.244.1 SCALE: 1/8" = 1'-0"

RENOVATION AND EXPANSION

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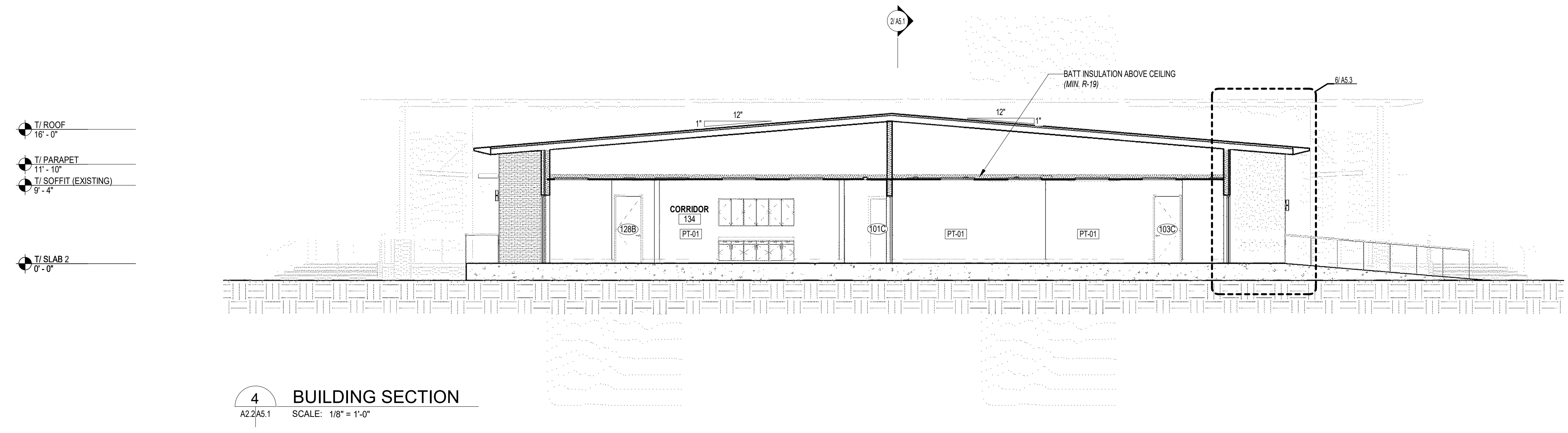
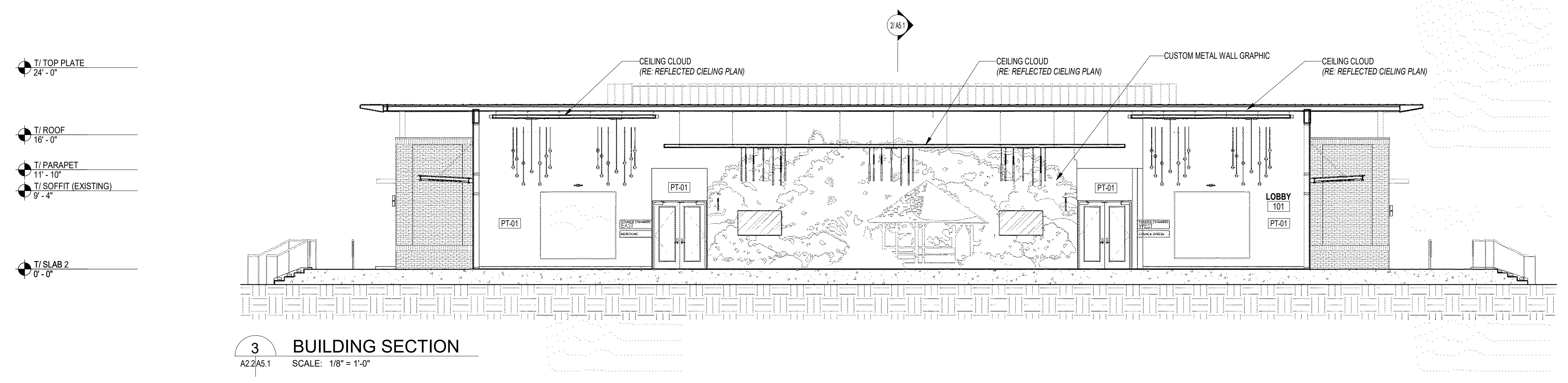
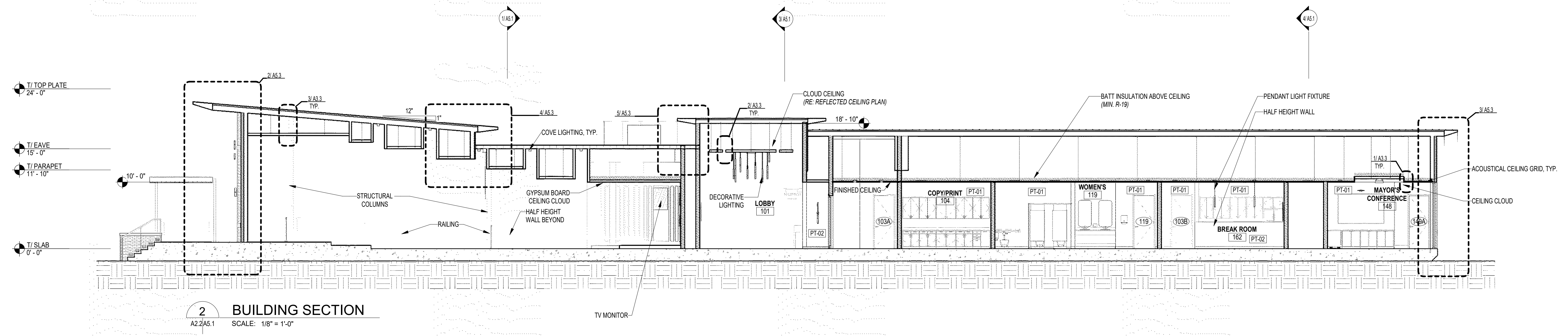
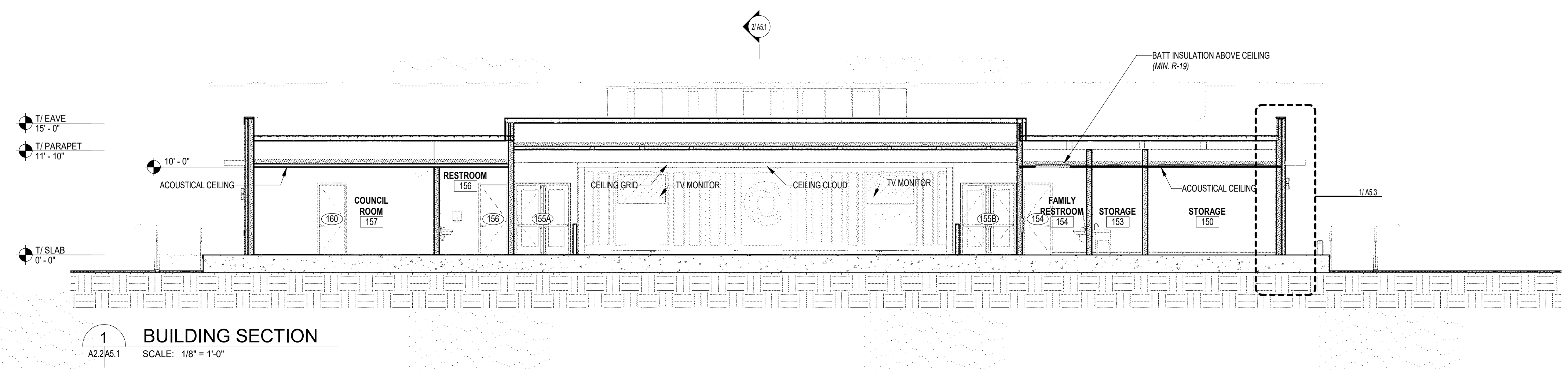
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BUILDING ELEVATIONS





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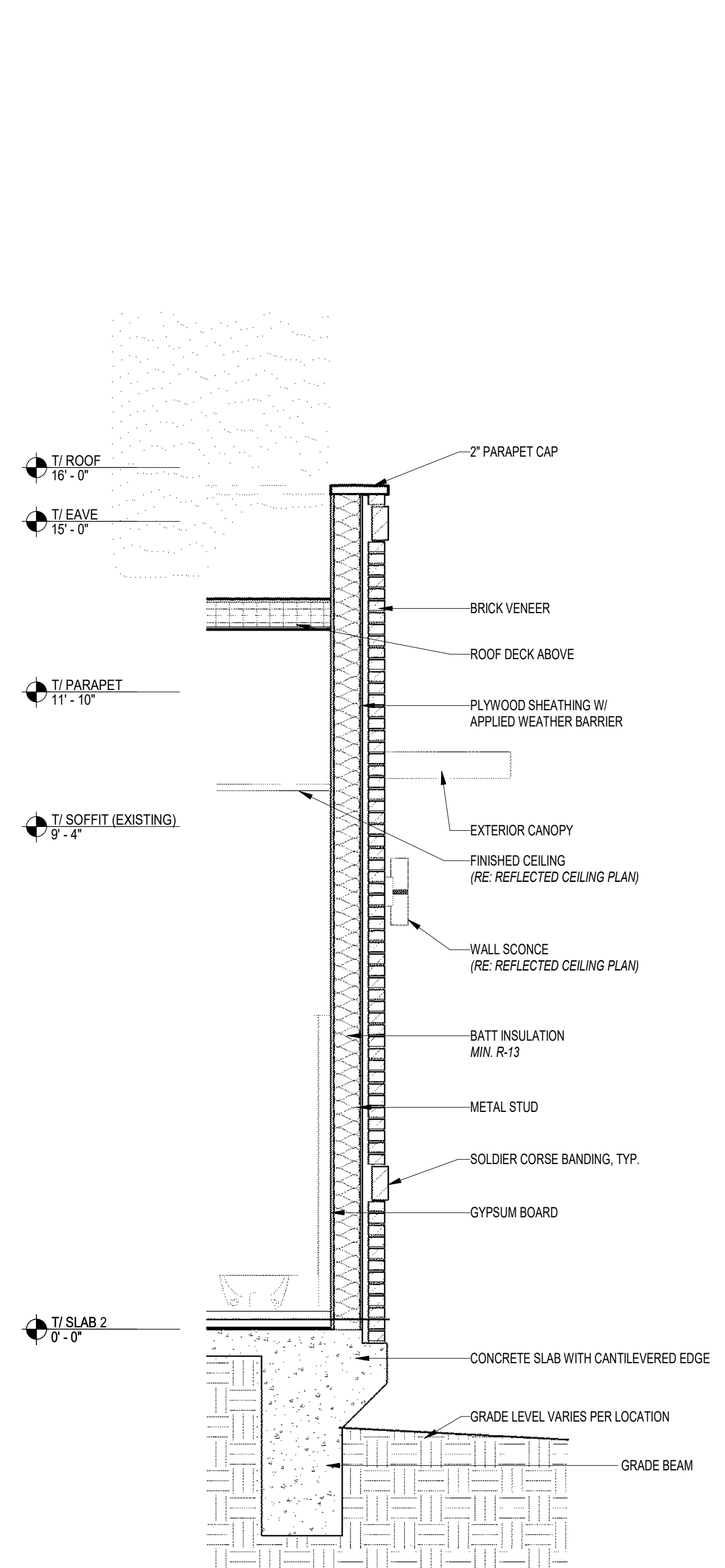
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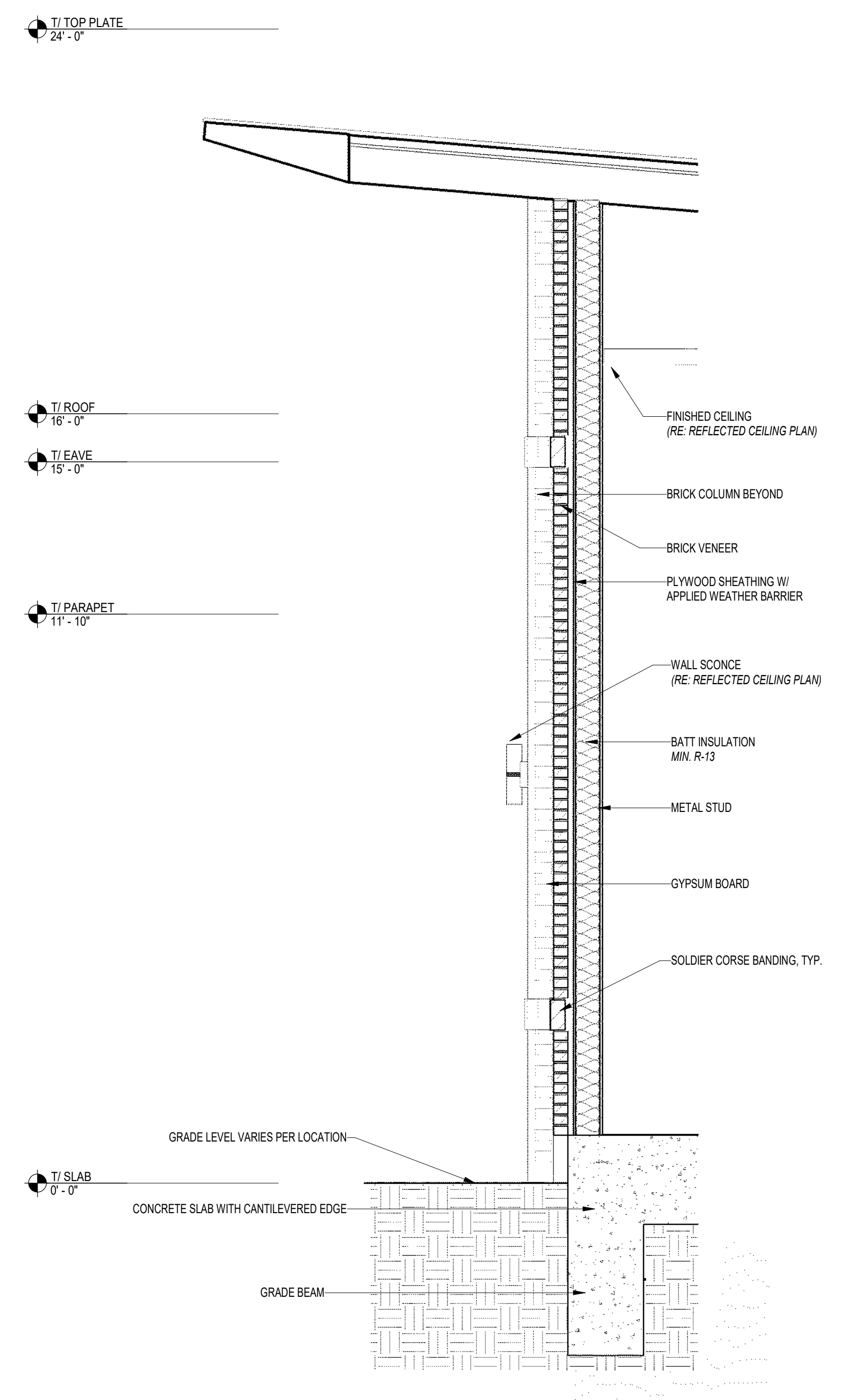
BUILDING SECTIONS

**A5.1**

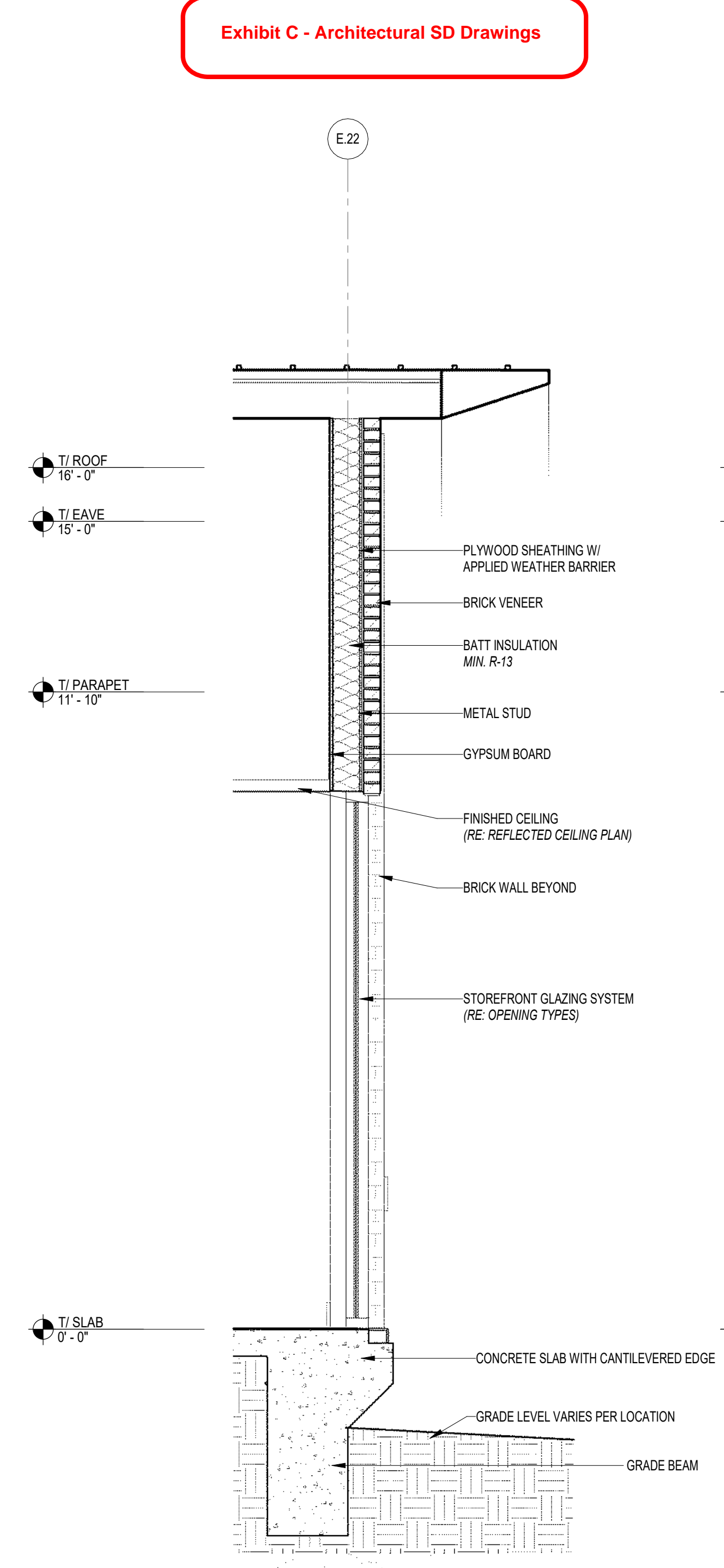




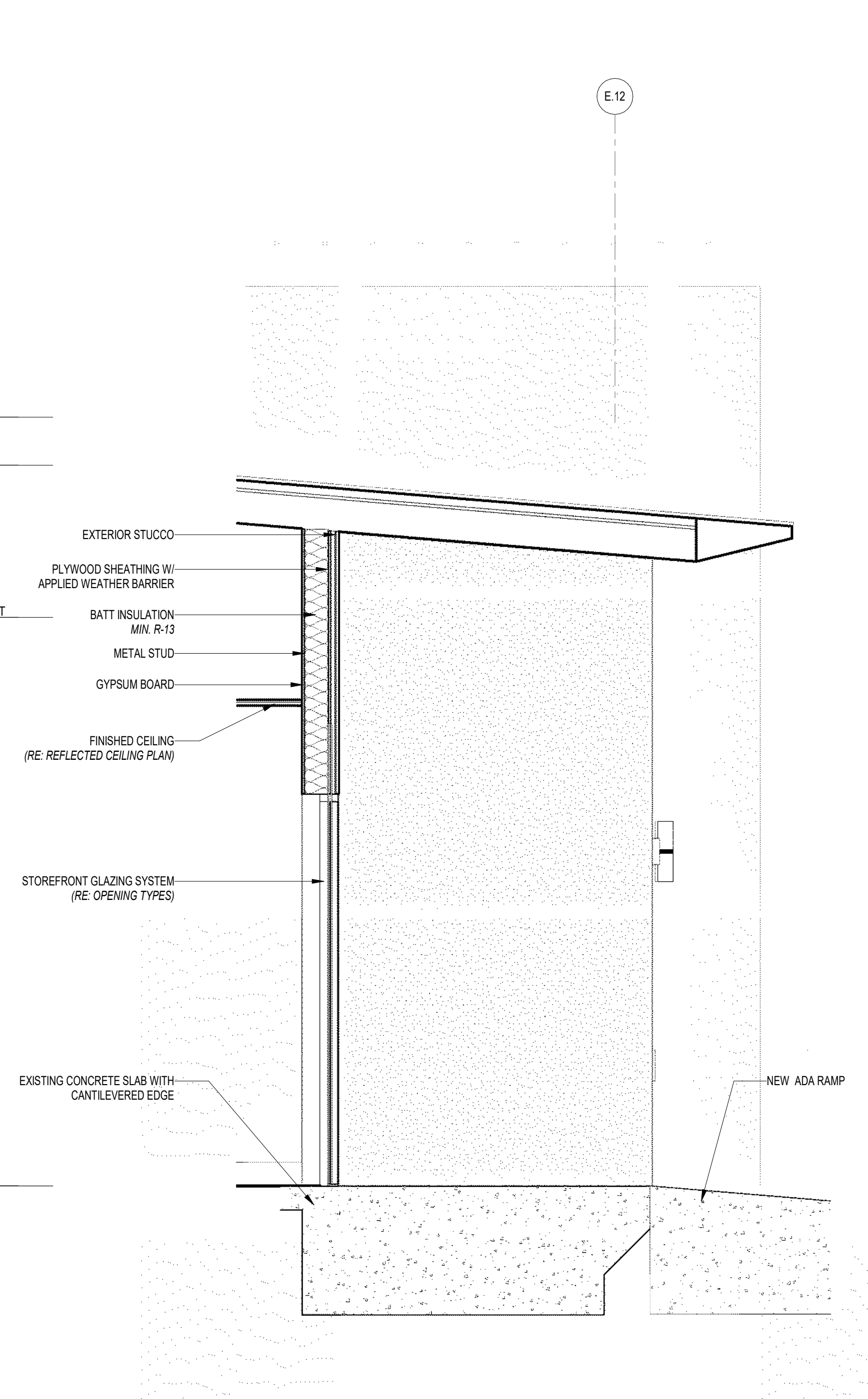
1 WALL SECTION  
AS.1A5.3 SCALE: 1/2" = 1'-0"



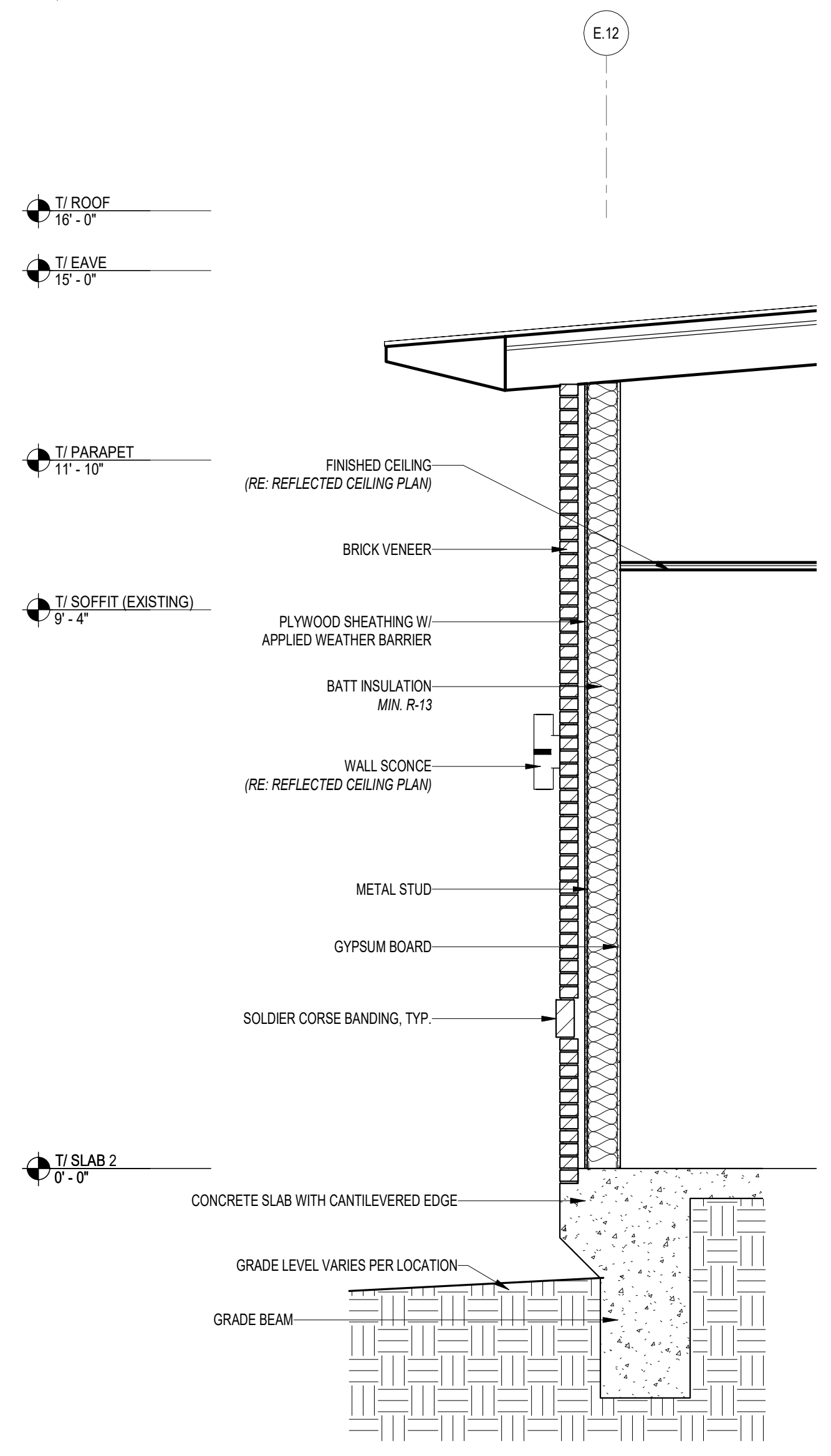
2 WALL SECTION  
AS.1A5.3 SCALE: 1/2" = 1'-0"



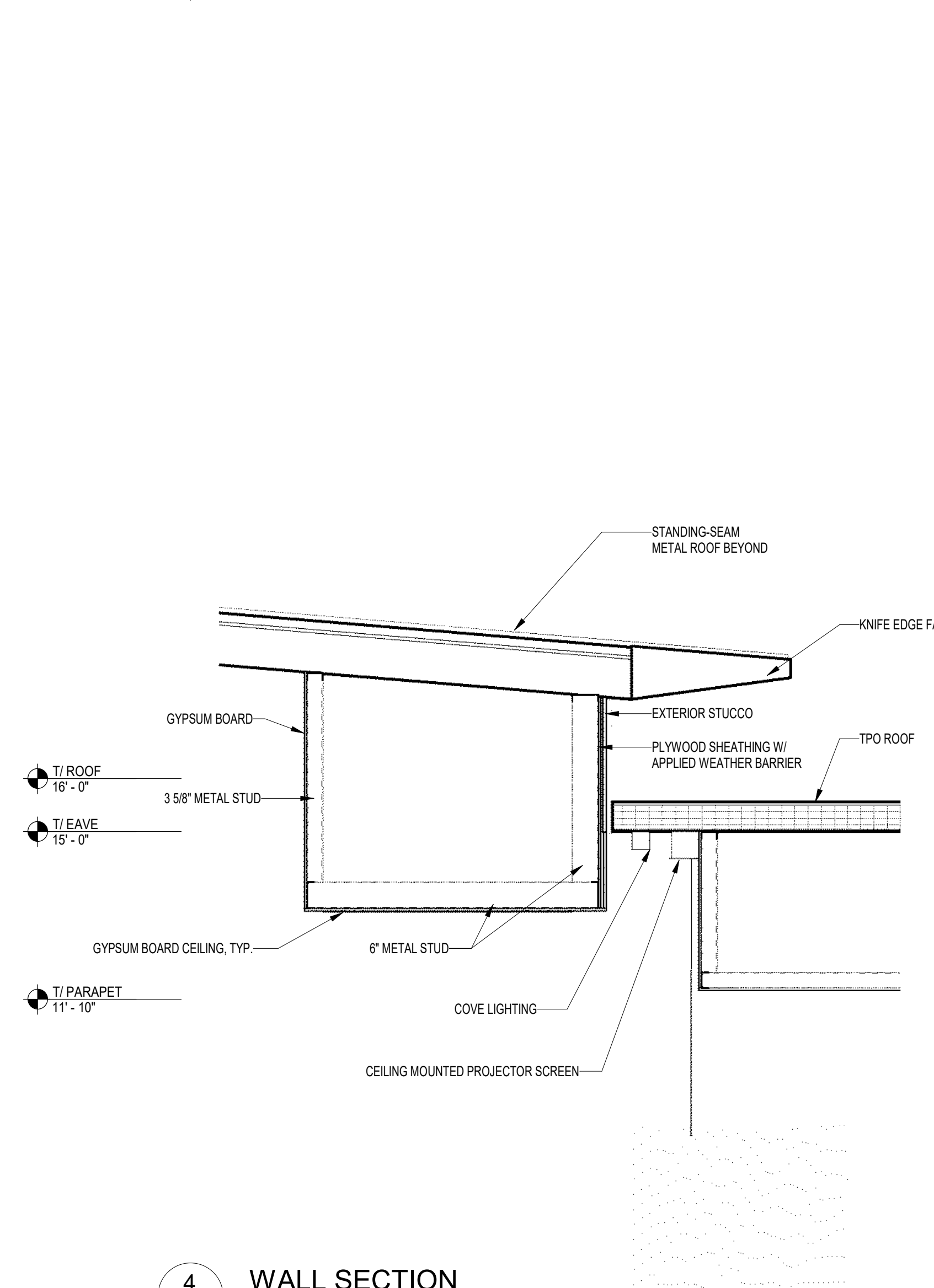
3 WALL SECTION  
AS.1A5.3 SCALE: 1/2" = 1'-0"



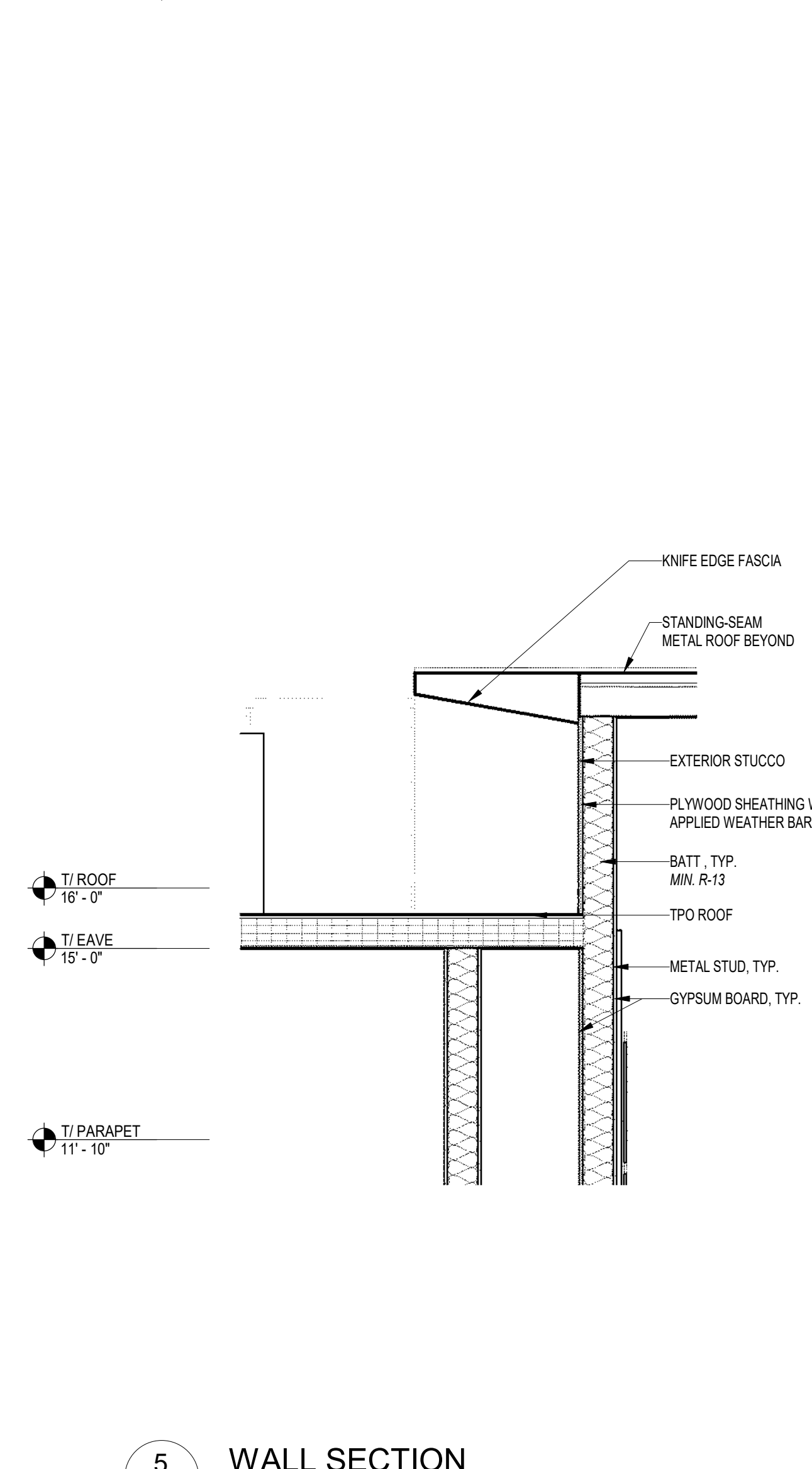
6 WALL SECTION  
AS.1A5.3 SCALE: 1/2" = 1'-0"



7 WALL SECTION  
A2.2A5.3 SCALE: 1/2" = 1'-0"



4 WALL SECTION  
AS.1A5.3 SCALE: 1/2" = 1'-0"



5 WALL SECTION  
AS.1A5.3 SCALE: 1/2" = 1'-0"

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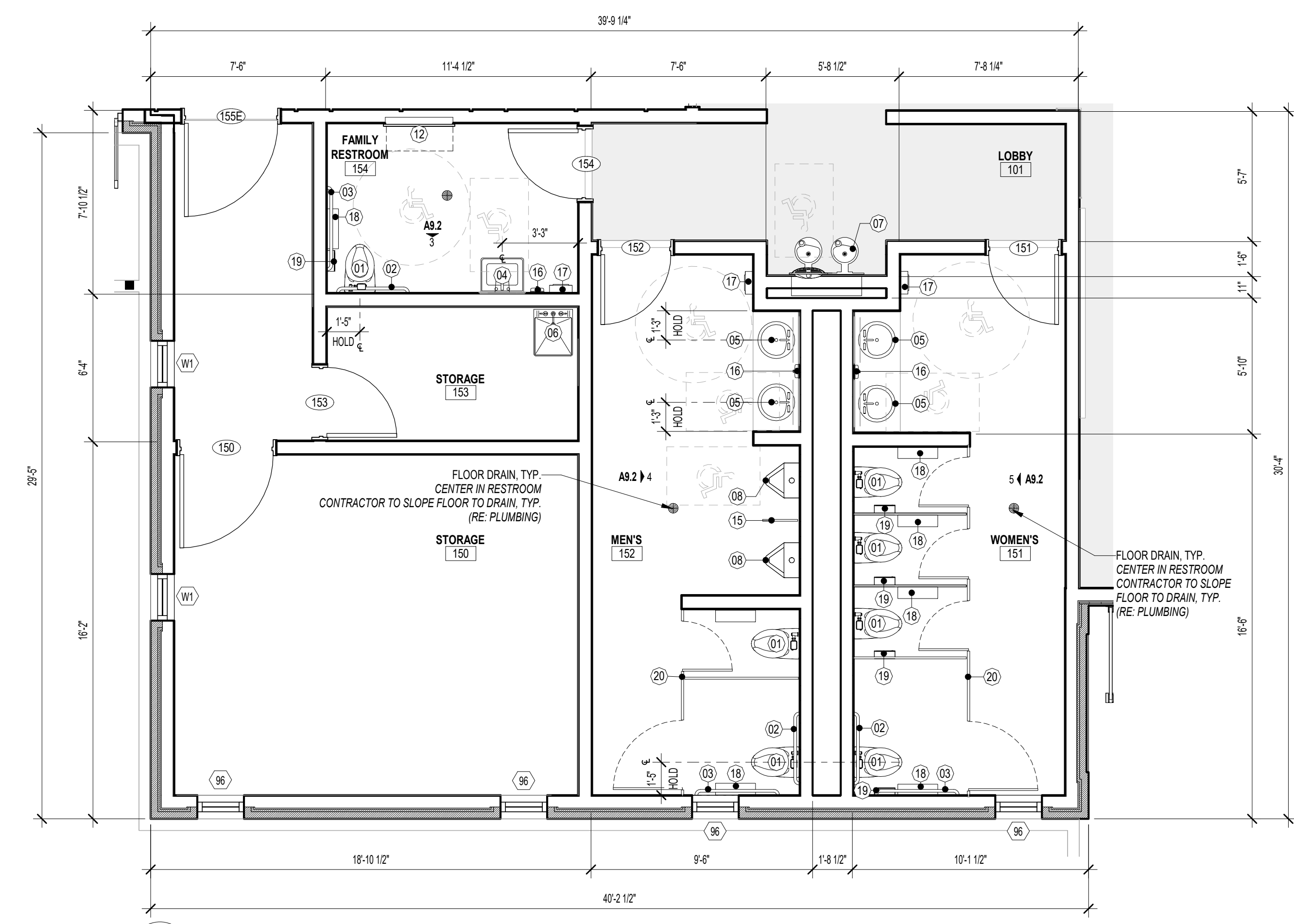
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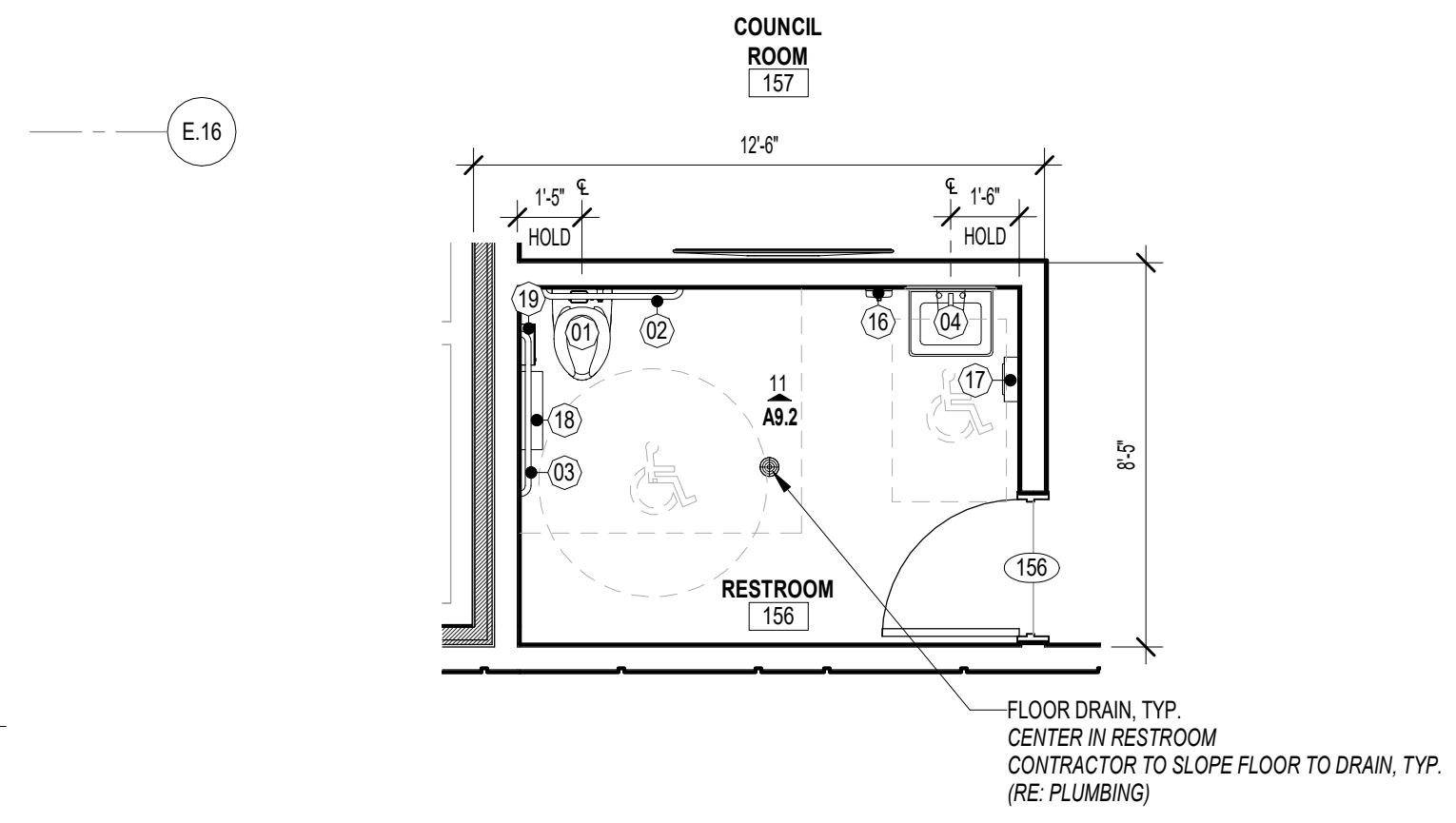
WALL SECTIONS

**A5.3**



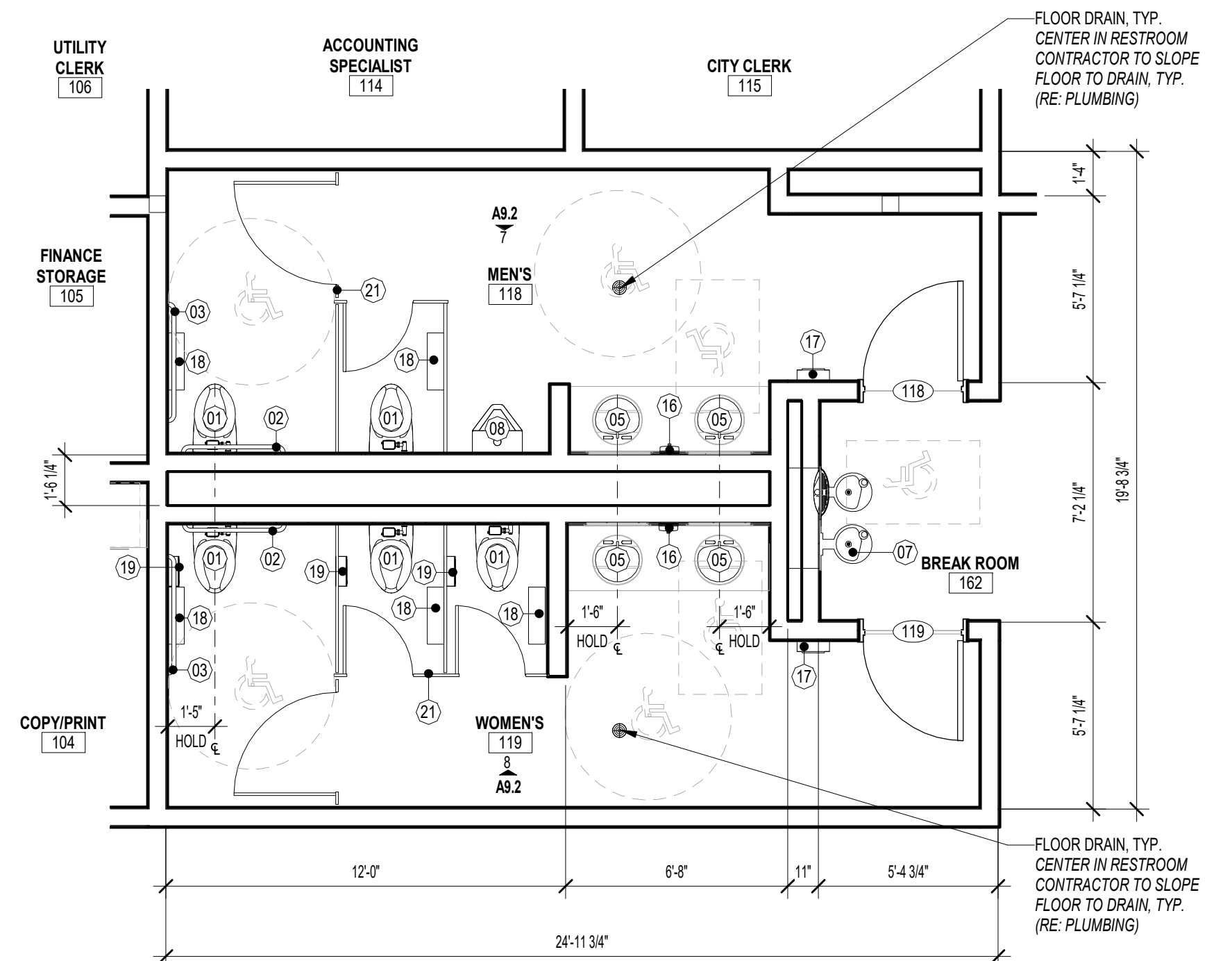


1 ENLARGED PLAN  
A2.2/A6.1 SCALE: 1/4" = 1'-0"

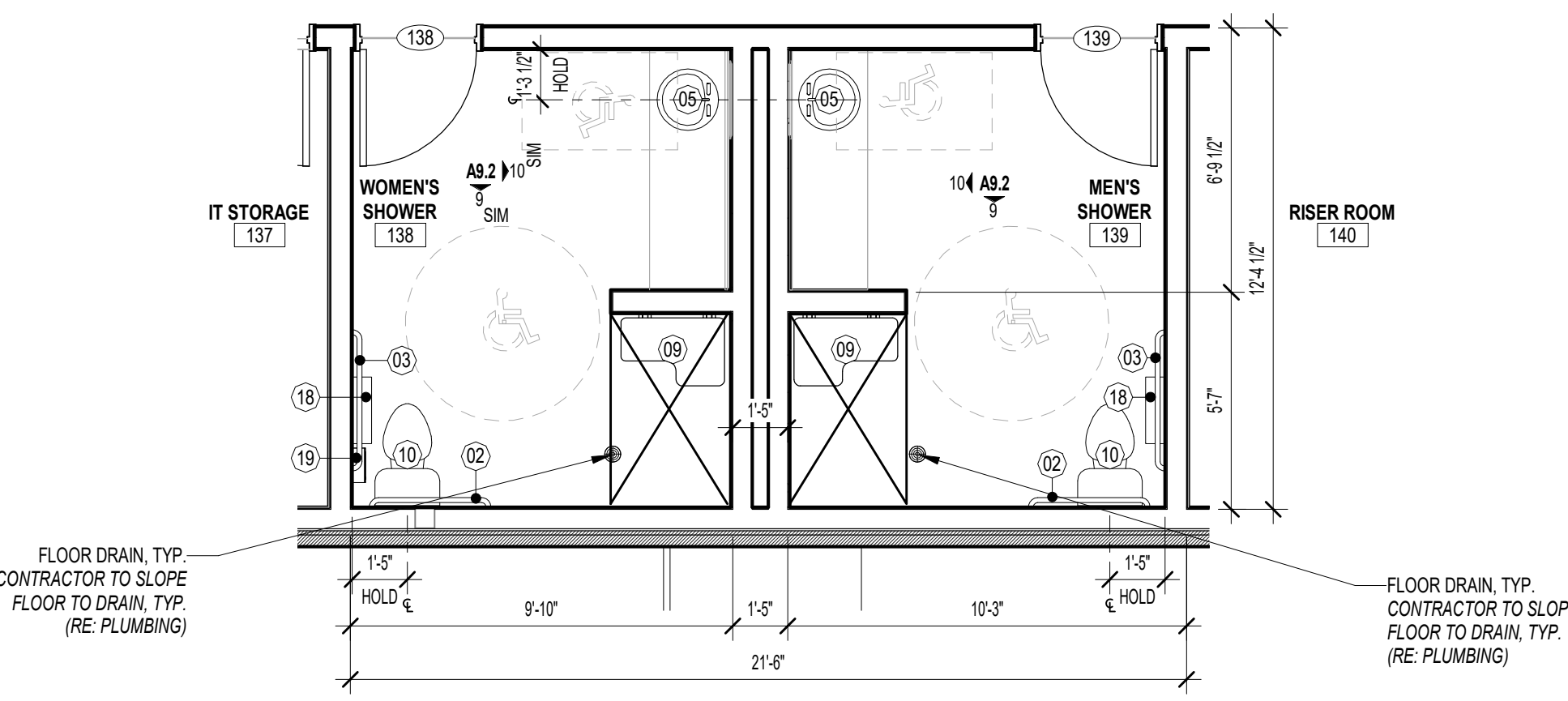


2 ENLARGED PLAN  
A2.2/A6.1 SCALE: 1/4" = 1'-0"

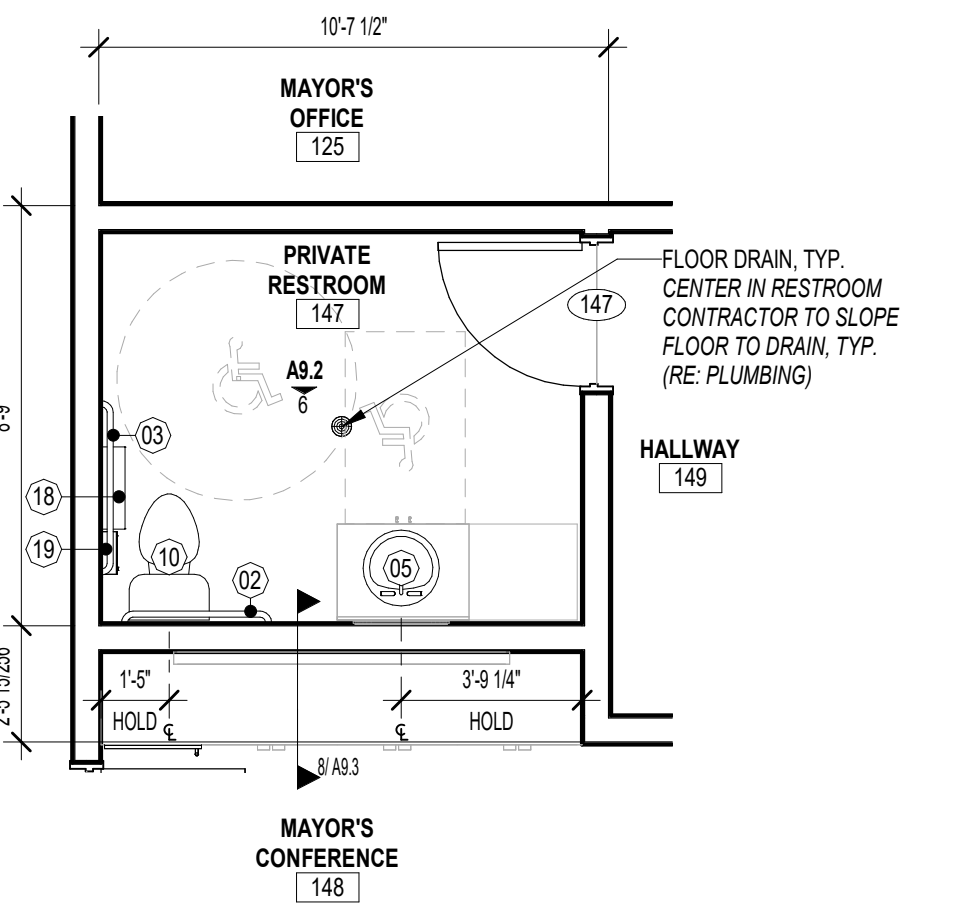
TAG	DESCRIPTION	MANUFACTURER	MODEL	COMMENTS
01	WALL HUNG TOILET	TBD	TBD	CONTRACTOR TO PROVIDE BLOCKING AS REQUIRED.
02	38" GRAB BAR - ADA COMPLIANT	BOBRICK	B-6806 X 36	CONTRACTOR TO PROVIDE BLOCKING AS REQUIRED.
2B				
03	42" GRAB BAR - ADA COMPLIANT	BOBRICK	B-6806 X 42	CONTRACTOR TO PROVIDE BLOCKING AS REQUIRED.
04	WALL MOUNTED SINK	TBD	TBD	CONTRACTOR TO PROVIDE BLOCKING AS REQUIRED. CONTRACTOR TO INSULATE ALL PIPES, TYP.
4B				
05	SURFACE MOUNT SINK	RE: PLUMBING	RE: PLUMBING	CONTRACTOR TO PROVIDE BLOCKING AS REQUIRED. CONTRACTOR TO INSULATE ALL PIPES, TYP.
06	MOP SINK	TBD	TBD	
07	DF-1 DRINKING FOUNTAIN	ELKAY	LZWS-EDFPB117K	CONTRACTOR TO PROVIDE BLOCKING AS REQUIRED.
08	BASE BID EXISTING URINAL TO REMAIN. ADD ALTERNATE #3. DEMOLISH EXISTING. INSTALL NEW URINAL. UNCLG LINES	RE: PLUMBING	RE: PLUMBING	CONTRACTOR TO PROVIDE BLOCKING AS REQUIRED.
09	ADA SHOWER SEAT	TBD	TBD	CONTRACTOR TO PROVIDE BLOCKING AS REQUIRED.
10	FLOOR MOUNT TOILET	TBD	TBD	
11	SURFACE MOUNT SINK	TBD	TBD	CONTRACTOR TO PROVIDE BLOCKING AS REQUIRED. CONTRACTOR TO INSULATE ALL PIPES, TYP.
12	BABY CHANGING STATION	BRADLEY CORPORATION	662	CONTRACTOR TO PROVIDE BLOCKING AS REQUIRED.
13	P-TRAP COVER	KOHLER	(RE: PLUMBING)	CONTRACTOR TO PROVIDE BLOCKING AS REQUIRED.
14	MIRROR	TBD	TBD	CONTRACTOR TO PROVIDE BLOCKING AS REQUIRED.
15	URINAL PARTITION	TBD	TBD	CONTRACTOR TO PROVIDE BLOCKING AS REQUIRED.
16	SURFACE MOUNTED SOAP DISPENSER	BOBRICK WASHROOM EQUIPMENT, INC.	B-4112	CONTRACTOR TO PROVIDE BLOCKING AS REQUIRED.
17	SURFACE MOUNTED PAPER TOWEL DISPENSER	BOBRICK WASHROOM EQUIPMENT, INC.	B-9262	CONTRACTOR TO PROVIDE BLOCKING AS REQUIRED.
18	SURFACE MOUNTED TOILET TISSUE DISPENSER	TBD	TBD	CONTRACTOR TO PROVIDE BLOCKING AS REQUIRED.
19	SURFACE MOUNTED SANITARY NAPKIN DISPOSAL	BOBRICK WASHROOM EQUIPMENT, INC.	B-254	CONTRACTOR TO PROVIDE BLOCKING AS REQUIRED.
20	RESTROOM PARTITIONS, FLOOR-BRACED	TBD	TBD	
21	FLOOR MOUNTED TOILET PARTITIONS	TBD	TBD	



3 ENLARGED PLAN  
A2.2/A6.1 SCALE: 1/4" = 1'-0"



4 ENLARGED PLAN  
A2.2/A6.1 SCALE: 1/4" = 1'-0"



5 ENLARGED PLAN  
A2.2/A6.1 SCALE: 1/4" = 1'-0"

RENOVATION AND EXPANSION

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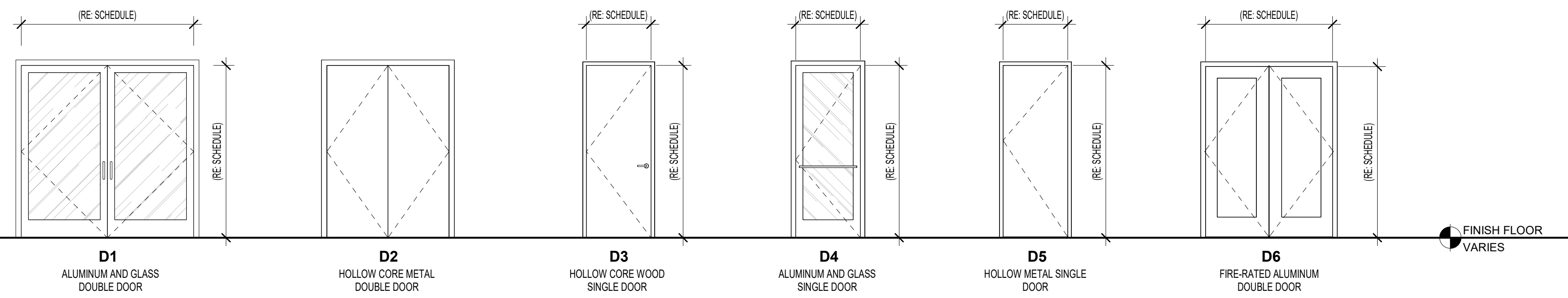
ENLARGED FLOOR PLANS

**A6.1**

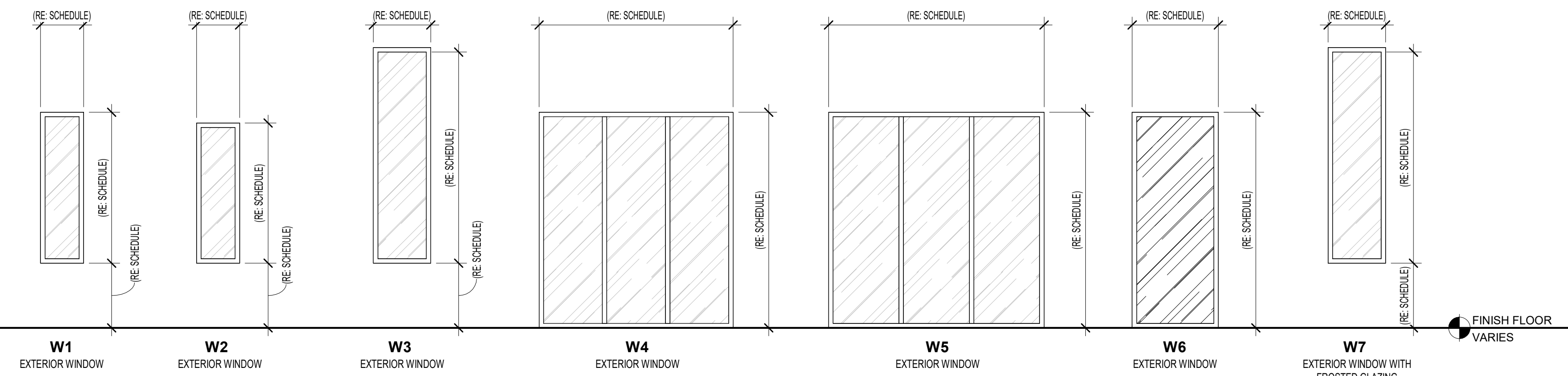
**DOOR SCHEDULE**

DOOR NO.	W	HT	DOOR			FRAME		COMMENTS
			FIN	MAT.	TYPE	FIN	MAT.	
101A	2'-11 1/2"	8'-11 1/2"	PTD	ALUM / GLASS	D4	PTD	ALUM	
101C	3'-8"	8'-0"	PTD	ALUM	D2	PTD	ALUM	
101D	3'-0"	8'-0"	PRE-FIN	WD.	D3	PTD	WD	
101E	3'-0"	8'-0"	PRE-FIN	WD.	D3	PTD	WD	
101F	2'-11 1/2"	8'-11 1/2"	PTD	ALUM / GLASS	D4	PTD	ALUM	
101G	2'-11 1/2"	8'-11 1/2"	PTD	ALUM / GLASS	D4	PTD	ALUM	
101H	2'-11 1/2"	8'-11 1/2"	PTD	ALUM / GLASS	D4	PTD	ALUM	
102	3'-0"	8'-0"	PRE-FIN	WD.	D3	PTD	WD	
103A	3'-0"	8'-0"	PRE-FIN	WD.	D3	PTD	WD	
103B	3'-0"	8'-0"	PRE-FIN	WD.	D3	PTD	WD	
103C	3'-0"	8'-0"	PRE-FIN	WD.	D3	PTD	WD	
105	3'-0"	8'-0"	PRE-FIN	WD.	D3	PTD	WD	
106	3'-0"	8'-0"	PRE-FIN	WD.	D3	PTD	WD	
107	3'-0"	8'-0"	PRE-FIN	WD.	D3	PTD	WD	
108	3'-0"	8'-0"	PRE-FIN	WD.	D3	PTD	WD	
109	3'-0"	8'-0"	PRE-FIN	WD.	D3	PTD	WD	
110	3'-0"	8'-0"	PRE-FIN	WD.	D3	PTD	WD	
111	3'-0"	8'-0"	PRE-FIN	WD.	D3	PTD	WD	
112	3'-0"	8'-0"	PRE-FIN	WD.	D3	PTD	WD	
113	3'-0"	8'-0"	PRE-FIN	WD.	D3	PTD	WD	
114	3'-0"	8'-0"	PRE-FIN	WD.	D3	PTD	WD	
115	3'-0"	8'-0"	PRE-FIN	WD.	D3	PTD	WD	
116	3'-0"	8'-0"	PRE-FIN	WD.	D3	PTD	WD	
118	3'-0"	8'-0"	PRE-FIN	WD.	D3	PTD	WD	
119	3'-0"	8'-0"	PRE-FIN	WD.	D3	PTD	WD	
120A	3'-0"	8'-0"	PRE-FIN	WD.	D3	PTD	WD	
120B	3'-0"	8'-0"	PRE-FIN	WD.	D3	PTD	WD	
120C	3'-0"	8'-0"	PRE-FIN	WD.	D3	PTD	WD	
123	3'-0"	8'-0"	PRE-FIN	WD.	D3	PTD	WD	
124A	3'-0"	8'-0"	PRE-FIN	WD.	D3	PTD	WD	
124B	3'-0"	8'-0"	PRE-FIN	WD.	D3	PTD	WD	
125A	3'-0"	8'-0"	PRE-FIN	WD.	D3	PTD	WD	
126	3'-0"	8'-0"	PRE-FIN	WD.	D3	PTD	WD	
127	3'-0"	8'-0"	PRE-FIN	WD.	D3	PTD	WD	
128A	3'-0"	8'-0"	PRE-FIN	WD.	D3	PTD	WD	
128B	3'-0"	8'-0"	PRE-FIN	WD.	D3	PTD	WD	
128C	3'-0"	8'-0"	PRE-FIN	WD.	D3	PTD	WD	
129A	3'-0"	10'-0"	PRE-FIN	WD.	D3	PTD	WD	
130	3'-0"	8'-0"	PRE-FIN	WD.	D3	PTD	WD	
131	3'-0"	8'-0"	PRE-FIN	WD.	D3	PTD	WD	
132	3'-0"	8'-0"	PRE-FIN	WD.	D3	PTD	WD	
133	3'-0"	8'-0"	PRE-FIN	WD.	D3	PTD	WD	
135	3'-0"	8'-0"	PRE-FIN	WD.	D3	PTD	WD	
136	3'-0"	8'-0"	PRE-FIN	WD.	D3	PTD	WD	
137	3'-0"	8'-0"	PRE-FIN	WD.	D3	PTD	WD	
138	3'-0"	8'-0"	PRE-FIN	WD.	D3	PTD	WD	
139	3'-0"	8'-0"	PRE-FIN	WD.	D3	PTD	WD	
140	3'-0"	8'-0"	PRE-FIN	WD.	D3	PTD	WD	
140A	3'-0"	8'-0"	PTD	ALUM.	D5	PTD	ALUM.	
141	3'-0"	8'-0"	PRE-FIN	WD.	D3	PTD	WD	
142	3'-0"	8'-0"	PRE-FIN	WD.	D3	PTD	WD	
143A	3'-0"	8'-0"	PRE-FIN	WD.	D3	PTD	WD	
143B	3'-0"	8'-0"	PRE-FIN	WD.	D3	PTD	WD	
144A	3'-0"	8'-0"	PRE-FIN	WD.	D3	PTD	WD	
144B	3'-0"	8'-0"	PRE-FIN	WD.	D3	PTD	WD	
145	3'-0"	8'-0"	PRE-FIN	WD.	D3	PTD	WD	
146	3'-0"	8'-0"	PRE-FIN	WD.	D3	PTD	WD	
147	3'-0"	8'-0"	PRE-FIN	WD.	D3	PTD	WD	
148	3'-0"	8'-0"	PRE-FIN	WD.	D3	PTD	WD	
148A	3'-0"	8'-0"	PRE-FIN	WD.	D3	PTD	WD	
148B	3'-0"	8'-0"	PTD	ALUM.	D5	PTD	ALUM.	
149A	3'-0"	8'-0"	PRE-FIN	WD.	D3	PTD	WD	
149B	3'-0"	8'-0"	PRE-FIN	WD.	D3	PTD	WD	
150	4'-0"	8'-0"	PRE-FIN	WD.	D3	PTD	WD	
151	3'-0"	8'-0"	PRE-FIN	WD.	D3	PTD	WD	
152	3'-0"	8'-0"	PRE-FIN	WD.	D3	PTD	WD	
153	3'-0"	8'-0"	PRE-FIN	WD.	D3	PTD	WD	
154	3'-0"	8'-0"	PRE-FIN	WD.	D3	PTD	WD	
155A	8'-0"	8'-0"	PRE-FIN	ALUM.	D6	PRE-FIN	ALUM.	
155B	8'-0"	8'-0"	PRE-FIN	ALUM.	D6	PRE-FIN	ALUM.	
155C	3'-0"	8'-0"	PTD	ALUM / GLASS	D4	PTD	ALUM.	
155D	3'-0"	8'-0"	PTD	ALUM / GLASS	D4	PTD	ALUM.	
155E	4'-0"	8'-0"	PRE-FIN	WD.	D3	PTD	WD	
155F	3'-11"	8'-9 3/4"	PTD	ALUM / GLASS	D4	PTD	ALUM.	
155G	3'-11"	8'-9 3/4"	PTD	ALUM / GLASS	D4	PTD	ALUM.	
156	3'-0"	8'-0"	PRE-FIN	WD.	D3	PTD	WD	
157A	3'-0"	8'-0"	PRE-FIN	WD.	D3	PTD	WD	
158	3'-0"	8'-0"	PRE-FIN	WD.	D3	PTD	WD	
159	3'-0"	8'-0"	PRE-FIN	WD.	D3	PTD	WD	
160	3'-0"	8'-0"	PRE-FIN	WD.	D3	PTD	WD	
161	3'-0"	8'-0"	PRE-FIN	WD.	D3	PTD	WD	
161A	3'-0"	8'-0"	PTD	ALUM.	D5	PTD	ALUM.	
161B	3'-0"	8'-0"	PRE-FIN	WD.	D3	PTD	WD	

**DOOR TYPES**



**WINDOW TYPES**



**WINDOW & STOREFRONT SCHEDULE**

TAG	W	HT	SILL HT	MAT.	FIN.	COMMENTS
W1	2'-0"	7'-0"	3'-0"			
W2	2'-0"	6'-6"	3'-0"			
W3	2'-8"	10'-0"	0'-0"			
W4	9'-0"	10'-0"	0'-0"			
W5	10'-0"	10'-0"	0'-0"			
W6	4'-0"	10'-0"	0'-0"			
W8	2'-8"	8'-0"	0'-0"			

**GENERAL WINDOW & GLAZING NOTES**

- 1. PROVIDE TEMPERED GLAZING AT ALL OF THE FOLLOWING LOCATIONS:
  - IN ALL DOORS
  - WHERE BOTTOM EDGE OF GLASS IS LESS THAN 60" FROM STANDING SURFACE
  - GLASS IS FIXED OR OPERABLE PANELS ADJACENT TO A DOOR WHERE THE NEAREST EXPOSED EDGE OF GLAZING IS WITHIN A 24" ARC OF EITHER VERTICAL EDGE OF DOOR IN A CLOSED POSITION.
  - GLASS IN FIXED OR OPERABLE PANELS ARE 18" ABOVE THE FLOOR IN ADDITION TO 24" FROM A DOOR.
  - ALL MIRROR GLAZING

RENOVATION AND EXPANSION

**MANDEVILLE CITY HALL**

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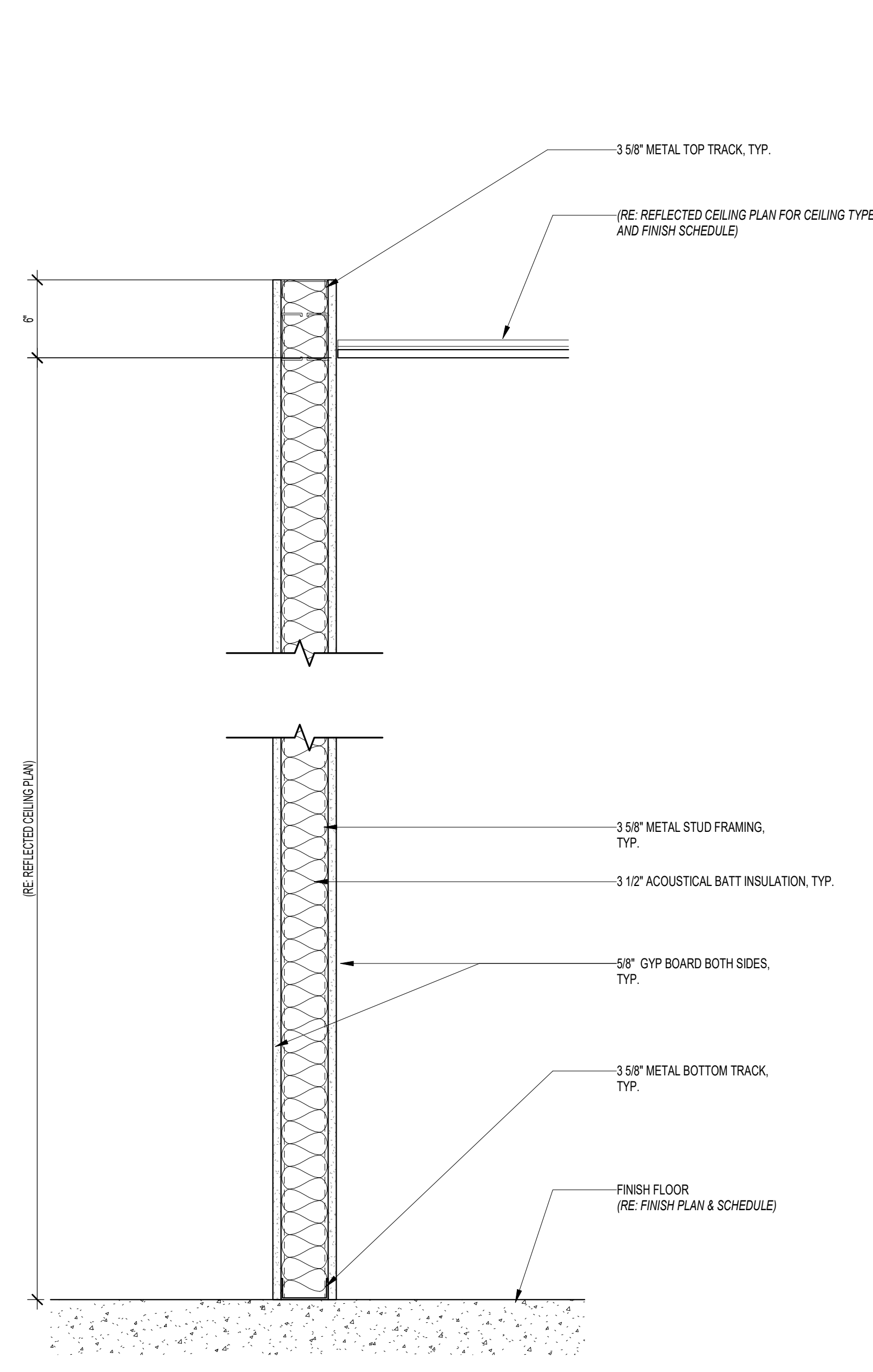
PRELIMINARY

DATE: 01/20/2023  
 DRAWN BY: AJP  
 CHECKED BY: JDE

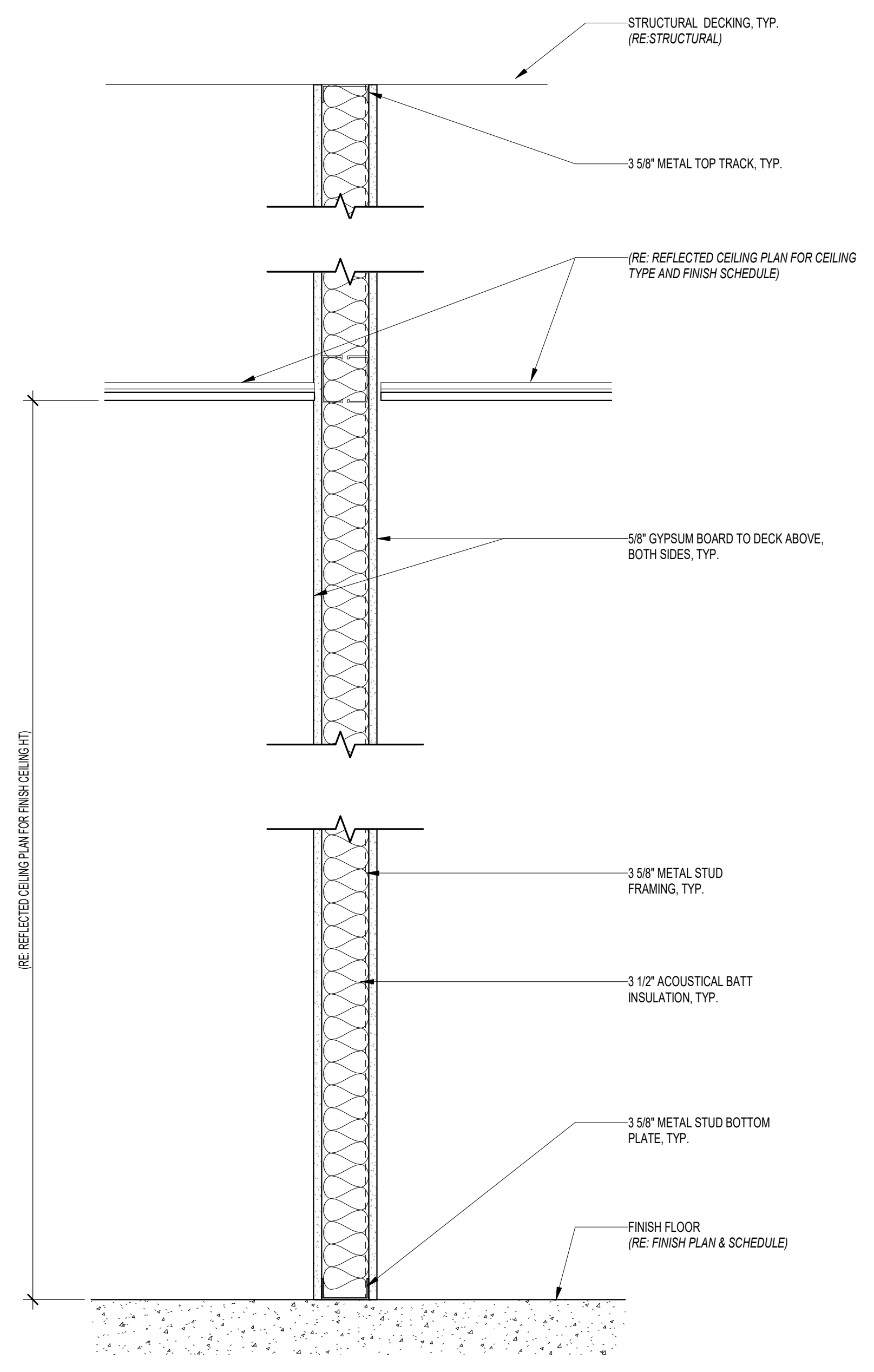
OPENING TYPES & SCHEDULE(S)

**A7.1**

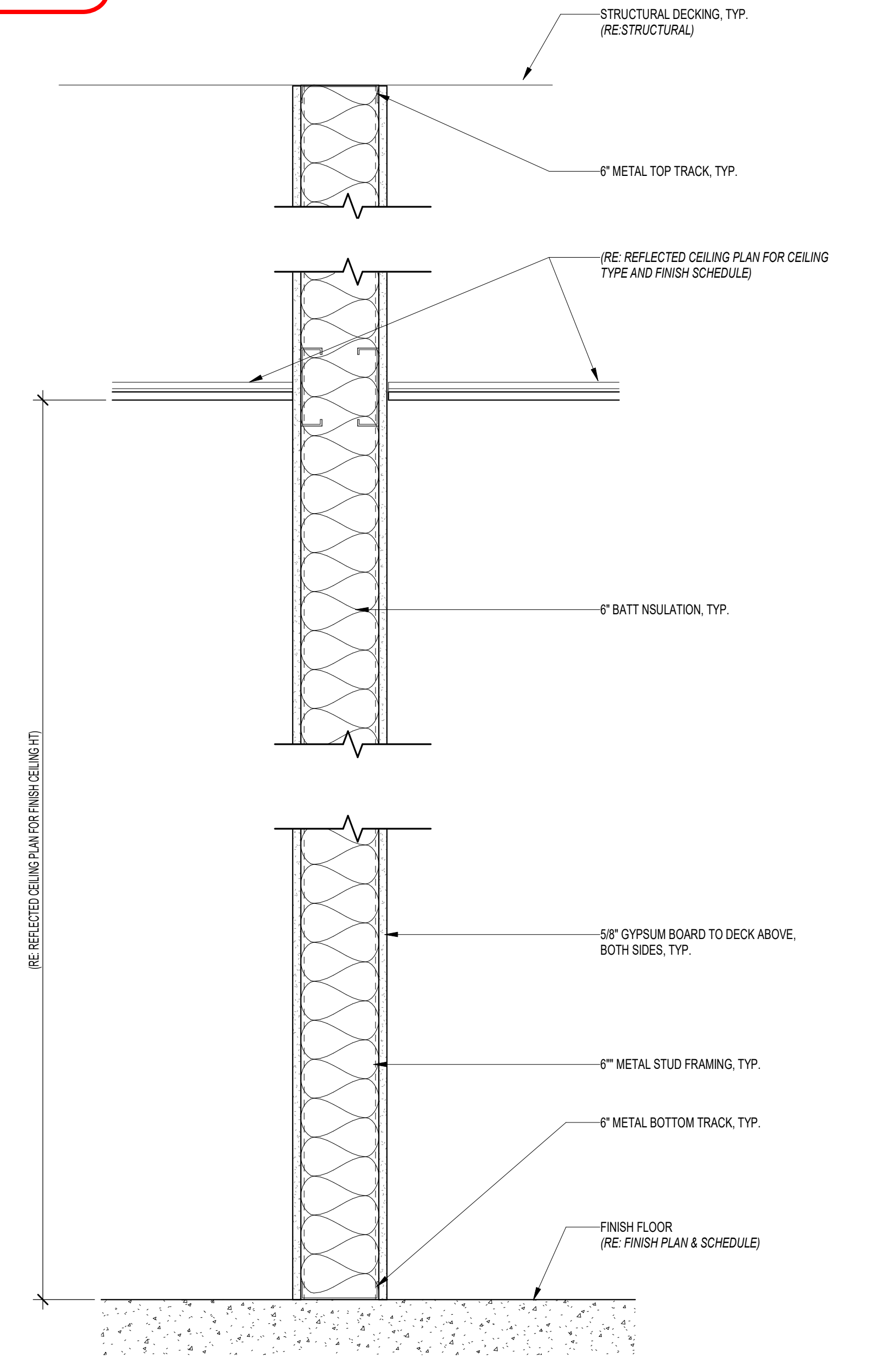




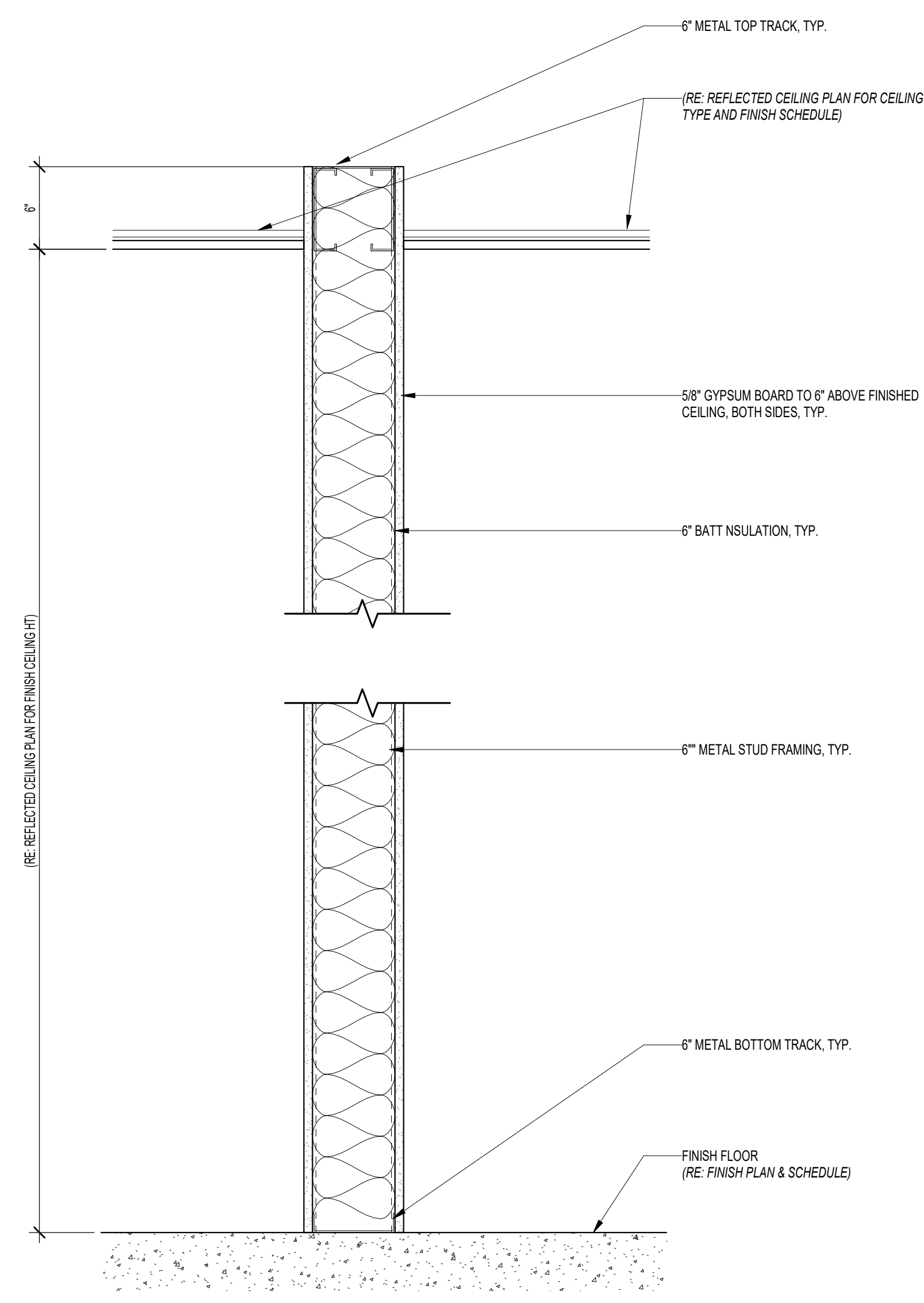
1 W305A1  
SCALE: 1 1/2" = 1'-0"



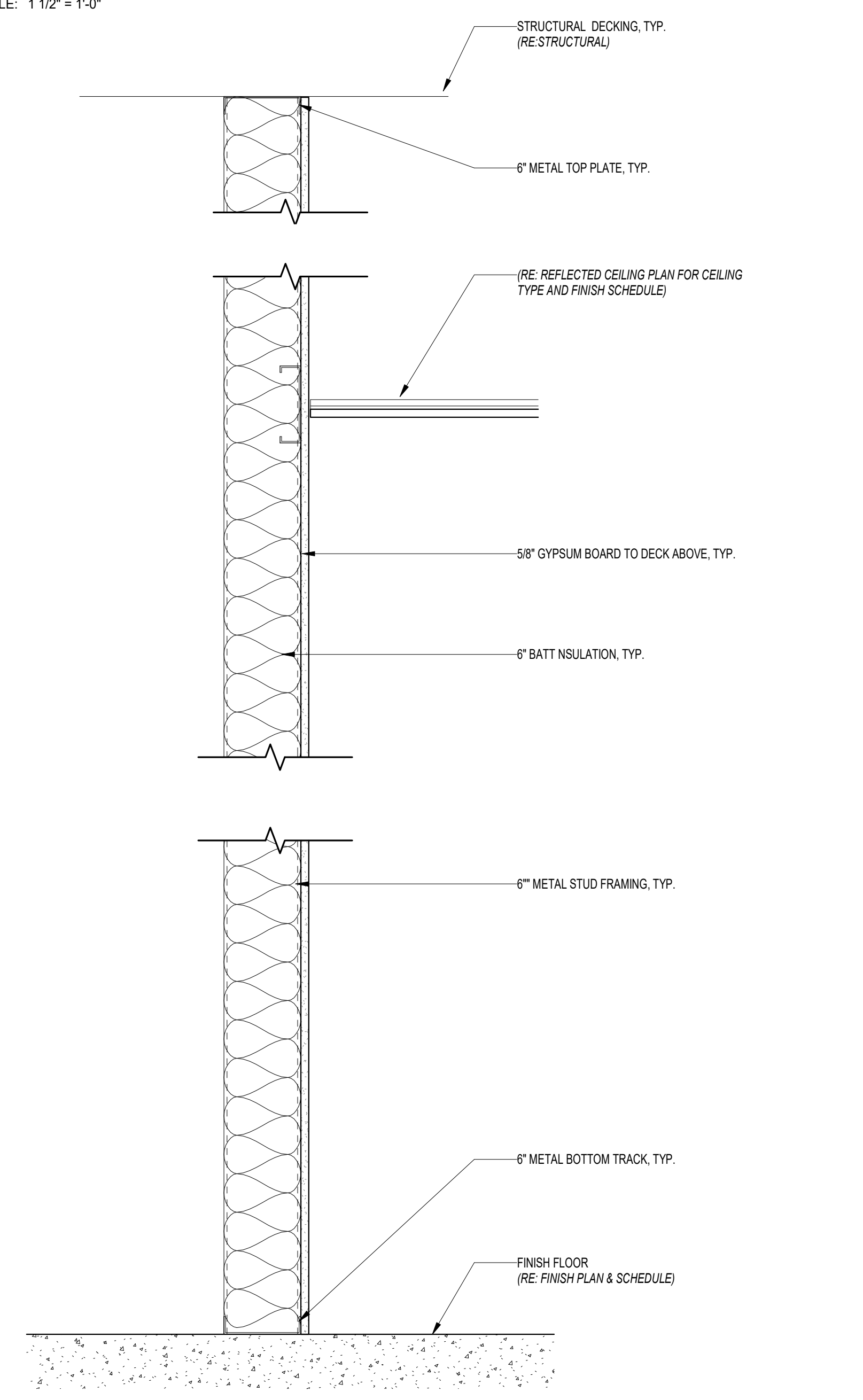
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SCALE: 1 1/2" = 1'-0"



3 W605A1  
SCALE: 1 1/2" = 1'-0"

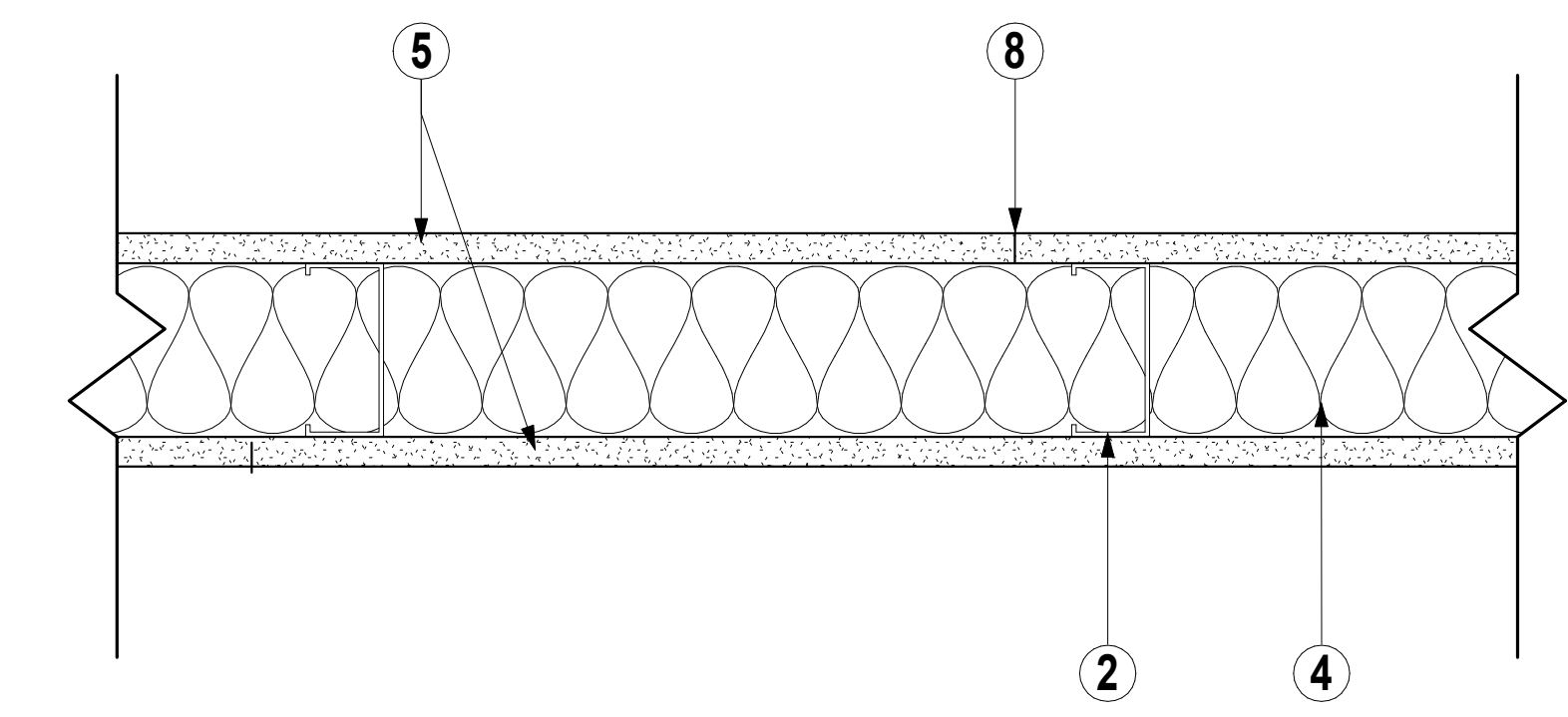


4 W605A2  
SCALE: 1 1/2" = 1'-0"



5 W605A3  
SCALE: 1 1/2" = 1'-0"

**UL DESIGN NO. U419  
NONBEARING WALL 1 HR FIRE RATED ASSEMBLY**



1. **FLOOR AND CEILING RUNNERS:** (NOT SHOWN) — FOR USE WITH ITEM 2 — CHANNEL SHAPED, FABRICATED FROM MIN 25 MSG CORROSION-PROTECTED STEEL, MIN DEPTH TO ACCOMMODATE STUD SIZE, WITH MIN 1-1/4 IN. LONG LEGS, ATTACHED TO FLOOR AND CEILING WITH FASTENERS 24 IN. OC MAX.
  2. **STEEL STUDS:** CHANNEL SHAPED, FABRICATED FROM MIN 25 MSG CORROSION-PROTECTED STEEL, MIN DEPTH AS INDICATED UNDER ITEM 5, SPACED A MAX OF 24 IN. OC. STUDS TO BE CUT 3/8 TO 3/4 IN. LESS THAN ASSEMBLY HEIGHT.
  3. (NOT USED)
  4. **BATTS AND BLANKETS:** MINERAL WOOL OR GLASS FIBER BATTS BEARING THE UL CLASSIFICATION MARKING AS TO SURFACE BURNING CHARACTERISTICS AND/OR FIRE RESISTANCE. INSULATION PARTIALLY OR COMPLETELY FILLING STUD CAVITY.
  5. **GYPSON BOARD:** (1) LAYER TYPE X OR SX 5/8 IN. THICK, 4 FT WIDE, GYPSONUM PANELS WITH BEVELED, SQUARE OR TAPERED EDGES, APPLIED VERTICALLY OR HORIZONTALLY. VERTICAL JOINTS CENTERED OVER STUDS AND STAGGERED ONE STUD CAVITY ON OPPOSITE SIDES OF STUDS; VERTICAL JOINTS IN ADJACENT LAYERS (MULTILAYER SYSTEMS) STAGGERED ONE STUD CAVITY. HORIZONTAL JOINTS NEED NOT BE STAGGERED. HORIZONTAL EDGE JOINTS AND HORIZONTAL BUTT JOINTS ON OPPOSITE SIDES OF STUDS NEED NOT BE STAGGERED. HORIZONTAL EDGE JOINTS AND HORIZONTAL BUTT JOINTS IN ADJACENT LAYERS (MULTILAYER SYSTEMS) STAGGERED A MIN OF 12 IN.
  6. **FASTENERS:** (NOT SHOWN) FOR USE WITH ITEM 2, TYPE S OR S-12 STEEL SCREWS USED TO ATTACH PANELS TO STUDS (ITEM 2). TWO LAYER SYSTEMS: FIRST LAYER- 1 IN. LONG FOR 1/2 AND 5/8 IN. THICK PANELS OR 1-1/4 IN. LONG FOR 3/4 IN. THICK PANELS, SPACED 16 IN. OC. SECOND LAYER- 1-5/8 IN. LONG FOR 1/2 IN. 5/8 IN. THICK PANELS OR 2-1/4 IN. LONG FOR 3/4 IN. THICK PANELS, SPACED 16 IN. OC WITH SCREWS OFFSET 8 IN. FROM FIRST LAYER.
  7. (NOT USED)
  8. **JOINT TAPE AND COMPOUND:** VINYL DRY OR PREMIXED JOINT COMPOUND, APPLIED IN TWO COATS TO JOINTS AND SCREW HEADS, PAPER TAPE, 2 IN. WIDE, EMBEDDED IN FIRST LAYER OF COMPOUND OVER ALL JOINTS.
- PROVIDE FIRE BLOCKING, STOPPING, AND CAULKING AT ALL PENETRATIONS INTO FIRE RATED ASSEMBLIES AND AT CONNECTIONS AT ROOF DECK.
- ASSEMBLY STUD SIZING ARE MINIMUMS ONLY AND STUD SPACING IS MAXIMUMS ONLY. REFER TO WALL PARTITIONS FOR HEIGHT OF WALLS, STUD WIDTH, AND STUD SPACING. REFER TO STRUCTURAL FOR STUD GAUGES.

6 UL U419  
SCALE: 3" = 1'-0"

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WALL PARTITION TYPES

**A7.3**



FINISH SCHEDULE				
TAG	DESCRIPTION	MFR	PRODUCT/COLOR	COMMENTS
ACT-01	ACOUSTIC CEILING TILE	USG	PRODUCT: MARS ACOUSTICAL PANELS COLOR: 88185 WHITE SIZE: 24" X 24"	
B-01	WALL BASE	FLEXCO	PRODUCT: BASE 200 PROFILE: 4 1/2" COVE COLOR: 023 PEBBLE	
BRK-01	MODULAR BRICK			
CT-01	QUARTZ	WILSONART	PRODUCT: HAMOA 062 COLOR: 04045 FINISH: POLISHED THICKNESS: 2 CM EDGE: TBD	
CT-02	QUARTZ	WILSONART	PRODUCT: TELLARO 062 COLOR: 04025 FINISH: POLISHED EDGE: TBD THICKNESS: 2 CM	
CT-03	SOLID SURFACE	WILSONART	PRODUCT: 051 COLOR: MONTE AMATA FINISH: 59155 THICKNESS: 1/2" EDGE: TBD	
CT-04	SOLID SURFACE	WILSONART	PRODUCT: 051 COLOR: ARCTIC DUNE FINISH: 9253CM THICKNESS: 1/2" EDGE: TBD	
CT-05	STONE SURFACE	CAMBRIA	PRODUCT: LUXURY SERIES COLOR: SKARA BRAE THICKNESS: 2 CM FINISH: HIGH GLOSS EDGE: TBD	
CT-06	STONE SURFACE	SILESTONE	PRODUCT: N-BOOST COLOR: TBD THICKNESS: 2 CM FINISH: POLISHED EDGE: TBD	
F-01	CARPET TILE	SHAW CONTRACT	COLLECTION: SUITED STYLE: TEXTILE TILE, 51279 COLOR: WOOL 7935 SIZE: 18" X 36" BACKING: TBD LAY PATTERN: STAGGER	
F-02	CARPET TILE	SHAW CONTRACT	COLLECTION: FLOOR ARCHITECTURE STYLE: BISSET TILE, 5T448 COLOR: SILT 06518 SIZE: 24" X 24" LAY PATTERN: QUARTER TURN	
F-03	CARPET TILE	SHAW CONTRACT	COLLECTION: SUITED STYLE: TEXTILE TILE, 51279 COLOR: DENIM 79485 SIZE: 18" X 36" LAY PATTERN: ASHLAR BACKING: TBD	
F-04	POLISHED CONCRETE	TBD	COLOR: TBD	
F-05	LUXURY VINYL TILE	SHAW CONTRACT	PRODUCT: CORETEC COLLECTION: BRANCHING OUT CORETEC 20 MIL STYLE: 4309V COLOR: PINECONE OAK 56720 LAY PATTERN: ASHLAR	
F-06	RUG	SHAW CONTRACT	COLLECTION: OFF THE GRID PATTERN: BEYOND TILE COLOR: RIDGE PRODUCT NO.: 15580 INSTALLATION: 10' X 15' AREA RUG	
IM-02	INTERIOR MATERIAL	FLEXCO	PATTERN: CARPET STAIR NOSING COLOR: 023 PEBBLE PRODUCT NO.: 171	
M-01	3 COAT STUCCO SYSTEM			
M-02	METAL SOFFIT	BERRIDGE	PRODUCT: VEE-PANEL FINISH: ROSEWOOD	
M-04	STANDING SEAM METAL ROOF			
M-05	EPDM ROOF MEMBRANE			
MW-01	PLASTIC LAMINATE	WILSONART	PRODUCT: TRACELESS 138 COLOR: SLATE VELVET 15597 FINISH: 31 TRACELESS FINISH	
MW-02	PLASTIC LAMINATE	WILSONART	PRODUCT: TRACELESS 138 COLOR: FEATHER VELVET 15514 FINISH: 31 TRACELESS VELVET	
MW-03	PLASTIC LAMINATE	WILSONART	PRODUCT: TRACELESS 138 COLOR: NILE VELVET 15515 FINISH: 31 TRACELESS FINISH	
MW-04	PLASTIC LAMINATE	WILSONART	PRODUCT: TRACELESS 138 COLOR: DESIGNER WHITE VELVET 15512 FINISH: 31 TRACELESS FINISH	
MW-05	PLASTIC LAMINATE	WILSONART	PRODUCT: FINE VELVET COLOR: PINNACLE WALNUT 7992 FINISH: 38 FINE VELVET TEXTURE	
MW-06	PLASTIC LAMINATE	WILSONART	PRODUCT: FINE VELVET COLOR: ACORN VELVET ELM 15692-31 FINISH: 38 FINE VELVET TEXTURE	
PT-01	PAINT, FIELD COLOR	SHERWIN WILLIAMS	COLOR: SW 7626 ZURICH WHITE WALL FINISH: EGGSHELL DOOR/ TRIM FINISH: SATIN CEILING FINISH: FLAT PRIMER: TBD	INTERIOR WALLS THROUGHOUT, U.N.O.; CONTRACTOR TO PROVIDE PAINT SAMPLE MOCK-UPS TO BE APPROVED BY OWNER AND ARCHITECT BEFORE FULL APPLICATION OF PAINT IS APPLIED. CONTRACTOR TO FOLLOW MANUFACTURER'S RECOMMENDATIONS FOR PAINT AND PRIMER APPLICATIONS.
PT-02	PAINT	SHERWIN WILLIAMS	COLOR: SW 7625 MOUNT ETNA WALL FINISH: EGGSHELL DOOR/ TRIM FINISH: SATIN CEILING FINISH: FLAT PRIMER: TBD	CONTRACTOR TO PROVIDE PAINT SAMPLE MOCK-UPS TO BE APPROVED BY OWNER AND ARCHITECT BEFORE FULL APPLICATION OF PAINT IS APPLIED. CONTRACTOR TO FOLLOW MANUFACTURER'S RECOMMENDATIONS FOR PAINT AND PRIMER APPLICATIONS.
PT-03	PAINT	SHERWIN WILLIAMS	COLOR: SW 7015 REPOSE GRAY WALL FINISH: EGGSHELL DOOR/ TRIM FINISH: SATIN CEILING FINISH: FLAT PRIMER: TBD	CONTRACTOR TO PROVIDE PAINT SAMPLE MOCK-UPS TO BE APPROVED BY OWNER AND ARCHITECT BEFORE FULL APPLICATION OF PAINT IS APPLIED. CONTRACTOR TO FOLLOW MANUFACTURER'S RECOMMENDATIONS FOR PAINT AND PRIMER APPLICATIONS.
QZ-01	QUARTZ COUNTER TOP	MFG: WILSONART COLOR: ARASH Q4011		
TL-01	TILE	ATLAS CONCORDE USA	PRODUCT: COVE COLOR: STORM FINISH: MATTE SIZE: 23 5/8" X 47 1/4" FINISH: TBD LAY PATTERN: TBD GROUT: LATICRETE SPECTRALOCK PRO PREMIUM EPOXY GROUT GROUT COLOR: TBD GROUT SIZE: TBD	CONTRACTOR TO PROVIDE MATCHING COVE BASE.
TL-02	PORCELAIN TILE	ATLAS CONCORDE USA	PRODUCT: COVE COLOR: COVE TAUPE SIZE: 11 3/4" X 23 5/8" FINISH: MATTE LAY PATTERN: TBD GROUT: LATICRETE SPECTRALOCK PRO PREMIUM EPOXY GROUT GROUT COLOR: TBD GROUT SIZE: TBD	CONTRACTOR TO PROVIDE MATCHING COVE BASE.
TL-03	PORCELAIN TILE	ATLAS CONCORDE USA	PRODUCT: BOHO COLOR: BOHO BONE SIZE: 11 3/4" X 23 5/8" FINISH: MATTE LAY PATTERN: TBD GROUT: LATICRETE SPECTRALOCK PRO PREMIUM EPOXY GROUT GROUT COLOR: TBD GROUT SIZE: TBD	CONTRACTOR TO PROVIDE MATCHING COVE BASE.
TL-04	PORCELAIN TILE	ATLAS CONCORDE USA	PRODUCT: COVE COLOR: LINEN SIZE: 23 5/8" X 47 1/4" FINISH: MATTE LAY PATTERN: TBD GROUT: LATICRETE SPECTRALOCK PRO PREMIUM EPOXY GROUT GROUT COLOR: TBD GROUT SIZE: TBD	CONTRACTOR TO PROVIDE MATCHING COVE BASE.
TL-05	PORCELAIN TILE	ANATOLIA	PRODUCT: MATISSE STYLE: STONE SIZE: 3" X 12" FINISH: GLOSSY LAY PATTERN: STACKED SOLDIER GROUT: LATICRETE SPECTRALOCK PRO PREMIUM EPOXY GROUT GROUT COLOR: TBD GROUT SIZE: TBD	CONTRACTOR TO PROVIDE MATCHING COVE BASE.
WC-02	WALLCOVERING	MOMENTUM	PRODUCT: WALLCOVERING WOODS STYLE: SWS-35 COLOR: LACEWOOD BACKING: TBD	

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FINISH SCHEDULE







RENOVATION AND EXPANSION  
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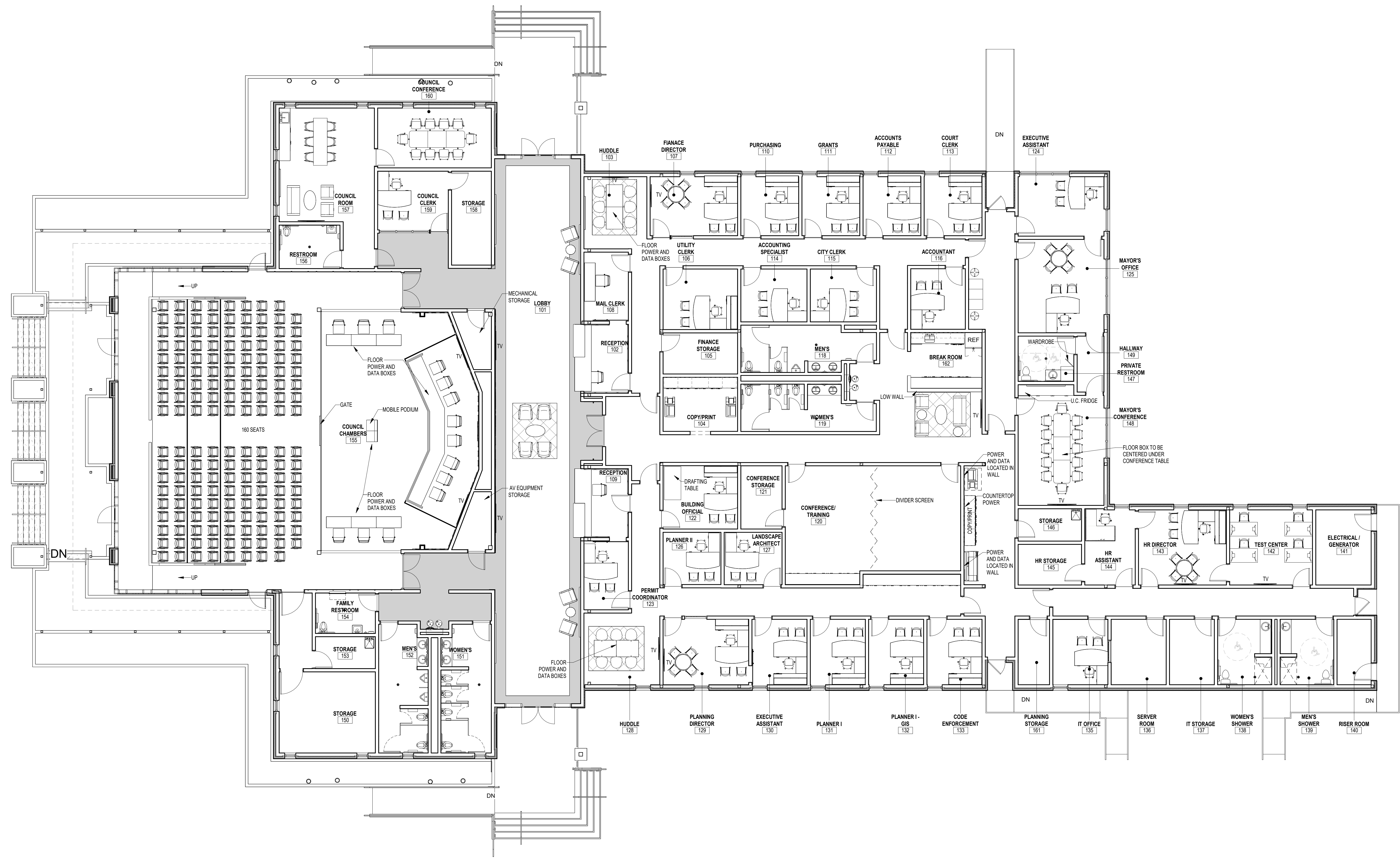
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FURNITURE PLAN (FOR REFERENCE ONLY)

**A8.3**



**1** FURNITURE PLAN (FOR REFERENCE ONLY)  
 SCALE: 1/8" = 1'-0"



GENERAL INTERIOR ELEVATION NOTES

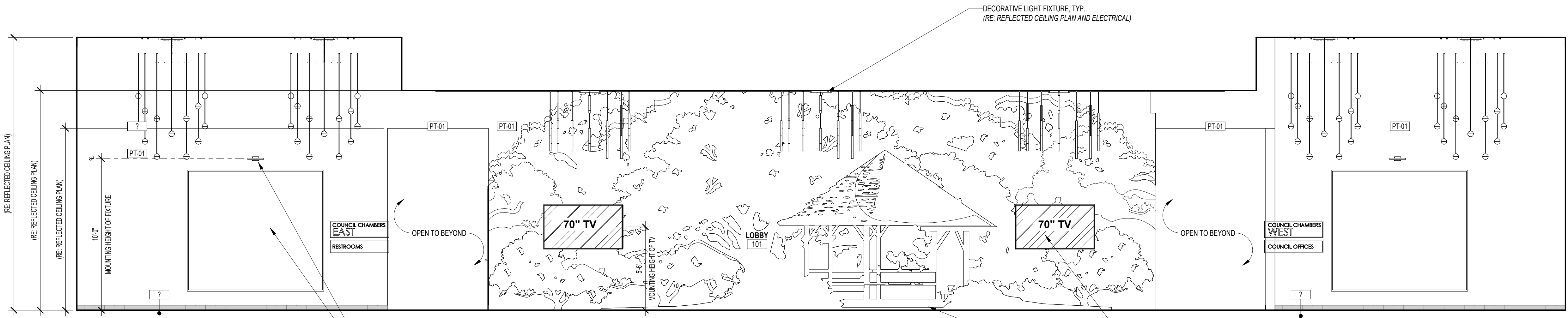
- REFER TO INFORMATION SHEET 00.2 FOR ALL ACCESSORY/FIXTURE HEIGHTS AND CLEARANCES.
- REFER TO FINISH SCHEDULE FOR ALL REFERENCED FINISHES.
- PROVIDE BLOCKING AT ALL WALL MOUNTED ITEMS.
- REFER TO ACCESSORIES & FIXTURE SCHEDULE ON ENLARGED PLANS FOR TAG REFERENCES.
- CONTRACTOR TO COORDINATE WITH OWNER ON ALL OWNER PROVIDED AND CONTRACTOR TO INSTALL ITEMS PRIOR TO FABRICATION AND INSTALLATION.
- EXTEND ALL FINISHES BENEATH, BEHIND, AROUND ALL MILLWORK, EQUIPMENT, AND APPLIANCES UNLESS NOTED OTHERWISE.

INTERIOR MATERIAL TAG DESCRIPTION

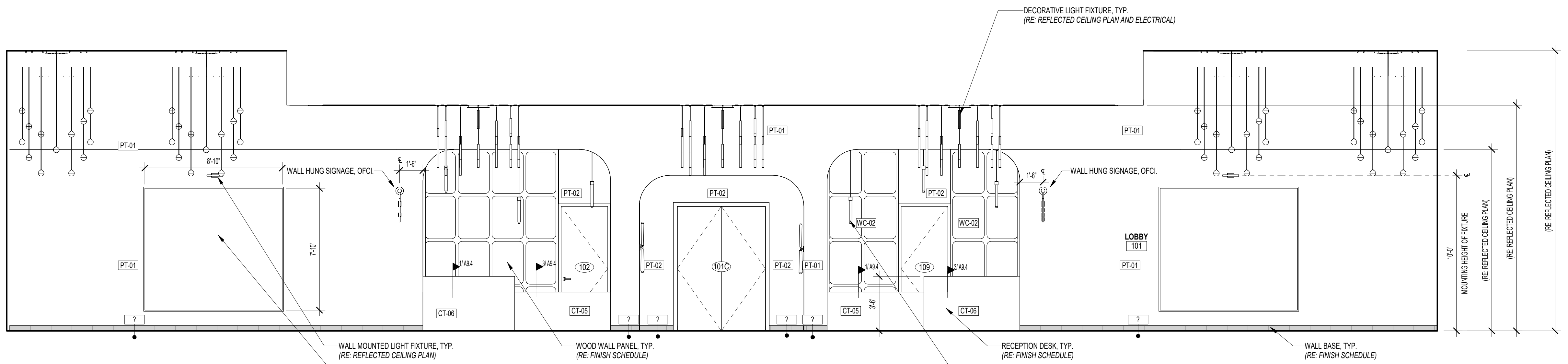
TAG	DESCRIPTION	REMARKS
ACT-01	ACOUSTIC CEILING TILE	
B-01	WALL BASE	
CT-01	QUARTZ	
CT-02	QUARTZ	
CT-03	SOLID SURFACE	
CT-04	SOLID SURFACE	
CT-05	STONE SURFACE	
CT-06	STONE SURFACE	
F-01	CARPET TILE	
F-02	CARPET TILE	
F-03	CARPET TILE	
F-04	POLISHED CONCRETE	
F-05	LUXURY VINYL TILE	
IM-02	INTERIOR MATERIAL	
MW-01	PLASTIC LAMINATE	
MW-02	PLASTIC LAMINATE	
MW-03	PLASTIC LAMINATE	
MW-04	PLASTIC LAMINATE	
MW-05	PLASTIC LAMINATE	
MW-06	PLASTIC LAMINATE	
PT-01	PAINT, FIELD COLOR	
PT-02	PAINT	
PT-03	PAINT	
TL-01	TILE	
TL-02	PORCELAIN TILE	
TL-03	PORCELAIN TILE	
TL-04	PORCELAIN TILE	
TL-05	PORCELAIN TILE	
WC-02	WALLCOVERING	

PLUMBING FIXTURES

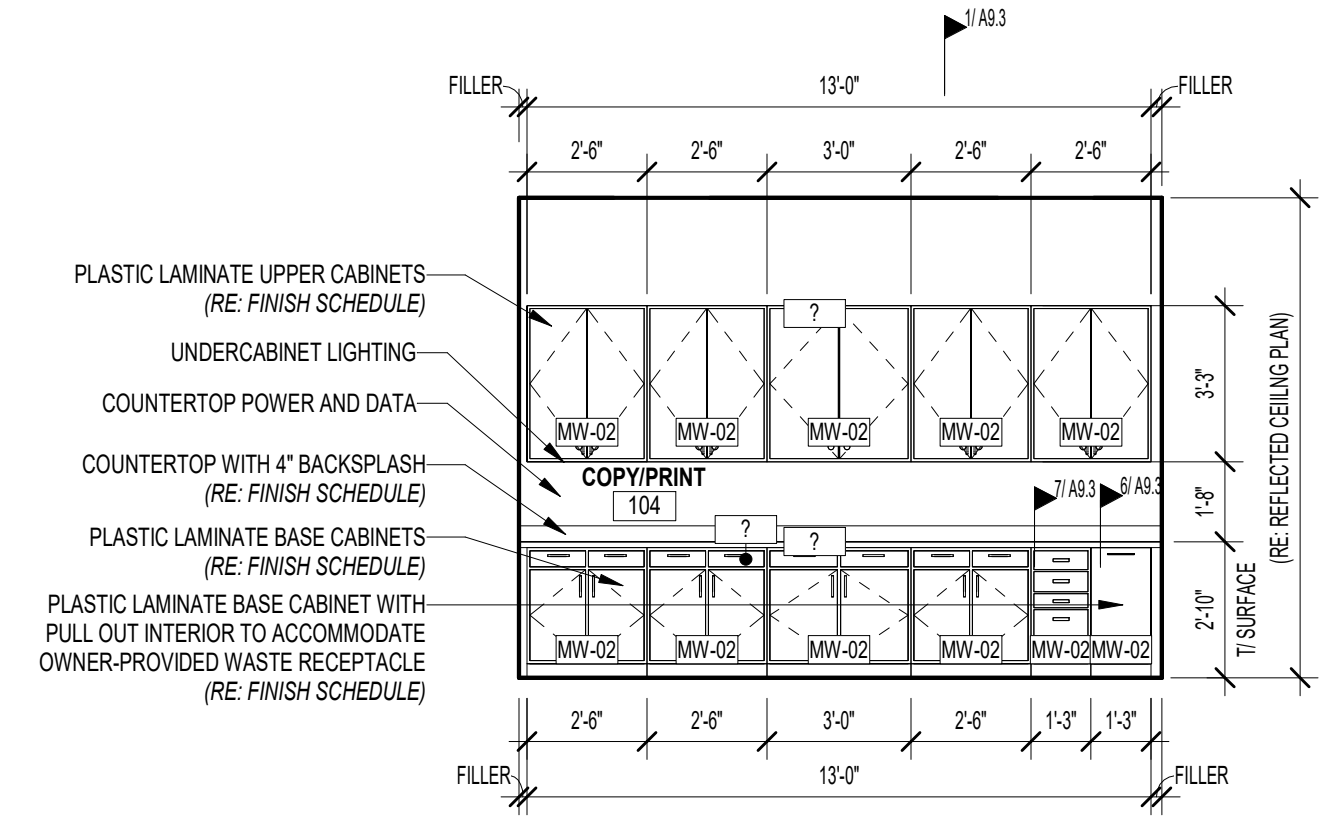
TAG	DESCRIPTION	MANUFACTURER	MODEL	COMMENTS
01	WALL HUNG TOILET	TBD	TBD	CONTRACTOR TO PROVIDE BLOCKING AS REQUIRED.
02	36" GRAB BAR - ADA COMPLIANT	BOBRICK	B-6806 X 36	CONTRACTOR TO PROVIDE BLOCKING AS REQUIRED.
2B				
03	42" GRAB BAR - ADA COMPLIANT	BOBRICK	B-6806 X 42	CONTRACTOR TO PROVIDE BLOCKING AS REQUIRED.
04	WALL MOUNTED SINK	TBD	TBD	CONTRACTOR TO PROVIDE BLOCKING AS REQUIRED. CONTRACTOR TO INSULATE ALL PIPES, TYP.
4B				
05	SURFACE MOUNT SINK	RE: PLUMBING	RE: PLUMBING	CONTRACTOR TO PROVIDE BLOCKING AS REQUIRED. CONTRACTOR TO INSULATE ALL PIPES, TYP.
06	MOP SINK	TBD	TBD	
07	DF-1 DRINKING FOUNTAIN	ELKAY	LZWS-EDFPBM117K	CONTRACTOR TO PROVIDE BLOCKING AS REQUIRED.
08	BASE BID EXISTING URINAL TO REMAIN; ADD ALTERNATE #3 DEMOLISH EXISTING. INSTALL NEW URINAL, UNCLG LINES	RE: PLUMBING	RE: PLUMBING	CONTRACTOR TO PROVIDE BLOCKING AS REQUIRED.
09	ADA SHOWER SEAT	TBD	TBD	CONTRACTOR TO PROVIDE BLOCKING AS REQUIRED.
10	FLOOR MOUNT TOILET	TBD	TBD	
11	SURFACE MOUNT SINK	TBD	TBD	CONTRACTOR TO PROVIDE BLOCKING AS REQUIRED. CONTRACTOR TO INSULATE ALL PIPES, TYP.
12	BABY CHANGING STATION	BRADLEY CORPORATION	962	CONTRACTOR TO PROVIDE BLOCKING AS REQUIRED.
13	P-TRAP COVER	KOHLER	(RE: PLUMBING)	CONTRACTOR TO PROVIDE BLOCKING AS REQUIRED.
14	MIRROR	TBD	TBD	CONTRACTOR TO PROVIDE BLOCKING AS REQUIRED.
15	URINAL PARTITION	TBD	TBD	CONTRACTOR TO PROVIDE BLOCKING AS REQUIRED.
16	SURFACE MOUNTED SOAP DISPENSER	BOBRICK WASHROOM EQUIPMENT, INC.	B-4112	CONTRACTOR TO PROVIDE BLOCKING AS REQUIRED.
17	SURFACE MOUNTED PAPER TOWEL DISPENSER	BOBRICK WASHROOM EQUIPMENT, INC.	B-9262	CONTRACTOR TO PROVIDE BLOCKING AS REQUIRED.
18	SURFACE MOUNTED TOILET TISSUE DISPENSER	TBD	TBD	CONTRACTOR TO PROVIDE BLOCKING AS REQUIRED.
19	SURFACE MOUNTED SANITARY NAPKIN DISPOSAL	BOBRICK WASHROOM EQUIPMENT, INC.	B-254	CONTRACTOR TO PROVIDE BLOCKING AS REQUIRED.
20	RESTROOM PARTITIONS, FLOOR-BRACED	TBD	TBD	
21	FLOOR MOUNTED TOILET PARTITIONS	TBD	TBD	



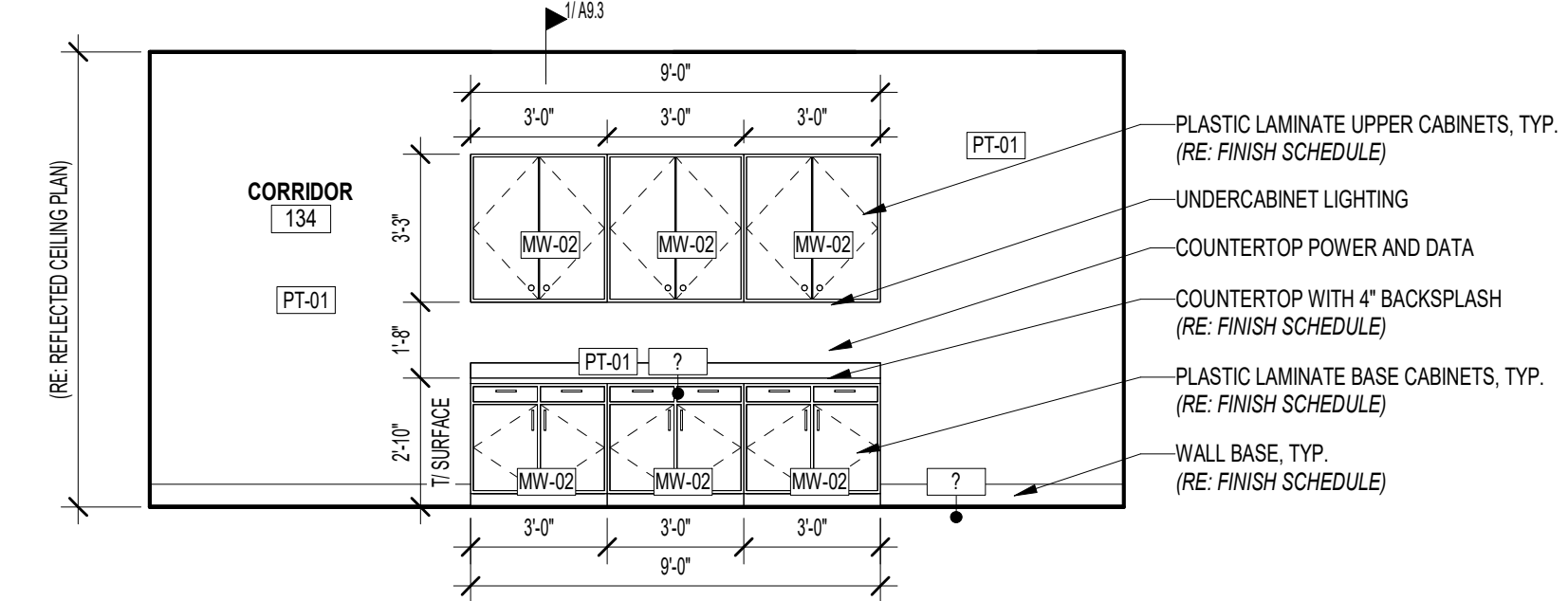
1 INTERIOR ELEVATION  
A1.2A9.1 SCALE: 1/4" = 1'-0"



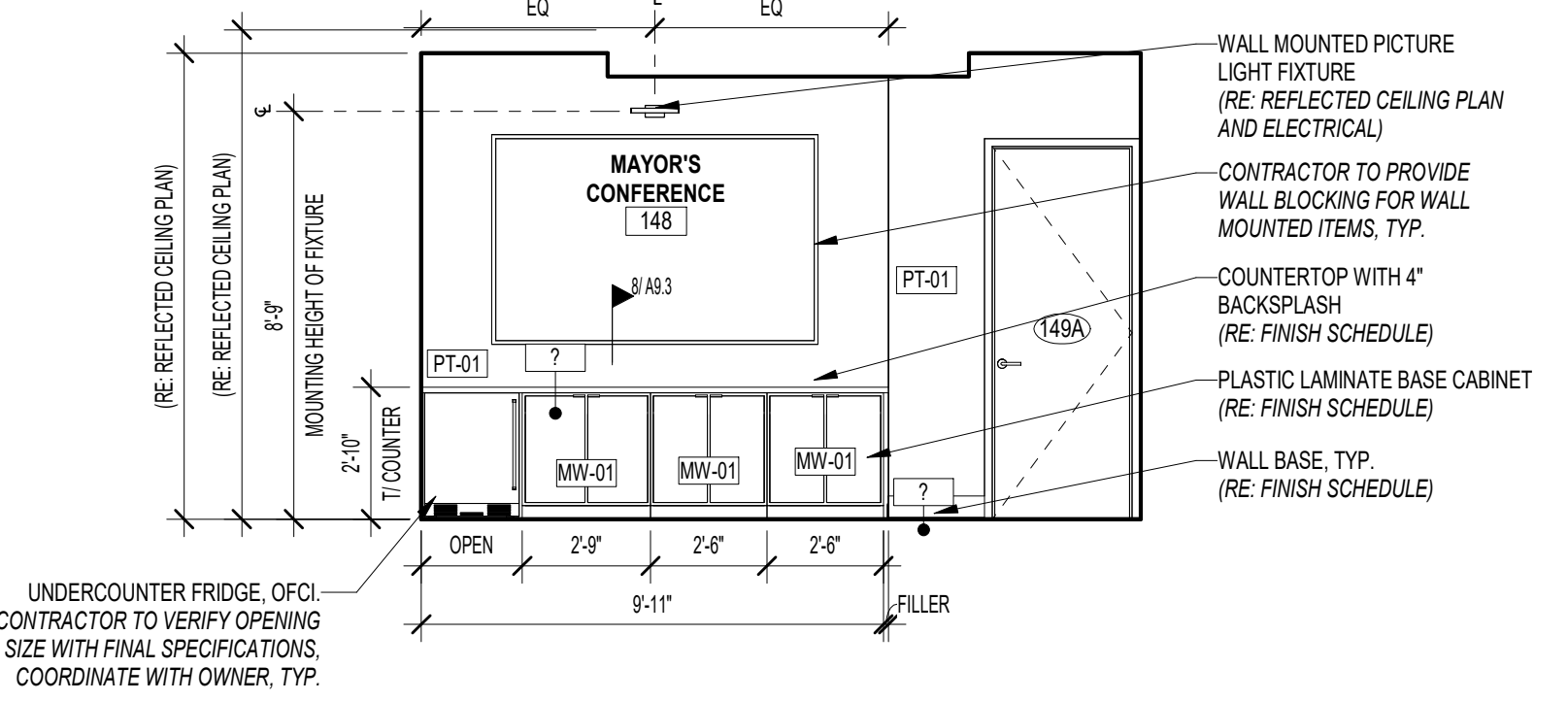
2 INTERIOR ELEVATION  
A1.2A9.1 SCALE: 1/4" = 1'-0"



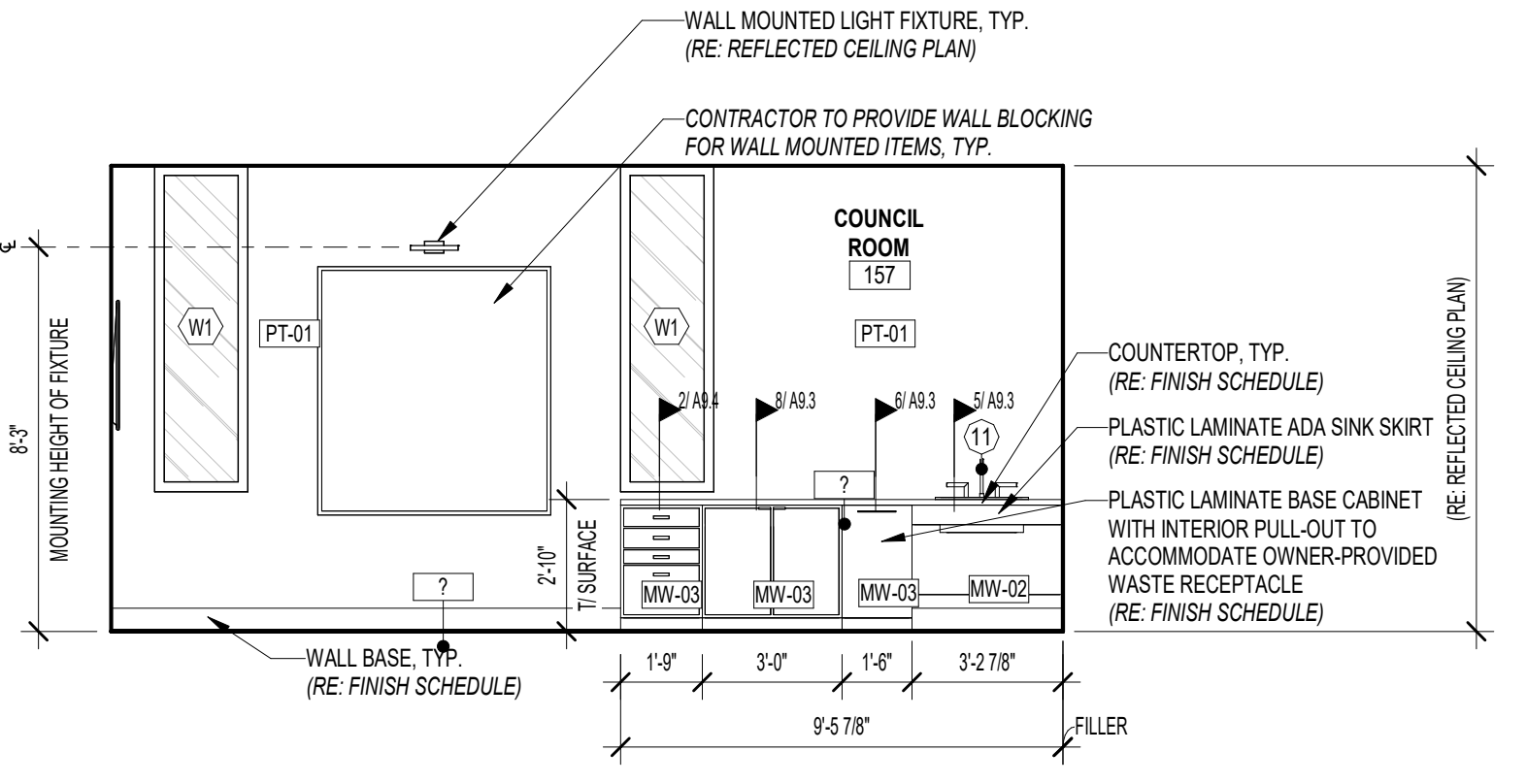
3 INTERIOR ELEVATION  
A2.2A9.1 SCALE: 1/4" = 1'-0"



4 INTERIOR ELEVATION  
A2.2A9.1 SCALE: 1/4" = 1'-0"



5 INTERIOR ELEVATION  
A2.2A9.1 SCALE: 1/4" = 1'-0"



6 INTERIOR ELEVATION  
A2.2A9.1 SCALE: 1/4" = 1'-0"

PRELIMINARY FOR REVIEW ONLY  
NOT FOR CONSTRUCTION  
THESE DRAWINGS ARE SUBJECT TO REVISION, ALTERATION & DELETION.

REVISION NO.	DATE	REMARKS

PRELIMINARY  
DATE: 01/20/2023  
DRAWN BY: AJP  
CHECKED BY: JDE

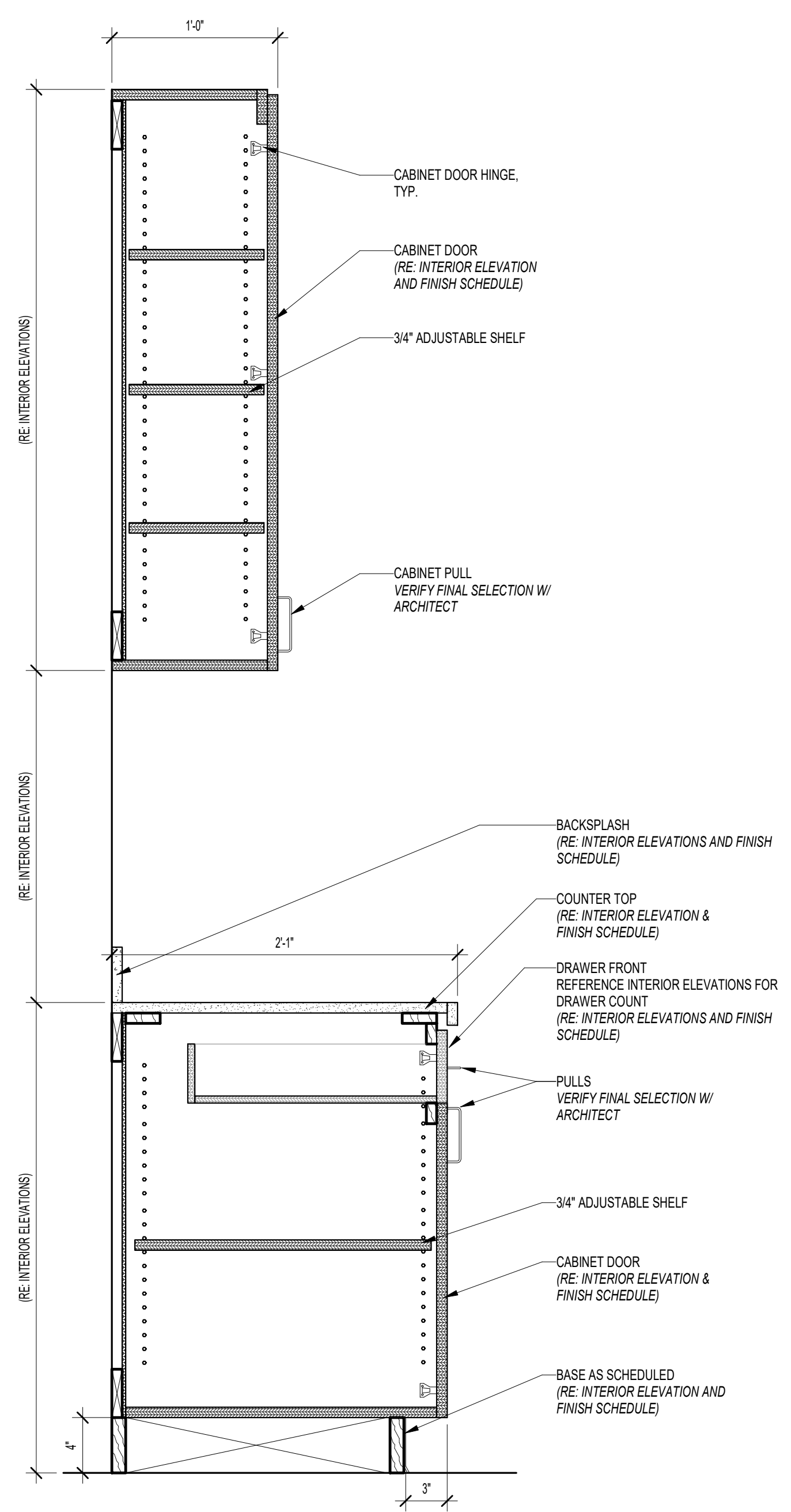
INTERIOR ELEVATIONS



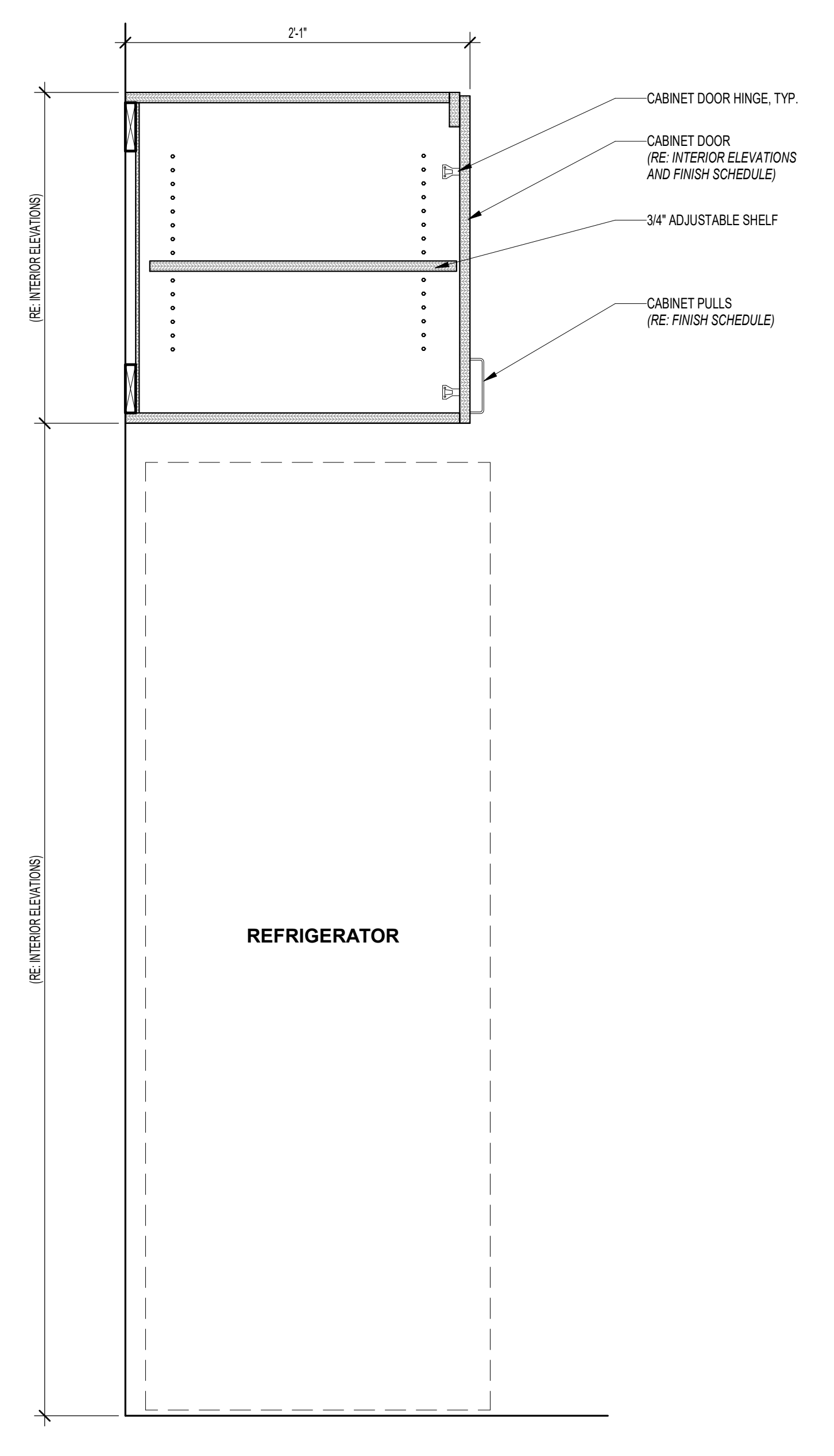




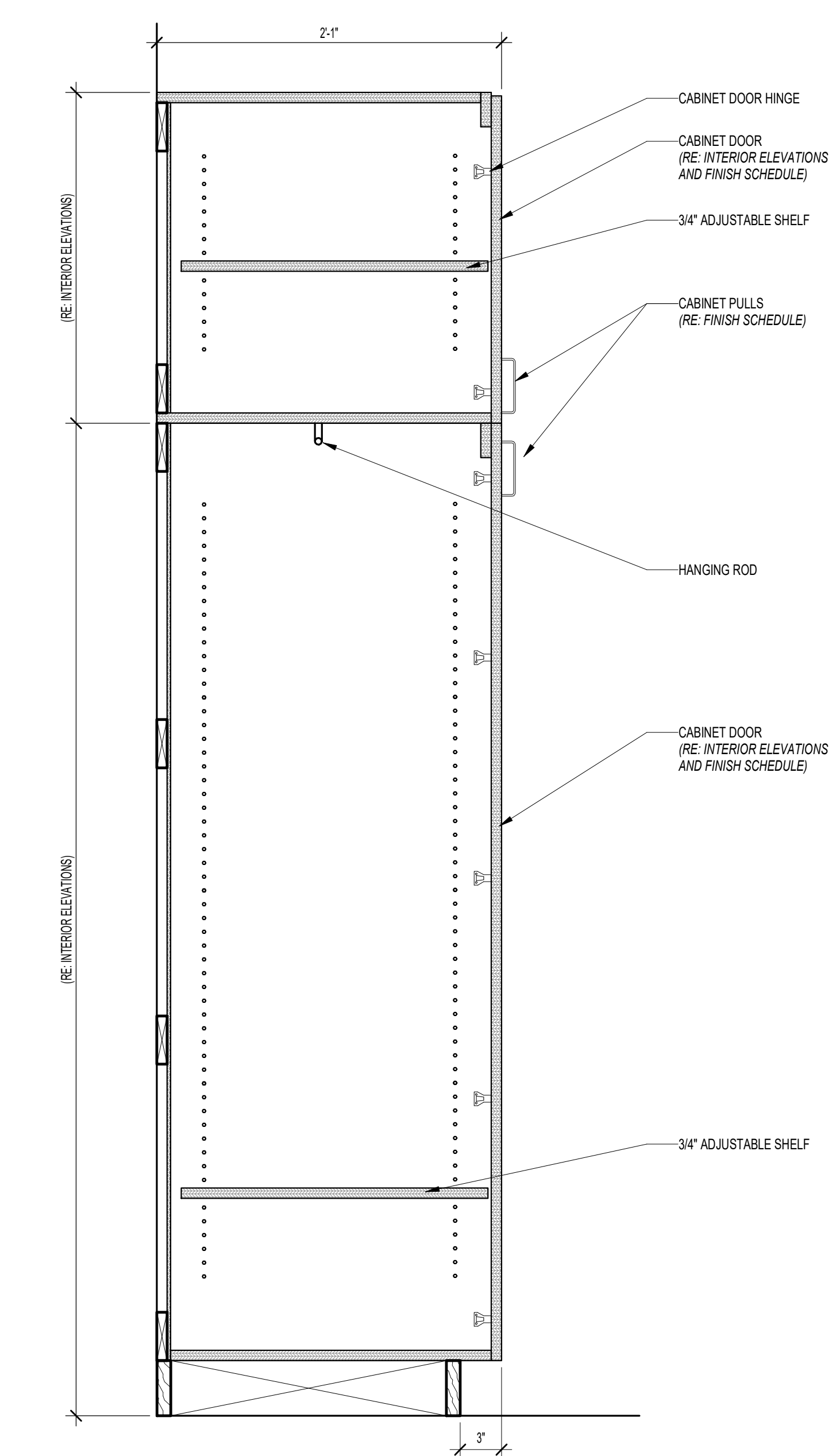
- GENERAL MILLWORK NOTES**
- CONTRACTOR SHALL VERIFY EXISTING AND BUILT DIMENSIONS AND CONDITIONS PRIOR TO MILLWORK FABRICATION. ANY CONDITIONS OR DISCREPANCIES NOT DOCUMENTED ON THESE DRAWINGS OR OBSERVED TO BE DIFFERENT THAN THOSE SHOWN ON THESE DRAWINGS ARE TO BE REPORTED TO THE ARCHITECT AND OWNER PRIOR TO ANY MILLWORK FABRICATION.
  - CONTRACTOR TO VERIFY SIZE OF ALL COUNTER DROP-IN AND/OR CUT-IN EQUIPMENT AND FIXTURES. CONTRACTOR IS RESPONSIBLE FOR ALL FIELD CUTTING, INSTALLATION, SEALING, ETC. PER MANUFACTURER'S RECOMMENDATIONS AND/OR LOCAL CODE REQUIREMENTS.
  - CONTRACTOR TO FIELD VERIFY THERE ARE NO CEILING FIXTURE CONFLICTS WITH UPPER CABINET DOORS PRIOR TO MANUFACTURING. NOTIFY ARCHITECT IMMEDIATELY OF ANY CONFLICTS OR DISCREPANCIES.
  - CONTRACTOR TO PROVIDE WALL BLOCKING AS REQUIRED FOR WALL MOUNTED COMPONENTS.
  - REFER TO G0.2 FOR ACCESSIBILITY REQUIREMENTS AND CLEARANCES.
  - REFER TO FINISH PLANSCHEDULE FOR MILLWORK FINISHES, INCLUDING BUT NOT LIMITED TO, CABINETS, BUILT-IN MILLWORK, COUNTERTOPS, ETC.
  - VERIFY ANY OPENINGS OF FITTINGS IN MILLWORK THAT REQUIRES COORDINATION WITH OTHER TRADES.
  - COUNTERTOPS THAT EXCEED 3'-0" BETWEEN SUPPORTS, INCLUDING BUT NOT LIMITED TO, BASE CABINETS AND WALLS, SHALL HAVE INTERMEDIATE SUPPORTS.
  - CONTRACTOR TO COORDINATE WITH ARCHITECT AND OWNER FOR INSTALLED ITEMS THAT REQUIRE UTILITY CONNECTIONS. SEE MEP AND REFER TO EQUIPMENT MANUALS FOR COMPLETE COORDINATION.
  - CONTRACTOR TO PROVIDE FINISHED END PANELS AT ALL EXPOSED ENDS OR UPPER AND LOWER CABINETS UNLESS NOTED OTHERWISE.
  - CONTRACTOR TO PROVIDE FILLERS BETWEEN CABINETS AND ADJACENT PERPENDICULAR WALL AS NECESSARY (1" MINIMUM) AND EXTEND COUNTERTOP TO WALL. COORDINATE FILLER SIZES WITH SPECIFIED DOOR HARDWARE, ADJACENT CASEWORK AND/OR APPLIANCE.
  - THE INSIDE OF ANY CASEWORK VISIBLE FROM THE OUTSIDE SHALL MATCH EXPOSED MILLWORK COMPONENTS UNLESS NOTED OTHERWISE.
  - CONTRACTOR TO COORDINATE ALL ELECTRICAL DEVICES AND ASSOCIATED EQUIPMENT WITH CASEWORK. SEE ELECTRICAL.



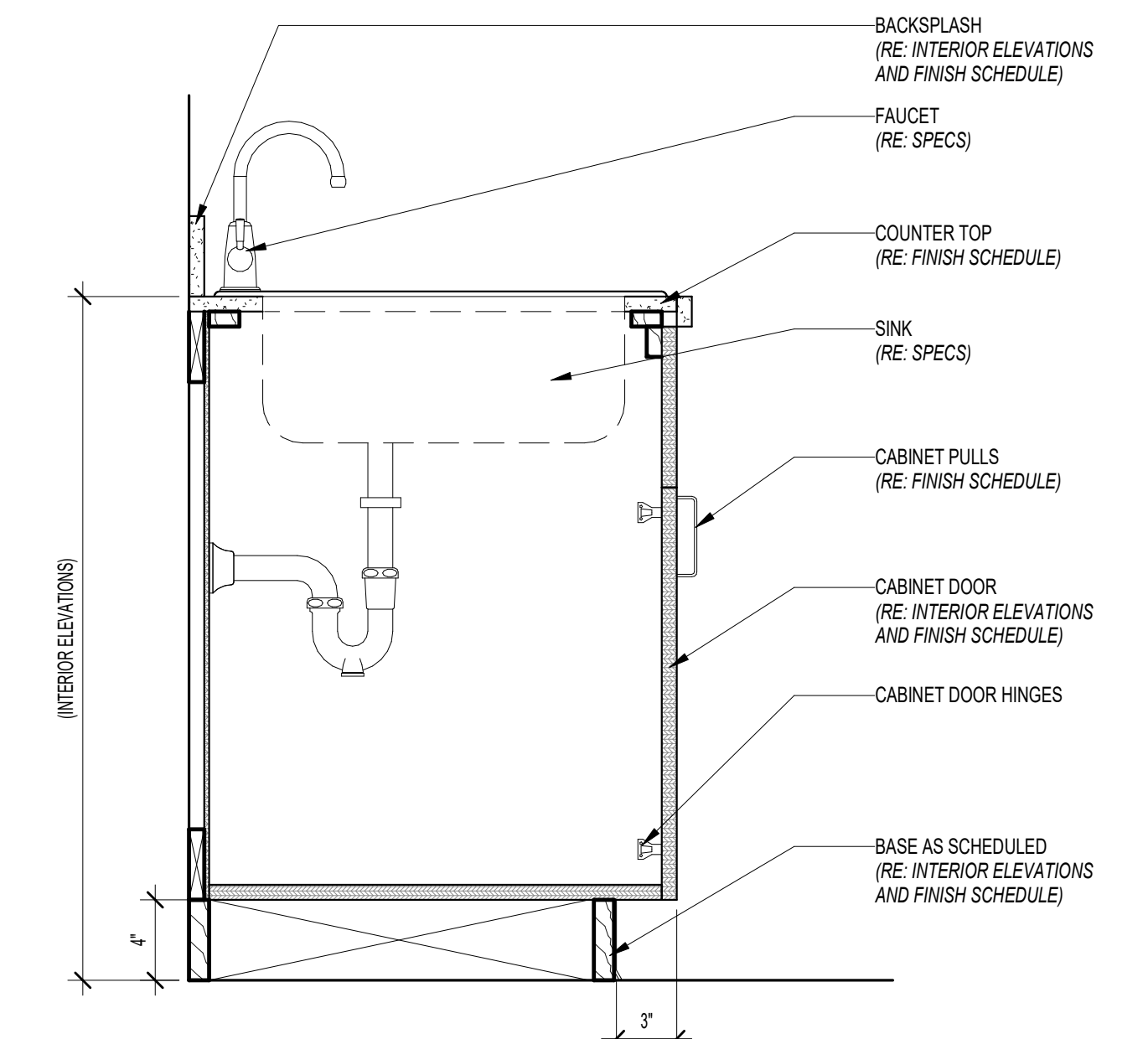
**1 MILLWORK SECTION**  
A9.1/A9.3 SCALE: 1 1/2" = 1'-0"



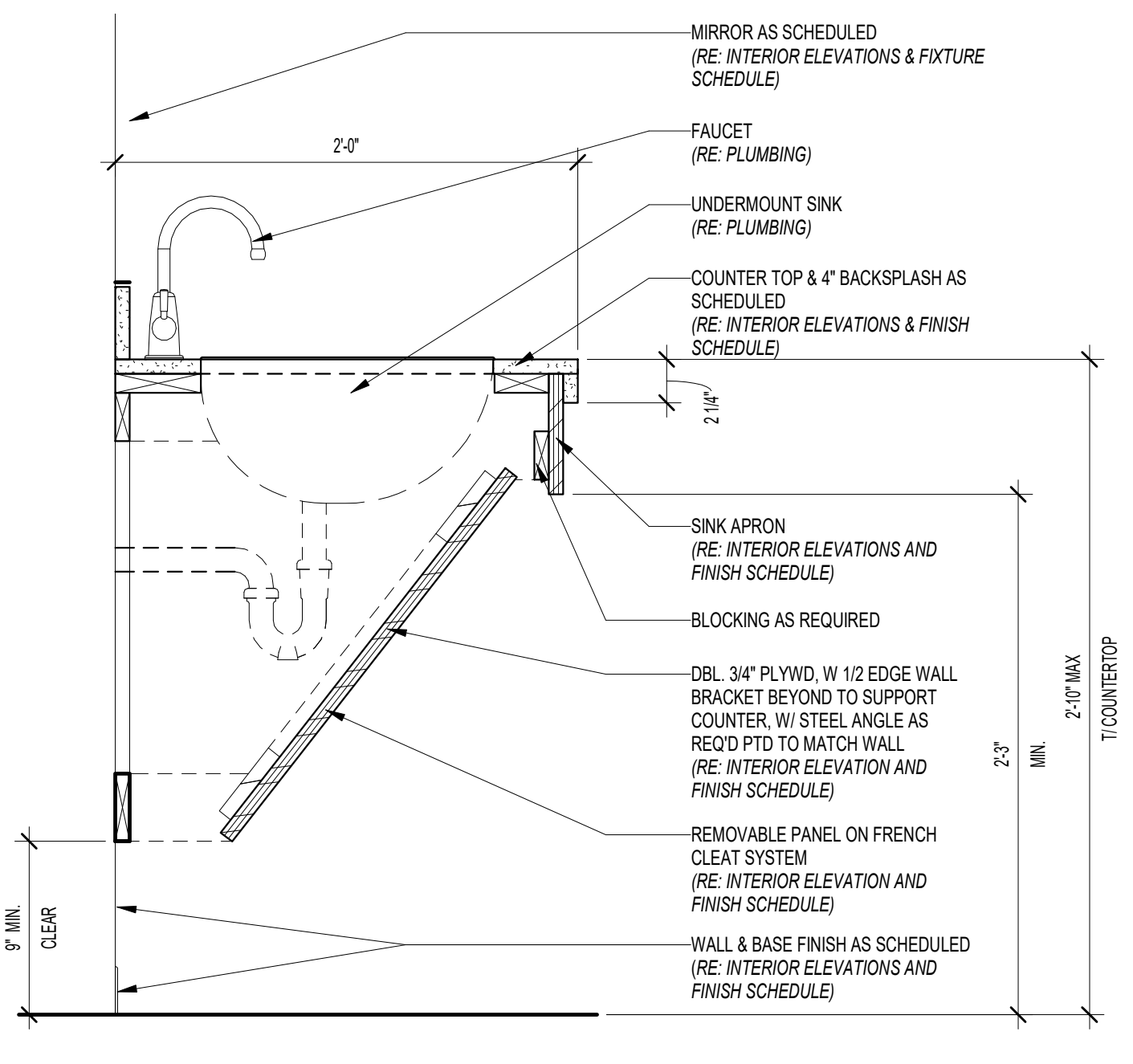
**2 MILLWORK SECTION**  
A9.2/A9.3 SCALE: 1 1/2" = 1'-0"



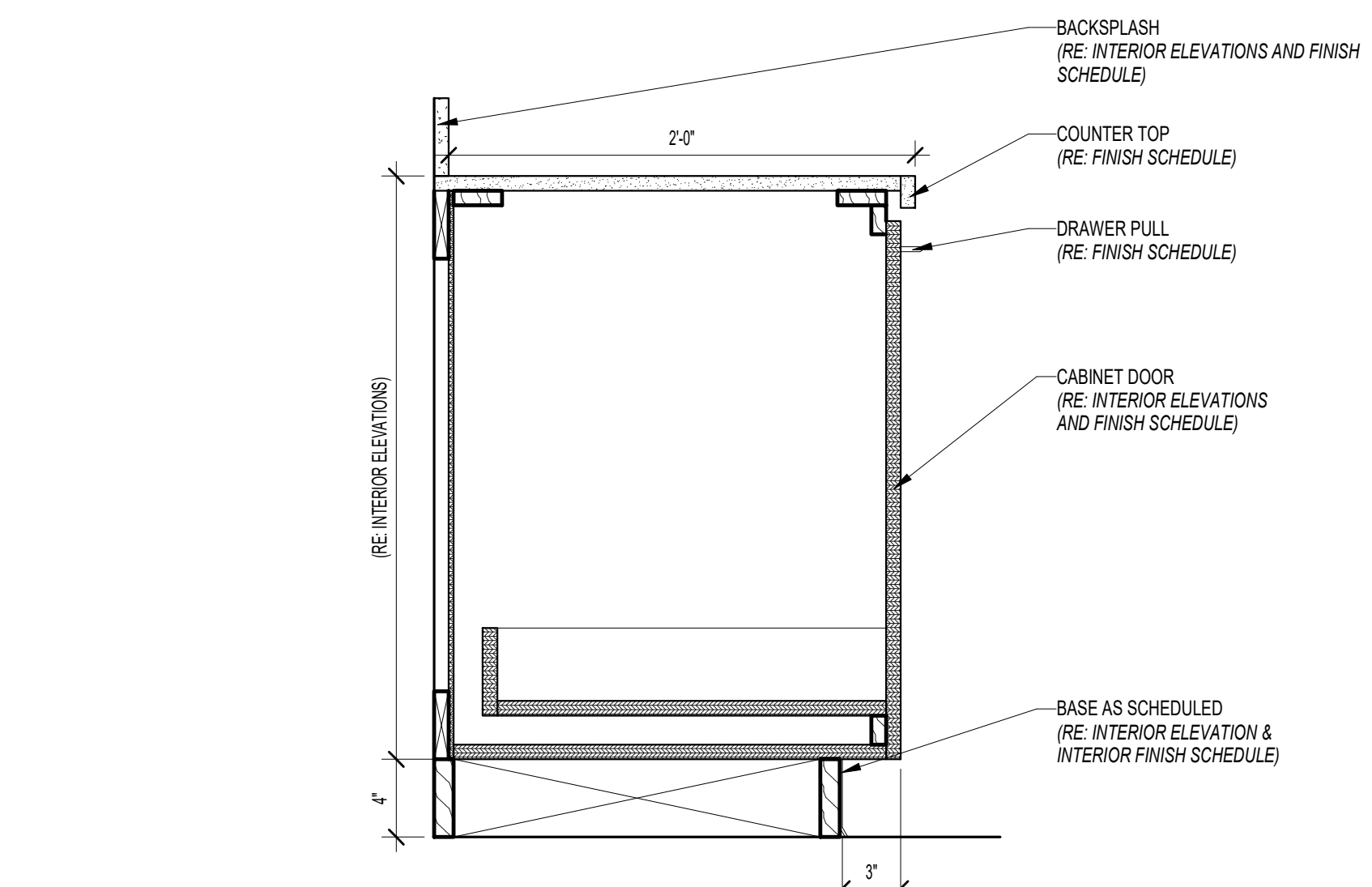
**3 MILLWORK SECTION**  
A9.2/A9.3 SCALE: 1 1/2" = 1'-0"



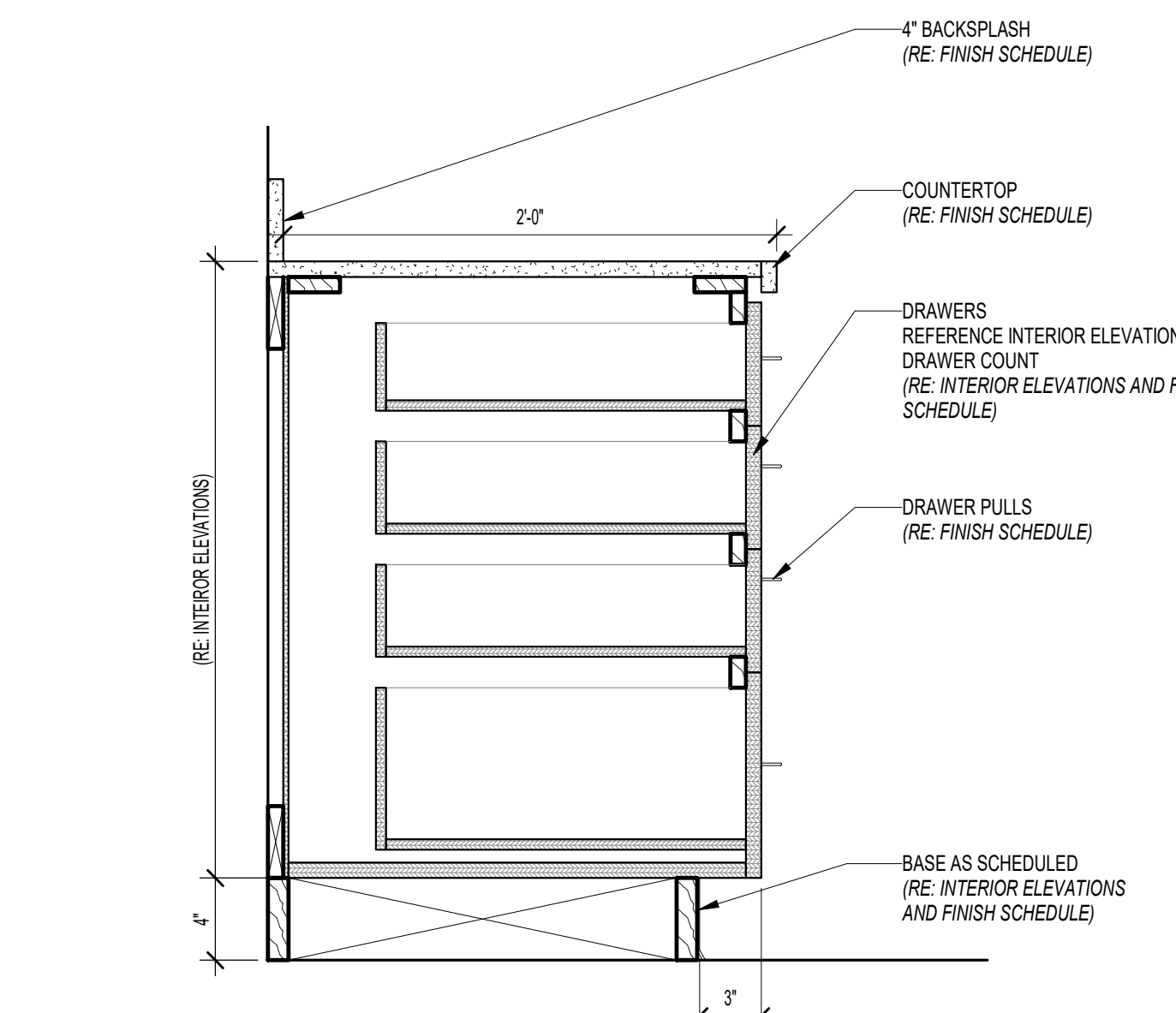
**4 MILLWORK SECTION**  
A9.2/A9.3 SCALE: 1 1/2" = 1'-0"



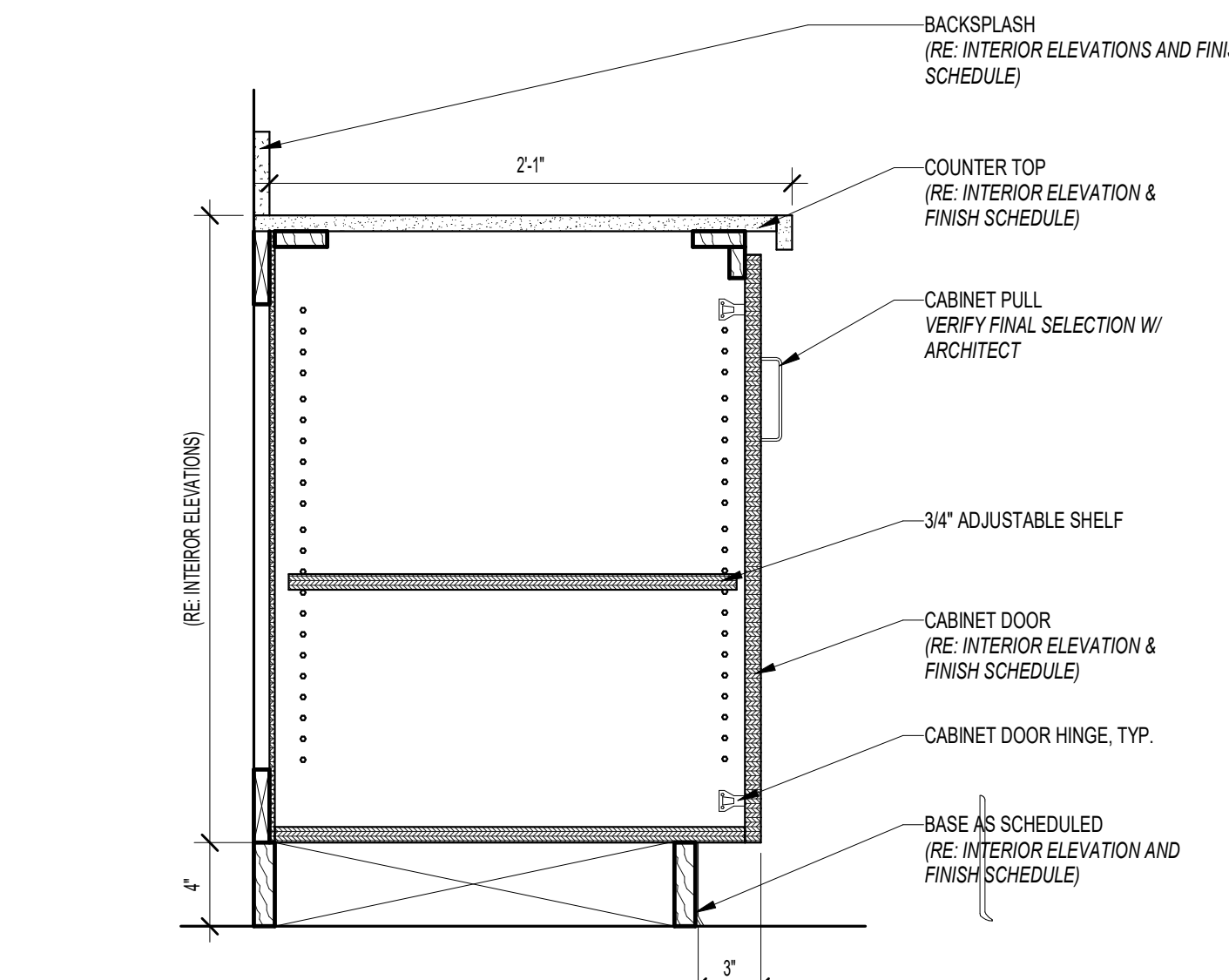
**5 MILLWORK SECTION**  
A9.1/A9.3 SCALE: 1 1/2" = 1'-0"



**6 MILLWORK SECTION**  
A9.1/A9.3 SCALE: 1 1/2" = 1'-0"



**7 MILLWORK SECTION**  
A9.1/A9.3 SCALE: 1 1/2" = 1'-0"



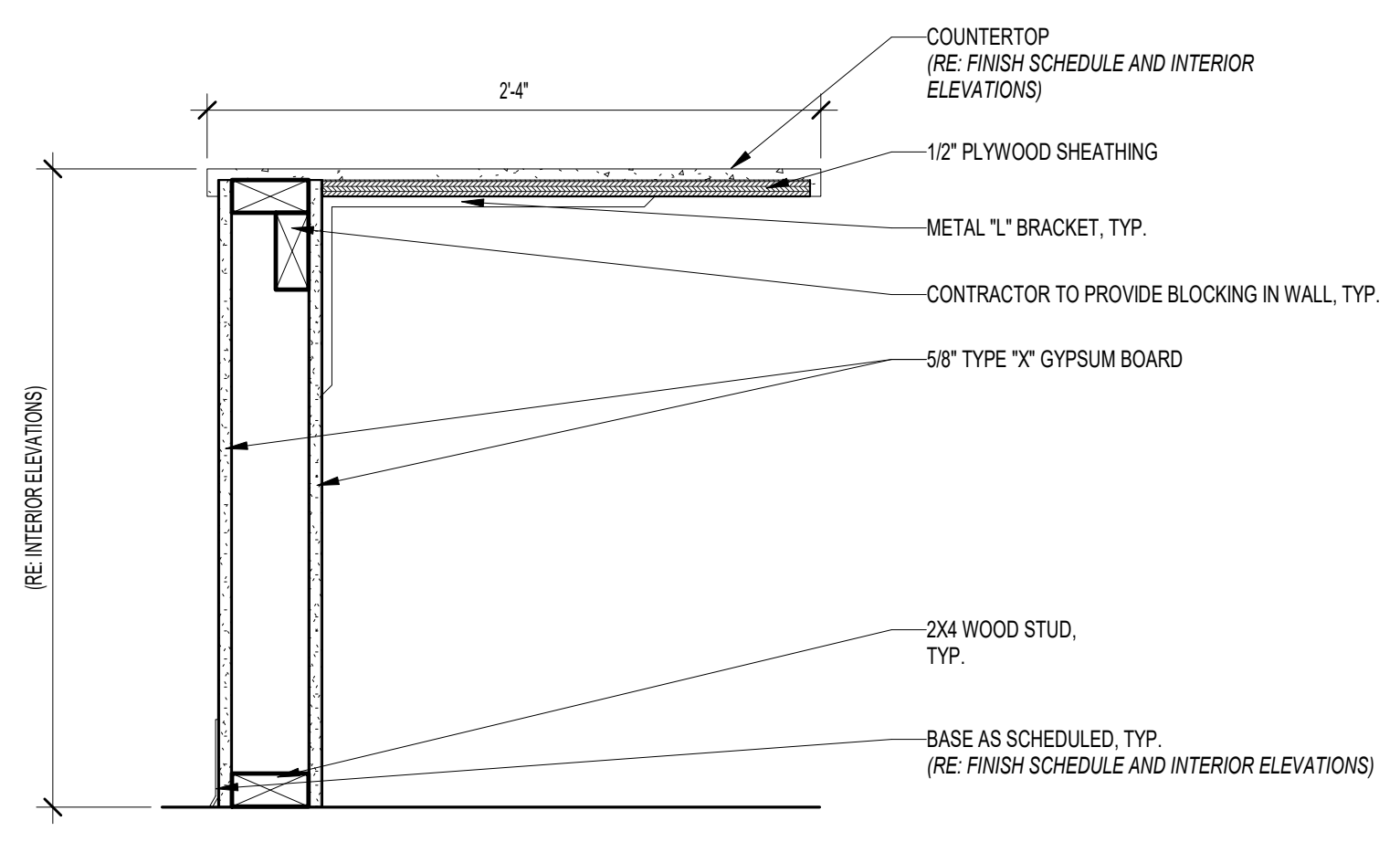
**8 MILLWORK SECTION**  
A9.1/A9.3 SCALE: 1 1/2" = 1'-0"

**PRELIMINARY FOR REVIEW ONLY**  
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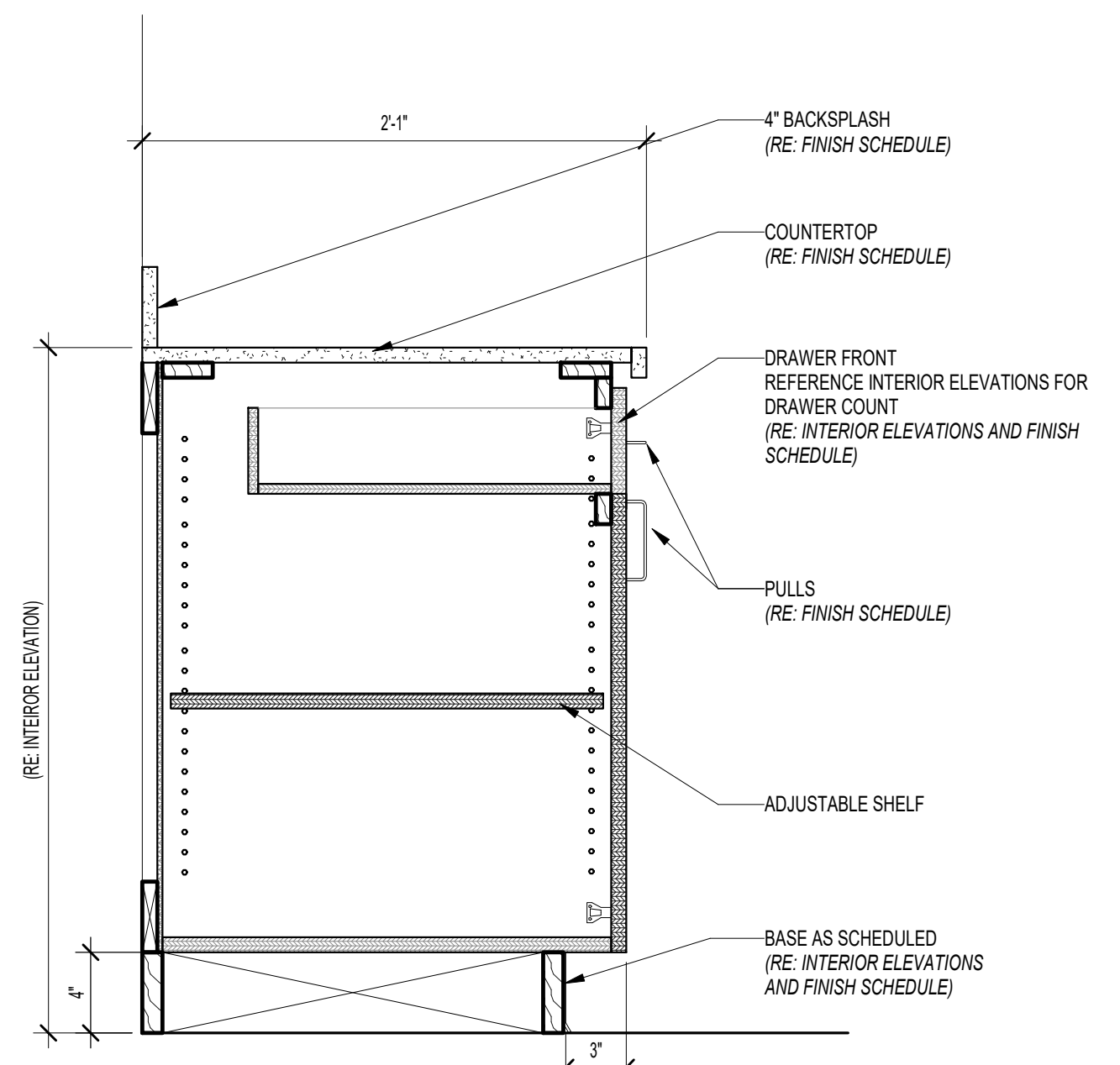
REVISION NO.	DATE	REMARKS

**PRELIMINARY**  
DATE: 01/20/23  
DRAWN BY: TSM  
CHECKED BY: JOE

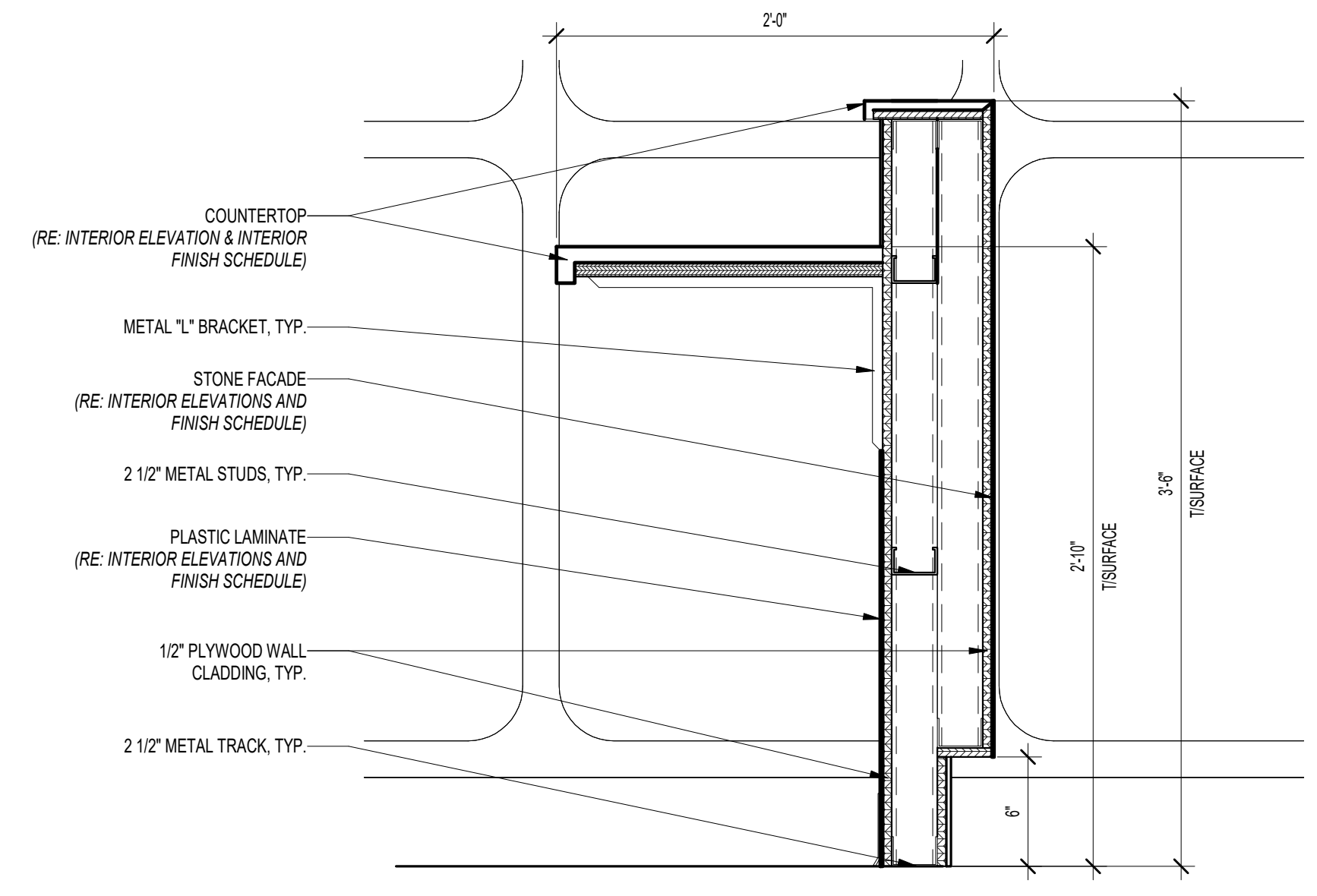
MILLWORK DETAILS



**1** MILLWORK SECTION  
 AS 1/4/24 SCALE: 1 1/2" = 1'-0"



**2** MILLWORK SECTION  
 AS 1/4/24 SCALE: 1 1/2" = 1'-0"



**3** MILLWORK SECTION  
 AS 1/4/24 SCALE: 1 1/2" = 1'-0"

RENOVATION AND EXPANSION

**MANDEVILLE CITY HALL**

3101 E CAUSEWAY APPROACH  
 MANDEVILLE, LA 70448

GA PROJECT NO 21-34A

**PRELIMINARY**  
 FOR REVIEW ONLY  
 NOT FOR CONSTRUCTION  
 THESE DRAWINGS ARE SUBJECT TO REVISION, ALTERATION & DELETION.

REVISION NO.	DATE	REMARKS

PRELIMINARY

DATE: 01/20/2023  
 DRAWN BY: TSM  
 CHECKED BY: JDE

MILLWORK DETAILS



**Exhibit D - State Fee Curve  
(For Reference)**

Date: 11/13/2024

**DESIGNER'S FEE COMPUTATION**

PROJECT No.: 21-34A PART:  

PROJECT NAME: City of Mandeville, Mandeville City Hall Renovations

FUNDS AVAILABLE FOR CONSTRUCTION (AFC) = \$7,600,000.00

FEE COMPUTATION:

FEE % for calculation =  $\frac{46.10}{\text{Log}(AFC(1975 \text{ BCI}/\text{Current BCI}))}$  = 7.5511%

BASE FEE = FEE %(AFC(1975 BCI/Current BCI)(Current CPI/1975 CPI) = \$ 523,306.00

BASE FEE as a percentage of AFC 6.8856%

ADJUSTED FEE as a percentage of AFC **9.9153%**

RENOVATION FACTOR (RF) *range (1.0 - 1.25)* = 1.200

MODIFICATION FACTOR (MF) *range (1.0 - 1.25)* = 1.200

**DESIGNER'S FEE:** (not including reimbursibles) \$753,561.00

<u>INDICES:</u>		BCI	CPI
1975	1306	53.8	
Current	2021	7792	# 292.7

Professional Liability Insurance Coverage shall be in the amount required by the following schedule unless otherwise indicated. No deductible shall be in excess of 5% of the amount of the policy. The prime Designer shall be fully responsible to the Owner for his associates and his professional consultant's work. Professional liability coverage for the total project design (including all professional consultants) rests solely with the prime Designer.

**SCHEDULE  
LIMITS OF PROFESSIONAL LIABILITY**

<u>Construction Cost</u>	<u>Limit of Liability</u>
0 to \$1,000,000	\$500,000
\$1,000,000 to \$10,000,000	\$1,000,000
\$10,000,000 to 20,000,000	\$1,500,000
\$20,000,000 to \$50,000,000	\$3,000,000
Over \$50,000,000	To be determined by Owner





AN EXPANSION AND RENOVATION TO  
**MANDEVILLE CITY HALL**  
Mandeville, Louisiana

**G** GREENLEAF  
ARCHITECTS





AN EXPANSION AND RENOVATION TO  
**MANDEVILLE CITY HALL**  
Mandeville, Louisiana

**G** GREENLEAF  
ARCHITECTS





AN EXPANSION AND RENOVATION TO  
**MANDEVILLE CITY HALL**  
Mandeville, Louisiana





7 DAY FORECAST						
THE WEATHER TEAM						
THU	FRI	SAT	SUN	MON	TUE	WED
Sun To Clouds	Late Showers	Evening Rain	Sunny, Breezy	Sunny Skies	Mostly Sunny	Looks Mild
45	56	71	51	57	56	59
36	46	45	34	36	38	

AN EXPANSION AND RENOVATION TO  
**MANDEVILLE CITY HALL**  
Mandeville, Louisiana







AN EXPANSION AND RENOVATION TO  
**MANDEVILLE CITY HALL**  
Mandeville, Louisiana

**G** GREENLEAF  
ARCHITECTS





AN EXPANSION AND RENOVATION TO  
**MANDEVILLE CITY HALL**  
Mandeville, Louisiana







AN EXPANSION AND RENOVATION TO  
**MANDEVILLE CITY HALL**  
Mandeville, Louisiana







AN EXPANSION AND RENOVATION TO  
**MANDEVILLE CITY HALL**  
Mandeville, Louisiana

**G** GREENLEAF  
ARCHITECTS



# **Change order No. 3**





DIGITAL ENGINEERING & IMAGING, INC.

January 9, 2025

City of Mandeville  
Department of Public Works  
1100 Mandeville High Blvd.  
Mandeville, LA 70471  
Attn: Keith LaGrange, Director

Re: 2022 Roadway & Drainage Maintenance Contract  
City Project No. 700.22.003  
Change Order No. 3

Dear Mr. LaGrange,

Digital Engineering & Imaging, Inc. recommends Change Order No. 3 for the 2022 Roadway & Drainage Maintenance Contract project. Change Order No. 3 captures additional pay item X-018 added to the contract for additional scope items not included in the original contract. The new pay item is being added for additional work authorized by the City as documented in the prior issued work change directive package no. 4. Work change directive no. 4 is included in the change order package for reference. Pay item X-018 is for the installation of Bermuda sod rolls at the Harbor Fields site.

There will be no change in the contract limit or time associated with this Change Order.

If you have any questions or concerns, please do not hesitate to call.

Sincerely,

DIGITAL ENGINEERING AND IMAGING, INC.

Buster Lyons P.E.  
Project Manager

Attachments: Change Order #3

**SECTION 00650  
CHANGE ORDER**

**No. 3**

Date of Issuance: 1/9/2025 Effective Date: 1/6/2025

Owner: City of Mandeville	Owner's Contract No.: 700.22.003
Contract: 2022 Roadway & Drainage Maintenance Contract	Date of Contract: 05/04/2022
Contractor: Creek Construction, LLC	Engineer's Project No.: 576-2003.01

**The Contract Documents are modified as follows upon execution of this Change Order:**

Description: There will be no change in contract limit or time. This change order is to add the below listed new pay item X-018 to the contract for additional scope items not included in the original contract:

X-018 - Bermuda Sod (Rolls) per SQYD @ \$13.00

The new pay item is being for additional work authorized by the City. Refer to the prior issued work change directive package 4 for additional details. There is no change to contract limit or time.

**Attachments (list documents supporting change):**

Transmittal approval letter & approved work change directive no. 4.

**CHANGE IN CONTRACT PRICE:**

**CHANGE IN CONTRACT TIMES:**

Original Contract Aggregate Limit:  
**\$3,000,000.00**

Original Contract **3 calendar years**  
Original Contract Expiration: 05/04/2025

Increase from previously approved Change Orders:  
N/A

Increase from previously approved Change Orders: N/A

Contract Price prior to this Change Order:  
  
**\$4,500,000.00**

Contract Times prior to this Change Order:  
  
**3 calendar years**

Increase of this Change Order:  
**\$0.00**

Increase of this Change Order: N/A

Contract Price incorporating this Change Order:  
**\$4,500,000.00**

Contract Times with all approved Change Orders:  
**3 calendar years**

**RECOMMENDED:**

**ACCEPTED:**

**ACCEPTED:**

By: \_\_\_\_\_  
Engineer (Authorized Signature)

By: \_\_\_\_\_  
Owner (Authorized Signature)

By: \_\_\_\_\_  
Contractor (Authorized Signature)

Date: \_\_\_\_\_

Date: \_\_\_\_\_

Date: \_\_\_\_\_

Approved by Funding Agency (if applicable):

Date: \_\_\_\_\_



WORK CHANGE DIRECTIVE NO.: 4

Owner:	City of Mandeville, LA	Owner's Project No.:	700.22.003
Engineer:	Digital Engineering & Imaging, Inc.	Engineer's Project No.:	5762003.01
Contractor:	Creek Construction, LLC	Contractor's Project No.:	N/A
Project:	2022 Roadway & Drainage Maintenance		
Contract Name:			
Date Issued:	1/6/2025	Effective Date of Work Change Directive:	1/6/2025

Contractor is directed to proceed promptly with the below noted change(s) and/or is authorized to perform work or install materials as indicated herein:

Description:

- A. Addition of a pay item for the installation of Bermuda sod rolls for the ball field area at the Harbors Fields site.
- B. Addition of a pay item for the installation of 30" diameter SDR-26 pipe at 235 Antibes West to replace a deteriorated metal drainage pipe. A new Catch Basin (CB02) structure will also be installed as part of the authorized work.

Attachments:

- A. Contractor Proposal (estimate) no. 1223

Purpose for the Work Change Directive:

- A. Add a new contract pay item 'Bermuda Sod (Rolls)' @ \$13.00 per Square Yard.
- B. Add a new contract pay item '30" SDR-26 Pipe' @ \$300.00 per Linear Foot.

Based on review of pricing data, the unit pricing proposed by the contractor for this work is deemed cost reasonable, given the material costs and the necessary labor and equipment resources needed to perform the work as authorized by the City.

Directive to proceed promptly with the Work described herein, prior to agreeing to change in Contract Price and Contract Time, is issued due to:

Check one or both of the following:

- Non-agreement on pricing of proposed change.  Necessity to proceed for schedule or other reasons.

Estimated Change in Contract Price and Contract Times (non-binding, preliminary):

Contract Price: \$ N/A (included in overall max. contract value) [increase] [decrease] [not yet estimated].

Contract Time: 0 days [increase] [decrease] [not yet estimated].

Basis of estimated change in Contract Price:

Lump Sum  Unit Price  Cost of the Work  Other

Recommended by Engineer

Authorized by Owner

By: Buster Lyons, P.E. BL...

Cliff Sivard

Title: Project Manager

Eng. Asst

Date: 1/6/2025

1/6/25

# ESTIMATE

CREEK CONSTRUCTION, LLC  
PO Box 1626  
Pearl River, LA 70452

marcottecreekconstruction@gmail.co  
m  
+1 (985) 265-3173



## Bill to

City Of Mandeville  
City of Mandeville  
3101 E. Causeway Approach  
La.  
Mandeville, LA 70448

## Estimate details

Estimate no.: 1223  
Estimate date: 01/06/2025

#	Date	Product or service	Description	Qty	Rate	Amount
1.		<b>Lay Sod</b>	Bermuda Rolls per square yard installed	1	\$13.00	\$13.00
2.		<b>Pipe</b>	30" SDR26 drain pipe per linear foot installed	1	\$300.00	\$300.00
					<b>Total</b>	<b>\$313.00</b>

Accepted date

Accepted by



# 2022 Striping Maintenance

**SECTION 00650  
CHANGE ORDER**

**No. 5**

Date of Issuance: 01/21/2025 Effective Date: \_\_\_\_\_

Owner: City of Mandeville	Owner's Project No.: 700.22.002
Contract: 2022 Striping Maintenance Contract	Date of Contract: 07/20/2022
Contractor: Pavement Markings, LLC	Engineer's Project No.: 576-2003.04

**The Contract Documents are modified as follows upon execution of this Change Order:**

**Description:** Add the below indicated new pay item not included in the original contract for the additional labor, equipment, and materials costs associated with the installation of a speed radar sign concrete foundation along W. Florida Extension as authorized by the City under work change directive no. 1.

10630(B) – ADDITIONAL SPEED RADAR SIGN FOUNDATION @ \$2,500.00 per LS

There will be no change in the maximum contract amount or contract time associated with this Change Order.

**Attachments (list documents supporting change):**

Transmittal letter and work change directive no. 1.

CHANGE IN CONTRACT PRICE:	CHANGE IN CONTRACT TIMES:
<p><b>Original Contract Aggregate Limit:</b> \$<u>300,000.00</u></p> <p><b>Increase from previously approved Change Orders:</b> \$150,000.00</p> <p><b>Contract Price prior to this Change Order:</b> \$<u>450,000.00</u></p> <p><b>Increase of this Change Order:</b> \$<u>0.00</u></p> <p><b>Contract Price incorporating this Change Order:</b> \$<u>450,000.00</u></p>	<p><b>Original Contract Times:</b> <b>Original Contract Expiration:</b> 07/20/23 <b>Duration:</b> 1 calendar year with the option to renew annually, up to three years</p> <p><b>Increase from previously approved Change Orders:</b> Increased contract time by 2 calendar years from 07/20/23 to 07/20/25.</p> <p><b>Contract Times prior to this Change Order:</b> 3 calendar years</p> <p><b>Increase of this Change Order:</b> N/A</p> <p><b>Contract Times with all approved Change Orders:</b> 3 calendar years total (with no further option to renew for additional calendar years)</p>

RECOMMENDED: By: <u>Buster Lyons...</u> Engineer (Authorized Signature)	ACCEPTED: By: _____ Owner (Authorized Signature)	ACCEPTED: By: _____ Contractor (Authorized)
Date: <u>1.24.2025</u>	Date: _____	Date: _____

WORK CHANGE DIRECTIVE NO.: 1

Owner: City of Mandeville, LA Owner's Project No.: 700.22.002  
Engineer: Digital Engineering & Imaging, Inc. Engineer's Project No.: 5762003.04  
Contractor: Pavement Markings, LLC / Traffic Control Products (Subcontractor) Contractor's Project No.: N/A  
Project: 2022 Striping Maintenance  
Contract Name:  
Date Issued: 12/12/2024 Effective Date of Work Change Directive: 9/17/2024

Contractor is directed to proceed promptly with the following change(s):

Description:

Addition of a new contract pay item for 'Additional Speed Radar Sign Foundation' on a per LS basis for placement of a concrete foundation for planned speed radar sign located near 3980 W. Florida Extension.

The concrete foundation was installed at the original planned speed radar sign location based on prior verbal approval from property owner. Following installation of the foundation, the property owner had a change of heart and requested the City and Engineer no longer allow the speed radar sign to be installed in front of the property.

Attachments:

Traffic Control Products labor, equipment, and materials cost breakdown for installation of additional concrete speed radar sign foundation.

Purpose for the Work Change Directive:

Add a new contract pay item 'Additional Speed Radar Sign Foundation' @ \$2,500.00 per LS.

Directive to proceed promptly with the Work described herein, prior to agreeing to change in Contract Price and Contract Time, is issued due to:

Notes to User—Check one or both of the following

Non-agreement on pricing of proposed change.  Necessity to proceed for schedule or other reasons.

Estimated Change in Contract Price and Contract Times (non-binding, preliminary):

Contract Price: \$ N/A (included in overall max. contract value) ~~[increase]~~ ~~[decrease]~~ ~~[not yet estimated]~~.

Contract Time: 0 days ~~[increase]~~ ~~[decrease]~~ ~~[not yet estimated]~~.



Basis of estimated change in Contract Price:

Lump Sum  Unit Price  Cost of the Work  Other

Recommended by Engineer

Authorized by Owner

By: Buster Lyons, P.E. Buster Lyons...

CLIF Sivord

Title: Project Manager

Eng. Asst.

Date: 12/12/2024

12/16/2024



# Traffic Control Products Co. of Louisiana, Inc.

2230 TOWER ST., DENHAM SPRINGS, LA 70726-4900 PHONE (225) 665-7950 - FAX (225) 665-7978

## ADDITIONAL FOUNDATION

TIME INCLUDES TRAVEL TO AND FROM JOBSITE			
Hours	Sign Removal Crew	RATE	EXTENSION
6	Foreman	\$40.00	\$240.00
6	CDL Driver	\$30.00	\$180.00
6	CDL Driver	\$25.00	\$150.00
6	Laborer	\$22.00	\$132.00
6	Laborer	\$22.00	\$132.00
		Subtotal	\$834.00
		Labor Burden	\$400.32
		Total:	\$1,234.32
		Markup 15%	\$123.43
		<b>Total w/markup</b>	<b>\$1,357.75</b>
Materials		Estimated	
26	BAGS CONCRETE (4000 PSI)	\$6.91	\$179.66
1	Anchor Bolts	\$217.00	\$217.00
		Total:	\$396.66
		Sales tax	\$39.47
		Subtotal	\$436.13
		Markup 15%	\$65.42
		<b>Total w/markup</b>	<b>\$501.55</b>
Equipment			
1	F-250 3/4 TON	\$50.00	\$50.00
1	Generator	\$15.00	\$15.00
1	Misc Tools	\$200.00	\$200.00
1	MINI EXCAVATOR	\$350.00	\$350.00
1	25' TRAILER	\$25.00	\$25.00
		Per Day	\$640.00
		TOTAL DAYS	1
		<b>Total Estimated Cost</b>	<b>\$640.00</b>
		<b>Total Cost</b>	<b>\$2,499.30</b>



DIGITAL ENGINEERING & IMAGING, INC.

January 24, 2025

City of Mandeville  
Department of Public Works  
1100 Mandeville High Blvd.  
Mandeville, LA 70471  
Attn: Keith LaGrange, Director

Re: 2022 Striping Maintenance Contract  
City Project No. 700.22.002  
Change Order No. 5

Dear Mr. LaGrange,

Digital Engineering & Imaging, Inc. recommends Change Order No. 5 to the 2022 Striping Maintenance Contract project. Change Order No. 5 captures the below listed new pay item not included in the original contract for the additional labor, equipment, and materials costs associated with the installation of a speed radar sign concrete foundation along W. Florida Extension as authorized by the City under work change directive no. 1.

- 10630(B) – ADDITIONAL SPEED RADAR SIGN FOUNDATION @ \$2,500.00 per LS

The current maximum contract limit is \$450,000.00. Approximately \$340,000.00 has been spent to date as part of the five (5) issued task orders. There will be no change in maximum contract amount or contract time associated with this Change Order. The contract time is set to expire July 20, 2025.

If you have any questions or concerns, please do not hesitate to call.

Sincerely,

DIGITAL ENGINEERING AND IMAGING, INC.

A handwritten signature in blue ink that reads 'Buster Lyons...'.

Buster Lyons P.E.  
Project Manager

Attachments: Change Order #5  
WCD No. 1



# Golden Glen Water System



January 17, 2025

Attention: Mr. Keith LaGrange  
Dept. of Public Works  
1100 Mandeville High Blvd.  
Mandeville, LA 70448

*via: email (klagrange@cityofmandeville.com)*

Re: City of Mandeville  
Project # 211.21.008 – Golden Glen Water System Replacement  
Change Order No. 002

Please find enclosed Change Order No. 002 from the Contractor, Subterranean Construction LLC., for the above referenced project. This change order is to increase the contract time to allow for additional work, outside of the original scope, to be completed. Fairway has reviewed the change order and recommends acceptance and execution.

Should you have any questions, comments, or concerns regarding this invoice or the project in general, please do not hesitate to contact me.

Sincerely,

Matthew Loker  
Project Manager



01/17/2025

CC: B. Lyons (DEII); J. Ritchie (DEII); T. Singleton (DEII) ; D. Lebreton (DEII)

John Catalanotto(Fairway); Dave Martin (Fairway);

Evan Conravey (Subterranean); Janine Dupuy (Subterranean)

## SECTION 00650 CHANGE ORDER

No. **002**Date of Issuance: 1/17/2025 Effective Date: \_\_\_\_\_

Owner: City of Mandeville	Owner's Contract No.: 211.21.08
Contract: Golden Glen Water System Replacement	Date of Contract: 6/21/2024
Contractor: Subterranean Construction, LLC	Engineer's Project No.: 21-0017A

**The Contract Documents are modified as follows upon execution of this Change Order:**

## Description:

This change order is to add additional days to complete the construction of a water main extension from Devon Dr. Along E. Causeway Approach to connect to an existing main near the Ochsner Health Clinic area to loop the system To improve services reliability and improve water distribution. The 70-days is intended to allow for the Engineer to complete the design, and receive necessary permits, and allow time for the contractor to acquire materials and water main extension. No contract price changes on this change order.

**Attachments (list documents supporting change):**

Transmittal approval letter

**CHANGE IN CONTRACT PRICE:****CHANGE IN CONTRACT TIMES:**

Original Contract Price:

**\$3,208,962.00**

Increase from previously approved Change Orders:

**\$79,225.62**

Contract Price prior to this Change Order:

**\$3,288,187.62**Increase of this Change Order:

N/A

Original Contract Times: Working days  Calendar days Substantial completion (days or date): **180 days**Ready for final payment (days or date): **210 days**

Increase from previously approved Change Orders:

Substantial completion (days): **N/A**Ready for final payment (days): **N/A**


Contract Times prior to this Change Order:

Substantial completion (days or date): **1/31/2025**Ready for final payment (days or date): **3/1/2025**Increase of this Change Order:Substantial completion (days or date): **70-days**Ready for final payment (days or date): **70-days**

Contract Times with all approved Change Orders:

Substantial completion (days or date): **4/11/2025**Ready for final payment (days or date): **5/10/2025**

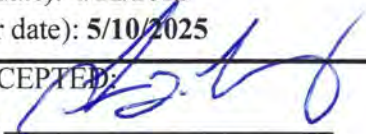
RECOMMENDED:

By: Fairway C+E   
Engineer (Authorized Signature)

ACCEPTED:

By: \_\_\_\_\_  
Owner (Authorized Signature)

ACCEPTED:

By:   
Contractor (Authorized Signature)



**Project:** Golden Glen Water Replacement  
**Budget Department:** CAPITAL WATER  
**Budget Amount:** \$4,000,000.00 (Prior Fiscal Years)  
**Resolution for:** Change Order No. 2  
**Contract Increase/Decrease:** N/A  
**Budget Adjustment Needed (Y/N):** No  
**Councilmember Sponsor:** Vogeltanz

**Change Order Scope:**

This Change Order is to extend the construction time to the Golden Glen Water System Replacement project for the installation of a new water main extension along the E. Causeway Approach from near Devon Dr. to an existing water main near the Ochsner Health Clinic area. The new waterline will create a continuous loop within the existing water distribution network to help improve services reliability and water distribution in the area. An additional 70 calendar days is intended to allow for the design engineer to complete the design, obtain the necessary permits, and allow time for the contractor to acquire materials and install the water main.

With the additional 70 calendar days extension, the new project substantial completion date will be April 11, 2025.

The additional construction cost will be presented as part of a separate change order after the engineering design services progress and the estimated costs for the installation of the new main can be better defined. The current contract price is \$3,288,187.62. This project received funding through a Water Sector Program (WSP) grant in the amount of \$2,034,000.00.

**Project Scope:**

The scope of this project consists of replacement of the water system distribution within the Golden Glen neighborhood of Mandeville, inclusive of furnishing and installation of new water mains, valves, hydrants, fittings, service connections and appurtenances; appurtenant construction inclusive of removal and replacement of Portland cement and asphalt concrete pavement; pressure testing and disinfection of the new water mains and connection to the existing potable water system.

# 2022 Asphalt Maintenance

**SECTION 00650**  
**CHANGE ORDER**

**No. 4**

Date of Issuance: 1/27/2025 Effective Date: \_\_\_\_\_

Owner: City of Mandeville	Owner's Contract No.: 700.22.001
Contract: 2022 Asphalt Maintenance	Date of Contract: 6-15-2022
Contractor: Barriere Construction	Engineer's Project No.: 576-2003.03

**The Contract Documents are modified as follows upon execution of this Change Order:**

Description: Add the below indicated new pay item not included in the original contract for asphaltic concrete pavement restoration work on local roadways and multi-use asphalt paths associated with planned scope included in Task Order No. 4. There is no change in the contract maximum limit or the contract time.

- > 04-001 - Full Depth Asphalt Pavement Patch (8") per SY @ \$153.00
- > 04-002 - Full Depth Asphalt Pavement Patch (12") per SY @ \$165.00
- > 04-003 - Asphalt Pavement Patch Over Trench per SY @ \$165.00
- > 04-004 - 2' Asphalt Pavement Widening (8") per SY @ \$95.00
- > 04-005 - 2' Asphalt Pavement Widening (12") per SY @ \$136.75
- > 04-006 - Full Depth Asphalt Pavement Patch (Multi-Use Path) (6") per SY @ \$175.00
- > 04-007 - Asphalt Wearing Course (Multi-Use Path) per TON @ \$200.00
- > 04-008 - Cold Milling Exist Asphalt (Multi-Use Path) (2"-inch depth) per SY @ \$8.30
- > 04-009 - Traffic Control Plan (Florida Street) per LS @ \$7,000.00
- > 04-010 - Traffic Control Plan (Florida Street Extension) per LS @ \$7,000.00
- > 04-011 - Police Detail (Traffic Control) per HR @ \$65.00

The asphalt pavement widening items are associated with the planned 2-foot pavement widening along Kleber Street. The new multi-use path patching, milling, and overall items are for the work associated with the restoration of the multi-use path along Jackson Ave. The other new items are generally needed to facilitate the other planned scope of work included under Task Order No. 4. See the approved attached work change directive for additional details.

Tasks Order No. 4 includes the below listed roadways:

- W. Florida Street - W. Causeway Approach to N. Causeway Approach
- W. Florida Extension – N. Causeway Approach to E. Causeway Approach
- Live Oak – Elm Street to Shannon Drive
- Cemetery – North & South Roads (2) – Villere Street to Montgomery Street
- Jackson Ave. Path – Claiborne Street to Montgomery
- Kleber Street – Monroe Street to E. Causeway Approach
- Avenue A - Kleber Street to dead end
- Montgomery Street - Kleber Street to dead end
- John W. Moore - Kleber Street to dead end
- Villere Street - Kleber Street to dead end
- Avenue C - Kleber Street to dead end
- Livingston Street - Kleber Street to dead end
- Avenue D - Kleber Street to dead end



**Attachments (list documents supporting change):**

Transmittal letter and work change directive no. 1.

<b>CHANGE IN CONTRACT PRICE:</b>	<b>CHANGE IN CONTRACT TIMES:</b>
<u>Original Contract Price:</u> \$3,000,000.00	<u>Original Contract Time:</u> (1) calendar year with the option to renew annually, up to three years. Original Expiration Date of 6/15/2023.
<u>Increase from previously approved Change Order No. 1 &amp; 2:</u> \$1,000,000.00	<u>Increase in contract time from previously approved Change Order No. 1 &amp; 2:</u> (2) calendar years with an amended expiration date of 6/15/2025.
<u>Contract Price prior to this Change Order:</u> \$4,000,000.00	<u>Contract Times prior to this Change Order:</u> (2) calendar years
<u>Increase of this Change Order:</u> \$0.00	<u>Increase of this Change Order to Contract Time:</u> N/A
<u>Contract Price incorporating this Change Order:</u> \$4,000,000.00	<u>Contract Times with all approved Change Orders:</u> (3) calendar years total (with no further options to renew for additional calendar years per the original contract).

RECOMMENDED:  
By: Buster Lyons...  
Engineer (Authorized Signature)  
Date: 1/27/2025

ACCEPTED:  
By: \_\_\_\_\_  
Owner (Authorized Signature)  
Date: \_\_\_\_\_

ACCEPTED:  
By: \_\_\_\_\_  
Contractor (Authorized Signature)  
Date: \_\_\_\_\_

## WORK CHANGE DIRECTIVE NO.: 01

<b>Owner:</b>	<b>City of Mandeville, LA</b>	<b>Owner's Project No.:</b>	<b>200.21.001</b>
<b>Engineer:</b>	<b>Digital Engineering &amp; Imaging, Inc.</b>	<b>Engineer's Project No.:</b>	<b>576-2003.03</b>
<b>Contractor:</b>	<b>Barriere Construction</b>	<b>Contractor's Project No.:</b>	<b>220152</b>
<b>Project:</b>	<b>2022 Asphalt Maintenance</b>		
<b>Contract Name:</b>			
<b>Date Issued:</b>	<b>1/22/2025</b>	<b>Effective Date of Work Change Directive:</b>	<b>1/14/2025</b>

Contractor is directed to proceed promptly with the below noted change(s) and/or is authorized to perform work or install materials as indicated herein:

### Description:

- Addition of new pay items for asphaltic concrete pavement restoration work on local roadways and multi-use asphalt paths associated with planned scope included in executed Task Order No. 4.

### Attachments:

- A. Contractor Proposed Change Orders (PCOs):
  - PCO 001 - Asphalt Pavement Patching - 8in
  - PCO 003 - Asphalt Pavement Patch Over Trench
  - PCO 004 - Asphalt Pavement Widening - 8in
  - PCO 005 - Asphalt Pavement Widening - 12in
  - PCO 006 - Pavement Patch – Path
  - PCO 007 - Asphalt Multi Use Path
  - PCO 008 - Milling - Multi Use Path

### Purpose for the Work Change Directive:

- A. Add a new contract pay items listed below:
  - 04-001 - Full Depth Asphalt Pavement Patch (8") per SY @ \$153.00 (for minor streets)
  - 04-002 - Full Depth Asphalt Pavement Patch (12") per SY @ \$165.00 (for major streets)
  - 04-003 - Asphalt Pavement Patch Over Trench per SY @ \$165.00
  - 04-004 - 2' Asphalt Pavement Widening (8") per SY @ \$95.00
  - 04-005 - 2' Asphalt Pavement Widening (12") per SY @ \$136.75
  - 04-006 - Full Depth Asphalt Pavement Patch (Multi-Use Path) (6") per SY @ \$175.00
  - 04-007 - Asphalt Wearing Course (Multi-Use Path) per TON @ \$200.00
  - 04-008 - Cold Milling Exist Asphalt (Multi-Use Path) (2"-inch depth) per SY @ \$8.30
  - 04-009 - Traffic Control Plan (Florida Street) per LS @ \$7,000.00
  - 04-010 - Traffic Control Plan (Florida Street Extension) per LS @ \$7,000.00
  - 04-011 - Police Detail (Traffic Control) per HR @ \$65.00

The unit pricing proposed by the contractor for this work was determined to be cost reasonable, factoring the anticipated production rates for the performance of the work; the anticipated labor and material resources required to implement the work; the projected equipment cost based on the type of machinery and utilization rates anticipated to execute the work; the intermittent scheduling of the planned work; in addition to other site-specific conditions and constraints where the work is to be performed. The haul asphalt costs are based on an average of \$900 per day (\$90/truck, 10 hr. day) and the anticipated number of rounds to the locations of the planned paving work. See the attached PCOs for additional details and cost breakdown for item 04-001 and items 04-003 through 04-008.

For the proposed new pay items listed without an attached PCO package, please see the brief justification and/or additional information which was taken into considered and factored into the pricing.

The Full Depth Asphalt Pavement Patch (12") item (04-002) unit price is based on the existing unit price for the existing Pavement Patching (12' Minimum Thickness) item. The work associated with the new full depth patch item is to be done in accordance with the new detail indicated on Sheet 06 of the Task Order 4 plans. A new detail was also added on Sheet 06 for the new Asphalt Pavement Patch Over Trench item (04-003).

The higher unit price for the Full Depth Asphalt Pavement Patch (Multi-Use Path) item (04-006) is due to the limited estimated quantity and sporadic locations for the pavement patching along the Jackson Ave. path. The pricing for the multi-use path cold planning (milling) & wearing course items (04-008 & 04-009) factors into account the need to utilize other equipment to carry out the work and the slower production rate due to means & methods to be employed to perform the work.

The Traffic Control items for Florida Street & Florida Extension are estimated to provide 3-4 days of traffic control services at \$1,800 per day for traffic signage & 4 flaggers during the planned patching, milling & paving work, in addition to 10% OH&P. An item is also being added for the contractor to hire a Police Detail, if necessary, based on the price for the Mandeville Police Dept. to provide an officer with vehicle for night-time work or during high traffic volume times.

Directive to allow the contractor to proceed with the authorized Work, utilizing the above reference pay items & associated pricing, prior to executing an official Change Order.

**Notes to User—Check one or both of the following**

- Non-agreement on pricing of proposed change.  Necessity to proceed for schedule or other reasons.

Estimated Change in Contract Price and Contract Times (non-binding, preliminary):

Contract Price: \$ N/A (included in overall max. contract value) ~~[increase]~~ ~~[decrease]~~ ~~[not yet estimated]~~.

Contract Time: 0 days ~~[increase]~~ ~~[decrease]~~ ~~[not yet estimated]~~.

Basis of estimated change in Contract Price:

- Lump Sum  Unit Price  Cost of the Work  Other

Recommended by Engineer

Authorized by Owner

By: Buster Lyons, P.E. Buster Lyons...

Cliff Sivend

Title: Project Manager

Eng Asst.

Date: 1/22/2025

1-24-25





1/14/2025

Mr. Buster Lyons  
Project Engineer, Digital Engineering

Via Email

**2022 City of Mandeville Task Order  
4  
Change Order Request  
BCC #: 220152.000**

Dear Mr. Buster,

This change order is to request the new unit price for the below item.

- Pavement Patching (8") = \$153.00 a SY

Thank you and feel free to contact me at the number listed below.

Sincerely,  
**BARRIERE CONSTRUCTION CO. L.L.C.**

Ty Loyd  
Project Manager/Estimator

A handwritten signature in blue ink that reads 'TyLoyd'.

Northshore Asphalt Group  
C- 985-590-7573



**Rental Rate Blue Book®**

October 7, 2024

**Bobcat T770**  
 Compact Track Loaders

 Size Class:  
**3201 lbs & Over**  
 Weight:  
**10327 lbs**
**Configuration for T770**

Horsepower	<b>92.0 hp</b>	Operator Protection	<b>ROPS</b>
Power Mode	<b>Diesel</b>		

**Blue Book Rates**

\*\* FHWA Rate is equal to the monthly ownership cost divided by 176 plus the hourly estimated operating cost.

	Ownership Costs				Estimated Operating Costs Hourly	FHWA Rate** Hourly
	Monthly	Weekly	Daily	Hourly		
Published Rates	USD \$9,370.00	USD \$2,625.00	USD \$655.00	USD \$98.00	USD \$33.18	USD \$86.42
<b>Adjustments</b>						
Region ( Louisiana: 94.1%)	(USD \$552.83)	(USD \$154.88)	(USD \$38.65)	(USD \$5.78)		
Model Year (2024: 100%)	-	-	-	-		
Adjusted Hourly Ownership Cost (100%)	-	-	-	-		
Hourly Operating Cost (100%)					-	
<b>Total:</b>	<b>USD \$8,817.17</b>	<b>USD \$2,470.13</b>	<b>USD \$616.35</b>	<b>USD \$92.22</b>	<b>USD \$33.18</b>	<b>USD \$83.28</b>

**Non-Active Use Rates**

	<b>Hourly</b>
Standby Rate	USD \$22.61
Idling Rate	USD \$62.53

**Rate Element Allocation**

Element	Percentage	Value
Depreciation (ownership)	21.22%	USD \$1,988.41/mo
Overhaul (ownership)	54.87%	USD \$5,141.37/mo
CFC (ownership)	10.74%	USD \$1,006.01/mo
Indirect (ownership)	13.17%	USD \$1,234.21/mo
Fuel (operating) @ USD 3.65	37.46%	USD \$12.43/hr

Revised Date: 4th quarter 2024

These are the most accurate rates for the selected Revision Date(s). However, due to more frequent online updates, these rates may not match Rental Rate Blue Book® Print. Visit the Cost Recovery Product Guide on our Help page for more information.

The equipment represented in this report has been exclusively prepared for (joshuam@barriere.com)



**Rental Rate Blue Book®**
**Broce RJ-350**  
 Self Propelled Pavement Brooms

Size Class:

**All**

Weight:

**N/A**

**Configuration for RJ-350**

 Horsepower **80.0** Power Mode **Diesel**
**Blue Book Rates**

\*\* FHWA Rate is equal to the monthly ownership cost divided by 176 plus the hourly estimated operating cost.

	Ownership Costs				Estimated Operating Costs Hourly	FHWA Rate** Hourly
	Monthly	Weekly	Daily	Hourly		
Published Rates	USD \$10,315.00	USD \$2,890.00	USD \$725.00	USD \$110.00	USD \$42.93	USD \$101.54
<b>Adjustments</b>						
Region ( Louisiana: 93.9%)	(USD \$629.22)	(USD \$176.29)	(USD \$44.22)	(USD \$6.71)		
Model Year (2024: 100%)	-	-	-	-		
Adjusted Hourly Ownership Cost (100%)	-	-	-	-		
Hourly Operating Cost (100%)					-	
<b>Total:</b>	<b>USD \$9,685.79</b>	<b>USD \$2,713.71</b>	<b>USD \$680.78</b>	<b>USD \$103.29</b>	<b>USD \$42.93</b>	<b>USD \$97.96</b>

**Non-Active Use Rates**

	Hourly
Standby Rate	USD \$21.23
Idling Rate	USD \$65.84

**Rate Element Allocation**

Element	Percentage	Value
Depreciation (ownership)	18.34%	USD \$1,891.77/mo
Overhaul (ownership)	61.42%	USD \$6,335.65/mo
CFC (ownership)	9.76%	USD \$1,006.35/mo
Indirect (ownership)	10.48%	USD \$1,081.23/mo
Fuel (operating) @ USD 3.65	25.18%	USD \$10.81/hr

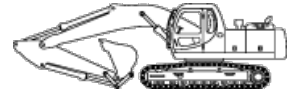
Revised Date: 4th quarter 2024

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The equipment represented in this report has been exclusively prepared for (joshuam@barriere.com)

**Rental Rate Blue Book®**

October 30, 2024

**Caterpillar 325F L (disc. 2019)**  
 Crawler Mounted Hydraulic Excavators

 Size Class:  
**24.5 - 28.4 mt**  
 Weight:  
 N/A

**Configuration for 325F L (disc. 2019)**

Horsepower	<b>161.0 hp</b>	Operating Weight	<b>57100 lbs</b>
Power Mode	<b>Diesel</b>		

**Blue Book Rates**

\*\* FHWA Rate is equal to the monthly ownership cost divided by 176 plus the hourly estimated operating cost.

	Ownership Costs				Estimated Operating Costs Hourly	FHWA Rate** Hourly
	Monthly	Weekly	Daily	Hourly		
Published Rates	USD \$11,920.00	USD \$3,340.00	USD \$835.00	USD \$125.00	USD \$40.06	USD \$107.79
<b>Adjustments</b>						
Region ( Louisiana: 93.9%)	(USD \$727.12)	(USD \$203.74)	(USD \$50.94)	(USD \$7.63)		
Model Year (2019: 100%)	-	-	-	-		
Adjusted Hourly Ownership Cost (100%)	-	-	-	-		
Hourly Operating Cost (100%)					-	
<b>Total:</b>	<b>USD \$11,192.88</b>	<b>USD \$3,136.26</b>	<b>USD \$784.07</b>	<b>USD \$117.38</b>	<b>USD \$40.06</b>	<b>USD \$103.66</b>

**Non-Active Use Rates**

Standby Rate	Hourly	USD \$37.33
Idling Rate	Hourly	USD \$74.77

**Rate Element Allocation**

Element	Percentage	Value
Depreciation (ownership)	31.51%	USD \$3,755.70/mo
Overhaul (ownership)	41.31%	USD \$4,923.64/mo
CFC (ownership)	16.96%	USD \$2,021.50/mo
Indirect (ownership)	10.23%	USD \$1,219.15/mo
Fuel (operating) @ USD 3.65	27.88%	USD \$11.17/hr

Revised Date: 4th quarter 2024

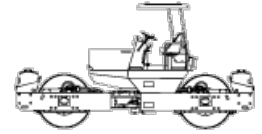
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The equipment represented in this report has been exclusively prepared for (joshuam@barriere.com)

## Custom Cost Evaluator

**Caterpillar CB54B (disc. 2017)**  
Tandem Vibratory Compactors

Size Class:  
**7.5 - 11.4 mt**  
Weight:  
N/A



### Configuration for CB54B (disc. 2017)

Drum Width **67.0 in** Horsepower **133.2 hp**  
Power Mode **Diesel**

### Hourly Ownership Costs

	Standard Value	User Adjusted Value	Variance
Depreciation	USD \$36.47/hr	-	-
Cost of Facilities Capital (CFC)	USD \$18.15/hr	-	-
Overhead	USD \$14.07/hr	-	-
Overhaul Labor	USD \$18.89/hr	-	-
Overhaul Parts	USD \$52.54/hr	-	-
<b>Total Hourly Ownership Cost:</b>	<b>USD \$140.13/hr</b>	-	-
<b>User Defined Adjustments:</b>			

### Hourly Operating Costs

	Standard Value	User Adjusted Value	Variance
Field Labor	USD \$14.69/hr	-	-
Field Parts	USD \$40.28/hr	-	-
Ground Engaging Component (GEC)	USD \$0.00/hr	-	-
Tire	USD \$0.00/hr	-	-
Electrical/Fuel	USD \$12.61/hr	-	-
Lube	USD \$4.49/hr	-	-
<b>Total Operating Ownership Cost:</b>	<b>USD \$72.08/hr</b>	-	-
<b>User Defined Adjustments:</b>			

### Total

	Standard Value	User Adjusted Value	Variance
Hourly Ownership Costs	USD \$140.13/hr	-	-
Hourly Operating Costs	USD \$72.08/hr	-	-
<b>Total Hourly Cost</b>	<b>USD \$212.20</b>	-	-

### Non-active use rates

	Standard Value	User Adjusted Value	Variance
Standby	USD \$68.69/hr	-	-
Idle	USD \$152.74/hr	-	-

Revised Date: 2nd quarter 2024

The equipment represented in this report has been exclusively prepared for Joshua Munna (joshuam@barriere.com)



**Rental Rate Blue Book®**

September 26, 2024

**Ford F450SD XLT 4X4 DIESEL (disc. 2018)**

Crew Cab Pickups

Size Class:

**3**

Weight:

**N/A**

**Configuration for F450SD XLT 4X4 DIESEL (disc. 2018)**

Power Mode	<b>Diesel</b>	Wheelbase	<b>176 Inches</b>
Axle Configuration	<b>4x4</b>	Complete / Incomplete	<b>C</b>
Gross Vehicle Weight	<b>14000 Pounds</b>		

**Blue Book Rates**

\*\* FHWA Rate is equal to the monthly ownership cost divided by 176 plus the hourly estimated operating cost.

	Ownership Costs				Estimated Operating Costs Hourly	FHWA Rate** Hourly
	Monthly	Weekly	Daily	Hourly		
Published Rates	USD \$4,445.00	USD \$1,245.00	USD \$310.00	USD \$47.00	USD \$29.79	USD \$55.05
<b>Adjustments</b>						
Region ( Louisiana: 94.4%)	(USD \$248.92)	(USD \$69.72)	(USD \$17.36)	(USD \$2.63)		
Model Year (2018: 100%)	-	-	-	-		
Adjusted Hourly Ownership Cost (100%)	-	-	-	-		
Hourly Operating Cost (100%)					-	
<b>Total:</b>	<b>USD \$4,196.08</b>	<b>USD \$1,175.28</b>	<b>USD \$292.64</b>	<b>USD \$44.37</b>	<b>USD \$29.79</b>	<b>USD \$53.63</b>

**Non-Active Use Rates**

Standby Rate	Hourly	USD \$15.02
Idling Rate	Hourly	USD \$40.96

**Rate Element Allocation**

Element	Percentage	Value
Depreciation (ownership)	31%	USD \$1,377.95/mo
Overhaul (ownership)	37%	USD \$1,644.65/mo
CFC (ownership)	14%	USD \$622.30/mo
Indirect (ownership)	18%	USD \$800.10/mo
Fuel (operating) @ USD 3.66	57.47%	USD \$17.12/hr

Revised Date: 3rd quarter 2024

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The equipment represented in this report has been exclusively prepared for (joshuam@barriere.com)

**Rental Rate Blue Book®**

August 25, 2020

**Miscellaneous 4X4 3/4 383 CREW GAS**

On-Highway Light Duty Trucks

Size Class:

**300 HP & Over**

Weight:

**N/A**

**Configuration for 4X4 3/4 383 CREW GAS**

Axle Configuration	<b>4X4</b>	Cab Type	<b>Crew</b>
Horsepower	<b>383 hp</b>	Power Mode	<b>Gasoline</b>
Ton Rating	<b>3/4</b>		

**Blue Book Rates**

\*\* FHWA Rate is equal to the monthly ownership cost divided by 176 plus the hourly estimated operating cost.

	Ownership Costs				Estimated Operating Costs Hourly	FHWA Rate** Hourly
	Monthly	Weekly	Daily	Hourly		
Published Rates	USD \$1,205.00	USD \$340.00	USD \$85.00	USD \$13.00	USD \$20.35	USD \$27.20
<b>Adjustments</b>						
Region ( Louisiana: 95.9%)	(USD \$49.40)	(USD \$13.94)	(USD \$3.48)	(USD \$0.53)		
Model Year (2020: 100%)	-	-	-	-		
Adjusted Hourly Ownership Cost (100%)	-	-	-	-		
Hourly Operating Cost (100%)					-	
<b>Total:</b>	<b>USD \$1,155.59</b>	<b>USD \$326.06</b>	<b>USD \$81.51</b>	<b>USD \$12.47</b>	<b>USD \$20.35</b>	<b>USD \$26.92</b>

**Non-Active Use Rates**

	<b>Hourly</b>
Standby Rate	USD \$4.66
Idling Rate	USD \$22.36

**Rate Element Allocation**

Element	Percentage	Value
Depreciation (ownership)	56%	USD \$674.80/mo
Overhaul (ownership)	29%	USD \$349.45/mo
CFC (ownership)	3%	USD \$36.15/mo
Indirect (ownership)	12%	USD \$144.60/mo
Fuel (operating) @ USD 2.17	78%	USD \$15.79/hr

Revised Date: 2nd half 2020

These are the most accurate rates for the selected Revision Date(s). However, due to more frequent online updates, these rates may not match Rental Rate Blue Book Print. Visit the Cost Recovery Product Guide on our Help page for more information.

 The equipment represented in this report has been exclusively prepared for HEATH WAHDEN  
(heathw@barriere.com)



Northshore Asphalt Group  
407 CC Road  
Franklinton, LA 70438  
Phone: 985-795-8239  
Fax: 985-795-3396

**ASPHALT INVOICE:**

**To:** Ty Loyd  
**Invoice No.:** 220152.000  
**Project:** City of Mandeville - 2022 Asphalt Maintenance

Material	Quantity	Unit	Unit Price	Total Price
NSA-Level 1 Base 1" Rap 35% PG 58-28 [M0547]	18.18	TN	\$76.57	\$1,392.04
TAX @ 10%				\$1,531.25
<b>TOTAL DUE:</b>				<b>\$1,531.25</b>

**Date:** 1/22/2025





1/14/2025

Mr. Buster Lyons  
Project Engineer, Digital Engineering

Via Email

**2022 City of Mandeville Task Order  
4  
Change Order Request  
BCC #: 220152.000**

Dear Mr. Buster,

This change order is to request the new unit price for the below item.

- Asphalt Pavement Patch Over Trench = \$165.00 a SY

Thank you and feel free to contact me at the number listed below.

Sincerely,  
**BARRIERE CONSTRUCTION CO. L.L.C.**

Ty Loyd  
Project Manager/Estimator

A handwritten signature in blue ink that reads 'Ty Loyd'.

Northshore Asphalt Group  
C- 985-590-7573



**Rental Rate Blue Book®**

October 7, 2024

**Bobcat T770**  
 Compact Track Loaders

 Size Class:  
**3201 lbs & Over**  
 Weight:  
**10327 lbs**

**Configuration for T770**

Horsepower	<b>92.0 hp</b>	Operator Protection	<b>ROPS</b>
Power Mode	<b>Diesel</b>		

**Blue Book Rates**

\*\* FHWA Rate is equal to the monthly ownership cost divided by 176 plus the hourly estimated operating cost.

	Ownership Costs				Estimated Operating Costs Hourly	FHWA Rate** Hourly
	Monthly	Weekly	Daily	Hourly		
Published Rates	USD \$9,370.00	USD \$2,625.00	USD \$655.00	USD \$98.00	USD \$33.18	USD \$86.42
<b>Adjustments</b>						
Region ( Louisiana: 94.1%)	(USD \$552.83)	(USD \$154.88)	(USD \$38.65)	(USD \$5.78)		
Model Year (2024: 100%)	-	-	-	-		
Adjusted Hourly Ownership Cost (100%)	-	-	-	-		
Hourly Operating Cost (100%)					-	
<b>Total:</b>	<b>USD \$8,817.17</b>	<b>USD \$2,470.13</b>	<b>USD \$616.35</b>	<b>USD \$92.22</b>	<b>USD \$33.18</b>	<b>USD \$83.28</b>

**Non-Active Use Rates**

	<b>Hourly</b>
Standby Rate	USD \$22.61
Idling Rate	USD \$62.53

**Rate Element Allocation**

Element	Percentage	Value
Depreciation (ownership)	21.22%	USD \$1,988.41/mo
Overhaul (ownership)	54.87%	USD \$5,141.37/mo
CFC (ownership)	10.74%	USD \$1,006.01/mo
Indirect (ownership)	13.17%	USD \$1,234.21/mo
Fuel (operating) @ USD 3.65	37.46%	USD \$12.43/hr

Revised Date: 4th quarter 2024

These are the most accurate rates for the selected Revision Date(s). However, due to more frequent online updates, these rates may not match Rental Rate Blue Book® Print. Visit the Cost Recovery Product Guide on our Help page for more information.

The equipment represented in this report has been exclusively prepared for (joshuam@barriere.com)



**Rental Rate Blue Book®**
**Broce RJ-350**  
 Self Propelled Pavement Brooms

Size Class:

**All**

Weight:

**N/A**

**Configuration for RJ-350**

 Horsepower **80.0** Power Mode **Diesel**
**Blue Book Rates**

\*\* FHWA Rate is equal to the monthly ownership cost divided by 176 plus the hourly estimated operating cost.

	Ownership Costs				Estimated Operating Costs Hourly	FHWA Rate** Hourly
	Monthly	Weekly	Daily	Hourly		
Published Rates	USD \$10,315.00	USD \$2,890.00	USD \$725.00	USD \$110.00	USD \$42.93	USD \$101.54
<b>Adjustments</b>						
Region ( Louisiana: 93.9%)	(USD \$629.22)	(USD \$176.29)	(USD \$44.22)	(USD \$6.71)		
Model Year (2024: 100%)	-	-	-	-		
Adjusted Hourly Ownership Cost (100%)	-	-	-	-		
Hourly Operating Cost (100%)					-	
<b>Total:</b>	<b>USD \$9,685.79</b>	<b>USD \$2,713.71</b>	<b>USD \$680.78</b>	<b>USD \$103.29</b>	<b>USD \$42.93</b>	<b>USD \$97.96</b>

**Non-Active Use Rates**

	Hourly
Standby Rate	USD \$21.23
Idling Rate	USD \$65.84

**Rate Element Allocation**

Element	Percentage	Value
Depreciation (ownership)	18.34%	USD \$1,891.77/mo
Overhaul (ownership)	61.42%	USD \$6,335.65/mo
CFC (ownership)	9.76%	USD \$1,006.35/mo
Indirect (ownership)	10.48%	USD \$1,081.23/mo
Fuel (operating) @ USD 3.65	25.18%	USD \$10.81/hr

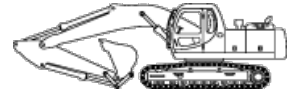
Revised Date: 4th quarter 2024

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**Rental Rate Blue Book®**

October 30, 2024

**Caterpillar 325F L (disc. 2019)**  
 Crawler Mounted Hydraulic Excavators

 Size Class:  
**24.5 - 28.4 mt**  
 Weight:  
 N/A

**Configuration for 325F L (disc. 2019)**

Horsepower	<b>161.0 hp</b>	Operating Weight	<b>57100 lbs</b>
Power Mode	<b>Diesel</b>		

**Blue Book Rates**

\*\* FHWA Rate is equal to the monthly ownership cost divided by 176 plus the hourly estimated operating cost.

	Ownership Costs				Estimated Operating Costs Hourly	FHWA Rate** Hourly
	Monthly	Weekly	Daily	Hourly		
Published Rates	USD \$11,920.00	USD \$3,340.00	USD \$835.00	USD \$125.00	USD \$40.06	USD \$107.79
<b>Adjustments</b>						
Region ( Louisiana: 93.9%)	(USD \$727.12)	(USD \$203.74)	(USD \$50.94)	(USD \$7.63)		
Model Year (2019: 100%)	-	-	-	-		
Adjusted Hourly Ownership Cost (100%)	-	-	-	-		
Hourly Operating Cost (100%)					-	
<b>Total:</b>	<b>USD \$11,192.88</b>	<b>USD \$3,136.26</b>	<b>USD \$784.07</b>	<b>USD \$117.38</b>	<b>USD \$40.06</b>	<b>USD \$103.66</b>

**Non-Active Use Rates**

Standby Rate	Hourly	USD \$37.33
Idling Rate	Hourly	USD \$74.77

**Rate Element Allocation**

Element	Percentage	Value
Depreciation (ownership)	31.51%	USD \$3,755.70/mo
Overhaul (ownership)	41.31%	USD \$4,923.64/mo
CFC (ownership)	16.96%	USD \$2,021.50/mo
Indirect (ownership)	10.23%	USD \$1,219.15/mo
Fuel (operating) @ USD 3.65	27.88%	USD \$11.17/hr

Revised Date: 4th quarter 2024

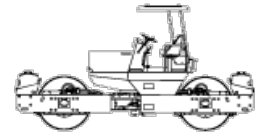
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The equipment represented in this report has been exclusively prepared for (joshuam@barriere.com)

## Custom Cost Evaluator

**Caterpillar CB54B (disc. 2017)**  
Tandem Vibratory Compactors

Size Class:  
**7.5 - 11.4 mt**  
Weight:  
N/A



### Configuration for CB54B (disc. 2017)

Drum Width **67.0 in** Horsepower **133.2 hp**  
Power Mode **Diesel**

### Hourly Ownership Costs

	Standard Value	User Adjusted Value	Variance
Depreciation	USD \$36.47/hr	-	-
Cost of Facilities Capital (CFC)	USD \$18.15/hr	-	-
Overhead	USD \$14.07/hr	-	-
Overhaul Labor	USD \$18.89/hr	-	-
Overhaul Parts	USD \$52.54/hr	-	-
<b>Total Hourly Ownership Cost:</b>	<b>USD \$140.13/hr</b>	-	-
<b>User Defined Adjustments:</b>			

### Hourly Operating Costs

	Standard Value	User Adjusted Value	Variance
Field Labor	USD \$14.69/hr	-	-
Field Parts	USD \$40.28/hr	-	-
Ground Engaging Component (GEC)	USD \$0.00/hr	-	-
Tire	USD \$0.00/hr	-	-
Electrical/Fuel	USD \$12.61/hr	-	-
Lube	USD \$4.49/hr	-	-
<b>Total Operating Ownership Cost:</b>	<b>USD \$72.08/hr</b>	-	-
<b>User Defined Adjustments:</b>			

### Total

	Standard Value	User Adjusted Value	Variance
Hourly Ownership Costs	USD \$140.13/hr	-	-
Hourly Operating Costs	USD \$72.08/hr	-	-
<b>Total Hourly Cost</b>	<b>USD \$212.20</b>	-	-

### Non-active use rates

	Standard Value	User Adjusted Value	Variance
Standby	USD \$68.69/hr	-	-
Idle	USD \$152.74/hr	-	-

Revised Date: 2nd quarter 2024

The equipment represented in this report has been exclusively prepared for Joshua Munna (joshuam@barriere.com)



**Rental Rate Blue Book®**

September 26, 2024

**Ford F450SD XLT 4X4 DIESEL (disc. 2018)**  
 Crew Cab Pickups

 Size Class:  
**3**  
 Weight:  
 N/A

**Configuration for F450SD XLT 4X4 DIESEL (disc. 2018)**

Power Mode	<b>Diesel</b>	Wheelbase	<b>176 Inches</b>
Axle Configuration	<b>4x4</b>	Complete / Incomplete	<b>C</b>
Gross Vehicle Weight	<b>14000 Pounds</b>		

**Blue Book Rates**

\*\* FHWA Rate is equal to the monthly ownership cost divided by 176 plus the hourly estimated operating cost.

	Ownership Costs				Estimated Operating Costs Hourly	FHWA Rate** Hourly
	Monthly	Weekly	Daily	Hourly		
Published Rates	USD \$4,445.00	USD \$1,245.00	USD \$310.00	USD \$47.00	USD \$29.79	USD \$55.05
<b>Adjustments</b>						
Region ( Louisiana: 94.4%)	(USD \$248.92)	(USD \$69.72)	(USD \$17.36)	(USD \$2.63)		
Model Year (2018: 100%)	-	-	-	-		
Adjusted Hourly Ownership Cost (100%)	-	-	-	-		
Hourly Operating Cost (100%)					-	
<b>Total:</b>	<b>USD \$4,196.08</b>	<b>USD \$1,175.28</b>	<b>USD \$292.64</b>	<b>USD \$44.37</b>	<b>USD \$29.79</b>	<b>USD \$53.63</b>

**Non-Active Use Rates**

Standby Rate	Hourly	USD \$15.02
Idling Rate	Hourly	USD \$40.96

**Rate Element Allocation**

Element	Percentage	Value
Depreciation (ownership)	31%	USD \$1,377.95/mo
Overhaul (ownership)	37%	USD \$1,644.65/mo
CFC (ownership)	14%	USD \$622.30/mo
Indirect (ownership)	18%	USD \$800.10/mo
Fuel (operating) @ USD 3.66	57.47%	USD \$17.12/hr

Revised Date: 3rd quarter 2024

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The equipment represented in this report has been exclusively prepared for (joshuam@barriere.com)

**Rental Rate Blue Book®**

August 25, 2020

**Miscellaneous 4X4 3/4 383 CREW GAS**

On-Highway Light Duty Trucks

Size Class:

**300 HP & Over**

Weight:

**N/A**

**Configuration for 4X4 3/4 383 CREW GAS**

Axle Configuration	<b>4X4</b>	Cab Type	<b>Crew</b>
Horsepower	<b>383 hp</b>	Power Mode	<b>Gasoline</b>
Ton Rating	<b>3/4</b>		

**Blue Book Rates**

\*\* FHWA Rate is equal to the monthly ownership cost divided by 176 plus the hourly estimated operating cost.

	Ownership Costs				Estimated Operating Costs Hourly	FHWA Rate** Hourly
	Monthly	Weekly	Daily	Hourly		
Published Rates	USD \$1,205.00	USD \$340.00	USD \$85.00	USD \$13.00	USD \$20.35	USD \$27.20
<b>Adjustments</b>						
Region ( Louisiana: 95.9%)	(USD \$49.40)	(USD \$13.94)	(USD \$3.48)	(USD \$0.53)		
Model Year (2020: 100%)	-	-	-	-		
Adjusted Hourly Ownership Cost (100%)	-	-	-	-		
Hourly Operating Cost (100%)					-	
<b>Total:</b>	<b>USD \$1,155.59</b>	<b>USD \$326.06</b>	<b>USD \$81.51</b>	<b>USD \$12.47</b>	<b>USD \$20.35</b>	<b>USD \$26.92</b>

**Non-Active Use Rates**

	<b>Hourly</b>
Standby Rate	USD \$4.66
Idling Rate	USD \$22.36

**Rate Element Allocation**

Element	Percentage	Value
Depreciation (ownership)	56%	USD \$674.80/mo
Overhaul (ownership)	29%	USD \$349.45/mo
CFC (ownership)	3%	USD \$36.15/mo
Indirect (ownership)	12%	USD \$144.60/mo
Fuel (operating) @ USD 2.17	78%	USD \$15.79/hr

Revised Date: 2nd half 2020

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(heathw@barriere.com)



Northshore Asphalt Group  
407 CC Road  
Franklinton, LA 70438  
Phone: 985-795-8239  
Fax: 985-795-3396

**ASPHALT INVOICE:**

**To:** Ty Loyd  
**Invoice No.:** 220152.000  
**Project:** City of Mandeville - 2022 Asphalt Maintenance

Material	Quantity	Unit	Unit Price	Total Price
NSA-Level 1 Base 1" Rap 35% PG 58-28 [M0547]	18.18	TN	\$76.57	\$1,392.04
TAX @ 10%				\$1,531.25
<b>TOTAL DUE:</b>				<b>\$1,531.25</b>

**Date:** 1/22/2025



[EXT] Re: Sharp Rd - Crushed Stone & Recycled Portland Cement Concrete - Quote

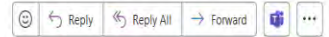


Brian Treuting <briant@pontchartrain.com>  
To: Ty Loyd, Ty (Barriere Construction)

Retention Policy: Default (Never)

Expires: Never

You replied to this message on 10/28/2024 4:29 PM.



Mon 10/28/2024 4:28 PM

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Limestone is \$39  
Crushed concrete is \$22  
Freight is \$14  
I can send a formal quote tomorrow

Get [Outlook for iOS](#)

---

**From:** Jonathan Wilhite <[jonathan@theqsmgroup.com](mailto:jonathan@theqsmgroup.com)>  
**Sent:** Friday, January 10, 2025 9:53:57 AM  
**To:** Glass, Todd (Barriere Construction) <[todd.glass@barriere.com](mailto:todd.glass@barriere.com)>  
**Subject:** [EXT] Grid/Fabric

You don't often get email from [jonathan@theqsmgroup.com](mailto:jonathan@theqsmgroup.com). [Learn why this is important](#)

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Grid...\$2.05/SY  
Fabric...\$1.05/SY

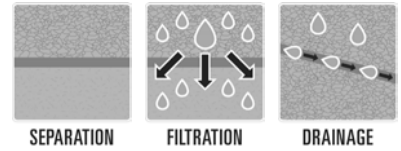
Jonathan Wilhite  
Quality Sitework Materials  
Cell:504-261-9514  
[jonathan@qualitysitework.com](mailto:jonathan@qualitysitework.com)

ATTENTION: Ce courriel vient de l'exterieur de l'entreprise. Ne cliquez pas sur les liens, et n'ouvrez pas les pièces jointes, à moins que vous ne connaissiez l'expéditeur du courriel et savez que le contenu est sécuritaire. Si vous pensez qu'il s'agit d'un courriel d'hameçonnage ou malveillant, veuillez cliquer sur le bouton Signaler une tentative d'hameçonnage.

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## Mirafi® 170N

Mirafi® 170N is a needlepunched nonwoven geotextile composed of polypropylene fibers, which are formed into a stable network such that the fibers retain their relative position. Mirafi® 170N is inert to biological degradation and resists naturally encountered chemicals, alkalis, and acids.

TenCate Geosynthetics Americas Laboratories are accredited by Geosynthetic Accreditation Institute – Laboratory Accreditation Program ([GAI-LAP](#)). [NTPEP Listed](#)

MECHANICAL PROPERTIES	TEST METHOD	UNIT	MINIMUM AVERAGE ROLL VALUE	
			MD	CD
Grab Tensile Strength	ASTM D4632	lbs (N)	180 ( 801)	180 (801)
Grab Tensile Elongation	ASTM D4632	%	50	50
Trapezoid Tear Strength	ASTM D4533	lbs (N)	75 (334)	75 (334)
CBR Puncture Strength	ASTM D6241	lbs (N)	450 (2003)	
			MAXIMUM OPENING SIZE	
Apparent Opening Size (AOS)	ASTM D4751	U.S. Sieve (mm)	70 (0.212)	
MECHANICAL PROPERTIES	TEST METHOD	UNIT	MINIMUM ROLL VALUE	
Permittivity	ASTM D4491	sec <sup>-1</sup>	1.4	
Flow Rate	ASTM D4491	gal/min/ft <sup>2</sup> (l/min/m <sup>2</sup> )	105 (4278)	
			MINIMUM TEST VALUE	
UV Resistance (at 500 hours)	ASTM D4355	% strength retained	70	
PHYSICAL PROPERTIES		UNIT	ROLL SIZE	
Roll Dimensions (width x length)		ft (m)	15 x 300 (4.5 x 91)	
Roll Area		yd <sup>2</sup> (m <sup>2</sup> )	500 (418)	
Roll Weight		lbs (kg)	223 (101)	
Label Color			WHITE	

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FGS000347  
ETQR60



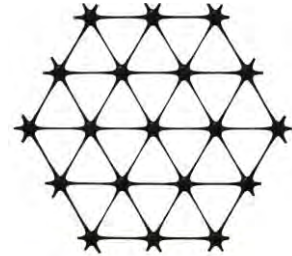
**Product Specification - TriAx® Type 3 Geogrid**

Tensor reserves the right to change its product specifications at any time. It is the responsibility of the person specifying the use of this product and of the purchaser to ensure that product specifications relied upon for design or procurement purposes are current and that the product is suitable for its intended use in each instance.

**General**

1. The geogrid is manufactured from a punched polypropylene sheet, which is then oriented in three substantially equilateral directions so that the resulting ribs shall have a high degree of molecular orientation, which continues at least in part through the mass of the integral node.
2. The properties contributing to the performance of a mechanically stabilized layer include the following:

**Tensor TriAx® Geogrid**



Index Properties <sup>1</sup>	Longitudinal/ Transverse	Diagonal	General
<ul style="list-style-type: none"> <li>▪ Rib pitch<sup>(2)</sup>, mm (in)</li> <li>▪ Rib shape</li> <li>▪ Aperture shape</li> <li>▪ Ratio of the mid-rib depth to the mid-rib width<sup>(8)</sup></li> </ul>	40 (1.60)	40 (1.60)	Rectangular Triangular >1.0

**Structural Integrity**

<ul style="list-style-type: none"> <li>▪ Junction efficiency<sup>(3)</sup>, %</li> <li>▪ Isotropic Stiffness Ratio<sup>(4)</sup></li> </ul>			93 0.6
---	--	--	-----------

**Durability**

<ul style="list-style-type: none"> <li>▪ Resistance to chemical degradation<sup>(6)</sup></li> <li>▪ Resistance to ultra-violet light and weathering<sup>(7)</sup></li> </ul>			100% 70%
---	--	--	-------------

**Dimensions and Delivery**

The TX geogrid shall be delivered to the jobsite in roll form with each roll individually identified. Rolls are shipped with nominal measurements.

**Notes**

1. Unless indicated otherwise, values shown are minimum average roll values determined in accordance with ASTM D4759-02. Brief descriptions of test procedures are given in the following notes.
2. Nominal dimensions.
3. Load transfer capability determined in accordance with ASTM D6637-10 and ASTM D7737-11 and expressed as a percentage of ultimate tensile strength.
4. The ratio between the minimum and maximum observed values of radial stiffness at 0.5% strain, measured on rib and midway between rib directions.
5. Radial stiffness is determined from tensile stiffness measured in any in-plane axis from testing in accordance with ASTM D6637-10.
6. Resistance to loss of load capacity or structural integrity when subjected to chemically aggressive environments in accordance with EPA 9090 immersion testing.
7. Resistance to loss of load capacity or structural integrity when subjected to 500 hours of ultraviolet light and aggressive weathering in accordance with ASTM D4355-05.
8. Ratio of the mid-rib depth to the mid-rib width.



# LOCATIONS & CONTACT INFO

## ASP ENTERPRISES

aspent.com  
salesasp@aspent.com

## BOWMAN CONSTRUCTION SUPPLY

bowmanconstructionsupply.com  
salesbcs@bowmanconstructionsupply.com

## QUICK SUPPLY CO.

quicksupplyco.com  
salesquick@quicksupplyco.com

## CASCADE GEOSYNTHETICS

cascadageos.com  
salescascade@cascadageos.com

St. Louis, MO 636.343.4357  
Omaha, NE 402.861.8579

Denver, CO 303.696.8960  
Loveland, CO 970.535.0863

Des Moines, IA 515.289.1271

Portland, OR 971.339.1020

Kansas City, MO 816.554.1191  
Wichita, KS 316.393.1554

Colorado Springs, CO 719.257.7840

Salt Lake City, UT 435.276.0820

# SOLUTIONS WE SUPPLY

## GEOSYNTHETICS

Filter Fabrics  
Stabilization Fabrics

### Geogrids

- Road Grids
- Wall Grids
- Slope Stabilization

### Specialty Fabrics

#### Composite Geomembranes

- GCLs, PVC, HDPE, LLDPE, EPDM, Granular Bentonite

## SEDIMENT CONTROL

### Inlet Protection

- Grated Inlet, Curb Inlet, Area Inlet Protection

### Ditch Checks

- Triangle Silt Dike
- GeoRidge

### Perimeter Protection

- High and Low-Porosity Silt Fence, Straw Wattles, Silt Socks
- Safety Fence

### Flocculants & Water Treatment

- Polymer-Based & Natural Flocculants

### Sediment Basin Skimmers

### Dewatering Bags

### Trackout Control

- FODS
- Rumble Grates

### Turbidity Curtains

## EROSION CONTROL

### Basic Hydraulically Applied Mulches

- Wood
- Paper
- Blends
- Straw

### High-Performance Hydraulically Applied Products

- BFM
- FGM
- Additives & Tackifiers

### Temporary Erosion Control Blankets

- Coir & Jute Mat/Nettings
- Short-Term ECBs
- Extended-Term ECBs

### Permanent Erosion Control Blankets

- Turf Reinforcement Mats
- HP-TRMs
- Anchor Reinforced Vegetation System

### Structural BMPs

- Transition Mats
- Geoweb Cellular Confinement
- Composite Vegetated Armor System
- Flex MSE Vegetated Wall System
- Articulated Concrete Block
- Gabions
- Grout-Filled Geotextile Mats

### Vegetation Establishment

- Native Seed & Turf Seed
- Fertilizers
- Organic Soil Additives
- Stratavault Soil Cells

## STORMWATER MANAGEMENT

### Water Quality

- Inlet Filter Boxes
- Pre-Treatment Chamber
- Nutrient Separating Baffle Boxes
- High-Flow Biofiltration Media
- Hydrodynamic Separators
- Stratavault

### Water Quantity

- Modular Underground Storage Systems
- Chamber Detention Systems

### Drainage

- HDPE Swale Liner
- Pipe & Fittings
- Drainage Composites
- Strip Drain

### Inlet Structures

- PVC
- Drain Basis, In-Line Drains
- Landscape

### Permeable Pavers

- Permeable Articulating Concrete Block
- Grass Pavers
- Gravel Pavers
- Concrete Pavers

## SPECIALTY

### Natural & Synthetic Coir Fiber Logs

### Vegetated Reinforced Soil Slopes

### Soil Anchors

### Root Barrier System

### AquaBlok

### Muscle Wall

We are full line distributors of construction materials for all project types. Contact us for assistance with a project. From specification and development to installation and completion, we're here to help with all of your site solution needs.

**GEOSYNTHETICS | EROSION CONTROL | STORMWATER MANAGEMENT  
SEDIMENT CONTROL | REVEGETATION & SOIL AMENDMENTS**



1/14/2025

Mr. Buster Lyons  
Project Engineer, Digital Engineering

Via Email

**2022 City of Mandeville Task Order  
4  
Change Order Request  
BCC #: 220152.000**

Dear Mr. Buster,

This change order is to request the new unit price for the below item.

- 2' Asphalt Pavement Widening (8") = \$95.00 a SY

Thank you and feel free to contact me at the number listed below.

Sincerely,  
**BARRIERE CONSTRUCTION CO. L.L.C.**

Ty Loyd  
Project Manager/Estimator

A handwritten signature in blue ink that reads 'TyLoyd'.

Northshore Asphalt Group  
C- 985-590-7573





**Rental Rate Blue Book®**

October 7, 2024

**Bobcat T770**  
 Compact Track Loaders

 Size Class:  
**3201 lbs & Over**  
 Weight:  
**10327 lbs**
**Configuration for T770**

Horsepower	<b>92.0 hp</b>	Operator Protection	<b>ROPS</b>
Power Mode	<b>Diesel</b>		

**Blue Book Rates**

\*\* FHWA Rate is equal to the monthly ownership cost divided by 176 plus the hourly estimated operating cost.

	Ownership Costs				Estimated Operating Costs Hourly	FHWA Rate** Hourly
	Monthly	Weekly	Daily	Hourly		
Published Rates	USD \$9,370.00	USD \$2,625.00	USD \$655.00	USD \$98.00	USD \$33.18	USD \$86.42
<b>Adjustments</b>						
Region ( Louisiana: 94.1%)	(USD \$552.83)	(USD \$154.88)	(USD \$38.65)	(USD \$5.78)		
Model Year (2024: 100%)	-	-	-	-		
Adjusted Hourly Ownership Cost (100%)	-	-	-	-		
Hourly Operating Cost (100%)					-	
<b>Total:</b>	<b>USD \$8,817.17</b>	<b>USD \$2,470.13</b>	<b>USD \$616.35</b>	<b>USD \$92.22</b>	<b>USD \$33.18</b>	<b>USD \$83.28</b>

**Non-Active Use Rates**

	<b>Hourly</b>
Standby Rate	USD \$22.61
Idling Rate	USD \$62.53

**Rate Element Allocation**

Element	Percentage	Value
Depreciation (ownership)	21.22%	USD \$1,988.41/mo
Overhaul (ownership)	54.87%	USD \$5,141.37/mo
CFC (ownership)	10.74%	USD \$1,006.01/mo
Indirect (ownership)	13.17%	USD \$1,234.21/mo
Fuel (operating) @ USD 3.65	37.46%	USD \$12.43/hr

Revised Date: 4th quarter 2024

These are the most accurate rates for the selected Revision Date(s). However, due to more frequent online updates, these rates may not match Rental Rate Blue Book® Print. Visit the Cost Recovery Product Guide on our Help page for more information.

The equipment represented in this report has been exclusively prepared for (joshuam@barriere.com)

**Rental Rate Blue Book®**
**Broce RJ-350**  
 Self Propelled Pavement Brooms

Size Class:

**All**

Weight:

**N/A**

**Configuration for RJ-350**

 Horsepower **80.0** Power Mode **Diesel**
**Blue Book Rates**

\*\* FHWA Rate is equal to the monthly ownership cost divided by 176 plus the hourly estimated operating cost.

	Ownership Costs				Estimated Operating Costs Hourly	FHWA Rate** Hourly
	Monthly	Weekly	Daily	Hourly		
Published Rates	USD \$10,315.00	USD \$2,890.00	USD \$725.00	USD \$110.00	USD \$42.93	USD \$101.54
<b>Adjustments</b>						
Region ( Louisiana: 93.9%)	(USD \$629.22)	(USD \$176.29)	(USD \$44.22)	(USD \$6.71)		
Model Year (2024: 100%)	-	-	-	-		
Adjusted Hourly Ownership Cost (100%)	-	-	-	-		
Hourly Operating Cost (100%)					-	
<b>Total:</b>	<b>USD \$9,685.79</b>	<b>USD \$2,713.71</b>	<b>USD \$680.78</b>	<b>USD \$103.29</b>	<b>USD \$42.93</b>	<b>USD \$97.96</b>

**Non-Active Use Rates**

	Hourly
Standby Rate	USD \$21.23
Idling Rate	USD \$65.84

**Rate Element Allocation**

Element	Percentage	Value
Depreciation (ownership)	18.34%	USD \$1,891.77/mo
Overhaul (ownership)	61.42%	USD \$6,335.65/mo
CFC (ownership)	9.76%	USD \$1,006.35/mo
Indirect (ownership)	10.48%	USD \$1,081.23/mo
Fuel (operating) @ USD 3.65	25.18%	USD \$10.81/hr

Revised Date: 4th quarter 2024

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The equipment represented in this report has been exclusively prepared for (joshuam@barriere.com)



**Rental Rate Blue Book®**

October 30, 2024

**Caterpillar 325F L (disc. 2019)**  
 Crawler Mounted Hydraulic Excavators

 Size Class:  
**24.5 - 28.4 mt**  
 Weight:  
 N/A

**Configuration for 325F L (disc. 2019)**

Horsepower	<b>161.0 hp</b>	Operating Weight	<b>57100 lbs</b>
Power Mode	<b>Diesel</b>		

**Blue Book Rates**

\*\* FHWA Rate is equal to the monthly ownership cost divided by 176 plus the hourly estimated operating cost.

	Ownership Costs				Estimated Operating Costs Hourly	FHWA Rate** Hourly
	Monthly	Weekly	Daily	Hourly		
Published Rates	USD \$11,920.00	USD \$3,340.00	USD \$835.00	USD \$125.00	USD \$40.06	USD \$107.79
<b>Adjustments</b>						
Region ( Louisiana: 93.9%)	(USD \$727.12)	(USD \$203.74)	(USD \$50.94)	(USD \$7.63)		
Model Year (2019: 100%)	-	-	-	-		
Adjusted Hourly Ownership Cost (100%)	-	-	-	-		
Hourly Operating Cost (100%)					-	
<b>Total:</b>	<b>USD \$11,192.88</b>	<b>USD \$3,136.26</b>	<b>USD \$784.07</b>	<b>USD \$117.38</b>	<b>USD \$40.06</b>	<b>USD \$103.66</b>

**Non-Active Use Rates**

	Hourly
Standby Rate	USD \$37.33
Idling Rate	USD \$74.77

**Rate Element Allocation**

Element	Percentage	Value
Depreciation (ownership)	31.51%	USD \$3,755.70/mo
Overhaul (ownership)	41.31%	USD \$4,923.64/mo
CFC (ownership)	16.96%	USD \$2,021.50/mo
Indirect (ownership)	10.23%	USD \$1,219.15/mo
Fuel (operating) @ USD 3.65	27.88%	USD \$11.17/hr

Revised Date: 4th quarter 2024

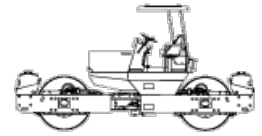
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The equipment represented in this report has been exclusively prepared for (joshuam@barriere.com)

## Custom Cost Evaluator

**Caterpillar CB54B (disc. 2017)**  
Tandem Vibratory Compactors

Size Class:  
**7.5 - 11.4 mt**  
Weight:  
**N/A**



### Configuration for CB54B (disc. 2017)

Drum Width	<b>67.0 in</b>	Horsepower	<b>133.2 hp</b>
Power Mode	<b>Diesel</b>		

### Hourly Ownership Costs

	Standard Value	User Adjusted Value	Variance
Depreciation	USD \$36.47/hr	-	-
Cost of Facilities Capital (CFC)	USD \$18.15/hr	-	-
Overhead	USD \$14.07/hr	-	-
Overhaul Labor	USD \$18.89/hr	-	-
Overhaul Parts	USD \$52.54/hr	-	-
<b>Total Hourly Ownership Cost:</b>	<b>USD \$140.13/hr</b>	-	-
<b>User Defined Adjustments:</b>			

### Hourly Operating Costs

	Standard Value	User Adjusted Value	Variance
Field Labor	USD \$14.69/hr	-	-
Field Parts	USD \$40.28/hr	-	-
Ground Engaging Component (GEC)	USD \$0.00/hr	-	-
Tire	USD \$0.00/hr	-	-
Electrical/Fuel	USD \$12.61/hr	-	-
Lube	USD \$4.49/hr	-	-
<b>Total Operating Ownership Cost:</b>	<b>USD \$72.08/hr</b>	-	-
<b>User Defined Adjustments:</b>			

### Total

	Standard Value	User Adjusted Value	Variance
Hourly Ownership Costs	USD \$140.13/hr	-	-
Hourly Operating Costs	USD \$72.08/hr	-	-
<b>Total Hourly Cost</b>	<b>USD \$212.20</b>	-	-

### Non-active use rates

	Standard Value	User Adjusted Value	Variance
Standby	USD \$68.69/hr	-	-
Idle	USD \$152.74/hr	-	-

Revised Date: 2nd quarter 2024

The equipment represented in this report has been exclusively prepared for Joshua Munna (joshuam@barriere.com)

**Rental Rate Blue Book®**
**Ford F450SD XLT 4X4 DIESEL (disc. 2018)**  
 Crew Cab Pickups

 Size Class:  
**3**  
 Weight:  
 N/A

**Configuration for F450SD XLT 4X4 DIESEL (disc. 2018)**

Power Mode	<b>Diesel</b>	Wheelbase	<b>176 Inches</b>
Axle Configuration	<b>4x4</b>	Complete / Incomplete	<b>C</b>
Gross Vehicle Weight	<b>14000 Pounds</b>		

**Blue Book Rates**

\*\* FHWA Rate is equal to the monthly ownership cost divided by 176 plus the hourly estimated operating cost.

	Ownership Costs				Estimated Operating Costs Hourly	FHWA Rate** Hourly
	Monthly	Weekly	Daily	Hourly		
Published Rates	USD \$4,445.00	USD \$1,245.00	USD \$310.00	USD \$47.00	USD \$29.79	USD \$55.05
<b>Adjustments</b>						
Region ( Louisiana: 94.4%)	(USD \$248.92)	(USD \$69.72)	(USD \$17.36)	(USD \$2.63)		
Model Year (2018: 100%)	-	-	-	-		
Adjusted Hourly Ownership Cost (100%)	-	-	-	-		
Hourly Operating Cost (100%)					-	
<b>Total:</b>	<b>USD \$4,196.08</b>	<b>USD \$1,175.28</b>	<b>USD \$292.64</b>	<b>USD \$44.37</b>	<b>USD \$29.79</b>	<b>USD \$53.63</b>

**Non-Active Use Rates**

Standby Rate	Hourly	USD \$15.02
Idling Rate	Hourly	USD \$40.96

**Rate Element Allocation**

Element	Percentage	Value
Depreciation (ownership)	31%	USD \$1,377.95/mo
Overhaul (ownership)	37%	USD \$1,644.65/mo
CFC (ownership)	14%	USD \$622.30/mo
Indirect (ownership)	18%	USD \$800.10/mo
Fuel (operating) @ USD 3.66	57.47%	USD \$17.12/hr

Revised Date: 3rd quarter 2024

These are the most accurate rates for the selected Revision Date(s). However, due to more frequent online updates, these rates may not match Rental Rate Blue Book® Print. Visit the Cost Recovery Product Guide on our Help page for more information.

The equipment represented in this report has been exclusively prepared for (joshuam@barriere.com)



**Rental Rate Blue Book®**

August 25, 2020

**Miscellaneous 4X4 3/4 383 CREW GAS**

On-Highway Light Duty Trucks

Size Class:

**300 HP & Over**

Weight:

**N/A**

**Configuration for 4X4 3/4 383 CREW GAS**

Axle Configuration	<b>4X4</b>	Cab Type	<b>Crew</b>
Horsepower	<b>383 hp</b>	Power Mode	<b>Gasoline</b>
Ton Rating	<b>3/4</b>		

**Blue Book Rates**

\*\* FHWA Rate is equal to the monthly ownership cost divided by 176 plus the hourly estimated operating cost.

	Ownership Costs				Estimated Operating Costs Hourly	FHWA Rate** Hourly
	Monthly	Weekly	Daily	Hourly		
Published Rates	USD \$1,205.00	USD \$340.00	USD \$85.00	USD \$13.00	USD \$20.35	USD \$27.20
<b>Adjustments</b>						
Region ( Louisiana: 95.9%)	(USD \$49.40)	(USD \$13.94)	(USD \$3.48)	(USD \$0.53)		
Model Year (2020: 100%)	-	-	-	-		
Adjusted Hourly Ownership Cost (100%)	-	-	-	-		
Hourly Operating Cost (100%)					-	
<b>Total:</b>	<b>USD \$1,155.59</b>	<b>USD \$326.06</b>	<b>USD \$81.51</b>	<b>USD \$12.47</b>	<b>USD \$20.35</b>	<b>USD \$26.92</b>

**Non-Active Use Rates**

	<b>Hourly</b>
Standby Rate	USD \$4.66
Idling Rate	USD \$22.36

**Rate Element Allocation**

Element	Percentage	Value
Depreciation (ownership)	56%	USD \$674.80/mo
Overhaul (ownership)	29%	USD \$349.45/mo
CFC (ownership)	3%	USD \$36.15/mo
Indirect (ownership)	12%	USD \$144.60/mo
Fuel (operating) @ USD 2.17	78%	USD \$15.79/hr

Revised Date: 2nd half 2020

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 The equipment represented in this report has been exclusively prepared for HEATH WAHDEN  
 (heathw@barriere.com)



Northshore Asphalt Group  
407 CC Road  
Franklinton, LA 70438  
Phone: 985-795-8239  
Fax: 985-795-3396

**ASPHALT INVOICE:**

**To:** Ty Loyd  
**Invoice No.:** 220152.000  
**Project:** City of Mandeville - 2022 Asphalt Maintenance

Material	Quantity	Unit	Unit Price	Total Price
NSA-Level 1 Base 1" Rap 35% PG 58-28 [M0547]	18.18	TN	\$76.57	\$1,392.04
TAX @ 10%				\$1,531.25
<b>TOTAL DUE:</b>				<b>\$1,531.25</b>

**Date:** 1/22/2025



1/14/2025

Mr. Buster Lyons  
Project Engineer, Digital Engineering

Via Email

**2022 City of Mandeville Task Order  
4  
Change Order Request  
BCC #: 220152.000**

Dear Mr. Buster,

This change order is to request the new unit price for the below item.

- 2' Asphalt Pavement Widening (12") = \$136.75 a SY

Thank you and feel free to contact me at the number listed below.

Sincerely,  
**BARRIERE CONSTRUCTION CO. L.L.C.**

Ty Loyd  
Project Manager/Estimator

A handwritten signature in blue ink that reads 'Ty Loyd'.

Northshore Asphalt Group  
C- 985-590-7573





**Rental Rate Blue Book®**
**Bobcat T770**  
 Compact Track Loaders

 Size Class:  
**3201 lbs & Over**  
 Weight:  
**10327 lbs**
**Configuration for T770**

Horsepower	<b>92.0 hp</b>	Operator Protection	<b>ROPS</b>
Power Mode	<b>Diesel</b>		

**Blue Book Rates**

\*\* FHWA Rate is equal to the monthly ownership cost divided by 176 plus the hourly estimated operating cost.

	Ownership Costs				Estimated Operating Costs Hourly	FHWA Rate** Hourly
	Monthly	Weekly	Daily	Hourly		
Published Rates	USD \$9,370.00	USD \$2,625.00	USD \$655.00	USD \$98.00	USD \$33.18	USD \$86.42
<b>Adjustments</b>						
Region ( Louisiana: 94.1%)	(USD \$552.83)	(USD \$154.88)	(USD \$38.65)	(USD \$5.78)		
Model Year (2024: 100%)	-	-	-	-		
Adjusted Hourly Ownership Cost (100%)	-	-	-	-		
Hourly Operating Cost (100%)					-	
<b>Total:</b>	<b>USD \$8,817.17</b>	<b>USD \$2,470.13</b>	<b>USD \$616.35</b>	<b>USD \$92.22</b>	<b>USD \$33.18</b>	<b>USD \$83.28</b>

**Non-Active Use Rates**

	<b>Hourly</b>
Standby Rate	USD \$22.61
Idling Rate	USD \$62.53

**Rate Element Allocation**

Element	Percentage	Value
Depreciation (ownership)	21.22%	USD \$1,988.41/mo
Overhaul (ownership)	54.87%	USD \$5,141.37/mo
CFC (ownership)	10.74%	USD \$1,006.01/mo
Indirect (ownership)	13.17%	USD \$1,234.21/mo
Fuel (operating) @ USD 3.65	37.46%	USD \$12.43/hr

Revised Date: 4th quarter 2024

These are the most accurate rates for the selected Revision Date(s). However, due to more frequent online updates, these rates may not match Rental Rate Blue Book® Print. Visit the Cost Recovery Product Guide on our Help page for more information.

The equipment represented in this report has been exclusively prepared for (joshuam@barriere.com)

**Rental Rate Blue Book®**
**Broce RJ-350**  
 Self Propelled Pavement Brooms

Size Class:

**All**

Weight:

**N/A**

**Configuration for RJ-350**

 Horsepower **80.0** Power Mode **Diesel**
**Blue Book Rates**

\*\* FHWA Rate is equal to the monthly ownership cost divided by 176 plus the hourly estimated operating cost.

	Ownership Costs				Estimated Operating Costs Hourly	FHWA Rate** Hourly
	Monthly	Weekly	Daily	Hourly		
Published Rates	USD \$10,315.00	USD \$2,890.00	USD \$725.00	USD \$110.00	USD \$42.93	USD \$101.54
<b>Adjustments</b>						
Region ( Louisiana: 93.9%)	(USD \$629.22)	(USD \$176.29)	(USD \$44.22)	(USD \$6.71)		
Model Year (2024: 100%)	-	-	-	-		
Adjusted Hourly Ownership Cost (100%)	-	-	-	-		
Hourly Operating Cost (100%)					-	
<b>Total:</b>	<b>USD \$9,685.79</b>	<b>USD \$2,713.71</b>	<b>USD \$680.78</b>	<b>USD \$103.29</b>	<b>USD \$42.93</b>	<b>USD \$97.96</b>

**Non-Active Use Rates**

	Hourly
Standby Rate	USD \$21.23
Idling Rate	USD \$65.84

**Rate Element Allocation**

Element	Percentage	Value
Depreciation (ownership)	18.34%	USD \$1,891.77/mo
Overhaul (ownership)	61.42%	USD \$6,335.65/mo
CFC (ownership)	9.76%	USD \$1,006.35/mo
Indirect (ownership)	10.48%	USD \$1,081.23/mo
Fuel (operating) @ USD 3.65	25.18%	USD \$10.81/hr

Revised Date: 4th quarter 2024

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The equipment represented in this report has been exclusively prepared for (joshuam@barriere.com)



**Rental Rate Blue Book®**

October 30, 2024

**Caterpillar 325F L (disc. 2019)**  
 Crawler Mounted Hydraulic Excavators

 Size Class:  
**24.5 - 28.4 mt**  
 Weight:  
 N/A

**Configuration for 325F L (disc. 2019)**

Horsepower	<b>161.0 hp</b>	Operating Weight	<b>57100 lbs</b>
Power Mode	<b>Diesel</b>		

**Blue Book Rates**

\*\* FHWA Rate is equal to the monthly ownership cost divided by 176 plus the hourly estimated operating cost.

	Ownership Costs				Estimated Operating Costs Hourly	FHWA Rate** Hourly
	Monthly	Weekly	Daily	Hourly		
Published Rates	USD \$11,920.00	USD \$3,340.00	USD \$835.00	USD \$125.00	USD \$40.06	USD \$107.79
<b>Adjustments</b>						
Region ( Louisiana: 93.9%)	(USD \$727.12)	(USD \$203.74)	(USD \$50.94)	(USD \$7.63)		
Model Year (2019: 100%)	-	-	-	-		
Adjusted Hourly Ownership Cost (100%)	-	-	-	-		
Hourly Operating Cost (100%)					-	
<b>Total:</b>	<b>USD \$11,192.88</b>	<b>USD \$3,136.26</b>	<b>USD \$784.07</b>	<b>USD \$117.38</b>	<b>USD \$40.06</b>	<b>USD \$103.66</b>

**Non-Active Use Rates**

	Hourly
Standby Rate	USD \$37.33
Idling Rate	USD \$74.77

**Rate Element Allocation**

Element	Percentage	Value
Depreciation (ownership)	31.51%	USD \$3,755.70/mo
Overhaul (ownership)	41.31%	USD \$4,923.64/mo
CFC (ownership)	16.96%	USD \$2,021.50/mo
Indirect (ownership)	10.23%	USD \$1,219.15/mo
Fuel (operating) @ USD 3.65	27.88%	USD \$11.17/hr

Revised Date: 4th quarter 2024

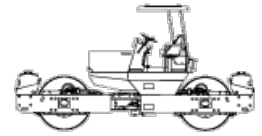
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The equipment represented in this report has been exclusively prepared for (joshuam@barriere.com)

## Custom Cost Evaluator

**Caterpillar CB54B (disc. 2017)**  
Tandem Vibratory Compactors

Size Class:  
**7.5 - 11.4 mt**  
Weight:  
N/A



### Configuration for CB54B (disc. 2017)

Drum Width **67.0 in** Horsepower **133.2 hp**  
Power Mode **Diesel**

### Hourly Ownership Costs

	Standard Value	User Adjusted Value	Variance
Depreciation	USD \$36.47/hr	-	-
Cost of Facilities Capital (CFC)	USD \$18.15/hr	-	-
Overhead	USD \$14.07/hr	-	-
Overhaul Labor	USD \$18.89/hr	-	-
Overhaul Parts	USD \$52.54/hr	-	-
<b>Total Hourly Ownership Cost:</b>	<b>USD \$140.13/hr</b>	-	-
<b>User Defined Adjustments:</b>			

### Hourly Operating Costs

	Standard Value	User Adjusted Value	Variance
Field Labor	USD \$14.69/hr	-	-
Field Parts	USD \$40.28/hr	-	-
Ground Engaging Component (GEC)	USD \$0.00/hr	-	-
Tire	USD \$0.00/hr	-	-
Electrical/Fuel	USD \$12.61/hr	-	-
Lube	USD \$4.49/hr	-	-
<b>Total Operating Ownership Cost:</b>	<b>USD \$72.08/hr</b>	-	-
<b>User Defined Adjustments:</b>			

### Total

	Standard Value	User Adjusted Value	Variance
Hourly Ownership Costs	USD \$140.13/hr	-	-
Hourly Operating Costs	USD \$72.08/hr	-	-
<b>Total Hourly Cost</b>	<b>USD \$212.20</b>	-	-

### Non-active use rates

	Standard Value	User Adjusted Value	Variance
Standby	USD \$68.69/hr	-	-
Idle	USD \$152.74/hr	-	-

Revised Date: 2nd quarter 2024

The equipment represented in this report has been exclusively prepared for Joshua Munna (joshuam@barriere.com)

**Rental Rate Blue Book®**

September 26, 2024

**Ford F450SD XLT 4X4 DIESEL (disc. 2018)**

Crew Cab Pickups

Size Class:

**3**

Weight:

**N/A**

**Configuration for F450SD XLT 4X4 DIESEL (disc. 2018)**

Power Mode	<b>Diesel</b>	Wheelbase	<b>176 Inches</b>
Axle Configuration	<b>4x4</b>	Complete / Incomplete	<b>C</b>
Gross Vehicle Weight	<b>14000 Pounds</b>		

**Blue Book Rates**

\*\* FHWA Rate is equal to the monthly ownership cost divided by 176 plus the hourly estimated operating cost.

	Ownership Costs				Estimated Operating Costs Hourly	FHWA Rate** Hourly
	Monthly	Weekly	Daily	Hourly		
Published Rates	USD \$4,445.00	USD \$1,245.00	USD \$310.00	USD \$47.00	USD \$29.79	USD \$55.05
<b>Adjustments</b>						
Region ( Louisiana: 94.4%)	(USD \$248.92)	(USD \$69.72)	(USD \$17.36)	(USD \$2.63)		
Model Year (2018: 100%)	-	-	-	-		
Adjusted Hourly Ownership Cost (100%)	-	-	-	-		
Hourly Operating Cost (100%)					-	
<b>Total:</b>	<b>USD \$4,196.08</b>	<b>USD \$1,175.28</b>	<b>USD \$292.64</b>	<b>USD \$44.37</b>	<b>USD \$29.79</b>	<b>USD \$53.63</b>

**Non-Active Use Rates**

Standby Rate	Hourly	USD \$15.02
Idling Rate	Hourly	USD \$40.96

**Rate Element Allocation**

Element	Percentage	Value
Depreciation (ownership)	31%	USD \$1,377.95/mo
Overhaul (ownership)	37%	USD \$1,644.65/mo
CFC (ownership)	14%	USD \$622.30/mo
Indirect (ownership)	18%	USD \$800.10/mo
Fuel (operating) @ USD 3.66	57.47%	USD \$17.12/hr

Revised Date: 3rd quarter 2024

These are the most accurate rates for the selected Revision Date(s). However, due to more frequent online updates, these rates may not match Rental Rate Blue Book® Print. Visit the Cost Recovery Product Guide on our Help page for more information.

The equipment represented in this report has been exclusively prepared for (joshuam@barriere.com)



## Rental Rate Blue Book®

August 25, 2020

### Miscellaneous 4X4 3/4 383 CREW GAS

On-Highway Light Duty Trucks

Size Class:

**300 HP & Over**

Weight:

**N/A**



### Configuration for 4X4 3/4 383 CREW GAS

Axle Configuration	<b>4X4</b>	Cab Type	<b>Crew</b>
Horsepower	<b>383 hp</b>	Power Mode	<b>Gasoline</b>
Ton Rating	<b>3/4</b>		

### Blue Book Rates

\*\* FHWA Rate is equal to the monthly ownership cost divided by 176 plus the hourly estimated operating cost.

	Ownership Costs				Estimated Operating Costs Hourly	FHWA Rate** Hourly
	Monthly	Weekly	Daily	Hourly		
Published Rates	USD \$1,205.00	USD \$340.00	USD \$85.00	USD \$13.00	USD \$20.35	USD \$27.20
<b>Adjustments</b>						
Region ( Louisiana: 95.9%)	(USD \$49.40)	(USD \$13.94)	(USD \$3.48)	(USD \$0.53)		
Model Year (2020: 100%)	-	-	-	-		
Adjusted Hourly Ownership Cost (100%)	-	-	-	-		
Hourly Operating Cost (100%)					-	
<b>Total:</b>	<b>USD \$1,155.59</b>	<b>USD \$326.06</b>	<b>USD \$81.51</b>	<b>USD \$12.47</b>	<b>USD \$20.35</b>	<b>USD \$26.92</b>

### Non-Active Use Rates

	<b>Hourly</b>
Standby Rate	USD \$4.66
Idling Rate	USD \$22.36

### Rate Element Allocation

Element	Percentage	Value
Depreciation (ownership)	56%	USD \$674.80/mo
Overhaul (ownership)	29%	USD \$349.45/mo
CFC (ownership)	3%	USD \$36.15/mo
Indirect (ownership)	12%	USD \$144.60/mo
Fuel (operating) @ USD 2.17	78%	USD \$15.79/hr

Revised Date: 2nd half 2020

These are the most accurate rates for the selected Revision Date(s). However, due to more frequent online updates, these rates may not match Rental Rate Blue Book Print. Visit the Cost Recovery Product Guide on our Help page for more information.

The equipment represented in this report has been exclusively prepared for HEATH WAHDEN  
(heathw@barriere.com)



Northshore Asphalt Group  
407 CC Road  
Franklinton, LA 70438  
Phone: 985-795-8239  
Fax: 985-795-3396

**ASPHALT INVOICE:**

**To:** Ty Loyd  
**Invoice No.:** 220152.000  
**Project:** City of Mandeville - 2022 Asphalt Maintenance

Material	Quantity	Unit	Unit Price	Total Price
NSA-Level 1 Base 1" Rap 35% PG 58-28 [M0547]	18.18	TN	\$76.57	\$1,392.04
TAX @ 10%				\$1,531.25
<b>TOTAL DUE:</b>				<b>\$1,531.25</b>

**Date:** 1/22/2025



1/14/2025

Mr. Buster Lyons  
Project Engineer, Digital Engineering

Via Email

**2022 City of Mandeville Task Order  
4  
Change Order Request  
BCC #: 220152.000**

Dear Mr. Buster,

This change order is to request the new unit price for the below item.

- Full Depth Asphalt Pavement Patch (Multi-Use-Path) (6") = \$175.00 a SY

Thank you and feel free to contact me at the number listed below.

Sincerely,  
**BARRIERE CONSTRUCTION CO. L.L.C.**

Ty Loyd  
Project Manager/Estimator

A handwritten signature in blue ink that reads 'TyLoyd'.

Northshore Asphalt Group  
C- 985-590-7573





**Rental Rate Blue Book®**
**Bobcat T770**  
 Compact Track Loaders

 Size Class:  
**3201 lbs & Over**  
 Weight:  
**10327 lbs**
**Configuration for T770**

Horsepower	<b>92.0 hp</b>	Operator Protection	<b>ROPS</b>
Power Mode	<b>Diesel</b>		

**Blue Book Rates**

\*\* FHWA Rate is equal to the monthly ownership cost divided by 176 plus the hourly estimated operating cost.

	Ownership Costs				Estimated Operating Costs Hourly	FHWA Rate** Hourly
	Monthly	Weekly	Daily	Hourly		
Published Rates	USD \$9,370.00	USD \$2,625.00	USD \$655.00	USD \$98.00	USD \$33.18	USD \$86.42
<b>Adjustments</b>						
Region ( Louisiana: 94.1%)	(USD \$552.83)	(USD \$154.88)	(USD \$38.65)	(USD \$5.78)		
Model Year (2024: 100%)	-	-	-	-		
Adjusted Hourly Ownership Cost (100%)	-	-	-	-		
Hourly Operating Cost (100%)					-	
<b>Total:</b>	<b>USD \$8,817.17</b>	<b>USD \$2,470.13</b>	<b>USD \$616.35</b>	<b>USD \$92.22</b>	<b>USD \$33.18</b>	<b>USD \$83.28</b>

**Non-Active Use Rates**

	<b>Hourly</b>
Standby Rate	USD \$22.61
Idling Rate	USD \$62.53

**Rate Element Allocation**

Element	Percentage	Value
Depreciation (ownership)	21.22%	USD \$1,988.41/mo
Overhaul (ownership)	54.87%	USD \$5,141.37/mo
CFC (ownership)	10.74%	USD \$1,006.01/mo
Indirect (ownership)	13.17%	USD \$1,234.21/mo
Fuel (operating) @ USD 3.65	37.46%	USD \$12.43/hr

Revised Date: 4th quarter 2024

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The equipment represented in this report has been exclusively prepared for (joshuam@barriere.com)

**Rental Rate Blue Book®**
**Broce RJ-350**  
 Self Propelled Pavement Brooms

Size Class:

**All**

Weight:

**N/A**

**Configuration for RJ-350**

 Horsepower **80.0** Power Mode **Diesel**
**Blue Book Rates**

\*\* FHWA Rate is equal to the monthly ownership cost divided by 176 plus the hourly estimated operating cost.

	Ownership Costs				Estimated Operating Costs Hourly	FHWA Rate** Hourly
	Monthly	Weekly	Daily	Hourly		
Published Rates	USD \$10,315.00	USD \$2,890.00	USD \$725.00	USD \$110.00	USD \$42.93	USD \$101.54
<b>Adjustments</b>						
Region ( Louisiana: 93.9%)	(USD \$629.22)	(USD \$176.29)	(USD \$44.22)	(USD \$6.71)		
Model Year (2024: 100%)	-	-	-	-		
Adjusted Hourly Ownership Cost (100%)	-	-	-	-		
Hourly Operating Cost (100%)					-	
<b>Total:</b>	<b>USD \$9,685.79</b>	<b>USD \$2,713.71</b>	<b>USD \$680.78</b>	<b>USD \$103.29</b>	<b>USD \$42.93</b>	<b>USD \$97.96</b>

**Non-Active Use Rates**

	Hourly
Standby Rate	USD \$21.23
Idling Rate	USD \$65.84

**Rate Element Allocation**

Element	Percentage	Value
Depreciation (ownership)	18.34%	USD \$1,891.77/mo
Overhaul (ownership)	61.42%	USD \$6,335.65/mo
CFC (ownership)	9.76%	USD \$1,006.35/mo
Indirect (ownership)	10.48%	USD \$1,081.23/mo
Fuel (operating) @ USD 3.65	25.18%	USD \$10.81/hr

Revised Date: 4th quarter 2024

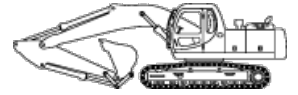
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**Rental Rate Blue Book®**

October 30, 2024

**Caterpillar 325F L (disc. 2019)**  
 Crawler Mounted Hydraulic Excavators

 Size Class:  
**24.5 - 28.4 mt**  
 Weight:  
 N/A

**Configuration for 325F L (disc. 2019)**

Horsepower	<b>161.0 hp</b>	Operating Weight	<b>57100 lbs</b>
Power Mode	<b>Diesel</b>		

**Blue Book Rates**

\*\* FHWA Rate is equal to the monthly ownership cost divided by 176 plus the hourly estimated operating cost.

	Ownership Costs				Estimated Operating Costs Hourly	FHWA Rate** Hourly
	Monthly	Weekly	Daily	Hourly		
Published Rates	USD \$11,920.00	USD \$3,340.00	USD \$835.00	USD \$125.00	USD \$40.06	USD \$107.79
<b>Adjustments</b>						
Region ( Louisiana: 93.9%)	(USD \$727.12)	(USD \$203.74)	(USD \$50.94)	(USD \$7.63)		
Model Year (2019: 100%)	-	-	-	-		
Adjusted Hourly Ownership Cost (100%)	-	-	-	-		
Hourly Operating Cost (100%)					-	
<b>Total:</b>	<b>USD \$11,192.88</b>	<b>USD \$3,136.26</b>	<b>USD \$784.07</b>	<b>USD \$117.38</b>	<b>USD \$40.06</b>	<b>USD \$103.66</b>

**Non-Active Use Rates**

Standby Rate	Hourly	USD \$37.33
Idling Rate	Hourly	USD \$74.77

**Rate Element Allocation**

Element	Percentage	Value
Depreciation (ownership)	31.51%	USD \$3,755.70/mo
Overhaul (ownership)	41.31%	USD \$4,923.64/mo
CFC (ownership)	16.96%	USD \$2,021.50/mo
Indirect (ownership)	10.23%	USD \$1,219.15/mo
Fuel (operating) @ USD 3.65	27.88%	USD \$11.17/hr

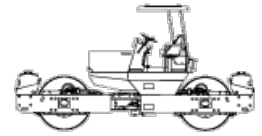
Revised Date: 4th quarter 2024

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The equipment represented in this report has been exclusively prepared for (joshuam@barriere.com)

## Custom Cost Evaluator

**Caterpillar CB54B (disc. 2017)**  
 Tandem Vibratory Compactors

 Size Class:  
**7.5 - 11.4 mt**  
 Weight:  
 N/A


### Configuration for CB54B (disc. 2017)

Drum Width	<b>67.0 in</b>	Horsepower	<b>133.2 hp</b>
Power Mode	<b>Diesel</b>		

### Hourly Ownership Costs

	Standard Value	User Adjusted Value	Variance
Depreciation	USD \$36.47/hr	-	-
Cost of Facilities Capital (CFC)	USD \$18.15/hr	-	-
Overhead	USD \$14.07/hr	-	-
Overhaul Labor	USD \$18.89/hr	-	-
Overhaul Parts	USD \$52.54/hr	-	-
<b>Total Hourly Ownership Cost:</b>	<b>USD \$140.13/hr</b>	-	-
<b>User Defined Adjustments:</b>			

### Hourly Operating Costs

	Standard Value	User Adjusted Value	Variance
Field Labor	USD \$14.69/hr	-	-
Field Parts	USD \$40.28/hr	-	-
Ground Engaging Component (GEC)	USD \$0.00/hr	-	-
Tire	USD \$0.00/hr	-	-
Electrical/Fuel	USD \$12.61/hr	-	-
Lube	USD \$4.49/hr	-	-
<b>Total Operating Ownership Cost:</b>	<b>USD \$72.08/hr</b>	-	-
<b>User Defined Adjustments:</b>			

### Total

	Standard Value	User Adjusted Value	Variance
Hourly Ownership Costs	USD \$140.13/hr	-	-
Hourly Operating Costs	USD \$72.08/hr	-	-
<b>Total Hourly Cost</b>	<b>USD \$212.20</b>	-	-

### Non-active use rates

	Standard Value	User Adjusted Value	Variance
Standby	USD \$68.69/hr	-	-
Idle	USD \$152.74/hr	-	-

Revised Date: 2nd quarter 2024

The equipment represented in this report has been exclusively prepared for Joshua Munna (joshuam@barriere.com)

**Rental Rate Blue Book®**

September 26, 2024

**Ford F450SD XLT 4X4 DIESEL (disc. 2018)**  
 Crew Cab Pickups

 Size Class:  
**3**  
 Weight:  
 N/A

**Configuration for F450SD XLT 4X4 DIESEL (disc. 2018)**

Power Mode	<b>Diesel</b>	Wheelbase	<b>176 Inches</b>
Axle Configuration	<b>4x4</b>	Complete / Incomplete	<b>C</b>
Gross Vehicle Weight	<b>14000 Pounds</b>		

**Blue Book Rates**

\*\* FHWA Rate is equal to the monthly ownership cost divided by 176 plus the hourly estimated operating cost.

	Ownership Costs				Estimated Operating Costs Hourly	FHWA Rate** Hourly
	Monthly	Weekly	Daily	Hourly		
Published Rates	USD \$4,445.00	USD \$1,245.00	USD \$310.00	USD \$47.00	USD \$29.79	USD \$55.05
<b>Adjustments</b>						
Region ( Louisiana: 94.4%)	(USD \$248.92)	(USD \$69.72)	(USD \$17.36)	(USD \$2.63)		
Model Year (2018: 100%)	-	-	-	-		
Adjusted Hourly Ownership Cost (100%)	-	-	-	-		
Hourly Operating Cost (100%)					-	
<b>Total:</b>	<b>USD \$4,196.08</b>	<b>USD \$1,175.28</b>	<b>USD \$292.64</b>	<b>USD \$44.37</b>	<b>USD \$29.79</b>	<b>USD \$53.63</b>

**Non-Active Use Rates**

Standby Rate	Hourly	USD \$15.02
Idling Rate	Hourly	USD \$40.96

**Rate Element Allocation**

Element	Percentage	Value
Depreciation (ownership)	31%	USD \$1,377.95/mo
Overhaul (ownership)	37%	USD \$1,644.65/mo
CFC (ownership)	14%	USD \$622.30/mo
Indirect (ownership)	18%	USD \$800.10/mo
Fuel (operating) @ USD 3.66	57.47%	USD \$17.12/hr

Revised Date: 3rd quarter 2024

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**Rental Rate Blue Book®**

August 25, 2020

**Miscellaneous 4X4 3/4 383 CREW GAS**

On-Highway Light Duty Trucks

Size Class:

**300 HP & Over**

Weight:

**N/A**

**Configuration for 4X4 3/4 383 CREW GAS**

Axle Configuration	<b>4X4</b>	Cab Type	<b>Crew</b>
Horsepower	<b>383 hp</b>	Power Mode	<b>Gasoline</b>
Ton Rating	<b>3/4</b>		

**Blue Book Rates**

\*\* FHWA Rate is equal to the monthly ownership cost divided by 176 plus the hourly estimated operating cost.

	Ownership Costs				Estimated Operating Costs Hourly	FHWA Rate** Hourly
	Monthly	Weekly	Daily	Hourly		
Published Rates	USD \$1,205.00	USD \$340.00	USD \$85.00	USD \$13.00	USD \$20.35	USD \$27.20
<b>Adjustments</b>						
Region ( Louisiana: 95.9%)	(USD \$49.40)	(USD \$13.94)	(USD \$3.48)	(USD \$0.53)		
Model Year (2020: 100%)	-	-	-	-		
Adjusted Hourly Ownership Cost (100%)	-	-	-	-		
Hourly Operating Cost (100%)					-	
<b>Total:</b>	<b>USD \$1,155.59</b>	<b>USD \$326.06</b>	<b>USD \$81.51</b>	<b>USD \$12.47</b>	<b>USD \$20.35</b>	<b>USD \$26.92</b>

**Non-Active Use Rates**

	<b>Hourly</b>
Standby Rate	USD \$4.66
Idling Rate	USD \$22.36

**Rate Element Allocation**

Element	Percentage	Value
Depreciation (ownership)	56%	USD \$674.80/mo
Overhaul (ownership)	29%	USD \$349.45/mo
CFC (ownership)	3%	USD \$36.15/mo
Indirect (ownership)	12%	USD \$144.60/mo
Fuel (operating) @ USD 2.17	78%	USD \$15.79/hr

Revised Date: 2nd half 2020

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 The equipment represented in this report has been exclusively prepared for HEATH WAHDEN  
(heathw@barriere.com)



Northshore Asphalt Group  
407 CC Road  
Franklinton, LA 70438  
Phone: 985-795-8239  
Fax: 985-795-3396

**ASPHALT INVOICE:**

**To:** Ty Loyd  
**Invoice No.:** 220152.000  
**Project:** City of Mandeville - 2022 Asphalt Maintenance

Material	Quantity	Unit	Unit Price	Total Price
NSA-Level 1 Base 1" Rap 35% PG 58-28 [M0547]	18.18	TN	\$76.57	\$1,392.04
TAX @ 10%				\$1,531.25
<b>TOTAL DUE:</b>				<b>\$1,531.25</b>

**Date:** 1/22/2025



1/14/2025

Mr. Buster Lyons  
Project Engineer, Digital Engineering

Via Email

**2022 City of Mandeville Task Order  
4  
Change Order Request  
BCC #: 220152.000**

Dear Mr. Buster,

This change order is to request the new unit price for the below item.

- Asphalt Wearing Course (Multi Use Path) = \$200.00 a Ton

Thank you and feel free to contact me at the number listed below.

Sincerely,  
**BARRIERE CONSTRUCTION CO. L.L.C.**

Ty Loyd  
Project Manager/Estimator

A handwritten signature in blue ink that reads 'TyLoyd'.

Northshore Asphalt Group  
C- 985-590-7573





**Rental Rate Blue Book®**

October 7, 2024

**Bobcat T770**  
 Compact Track Loaders

 Size Class:  
**3201 lbs & Over**  
 Weight:  
**10327 lbs**
**Configuration for T770**

Horsepower	<b>92.0 hp</b>	Operator Protection	<b>ROPS</b>
Power Mode	<b>Diesel</b>		

**Blue Book Rates**

\*\* FHWA Rate is equal to the monthly ownership cost divided by 176 plus the hourly estimated operating cost.

	Ownership Costs				Estimated Operating Costs Hourly	FHWA Rate** Hourly
	Monthly	Weekly	Daily	Hourly		
Published Rates	USD \$9,370.00	USD \$2,625.00	USD \$655.00	USD \$98.00	USD \$33.18	USD \$86.42
<b>Adjustments</b>						
Region ( Louisiana: 94.1%)	(USD \$552.83)	(USD \$154.88)	(USD \$38.65)	(USD \$5.78)		
Model Year (2024: 100%)	-	-	-	-		
Adjusted Hourly Ownership Cost (100%)	-	-	-	-		
Hourly Operating Cost (100%)					-	
<b>Total:</b>	<b>USD \$8,817.17</b>	<b>USD \$2,470.13</b>	<b>USD \$616.35</b>	<b>USD \$92.22</b>	<b>USD \$33.18</b>	<b>USD \$83.28</b>

**Non-Active Use Rates**

	Hourly
Standby Rate	USD \$22.61
Idling Rate	USD \$62.53

**Rate Element Allocation**

Element	Percentage	Value
Depreciation (ownership)	21.22%	USD \$1,988.41/mo
Overhaul (ownership)	54.87%	USD \$5,141.37/mo
CFC (ownership)	10.74%	USD \$1,006.01/mo
Indirect (ownership)	13.17%	USD \$1,234.21/mo
Fuel (operating) @ USD 3.65	37.46%	USD \$12.43/hr

Revised Date: 4th quarter 2024

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The equipment represented in this report has been exclusively prepared for (joshuam@barriere.com)

**Rental Rate Blue Book®**
**Broce RJ-350**  
 Self Propelled Pavement Brooms

Size Class:

**All**

Weight:

**N/A**

**Configuration for RJ-350**

 Horsepower **80.0** Power Mode **Diesel**
**Blue Book Rates**

\*\* FHWA Rate is equal to the monthly ownership cost divided by 176 plus the hourly estimated operating cost.

	Ownership Costs				Estimated Operating Costs Hourly	FHWA Rate** Hourly
	Monthly	Weekly	Daily	Hourly		
Published Rates	USD \$10,315.00	USD \$2,890.00	USD \$725.00	USD \$110.00	USD \$42.93	USD \$101.54
<b>Adjustments</b>						
Region ( Louisiana: 93.9%)	(USD \$629.22)	(USD \$176.29)	(USD \$44.22)	(USD \$6.71)		
Model Year (2024: 100%)	-	-	-	-		
Adjusted Hourly Ownership Cost (100%)	-	-	-	-		
Hourly Operating Cost (100%)					-	
<b>Total:</b>	<b>USD \$9,685.79</b>	<b>USD \$2,713.71</b>	<b>USD \$680.78</b>	<b>USD \$103.29</b>	<b>USD \$42.93</b>	<b>USD \$97.96</b>

**Non-Active Use Rates**

	Hourly
Standby Rate	USD \$21.23
Idling Rate	USD \$65.84

**Rate Element Allocation**

Element	Percentage	Value
Depreciation (ownership)	18.34%	USD \$1,891.77/mo
Overhaul (ownership)	61.42%	USD \$6,335.65/mo
CFC (ownership)	9.76%	USD \$1,006.35/mo
Indirect (ownership)	10.48%	USD \$1,081.23/mo
Fuel (operating) @ USD 3.65	25.18%	USD \$10.81/hr

Revised Date: 4th quarter 2024

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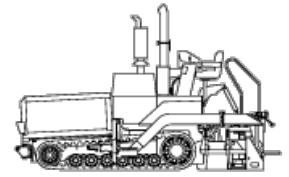


**Rental Rate Blue Book®**

October 30, 2024

**Caterpillar AP1055F**

Crawler Mounted Asphalt Pavers

 Size Class:  
**35,000 lbs & Over**  
 Weight:  
 N/A

**Configuration for AP1055F**

 Horsepower **225.0 hp**
**Blue Book Rates**

\*\* FHWA Rate is equal to the monthly ownership cost divided by 176 plus the hourly estimated operating cost.

	Ownership Costs				Estimated Operating Costs Hourly	FHWA Rate** Hourly
	Monthly	Weekly	Daily	Hourly		
Published Rates	USD \$22,760.00	USD \$6,375.00	USD \$1,595.00	USD \$240.00	USD \$65.93	USD \$195.25
<b>Adjustments</b>						
Region ( Louisiana: 93.8%)	(USD \$1,411.12)	(USD \$395.25)	(USD \$98.89)	(USD \$14.88)		
Model Year (2024: 100%)	-	-	-	-		
Adjusted Hourly Ownership Cost (100%)	-	-	-	-		
Hourly Operating Cost (100%)					-	
<b>Total:</b>	<b>USD \$21,348.88</b>	<b>USD \$5,979.75</b>	<b>USD \$1,496.11</b>	<b>USD \$225.12</b>	<b>USD \$65.93</b>	<b>USD \$187.23</b>

**Non-Active Use Rates**

	Hourly
Standby Rate	USD \$60.16
Idling Rate	USD \$154.98

**Rate Element Allocation**

Element	Percentage	Value
Depreciation (ownership)	31.19%	USD \$7,099.42/mo
Overhaul (ownership)	50.4%	USD \$11,471.13/mo
CFC (ownership)	9.76%	USD \$2,222.49/mo
Indirect (ownership)	8.64%	USD \$1,966.97/mo
Fuel (operating) @ USD 3.65	51.08%	USD \$33.68/hr

Revised Date: 4th quarter 2024

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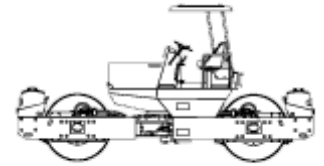
**Rental Rate Blue Book®**
**Caterpillar CB-34B**

Tandem Vibratory Compactors

Size Class:

**3.0 - 4.9 MTons**

Weight:

**N/A**

**Configuration for CB-34B**

Drum Width	<b>51.0 in</b>	Horsepower	<b>48.8 hp</b>
Power Mode	<b>Diesel</b>		

**Blue Book Rates**

\*\* FHWA Rate is equal to the monthly ownership cost divided by 176 plus the hourly estimated operating cost.

	Ownership Costs				Estimated Operating Costs Hourly	FHWA Rate** Hourly
	Monthly	Weekly	Daily	Hourly		
Published Rates	USD \$6,015.00	USD \$1,685.00	USD \$420.00	USD \$63.00	USD \$20.13	USD \$54.31
<b>Adjustments</b>						
Region ( Louisiana: 87.4%)	(USD \$757.89)	(USD \$212.31)	(USD \$52.92)	(USD \$7.94)		
Model Year (2021: 100%)	-	-	-	-		
Adjusted Hourly Ownership Cost (100%)	-	-	-	-		
Hourly Operating Cost (100%)					-	
<b>Total:</b>	<b>USD \$5,257.11</b>	<b>USD \$1,472.69</b>	<b>USD \$367.08</b>	<b>USD \$55.06</b>	<b>USD \$20.13</b>	<b>USD \$50.00</b>

**Non-Active Use Rates**

	<b>Hourly</b>
Standby Rate	USD \$12.25
Idling Rate	USD \$33.74

**Rate Element Allocation**

Element	Percentage	Value
Depreciation (ownership)	28%	USD \$1,684.20/mo
Overhaul (ownership)	59%	USD \$3,548.85/mo
CFC (ownership)	2%	USD \$120.30/mo
Indirect (ownership)	11%	USD \$661.65/mo
Fuel (operating) @ USD 3.37	19%	USD \$3.87/hr

Revised Date: 4th quarter 2021

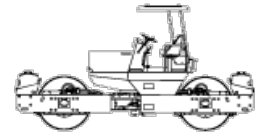
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 The equipment represented in this report has been exclusively prepared for HEATH WAHDEN  
 (joshuam@barriere.com)

## Custom Cost Evaluator

**Caterpillar CB54B (disc. 2017)**  
Tandem Vibratory Compactors

Size Class:  
**7.5 - 11.4 mt**  
Weight:  
N/A



### Configuration for CB54B (disc. 2017)

Drum Width **67.0 in** Horsepower **133.2 hp**  
Power Mode **Diesel**

### Hourly Ownership Costs

	Standard Value	User Adjusted Value	Variance
Depreciation	USD \$36.47/hr	-	-
Cost of Facilities Capital (CFC)	USD \$18.15/hr	-	-
Overhead	USD \$14.07/hr	-	-
Overhaul Labor	USD \$18.89/hr	-	-
Overhaul Parts	USD \$52.54/hr	-	-
<b>Total Hourly Ownership Cost:</b>	<b>USD \$140.13/hr</b>	-	-
<b>User Defined Adjustments:</b>			

### Hourly Operating Costs

	Standard Value	User Adjusted Value	Variance
Field Labor	USD \$14.69/hr	-	-
Field Parts	USD \$40.28/hr	-	-
Ground Engaging Component (GEC)	USD \$0.00/hr	-	-
Tire	USD \$0.00/hr	-	-
Electrical/Fuel	USD \$12.61/hr	-	-
Lube	USD \$4.49/hr	-	-
<b>Total Operating Ownership Cost:</b>	<b>USD \$72.08/hr</b>	-	-
<b>User Defined Adjustments:</b>			

### Total

	Standard Value	User Adjusted Value	Variance
Hourly Ownership Costs	USD \$140.13/hr	-	-
Hourly Operating Costs	USD \$72.08/hr	-	-
<b>Total Hourly Cost</b>	<b>USD \$212.20</b>	-	-

### Non-active use rates

	Standard Value	User Adjusted Value	Variance
Standby	USD \$68.69/hr	-	-
Idle	USD \$152.74/hr	-	-

Revised Date: 2nd quarter 2024

The equipment represented in this report has been exclusively prepared for Joshua Munna (joshuam@barriere.com)

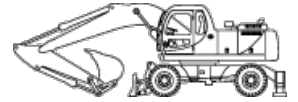


**Rental Rate Blue Book®**

January 5, 2024

**Caterpillar M323F (disc. 2021)**

Wheel Mounted Hydraulic Excavators


 Size Class:  
**20.5 mt & Over**  
 Weight:  
**N/A**
**Configuration for M323F (disc. 2021)**

Bucket Capacity	<b>1.1 cu yd</b>	Horsepower	<b>150.1 hp</b>
Operating Weight	<b>52690.5 lbs</b>	Power Mode	<b>Diesel</b>

**Blue Book Rates**

\*\* FHWA Rate is equal to the monthly ownership cost divided by 176 plus the hourly estimated operating cost.

	Ownership Costs			Hourly	Estimated Operating Costs Hourly	FHWA Rate** Hourly
	Monthly	Weekly	Daily			
Published Rates	USD \$22,585.00	USD \$6,325.00	USD \$1,580.00	USD \$240.00	USD \$56.86	USD \$185.18
<b>Adjustments</b>						
Region ( Louisiana: 93.9%)	(USD \$1,377.69)	(USD \$385.83)	(USD \$96.38)	(USD \$14.64)		
Model Year (2021: 100%)	-	-	-	-		
Adjusted Hourly Ownership Cost (100%)	-	-	-	-		
Hourly Operating Cost (100%)						
<b>Total:</b>	<b>USD \$21,207.31</b>	<b>USD \$5,939.17</b>	<b>USD \$1,483.62</b>	<b>USD \$225.36</b>	<b>USD \$56.86</b>	<b>USD \$177.36</b>

**Non-Active Use Rates**

Standby Rate	Hourly	USD \$66.27
Idling Rate	Hourly	USD \$134.11

**Rate Element Allocation**

Element	Percentage	Value
Depreciation (ownership)	28%	USD \$6,323.80/mo
Overhaul (ownership)	45%	USD \$10,163.25/mo
CFC (ownership)	16%	USD \$3,613.60/mo
Indirect (ownership)	11%	USD \$2,484.35/mo
Fuel (operating) @ USD 4.15	23.94%	USD \$13.61/hr

Revised Date: 1st quarter 2024

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**Rental Rate Blue Book®**
**Etnyre BT (2000)**  
 Asphalt Distributors For Truck Mounting

 Size Class:  
**To 2,000 gal**  
 Weight:  
**8700 lbs**

**Configuration for BT (2000)**

 Power Mode **Gasoline**
**Blue Book Rates**

\*\* FHWA Rate is equal to the monthly ownership cost divided by 176 plus the hourly estimated operating cost.

	Ownership Costs				Estimated Operating Costs Hourly	FHWA Rate** Hourly
	Monthly	Weekly	Daily	Hourly		
Published Rates	USD \$4,425.00	USD \$1,240.00	USD \$310.00	USD \$47.00	USD \$34.50	USD \$59.64
<b>Adjustments</b>						
Region ( Louisiana: 93.7%)	(USD \$278.77)	(USD \$78.12)	(USD \$19.53)	(USD \$2.96)		
Model Year (2024: 100%)	-	-	-	-		
Adjusted Hourly Ownership Cost (100%)	-	-	-	-		
Hourly Operating Cost (100%)					-	
<b>Total:</b>	<b>USD \$4,146.23</b>	<b>USD \$1,161.88</b>	<b>USD \$290.47</b>	<b>USD \$44.04</b>	<b>USD \$34.50</b>	<b>USD \$58.06</b>

**Non-Active Use Rates**

	Hourly
Standby Rate	USD \$13.24
Idling Rate	USD \$42.62

**Rate Element Allocation**

Element	Percentage	Value
Depreciation (ownership)	42.07%	USD \$1,861.63/mo
Overhaul (ownership)	43.79%	USD \$1,937.66/mo
CFC (ownership)	7.19%	USD \$318.37/mo
Indirect (ownership)	6.95%	USD \$307.34/mo
Fuel (operating) @ USD 3.31	55.25%	USD \$19.06/hr

Revised Date: 4th quarter 2024

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The equipment represented in this report has been exclusively prepared for (joshuam@barriere.com)

**Rental Rate Blue Book®**

September 26, 2024

**Ford F450SD XLT 4X4 DIESEL (disc. 2018)**  
 Crew Cab Pickups

 Size Class:  
**3**  
 Weight:  
 N/A

**Configuration for F450SD XLT 4X4 DIESEL (disc. 2018)**

Power Mode	<b>Diesel</b>	Wheelbase	<b>176 Inches</b>
Axle Configuration	<b>4x4</b>	Complete / Incomplete	<b>C</b>
Gross Vehicle Weight	<b>14000 Pounds</b>		

**Blue Book Rates**

\*\* FHWA Rate is equal to the monthly ownership cost divided by 176 plus the hourly estimated operating cost.

	Ownership Costs				Estimated Operating Costs Hourly	FHWA Rate** Hourly
	Monthly	Weekly	Daily	Hourly		
Published Rates	USD \$4,445.00	USD \$1,245.00	USD \$310.00	USD \$47.00	USD \$29.79	USD \$55.05
<b>Adjustments</b>						
Region ( Louisiana: 94.4%)	(USD \$248.92)	(USD \$69.72)	(USD \$17.36)	(USD \$2.63)		
Model Year (2018: 100%)	-	-	-	-		
Adjusted Hourly Ownership Cost (100%)	-	-	-	-		
Hourly Operating Cost (100%)					-	
<b>Total:</b>	<b>USD \$4,196.08</b>	<b>USD \$1,175.28</b>	<b>USD \$292.64</b>	<b>USD \$44.37</b>	<b>USD \$29.79</b>	<b>USD \$53.63</b>

**Non-Active Use Rates**

Standby Rate	Hourly	USD \$15.02
Idling Rate	Hourly	USD \$40.96

**Rate Element Allocation**

Element	Percentage	Value
Depreciation (ownership)	31%	USD \$1,377.95/mo
Overhaul (ownership)	37%	USD \$1,644.65/mo
CFC (ownership)	14%	USD \$622.30/mo
Indirect (ownership)	18%	USD \$800.10/mo
Fuel (operating) @ USD 3.66	57.47%	USD \$17.12/hr

Revised Date: 3rd quarter 2024

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The equipment represented in this report has been exclusively prepared for (joshuam@barriere.com)



**Rental Rate Blue Book®**

August 25, 2020

**Miscellaneous 4X4 3/4 383 CREW GAS**

On-Highway Light Duty Trucks

Size Class:

**300 HP & Over**

Weight:

**N/A**

**Configuration for 4X4 3/4 383 CREW GAS**

Axle Configuration	<b>4X4</b>	Cab Type	<b>Crew</b>
Horsepower	<b>383 hp</b>	Power Mode	<b>Gasoline</b>
Ton Rating	<b>3/4</b>		

**Blue Book Rates**

\*\* FHWA Rate is equal to the monthly ownership cost divided by 176 plus the hourly estimated operating cost.

	Ownership Costs				Estimated Operating Costs Hourly	FHWA Rate** Hourly
	Monthly	Weekly	Daily	Hourly		
Published Rates	USD \$1,205.00	USD \$340.00	USD \$85.00	USD \$13.00	USD \$20.35	USD \$27.20
<b>Adjustments</b>						
Region ( Louisiana: 95.9%)	(USD \$49.40)	(USD \$13.94)	(USD \$3.48)	(USD \$0.53)		
Model Year (2020: 100%)	-	-	-	-		
Adjusted Hourly Ownership Cost (100%)	-	-	-	-		
Hourly Operating Cost (100%)					-	
<b>Total:</b>	<b>USD \$1,155.59</b>	<b>USD \$326.06</b>	<b>USD \$81.51</b>	<b>USD \$12.47</b>	<b>USD \$20.35</b>	<b>USD \$26.92</b>

**Non-Active Use Rates**

	<b>Hourly</b>
Standby Rate	USD \$4.66
Idling Rate	USD \$22.36

**Rate Element Allocation**

Element	Percentage	Value
Depreciation (ownership)	56%	USD \$674.80/mo
Overhaul (ownership)	29%	USD \$349.45/mo
CFC (ownership)	3%	USD \$36.15/mo
Indirect (ownership)	12%	USD \$144.60/mo
Fuel (operating) @ USD 2.17	78%	USD \$15.79/hr

Revised Date: 2nd half 2020

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 The equipment represented in this report has been exclusively prepared for HEATH WAHDEN  
(heathw@barriere.com)

**Rental Rate Blue Book®**

October 30, 2024

**Roadtec SB2500E (disc. 2018)**

Asphalt Pick-Up Machines

Size Class:

**All**

Weight:

**N/A**

**Configuration for SB2500E (disc. 2018)**

Conveyor Width	<b>29 in</b>	Discharge Height	<b>12.0 ft</b>
Horsepower	<b>300.0 hp</b>	Power Mode	<b>Diesel</b>

**Blue Book Rates**

\*\* FHWA Rate is equal to the monthly ownership cost divided by 176 plus the hourly estimated operating cost.

	Ownership Costs				Estimated Operating Costs	FHWA Rate**
	Monthly	Weekly	Daily	Hourly	Hourly	Hourly
Published Rates	USD \$45,125.00	USD \$12,635.00	USD \$3,160.00	USD \$475.00	USD \$109.27	USD \$365.66
<b>Adjustments</b>						
Region ( Louisiana: 95.7%)	(USD \$1,940.38)	(USD \$543.30)	(USD \$135.88)	(USD \$20.42)		
Model Year (2018: 100%)	-	-	-	-		
Adjusted Hourly Ownership Cost (100%)	-	-	-	-		
Hourly Operating Cost (100%)					-	
<b>Total:</b>	<b>USD \$43,184.63</b>	<b>USD \$12,091.70</b>	<b>USD \$3,024.12</b>	<b>USD \$454.58</b>	<b>USD \$109.27</b>	<b>USD \$354.64</b>

**Non-Active Use Rates**

Standby Rate	Hourly	USD \$125.81
Idling Rate	Hourly	USD \$271.00

**Rate Element Allocation**

Element	Percentage	Value
Depreciation (ownership)	29.27%	USD \$13,207.65/mo
Overhaul (ownership)	48.72%	USD \$21,986.78/mo
CFC (ownership)	10.69%	USD \$4,822.94/mo
Indirect (ownership)	11.32%	USD \$5,107.64/mo
Fuel (operating) @ USD 3.65	23.46%	USD \$25.63/hr

Revised Date: 4th quarter 2024

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The equipment represented in this report has been exclusively prepared for (joshuam@barriere.com)



Northshore Asphalt Group  
407 CC Road  
Franklinton, LA 70438  
Phone: 985-795-8239  
Fax: 985-795-3396

**ASPHALT INVOICE:**

**To:** Ty Loyd  
**Invoice No.:** 220152.000  
**Project:** City of Mandeville - 2022 Asphalt Maintenance

Material	Quantity	Unit	Unit Price	Total Price
NSA-Level 1 Wearing 1/2" Rap 20% PG 70-22 [M0551]	342.00	TN	\$90.52	\$30,957.84
TAX @ 10%				\$34,053.62
<b>TOTAL DUE:</b>				<b>\$34,053.62</b>

Date: 1/22/2025





1/14/2025

Mr. Buster Lyons  
Project Engineer, Digital Engineering

Via Email

**2022 City of Mandeville Task Order  
4  
Change Order Request  
BCC #: 220152.000**

Dear Mr. Buster,

This change order is to request the new unit price for the below item.

- Cold Milling Exist Asphalt (Multi-Use Path) (2" Depth) = \$8.30 a SY

Thank you and feel free to contact me at the number listed below.

Sincerely,  
**BARRIERE CONSTRUCTION CO. L.L.C.**

Ty Loyd  
Project Manager/Estimator

A handwritten signature in blue ink that reads 'Ty Loyd'.

Northshore Asphalt Group  
C- 985-590-7573



**Rental Rate Blue Book®**

October 7, 2024

**Bobcat T770**  
 Compact Track Loaders

 Size Class:  
**3201 lbs & Over**  
 Weight:  
**10327 lbs**

**Configuration for T770**

Horsepower	<b>92.0 hp</b>	Operator Protection	<b>ROPS</b>
Power Mode	<b>Diesel</b>		

**Blue Book Rates**

\*\* FHWA Rate is equal to the monthly ownership cost divided by 176 plus the hourly estimated operating cost.

	Ownership Costs				Estimated Operating Costs Hourly	FHWA Rate** Hourly
	Monthly	Weekly	Daily	Hourly		
Published Rates	USD \$9,370.00	USD \$2,625.00	USD \$655.00	USD \$98.00	USD \$33.18	USD \$86.42
<b>Adjustments</b>						
Region ( Louisiana: 94.1%)	(USD \$552.83)	(USD \$154.88)	(USD \$38.65)	(USD \$5.78)		
Model Year (2024: 100%)	-	-	-	-		
Adjusted Hourly Ownership Cost (100%)	-	-	-	-		
Hourly Operating Cost (100%)					-	
<b>Total:</b>	<b>USD \$8,817.17</b>	<b>USD \$2,470.13</b>	<b>USD \$616.35</b>	<b>USD \$92.22</b>	<b>USD \$33.18</b>	<b>USD \$83.28</b>

**Non-Active Use Rates**

	<b>Hourly</b>
Standby Rate	USD \$22.61
Idling Rate	USD \$62.53

**Rate Element Allocation**

Element	Percentage	Value
Depreciation (ownership)	21.22%	USD \$1,988.41/mo
Overhaul (ownership)	54.87%	USD \$5,141.37/mo
CFC (ownership)	10.74%	USD \$1,006.01/mo
Indirect (ownership)	13.17%	USD \$1,234.21/mo
Fuel (operating) @ USD 3.65	37.46%	USD \$12.43/hr

Revised Date: 4th quarter 2024

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The equipment represented in this report has been exclusively prepared for (joshuam@barriere.com)



**Rental Rate Blue Book®**
**Broce RJ-350**  
 Self Propelled Pavement Brooms

Size Class:

**All**

Weight:

**N/A**

**Configuration for RJ-350**

 Horsepower **80.0** Power Mode **Diesel**
**Blue Book Rates**

\*\* FHWA Rate is equal to the monthly ownership cost divided by 176 plus the hourly estimated operating cost.

	Ownership Costs				Estimated Operating Costs Hourly	FHWA Rate** Hourly
	Monthly	Weekly	Daily	Hourly		
Published Rates	USD \$10,315.00	USD \$2,890.00	USD \$725.00	USD \$110.00	USD \$42.93	USD \$101.54
<b>Adjustments</b>						
Region ( Louisiana: 93.9%)	(USD \$629.22)	(USD \$176.29)	(USD \$44.22)	(USD \$6.71)		
Model Year (2024: 100%)	-	-	-	-		
Adjusted Hourly Ownership Cost (100%)	-	-	-	-		
Hourly Operating Cost (100%)					-	
<b>Total:</b>	<b>USD \$9,685.79</b>	<b>USD \$2,713.71</b>	<b>USD \$680.78</b>	<b>USD \$103.29</b>	<b>USD \$42.93</b>	<b>USD \$97.96</b>

**Non-Active Use Rates**

	Hourly
Standby Rate	USD \$21.23
Idling Rate	USD \$65.84

**Rate Element Allocation**

Element	Percentage	Value
Depreciation (ownership)	18.34%	USD \$1,891.77/mo
Overhaul (ownership)	61.42%	USD \$6,335.65/mo
CFC (ownership)	9.76%	USD \$1,006.35/mo
Indirect (ownership)	10.48%	USD \$1,081.23/mo
Fuel (operating) @ USD 3.65	25.18%	USD \$10.81/hr

Revised Date: 4th quarter 2024

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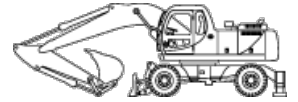
The equipment represented in this report has been exclusively prepared for (joshuam@barriere.com)

**Rental Rate Blue Book®**

January 5, 2024

**Caterpillar M323F (disc. 2021)**

Wheel Mounted Hydraulic Excavators


 Size Class:  
**20.5 mt & Over**  
 Weight:  
**N/A**
**Configuration for M323F (disc. 2021)**

Bucket Capacity	<b>1.1 cu yd</b>	Horsepower	<b>150.1 hp</b>
Operating Weight	<b>52690.5 lbs</b>	Power Mode	<b>Diesel</b>

**Blue Book Rates**

\*\* FHWA Rate is equal to the monthly ownership cost divided by 176 plus the hourly estimated operating cost.

	Ownership Costs			Hourly	Estimated Operating Costs	FHWA Rate**
	Monthly	Weekly	Daily		Hourly	Hourly
Published Rates	USD \$22,585.00	USD \$6,325.00	USD \$1,580.00	USD \$240.00	USD \$56.86	USD \$185.18
<b>Adjustments</b>						
Region ( Louisiana: 93.9%)	(USD \$1,377.69)	(USD \$385.83)	(USD \$96.38)	(USD \$14.64)		
Model Year (2021: 100%)	-	-	-	-		
Adjusted Hourly Ownership Cost (100%)	-	-	-	-		
Hourly Operating Cost (100%)						
<b>Total:</b>	<b>USD \$21,207.31</b>	<b>USD \$5,939.17</b>	<b>USD \$1,483.62</b>	<b>USD \$225.36</b>	<b>USD \$56.86</b>	<b>USD \$177.36</b>

**Non-Active Use Rates**

Standby Rate	Hourly	USD \$66.27
Idling Rate		USD \$134.11

**Rate Element Allocation**

Element	Percentage	Value
Depreciation (ownership)	28%	USD \$6,323.80/mo
Overhaul (ownership)	45%	USD \$10,163.25/mo
CFC (ownership)	16%	USD \$3,613.60/mo
Indirect (ownership)	11%	USD \$2,484.35/mo
Fuel (operating) @ USD 4.15	23.94%	USD \$13.61/hr

Revised Date: 1st quarter 2024

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The equipment represented in this report has been exclusively prepared for Joshua Munna (joshuam@barriere.com)

**Rental Rate Blue Book®**

February 28, 2024

**Caterpillar PM820**

Crawler Mounted Pavement Millers

 Size Class:  
**88 in & Over**  
 Weight:  
 N/A

**Configuration for PM820**

Cutting Depth	<b>13 in</b>	Cutting Width	<b>79.1 in</b>
Horsepower	<b>755 hp</b>	Power Mode	<b>Diesel</b>

**Blue Book Rates**

\*\* FHWA Rate is equal to the monthly ownership cost divided by 176 plus the hourly estimated operating cost.

	Ownership Costs				Estimated Operating Costs	FHWA Rate**
	Monthly	Weekly	Daily	Hourly	Hourly	Hourly
Published Rates	USD \$49,070.00	USD \$13,740.00	USD \$3,435.00	USD \$515.00	USD \$332.77	USD \$611.58
<b>Adjustments</b>						
Region ( Louisiana: 92.9%)	(USD \$3,483.97)	(USD \$975.54)	(USD \$243.88)	(USD \$36.56)		
Model Year (2024: 100%)	-	-	-	-		
Adjusted Hourly Ownership Cost (100%)	-	-	-	-		
Hourly Operating Cost (100%)					-	
<b>Total:</b>	<b>USD \$45,586.03</b>	<b>USD \$12,764.46</b>	<b>USD \$3,191.11</b>	<b>USD \$478.43</b>	<b>USD \$332.77</b>	<b>USD \$591.78</b>

**Non-Active Use Rates**

	Hourly
Standby Rate	USD \$155.41
Idling Rate	USD \$421.47

**Rate Element Allocation**

Element	Percentage	Value
Depreciation (ownership)	30%	USD \$14,721.00/mo
Overhaul (ownership)	40%	USD \$19,628.00/mo
CFC (ownership)	14%	USD \$6,869.80/mo
Indirect (ownership)	16%	USD \$7,851.20/mo
Fuel (operating) @ USD 4.15	48.82%	USD \$162.46/hr

Revised Date: 1st quarter 2024

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**Rental Rate Blue Book®**

September 26, 2024

**Ford F450SD XLT 4X4 DIESEL (disc. 2018)**  
 Crew Cab Pickups

 Size Class:  
**3**  
 Weight:  
 N/A

**Configuration for F450SD XLT 4X4 DIESEL (disc. 2018)**

Power Mode	<b>Diesel</b>	Wheelbase	<b>176 Inches</b>
Axle Configuration	<b>4x4</b>	Complete / Incomplete	<b>C</b>
Gross Vehicle Weight	<b>14000 Pounds</b>		

**Blue Book Rates**

\*\* FHWA Rate is equal to the monthly ownership cost divided by 176 plus the hourly estimated operating cost.

	Ownership Costs				Estimated Operating Costs Hourly	FHWA Rate** Hourly
	Monthly	Weekly	Daily	Hourly		
Published Rates	USD \$4,445.00	USD \$1,245.00	USD \$310.00	USD \$47.00	USD \$29.79	USD \$55.05
<b>Adjustments</b>						
Region ( Louisiana: 94.4%)	(USD \$248.92)	(USD \$69.72)	(USD \$17.36)	(USD \$2.63)		
Model Year (2018: 100%)	-	-	-	-		
Adjusted Hourly Ownership Cost (100%)	-	-	-	-		
Hourly Operating Cost (100%)					-	
<b>Total:</b>	<b>USD \$4,196.08</b>	<b>USD \$1,175.28</b>	<b>USD \$292.64</b>	<b>USD \$44.37</b>	<b>USD \$29.79</b>	<b>USD \$53.63</b>

**Non-Active Use Rates**

Standby Rate	Hourly	USD \$15.02
Idling Rate	Hourly	USD \$40.96

**Rate Element Allocation**

Element	Percentage	Value
Depreciation (ownership)	31%	USD \$1,377.95/mo
Overhaul (ownership)	37%	USD \$1,644.65/mo
CFC (ownership)	14%	USD \$622.30/mo
Indirect (ownership)	18%	USD \$800.10/mo
Fuel (operating) @ USD 3.66	57.47%	USD \$17.12/hr

Revised Date: 3rd quarter 2024

These are the most accurate rates for the selected Revision Date(s). However, due to more frequent online updates, these rates may not match Rental Rate Blue Book® Print. Visit the Cost Recovery Product Guide on our Help page for more information.

The equipment represented in this report has been exclusively prepared for (joshuam@barriere.com)

**Rental Rate Blue Book®**

August 25, 2020

**Miscellaneous 4X4 3/4 383 CREW GAS**

On-Highway Light Duty Trucks

Size Class:

**300 HP & Over**

Weight:

**N/A**

**Configuration for 4X4 3/4 383 CREW GAS**

Axle Configuration	<b>4X4</b>	Cab Type	<b>Crew</b>
Horsepower	<b>383 hp</b>	Power Mode	<b>Gasoline</b>
Ton Rating	<b>3/4</b>		

**Blue Book Rates**

\*\* FHWA Rate is equal to the monthly ownership cost divided by 176 plus the hourly estimated operating cost.

	Ownership Costs				Estimated Operating Costs Hourly	FHWA Rate** Hourly
	Monthly	Weekly	Daily	Hourly		
Published Rates	USD \$1,205.00	USD \$340.00	USD \$85.00	USD \$13.00	USD \$20.35	USD \$27.20
<b>Adjustments</b>						
Region ( Louisiana: 95.9%)	(USD \$49.40)	(USD \$13.94)	(USD \$3.48)	(USD \$0.53)		
Model Year (2020: 100%)	-	-	-	-		
Adjusted Hourly Ownership Cost (100%)	-	-	-	-		
Hourly Operating Cost (100%)					-	
<b>Total:</b>	<b>USD \$1,155.59</b>	<b>USD \$326.06</b>	<b>USD \$81.51</b>	<b>USD \$12.47</b>	<b>USD \$20.35</b>	<b>USD \$26.92</b>

**Non-Active Use Rates**

	<b>Hourly</b>
Standby Rate	USD \$4.66
Idling Rate	USD \$22.36

**Rate Element Allocation**

Element	Percentage	Value
Depreciation (ownership)	56%	USD \$674.80/mo
Overhaul (ownership)	29%	USD \$349.45/mo
CFC (ownership)	3%	USD \$36.15/mo
Indirect (ownership)	12%	USD \$144.60/mo
Fuel (operating) @ USD 2.17	78%	USD \$15.79/hr

Revised Date: 2nd half 2020

These are the most accurate rates for the selected Revision Date(s). However, due to more frequent online updates, these rates may not match Rental Rate Blue Book Print. Visit the Cost Recovery Product Guide on our Help page for more information.

 The equipment represented in this report has been exclusively prepared for HEATH WAHDEN  
(heathw@barriere.com)



DIGITAL ENGINEERING & IMAGING, INC.

January 27, 2025

City of Mandeville  
Department of Public Works  
1100 Mandeville High Blvd.  
Mandeville, LA 70471  
Attn: Keith LaGrange, Director

Re: 2022 Asphalt Maintenance  
City Project No. 200.21.001  
Change Order No. 4

Dear Mr. LaGrange,

Digital Engineering & Imaging, Inc. recommends Change Order No. 4 to the 2022 Asphalt Maintenance Contract project. Change Order No. 4 captures the below indicated new pay item not included in the original contract for asphaltic concrete pavement restoration work on local roadways and multi-use asphalt paths associated with planned scope included in Task Order No. 4 as documented in work change directive no. 1.

- 04-001 - Full Depth Asphalt Pavement Patch (8") per SY @ \$153.00
- 04-002 - Full Depth Asphalt Pavement Patch (12") per SY @ \$165.00
- 04-003 - Asphalt Pavement Patch Over Trench per SY @ \$165.00
- 04-004 - 2' Asphalt Pavement Widening (8") per SY @ \$95.00
- 04-005 - 2' Asphalt Pavement Widening (12") per SY @ \$136.75
- 04-006 - Full Depth Asphalt Pavement Patch (Multi-Use Path) (6") per SY @ \$175.00
- 04-007 - Asphalt Wearing Course (Multi-Use Path) per TON @ \$200.00
- 04-008 - Cold Milling Exist Asphalt (Multi-Use Path) (2"-inch depth) per SY @ \$8.30
- 04-009 - Traffic Control Plan (Florida Street) per LS @ \$7,000.00
- 04-010 - Traffic Control Plan (Florida Street Extension) per LS @ \$7,000.00
- 04-011 - Police Detail (Traffic Control) per HR @ \$65.00

There is no change in the contract maximum limit or the contract time. If you have any questions or concerns, please do not hesitate to call.

Sincerely,

DIGITAL ENGINEERING AND IMAGING, INC.

*Buster Lyons...*

Buster Lyons P.E.  
Project Manager

Attachments: Change Order #4  
Work Change Directive No. 1



**Res 25-02**

**THE FOLLOWING RESOLUTION SPONSORED BY COUNCIL MEMBER \_\_\_\_\_; MOVED FOR ADOPTION BY COUNCIL MEMBER \_\_\_\_\_, AND SECONDED FOR ADOPTION BY COUNCIL MEMBER \_\_\_\_\_**

**RESOLUTION NO. 25-02**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MANDEVILLE AUTHORIZING THE MAYOR OF THE CITY OF MANDEVILLE TO EXECUTE AMENDMENT NO.1 TO THE PROFESSIONAL SERVICES AGREEMENT BETWEEN THE CITY OF MANDEVILLE AND FAIRWAY CONSULTING + ENGINEERING FOR LIFT STATIONS 13 (N. CAUSEWAY SERVICE RD. AND MONROE ST.), 18 (GOLDEN GLEN ON CORIN PARKWAY), 37 (SANCTUARY SUBDIVISION ON CARDINAL LN) UPGRADES PROJECT AND PROVIDING FOR OTHER MATTERS IN CONNECTION THEREWITH**

**WHEREAS**, on November 9, 2022, the City of Mandeville and Fairway Consulting + Engineering entered into a professional services agreement for design, permitting, bidding, construction administration, and resident inspection for Lift Station No. 13 located on the N. Causeway Service Road South of Monroe St., Lift Station No. 18 located on Corin Parkway within the Golden Glen Subdivision, and Lift Station No. 37 located within the Sanctuary Subdivision on Cardinal Lane in the City of Mandeville;

**WHEREAS**, the City of Mandeville wishes to extend the Consultant’s Agreement for an additional year from the contract expiration date to November 9, 2025 for Consultant to continue performing the construction administration services for the project; and

**WHEREAS**, no additional design services are added to the Scope of Work, no fees are added to the Consultant’s compensation for services, and there was no change to the total maximum aggregate amount payable by the City for the services performed under this Agreement.

**NOW, THEREFORE, BE IT RESOLVED** that the City Council of the City of Mandeville, hereby authorizes and empowers the Mayor of the City to execute the attached Amendment No. 1 of the Professional Services Agreement with Fairway Consulting + Engineering.

With the above resolution having been properly introduced and duly seconded, the vote was as follows:

AYES:  
NAYS:  
ABSTENTIONS:  
ABSENT:

and the resolution was declared adopted this \_\_\_\_ day of January 2025.

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Alicia Watts  
Clerk of Council

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Scott Discon  
Council Chairman



**AMENDMENT NO. 1 TO THE PROFESSIONAL SERVICES AGREEMENT**  
**BETWEEN**  
**THE CITY OF MANDEVILLE**  
**AND**  
**FAIRWAY CONSULTING + ENGINEERING**  
  
**COM PROJ. NO. 212.23.007**  
**LIFT STATION 13 (N. CAUSEWAY SERVICE RD. AND MONROE ST.), 18**  
**(GOLDEN GLEN ON CORIN PARKWAY), 37 (SANCTUARY SUBDIVISION**  
**ON CARDINAL LN.) UPGRADES PROJECT**

**THIS FIRST AMENDMENT** (the “**Amendment**”) is entered into by and between the City of Mandeville, represented by Clay Madden, Mayor (the “**City**”), and Fairway Consulting + Engineering, represented by John A. Catalanotto, P.E., PMP, President, (the “**Consultant**”). The City and the Consultant are sometimes referred to as the “**Parties**”. This Amendment is effective as of the date of execution by the City (the “**Effective Date**”).

**RECITALS**

**WHEREAS**, the City and the Consultant are parties to a professional services agreement dated on November 9, 2022 (the “**Agreement**”) to provide professional services for design, permitting, bidding, construction administration, and resident inspection (if requested by the City) for Lift Station No. 13 (LS No. 13) located on the N. Causeway Service Road South of Monroe St., Lift Station No. 18 (LS No. 18) located on Corin Parkway within the Golden Glen Subdivision, and Lift Station No. 37 located within the Sanctuary Subdivision on Cardinal Lane in the City of Mandeville;

**WHEREAS**, the Agreement has a duration of two (2) years from the Effective Date of November 9, 2022; and

**WHEREAS**, the City and the Consultant now desire to further amend the Agreement to add an additional year for the Consultant to continue services of the Agreement for the Lift Stations 13, 18 & 37 Upgrades Project (the “**Project**”);

**NOW THEREFORE**, the City and the Consultant amend the Agreement as follows:

**A. SERVICES**: The following design services are added to the Consultant Scope of Work for the **Lift Stations 13, 18 & 37 Upgrades Project**:

1. None.

**B. COMPENSATION:**

1. **Fees Added for the Lift Stations 13, 18 & 37 Upgrades Project.** No fees are added to the Consultant's compensation for the services in the Agreement.

2. **Maximum Amount.** The total maximum aggregate amount payable by the City for all services performed under this Agreement did not change for a not to exceed amount of **\$197,175.00**. The City's obligation to compensate the Consultant will not exceed the maximum aggregate amount payable at any time absent a validly executed amendment.

**C. CONTRACT TIME AND SCHEDULE:**

1. Contract duration shall be extended for one (1) additional year from the end of the original contract date (11/9/2024) to a new date of 11/9/2025.

**D. CONVICTED FELON STATEMENT:** The Consultant swears that no Consultant principal, member, or officer has, within the preceding five years, been convicted of, or pled guilty to, a felony under state or federal statutes for embezzlement, theft of public funds, bribery, or falsification or destruction of public records.

**E. NON – SOLICITATION STATEMENT:** The Consultant swears that it has not employed or retained any company or person, other than a bona fide employee working solely for it, to solicit or secure this Amendment. The Consultant has not paid or agreed to pay any person, other than a bona fide employee working for it, any fee, commission, percentage, gift, or any other consideration contingent upon or resulting from this Amendment.

**F. PRIOR TERMS BINDING:** Except as otherwise provided by this Amendment, the terms and conditions of the Agreement, as amended, remain in full force and effect.

**G. ELECTRONIC SIGNATURE AND DELIVERY:** The Parties agree that a manually signed copy of this Amendment and any other document(s) attached to this Amendment delivered by facsimile, email or other means of electronic transmission shall be deemed to have the same legal effect as delivery of an original signed copy of this Amendment. No legally binding obligation shall be created with respect to a party until such party has delivered or caused to be delivered a manually signed copy of this Amendment.

**IN WITNESS WHEREOF**, the City and the Consultant, through their duly authorized representatives, execute this Amendment.

**CITY OF MANDEVILLE**

**BY:** \_\_\_\_\_  
**CLAY MADDEN, MAYOR**

Executed on this \_\_\_\_ day of \_\_\_\_\_, 202\_\_.

**FAIRWAY CONSULTING + ENGINEERING**

**BY:** \_\_\_\_\_  
**JOHN A. CATALANOTTO, PRESIDENT**  
**CORPORATE TAX I.D.** \_\_\_\_\_



**Res 25-03**

**THE FOLLOWING RESOLUTION WAS SPONSORED BY COUNCIL MEMBER DISCON AND MOTIONED FOR ADOPTION BY COUNCIL MEMBER \_\_\_\_\_; SECONDED FOR ADOPTION BY COUNCIL MEMBER \_\_\_\_\_.**

**RESOLUTION NO. 25-03**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MANDEVILLE AUTHORIZING THE MAYOR OF THE CITY OF MANDEVILLE TO EXECUTE AMENDMENT NO.4 TO THE PROFESSIONAL SERVICES AGREEMENT WITH FAIRWAY CONSULTING AND ENGINEERING, LLC FOR THE GOLDEN GLEN WATER SYSTEM REPLACEMENT PROJECT AND PROVIDING FOR OTHER MATTERS IN CONNECTION THEREWITH**

**WHEREAS**, on April 6, 2021 the City of Mandeville entered into a contract with Fairway Consulting and Engineering, LLC for professional services for the Golden Glen Water Systems Replacement Project; and

**WHEREAS**, the City requested additional scope to the project consisting of the installation of approximately three (3) 8” isolation valves, extension of approximately 950 linear feet of 8” water main and two (2) tie0ins to loop the water system at the Ochsner medical clinic; and

**WHEREAS**, the City desires to also amend the agreement to add an additional year, to expire on April 6, 2026, for the Consultant to continue services to the Agreement for the Golden Glen Water System Replacement Project; and

**WHEREAS**, the City recognizes that because of the added scope of services, the Consultant’s professional services fees will need to be amended to add an additional \$15, 623.80 in basic services, Topographical survey services and permitting; and

**NOW, THEREFORE, BE IT RESOLVED** that the City Council of the City of Mandeville, hereby authorizes and empowers the Mayor of the City to Amendment No.4 to the Golden Glen Water System Replacement Project with Fairway Consulting and Engineering, LLC.

With the above resolution having been properly introduced and duly seconded, the vote was as follows:

AYES:

NAYS:

ABSTENTIONS:

ABSENT:

and the resolution was declared adopted this \_\_\_\_\_ day of \_\_\_\_\_, 2025.

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Alicia Watts  
Clerk of Council

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Scott Discon  
Council Chairman

**AMENDMENT NO. 4 TO THE PROFESSIONAL SERVICES AGREEMENT**  
**BETWEEN**  
**THE CITY OF MANDEVILLE**  
**AND**  
**FAIRWAY CONSULTING + ENGINEERING**  
**GOLDEN GLEN WATER SYSTEM REPLACEMENT PROJECT**  
**CITY OF MANDEVILLE PROJ. NO. 211.21.008**

**THIS FOURTH AMENDMENT** (the “**Amendment**”) is entered into by and between the City of Mandeville, represented by Clay Madden, Mayor (the “**City**”), and Fairway Consulting + Engineering, represented by John A. Catalanotto, P.E., PMP, Agent/Officer (the “**Consultant**”). The City and the Consultant are sometimes referred to as the “**Parties**”. This Amendment is effective as of the date of execution by the City (the “**Effective Date**”).

**RECITALS**

**WHEREAS**, the City and the Consultant are parties to a professional services agreement dated on April 6, 2021 (the “**Agreement**”) to provide professional engineering design services for a project to replace aging water system infrastructure within the Golden Glen subdivision as specified by the Department of Public Works;

**WHEREAS**, Amendment No. 1 with an execution date of September 20, 2021 amended original Agreement for the Consultant to perform additional survey and professional design services to resolve discrepancies in the original survey procured by others, to obtain additional survey for a new area of scope added in front of City Hall, for the installation of electronic water meters, for additional street paving restoration scope, for the installation of additional isolation valves, for the replacement of approximately 600 linear feet of additional 8-inch water main in front of City Hall, and to revise design methods from open cut to directional drill/boring for the project;

**WHEREAS**, Amendment No. 1 further modified the Consultant’s fee schedule and increased the maximum aggregate payable amount by the City to provide the aforementioned additional professional services from \$148,147.96 to the revised not to exceed amount of \$285,594.01 as determined by the Facility Planning and Control (FP&C) fee curve based on the revised Opinion of Probable Cost (OPCC) amount of \$3,200,000.00 developed at the 65% design stage;

**WHEREAS**, the Original Agreement has a duration of two (2) years from the Effective Date of April 6, 2021;



**WHEREAS**, Amendment No. 2 with an execution date of April 12, 2023 amended the Consultants original contract expiration date one (1) additional year from April 6, 2023 to April 6, 2024;

**WHEREAS**, Amendment No. 3 with an execution date of March 6, 2024 amended the Consultants contract expiration date one (1) additional year from the end of the Amendment No. 2 extended contract date of April 6, 2024 to April 6, 2025;

**WHEREAS**, on April 24, 2024 the City received two (2) public bids for the project and subsequently award the project to the lowest responsive bidder Subterranean Construction, LLC. in the amount of \$3,208,962.00;

**WHEREAS**, at the request of the City’s Department of Public Works, additional scope is being added to the project during construction consisting of the installation of approximately three (3) 8-inch isolation valves, extension of approximately 950 linear feet of 8-inch water main from Ochsner to Devon Dr. along E. Causeway Approach and two (2) tie-ins to loop the water system at the Ochsner medical clinic;

**WHEREAS**, in response to the City’s request, the Consultant submitted a supplemental proposal dated January 30, 2025 (the “Consultant’s Proposal), and the City accepted the Consultant’s Proposal, to provide additional survey, design, permitting, and construction administration & closeout services, for the Golden Glen Water System Replacement Project (the “Project”) and to increase their compensation accordingly;

**WHEREAS**, the City and the Consultant agree to modify the Consultants fee schedule in order to compensate Consultant for additional effort necessary to provide the necessary professional engineering and supplemental services associated with the additional project scope to design and permit the aforementioned additional water main extension and to coordinate the collection of the necessary additional topographic survey;

**WHEREAS**, the additional construction cost associated with the new water main extension installation based on the existing contract pricing is estimated to be \$148,395.00, thereby increasing the total estimated Opinion of Probable Cost (OPCC) for the project from the base bid amount of \$3,208,962.00 to \$3,357,357.00;

**WHEREAS**, the calculated Basic Services fee utilizing the 2024 Facility Planning and Control (FP&C) fee curve for the project base bid amount (\$3,208,962.00) is \$235,615.00, and the Basic Services fee utilizing the FP&C fee curve for the revised project OPCC amount

(\$3,357,357.00) is \$245,667.00;

**WHEREAS**, the City and Consultant mutually agree to modify the Consultant's Basic Services Final Design Phase fee amount by multiplying the difference between the Basic Services fees calculated based on the FP&C curve for the base bid amount (\$235,615.00) and for the latest OPCC amount (\$245,667.00) by 65%, or \$6,533.80;

**WHEREAS**, the City and the Consultant now desire to further amend the Agreement to add an additional year for the Consultant to continue services of the Agreement for the Golden Glen Water System Replacement Project (the "Project");

**NOW THEREFORE**, the City and the Consultant amend the Agreement as follows:

- A. SERVICES:** The following survey, design, and permitting, are added to the Consultant Scope of Work for the **Golden Glen Water System Replacement Project**:
1. Obtain additional topographical survey for the additional water main installation.
  2. Design services for the installation of approximately 950 linear feet of 8-inch water main from Ochsner to Devon Dr. along E. Causeway Approach and two (2) tie-ins to loop the water system at the Ochsner medical clinic.
  3. Obtain additional permits required for the additional water main installation.

**B. COMPENSATION:**

1. **Fees Added for Golden Glen Water System Replacement Project.** The following fees are added for survey, design, and permitting in accordance with the Consultant's proposal:
  - a. Consultant's Basic Services fee will be increased for final design phase and permitting services as determined by multiplying the difference between the calculated Basic Services fee by 65%, or \$6,533.80. The new Basic Services contract amount will be increased from \$253,394.01 to \$259,927.81.
  - b. Consultant's Supplemental Services fee will be increased by \$9,090.00 from \$32,200.00 to \$41,290.00 in order to obtain additional topographic survey (\$7,590.00) and to obtain the necessary permits (\$1,500.00) for the additional water main.
  - c. See below for the modified Fee Schedule as amended herein:

TASK	COMPENSATION TERMS	ORIGINAL FEE	PRIOR AMENDED FEE	AMENDED NO. 4 FEE	TOTAL FEE
<b>Basic Services</b>					
Preliminary Design	Fixed Fee	\$ 58,070.40	\$ -	\$ -	\$ 58,070.40
Final Design	Fixed Fee	\$ 31,269.55	\$ 75,366.17	\$ 6,533.80	\$ 113,169.52
Bid & Award	Fixed Fee	\$ 6,872.30	\$ 5,797.40	\$ -	\$ 12,669.70
Construction Admin & Closeout	Fixed Fee	\$ 41,233.80	\$ 34,784.39	\$ -	\$ 76,018.19
	<b>SUBTOTAL</b>	<b>\$ 137,446.05</b>	<b>\$ 115,947.96</b>	<b>\$ 6,533.80</b>	<b>\$ 259,927.81</b>
<b>Supplemental Services</b>					
Topographic Survey	Cost + 10%	\$ -	\$ 32,200.00	\$ 7,590.00	\$ 39,790.00
Permitting	Fixed Fee	\$ -	\$ -	\$ 1,500.00	\$ 1,500.00
	<b>TOTAL</b>	<b>\$ 137,446.05</b>	<b>\$ 148,147.96</b>	<b>\$ 15,623.80</b>	<b>\$ 301,217.81</b>

2. **Maximum Amount.** The total maximum aggregate amount payable by the City for all services performed under this Agreement did not change for a not to exceed amount of **\$301,217.81**. The City’s obligation to compensate the Consultant will not exceed the maximum aggregate amount payable at any time absent a validly executed amendment.

**C. CONTRACT TIME AND SCHEDULE:**

1. Contract duration shall be extended for one (1) additional year from the end of the Amendment No. 3 extended contract date (04/06/2025) to a new date of 04/06/2026 for the Consultant to be able to continue providing the necessary design and construction administration & closeout services.

**D. CONVICTED FELON STATEMENT:** The Consultant swears that no Consultant principal, member, or officer has, within the preceding five years, been convicted of, or pled guilty to, a felony under state or federal statutes for embezzlement, theft of public funds, bribery, or falsification or destruction of public records.

**E. NON – SOLICITATION STATEMENT:** The Consultant swears that it has not employed or retained any company or person, other than a bona fide employee working solely for it, to solicit or secure this Amendment. The Consultant has not paid or agreed to pay any person, other than a bona fide employee working for it, any fee, commission, percentage, gift, or any other consideration contingent upon or resulting from this Amendment.

**F. PRIOR TERMS BINDING:** Except as otherwise provided by this Amendment, the terms and conditions of the Agreement, as amended, remain in full force and effect.

**G. ELECTRONIC SIGNATURE AND DELIVERY:** The Parties agree that a manually signed copy of this Amendment and any other document(s) attached to this Amendment delivered by facsimile, email or other means of electronic transmission shall be deemed to have

the same legal effect as delivery of an original signed copy of this Amendment. No legally binding obligation shall be created with respect to a party until such party has delivered or caused to be delivered a manually signed copy of this Amendment.

**IN WITNESS WHEREOF**, the City and the Consultant, through their duly authorized representatives, execute this Amendment.

**CITY OF MANDEVILLE**

**BY:** \_\_\_\_\_  
**CLAY MADDEN, MAYOR**

Executed on this \_\_\_\_\_ day of \_\_\_\_\_, 2025.

**FAIRWAY CONSULTING + ENGINEERING**

**BY:** \_\_\_\_\_  
**JOHN A. CATALANOTTO, PRESIDENT**  
**CORPORATE TAX I.D.** \_\_\_\_\_





January 30, 2025

**Attention: Mr. Buster Lyons**

Digital Engineering  
1080 W. Causeway Approach  
Mandeville, Louisiana 70471

via: email ([blyons@deii.net](mailto:blyons@deii.net))

Re: City of Mandeville  
Golden Glen Water System Replacement (City of Mandeville Project No 211.21.008)  
Amend. No. 4 to Fairway Consulting and Engineering, LLC Prof. Services Agreement

Dear Mr. Lyons,

As a follow-up to our previous conversations and the coordination meeting hosted on Tuesday, December 3, 2024, please allow this letter to serve as our request for Amendment No. 4 to our Agreement dated April 6, 2021 for Professional Services related to the Golden Glen Water System Replacement (City of Mandeville Project No 211.21.008) project and previously granted amendments. Provided below are the recitals for our request for contract Amendment.

1. **WHEREAS** Fairway Consulting + Engineering, LLC (Consultant) entered into an Agreement with the City of Mandeville dated April 6, 2021 to provide Professional Services for the Golden Glen Water System Replacement (City of Mandeville Project No 211.21.008) project;
2. **WHEREAS** Amendment 1 consisted of modifying the Consultant's fee based on the Opinion of Probable Construction Cost (OPCC) developed as part of the 65% design submittal estimated to be approximately \$3,200,000, and Consultant's fee was increased by \$148,147.96 to \$285,594.01;
3. **WHEREAS** Amendment 2 consisted of extending the duration of Consultant's contract by two (2) years to April 6, 2023;
4. **WHEREAS** Amendment 3 consisted of extending the duration of Consultant's contract by one year to April 6, 2024;
5. **WHEREAS** additional scope was added to the project during construction, consisting of the installation of approximately three (3) 8-inch isolation valves, extension of approximately 950 linear feet of 8-inch water main from Ochsner to Devon Dr. along E. Causeway Approach and two (2) tie-ins to loop the water system at the Ochsner medical clinic.
6. **WHEREAS** modifications to Consultants fee schedule is required in order to compensate Consultant for additional effort to design and permit the water main extension, and coordinate collection of additional topographic survey;
7. **WHEREAS** the estimated value of the new water main and appurtenances using the bid prices of Subterranean Construction, LLC (Subterranean) contract for the project is \$148,395.00 bringing the total contract value to \$3,357,357.00;
8. **WHEREAS** the calculated Basic Services fee utilizing the 2024 Facility Planning and Control (FP&C) fee curve for the low bid amount (\$3,208,962.00) is \$235,615.00;
9. **WHEREAS** the calculated Basic Services fee utilizing the 2024 Facility Planning and Control (FP&C) fee curve for the new total contract value is (\$3,357,357.00) is \$245,667.00;
10. **WHEREAS** Consultants Basic Services fee will be increased for final design phase and permitting services as determined by multiplying the difference between the calculated

Basic Services fee by 65%, or \$6,533.80. The new Basic Services contract amount will be increased from \$253,394.01 to \$259,927.81;

11. **WHEREAS** Consultants Supplemental Services fee will be increased by \$9,090.00 from \$32,200 to \$41,290 in order to obtain additional topographic survey for the additional water main and to provide permitting services. Provided for reference as an attachment to this letter is the proposal received from Randy Brown and Associates for the additional survey needed.
12. **WHEREAS** the termination date of Consultants contract shall be extended by one (1) year to April 6, 2025.

The table below provides a summary of our fees by execution of Amendment No. 4. Attached for reference is the Opinion of Probable Construction Cost (OPCC) for the additional work utilizing Subterranean's bid prices, FP&C Basic Services fee curve calculation using the Subterranean's low bid contract value, and FP&C Basic Services fee calculation utilizing Subterranean's low bid contract value plus the OPCC for the additional work.

BASIC SERVICES				
TASK	COMPENSATION TERMS	ORIGINAL (+) PREVIOUS AMENDMENT FEE	AMENDMENT 4 FEE	TOTAL FEE
Preliminary Design	Fixed Fee	\$ 58,070.40	\$ -	\$ 58,070.40
Final Design	Fixed Fee	\$ 106,635.72	\$ 6,533.80	\$ 113,169.52
Bid & Award	Fixed Fee	\$ 12,669.70	\$ -	\$ 12,669.70
Construction Admin & Closeout	Fixed Fee	\$ 76,018.19	\$ -	\$ 76,018.19
<b>Subtotal</b>		<b>\$ 253,394.01</b>	<b>\$ 6,533.80</b>	<b>\$ 259,927.81</b>

SUPPLEMENTAL SERVICES				
TASK	COMPENSATION TERMS	ORIGINAL (+) PREVIOUS AMENDMENT FEE	AMENDMENT 4 FEE	TOTAL FEE
Topographic Survey Corrections	Cost + 10%	\$ 32,200.00	\$ 7,590.00	\$ 39,790.00
Resident Inspection	Time and Materials	\$ -	\$ -	\$ -
Permitting	Fixed Fee	\$ -	\$ 1,500.00	\$ 1,500.00
<b>Subtotal</b>		<b>\$ 32,200.00</b>	<b>\$ 9,090.00</b>	<b>\$ 41,290.00</b>
<b>Total</b>		<b>\$ 285,594.01</b>	<b>\$ 15,623.80</b>	<b>\$ 301,217.81</b>

Fairway appreciates the opportunity to provide these services to the City. Feel free to contact us if you should have any questions or need any additional information.

Regards,



John A. Catalanotto, PE, PMP  
 President

cc: Keith Lagrange (Mandeville), David LeBreton (DEII), John Richie (DEII)

**Attachment C - State of Louisiana - Facility Planning and Control**

**Project Name** City of Mandeville - Golden Glen Water Main Replacement (Low Bid Contract Value)

**Date** 10/3

A. Enter the <b>Available Funds for Construction</b>	\$3,208,962	data entry
B. Enter the <b>Renovation Factor</b> (if not applicable, enter '1')	1.00	data entry
C. Enter the <b>subject year</b> for cost index data (prior year)	2024	data entry
D. The Building Cost Index for the subject year is	8130	from table
E. The Consumer Price Index for the subject year is	304.7	from table
F. The BCI for the reference year (1975) was	1306	constant
G. The CPI for the reference year (1975) was	53.8	constant
H. The BCI ratio is	0.160640	F / D
I. The CPI ratio is	5.663569	E / G
J. The adjusted AFC for the reference year (1975) is	\$515,486	A x H
K. Log [1975 AFC] =	5.712217	log [J]
L. The adjusted fee percentage using a numerator of 46.10 =	8.070421%	46.10 / K %
M. The adjusted fee amount for the reference year is	\$41,602	L x J
N. The adjusted base fee for the subject year is	\$235,615	M x I
<b>O. TOTAL FEE</b> (including Renovation factor, if any) =	<b>\$235,615</b>	N x B
P. Fee as a percentage of the AFC =	7.34%	O / A %

## Attachment C - State of Louisiana - Facility Planning and Control

### Project Name City of Mandeville - Golden Glen Water Main Replacement (New Contract Value)

Date **10/3**

A. Enter the <b>Available Funds for Construction</b>	<b>\$3,357,357</b>	data entry
B. Enter the <b>Renovation Factor</b> (if not applicable, enter '1')	1.00	data entry
C. Enter the <b>subject year</b> for cost index data (prior year)	2024	data entry
D. The Building Cost Index for the subject year is	8130	from table
E. The Consumer Price Index for the subject year is	304.7	from table
F. The BCI for the reference year (1975) was	1306	constant
G. The CPI for the reference year (1975) was	53.8	constant
H. The BCI ratio is	0.160640	F / D
I. The CPI ratio is	5.663569	E / G
J. The adjusted AFC for the reference year (1975) is	\$539,325	A x H
K. Log [1975 AFC] =	5.731850	log [J]
L. The adjusted fee percentage using a numerator of 46.10 =	8.042778%	46.10 / K %
M. The adjusted fee amount for the reference year is	\$43,377	L x J
N. The adjusted base fee for the subject year is	\$245,667	M x I
<b>O. TOTAL FEE</b> (including Renovation factor, if any) =	<b>\$245,667</b>	N x B
P. Fee as a percentage of the AFC =	7.32%	O / A %



City of Mandeville  
Golden Glen Water System Replacement  
Additional Scope of Work (12/9/2024)



**FAIRWAY**  
CONSULTING + ENGINEERING

Item No	Description	Unit	Unit Price	Quantity	Extended Price
1	MOBILIZATION	Lump	\$ -	-	\$ -
3B	8" DIAMETER RESTRAINED AWWA C900 WATER MAIN	LF	\$ 110.00	20	\$ 2,200.00
3C	8" DIAMETER MECHANICAL JOINT HORIZONTAL AND VERTICAL AWWA C110 FITTINGS (ALL ANGLES)	EA	\$ 630.00	4	\$ 2,520.00
3D	HDD PVC PIPE	LF	\$ 115.00	950	\$ 109,250.00
3E	6" DIAMETER RESTRAINED AWWA C900 WATER MAIN	LF	\$ 99.00	5	\$ 495.00
4A	HORIZONTAL DIRECTIONAL DRILLING LAUNCH/RECEIVING PITS	EA	\$ 600.00	3	\$ 1,800.00
5A	1" DIAMETER AWWA C-901 WATER SERVICE CONNECTIONS SHORT SIDE	EA	\$ 880.00	1	\$ 880.00
6A	HYDRANT	EA	\$ 6,800.00	1	\$ 6,800.00
7A	8" AWWA C500 GATE VALVE	EA	\$ 3,800.00	2	\$ 7,600.00
7B	6" AWWA C500 GATE VALVE	EA	\$ 2,900.00	1	\$ 2,900.00
8	AIR RELEASE VALVE	EA	\$ 1,600.00	2	\$ 3,200.00
10	POTHOLES	EA	\$ 350.00	5	\$ 1,750.00
11	PRECONSTRUCTION SURFACE VIDEOS	Lump	\$ 2,000.00	1	\$ 2,000.00
12	TEMPORARY TRAFFIC CONTROLS	Lump	\$ 2,000.00	1	\$ 2,000.00
13	TEMPORARY ENVIRONMENTAL CONTROLS	Lump	\$ 5,000.00	1	\$ 5,000.00
16	CONSTRUCTION LAYOUT	LS	\$ 2,000.00	1	\$ 2,000.00

Subtotal \$ 148,395.00  
Total Design Development Opinion of Probable Construction Cost \$ 148,395.00

## John Catalanotto

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**From:** Matthew Loker  
**Sent:** Thursday, January 30, 2025 3:41 PM  
**To:** John Catalanotto  
**Subject:** FW: Golden Glen - Survey Proposal

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**From:** Ryan Brown <[ryanb@brownsurveys.com](mailto:ryanb@brownsurveys.com)>  
**Sent:** Friday, December 6, 2024 10:17 AM  
**To:** Matthew Loker <[matthew.loker@fairwayce.com](mailto:matthew.loker@fairwayce.com)>  
**Cc:** David Martin <[david.martin@fairwayce.com](mailto:david.martin@fairwayce.com)>; John Catalanotto <[john.catalanotto@fairwayce.com](mailto:john.catalanotto@fairwayce.com)>; Randall Brown <[rbrown@brownsurveys.com](mailto:rbrown@brownsurveys.com)>  
**Subject:** Re: Golden Glen - Survey Proposal

Good morning Matt,

We estimate the cost for this project to be \$6,900.00.

It will include 50' cross section spacing, with sections going from the edge of road to, at minimum, the right of way line. The tree line will be located as well as any live oaks and their drip lines. We will locate any visible above ground utilities. We will call for an 811 utility locate and locate any marked lines. We will also contact the city of Mandeville for any utility information in the area that is not marked. We will show the apparent right of way line within the limits of the topo. All features will be located inside the topo area. It will be drafted on 24x36 paper.

If given notice to proceed by Wednesday of next week we can have the deliverables to you by 12/23/24 or sooner.

Please let me know if you have any questions.

Thanks,  
Ryan

On Thu, Dec 5, 2024 at 3:00 PM Ryan Brown <[ryanb@brownsurveys.com](mailto:ryanb@brownsurveys.com)> wrote:

Got it, thanks.

On Thu, Dec 5, 2024 at 2:57 PM Matthew Loker <[matthew.loker@fairwayce.com](mailto:matthew.loker@fairwayce.com)> wrote:

That distance was strictly estimated, and we will have to stay within the right of way. I'm not super familiar with the boundaries in that area, as I'm hoping the City has some servitude or right of way of their own, but I presume we will have to deal with the Causeway Approach ROW.

The tree line and capturing any live oaks over 6" will be sufficient.

Regards,

**Matthew Loker, PE**

**\*Registered LA**

Project Manager

827 W. 22nd

Covington, Louisiana 70433

Office: 985-288-2770

Cell: 985-688-3877

[www.fairwayce.com](http://www.fairwayce.com)



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**From:** Ryan Brown <[ryanb@brownsurveys.com](mailto:ryanb@brownsurveys.com)>

**Sent:** Thursday, December 5, 2024 2:11 PM

**To:** Matthew Loker <[matthew.loker@fairwayce.com](mailto:matthew.loker@fairwayce.com)>

**Cc:** David Martin <[david.martin@fairwayce.com](mailto:david.martin@fairwayce.com)>; John Catalanotto <[john.catalanotto@fairwayce.com](mailto:john.catalanotto@fairwayce.com)>; Randall Brown <[rbrown@brownsurveys.com](mailto:rbrown@brownsurveys.com)>

**Subject:** Re: Golden Glen - Survey Proposal

Matt, a couple questions for you...

The limits on the north side: is it the right of way line, or are you looking to go past the right of way? I see you have 100' from the edge of the road labeled on the east side, is that distance what I would hold the

entire way? On the west end of the project there is a fence along the right of way. We would need to get homeowner access if data is needed on the north side of the fence line.

Scope mentions all trees. Is it really all trees or do you just need them over a certain diameter?

On Thu, Dec 5, 2024 at 9:30 AM Matthew Loker <[matthew.loker@fairwayce.com](mailto:matthew.loker@fairwayce.com)> wrote:

Ryan,

See attached our typical standards for topo. Also, note I have attached the additional survey area again which now captures the edge of the roadway, so we can give the contractor a reference point.

Regards,

**Matthew Loker, PE**

**\*Registered LA**

Project Manager

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**FAIRWAY**  
CONSULTING + ENGINEERING



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**From:** Ryan Brown <[ryanb@brownsurveys.com](mailto:ryanb@brownsurveys.com)>

**Sent:** Thursday, December 5, 2024 8:35 AM

**To:** Matthew Loker <[matthew.loker@fairwayce.com](mailto:matthew.loker@fairwayce.com)>

**Cc:** David Martin <[david.martin@fairwayce.com](mailto:david.martin@fairwayce.com)>; John Catalanotto <[john.catalanotto@fairwayce.com](mailto:john.catalanotto@fairwayce.com)>; Randall Brown <[rbrown@brownsurveys.com](mailto:rbrown@brownsurveys.com)>

**Subject:** Re: Golden Glen - Survey Proposal

We can fit that timeline.

What is the topo scope for the work?

On Thu, Dec 5, 2024 at 8:33 AM Matthew Loker <[matthew.loker@fairwayce.com](mailto:matthew.loker@fairwayce.com)> wrote:

Hi Ryan,

The City of Mandeville has expressed that they would like additional water main installed at Golden Glen where we currently do not have survey, so I am reaching out to see your availability to capture topo and boundary survey for the attached area needed.

Ideally, the timeline for the survey to be completed would be prior to Christmas. If this timeline works for you, can you provide me a proposal?

Let me know if you need additional information from me to put it together.

Thanks,

**Matthew Loker, PE**

**\*Registered LA**

Project Manager

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Office: 985-288-2770

Cell: 985-688-3877

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**FAIRWAY**  
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--

Ryan Brown

Vice President

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EMAIL: [ryanb@brownsurveys.com](mailto:ryanb@brownsurveys.com)

**Project:** Golden Glen Water System Replacement

**Budget Department:** Water Department

**Budget Amount:** \$4,000,000.00 (Prior Fiscal Years)

**Resolution for:** Amendment No. 4 to Professional Services Agreement for Fairway Consulting

**Contract Increase/Decrease:** \$15,623.80 (from \$285,594.01 to \$301,217.81)

**Budget Adjustment Needed (Y/N):** NO

**Councilmember Sponsor:** Vogeltanz

**Resolution Scope:**

During construction of the ongoing water system replacement project in the Golden Glen subdivision, the City requested a new 8-inch water main be installed along the E. Causeway Approach from near Devon Dr. to an existing water main near the Ochsner Health Clinic area to create a continuous loop within the existing water distribution network to help improve service reliability and water distribution in the area. This amendment is to revise the Consultant's scope of services and fees to provide the necessary additional survey, design, and permitting services associated with the installation of the new 950 linear feet of 8-inch water main.

With this amendment the Consultant's professional services fees will be revised as follows to provide the necessary additional professional services:

Basic Services – increase of \$6,533.80 from \$253,394.01 to \$259,927.81

Supplemental Services:

- Topographical Survey services – increase of \$7,590.00 from \$32,200.00 to \$39,790.00 associated with the additional water main; and
- Permitting – add \$1,500.00 to obtain the required permits for the additional water main

Total Maximum Contract – increase of \$15,623.80 from \$285,594.01 to \$301,217.81.

In addition, this amendment includes extending the Consultant's Agreement for an additional year from the current contract expiration date of April 6, 2025 to April 6, 2026 for the Consultant to be able to continue providing the necessary design and construction administration & closeout services.

**Project Scope:**

Project replaces aging water system infrastructure within the Golden Glen subdivision as it has surpassed its useful life. Tie-ins outside the subdivision will be made at Devon Dr./Florida St., Ann Dr./W Florida St., and Lisa Lane at E Causeway Approach. Project scope anticipates the replacement of over 15,300 linear feet of water mains along with the replacement of existing fire hydrants, replacement of isolation valves, replacement of existing water services to properties, and tie-ins to existing. Surface restoration of roadway, streets, walks, will also be removed and replaced in kind. During construction, a new water main extension along the E. Causeway Approach from near Devon Dr. to an existing water main near the



Ochsner Health Clinic area is to be installed as part of the project scope to create a continuous loop within the existing water distribution network to help improve services reliability and water distribution in the area.