

**LAKEFRONT MANAGEMENT AUTHORITY
MARINA COMMITTEE MEETING MINUTES
HELD ON TUESDAY, NOVEMBER 09, 2022, at 3:30 PM**

PRESENT: Chair Dawn Hebert
Vice-Chair Renee Lapeyrolerie
Commissioner Stan Brien

ABSENT: Commissioner Esmond Carr
Commissioner Michelle White

STAFF: Louis Capo – Executive Director
Vanessa McKee - Executive Assistant to the Executive Director/Board Secretary
Adam Culino – Director of Operations and Engineering

ALSO

PRESENT: Gerard G. Metzger – Legal Counsel to the LMA
Ray Landeche - LPOA
Ronnie Vinson – CBS Tenant
Jenn Mortz – CBS Tenant
Holly Radke – CBS Tenant
Don Cheramie - CBS Tenant
Ray Blancher – CBS Tenant
Gary Dolphin - Linfield Hunter Junius(LHJ)

The Marina Committee of the Lakefront Management Authority met on Tuesday, November 9, 2022, at the New Orleans Lakefront Airport at 6001 Stars and Stripes Blvd., New Orleans, LA 70126.

- I. **Chair Hebert** called the meeting to order at 3:32 P.M.
- II. **Commissioner Brien** led in the pledge of allegiance.
- III. **Director Capo** called the roll, and with three commissioners present, a quorum was established.
- IV. **Opening Comments - Chair Hebert/Commissioners:**

Chair Hebert's opening comments were that she was very interested in the Fire Marshal's update on the covered boat slips. She was concerned because it seems as though a new obstacle comes up almost weekly. She asked if there was an anticipated date that the tenants would be able to move back onto their boats. Has the Fire Marshal been involved in discussions and resolutions at all?

V. Motion to Adopt Agenda

A motion was offered by Commissioner Lapeyrolerie and seconded by Commissioner Brien.

VI. Director's Report

Mr. Louis Capo reported that he has taken action by filing a police report with OLDPD regarding the 'anonymous hate letters' directed towards Mr. Cain, the harbormaster. The letters were sent to the agency and to some commissioners. OLDPD interviewed both Col. Cain and me. They also filed a notice with the US Postal Inspector. Necessary actions have been taken.

Both Chair Hebert and Vice-Chair Lapeyrolerie agreed that the letters are alarming.

VII. Public Comments

Holly Radke – commented that she was here, as a tenant of the covered boat slips, to get an update on the progress of the tenants getting back onto their boats full-time.

VIII. Old Business:

1. **Update of the Office of State Fire Marshall Report and Cease and Desist Order on the South Shore Harbor Marina Covered Boat Slip building and steps to secure occupancy of the building.**

Adam Gulino, Director of Operations and Engineering, reported that according to the Fire Marshal's latest inspection, the calculations that Jefferson Sprinkler recently gave are not sufficient. We don't have the flow in the system to meet the light hazard occupancy. Ben Chadwick, of Linfield Hunter and Junius has had discussions with the Fire Marshal's office on our behalf. He is also talking with Jefferson Sprinkler regarding proper pipe sizing to meet the flow requirements. He stated that the bottom line is we are still in conversation with the Fire Marshal working toward a solution to bring the existing system up to code at a more palatable cost.

Chair Hebert asked how long has Jefferson Sprinkler been working on this issue.

Vice-Chair Lapeyrolerie stated that the tenants sought out Jefferson very recently.

Mr. Gulino stated that Jefferson recently came in on the back end. They made the initial repairs and green-tagged us in October. The Fire Marshal came back out and said that wasn't enough. The calculations that were originally done on the system in January were done by Coastal and were based on a new system.

Vice Chair Lapeyrolerie stated since we don't have the \$1.9 million for a new system, we are doing what we can to fix the sprinkler system that we have. Please update me on where we are with the tenants being able to return to their boats.

Mr. Gulino and **Mr. Capo** informed the committee that we are still working off of September's Cease and Desist order which stated 'no overnight sleeping'. However, they are able to return to their boats daily without a fire watch.

Chair Hebert asked if we have a timeline with associated costs on completion and if would we have to put this out for bid again.

Mr. Gulino said there are two companies assisting us here. Jefferson Sprinkler is working on the calculations from a fire system standpoint. Linfield, Hunter, and Junius (LHJ) is the design architect who is working with the Fire Marshal and will be submitting the plan.

At this point, we are in conversation at the planning phase. There are talks of upsizing some pipes from 3 inches to 4 inches at the eave seam which could provide us with the right amount of flow. If the Fire Marshal agrees with upsizing the pipes they could also say we would have to move the sprinkler heads from the bottom of the eave up to the middle of the eave at which point, you've touched the entire system.

Mr. Gulino provided clarity for Vice-Chair Lapeyrolerie that it becomes a whole new system and possibly a new code requirement. The other option is to go back to the original plan which would require the pump, the tank, and the floaters.

He also replied to Commissioner Brien's question that these regulatory agencies do not provide instructive guidance. We initiate with a proposal, and they review it and tell us if our proposal is successful. They do give us the baseline design requirements for new systems with their rules and codes. He stated that we're not avoiding submission. We do, however, want to submit something official that we're sure will be acceptable.

Chair Hebert asked if there is any way for LHJ to have a sit-down meeting with the Fire Marshal's architect to expedite the design process

Mr. Gulino said that the best we could hope for is for, the Fire Marshal's Office to keep their word to have Mr. Delaune, (the architect) review our submission expeditiously.

Vice-Chair Lapeyrolerie also asked that we be sure to streamline to keep the conversations between LHJ and the Fire Marshal's office to continue to foster goodwill talks between Mr. Chadwick (LHJ) and Mr. Delaune (OSFM).

Commissioner Brien asked if we are able to rehabilitate the system to its original state rather than crossing the line into a new system at the \$1.9 million price tag.

Gary Dolphin introduced himself and said that he was standing in for Ben Chadwick at Linfield Hunter Junius(LHJ). He explained that this is in an existing building with a set of International Existing Building Codes which specify what year it was built, which codes it was built under, and what codes the previous improvements were done under. This process is subject to interpretation under the guidelines of the State Fire Marshal. It's very important to continue talks with Mr. Delaune at the Fire Marshal's office to reach a seamless understanding of the codes for this building. Mr. Dauphin (LHJ) stated that the talks have been going well from LHJ's point of view.

After further conversations between the committee and Mr. Gulino, it was determined that there are too many items to consider at this time to put a hard number on how much the project would cost, how long it would take to complete the project, especially since we're still in the planning phase.

Don Chermie suggested changing the narrative by having the building requalified for what it is. According to talks he had with the Jefferson Sprinkler and another state official who did a walk-through said it could require a lesser or no sprinkler system at all. From day one, this building passed a fire inspection so why should we be penalized 30 years later?

Adam Gulino stated that he has raised the same questions that Mr. Chermie has suggested. Unfortunately, we are at the lowest threshold. Other than changing the structure by removing the front or sides, or restricting liveaboard status it would not be a promising conversation.

Chair Hebert thanked Mr. Gulino for the update and hoped that everything will be ready for the new year.

IX. New Business

- 1. Motion to recommend the rejection of the bid submitted for the South Shore Harbor Marina Finger Piers Repair Project as authorized under section 2214(B) of the Louisiana Public Bid Law, La. Rev. Stat. 38: 2214 (B).**

A motion was offered by Commissioner Brien and seconded by Commissioner Lapeyrolerie.

Chair Hebert opened the floor for discussion.

Mr. Gulino informed the committee that was a bid for the peer rehabilitation work sustained from damages from H. IDA. The engineer's cost estimated work at \$395,000. However, the sole bidder came in at \$2.3 million which was an astronomical overbid. He will follow up with Cycle to see where the discrepancy was with constructability. The work was to rehab the 26 piers that had failed and to redo some of the connections. He would like to rebid. There was a mandatory pre-bid where only one participant showed up to do the walkthrough. Therefore they were the only bidders.

Commissioner Lapeyrolerie asked if this is similar to the challenges of working on the water.

Mr. Gulino replied that you have to have divers to do the connections under the piers. Divers typically cost \$10,000 per day. He believed that DEI was in hopes that we wouldn't need divers for the entire time. He also believes this could be where Cycle Construction's bid ran so high. They most likely put in for divers every day. He will reach out the Cycle Construction to find out the constructability issues and then meet with DEI to find out how or where to clean up our bid expectations.

Jerry Metzger advised the committee that we must take some action. You have 45 days to either accept or reject the bid.

Chair Hebert asked who did the pre-construction estimate.

Mr. Capo stated that as long as we follow FEMA's bid guidelines, we could go back and show that the engineer's estimate was lower than the market at the time we could get the adjusted amount.

Vice-Chair Lapeyrolerie asked if there is any way that we could push the bid out to get more responses so we could get more exposure. She subscribes to other aviation and maritime distribution lists and has found them quite interesting.

Mr. Capo said we do post to Central Auction.

Mr. Gulino stated that we had several views. He also stated that he believes the mandatory pre-bid meeting requirement may have limited our responses.

Chair Hebert called for a vote after further discussion on ways to advertise LMA bids for broader exposure.

Hearing no objections or abstentions the motion passed unanimously.

IX. Chair Hebert announced the next Marina Committee Meeting

1. Tuesday, December 6, 2022 – 3:30 P.M.

X. Adjourn

A motion was made by Commissioner Lapeyrolerie and seconded by Commissioner Brien.

The meeting adjourned at **3:13 PM**.