

INTERIM EMERGENCY BOARD

Senate Committee Room E
February 13, 2017
5:30 p.m.

MEETING MINUTES

A public meeting of the Interim Emergency Board was held in Senate Committee Room E on February 13, 2017, at 5:30 p.m.

ITEM NO. 1

Sen. John Alario, Chairman, called the meeting to order at 5:42 p.m. and asked that the secretary call the roll.

Present:

- Sen. John Alario, President of the Senate and IEB Chairman
- Sen. Jay Luneau, proxy for Sen. LaFleur
- Commissioner of Administration Jay Dardenne
- Lt. Governor Billy Nungesser
- Mr. Thomas Enright, designee of Acting State Treasurer Ron Henson

Not Present:

- Rep. Taylor Barras, Speaker of the House of Representatives and IEB Vice Chairman
- Rep. Cameron Henry, Chairman of the House Appropriations Committee

ITEM NO. 2

Sen. Alario requested a motion for approval of the minutes of the November 17, 2016, meeting as presented to the board. Mr. Enright moved to approve the minutes as submitted; second was made by Sen. Luneau. The motion passed without objection.

ITEM NO. 3

Sen. Alario called Mr. Mark Moses, Director of Facility Planning and Control, to the table to introduce the funding request submitted by the Department of Culture Recreation and Tourism – Office of the State Museum in the amount of \$1,242,000. Mr. Moses explained that a recent project to address some issues at both buildings has uncovered some other serious issues that if not repaired will result in excessive moisture intrusion that could potentially compromise the buildings as well as the exhibits inside. The issue was uncovered after several layers of an elastomeric coating were removed from the

buildings' exteriors during a previous project, which exposed the true condition of the stucco and masonry on the other side of the coating. The coating was installed probably sometime during the 1990s and was thought at the time to be a method of waterproofing the buildings. However, the material did not perform as expected and actually held the moisture in. In fact, the material is no longer allowed to be used on the outside of historic buildings by the U.S. Department of the Interior.

Mr. Moses further explained that there has been a great effort to fund the needed repairs with existing appropriations; however, there is a shortage of funds needed in order to accomplish the work. He stated that they had looked at the statewide major repairs appropriation. They also looked at capital outlay and identified some funding there. In addition, the Lt. Governor's Office agreed to use their major repairs funds that had been appropriated to the agency, and some roofing and waterproofing dollars had also been added to the project. Initially, it was thought that the shortage of funds for these repairs was approximately \$1.2 million, and that's what had been requested by the Department of Culture, Recreation and Tourism in its application to IEB. However, after they continued to look for dollars from both major repairs and roofing, they also reviewed the contingency and reduced it as much as possible. After these extensive evaluations, FPC determined that the emergency funding needed could be reduced to \$945,862, which is the balance of dollars available for IEB appropriation.

Lt. Governor Nungesser commented that these two buildings are the two most historic buildings in the Museums System, and with the 300-year anniversary of New Orleans approaching next year, it is critical that this work be done. In addition, if the work is not done now, they run the risk of the moisture leaking into the buildings. With all of the valuable artifacts and artwork in those buildings, it would take millions to mitigate damage caused by water intrusion into the buildings. Sen. Alario agreed that it could cost a lot more to fix these problems if repairs were delayed.

Ms. Monique Appeaning of the Legislative Fiscal Office stated that LFO is recommending approval. However, she stated they were amending their recommendation to reflect the total amount remaining in the IEB, which would reduce their recommendation by \$138. With this amendment, their recommendation would match the amount being recommended by Facility Planning and Control, which is \$945,862. She thanked Mr. Moses and his staff who worked with them, as well as staff at CRT and the architects, because this enabled LFO staff to visit the buildings and actually look at the water intrusion issues during their analysis.

With no further discussion, Lt. Governor Nungesser moved for approval; second was made by Senator Luneau. The motion passed without objection.

With no further business to discuss, Commissioner Dardenne moved for adjournment. The meeting was adjourned at 5:47 p.m. without objection.

Respectfully submitted,

A handwritten signature in blue ink that reads "Sue Israel". The signature is written in a cursive style with a large initial "S" and a long, sweeping underline.

Sue Israel, Secretary

Attachments: Documentation relating to the appropriation request.

Office of the Lieutenant Governor
State of Louisiana

ITEM 3

BILLY NUNGESSER
LIEUTENANT GOVERNOR



P. O. Box 44243
BATON ROUGE, LOUISIANA 70804-4243
(225) 342-7009

January 26, 2017

VIA BY-HAND DELIVERY

Ms. Sue Israel
Board Secretary
Interim Emergency Board
1201 North Third Street
Claiborne Building, 7th Floor
Baton Rouge, LA 70802

Dear Sue:

Enclosed please find an Application for Funds from the Interim Emergency Board and two copies submitted on behalf of Lt. Governor Billy Nungesser and the Department of Culture, Recreation & Tourism to perform emergency repairs to the Presbytere and Cabildo.

We worked with the Division of Administration, Office of Facilities Planning and Control in preparing this request. As part of the Application, we have included photographs showing examples of damages to the buildings and cost estimates provided by architects.

We also attach a copy of an email from Lt. Governor Nungesser to Commissioner Darden dated January 24, 2017 requesting that these repair projects be declared an emergency pursuant to La. R.S. 38:2212, et seq. Please note that this declaration is needed regardless of the decision by the Interim Emergency Board because we have partial funding that must be spent immediately on repairs. Without the emergency declaration, we would not be able to start construction for approximately six months or longer, which with the current water intrusion and safety issues is unacceptable. Furthermore, the delay would push the repair work into the City of New Orleans tercentennial, which also is unacceptable.

If you need anything further, please let us know.

Sincerely,

Julie Samson
Chief of Staff
Lt. Governor Billy Nungesser

2017 JAN 26 PM 4:10
DIVISION OF ADMINISTRATION
COMMISSIONER'S OFFICE

Attachments: Application for Funds (and two copies);
Emergency designation request to Commissioner

**APPLICATION FOR FUNDS OR DEFICIT SPENDING AUTHORIZATION
FROM THE
INTERIM EMERGENCY BOARD**

Department or Agency: Department of Culture, Recreation & Tourism

Section or Division: Office of the State Museum

Amount Requested: \$1,242,000.00

The undersigned agrees that evidence of an obligation to expend the funds will be submitted to the IEB within sixty (60) days of written notification of legislative ratification of the funds appropriated by the IEB or the appropriation of these funds will not be consummated.


Signature of Department/Agency Head

(225) 342-7009 (Dep. Sec. Rennie Buras)

Phone Number

Billy Nungesser, Lt. Governor of Louisiana

Julie Samson, Chief of Staff
Typed Name and Title (person signing the application above)

P.O. Box 44243, Baton Rouge, LA 70804-4243

Mailing Address (P.O. Box or Street, City, and Zip Code)

Area Legislator Signature (if necessary)

Education Management Board Head Signature (if necessary)

1. For what purpose will these funds be used? Why is this requested appropriation an emergency? When was the (possible) shortage of funds realized?

Funding is requested for immediate repairs to the Presbytere, a national historic landmark built in 1813 in New Orleans' Jackson Square adjacent to St. Louis Cathedral. The building houses a museum and the Office of the State Museum. Emergency funds are immediately needed to repair damage to the building discovered when work recently was completed on the front facade and an elastomeric coating was removed from it and other exterior walls. Inspections unexpectedly revealed that the elastomeric paint both caused and hid significant defects in the walls that, if left untreated, will continue to cause the interior and exterior plaster and stucco to fail, exposing pedestrians and patrons to imminent injury of life. Also, leaving walls exposed to the elements and in disrepair will further weaken the building's structure and interior, causing more destruction of property, namely to the building itself -- a designated national historic landmark. Also, these defects are allowing substantial water intrusion into the building, putting at risk millions of dollars of artifacts and objects (some are priceless) due to mold, mildew, and other environmental biohazards. If the risk continues, the Museum would have to consider removing all art, which would not be prudent or financially feasible, especially with the expected boost in visitation in 2018 due to the City of New Orleans' tercentennial celebration.

Similar problems recently manifested at the Cabildo, another national historic landmark building housing a state museum in Jackson Square. Built in 1799, it was the site of the Louisiana Purchase transfer ceremonies in 1803. Again, as a result of the removal of elastomeric coating, substantial cracks and damage are visible. Both buildings must be repaired. Photos showing examples of the damage to both buildings are attached.

2. Previous Legislative Consideration:

- A. Was this program or project considered by the Legislature in the same relative form either by amendment or some legislative instrument? Yes No

If considered, please explain:

As noted in the response to question 1, funding for two projects to repair failing stucco previously was provided, but only in an amount sufficient to repair one side of both buildings. As a result of this work, the cracks and damages were revealed that is the subject of this emergency request. Thus, this request to IEB is not for the same scope of work.

- B. Was this item vetoed by the Governor after being included in the current year:

Appropriations Bill: Yes No Capital Outlay Bill: Yes No

If vetoed, please explain the reason:

3. Can this request be covered or partially covered by existing funds in the department or agency's current budget? Yes No

Please explain:

The Department has worked with DOA and FPC regarding this request. Costs for this emergency project are \$2,040,000 for the Presbytere and \$1,440,000 for the Cabildo, for a total of \$3,480,000. The Department will use funding remaining from the earlier projects on the buildings (\$338,000), funding from a DOA roofing replacement fund (\$200,000), and \$1,700,000 remaining in the Department's current year major repairs appropriation to pay for a total of \$2,238,000. That leaves \$1,242,000 unfunded that is the subject of this emergency request.

4. Will this emergency appropriation require any future recurring appropriations or any possible generation of savings or revenue? Yes No

If so, please explain: (Use additional sheet to continue explanation if necessary.)

The funding that is requested solely is for emergency repairs that cannot wait. The Department has a pending capital outlay request that will cover additional repairs to the building.

Both the Cabildo and Presbytere are museums that generate revenue by admissions fees and event rentals, and repairing the building means that they will continue to be able to generate revenue. Otherwise, the damage will necessitate closure (partial or total), which will result in decreased revenues.

Also, stopping the damage to the buildings now will result in savings because the costs to repair damages will be greater if there is a delay, as well as potentially millions of dollars in costs to remove all artifacts from the buildings, transport them, rent storage space that meets museum environmental quality control standards, and costs to repair or replace artifacts (if they can be repaired or replaced -- some are priceless and cannot be replaced).

5. Expenditure Breakdown--Please provide a detailed breakdown of expenditures by category . If based on a cost estimate, please attach a copy. What is the time period covered by the request (number of months). Attach any other pertinent information.

As stated above, Costs for this emergency project are \$2,040,000 for the Presbytere and \$1,440,000 for the Cabildo, for a total of \$3,480,000 (of which funding is available except for the \$1,242,000 that is the subject of this request). Expenditure breakdowns are attached. We added a 20% contingency to cover design fees, testing, change orders, recording, etc.

It is expected that all emergency work will be completed by January 2018 provided that this funding request is approved and our pending request for the project to be declared an emergency project by the Commissioner of Administration is granted.

This original application and two copies with attachments (if any) must be submitted to the Board Secretary (225-342-7000) at the Claiborne Building, 7th Floor, Suite 7-210, or mailed to:

Interim Emergency Board
Post Office Box 94095
Baton Rouge, LA 70804-9095

Guide to Cabildo Photos



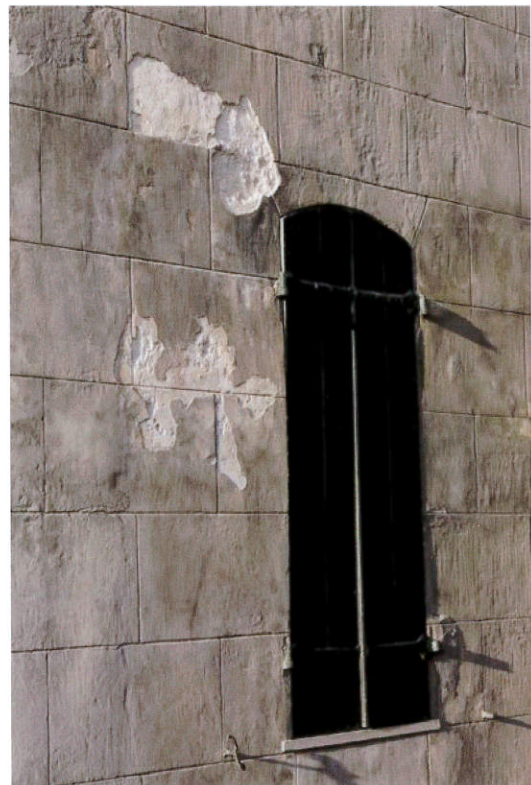
E3A1919 - Exterior: detail of shutter along St. Peter Street



E3A1971 - Exterior: corner of Jackson Square and Pirate's Alley



E3A1969 - Exterior: detail of second floor along Pirate's Alley



E3A1972 - Exterior: detail of first-floor wall section along Pirate's Alley



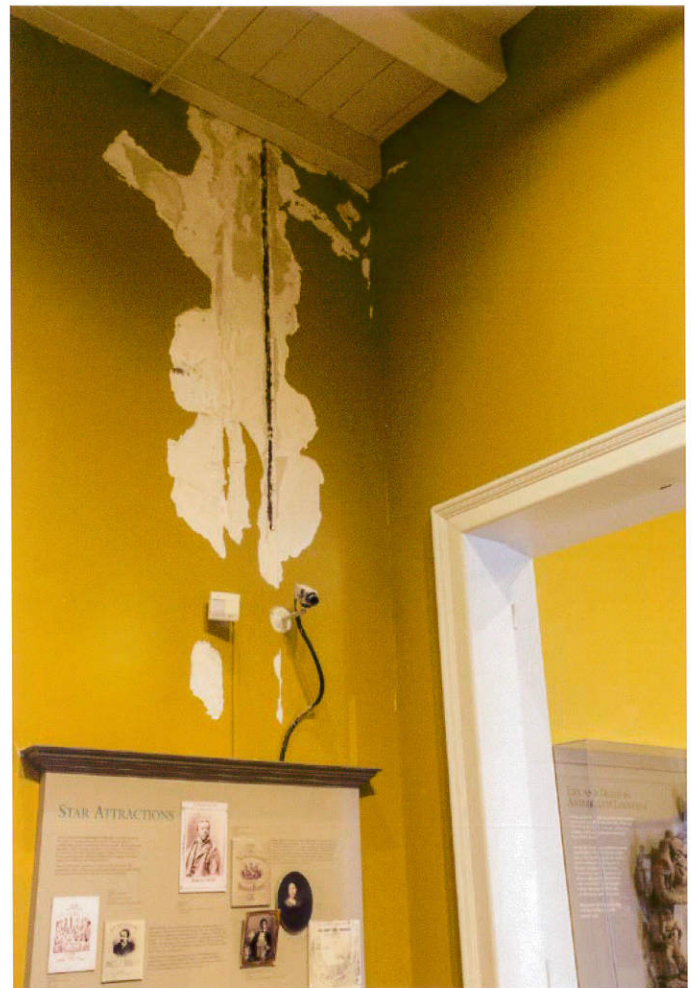
E3A1973 - Exterior: detail of first-floor wall section along Pirate's Alley



E3A1990 - Inner courtyard



E3A1975 - Exterior: detail of first-floor wall section along Pirates Alley



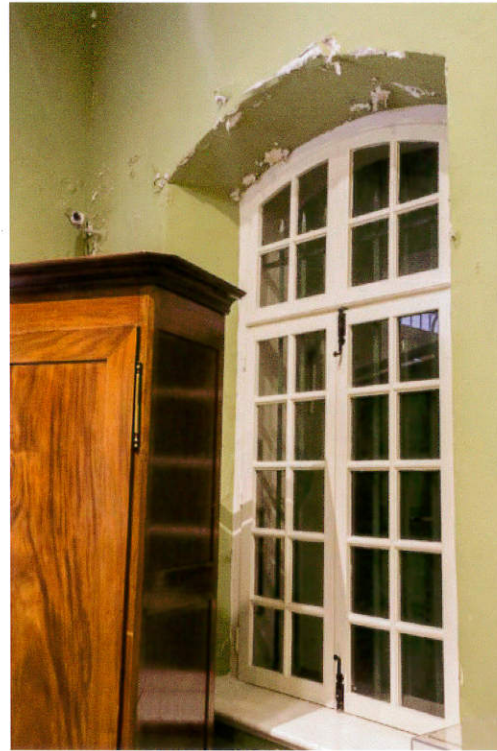
E3A2008 - Interior: detail of wall in *Antebellum Louisiana* exhibit (second floor)



E3A1985 - Inner courtyard



E3A2014 - Interior: detail of wall along main staircase between second and third floors (leading to *Battle of New Orleans* and *Antebellum Louisiana* exhibits)



E3A2022 - Interior: detail of window alcove in *Colonial Louisiana* exhibit (first floor)



E3A20

21 - Interior: detail of intersecting wall sections along rear staircase (between Cabildo & Arsenal)



E3A2025 - Interior: detail of arch in *Colonial Louisiana* exhibit (first floor)



E3A2027 - Interior: archway area surrounding door to exterior courtyard and adjacent to entrance for *First Families of Louisiana* exhibit



E3A2032 - Exterior: second floor shutters along St. Peter Street



E3A2028 - Interior: detail of lower wall section seen in photograph E3A2027

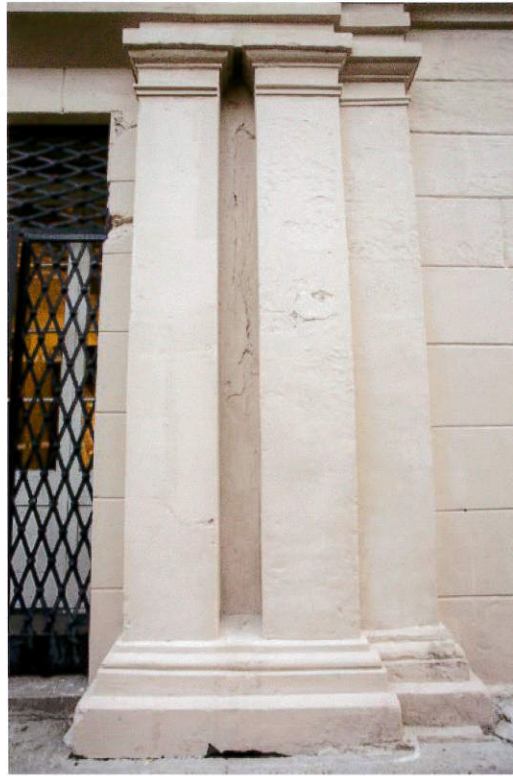


E3A2033 - Exterior: second floor, corner of Jackson Square and St. Peter Street

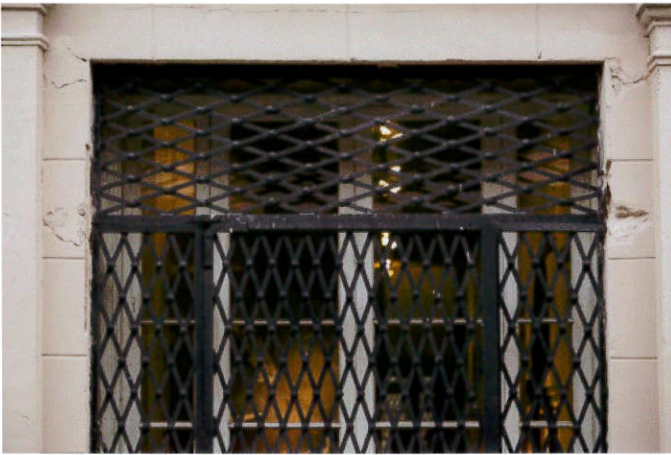
Guide to Presbytère Photos



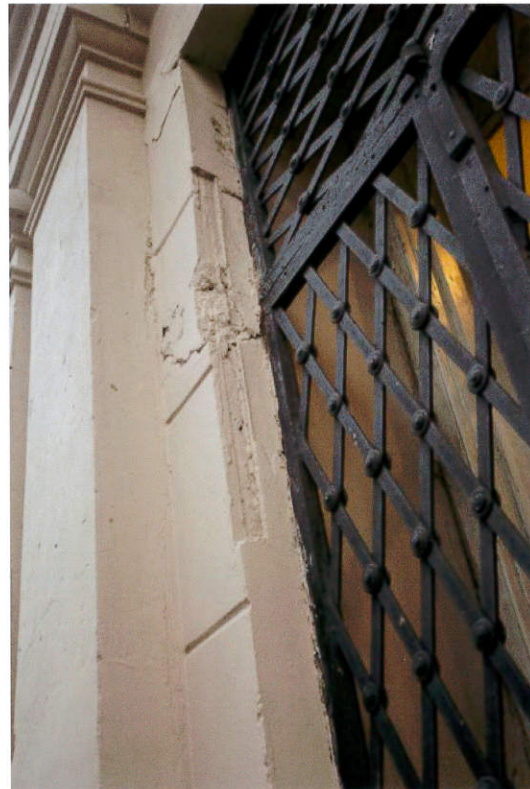
E3A1920 - Exterior: detail of balcony area seen in photo E3A1964



E3A1928 - Exterior: columns adjacent to entrance gate area along St. Ann Street



E3A1924 - Exterior: side entrance gate area along St. Ann Street



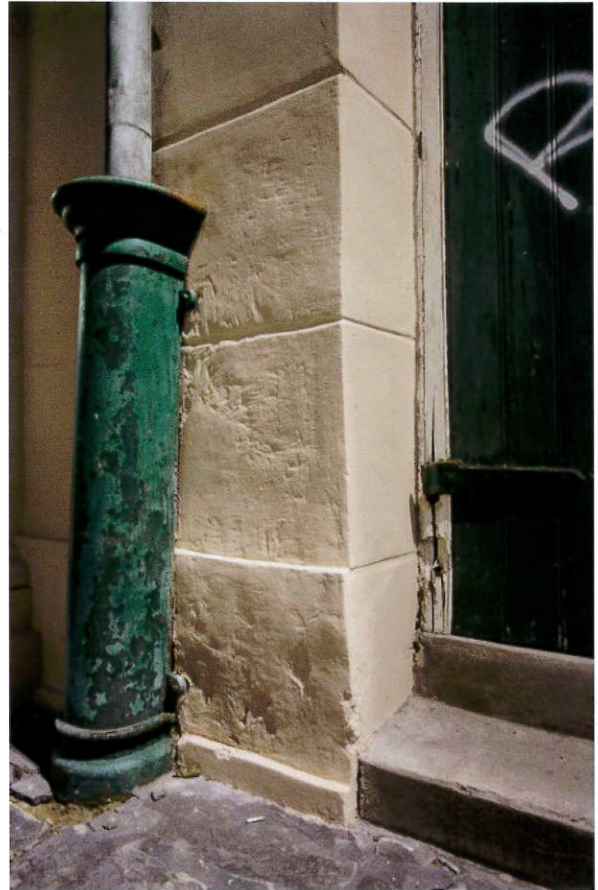
E3A1932 - Exterior: detail of entrance gate area along St. Ann Street



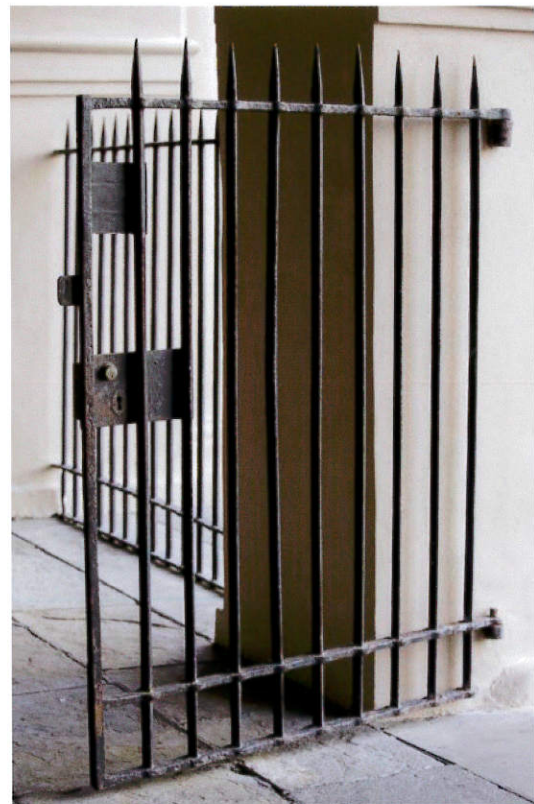
E3A1933 - Exterior: first-floor wall section along Pere Antoine Alley



E3A1934 - Exterior: detail of wall section seen in photo E3A1933



E3A1938 - Exterior: detail of first-floor wall section along Pere Antoine Alley



E3A1943 - Exterior: front entrance gate along Jackson Square



E3A1946 - Exterior: detail of front entrance gate along Jackson Square



E3A1950 - Exterior: detail of second-floor wall section seen in photo E3A1967



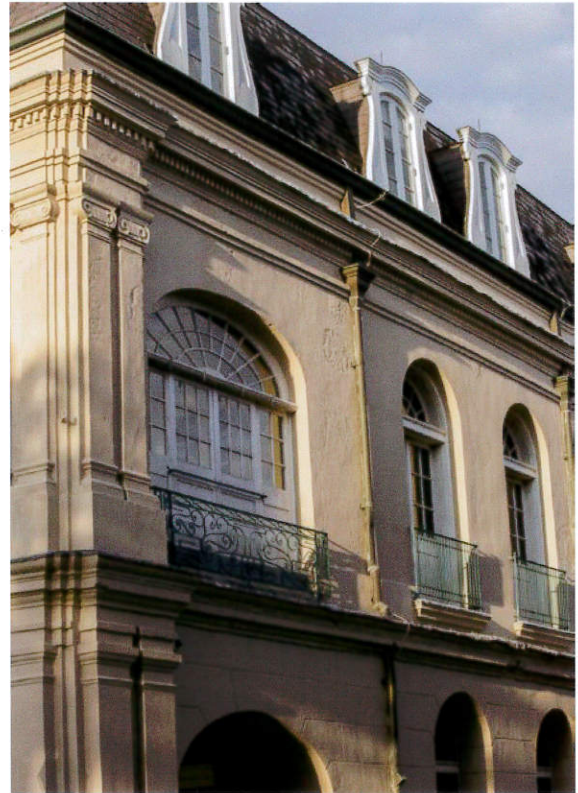
E3A1960 - Exterior: closer detail of columns seen in photo E3A1963



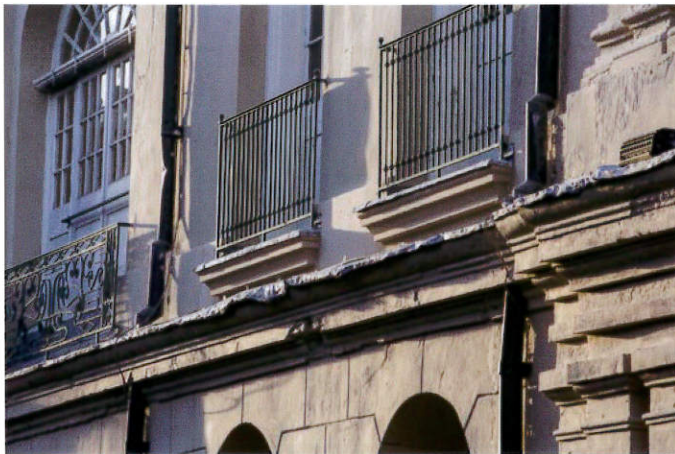
E3A1962 - Exterior: detail of first-floor wall section along St. Ann Street



E3A1963 – Exterior: detail of second-floor wall section along St. Ann Street



E3A1967 - Exterior: second-floor wall section at Jackson Square and St. Ann Street



E3A1964 - Exterior: section of balcony area along St. Ann Street



E3A1971 - Exterior: corner of Jackson Square and St. Ann Street



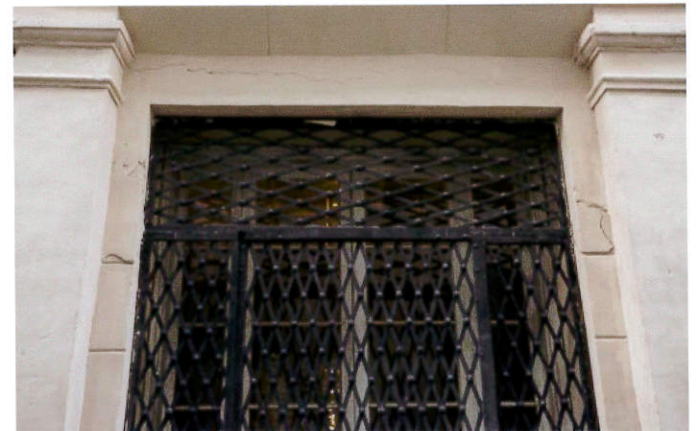
E3A1979 - Inner courtyard: detail of underside of balcony



E3A1999 - Exterior: detail of second-floor balcony along Pere Antoine Alley



E3A1984 - Inner courtyard: view from roof of Presbytère



E3A2041 - Exterior: side entrance gate area along Pere Antoine Alley



E3A1998 - Exterior: detail of side entrance gate area along Pere Antoine Alley



E3A2048 - Interior: view of wall area from main staircase's second-floor landing



E3A2049 - Interior: detail of wall area seen in photo E3A2048



E3A2052 - Interior: detail of wall section, hurricane photo exhibit (first floor)



E3A2053 - Interior: detail of archway adjacent to *Living with Hurricanes* exhibit

JAHNCKE & BURNS

ARCHITECTS, LLC

January 24, 2017

Letter of Project Scope of Work with preliminary cost estimate

Rennie S. Buras, II
Deputy Secretary
Department of Culture, Recreation & Tourism
Office of Lieutenant Governor Billy Nungesser
P. O. Box 44243
Baton Rouge, Louisiana 70804

Kitty Rouse
State of Louisiana
Division of Administration/Facility Planning & Control
P. O. Box 94095
Claiborne Building
Baton Rouge, Louisiana 70804-9095

Re: Project Scope of Work
Project TBD
State ID: TBD Site Code: TBD
Renovation and Repair Part 2, Presbytere/Jackson Square
751 Chartres Street
New Orleans, Louisiana 70116
Jahncke & Burns Project #1401-B

Dear Rennie and Kitty:

We submit the following as a breakdown of the recommendation of an additional \$1,500,000.00 previously submitted in letter dated 01/12/17 and \$200,000.00 for added roof repairs discussed on 01/27/17, for a total of \$1,700,000.00 of renovations to the historic Presbytere Museum. The following is a general description of the recommended Scope of Work with preliminary cost estimates we believe will help guide the preservation of the Presbytere Museum. In an effort to address existing water intrusion issues and protect the building from future vulnerabilities, Jahncke & Burns Architects recommends the State consider a scope of work outlined below.

The following is a breakdown of recommended work by category:

1. Roofs and Wood Cupola Repair: *Estimate: \$325,000.00*
 - a. Copper Parapet Cap Flashing replacement to match existing: Replace missing copper flashing along the top of the Executive Suite parapet wall located on the northwest roof. The existing parapet was covered with elastomeric coating over a

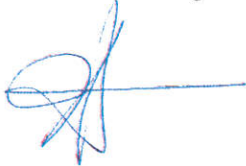
tar/waterproofing material. The elastomeric coating has been removed. We recommend the contractor provides a unit cost per linear foot of flashing.

- b. Slate Roof: Replacement of broken or missing roof slates or clay ridge tiles. Replace missing or broken sections of roof slates and clay ridge tiles. Work in this area may include addressing the substrate below roof slates.
 - c. Built-up roof: Repair moisture damaged areas and install components of a moisture barrier.
 - d. Shed roof: Repair moisture damaged areas and install components of a moisture barrier.
 - e. Flashing replacement: replace flashing around the roofs, and ledges around the entire building with historically compatible materials.
 - f. Wood cupola repairs: Replace and repair rotten wood around the base of the cupola and wood railings to stop water leaks directly into the interior. Repairs include the base around the cupola, wood door, railing posts, and railing pieces and parts.
2. Wood Door and Window Opening Repair: *Estimate: \$150,000.00*
- a. Door Repair: Paint removal, wood repair, glazing and repainting of all exterior doors, including all associated historic dismantling, new millwork, flashing and sealant. We recommend the contractor provide a unit cost per door for full historic repair of all damaged or rotten wood millwork areas at door openings, including wood wills at the base of the door. All new millwork to match the dimensions of the original material including the width, thickness and profile of the original mill made material.
 - b. Window repair: Paint removal, wood repair, glazing and repainting of (3) windows, including all associated historic dismantling, new millwork, flashing and sealant. We recommend the contractor provide a unit cost per window for full historic repair of all damaged or rotten wood millwork areas at door openings, including wood wills at the base of the door. All new millwork to match the dimensions of the original material including the width, thickness and profile of the original mill made material.
 - c. Sealant: replace missing and damaged sealants around the perimeter of all the doors and windows on all sides. Sealant was removed by the owner during the asbestos phase of the project.
 - d. Paint all wood surfaces with primer and 2 coats of finish paint
3. Masonry (Brick) and Stucco Repairs and Mineral Coating: *Estimate: \$450,000.00*
- a. Masonry Repairs: Remove and replace missing, damaged, deteriorated, failing or lose masonry on St. Ann Street and Pere Antoine Alley with like kind materials.
 - b. Stucco Repairs: Entire St. Ann Street, Pere Antoine and Executive Office façades require total renovation: The scope of work for stucco repairs stems from the discovery of damaged areas concealed by 3 layers of elastomeric coatings removed during the previous renovations. Repairs are required on the following building elevations: St. Ann Street, Pere Antoine Alley and Executive Offices.

- c. Mineral Coating on the entire St. Ann Street, Pere Antoine and Executive Office building façades.
 - d. Wall Flashing: Replace all metal flashing with new and historically accurate flashing.
4. Balcony Repair: *Estimate: \$35,000.00*
 - a. Remove and replace rotten, and damaged wood decking in Courtyard balcony and seal penetrations of decorative ironwork into stucco.
 5. Historic Ironwork repair: *Estimate: \$225,000.00*
 - a. Historic iron gates on St. Ann Street and Pere Antoine facades: Repair and replace all damaged and unsalvageable iron to include re-anchoring into the masonry and replace inappropriate material with historically correct metals to match original profiles and techniques.
 6. Stone Repairs/Replacement: *Estimate: \$15,000.00*
 - a. Front gallery/loggia area has tripping hazards due to uneven stones due to uneven wear and settlement, mortar/grout projecting above the stones, and missing grout.
 7. General Conditions: We anticipate the Contractor will appropriate between 30-35% of the total construction budget (approximately \$500,000.00) toward site supervision, overhead & profit, bonds, project record documents etc.

If you have any questions or need further detail, please give me a call at your earliest convenience.

With kindest regards,

A handwritten signature in blue ink, appearing to be 'Harvey G. Burns', with a horizontal line extending to the right.

Harvey G. Burns, A.I.A.
Principal

Amie Buriege

From: Koch&Wilson <kwarchts@bellsouth.net>
Sent: Wednesday, January 25, 2017 11:57 AM
To: Rennie Buras
Cc: Kittye Rouse; Timothy Chester
Subject: Cabildo Opinion of Probable Cost

General Contractors	\$ 100,000
Scaffolding	\$ 165,000
Plaster Removal	\$ 215,000
Plaster Repair	\$ 250,000
Millwork Repairs	\$ 90,000
Coating of Stucco	\$ 290,000
Coating, Caulking & Glazing of Millwork	\$ 90,000
TOTAL	\$ 1,200,000

Thank you,
Robby
Robert J. Cangelosi, Jr. AIA, NCARB
Koch and Wilson Architects
504-581-7023

Bill Cody

From: Billy Nungesser
Sent: Tuesday, January 24, 2017 12:54 PM
To: jay.dardenne@la.gov
Cc: Rennie Buras; Bill Cody; Robert Barham; Timothy Chester; lisa.smeltzer@la.gov; kittye.rouse@la.gov; mark.moses@la.gov; sue.israel@la.gov
Subject: Cabildo and Presbytere Repairs
Attachments: LSM Building Photos Repair Needed.pdf

Dear Jay:

After our recent budget meeting where we discussed the Cabildo and the Presbytere building issues, my staff met with the Architects and FPC to devise a plan. After those meetings, it became evident that I should request that you declare these projects an emergency pursuant to RS 38:2212, et seq. I feel this is appropriate because emergency is defined as “an unforeseen mischance bringing with it destruction or injury of life or property or the imminent threat of such destruction or injury....” (LRS 38:2211(A)(5)(a))

The unforeseen mischance is that the elastomeric paint both caused and hid significant defects in the walls of both buildings that if left untreated will cause the interior and exterior plaster and stucco to fail, exposing pedestrians and patrons to imminent injury of life. Also, leaving both walls exposed to the elements and in disrepair will further weaken both buildings’ infrastructure causing more destruction of property, namely to the buildings themselves, both designated national historic landmarks.

Furthermore, these defects are allowing significant water intrusion into both buildings, putting at risk millions of dollars, even priceless, artifacts and objects at risk to mold, mildew, and other environmental biohazards. If the risk continues, the State Museum would have to consider removing all of the art, which would not be prudent nor financially feasible for us to do, especially in light of the New Orleans Tercentennial.

Your emergency declaration will, after public notice, allow us to expedite the projects through FPC using currently available funds in the amount of roughly \$2.2 million. We will also be requesting roughly an additional \$1 million from IEB. The architects have determined that this is necessary to both stop the water intrusion and secure the failing stucco and plaster. Without the emergency declaration for these two projects, we would not be able to start construction for approximately six months or longer, which with the current water intrusion and safety issues is unacceptable. Furthermore, the delay would push the repair work into the tercentennial, which I also find unacceptable.

I have attached photos for your review.

I would greatly appreciate your expedited review and approval of this emergency request.

Please call me at 504-657-9890 if you would like to discuss or have your staff call Rennie at 504-296-5004.

Thank you for your consideration,

Billy

Office of the Lieutenant Governor
State of Louisiana

BILLY NUNGESSER
LIEUTENANT GOVERNOR



P. O. Box 44243
BATON ROUGE, LOUISIANA 70804-4243
(225) 342-7009

February 6, 2017

VIA BY-HAND DELIVERY

The Honorable Jay Dardenne
Commissioner of Administration
Division of Administration
State of Louisiana
1201 North Third Street
Claiborne Building, Ste. 7-210
Baton Rouge, LA 70802

Dear Jay:

Based on consultations with staff from the Division of Administration, Office of Facilities Planning and Control, I hereby certify and declare that a public emergency exists pursuant to La. R.S. 38:2212, et seq. regarding the Presbytère and Cabildo buildings. Further, notice of such public emergency will be published in the official journals in East Baton Rouge and Orleans Parishes within ten days, in accordance with the law.

Following the removal of an elastomeric coating on the exterior walls of the Presbytère and Cabildo buildings during recent work on the buildings, an investigation revealed that the coating caused and hid substantial cracks and damage in the walls of both buildings that, if left untreated, will continue to cause the interior and exterior plaster and stucco to fail, exposing pedestrians and patrons to an immediate threat to life. Also, leaving exterior walls exposed to the elements will further weaken the buildings' structure and interior, continuing to cause damage to the national historic landmark buildings.

Because of the nature of the damages, it is my understanding based on consultations with staff from the Division of Administration, Office of Facilities Planning and Control, that the normal bidding process will not allow the corrective work to be completed within a time period that will ensure the proper level of safety and protection of property. To protect the safety of workers and the public, as well as to protect the designated national historic landmark buildings and other valuable property located inside, an emergency is certified and declared. The Division of Administration, through the Office of Facility Planning and Control will solicit proposals and issue contracts in order to complete the required remedial work in a timely and safe manner.

Sincerely,

A handwritten signature in blue ink, appearing to read "Billy Nungesser".

Billy Nungesser
Lieutenant Governor

Cc by email: Sue Israel, Interim Emergency Board

DIVISION OF ADMINISTRATION – OFFICE OF FACILITY PLANNING AND CONTROL

INTERIM EMERGENCY BOARD – FISCAL INFORMATION

Applicant Name: Department of Culture, Recreation and Tourism (CRT) Amount: \$ 1,242,000
 State Agency Political Subdivision

Summary of Request: Emergency Building Repairs to address Water Infiltration

Was this request:

In agency budget request for current fiscal year?	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	N/A <input type="checkbox"/>
Recommended in Executive Recommendations?	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	N/A <input type="checkbox"/>
Amended into or out of the appropriation or capital outlay bills?	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	N/A <input type="checkbox"/>
Was this item vetoed?	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	N/A <input type="checkbox"/>
Considered by the Interim Emergency Board prior to this request?	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	N/A <input type="checkbox"/>
Is this an “emergency” as defined by Act 334 of 1984?	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>	N/A <input type="checkbox"/>

History/Pertinent Information/Analysis relative to this request:

The Louisiana State Museum operates two of the three renowned buildings in historic Jackson Square in New Orleans, Louisiana, the Cabildo and Presbytere Museums. The museums host 300,000 guests, scholars, educational groups of unlimited description, and dignitaries annually. In addition, the Museums provide educational programming, hosts lectures, dinners, national media events, gala events, and is the repository of a rich history of Louisiana artifacts and of course, a state-of-the-art exhibition.

In 2012, CRT submitted capital outlay requests for Exterior Repairs/ Waterproofing for the Cabildo and Presbytere Museums. Both buildings are 200+ years in age and exterior repairs greater than general maintenance were required. The primary reason for the submission was that large chunks of plaster were falling off of the buildings causing a safety issue to the public; however, there were other waterproofing issues as described in their capital outlay requests that needed to be addressed.

In FY 2014, the Legislature appropriated \$1,395,000 for the Cabildo and \$1,200,000 for the Presbytere Exterior Restoration and Repairs. The Bond Commission approved funding in October 2013. Design work began in March 2014 for the Cabildo with Koch & Wilson Architects and February 2014 with Jahncke & Burns Architects for the Presbytere.

The Designers were tasked with the responsibility of designing the exterior restoration/repairs for the respective buildings. Upon investigation of the exterior issues, it was apparent that the available funds would not be sufficient to make all of the needed repairs. The work was prioritized based on the available funds and consisted of removing the elastomeric coating on all sides, completing stucco and masonry repairs, and replacing rotted wood on the front facades.

Once the layers of elastomeric coatings were removed, it was apparent that both buildings had very large cracks which allow water into the building causing interior damage. Additional plaster will fail and

potentially fall off of the sides of the buildings which have not been repaired. There are also other areas of concern such as replacing rotted wood, failing metal balcony railings, roof failures, etc..

Members of the staff of the Office of Facility Planning and Control (OFPC) have worked with CRT and the design professionals to prioritize the additional work which is most needed at this time. A basic listing and cost for the work items have been submitted. Estimated costs for the emergency projects are \$2,040,000 for the Presbytere and \$1,440,000 for the Cabildo for a total of \$3,480,000. These estimates provide for estimated construction cost, design fees, and contingency. There are some funds remaining from the previous projects and OFPC has some major repairs funds that can be committed to facilitate these repairs. CRT is only requesting the amount for which funding appeared to not be available – \$1,242,000, however, OFPC has continued to search for available funding and an additional \$300,000 has been identified that can be used for these projects.

RECOMMENDATION:

Due to the life safety concerns and potential damage to the building structure, interiors, priceless artifacts and exhibits that would be caused by continuing water infiltration, the Division of Administration recommends funding the request in the amount of \$945,862. Although CRT and OFPC will need to prioritize repairs, it is believed that this funding would allow the most threatening issues to be addressed now. Recognizing that this work will not complete all of the repairs needed on the buildings, CRT has submitted capital outlay requests for continued restoration and aesthetic work at the buildings.

Funding Request Analysis

Department/Agency: Department of Culture, Recreation and Tourism (CRT)
Requested Funding Amount: \$1,242,000
Purpose: Emergency Building Repairs to address Water Infiltration

1. **Is the proposed purpose capital outlay in nature?** *Yes. The proposed repair project is capital outlay in nature.*
2. **Has the proposed purpose been requested for capital outlay funding?** *A capital outlay request has been submitted for FY18.*
3. **Was the project considered and rejected by the legislature during the most recent session?** *No, there was no request submitted for prior years that could have been considered by the legislature.*
4. **If the proposed purpose is capital outlay in nature, is there current capital outlay funding available for the proposed work?** *There is approximately \$638,000 in capital outlay funds, statewide major repairs and roofing funds available.*
5. **Has the proposed purpose been identified as a deficiency in the FPC facility condition assessment?** *No.*
6. **Is the requested funding sufficient to fulfill the proposed purpose?** *The requested funding is based on estimated costs to address most urgent repair needs. This requested funding amount will cover the estimated costs and includes a slight contingency. However, if unforeseen conditions exist as with previous repairs, overruns are likely and remaining repairs will be prioritized to fit available funding.*
7. **Is the purpose/need the result of an acute event?** *No.*

LEGISLATIVE FISCAL OFFICE

INTERIM EMERGENCY BOARD - FISCAL INFORMATION

Applicant:

State Dept: Culture, Recreation & Tourism Amount: \$1,242,000..... Agenda No.: 1
State Agency: State Museum
Other Entity: State Agency Local Political Subdivision

Summary of Request:

The Department of Culture, Recreation & Tourism (CRT) is requesting \$1,242,000 for emergency repairs to the Cabildo and the Presbytere to repair certain damage to both buildings discovered when elastomeric coating was removed from both museums as part of a capital outlay project authorized in Act 24 of the 2013 Regular Session of the Legislature.

Was this request:

- | | | |
|---|--------------------------------------|-------------------------------------|
| In agency budget request for current fiscal year? | <input type="radio"/> Yes | <input checked="" type="radio"/> No |
| Recommended in Executive Recommendations? | <input type="radio"/> Yes | <input checked="" type="radio"/> No |
| Amended into or out of the appropriation or capital outlay bills? | <input type="radio"/> Yes | <input checked="" type="radio"/> No |
| Was this item vetoed? | <input type="radio"/> Yes | <input checked="" type="radio"/> No |
| Considered by the Interim Emergency Board prior to this request? | <input type="radio"/> Yes | <input checked="" type="radio"/> No |
| An emergency as defined by Act 334 of 1984? | <input checked="" type="radio"/> Yes | <input type="radio"/> No |

History / Pertinent Information / Analysis relative to this request:

The Cabildo was built in 1799 and the Presbytere in 1813. Both buildings are national historic landmarks. The Cabildo was the site of the Louisiana Purchase Transfer ceremonies in 1803 and commonly referenced as our State's most important historical building. The Presbytere was built on the site of the residence of the Capuchin monks and used for commercial purposes until 1834 when it became a courthouse. In 1911, it became part of the Louisiana State Museum.

Notwithstanding certain preservation requirements, the repairs are the result of damages sustained during the removal of elastomeric coating during exterior restorations and repairs, that revealed substantial cracks and additional damages during the actual removal process. Based on reports provided to the LFO by the agency and architects, the elastomeric coating caused and hid significant defects in the walls. Without emergency remedial action, the exterior damage and defects will continue to cause the interior and exterior plaster and stucco to fail, exposing pedestrians and patrons to imminent risk of injury or life. It will also leave the walls exposed to the elements and in disrepair further weakening these building structures and interiors causing more destruction of property. These defects continue to allow substantial water intrusion into the buildings, putting at risk millions of dollars of artifacts and objects (some are priceless) due to mold, mildew, and other environmental biohazards.

While this request totals \$1,242,000, the estimated cost for the emergency repairs for both buildings totals \$3,342,322. The Presbytere is \$2,040,000 and the Cabildo is \$1,440,000. FP&C and CRT propose using approximately \$2.4 M from the following sources in addition to request (after discussions with FP&C certain numbers below have been adjusted) :

- \$ 294,718.87 - Presbytere remaining balance from capital outlay appropriation for Presbytere
- \$ 39,578.92 - Cabildo remaining balance from capital outlay appropriation for Cabildo
- \$ 340,365.21 - From Statewide Roofing Fund 01-107-97S-03 must be used for roof work (identified for Presbytere)31
- \$1,721,659.00 - FPC Major Repairs Fund allocated to CRT (can be split between the projects as needed)
- \$2,396,322.00 - Total

The needed emergency repairs identified are:

Cabildo: Plaster Removal - \$215,000; Plaster Repair - \$250,000; Coating of Stucco - \$290,000; Coating, Caulking and Glazing of Millwork - \$90,000; Millwork Repairs - \$90,000, Scaffolding - \$165,000 and General Conditions for site supervision, bonds, overhead and profit, recordation, etc.) - \$100,000. (\$1,200,000)

Presbytere: Roof and Wood Cupola Repair - \$325,000; Wood Door and Window Opening Repair - \$150,000; Masonry (Brick) and Stucco Repairs and Mineral Coating - \$450,000; Balcony Repair - \$35,000; Historic Ironwork Repair - \$225,000; and Stone Repairs/Replacement - \$15,000; and General Conditions for site supervision, bonds, overhead and profit, recordation, etc.) - \$500,000. (\$1,700,000)

There is an additional 15.25% (\$442,322) added to these projects to cover design fees, miscellaneous testing, construction contingency, etc.

LEGISLATIVE FISCAL OFFICE

INTERIM EMERGENCY BOARD - FISCAL INFORMATION

RECOMMENDATION:

The Legislative Fiscal Office recommends approval of this IEB request in the amount of \$946,000.

Due to the critical need for these repairs and the added expense that may be incurred by delaying these repairs until additional funding sources may be made available, the LFO recommends approval of this request. Approval of this request will fully deplete the IEB fund for FY 17.

The original IEB request sought \$1,242,000 in IEB funding to address emergency repairs to the Cabildo and Presbytere facilities in New Orleans. The current unallocated balance in the IEB is \$946,000.

The LFO collaborated with Facility Planning and Control (FP&C) to address the potential shortfall of \$296,000 (the difference between the IEB request and the available IEB fund balance). In order to facilitate these emergency repairs, FP&C successfully identified an additional \$162,322 above the amount reflected in the original IEB request from bond proceeds available from the FP&C statewide roofing fund (\$140,663) and the FP&C major repairs fund (\$21,659) within the capital outlay appropriation. Additionally, FP&C feels it can safely lower the contingency set aside from the standard 20% to 15.25%, generating a potential expenditure savings of \$137,678.

INTERIM EMERGENCY BOARD - FISCAL INFORMATION

Applicant:

State Dept: Culture, Recreation & Tourism Amount: \$1,242,000..... Agenda No.: 1
 State Agency: State Museum
 Other Entity: State Agency Local Political Subdivision

Summary of Request:

The Department of Culture, Recreation & Tourism (CRT) is requesting \$1,242,000 for emergency repairs to the Cabildo and the Presbytere to repair certain damage to both buildings discovered when elastomeric coating was removed from both museums as part of a capital outlay project authorized in Act 24 of the 2013 Regular Session of the Legislature.

Was this request:

- In agency budget request for current fiscal year? Yes No
- Recommended in Executive Recommendations? Yes No
- Amended into or out of the appropriation or capital outlay bills? Yes No
- Was this item vetoed? Yes No
- Considered by the Interim Emergency Board prior to this request? Yes No
- An emergency as defined by Act 334 of 1984? Yes No

History / Pertinent Information / Analysis relative to this request:

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INTERIM EMERGENCY BOARD - FISCAL INFORMATION

RECOMMENDATION:

The Legislative Fiscal Office recommends approval of this IEB request in the amount of \$945,862.

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