

# City of New Orleans

## Milne Boys Home Repairs & Renovations



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**Mitchell J. Landrieu, Mayor**

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## Milne Boys Home Repairs & Renovations



### MEETING PURPOSE

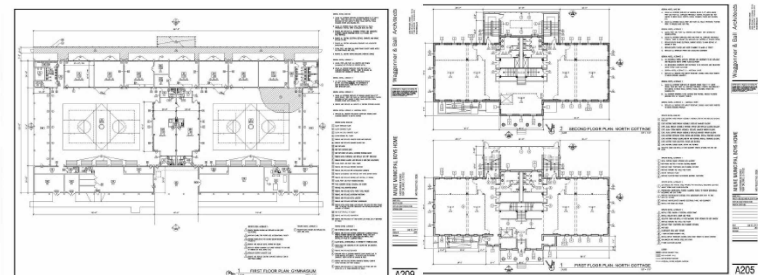
- Discuss current status of complex re-development;
- Introduce the facility as the new headquarters for NORD; and
- Get input on future programming

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- Remaining renovation work at the Milne Boys Home complex began early October, 2013 and will run thru September, 2014 (see enclosed schedule for detail including NORD occupancy).
- The work will be engaged in six (VI) phases as follows:



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- PHASE 1 - Remove all Asbestos, Lead paint and mold in the Administration Building, South Cottage and North Cottage.  
**COMPLETED (early, 2013) [Cost - \$325,474.00]**



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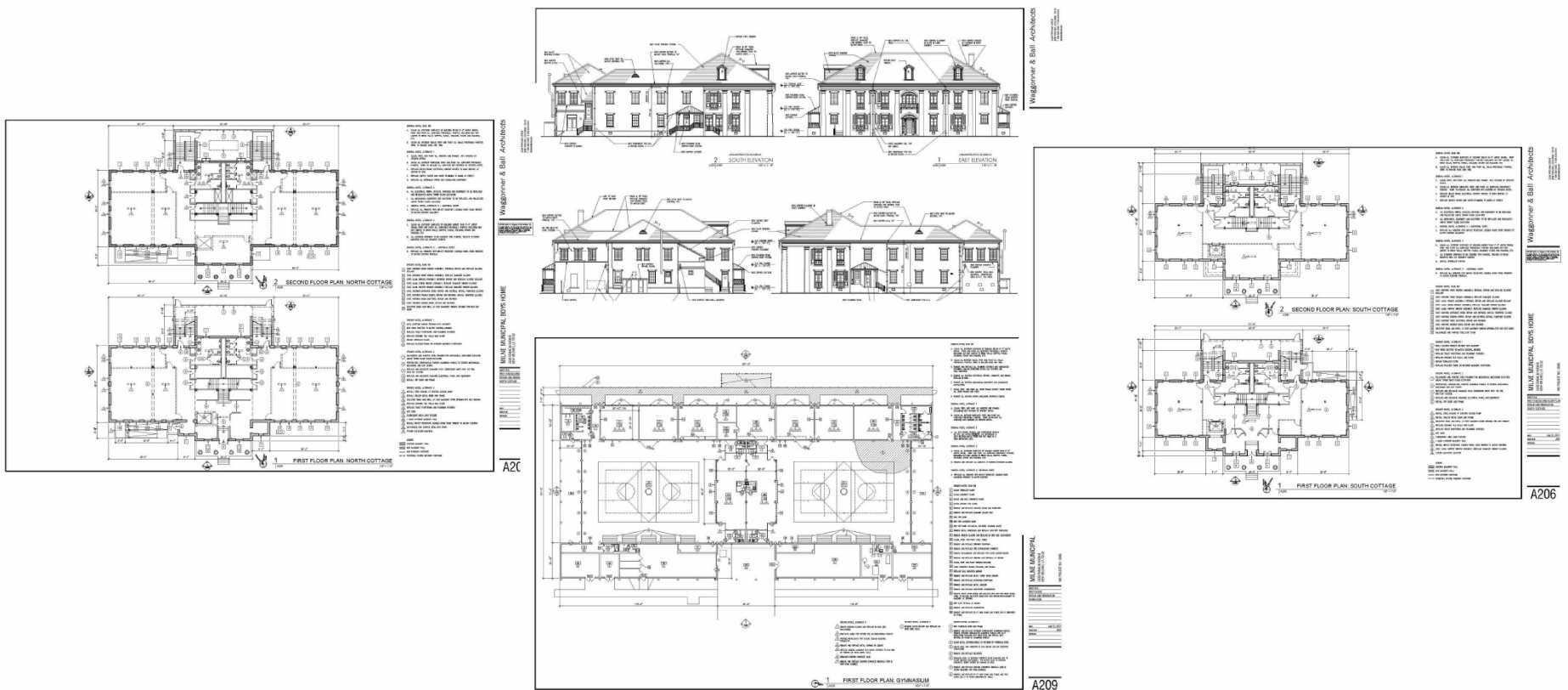


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- PHASE II – Interior cleaning/clearing, selective interior demolition, misc. exterior building and site work, roof replacement and conditioning of the Administration Bldg., North and South Cottages and the Gym [Estimated Cost - \$5,142,000.00].

(Started October 1<sup>st</sup> , 2013 w/ projected completion in April, 2014)

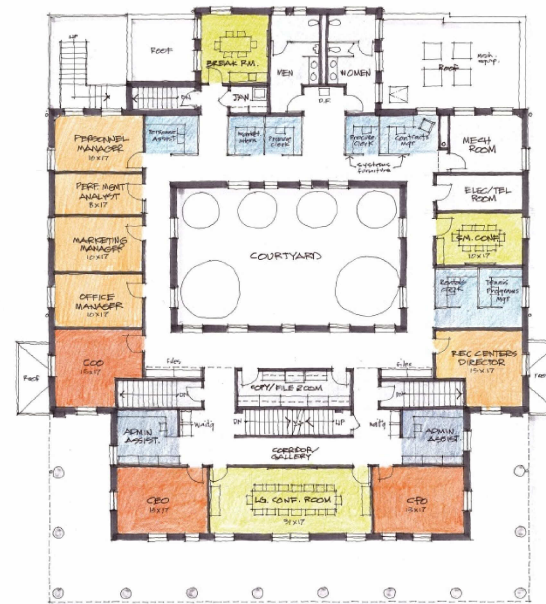
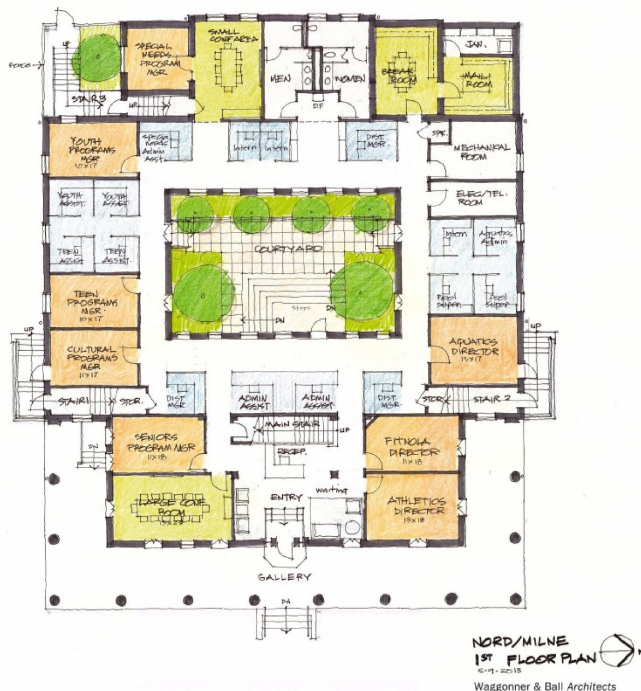


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PHASE III – Additional interior renovations to the Administration Building to become the new NORD administration/recreation headquarters [Estimated Cost - \$1,668,300.00].

(Projected start in January, 2014 w/ completion in May, 2014)



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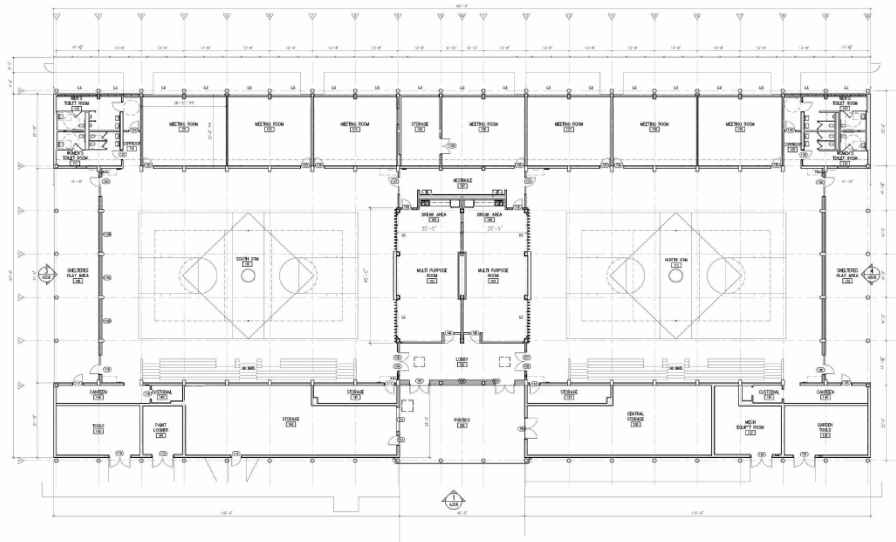
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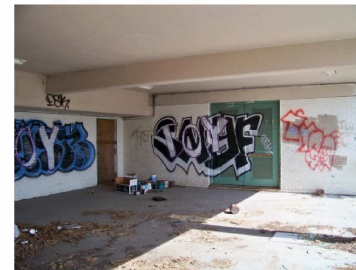
### PHASE IV – Gym Renovations that include

- Install new ceilings
- Install new MEP systems
- Install new toilet facilities
- New wall partitions and doors
- Install new millwork and casework
- Install new exterior doors
- Install new windows
- Paint entire exterior and interior
- Repair/Re-finish existing basketball floor.

[[Estimated Cost - \$1,597,622.78.00] - Projected start in March, 2014 w/ completion in September, 2014)



1 FIRST FLOOR PLAN: GYMNASIUM  
1/4" = 1'-0"



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PHASE V – Demolition of Caretakers Cottage, Laundry Building and Chapel [Estimated Cost - \$45,740.00].

(Projected start November, 2013 w/ completion in December, 2013)



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PHASE VI – Interior renovations to the North and South Cottages that include:

- Install new ceilings
- Install new mechanical and electrical systems
- Install new toilet facilities
- New wall partitions and doors
- Install new millwork and casework
- New flooring throughout
- Paint interior

([Estimated Cost - \$1,179,522.00]). Final interior build-outs and future programming will be determined after NORD move-in at Admin Bldg.)



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### PROJECT SCHEDULE

Milne Boys Home Project Schedule	Duration	Start	Finish	2013									2014								
				M	J	J	A	S	O	N	D	J	F	M	A	M	J	J	A		
Phase II - Administration, North Cottage and South Cottage Building [White Box Stabilization and Conditioning] (CONSTRUCTION IN PROGRESS)	180 days	10/1/13	3/29/2014																		
Phase III - Administration Bldg. [NORDc Build-Out]																					
100% Construction Documents			11/8/2013																		
Contractor Bid Estimate	30 days	11/18/2013	12/18/2013																		
Phase 2 CONSTRUCTION	120 days	1/1/2014	5/1/2014																		
Punch – out & NORD Move- in			6/1/14																		
Phase IV - Gymnasium Renovations																					
100% Construction Documents			11/15/2013																		
Bid Authorization and Advertisement to bid	60 days	12/1/2013	1/30/2014																		
Bid Opening	0 days	1/30/2014	1/30/2014																		
Contractor Evaluation & recommendation	60 days	1/30/2013	3/18/2014																		
CONSTRUCTION	180 days	3/18/2013	9/22/2014																		
Punch – out & NORD Move- in			11/22/14																		
Phase V -Demolition Caretakers Cottage, Laundry Bldg. and Chapel	30 days	11/25/2013	12/15/2013																		
Phase VI -North/South Cottage Build Out/Occupancy			To be Determined after NORD Occupancy																		
COMPLETE MILNE BOYS HOME PROJECT (CONSTRUCTION & MOVE-IN)			11/22/2014																		

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### PROJECT BUDGET

Milne Boys Home: Budget	
SOURCES	
FEMA	\$ 6,194,015
State Capital Outlay Funds	\$ 600,000
Bond Funds	\$ 2,416,381
<i>**Bonds Funds (Other) [see note below]</i>	\$ 2,000,000
<b>Total Sources:</b>	<b>11,210,396</b>
USES	
Phase One: Milne Boys Home, Abatement (COMPLETE):	\$ 325,474.12
Phase Two: Admin/North and South Cottage (White Box/Conditioning)	\$ 5,142,000.00
Phase Three, Renovations for new NORD Administration Headquarters	\$ 1,668,300.00
Phase Four: Gymnasium Renovation (NORD Recreation)	\$ 1,597,622.78
Phase Five: Demolition, Caretakers' Cottage,, Chapel and Laundry Buildings	\$ 45,740.00
Architecture and Engineering fee	\$ 1,251,707.55
<b>Sub-Total:</b>	<b>\$ 10,030,844.45</b>
Phase Six: North and South Cottage Interior Build Out (TBD)	\$ 1,179,552
<b>Total Uses:</b>	<b>\$ 11,210,396</b>
<b>Variance:</b>	<b>\$ 0.00</b>

**\*\*NOTE:** This funding was appropriated in the 2013 capital program and will be available in the 1<sup>st</sup> quarter of 2014

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End of Presentation

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