Municipal Auditorium is currently being supported with environmental assessment and remediation funding coordinated by the City Planning Commission's Brownfield Program. Phase I and Phase II Environmental Site Assessments are currently complete. City Planning Commission's Brownfield Program applied for and was awarded additional remediation funding in the amount of $250k from LDEQ to continue remediation support for this culturally and architecturally significant structure. To accept the additional funding, CPCBP is required to submit additional documentation for public review. These documents include the Analysis of Brownfield Cleanup Alternatives or ABCA and an EPA Clean-up Plan.

According to the EPA, the Analysis of Brownfield Cleanup Alternatives (ABCA) is a report that compares site cleanup options based on site-specific conditions, effectiveness, feasibility and cost. The ABCA describes briefly, the background of the site, as well as the current conditions, in addition to evaluating applicable regulations, cleanup standards and potential alternatives. The document is currently available for public comment and review.

According to the EPA, the Clean-up Plan is a document outlining the detailed steps needed to remediate a site contaminated by hazardous waste. The plan commonly includes various stages such as, assessment, remediation, site design and layout, maintenance, community engagement, land use controls and other factors. This plan serves as an important guide and ensures the successful completion of the environmental process. The document is currently available for public comment and review.

CLEANUP PLAN

Municipal Auditorium
1201 St. Peter Street
New Orleans, Louisiana 70116

LDEQ Agency Interest No. 111362
LaGov Contract No. 2000590641
Work Order No. 55
EPA-LDEQ Cooperative Agreement No. BF-01F96101

Prepared by:
Leaaf Environmental LLC

Prepared for:
Louisiana Department of Environmental Quality
602 N. Fifth Street
Baton Rouge, LA 70802

May 2025
LTBA-035D

Leaaf Environmental, LLC

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CLEANUP PLAN

Municipal Auditorium
1201 St. Peter Street
New Orleans, Louisiana 70116
LDEQ Agency Interest No. 111362

Prepared for:
Louisiana Department of Environmental Quality (LDEQ)
Baton Rouge, Louisiana

Prepared by:

Madeline Dickson, Project Manager

Approved by:

Kerry Meaux, QA Manager — April 30, 2025 Date

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The Cleanup Plan reported herein was funded wholly or in part through a grant administered to the Louisiana Department of Environmental Quality (LDEQ) through a cooperative agreement between the Environmental Protection Agency (EPA) and LDEQ (EPA CA No. BF-01F96101). The contents of this document do not necessarily reflect the views and policies of the EPA or the LDEQ, nor does the EPA or LDEQ endorse trade names or recommend the use of commercial products mentioned in this document.

1.0 INTRODUCTION

1.1 Purpose

Leaaf Environmental, LLC (Leaaf) has prepared a Cleanup Plan for the Municipal Auditorium (site/property/facility) located at 1201 St. Peter Street, New Orleans, Louisiana 70116. This document was prepared as requested by the City of New Orleans through the Louisiana Department of Environmental Quality's (LDEQ's) Targeted Brownfields Assessment (TBA) Program. The LDEQ TBA is funded by grant monies provided through the Environmental Protection Agency (EPA) cooperative agreement (CA No. BF-01F96101) between the LDEQ and the EPA. The LDEQ requested this document in support of the City of New Orleans' use of the LDEQ's Brownfields Cleanup funding administered by the LDEQ to address asbestos remediation options to facilitate redevelopment of the site. A Site Location Map and Site Vicinity Map are included as Figures 1 and 2, respectively.

Built in 1930, the Municipal Auditorium operated as a former multi-purpose civic center for the City of New Orleans until damage from Hurricane Katrina in 2005 prompted its permanent closure and subsequent deterioration. Environmental investigations completed by Materials Management Group, Inc. (MMG) from 2010 through 2015 and a Phase II Environmental Site Assessment (ESA) completed by Leaaf in 2024 have confirmed the presence of asbestos containing materials (ACM) at the site. The City of New Orleans plans to remove ACM that will be impacted as part of the roofing stabilization project at the site to facilitate redevelopment of the property. The roofing stabilization project includes, but is not limited to, demolition, roofing structure repairs, and a new roofing system for the entire building, as required for a weathertight roof.

The objective of this plan is to provide a strategy for the removal of ACM in building materials impacted as part of the roofing stabilization project. This plan considers those actions necessary to be protective of worker safety during the renovation and demolition process. Cost estimates for the cleanup actions are based on current local rates. Cleanup actions are based on information gathered from Leaaf's March 2024 Phase II ESA Report; the professional education, experience, and accreditations of Leaaf's personnel; as well as supplemental information gained from qualified, licensed contractors and regulatory agencies. No warranty, expressed or implied, is made as to the professional advice provided under the terms of the contract agreement for this project and included in this report.

1.2 Limiting Conditions and Methodology Used

Leaaf has prepared this plan in accordance with applicable portions of the LDEQ's guidelines, Louisiana Administration Code (LAC) 33:III Chapters 27 and 51 regulations, and federal regulations pertaining to asbestos located at the property. The Owner / Developer shall be required to hire an environmental consulting firm to develop a separate Asbestos Abatement Plan by incorporating the information in this document. This document is being provided for guidance purposes and it is the responsibility of the Owner / Developer's Environmental Consultant to ensure that the abatement of the asbestos is performed in accordance with all local, state and federal regulations.

2.0 BACKGROUND

2.1 General Site Description and Location

The Municipal Auditorium building, formerly named the Morris F.X. Jeff Auditorium, is located at 1201 St. Peter Street, New Orleans, Orleans Parish, Louisiana 70116 in the Treme neighborhood of New Orleans (Figures 1 and 2). The Municipal Auditorium property is bordered by St. Ann Street to the northeast, N. Rampart Street. to the southeast, St. Peter Street to the southwest, and Treme Street to the northwest. The Municipal Auditorium is a five-story concrete structure that features a large, enclosed arena space with tiered seating around the perimeter and a basement. A two-story annex structure is attached to the west rear side of the building. The Municipal Auditorium has remained vacant since Hurricane Katrina in August 2005.

2.2 Site Background/History

The Municipal Auditorium was constructed in 1930 as a multi-purpose civic center for the City of New Orleans and provided a large public space for special events. The building was used as a temporary casino and hockey rink in the 1990s and has remained vacant since August 2005 following significant damage from Hurricane Katrina.

2.3 Summary of Previous Assessments

MMG performed environmental investigations at the site from 2010 through 2015 which confirmed the presence of ACM on the interior and exterior of the building, as well as lead-based paint (LBP) and indoor mold throughout the building. In 2015, MMG oversaw a third-party contractor perform LBP stabilization and ACM abatement activities at the site. Stabilization of LBP (removal of loose and flaking paint, cleaning of area, and repainting of stabilized area with conventional painting primer) was conducted on all floors on a variety of building and structural components including, but not limited to, walls, ceilings, windows, doors, and support columns. Abatement of ACM was also conducted on all floors, but the work was limited to the removal of flood damaged thermal system insulation (TSI), ceiling texture, and 9” x 9” floor tiles in select areas as approved by the Federal Emergency Management Agency (FEMA).

In January 2024, Leaaf conducted a Phase II ESA at the site to determine the presence and quantity of ACM and LBP, and to identify suspect mold impacted and or moisture impacted building components prior to future redevelopment and renovation of the property.

3.0 RECOGNIZED ENVIRONMENTAL CONCERNS

The following environmental concerns were identified in the Phase II ESA. Recommendations for management and/or removal of these concerns are detailed in this plan.

3.1 Asbestos

ACM has been identified at the site based on previous asbestos surveys. Results of the asbestos surveys indicated that friable and non-friable ACM are present in building materials sampled throughout the property. This plan is addressing only those materials sampled for the building’s roofing system expected to be impacted by the roofing stabilization project.

As documented in Leaaf's Phase II ESA Report (dated 2024) and the City of New Orlean Morris F.X. Jeff Municipal Auditorium FEMA Stabilization Package 1 - Roofing (Section 028200 - Asbestos Abatement: Roof Replacement Package), a summary of ACM identified at the site that will be impacted as part of the roofing stabilization project is presented below:

Table 1. ACM Summary

Material	Location	% Asbestos	Condition	Estimated Quantity
Parapet Wall / ACM associated with Parapet Wall	Roof throughout	2% - 5% Chrysotile	Non-Friable, Poor Condition	3,500 linear feet (LF)
Roof Edge / ACM Roofing Components	Roof throughout	1% - 3% Chrysotile	Non-Friable, Poor Condition	118,000 square feet (SF)
Roof Debris	Roof throughout	5% - 10% Chrysotile	Non-Friable, Poor Condition	22,750 SF
Black/Gray Wall Caulk	Annex Roof 11	1.5% - 3% Chrysotile	Non-Friable, Poor Condition	6 LF
Silver Duct Wrap	Annex Roof 12 HVAC	5% - 6% Chrysotile	Non-Friable, Poor Condition	8,400 SF
Gray Corrugated Transite Panel	Annex Roof 12	20% Chrysotile	Non-Friable, Poor Condition	300 SF
Total ACM	Parapet Wall / ACM associated with Parapet Wall – 3,500 SF Roof Edge / ACM Roofing Components – 118,000 SF Roof Debris – 22,750 SF Wall Cauk – 6 LF Duct Wrap – 8,400 SF Corrugated Transite Panel – 300 SF			

Photographs of the confirmed ACM and maps depicting areas of the building where ACM is present are included in the Appendix.

4.0 ABATEMENT ACTIVITIES

Prior to demolition, Leaaf recommends the complete removal of the ACM in the above table. In order to facilitate redevelopment and future use of the property, all ACM associated with the roof replacement project will be removed. The LAC 33:III.5151 requires all ACM associated with the building's roofing system be removed prior to demolition. The planned roofing stabilization project includes demolition of the existing roofing system, roofing structure repairs, and new roofing system for the entire building.

4.1 Asbestos

ACM was identified on property that will be impacted by the roofing stabilization project. The ACM identified in poor condition includes non-friable parapet wall / ACM associated with parapet wall, roof edge / ACM roofing components, roof debris, wall caulk, duct wrap, and corrugated transite panel. Leaaf recommends that the ACM on site be removed prior to demolition as required by LAC 33:III.5151 by a licensed firm in accordance with applicable regulations.

4.1.1 Complete Removal of ACM

Asbestos abatement costs vary considerably, depending on the management options employed for each ACM component and the planned use of the building (i.e., renovation or demolition). Estimated abatement costs for the ACM building components are listed below:

- Complete abatement and removal of all ACM: $1,498,636.00

The above costs are based upon general abatement costs for sampled materials only. Costs do not include replacement of removed materials. Third-party clearance sampling following abatement activities can range from $1,500 per day to over $3,000 per containment, depending upon the number of air samples required.

5.0 THIRD PARTY ENVIRONMENTAL CONSULTANT

To be protective of worker safety, the City of New Orleans may consider retaining LDEQ-certified third-party environmental consultant personnel who will be responsible for supervision and monitoring of all abatement/remediation activities while in progress and conducting clearance testing following abatement activities.

6.0 SCHEDULING AND PHASING

It is recommended that work be carried out in sequential phases including asbestos abatement and then demolition. Inspection and clearance of each phase of work will be conducted before proceeding to the next phase.

7.0 PERMITS

The abatement contractors will be responsible for securing all necessary permits for their work (asbestos abatement and remodeling) including, but not limited to, hauling, removal, disposal, fire, materials usage, or any other permits required to perform the specified work.

The Asbestos Demolition and Renovation Notification form (Form AAC-2 (a)) must be either postmarked or hand delivered to the LDEQ at least 10 working days prior to the scheduled dates of asbestos removal or 10 working days prior to the scheduled dates of demolition or renovation. The completed AAC-2 form should be submitted to the LDEQ at the address at the top of the form. The AAC-2 form must be typed, properly completed, have original signatures, and be accompanied by the appropriate fee. Faxed originals are unacceptable. The most up to date version of the AAC-2 form may be found online at https://www.deq.louisiana.gov/resources/category/asbestos.

8.0 COSTS

The total cost of cleanup services for the Municipal Auditorium includes the asbestos abatement. All costs are estimates only and are based on Leaaf's consultations with abatement firms. Third-party environmental consultant services are recommended but not required unless the project falls under the regulatory authority of LAC 33: III, Ch 27. Table 2 shows the total for all abatement services and the total for all anticipated services.

Table 2. Total Estimated Cost

Service	Description	Cost
Asbestos Abatement	Complete abatement and removal of: • 3,500 LF of parapet wall / ACM associated with parapet wall • 118,00 SF of roof edge / ACM roofing components • 22,750 SF of roof debris • 6 LF of wall caulk • 8,400 SF of duct wrap • 300 SF of corrugated transite panels	$1,498,636.00
Abatement Oversight	Asbestos air monitoring/contractor observation during asbestos abatement work (up to 20 days on site).	$30,000.00
Third-Party Environmental Consultant Services	Clearance sampling upon completion of abatement. Air monitoring and project management during abatement activities for 20 days.	$60,000.00
Total Asbestos Abatement		$1,498,636.00
Total Including Third-Party Environmental Consultant Services		$1,588,636.00

9.0 CONCLUSIONS AND RECOMMENDATIONS

The purpose of this Cleanup Plan is to provide a strategy for the removal and/or management of ACM prior to demolition activities associated with the building's roofing stabilization project. All work performed at the property should comply with state regulations as codified in LAC 33:III. Chapters 27 and 51 as well as the federal regulations of National Emission Standards for Hazardous Air Pollutants (NESHAP), Asbestos Hazard Emergency Response Act (AHERA), and the Occupations Safety and Health Administration (OSHA).

Prior to demolition, Leaaf recommends complete removal of ACM. The LAC 33:III.5151 requires that the ACM be abated by a licensed abatement contractor prior to building renovations or demolition. The roofing stabilization project scope of work includes demolition of the existing roofing system, roofing structure repairs, and new roofing system for the entire building

Recommendations are made based on information gathered from LDEQ and EPA representatives; professional education, and supplemental information gained from qualified, licensed contractors as well as regulatory agencies. No warranty, expressed or implied, is made as to the professional advice provided under the terms of the contract agreement for this project and included in this report.

10.0 REFERENCES

Leaaf Environmental, LLC (Leaaf). 2024. Phase II Environmental Site Assessment Asbestos Inspection, Lead-Based Paint Survey, and Visual Mold Survey, Municipal Auditorium, 1201 St. Peter Street, New Orleans, Louisiana 70116. March 2024.

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Figures

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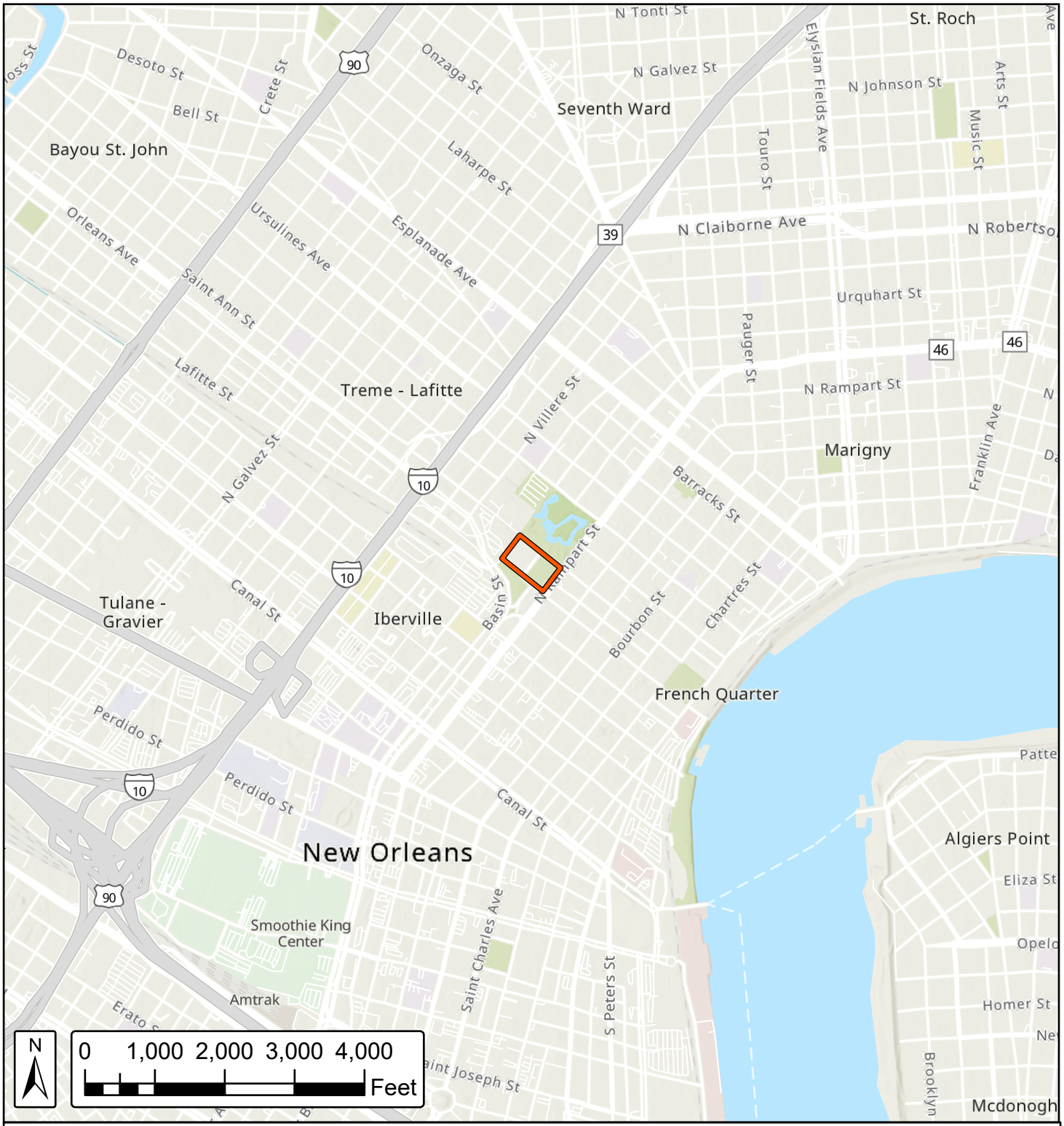

Legend

Site Location

Figure 1

Site Location Map

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Notes:

Municipal Auditorium
1201 St. Peter Street
New Orleans, LA
AI# 111362
12/03/2024

Source: ArcGIS Pro - WGS 1984
Web Mercator Auxiliary Sphere

Legend

Site Location

Figure 2

Site Vicinity Map

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Notes:

Municipal Auditorium
1201 St. Peter Street
New Orleans, LA
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12/03/2024

Source: ArcGIS Pro - WGS 1984
Web Mercator Auxiliary Sphere

APPENDIX

Asbestos Data

Positive ACM Map
ACM Photographs

Positive Asbestos-Containing Materials (ACM) Map
Municipal Auditorium
1201 St. Peter Street
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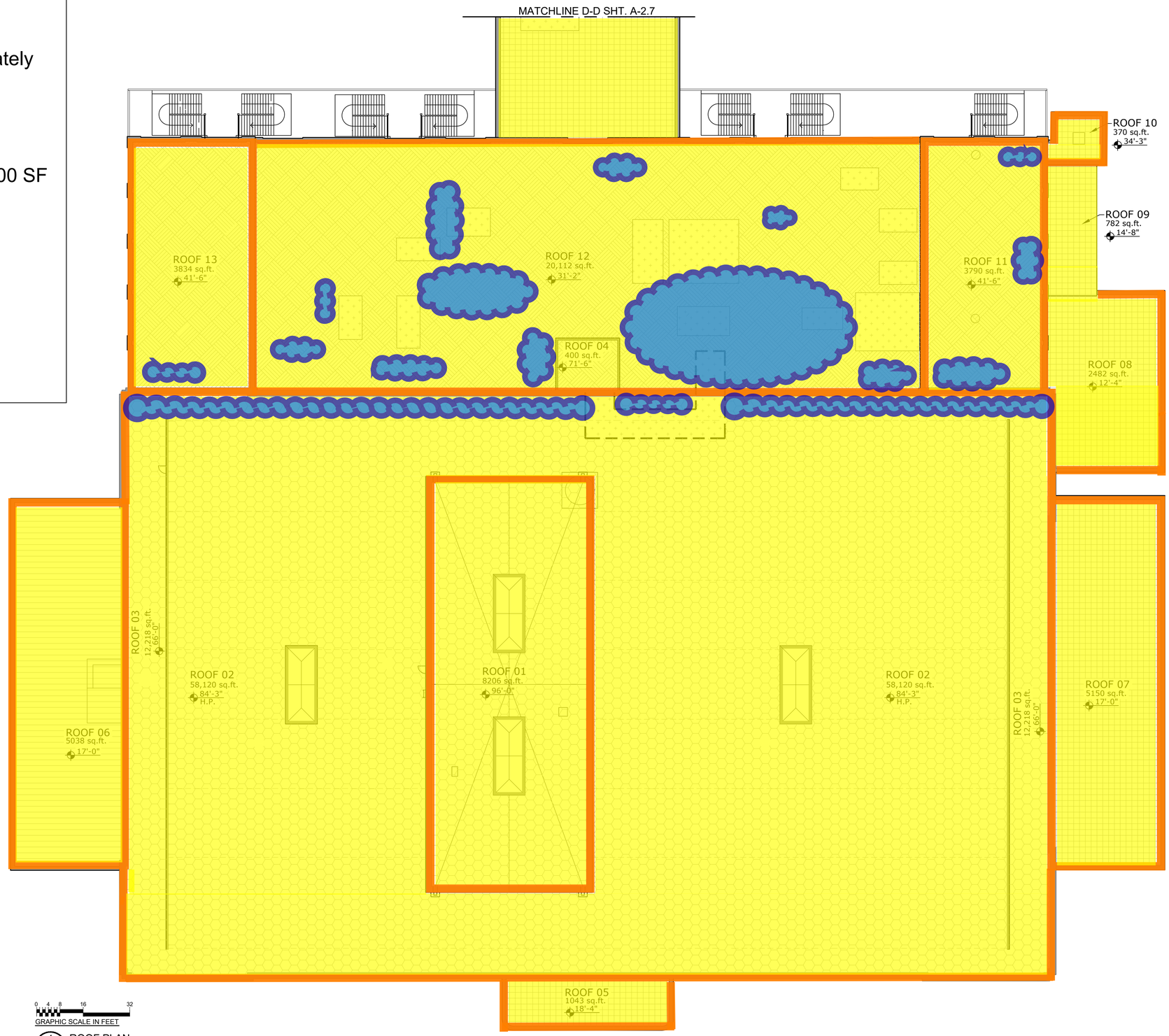
Parapet Wall / ACM associated with Parapet Wall - approximately 3,500 LF
- Black Felt
- Black Roofing Material

Roof Edge ACM Roofing Components - approximately 118,000 SF
- Black Roofing Material
- Black Roofing Material and Silver Paint

Roof Debris - approximately 22,750 SF
- Black Tar
- Black Tar and Silver Paint
- Black Roofing Material and Silver Paint
- Black Felt and Silver Paint



1 / A-2.6 ROOF PLAN
SCALE: 1/16" = 1'-0"

Positive Asbestos-Containing Materials (ACM) Map
Municipal Auditorium
1201 St. Peter Street
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- Black/Gray Wall Caulk - approximately 6 LF
- Silver Duct Wrap - approximately 8,400 SF
  - Black Mastic and Silver Paint
- Gray Corrugated Transite Panel - approximately 300 SF

1 / A-2.6 ROOF PLAN
SCALE: 1/16" = 1'-0"

Photographs of Confirmed ACM

Photo of exterior building at Annex Roof 13 where asbestos-containing Parapet Wall Black Felt was sampled.

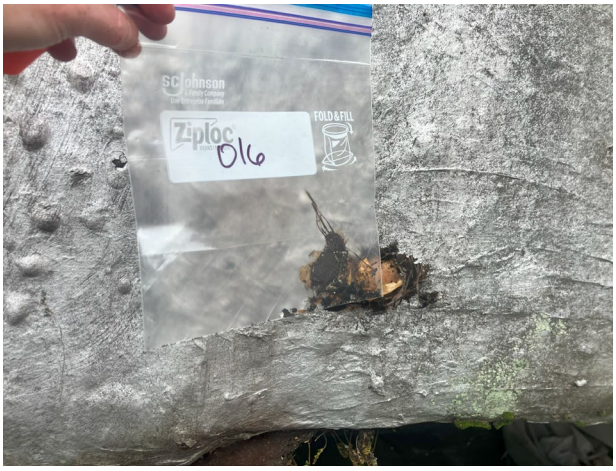

Photo of exterior building at Annex Roof 12 HVAC where asbestos-containing Silver Duct Wrap Black Mastic and Silver Paint was sampled.

Photo of exterior building at Annex Roof 12 where asbestos-containing Parapet Wall Black Roofing Material is located.

Photo of exterior building at Annex Roof 12 where asbestos-containing Gray Corrugated Transite Panel is located.

Photographs of Confirmed ACM

Photo of exterior building at Annex Roof 12 where asbestos-containing Gray Corrugated Transite Panel is located.

Photo of exterior building at Annex Roof 12 where asbestos-containing Black Felt and Silver Paint was sampled in debris and on copper flashing.

Photo of exterior building at Annex Roof 12 where asbestos-containing Roof Debris Black Tar and Black Roofing Material with Silver Paint was sampled.

Photo of exterior building at Annex Roof 11 where asbestos-containing Black/Gray Wall Caulk was sampled.

Photographs of Confirmed ACM

Photo of exterior building at Annex Roof 11 where asbestos-containing Parapet Wall Black Felt is located.

Photo of exterior building at Annex Roof 11 where asbestos-containing Roof Edge Black Roofing Material is located.

Photo of exterior building at Annex Roof 11 where asbestos-containing Black/Gray Wall Caulk was sampled.

Photo of exterior building at Annex Roof 12 where asbestos-containing Silver Duct Wrap Black Mastic and Silver Paint is located.

Photographs of Confirmed ACM

Photo of exterior building at Auditorium Roof 2 where asbestos-containing Roof Debris is located.

Photo of exterior building at Annex Roof 12 where asbestos-containing Silver Duct Wrap Black Mastic and Silver Paint is located.

Photo of exterior building at Auditorium Roof 2 where asbestos-containing Roof Edge Black Roofing Material and Silver Paint is located.