

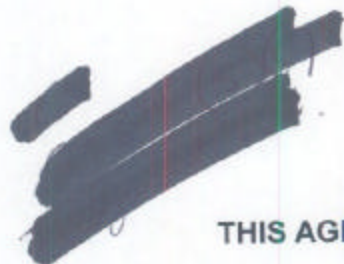
**AGREEMENT FOR PROFESSIONAL SERVICES**

**BETWEEN**

**THE CITY OF NEW ORLEANS**

**AND**

**LAMBERT ADVISORY LC**



**THIS AGREEMENT** made this 30<sup>th</sup> day of March 2006, by and between the City of New Orleans, herein represented by Oliver M. Thomas, Jr., City Council President (hereinafter referred to as "the City"), and Lambert Advisory LC (hereinafter referred to as "Contractor").

**WITNESSETH**

**WHEREAS**, the City desires to engage consultants to help communities develop and prepare Post Hurricane Katrina neighborhood plans to be submitted to the City Planning Commission and City Council for approval; and

**WHEREAS**, the City requires advice regarding those matters; and

**WHEREAS**, Lambert Advisory LC, whose address is 2601 So. Bayshore Drive, Suite 300D, Miami, Florida, 33133 and whose Taxpayer ID No. is 65-0952060 and a team of subconsultants, were selected through a Request for Proposals process in 2004 to assist the Council with housing analysis and public participation in housing investments and redevelopment and the team of consultants that Lambert Advisory, LC has engaged for this effort is particularly well qualified to prepare the neighborhood plans and that housing redevelopment will be a central defining focus.

The City of New Orleans and Lambert Advisory LC, for the considerations and under

the conditions set forth below, do agree as follows:

**I. CONTRACTOR AGREES TO:**

1. Provide the full scope of services and provide the deliverables as detailed in "Scope of Services" Attachment A to this Contract;
2. Coordinate with and provide regular updates to a "Neighborhood Planning Process Coordinating Committee" to include appointed representatives of the City's Neighborhood 1 Department, City Planning Commission, and Bring New Orleans Back Commission;
3. Participate in monthly consultation with the Council through its Budget/Audit/BoR and Housing and Human Needs Committees regarding project progress;
4. Prepare monthly memoranda to the Council, highlighting progress, financial/budgetary considerations, and any key issues which may require Council intervention or which the Council may be faced with in the future;
5. Continue to coordinate with Neighborhood 1 and other City staff to assist in establishing neighborhood based housing assistance centers;
6. Retain subcontractors as required and allowed.

**II. THE CITY AGREES TO:**

1. Provide contacts for each neighborhood group in the City and key stakeholders that the Contractor and its subcontractors shall interview.
2. Provide copies of all plans sanctioned by the City previously prepared in any of the City's neighborhoods during the past ten years.

3. Provide all Geographic Information System data and other data files the City has in its possession and that the consultants believe to be relevant to the planning effort. To the extent that this data would violate individual privacy laws the data shall be provided at the lowest geographic level that would avoid the violation (i.e. Census Block Group).
4. Provide contract administration through the City Council Fiscal office.

**III. COMPENSATION:**

1. Compensation for the scope as outlined in Attachment A and Section I above shall be a lump sum fee of \$2.974 million as detailed in the "Project Budget" included as "Attachment B" to this Contract. Compensation shall include all expense of performing the Scope of Work including but not limited to travel costs, lodging, telecommunications, and subsistence while in the field, printing, mailings, and all costs to engage and monitor subcontractors. Upon approval of the Budget/Audit/BoR or Housing and Human Needs Committee Chair, Consultant shall have the ability to move the total or partial fee or expense line item from one category listed in Attachment B to any other fee or expense categories listed in Attachment B.
2. Services will be billed and paid on a monthly basis as work is completed. To process invoices the City must be provided detailed time sheets of all staff working on the project which tie to the monthly invoice as well a summary and copy of all receipts for expenses being billed.

**IV. EQUAL EMPLOYMENT OPPORTUNITY**

In all hiring or employment made possible by or resulting from this contract there (1)

will not be any discrimination against any employee or applicant for employment because of race, color, religion, gender, age, physical or mental disability, national origin, sexual orientation, creed, culture, or ancestry, and (2) where applicable, affirmative action will be taken to ensure that the Contractor's employees are treated during employment without regard to their race, color, religion, gender, age, physical or mental disability, national origin, sexual orientation, creed, culture, or ancestry. This requirement shall apply to, but not be limited to the following: employment, upgrading, demotion, or transfer, recruitment or recruitment advertising; layoff or termination, rates of pay or other forms of compensation, and selection for training, including apprenticeship. All solicitations or advertisements for employees shall state that all qualified applicants will receive consideration for employment without regard to race, color, religion, gender, age, physical or mental disability, national origin, sexual orientation, creed, culture, or ancestry.

**V. ASSIGNABILITY:**

The Contractor shall not assign any interest in this contract, and shall not transfer any interest in the same without prior written consent of the City of New Orleans.

**VI. CONFLICT OF INTEREST:**

In the interest of ensuring that efforts of the Contractor do not conflict with the interest of the City, and in recognition of the Contractor's professional responsibility to the City, the Contractor agrees to decline any offer of employment if its independent professional work on behalf of the City is likely to be adversely affected by the acceptance of such employment. The initial determination of such a possibility rests with the Contractor. It is incumbent upon the Contractor to notify

the City and provide full disclosure of the possible effects of such employment on the Contractor's independent, professional work in behalf of the City. Final decision on any disputed offers of other employment for the Contractor shall rest with the City.

**VII. INDEMNIFICATION:**

The Contractor shall indemnify and save harmless the City of New Orleans against any and all claims, demands, suits, judgments of sums of money to any party accruing against the City for loss of life or injury or damage to persons or property growing out of, resulting from, or by reasons of any act omission of the operation of the Contractor, his agents, servants, or employees while engaged in or about or in connection with the discharge or performance of the services to be done or performed by the contractor hereunder, and shall also hold the City harmless from any and all claims and/or liens for labor, services, or materials furnished to the Contractor in connection with the performance of his obligation under this Agreement.

**VIII. ACKNOWLEDGEMENT OF EXCLUSION OF WORKERS COMPENSATION COVERAGE:**

Contractor herein expressly agrees and acknowledges that he is an independent Contractor as defined in R.S. 23:1021 (6) and as such, it is expressly agreed and understood between the parties hereto, in entering into this professional services contract, that the City of New Orleans shall not be liable to the Contractor for any benefits or coverages as provided by the Workmen's Compensation Law of the State of Louisiana and further, under the provisions of R.S. 23:1034 anyone

employed by the Contractor shall not be considered an employee of the City for the purpose of Workmen's Compensation coverage.

**IX. ACKNOWLEDGMENT OF EXCLUSION OF UNEMPLOYMENT COMPENSATION COVERAGE:**

Contractor herein expressly declares and acknowledges that he is an independent Contractor, and as such is being hired by the City under this contract of hire as noted and defined in R.S. 23:1472 (E), and therefore, it is expressly declared and understood between the parties hereto, in entering into this professional services contract, or contract for hire, and in connection with unemployment compensation coverage only, that:

- A. Contractor has been and will be free from any control or direction by the City over the performance of the services covered by this contract; and
- B. Service(s) to be performed by Contractor is outside the normal course and scope of the City's usual business; and
- C. Contractor has been independently engaged in performing the service(s) listed herein prior to the date of this contract. Consequently, neither Contractor nor anyone employed by Contractor shall be considered an employee of the City for the purpose of unemployment compensation coverage, the same being hereby expressly waived and excluded by the parties hereto.

**X. WAIVER OF SICK AND ANNUAL LEAVE BENEFITS:**

It is expressly agreed and understood between the parties entering into this professional services contract that the Contractor, acting as an independent agent,

shall not receive any sick and annual leave benefits from the City of New Orleans.

**XI. CONTRACT STATEMENT**

Lambert Advisory LC has not employed or retained any company or person, other than a bona fide employee working solely for him, to solicit or secure the subject contract and that he has not paid or agreed to pay any person, other than a bona fide employee working for him, any fee, commission, percentage, gift or any other consideration contingent upon or securing a professional services contract to the contrary shall be considered bribery and subject the applicant to criminal penalties in addition to suspension from participation in city government contracting for not less than three years.

**XII. JURISDICTION**

The undersigned Contractor does further hereby consent and yield to the jurisdiction of the State Civil Courts of the Parish of Orleans and does hereby formally waive any pleas of jurisdiction on account of the residence elsewhere of the undersigned contractor

**XIII. DURATION OF AGREEMENT:**

This service to be provided under the terms of this agreement shall begin on March 30, 2006, and shall end no later than November 30, 2006 with an initial schedule provided as "Attachment C"

**XIV. TERMINATION (CAUSE AND/OR CONVENIENCE):**

(a) This contract may be terminated in whole or in part in writing by either party in the event of substantial failure by the other party to fulfill its obligations under this

contract through no fault of the terminating party, provided that no termination may be effected unless the other party is given (1) not less than ten (10) calendar days written notice (delivered by certified mail, return receipt requested) of intent to terminate and (2) an opportunity for consultation with the terminating party prior to termination.

(b) This contract may be terminated in whole or in part in writing by the local government for its convenience, provided that the other party is afforded the same notice and consultation opportunity specified in 1(a) above.

(c) If termination for default is effected by the local government, an equitable adjustment in the price for this contract shall be made, but (1) no amount shall be allowed for anticipated profit on unperformed services or other work, and (2) any payment due to the contractor at the time of termination may be adjusted to cover any additional costs to the local government because of the contractor's default.

If termination for convenience is effected by the local government, the equitable adjustment shall include a reasonable profit for services or other work performed for which profit has not already been included in an invoice.

For any termination, the equitable adjustment shall provide for payment to the contractor for services rendered and expenses incurred prior to receipt of the notice of intent to terminate, in addition to termination settlement costs reasonably incurred



by the contractor relating to commitments (e.g., suppliers, subcontractors) which had become firm prior to receipt of the notice of intent to terminate.

(d) Upon receipt of a termination action under paragraphs (a) or (b) above, the contractor shall (1) promptly discontinue all affected work (unless the notice directs otherwise) and (2) deliver or otherwise make available to the local government all data, drawings, reports specifications, summaries and other such information, as may have been accumulated by the contractor in performing this contract, whether completed or in process.

(e) Upon termination, the local government may take over the work and may award another party a contract to complete the work described in this contract.

If, after termination for failure of the contractor to fulfill contractual obligations, it is determined that the contractor had not failed to fulfill contractual obligations, the termination shall be deemed to have been for the convenience of the local government. In such event, adjustment of the contract price shall be made as provided in paragraph (c) above.

#### **XV. REMEDIES**

Unless otherwise provided in this contract, all claims, counter-claims, disputes and other matters in question between the local government and the contractor, arising out of or relating to this contract, or the breach of it, will be decided by arbitration if

the parties mutually agree or in a court of competent jurisdiction.

**XVI. ACCESS TO RECORDS**

The City of New Orleans, the State of Louisiana, the U.S. Department of Housing and Urban Development, the Comptroller General of the United States, and any of their duly authorized representatives, shall have access to any books, documents, papers, and records of the contractor which are directly pertinent to this contract for the purpose of making audit, examination, excerpts, and transcriptions.

**XVII. RETENTION OF RECORDS**

The contractor shall retain all records relating to this contract for five years after the City of New Orleans makes final payment and all other pending matters are closed.

**XVIII. ENVIRONMENTAL COMPLIANCE**

The contractor shall comply with all applicable standards, orders, or requirements issued under section 306 of the Clean Air Act (42 U.S.C. 1857(h)), section 508 of the Clean Water Act (33 U.S.C. 1368), Executive Order 11738, and U.S. Environmental Protection Agency regulations (40 C.F.R. Part 15). The contractor shall include this clause in any subcontracts over \$100,000.

**XIX. CONFLICTS WITH OTHER CLAUSES**

If this contract contains any clauses which conflict with the clauses in Sections XIV through XVIII above, then this contract will be governed by the clause(s) in these sections.

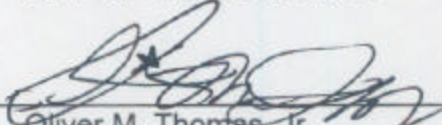
For the consideration and under the conditions set forth above, Lambert Advisory LC has agreed to perform the specified services for the City of New Orleans.

IN WITNESS THEREOF:

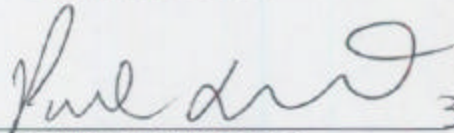
ATTEST

CITY OF NEW ORLEANS

\_\_\_\_\_

  
Oliver M. Thomas, Jr.  
Council President

\_\_\_\_\_

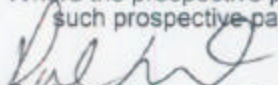
 3/30/06  
Lambert Advisory LC  
2601 So. Bayshore Dr., Suite 300D  
Miami, Fla. 33133  
305-860-3715  
Taxpayer I.D. Number: 65-0952060

**FORM AND LEGALITY APPROVED:**

  
Law Department, City of New Orleans

**Certification Regarding  
Debarment, Suspension,  
And Other Responsibility Matters  
Primary Covered Transactions**

- (1) The prospective primary participant certifies to the best of its knowledge and belief, that it and its principals:
- (a) Are not presently debarred, suspended, proposed for debarment, declared ineligible, or voluntarily excluded from covered transactions by any Federal department or agency;
  - (b) Have not within a three-year period preceding this proposal been convicted of or had a civil judgement rendered against them for commission of fraud or a criminal offense in connection with obtaining, attempting to obtain, or performing a public (Federal, State or local) transaction or contract under a public transaction; violation of Federal or State antitrust statutes or commission of embezzlement, theft, forgery, bribery, falsification or destruction of records, making false statements, or receiving stolen property;
  - (c) Are not presently indicted for or otherwise criminally or civilly charged by a governmental entity (Federal, State or local) with commission of any of the offenses enumerated in paragraph (1)(b) of this certification; and
  - (d) Have not within a three-year period preceding this application/proposal had one or more public transactions (Federal, State or local) terminated for cause or default.
- (2) Where the prospective primary participant is unable to certify to any of the statements in this certification, such prospective participant shall attach an explanation to this proposal.

  
Paul Lambert  
Name

3/30/06

City of New Orleans  
Project Name

Managing Principal  
Title

\_\_\_\_\_  
Project Number

Lambert Advisory  
Firm

2601 South Bayshore Drive Suite 300 B  
Street Address

Miami, Florida 33133  
City, State, Zip

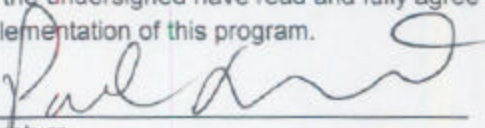
## CONTRACTOR - SECTION 3 AGREEMENT

Lambert Advisory LLC agrees to implement the following specific affirmative action steps directed at increasing the utilization of lower income residents and businesses within the City of New Orleans.

- A. To ascertain from the locality's CDBG program official the exact boundaries of the Section 3 covered project area and where advantageous, seek the assistance of local officials in preparing and implementing the affirmative action plan.
  - B. To attempt to recruit from within the city the necessary number of lower income residents through: Local advertising media, signs placed at the proposed site for the project, and community organizations and public or private institutions operating within or serving the project area such as Service Employment and Redevelopment (SER), Opportunities Industrialization Center (OIC), Urban League, Concentrated Employment Program, Hometown Plan, or the U.S. Employment Service.
  - C. To maintain a list of all lower income residents who have applied either on their own or on referral from any source, and to employ such persons, if otherwise eligible and if a vacancy exists.
  - D. To insert this Section 3 plan in all bid documents, and to require all bidders on subcontracts to submit a Section 3 affirmative action plan including utilization goals and the specific steps planned to accomplish these goals.
  - E. To insure that subcontracts which are typically let on a negotiated rather than a bid basis in areas other than Section 3 covered project areas are also let on a negotiated basis, whenever feasible, when let in a Section 3 covered project area.
  - F. To formally contact unions, subcontractors, and trade associations to secure their cooperation for this program.
  - G. To insure that all appropriate project area business concerns are notified of pending sub-contractual opportunities.
- \* Loans, grants, contracts, and subsidies for less than \$100,000 will be exempt.
- H. To maintain records, including copies of correspondence, memoranda, etc., which document that all of the above affirmative action steps have been taken.
  - I. To appoint or recruit an executive official of the company or agency as Equal Opportunity Officer to coordinate the implementation of this Section 3 plan.
  - J. To list on Table A, information related to subcontracts to be awarded.
  - K. To list on Table B, all projected work force needs for all phases of this project by occupation, trade, skill level, and number of positions.

As officers and representatives of Lambert Advisory LLC,

We the undersigned have read and fully agree to this Affirmative Action Plan, and become a party to the full implementation of this program.

A handwritten signature in black ink, appearing to read "Paul", written over a horizontal line.

Signature

Managing Principal  
Title

March 30<sup>th</sup> 2006  
Date

**City of New Orleans  
Neighborhood Concept Plan  
Scope of Service**

**INTRODUCTION**

The Neighborhood Concept Plans are a directed planning effort to repopulate New Orleans neighborhoods by establishing the framework for neighborhood for-sale and rental housing investment as well as the ancillary facilities, infrastructure, and services (public and private) that will allow the public and private housing investment efforts to be successful. The vast majority of public funding for redevelopment at the neighborhood level must be focused on investment in housing given the requirements of federal legislation and regulations. However, to successfully rebuild the housing infrastructure of the City will require concurrently identifying those ancillary investments and projects that will allow housing redevelopment to succeed and take hold.

The Neighborhood Concept Plan process will be developed through the structure of an Overall Coordinating Consultant working with Neighborhood Planning Consultants assigned to each of the Neighborhoods.

The Overall Planning Consultant will provide the planning framework for the project and supervise and direct the Neighborhood Planning Consultants in assisting neighborhoods in the development of each Neighborhood Plan. Each Neighborhood Planning Consultant will work with a maximum of two Neighborhoods. The Overall Planning Consultant will be responsible for the organization of the community participation process including the work of community participation staff, work with the community and City to insure that the individual neighborhood plans are consistent with the plans of adjoining areas and develop the methodology for carrying out the Neighborhood Concept Plans.

The Overall Planning Consultant tasks will be shared by Hewitt & Washington and Bermello-Ajamil & Partners. Subconsultant urban planning and design firms will be a combination of local and national planning firms with experience at the community level. The community participation effort will be headed by SHEDO, LLC, the resident survey effort by Dr. Silas Lee, while Dr. Robert Cruz under the auspices of Lambert Advisory, LLC will provide a fiscal and economic impact analysis of various redevelopment scenarios on the New Orleans economy. Paul Lambert of Lambert Advisory will be responsible for overall contract management.

**NEIGHBORHOOD PLAN GOALS AND OBJECTIVES**

The general goals and objectives of the Neighborhood Plans as identified at this stage of the planning process as follows:

- To create a vision for the future of the Neighborhood that is based upon what residents of each community desire and require;

Lambert Advisory  
in conjunction with Hewitt & Washington, SHEDO and Bermello-Ajamil & Partners  
Page 1

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- To delineate plans through which the Neighborhoods heavily impacted by Hurricane Katrina have the greatest opportunity to revitalize;
- To establish specific action opportunities and priorities taking into consideration pre-existing conditions as well as those created by Hurricane Katrina;
- To establish early action projects including housing assistance, land development, transportation and infrastructure improvement needed for the redevelopment of the Neighborhoods; and,
- To consolidate and coordinate on-going community planning efforts and improvements being conducted during the post Hurricane Katrina reconstruction period that would positively impact the Neighborhood areas.

It should be expected that as the project progresses and more information and community input is gathered, the goals and objectives of the Neighborhood Plans may be modified.

### NEIGHBORHOOD CONCEPT PLANS COMMUNITY PARTICIPATION

The Neighborhood Concept Plans will be community driven. An essential element of the Neighborhood Concept Plans will be to solicit and confirm the wishes and priorities of the residents of the Neighborhoods through community meetings and one-on-one meetings with key stakeholders. The Neighborhood Planning Teams will approach these community meetings without preconceived notions or attempt to create expectations that can not be realistically met.

Community input and participation will be obtained through community planning workshops and will vary in scope and scale depending upon the level of planning effort already underway in each neighborhood. This process will be coordinated by the Overall Coordinating Consultant and the City of New Orleans and a substantial budget for outreach and publication has been allocated to this effort to insure that information about the planning process reaches as wide an audience as possible.

In order to insure the process is an unbiased assessment of community desires and given the broad displacement in many neighborhoods, the consultant team will also conduct a statistically valid sample survey of pre-Katrina residents of the City which can be cross tabulated at the neighborhood level to obtain input on the following:

- Current living arrangement;
- For those not living in New Orleans currently, gauge the likelihood they will return and under what circumstances;
- For those not living in New Orleans currently, perceived importance of returning to their previous New Orleans Neighborhood and under what circumstances;
- Perceived pre-storm strengths and weaknesses of the Neighborhoods in which they lived;
- Perceived opportunities in the Neighborhood and City in the redevelopment process;
- Perceived hurdles or challenges in the rebuilding process;
- Input into what they would like to see their pre-Katrina neighborhoods become in 5 and 10 years; and,



## ATTACHMENT A – PAGE 3 OF 9

- Demographic and economic information.

The surveys will be conducted using lists from a wide range of public and private sources including FEMA lists, city records, not-for-profit and faith based sources of information among others in order to insure the greatest number of residents have the opportunity to participate in the survey process. All survey results will be made available for participants in community meetings to help them understand what their neighbors currently inside and outside the City are thinking and considering.

In addition to the sample based surveys, at every community meeting, surveys will be completed that will gauge to what level participants found the meetings useful and to collect information on preferences for certain concepts and ideas discussed in the meeting. The results of these surveys will be tabulated and presented at the following community meetings.

It is important in the development of the Neighborhood Plans to be able to create a true partnership with each local community and to obtain the input of community organizations, homeowners associations and residents in general. A minimum of three community meetings will be held within each Neighborhood as well as a general meeting with all the Neighborhoods. Individual one-on-one meetings with community groups and citizens will be held on an as-needed basis. The Neighborhood Meetings for each Neighborhood will occur at the following landmarks:

1. Initial Scoping Meeting and Assessment of Existing Conditions;
2. Concept Plan Development Options and Selection of a Recommended Neighborhood Concept Plan;
3. Neighborhood Concept Plan Final Draft; and,
4. General Meeting Comprising all the Neighborhoods.

At the discretion of the Overall Planning Consultant and in consultation with the Neighborhood Planning Consultant and City of New Orleans, additional Neighborhood meetings may be scheduled.

The Neighborhood Plans will be community driven and community participation will be undertaken in a manner that will gather the most support from both residents of each neighborhood and other community organizations. Due to the displacement created by the destruction of Hurricane Katrina some Neighborhoods have been substantially if not totally depopulated. In these cases, the consultant team will make arrangements to conduct the community meetings in the most meaningful manner, including travel to a different location where concentrations of Neighborhood resident population may be temporarily residing. The Neighborhood Planning Consultant will also be responsible for maintaining a web site for each Neighborhood to inform residents about the process, meeting agendas, an allow for an electronic environment where residents can participate from wherever they are located and at whatever time.

### **NEIGHBORHOOD CONCEPT PLANS MAJOR FINDINGS AND RECOMMENDATIONS**

## **ATTACHMENT A – PAGE 4 OF 9**

The most pressing problems in the individual Neighborhoods will be identified. Immediate public sector investments required for the resurgence of these communities will be identified. Pressing problems may include not only physical conditions of the Neighborhood but also other findings that may become evident as the study progresses such as specific types of assistance for housing rehabilitation, Neighborhood services and economic development efforts.

One of the most valuable products of the Neighborhood Concept Plans will be the identification and development of specific projects, investments, and programs and a cost to implement for each of the Neighborhoods. This project, investment and program list, in conjunction with the analysis and plan for how these Neighborhoods will be organized in the future, will provide the tools necessary to seek the funds for development.

Any proposed project that may affect one or more Neighborhood and where there may be a difference of opinion between communities will not be recommended in the overall plan until there is ample discussion at the Neighborhood level to allow the appropriate action to be determined.

A successful Neighborhood Plan is a dynamic living document that can be updated as new projects, investments and programs are identified or Neighborhood conditions change. Each Neighborhood will have an opportunity to revise and amend its Neighborhood Concept Plan and the adequate mechanism to accomplish this will be identified in the Neighborhood Concept Plans.

### **IMPLEMENTATION PLAN**

An Implementation Plan will be developed for each of the Neighborhoods. These Implementation Plans will include participation by area residents, private businesses and government representatives. The Implementation Plans will also establish design guidelines for each of the Neighborhoods and will be based on sound planning and community input.

The Neighborhood Concept Plans will evaluate the need for different implementation models including the use of a "development coordinator" to guide and promote the development of the projects within each of the Neighborhood areas.

### **IDENTIFICATION OF FUNDING SOURCES**

No single source of funding or financial plan will be capable of dealing with the capital improvements needed for the total redevelopment of the Neighborhoods of New Orleans. Through the use of funding matrixes, the Concept Plans will indicate the different funding sources that can or might be made available for reconstruction.

A funding matrix will be generated for each Neighborhood matching the proposed projects, investments, or programs with the potential funding source. These matrixes will be developed in close cooperation with the City of New Orleans and will serve as a guide to where potential funding may originate.

### ECONOMIC AND FISCAL IMPACT ANALYSIS

In order to determine the relative economic and fiscal impacts of various levels of redevelopment an economic and fiscal impact analysis will be prepared based upon the REMI model platform. The model will assess the relative impact to the local economy and City's fiscal condition based under a series of redevelopment scenarios. The economic and fiscal impact analysis will answer the following questions against a pre-storm baseline:

- What is the impact on local business viability and job creation if large areas of the City are not redeveloped?
- How will housing affordability be impacted by not redeveloping large areas of the City and in turn if housing affordability is significantly impacted, what will be the relative implications for wages, overall employment base and City competitiveness by major industry group (i.e. tourism, medical, professional services, etc.)?
- What will be the total economic output of Orleans Parish under various redevelopment scenarios?
- What are the short and long term fiscal implications for the City of having to provide day-to-day public services to areas of the City that may redevelop slowly or in uneven patterns?
- What are the fiscal implications under a significantly reduced population and household scenario of supporting existing outstanding debt and related obligations (i.e. bonds, Firefighter judgment)?

### NEIGHBORHOOD CONCEPT PLAN DELIVERABLES

The scope of services for each Neighborhood Concept Plan is divided into several tasks with four major deliverables:

1. **Technical Memorandum No. 1** of each of the Neighborhood Plans will include assessment of existing conditions as identified in previous planning efforts and programs, community input and the professional observations of the consultant teams. It will include a functional analysis of each neighborhood establishing the context area of the neighborhood and setting the path for Technical Memorandum No. 2;
2. **Technical Memorandum No. 2** will arrive at an assessment of issues and opportunities present that affect the rebuilding of each of the Neighborhoods. It will include a clear definition of each of the Neighborhoods goals and objectives, identification of potential projects and development opportunities in each particular Neighborhood.

3. **Technical Memorandum No. 3 Alternative Neighborhood Development Concept Plans** will be generated in response to the assessment of conditions identified in the Technical Memorandum No. 1 and Technical Memorandum No. 2. A list of recommendations and projects with cost estimates for each Neighborhood will be identified as well as a funding matrix tying these projects to possible funding sources. Other on-going projects and efforts will be taken into consideration in the development of the Neighborhood Concept Plans. These other on-going projects and planning efforts include but are not limited to flood mitigation and corresponding flood maps, new post Hurricane Katrina specific recovery legislation, and federal, State and local policies. The Neighborhood Concept Plans will target for incorporation those projects that have emerged from these efforts and legitimized through public meetings and assistance of community groups involved in the process of rebuilding New Orleans.
4. **Neighborhood Development Concept Plans Report** where the proposed plans for each Neighborhood and the findings of the economic and fiscal impact analysis will be presented.

**SCOPE OF SERVICES FOR NEIGHBORHOOD CONCEPT PLANS  
PROJECT METHODOLOGY OUTLINE**

The following project methodology outline indicates each step of the Neighborhood Concept Plans development. Each of the elements identified will be researched to provide an information base for each neighborhood and a basis for decision making. Based on the information gathered, a series of alternative development concepts will be developed along with each Neighborhood. Through community meetings and participation, a final recommended Neighborhood Concept Plan will be developed for each Neighborhood. Finally, an implementation plan and a funding matrix will be provided for each Neighborhood.

- I. **Analysis of Citywide Context**
  - a. Historic Development Patterns
  - b. City Functional Areas
  - c. City Wide Transit and Transportation
  - d. Open Space System
  - e. Proposed City Wide Reconstruction Improvements
    - i. Flood and Stormwater Protection
    - ii. Transit and Transportation
    - iii. Infrastructure
    - iv. Open Space
  
- II. **Preliminary Definition of Neighborhood Boundaries**
  
- III. **Individual Neighborhood Surrounding Area Context Analysis**
  - a. Description and Influences
  - b. Vehicular Traffic and Public Transportation
  
- IV. **Neighborhood Study Area Analysis**
  - a. Pre-Hurricane Neighborhood structure
  - b. Neighborhood Functional Areas
  - c. Land Use and Zoning
  - d. Community Facilities
    - i. Schools and Public Institutions
    - ii. Parks and Recreation
    - iii. Pedestrian Open Space
  - e. Socio-Economic Characteristics
  - f. Analysis of Resident Survey Findings by Neighborhood
  - g. Post Hurricane Katrina Building Conditions Assessment
    - i. Historic Buildings
    - ii. Existing Housing/Building Stock Damage Assessment
    - iii. Commercial Structures
    - iv. Pre-Hurricane Blighted Properties
    - v. Public Right-of-Ways
  - h. Neighborhood Location Natural Attributes
    - i. Natural Factors and Physical Constraints

## ATTACHMENT A – PAGE 8 OF 9

- ii. Vegetation – Existing Tree Canopy
- iii. Natural greenways, open spaces
- h. Mobility and Transportation Factors
  - i. Road Capacity
  - ii. Local Streets
  - iii. Bikeways
  - iv. Public Transportation
- i.. Urban Infrastructure
  - i. Potable Water System
  - ii. Sanitary Sewer System
  - iii. Storm Sewer System
  - iv. Communication System
- j. Visual and Aesthetic Factors
  - i. Visual Structure and Landmarks
  - ii. Open Space Structure and Linkages
- i. On-going Project and Public Improvements
  - i. Capital Improvements/Infrastructure
  - ii. Proposed Transit and Transportation Improvements
  - iii. Housing
    - 1. Reconstruction
    - 2. New
  - iv. Economic Commercial Development
- j. Community Facilities
- k. Neighborhood Priorities

### **V. Issue and Opportunities Assessment**

- a. Neighborhood Structure
- b. Housing and Neighborhood Quality
- c. Economic Development
- d. Implementation and Coordination

### **VI. Neighborhood Development Concept Plans Options**

### **VII. Neighborhood Development Concept Plan**

- a. Goals and Objectives
  - i. Public Facilities and Infrastructure
  - ii. Housing and Neighborhood Quality
  - iii. Economic Development
  - iv. Implementation and Coordination
- b. Neighborhood Development Concept Plan
  - i. Overall Redevelopment Concept and Vision
  - ii. Transportation Element
  - iii. Housing Element
  - iv. Open Space and Recreation Element
  - v. Community Facilities Element
  - vi. Infrastructure Element
  - vii. Economic Development Element
- c. Sites available for redevelopment

Lambert Advisory

in conjunction with Hewitt & Washington, SHEDO and Bermello-Ajamil & Partners

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**ATTACHMENT A – PAGE 9 OF 9**

- i. Infill Housing Sites
  - ii. Damaged and Dilapidated Structures
  - iii. Posted Unsafe Structures
  - iv. Commercial Residential Mixed Use Sites
  - v. Neighborhood Centers/Recreation Sites
- d. Implementation Plan
- i. Implementation Structure
  - ii. Funding Matrix
    - 1. Project Priorities for individual Neighborhoods
    - 2. Potential Sources of Funding

Neighborhood Concept Plans  
Budget

Task	Administration Costs	Total	Per-Piece Growth
Develop Neighborhood Plan Form & Structure	\$ 125,500.00	\$ 125,500.00	\$ 8,194
Coordinate Initial Meetings with Community Groups	\$ 60,500.00	\$ 60,500.00	\$ 4,032
Neighborhood Planning Oversight/Coordination	\$ 204,200.00	\$ 204,200.00	\$ 14,254
Develop Plans with Neighborhoods (per attached scope)	\$ 810,000.00	\$ 810,000.00	\$ 56,700
Survey Research	\$ 272,240.00	\$ 272,240.00	\$ 19,064
Overlay and Coordinate Involutive Neighborhood Plans	\$ 202,400.00	\$ 202,400.00	\$ 14,300
Economic Impact Analysis	\$ 68,500.00	\$ 68,500.00	\$ 4,750
Final Report	\$ 72,500.00	\$ 72,500.00	\$ 5,096
<b>Total Fees</b>	<b>\$ 1,886,340</b>	<b>\$ 1,886,340</b>	<b>\$ 134,374</b>
Expenses (not to exceed):			
Per Diem	\$ 48,000	\$ 48,000	\$ 3,429
Rentals	\$ 4,500	\$ 4,500	\$ 323
Printing	\$ 15,000	\$ 15,000	\$ 1,071
Other City Meeting Expenses (HCU, ATL, BK, Dulux)	\$ 250,000	\$ 250,000	\$ 17,857
Equipment/Materials/Food	\$ 375,000	\$ 375,000	\$ 26,786
Web Site Design and Management	\$ 60,000	\$ 60,000	\$ 4,363
Economic Impact Analysis (EIM) Model License	\$ 50,000	\$ 50,000	\$ 3,614
<b>Total Expenses</b>	<b>\$ 946,500</b>	<b>\$ 946,500</b>	<b>\$ 68,205</b>
<b>Grand Total Fees &amp; Expenses</b>	<b>\$ 2,831,840</b>	<b>\$ 2,831,840</b>	<b>\$ 202,579</b>



City of New Orleans Neighborhood Concept Plan  
 Project Timeline (Preliminary)

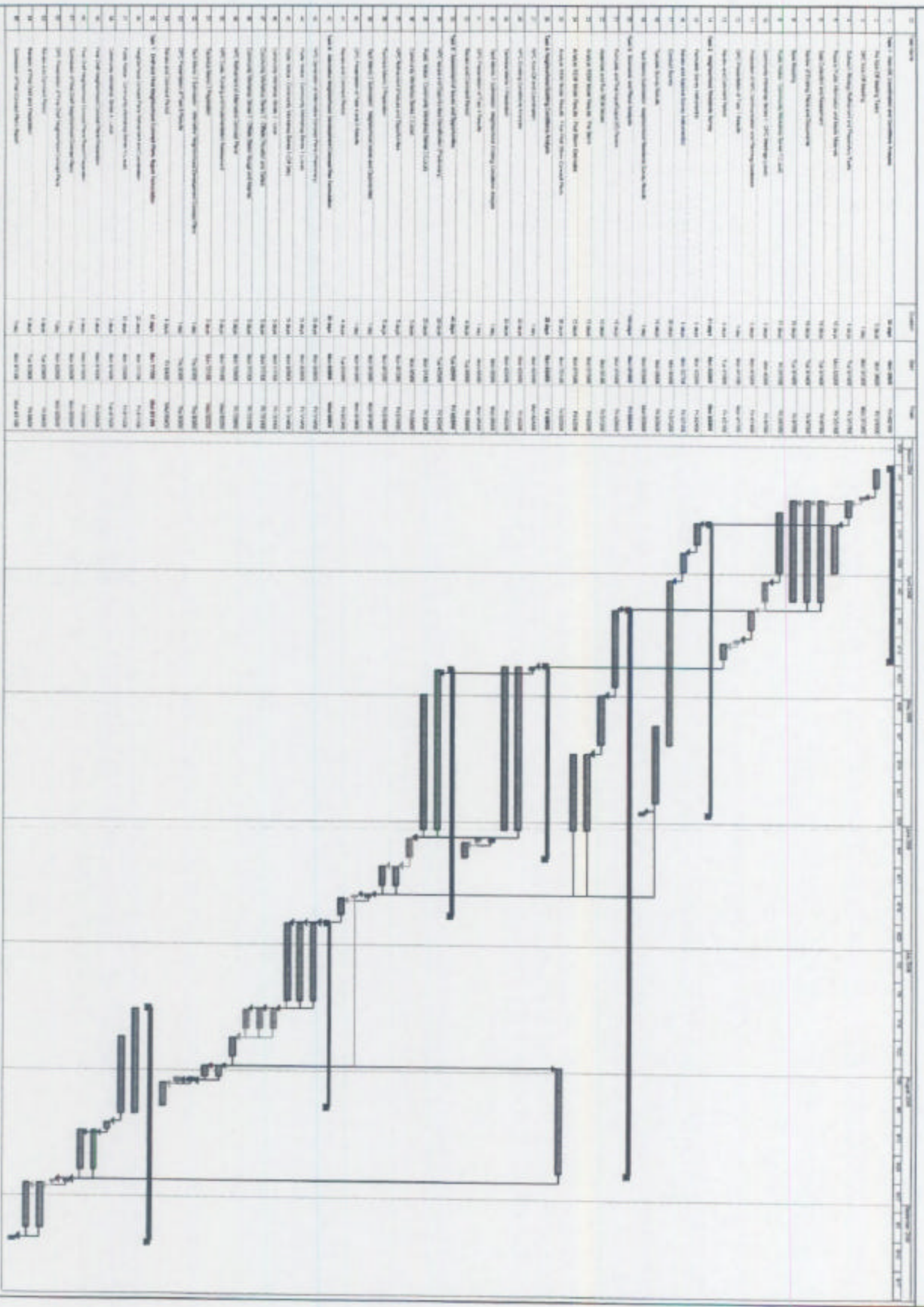


Figure 20: Project Timeline (Preliminary)