



WORK AUTHORIZATION

This Work Authorization is entered into as of Sept 22, 2021, by and between Claremont Property Co. ("CPC") and the undersigned as owner ("Owner") of the property known as Upperline Condo Assn, Inc located at 4848 Coliseum New Orleans LA 70115 (the "Property").

Insurance Company Name: Eagan Insurance Agency, LLC Policy Number: PPP 744000008

Owner represents and warrants to CPC that the individual signing this Work Authorization below on behalf of Owner is an authorized officer of the entity that owns the property and has the authority to bind the Owner pursuant to the terms hereof and that this Work Authorization will be valid and enforceable when signed as indicated below.

Owner hereby authorizes and instructs CPC along with its subcontractors CPC deems necessary to provide all labor, equipment, and materials required to provide work, services, restoration, roofing, board up, general clean up and repairs to the Property including the following Scopes of Work to be performed by CPC and the subcontractors of CPC (the "Work"):

hurricane damage assessment; moisture mapping;
Select demo of affected materials & drying
equipment; interior rebuild and roof

Owner agrees that the Work will be performed on a time and materials basis using materials and finishes of similar or better quality and type of the existing using the CPC Rate Sheet attached hereto as Exhibit "A" (the "Rate Sheet"). Any code-upgrade work, additional remodeling, and/or extra work done on the property at the request of the Owner and not covered by insurance (the "Uninsured Work") shall be the sole cost and expense of the Owner, and payment of invoices for that Work shall be the responsibility of the Owner. CPC shall not have any responsibility to pay for any insurance deductibles, depreciation, public or private adjusters or in certain states attorneys which are due under the terms of the policy or Owner may hire to assist in the settlement of this claim whatsoever; and Owner acknowledges these costs and/or fees shall be the Owner's sole cost, expense, and responsibility. Such costs and fees shall not reduce any insurance proceeds due CPC for its approved invoices.

The amount to be paid by Owner to CPC for the Work (other than the Uninsured Work) shall be equal to the final amount approved by Owner's insurance company under all the applicable insurance policies. The burden is on CPC to get its invoices submitted in a format acceptable to the insurance company and approved by the insurance company for payment to the Owner. Owner hereby represents and warrants to CPC that Owner has insurance to cover the casualty and has either provided the policies or will provide the policies to CPC for their review within 3 days of the date of this agreement. Owner represents the policies

are or will be true and complete and were valid and in force as of the date of the casualty damage to the Property. Owner agrees to notify Owner's insurance company that (a) CPC shall have an interest in the insurance proceeds equal to the amount of any and all work done on the Property by CPC and/or CPC's subcontractors; and (b) Owner has authorized CPC to start work on the Property. It is understood and agreed that CPC will perform all repair work in a good and workmanlike manner. CPC shall maintain general liability and workman's compensation insurance in full force and effect during the period of its work on the Property.

Owner will pay CPC a deposit in the amount of \$ N/A on or before N/A in the event CPC does not receive the deposit CPC at its sole discretion may terminate this contract with no further obligations to the Owner. CPC shall not be held liable for any further damages to the property or any claims by the insurance company that Owner did not act to protect its property while CPC is waiting for the deposit to be paid. Owner agrees to pay CPC for all invoices within five (5) days of receipt of funds from Owner's insurance company or in the case of the uninsured Work 10 days from receipt of the invoice.

GENERAL CONDITIONS

If for any reason the insurance claim is denied by Owner's insurance carrier because Owner did not actually have insurance that covered the casualty damage or if insurance company refuses to pay any portion of the claim because of some action or inaction of the Owner, then notwithstanding anything to the contrary herein, Owner agrees to pay CPC for all of the Work performed by CPC in connection with this Work Authorization. Owner agrees that any and all sums received by Owner from Owner's insurance company or lender relating to the work and/or services provided in connection with this Work Authorization shall be considered "trust funds" and shall be held for the benefit of CPC. Funds shall be used only for the purposes of (1) full completion of the work and services to be provided under this Work Authorization, (2) payment of any claims or amounts owed to CPC by Owner; and (3) payment to subcontractors, laborers, and suppliers of CPC who have done work on the Property until all of the Work is fully completed and all such subcontractors, laborers, and suppliers are paid in full. CPC shall have no liability for, and Owner shall indemnify CPC and hold CPC harmless from and against, all claims, damages, liabilities and costs arising out of or relating to the presence, discovery, or failure to discover, remove, address, remediate or cleanup environmental or biological hazards including, but not limited to, mold, fungus, hazardous waste, substances or materials, or asbestos.

If for any reason any amount due under this Work Authorization is not paid when due, Owner shall pay all of CPC's expenses and attorney's fees incurred in the collection of sums due hereunder together with interest on the unpaid balance at the lesser of the rate of 18% or the highest rate prescribed by law. CPC shall not be responsible for any contents claims of any kind whatsoever unless the items are listed on an inventory list signed by CPC.

Agreed and Accepted by Owner


Signed

By: REBECCA CONWELL

Title President Date 9/23/2021

Upperville Condo Association

Claremont Property Co.

By: 

Keeley Megarity, President
Michael Columbus, Director

Date: 9-25-2021

EXHIBIT "B"

Time and Material Rate Schedule

Effective Date: 12/1/2021

Code	Category	Rate	Unit
SM	Senior Management	\$ 185.00	Per Hour
PM	Project Manager	\$ 104.25	Per Hour
APM	Assistant Project Manager	\$ 87.00	Per Hour
PE	Project Estimator	\$ 97.00	Per Hour
PA	Project Auditor	\$ 75.50	Per Hour
HSO	Health & Safety Officer	\$ 90.25	Per Hour
AA	Administrative Assistant/ Clerical	\$ 54.50	Per Hour
RC	Resource Coordinator	\$ 66.00	Per Hour
TS	Technical Specialist	\$ 88.50	Per Hour
IC	Independent Consultants	Cost Plus 20%	
ES	Engineering Services	Cost Plus 20%	
HMA	Hazardous Materials Abatement	Cost Plus 20%	
OSS	Outside Subcontractor Services	Cost Plus 20%	
Demolition and Remediation Services			
RS	Remediation Supervisor	\$ 72.25	Per Hour
RT	Remediation Technician	\$ 60.00	Per Hour
GL	General Labor	\$ 38.50	Per Hour
LF	Labor Foreman	\$ 48.00	Per Hour
CL	Cleaning and Encapsulating	\$ 62.00	Per Hour
EM	Equipment Monitoring	\$ 65.00	Per Hour
MM	Moisture Mapping	\$ 65.00	Per Hour
MT	Mold Technician	\$ 64.25	Per Hour
CM	Contents Moving and Installation	\$ 60.00	Per Hour
Restoration and General Services Labor			
RS	Restoration Supervisor	\$ 72.00	Per Hour
RT	Restoration Technician	\$ 59.50	Per Hour
SGL	Skilled General Labor	\$ 57.00	Per Hour
P	Painter	\$ 64.75	Per Hour
DF	Drywall Installer/Finisher	\$ 69.75	Per Hour
C	Carpenter (framing and/or finish)	\$ 70.00	Per Hour
P	Plumber	\$ 107.25	Per Hour
E	Electrician	\$ 107.25	Per Hour
EH	Electrician Helper	\$ 78.00	Per Hour
IT	Insulation Technician	\$ 62.00	Per Hour
HV	HVAC Technician	\$ 97.75	Per Hour

R	Roofer	\$	98.00	Per Hour
BS	Brick/Stucco	\$	66.00	Per Hour
FT	Flooring/Tile	\$	63.50	Per Hour
EO	Equipment Operator	\$	79.25	Per Hour
CTD	CDL Truck Driver	\$	75.00	Per Hour
PD	Personnel Driver	\$	55.00	

Air Movers & Compressors

LAM	Air Movers - Large	\$	64.25	Each/Day
SAM	Air Movers - Small	\$	30.00	Each/Day
LAS	Air Scrubber - Large	\$	198.25	Each/Day
SAS	Air Scrubber - Small	\$	155.00	Each/Day
CBF	Carpet Blower Fans	\$	39.00	Each/Day
ACP	Air Compressor- Portable	\$	89.00	Each/Day
ACT	Air Compressor - Trailer Mounted	\$	242.00	Each/Day

Flooring - Pressure Washing - Cleaning - Painting Equipment

CCM	Carpet Cleaning Machine	\$	231.50	Each/Day
CDU	Cry blasting In-line Drying Unit	\$	359.25	Each/Day
DCU	Dry Cleaning Unit (portable)	\$	246.75	Each/Day
FB	Floor Buffer	\$	78.25	Each/Day
FCS	Floor Cleaning System (walk behind)	\$	253.50	Each/Day
FMM	Fogger/Macro mist	\$	55.50	Each/Day
FT	Fogger/Thermal	\$	71.25	Each/Day
MBM	Media Blasting Machine	\$	376.75	Each/Day
PS	Paint Sprayer	\$	129.25	Each/Day
PW	Pressure Washer	\$	131.00	Each/Day
PWHW	Pressure Washer - Hot Water	\$	210.00	Each/Day
PWE	Pressure Washer - Electric	\$	95.00	Each/Day
PS	Pump Sprayer	\$	129.00	Each/Day
RFS	Ride on Flooring Stripper	\$	900.00	Each/Day
SAHP	Sprayer - Airless H.P.	\$	141.00	Each/Day
SCT	Steam Cleaner (Trailer)	\$	471.50	Each/Day
THP	Texture Hopper (Portable)	\$	83.00	Each/Day
THTM	Texture Hopper - Truck Mounted	\$	360.00	Each/Day
UM	Upholstery Machine	\$	128.50	Each/Day
IV	Insulation Vacuum	\$	192.00	Each/Day
OFM	Orbital Floor Machine	\$	131.50	Each/Day
PCM	Portable Carpet Machine	\$	149.50	Each/Day
PDCM	Portable Dry Cleaning Machine	\$	133.00	Each/Day
PE	Portable Extractor	\$	169.00	Each/Day
PFC	Portable Fuel Cells	\$	110.25	Each/Day
REU	Rover Extraction Unit	\$	176.25	Each/Day
FSE	Floor Scraper, Electric	\$	168.25	Each/Day
TMCM	Truck Mounted Carpet Machine	\$	650.00	Each/Day
UCM	Ultrasonic Cleaning Machine	\$	265.75	Each/Day
VHEPA	Vacuum - HEPA, Backpack	\$	100.00	Each/Day

HEPAVV	HEPA Vacuum / Wheels	\$	110.00	Each/Day
VU	Vacuum - Upright	\$	45.25	Each/Day
VWDSV	Vacuum - Wet/Dry Shop Vac	\$	35.45	Each/Day
VS	Vapor Shark	\$	97.00	Each/Day

Structural Drying Equipment

CI	Camera - Infrared	\$	146.00	Each/Day
MM	Moisture Meter	\$	30.50	Each/Day
WEU	Water Extraction Unit (portable)	\$	167.00	Each/Day
WEUT	Water Extraction Unit (Truck or Trailer Mount)	\$	561.00	Each/Day
HEPAWEU	HEPA Water Extraction Unit	\$	275.75	Each/Day
DL25	Dehumidifier Large >25 Gallons	\$	150.00	Each/Day
DS25	Dehumidifier Small <25 Gallons	\$	110.00	Each/Day
DFIWC	Dry Force Inject-dry (Wall Cavity)	\$	800.00	Each/Day
DDK	Desiccant Door Kit	\$	2,500.00	Per Opening
D500	Desiccant 500/600 cfm	\$	492.00	Each/Day
D2000	Desiccant 2000/2250 cfm	\$	1,017.25	Each/Day
D3500	Desiccant 3500 cfm	\$	1,276.00	Each/Day
D5000	Desiccant 5000/6000	\$	1,725.00	Each/Day
D10000	Desiccant 10000/12000 cfm	\$	2,557.00	Each/Day
D15000	Desiccant 15000 cfm	\$	3,634.25	Each/Day
D25000	Desiccant 25000 cfm	\$	6,000.00	Each/Day
DXU1	DX Unit 1 Ton	\$	800.00	Each/Day
DXU10	DX Unit 10 Ton	\$	1,200.00	Each/Day
DXU25	DX Unit 25 Ton	\$	1,500.00	Each/Day
IACS	Ion Air Cleaning System	\$	223.75	Each/Day
RF25	Rigid Flex Duct up to 24" per 25'	\$	31.75	Each/Day
OOT	Onsite Recover Trailer	\$	272.00	Each/Day
ZP	Zip Pole	\$	44.75	Each/Day

Dumpsters

D20	Dumpster 20 yd	Cost Plus 20%
D30	Dumpster 30 yd	Cost Plus 20%
D40	Dumpster 40 yd	Cost Plus 20%
DT	Dump Trailers	Cost Plus 20%

HVAC Equipment and Supplies

HVACCS	HVAC Cleaning System	Cost Plus 20 %
HVACDCS	HVAC Duct Cleaning System	Cost Plus 20 %
HVAVCC	HVAC HEPA Vacuum Collection System	Cost Plus 20 %
HVACMU	HVAC Mobile Unit (tonnage to be determined)	Cost Plus 20 %
HVACTU	HVAC Temp Unit (tonnage to be determined)	Cost Plus 20 %
TH150	Temporary Heat 150k-2000k BTU	\$ 484.50 Each/Day
TH200	Temporary Heat 200k-300k BTU	\$ 696.50 Each/Day
TH300	Temporary Heat 300k-450k BTU	\$ 905.00 Each/Day
VI	Video Inspection	Cost Plus 20 %

Lighting and Electrical Equipment and Supplies

50EC	50' Extension Cord/Cable	\$ 43.25	Each/Day
100EC	100' Extension Cord/Cable	\$ 31.25	Each/Day
CR	Cable Ramps	\$ 46.00	Each/Day
120P	Electrical Distribution (120 Amp Panel)	\$ 160.00	Each/Day
SD	Electrical Distribution (spider box)	\$ 72.25	Each/Day
ETE	Electrical Test Equipment	\$ 146.00	Each/Day
GTM	Generator (trailer mounted)	\$ 167.00	Each/Day
G20	Generator 20-56 KW	\$ 515.50	Each/Day
G81	Generator 81-120 KW	\$ 1,010.25	Each/Day
G150	Generator 150-200 KW	\$ 1,182.25	Each/Day
G240	Generator 240-350 KW	\$ 1,668.25	Each/Day
G400	Generator 400-525 KW	\$ 2,629.50	Each/Day
GC5B	Generator Cable 5 band	\$ 96.00	Each/Day
GC64	Generator Cable 6/4 Camlock 25'	\$ 96.00	Each/Day
PD100	Power Distribution 100-200 Amp	\$ 187.50	Each/Day
PD300	Power Distribution 300-400 Amp	\$ 355.00	Each/Day
LB	Light Balloon	\$ 95.75	Each/Day
LTM	Light - Tower Mobile (400 WT Diesel)	\$ 100.00	Each/Day
LW	Lighting - Wobbles	\$ 30.00	Each/Day
L50	Lighting - 50' string lights	\$ 15.00	Each/Day
L100	Lighting - 100' string lights	\$ 20.00	Each/Day

Miscellaneous Tools & Pumps

C1T	Crane A Frame 1 Ton	\$ 1,773.00	Each/Day
C2T	Crane Overhead 2 Ton	\$ 1,125.00	Each/Day
Dphoto	Documentation Kit (Digital Camera/Photo Printer)	\$ 90.00	Each/Day
GPSW	Gas Powered Saw	\$ 63.50	Each/Day
HW	Heat Gun - Shrink Wrap	\$ 54.25	Each/Day
WP1E	Water Pump 1 1/2" Electric	\$ 55.75	Each/Day
WP2E	Water Pump 2" Electric	\$ 81.25	Each/Day
WP1G	Water Pump 1 1/2 " Gas Powered	\$ 115.00	Each/Day
WP2G	Water Pump 2 " Gas Powered	\$ 124.00	Each/Day
WP2G	Water Pump 2 " Gas Powered	\$ 135.00	Each/Day
WPH2	Water Pump Hazmat/Trash 2"	\$ 164.50	Each/Day
WPH3	Water Pump Hazmat/Trash 3"	\$ 215.00	Each/Day
TP	Trash Pump	\$ 133.25	Each/Day

Odor Control

AS	Airless Sprayer	\$ 120.50	Each/Day
HYL	Hydroxyl	\$ 246.50	Each/Day
OZG	Ozone Generator - Activated Oxygen	\$ 246.50	Each/Day

General Site and Safety Equipment

EWSP	Eye Wash Stations (portable)	\$ 187.50	Each/Day
HFH	HEPA Filtered Hood	\$ 154.50	Each/Day
PFP	Personal Fall Protection (PFP)	\$ 55.50	Each/Day
PPE	Personal Protection Equipment (PPE)	\$ 27.75	Each/Day
PRP	Personal Respiratory Protection (PRP)	\$ 55.50	Each/Day
PAPR	Respirator - PAPR	\$ 82.50	Each/Day
DC	Demo Carts	\$ 29.75	Each/Day
JOFF	Jobsite Office (Table/Chair/Light/ESD)	\$ 236.50	Each/Day
2WRC	2 Way Radio/Communications	\$ 17.25	Each/Day
LO	Lock Out / Tag Out Kits	\$ 38.75	Each/Day
RMS	Rescue Mat System (hardwood 4 mats)	\$ 200.00	Each/Day
SCB	Scaffolding, Bakers (per section)	\$ 35.50	Each/Day
PSC	Project Scaffolding		Cost Plus 20 %
POC	Port O Cans		Cost Plus 20 %

Heavy Equipment

BBC1351	Bobcat (skid steer loader) 1351-1699#	\$ 646.00	Each/Day
BBC2600	Bobcat (skid steer loader) 2600-2999#	\$ 656.00	Each/Day
BBC2001	Bobcat (skid steer loader) 2001-2599#	\$ 718.00	Each/Day
FL15	Forklift 15' & UP 4500#	\$ 914.00	Each/Day
FL35	Forklift 35-39' 6000#	\$ 978.00	Each/Day
FL40	Forklift 40-49' 8000#	\$ 1,096.00	Each/Day
FL46	Forklift 46' & UP 9000#	\$ 1,156.00	Each/Day
SL19E	Scissor Lift 19' Electric	\$ 354.00	Each/Day
SL20E	Scissor Lift 20-21' Electric	\$ 378.00	Each/Day
SL25WD	Scissor Lift 25-27' 4WD	\$ 610.00	Each/Day
SL30E32	Scissor Lift 30-32' Electric 32" wide	\$ 562.00	Each/Day
SL36WD	Scissor Lift 36-49' IC 4WD	\$ 730.00	Each/Day
BL30	Boom Lift 30-33' Articulating DC	\$ 730.00	Each/Day
BL40	Boom Lift 40-50' Articulating	\$ 836.00	Each/Day
BL45	Boom Lift 45-50' Telescopic 4WD	\$ 836.00	Each/Day
BL65	Boom Lift 65-70' Telescopic	\$ 1,008.00	Each/Day
BL125	Boom Lift 125' Articulating IC 4WD	\$ 3,070.00	Each/Day
ARE	Additional Rental Equipment as necessary		Cost Plus 20 %

Trucks - Vehicles - Trailers

TTC	Tractor Trailer Cab	\$ 409.00	Each/Day
TT53	53' Tractor Trailer	\$ 289.00	Each/Day
MCC	Mobile Command Center	\$ 541.50	Each/Day
BT26	26' Box Truck	\$ 190.50	Each/Day
TR	Trailers - Enclosed, Flatbed, Gooseneck	\$ 148.00	Each/Day
PC	Passenger Car	\$ 95.50	Each/Day
PU1/2	Pick Up Truck 1/2 Ton	\$ 131.75	Each/Day
PU3/4	Pick Up Truck 3/4 Ton	\$ 158.40	Each/Day
PU1	Pick Up Truck 1 Ton	\$ 180.50	Each/Day
PV	Passenger Van (10 passenger or cargo)	\$ 171.00	Each/Day

TOT	Temporary Office Trailer	\$	331.25	Each/Day
ST	Storage/Conex Boxes	\$	90.00	Each/Day
GC	Golf Cart/Utility	\$	102.75	Each/Day
DF	Diesel Fuel			Cost Plus 20 %
GAS	Gasoline			Cost Plus 20 %

Labor rate notes: Overtime is billed daily for each person working onsite. Overtime rate of 150% of the stated rates above will be billed for each hour worked over 8 hours each day. Weekend rates shall be billed at double the rates stated above

Equipment rental rate notes: Regarding any drying equipment necessary for the project and used for 14 consecutive days, after the first 14 days shall be converted from a 7-day rental week to a 5-day rental week.

Tarping and temporary roof repairs – Pitched roofs covered by either tarp or synthetic underlayment shall be done at a rate of 2.25 per square foot. Flat roof coverings to vary depending upon existing conditions but can range in cost from 7.00 to 12.00 a foot and depending on damage the entire flat roof may need to be covered.

Minimum daily per diem rate shall be billed for each worker on this project at a rate of 60.00 per person per day and may be adjusted for market conditions such as a declared State of Emergency by a Governor or the Federal Government. Regarding any worker working multiple jobs on a single day, per diem and any travel related expenses will be prorated accordingly.

Minimum daily lodging rate shall be billed for each worker on this project at a rate of 75.00 per person per day and may be adjusted for market conditions such as a declared State of Emergency by a Governor or the Federal Government. Regarding any worker working multiple jobs on a single day, lodging related expenses will be prorated accordingly.