

City of Hattiesburg, MS

*200 Forrest St.
P.O. Box 1898
Hattiesburg, MS 39401*



Meeting Agenda - Final

Tuesday, August 15, 2017

5:00 PM

Council Chambers

City Council - Public Hearing, Unsafe Properties

1. [2017-640](#) Hold a Public Hearing to seek public comment on whether the property at 1101 Main Street, Mt. Carmel Church, is in such a state of imminent danger so as to be a menace to the health and safety of the community.

Attachments:

- [1. Mt. Carmel Baptist Church Powerpoint-1](#)
- [2. 4-18-16 Initial Assessment Report from M3A, Mt. Carmel Church](#)
- [3. 8-31-16 Complaint and Citation, Mt. Carmel Church](#)
- [4. 10-25-16 Letter to COH from A. Harris, Deacon, Mt. Carmel Church](#)
- [5. 12-14-16 Letter from COH to A. Harris, Deacon, Mt. Carmel](#)
- [6. 3-28-17 NOV-Mt. Carmel Church, 1101 Main Street](#)
- [7. 5-4-17 Letter from COH Bldg. Official declaring Mt. Carmel a public hazard](#)
- [8. 5-4-17 Letter from COH Fire Marshal declaring Mr. Carmel unsafe](#)
- [9. 5-5-17 Letter to COH from A. Harris, Deacon, Mt. Carmel](#)
- [10. 5-22-17 Structural Assessment from 2nd Moment, Mt. Carmel Church](#)
- [11. 6-2-17 Letter from COH to Bank of Texas regarding Mr. Carmel Church](#)
- [12. State of MS, Notice of Review, Mt. Carmel Church, 7-13-17](#)
- [13. Mt. Carmel Plan of Action, executed 6-21-17](#)
- [14. 7-5-17 IDLH Notice regarding Mt. Carmel Church from COH Fire Marshal](#)
- [15. 7-6-17 Letter to COH from Mt. Carmel Pastor regarding proposals](#)
- [16. 7-6-17 letter from COH to Bank of Texas regarding Mr. Carmel Church](#)
- [17. 7-13-17 Structural Assessment from Neil Schaffer, Mt. Carmel](#)
- [18. 7-18-17 executed EMER RES-Mt. Carmel Church, imminent danger](#)
- [19. Memo, M. Jordan, Emergency Resolution, Mt. Carmel Church](#)
- [20. Public Notice of PH-Unsafe, Mt. Carmel](#)
- [21. 7-21-17 Notice of Hearing, Mt. Carmel Baptist Church](#)
- [22. Certified Mail Receipts - Mt. Carmel](#)
- [23. 8-14-17 Laird & Smithers Report on Stabilizing Mt. Carmel Church](#)



City of Hattiesburg, MS

200 Forrest St.
P.O. Box 1898
Hattiesburg, MS 39401

Master

File Number: 2017-640

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Reference:

In Control: City Council

Requester: Carter Carroll

File Created: 08/14/2017

Brief Title: Public Hearing, Mt. Carmel Church, 1101 Main Street.

Final Action:

Minute Book Number: MB2017-343-348

Title:

Hold a Public Hearing to seek public comment on whether the property at 1101 Main Street, Mt. Carmel Church, is in such a state of imminent danger so as to be a menace to the health and safety of the community.

Notes:

Agenda Date: 08/15/2017

Indexes:

Agenda Number: 1.

Sponsors:

Enactment Date:

Attachments: 1. Mt. Carmel Baptist Church Powerpoint-1, 2. 4-18-16 Initial Assessment Report from M3A, Mt. Carmel Church, 3. 8-31-16 Complaint and Citation, Mt. Carmel Church, 4. 10-25-16 Letter to COH from A. Harris, Deacon, Mt. Carmel Church, 5. 12-14-16 Letter from COH to A. Harris, Deacon, Mt. Carmel, 6. 3-28-17 NOV-Mt. Carmel Church, 1101 Main Street, 7. 5-4-17 Letter from COH Bldg. Official declaring Mt. Carmel a public hazard, 8. 5-4-17 Letter from COH Fire Marshal declaring Mr. Carmel unsafe, 9. 5-5-17 Letter to COH from A. Harris, Deacon, Mt. Carmel, 10. 5-22-17 Structural Assessment from 2nd Moment, Mt. Carmel Church, 11. 6-2-17 Letter from COH to Bank of Texas regarding Mr. Carmel Church, 12. State of MS, Notice of Review, Mt. Carmel Church, 7-13-17, 13. Mt. Carmel Plan of Action, executed 6-21-17, 14. 7-5-17 IDLH Notice regarding Mt. Carmel Church from COH Fire Marshal, 15. 7-6-17 Letter to COH from Mt. Carmel Pastor regarding proposals, 16. 7-6-17 letter from COH to Bank of Texas regarding Mr. Carmel Church, 17. 7-13-17 Structural Assessment from Neil Schaffer, Mt. Carmel, 18. 7-18-17 executed EMER RES-Mt. Carmel Church, imminent danger, 19. Memo, M. Jordan, Emergency Resolution, Mt. Carmel Church, 20. Public Notice of PH-Unsafe, Mt. Carmel, 21. 7-21-17 Notice of Hearing, Mt. Carmel Baptist

Enactment Number:

Church, 22. Certified Mail Receipts - Mt. Carmel, 23.
8-14-17 Laird & Smithers Report on Stabilizing Mt.
Carmel Church

Contact:

Meeting Date: 08/15/2017

Drafter: Debbie Bernardo

Effective Date:

History of Legislative File

Ver- sion:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
1	City Council - Public Hearing, Unsafe Properties	08/15/2017					

Action Text: Council President Carroll called on Code Enforcement Manager Mark Jordan to present the city's case.

Using a PowerPoint presentation, Mr. Jordan provided a timeline, beginning with extensive damage to the church that occurred during the tornado that hit Hattiesburg in 2013 and then discussing subsequent interactions between the city and Mt. Carmel Baptist Church leading up to the public hearing.

Mr. Jordan said that between February 2013 and July 2015, the church attempted to do its due diligence to recover through insurance, its mortgage company and federal agencies to try to determine the best path to recovery from the tornado damage. He said that the church approached the city in January 2015 for help and to learn more about the process of reconstruction, and that from then until March 2016, the church continued to try to find solutions to repair or rebuild the property.

He said the structure got to such an unsafe condition that the city's Code Enforcement Division contacted the church to express concerns about the condition of Building B and other parts of the campus. Mr. Jordan stated that the church asked for and received an extension to April, as it expected a report from M3A Architects; he said between April and August of 2016 the city asked for the church's plan, with supporting documentation and a plan of action, but did not receive it, so in August of 2016 issued a Notice of Violation, outlining certain violations and corrective actions.

Mr. Jordan said that between August 2016 and March 2017, the city continued to work with the church, trying to learn a cause for the delayed documents and plan of action. He said the city could not obtain the documentation, however, and that [the Code Enforcement Division] - which he said has the job of doing due diligence and of protecting the public - issued an Initial Offense Ticket on March 28, 2017.

Mr. Jordan stated that the Notice of Violation began the official legal process, and that the Initial Offense Ticket initiated the second legal process by bringing the matter to environmental court. He said that the city's dialogue with the church continued until May, that the church was cooperative during that time and agreed that Building B needed to be demolished.

He said that in May 2017, the city's Fire Marshall and Building Official both sent letters declaring their determinations that the building represented an imminent threat of collapse. He stated that in a subsequent meeting the Building Official outlined certain actions the church needed to take - including barricades, a fence around the property, and an engineering report - and that the church took those actions.

Mr. Jordan stated that around May 11, 2017, Code Enforcement officials and church representatives met to look at a preliminary plan of action. He said the church also engaged an engineering firm, 2nd Moment, the same day, as outlined by the Building Official.

He said city and church officials met again May 22, 2017, and agreed that demolition of Building B was the most feasible plan; he said that after a 30-day period for review, this plan of action went to environmental court and was signed June 23, 2017, by a Mt. Carmel Baptist Church representative and the city judge. He said that Main Street was closed July 17, 2017, and that East 5th Street and East 6th Street were closed to vehicular and pedestrian traffic also.

Mr. Jordan concluded his presentation with the comment that the plan of action not only called for the demolition of Building B, but also addressed violations elsewhere on the property and so was a complete plan of action to try and rectify all of the violations.

City Engineer Lamar Rutland continued the PowerPoint presentation, discussing engineering reports.

He said that the report from M3A, dated April 18, 2016, stated that Building B is structurally compromised, unstable, unsafe and in various stages of imminent collapse. The M3A report also stated that damage to Building B is so extensive that replacement of the building would be the most

effective option, Mr. Rutland said. He added that the company provided an alternative, to structurally stabilize existing brick walls and replace them with brick veneer, but that they noted that the procedure is tedious, potentially risky and very expensive.

He quoted the M3A report as estimating the cost of demolition at \$506,000 and the cost of stabilizing and rebuilding at \$7,348,000.

Mr. Rutland said the structural analysis from 2nd Moment, the church's engineering company, is dated May 22, 2017, and states that Building B is not safe to occupy and that a collapse could cause injuries to any person nearby and damage to any building nearby. He said the 2nd Moment report offered two solutions: stabilizing existing walls, which the report stated is expensive, may cause the building to collapse and will not work if water cannot be kept out of the building; and demolition, with the scope and manner of the tear-down to be determined. Mr. Rutland said the 2nd Moment report concluded that Building B at Mt. Carmel is in a precarious state and that collapse is imminent if it is left as it is.

Mr. Rutland said the city hired Neel Schaffer to evaluate the previous reports; he said that the Neel Schaffer report added to the previous reports that portions of the building could collapse and impact Main Street. He commented that three professional firms all agree that the building is in imminent danger of collapse.

Mr. Rutland displayed aerial photographs of the roof and other portions of Building B, and pointed out rotting wood. He said that one of the concerns with the idea of stabilizing is that the brick facade of Building B is supported by a wooden framework that is mostly rotten because of the amount of moisture getting into the building; he said the rotten wood will make it very difficult to find something to support the structure or to attach a roof, unless a framework is first built around the entire building to brace the exterior walls.

Mr. Rutland referred to recent comparisons of Mt. Carmel Baptist Church to the old Hattiesburg High School; he said Mt. Carmel Church was built in 1913 and the old Hattiesburg High School was built in 1921. He stated that both structures have brick facades, but showed pictures to illustrate that the old high school's facade is supported by brick and concrete piles, while Mt. Carmel Church's facade is supported by a wooden framework.

Mr. Rutland said that Neel-Schaffer hired Jeff Laird to provide cost estimates on Mt. Carmel, and that Mr. Laird's estimate to stabilize Building B in its current condition is \$2.6 million and his estimate to demolish the building is \$600,000. Mr. Rutland stated, in summary, that all industry experts [consulted] agree that Building B is in imminent danger of collapse; that the cost to stabilize is the most expensive option and does not guarantee that the building will not collapse; and that Article 4, Section 66 of the Mississippi Constitution prevents the city from making improvements to private property.

Following the city's presentation, Council President Carroll called for a representative of Mt. Carmel Baptist Church to provide a formal presentation on behalf of the church. No one from the church was present to provide a formal presentation to the Council.

Council President Carroll called for comment from the public.

Raylawni Branch said that she lives on Main Street, at one time attended Main Street Baptist Church, and lives across from the old Hattiesburg High School. She said the city should have some influence, especially as to historic neighborhoods. She said after Hurricane Katrina, volunteers came to help build a church at 4th Street and Mobile; she said that church all but destroyed efforts to redevelop Mobile Street because of rules regarding liquor [sales] in proximity to churches. Ms. Branch said the volunteers should have aided people who because of funding or lack of insurance not make repairs to their homes; she said the same was true in 2013, 2015 and 2017. She said the millions of dollars that were spent [for recovery] were not spent for those who attend Main Street (sic), referred to Amsterdam's maintenance program for historic buildings, and said that stabilization happened to the old Hattiesburg High School and it is still an empty building. She said she hopes

something good happens, but stabilization is more than she can think of; she asked what will be stabilized.

Jeanette Smith said that she had hoped someone from the church would speak before her. She said she moved to Hattiesburg in 1959 and has seen Wards 2 and 5 deteriorate over the years; she said that [residents of those wards] did not vote and did not count so no improvements were made. She stated that she is very familiar with Hattiesburg High and said the Council at that time got together with the downtown association and got a million dollars to try to stabilize it; she said the building was burned and in bad shape and she did not see how it could be stabilized.

Ms. Smith said with the church, she would like to see the Council and the community and all Christians follow the Golden Rule; she said the Catholic Church received help from the city to purchase a building on West Pine, and that bonds were sought and received to help other churches in bad shape, and asked that sort of action [for Mt. Carmel]. She said she does not want to see double standards of any kind, and that she thought she would see change in her lifetime, but that discrimination is extensive. Ms. Smith said that everything is for Midtown and Ward 4, and that Wards 2 and 5 have been neglected and do not have decent streets. She said she would like [the city] to consider providing services to the people who deserve them the most, not those who already have services, and that she would like the city to find some way to help Mt. Carmel.

Dr. Margaret Dwight Shelton agreed with Ms. Smith about double standards in Hattiesburg and said the church did not start as a historical building or worship center for African Americans but as a historical center for affluent Caucasians. She said over and over again in Hattiesburg, African Americans who wanted larger places of worship purchased buildings that were already deteriorating, and unfortunately had high interest rates and could not maintain those churches. She asked if [the city] is going to destroy a church that is a part of the national story and a part of Hattiesburg, Forrest County and the State of Mississippi, or if [the city] will preserve it.

She said she does not want segregation and discrimination to happen here; she said as far as she knows, Mt. Carmel Baptist Church is open to all people and that is not true of Main Street Baptist Church. Dr. Shelton said instead of destroying [Building B], Hattiesburg can find a use for it; she said she knows money can be raised or obtained through grants. She said Mt. Carmel Church is a historical site and that the building can be turned into a library, an interfaith library or seminary; she said too many buildings in the African American community have been destroyed because of lack of research or lack of knowledge about history. She said she knows what racism is about; she said [the city] cannot turn its back on Mt. Carmel, that this is not about the church's leadership, but about fairness, righteousness and justice and preserving a part of Hattiesburg's history.

Pastor Bobbit of Mt. Carmel apologized to the city and the Council for [the church] getting to this point and attributed it to the legal system; he said Mt. Carmel wanted to restore the building and agree that something has to happen with the building. He clarified that the \$7 million estimate was for all repairs to the campus, not just for Building B. Also, he said that a picture of the school shows that the bricks of Mt. Carmel are a foot thick and are Pastor Bobbit disagreed that the building is [in danger of collapsing] and said it will not fall as quickly as [engineers] reported; he said it would take a storm for the building to come down. He asked why people who have complained about Mt. Carmel have not volunteered to help. He said the church's membership are serving God and believe that God's will is going to be done.

Council President Carroll asked those present to indicate their preference by a show of hands for stabilization, demolition of Building B, or no action. Ms. Branch asked a number of questions. Council President Carroll stated that there are sign-in sheets for each option, and that citizens can send written comments to the Council Clerk.

Gia Croom, a citizen from Ward 2, asked what it will cost taxpayers and the city to get involved; Council President Carroll said [the city] is working on obtaining that information.

Council member Delgado referred to Mr. Rutland's statement that the state Constitution prevents the city from making improvements to private property; she discussed at length the city's sale of [the

former First Baptist Church] to the Catholic Diocese and was critical of this Council's role in approving a note to facilitate that sale.

Council President Carroll stated that Mayor DuPree arranged the sale.

Council member Delgado said the city still carries that note for \$3 million today; a citizen responded that Sacred Heart pays the note.

Council member George stated that this is a new Council, and that he and Council member Brown had no role in the sale and were here to move city business forward. Council member Delgado apologized.

Council President Carroll reminded citizens to send any written comments to the Council Clerk within the next week.

Text of Legislative File 2017-640

Title

Hold a Public Hearing to seek public comment on whether the property at 1101 Main Street, Mt. Carmel Church, is in such a state of imminent danger so as to be a menace to the health and safety of the community.

Summary

Public Hearing, Mt. Carmel Church, 1101 Main Street.

Budget Information

Expenditure Type

Purchasing Item

Publication Information



PUBLIC
HEARING
for
MT. CARMEL
BAPTIST
CHURCH
HATTIESBURG,
MISSISSIPPI



TIMELINE



- February 2013

Tornado occurred in Hattiesburg, causing extensive damage to Mt. Carmel Baptist Church

- July 2015

The City of Hattiesburg provided information to the Church regarding the reconstruction process

TIMELINE



- March 2016**

Code Enforcement communicated concerns to Mt. Carmel Baptist Church regarding the public safety of Building B.

- April 2016**

The City requested additional documentation regarding the status of repairs to Building B.

- April 2016**

An Initial Assessment Report from M3A Architects was provided to Mt. Carmel Baptist Church.

- August 2016**

City Code Enforcement issued a Notice of Violations to Mt. Carmel Baptist Church.

TIMELINE



- **March 28, 2017**

City Code Enforcement issued a Municipal Offense Ticket to the Church.

- **May 4, 2017**

City Fire Marshal and Building Official declared Building B to be unsafe and a public hazard.

- **May 11, 2017**

The Church made their initial appearance in Environmental Court to develop a Plan of Action for review and approval in 30 days.

TIMELINE



- May 11, 2017

The Church engaged 2nd Moment to prepare a Structural Assessment of Building B.

- May 22, 2017

City and Church officials met and the Church agreed that demolition of Building B was the most feasible plan.

- June 23, 2017

The City and the Church signed the Plan of Action.

- July 14, 2017

Main Street was closed due to public safety concerns.



COPY

Mayor
Johnny L. DuPree, Ph.D.

Council - Ward 1
Kim Bradley

Council - Ward 2
Deborah Denard Delgado

Council - Ward 3
Carter Carroll

Council - Ward 4
Mary Dryden

Council - Ward 5
Henry Naylor

May 4, 2017

Mt. Carmel Baptist Church
1101 Main Street
Hattiesburg, MS 39401

Re: Existing Structure Damage

Gentlemen:

In passing the existing structure, it was noted that the side of the building facing E. 5th Street has experienced structural failure and continued deterioration. Notably, the roof has collapsed and the upper floor has collapsed taking with it one of the existing windows. Also note the exterior masonry has begun falling away from the building.

As the Building Official for the City of Hattiesburg and in accordance with the International Building Code, 2012 Edition, Section 116, I am declaring that the building, in its present condition, presents a public hazard with a possible collapse imminent. Therefore, by copy of this letter, it is your responsibility to ensure public safety in the area by installing temporary barricades around the area to prevent pedestrian traffic and/or vehicle traffic within the fall zone. Once safety measures are in place, a Structural Engineer will need to provide a written report as to any shoring, blocking, demolition, etc. to prevent any further collapse.

This work will need to be completed within 48 hours of this letter and will need to be coordinated and approved by all required agencies such as the Fire Marshall's office and the Police Department for traffic control. The structural report will need to be provided within ten (10) working days and the barriers need to remain in place until final determination of action is made.

Sincerely,

Steve Mitchell, CBO, CFM
Building Official
City of Hattiesburg, MS

CC: Mayor Johnny L. Dupree, Ph. D
Stephen Mooney, Fire Marshal
Mark Jordan, Division Manager—Code Enforcement
Chief Anthony Parker, Police Department
Colton Hill, Division Manager—Traffic & Construction

City of Hattiesburg Post Office Box 1898 Hattiesburg, MS 39403-1898



Fire Chief Paul Presley
"ENHANCING CULTURES, CHANGING LIVES"



Battalion Chief/Fire Marshal Stephen Mooney

Date: May 4, 2017

From: Stephen Mooney Fire Marshal/ Battalion Chief

Re: Mt Carmel Baptist Church, 1101 Main St.

To Whom It May Concern:

This building is deemed unsafe at this time. This property represents a high risk due to the imminent threat of collapse. The collapse zone is defined as being one and one half (1 1/2) times the size of the building in all directions. This is the area that emergency responders have to stay behind, but citizens are required to stay further away. Unfortunately, this collapse zone includes East 5th Street and Main Street. Anyone walking or driving in the collapse zone is at risk of life threatening danger due to the condition of Mt Carmel. I have seen children walking on the sidewalk in this collapse zone. I don't want anyone to be injured or lose their life when this building collapses, especially a child. Please take all of this into consideration and move forward hastily to insure no one suffers an injury or loss of life. I have included some sections from the 2012 International Fire Code for your consideration.

"UNSAFE BUILDINGS 110.1.1

Unsafe conditions. Structures or existing equipment that are or hereafter become unsafe or deficient because of inadequate means of egress or which constitute a fire hazard, or are otherwise dangerous to human life or the public welfare, or which involves illegal or improper occupancy or inadequate maintenance, shall be deemed an unsafe condition. A vacant structure which is not secured against unauthorized entry as required by section 311 shall be deemed unsafe.

VIOLATIONS 109.2

Owner/occupant responsibility. Corrections and abatement of violations of this code shall be the responsibility of the owner. If an occupant creates, or allows to be created, hazardous conditions in violation of this code, the occupant shall be held responsible for the abatement of such hazardous conditions.

Notice of violation. When the fire code official find a building, premises, vehicle, storage facility or outdoor area that is in violation of this code, the fire code official is authorized to prepare a written notice of violation describing the conditions deemed unsafe and, when compliance is not immediate, specifying a time for re-inspection."

(2012 International Fire Code, p12-13)

Stephen Mooney
Fire Marshal/Battalion Chief
Fire Prevention Division/ Hattiesburg Fire Department

ENVIRONMENTAL COURT



COPY



Mayor
Johnny L. DuPre, Ph.D.

Council - Ward 1
Kim Boudley

Council - Ward 2
Deborah Denard Delgado

Council - Ward 3
Carter Carroll

Council - Ward 4
Mary Dryden

Council - Ward 5
Henry Naylor

PLAN OF ACTION

Mount Carmel Baptist Church
1101 Main Street
Hattiesburg, MS 39401

Subject: Plan of Action

Mount Carmel Baptist Church is in violation of Sec. 108.1.3 Structure unfit for human occupancy (International Property Maintenance Code), for charge EC-2017-00017, Sec. 108.1.5 Dangerous Structure or Premises (International Property Maintenance Code), for charge EC-2017-00515, Sec. 108.1.1 Unsafe Structure (International Property Maintenance) for charge EC-2017-00015, Sec. 109.1 Imminent Danger (International Property Maintenance) for charge EC-2017-00020, Sec. 302.8 Motor Vehicle (International Property Maintenance) for charge EC-2017-00019, Sec. 304.1.1 Unsafe conditions (International Property Maintenance) for charge EC-2017-00016, Sec. 304.2 Protective Treatment (International Property Maintenance) for charge EC-2017-00018, Sec. 304.6 Exterior Walls (International Property Maintenance) for charge EC-00217-00021

See Attached (3 pages): Plan of Action

Maie Russell
Code Enforcement Officer

6/21/2017
Date

Mark A. Wade
Code Enforcement Manager

6/21/17
Date

Paul B. Buffett
Mt. Carmel Baptist Church Representative

6-21-17
Date

Jonathan m. Farris
Environmental Court Judge Signature

June 23, 2017
Date

Mount Carmel Baptist Church of Hattiesburg

Site Demolition and Removal Plan

Action Plan

June 21, 2017



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1.0 PROJECT AND SITE DESCRIPTION

Mount Carmel Baptist Church of Hattiesburg has prepared this preliminary Demolition and Removal Plan, hereafter referred to as the "Plan of Action", for the purpose of providing an overall description of demolition and removal procedures, which M3A Architects and the demolition contractor will be implementing at 1101 Main Street in Hattiesburg MS. Please note that a separate detailed construction management plan will be prepared by M3A Architects when appropriate. In addition, this POA will have long range actions that will need to be taken in order to bring Mt. Carmel Baptist Church into full compliance based on all current violations being cleared.

The project is located at a corner on Main Street between Fifth and Sixth streets. There are four separate structures on the project. The building on the corner of Main and Fifth Streets will be demolished and removed. The building to be demolished is a three-story building with approximately 45,016 square feet.

2.0 PRELIMINARY

ACTIVITY

Obtain Bids for

Obtain hazardous materials report	In progress	Results to obtain private contractor bids. Hazardous materials contractors have been contacted.
Coordinate utility disconnect and isolation with City and staff	In progress	Utilities have been disconnected and buildings are being isolated
Install safety fencing	Complete	Fencing is installed
Coordinate with City the installation of traffic barricades	Complete	Barricades are in place

Mount Carmel Baptist Church of Hattiesburg has prepared this preliminary Demolition and Removal Plan, hereafter referred to as the "Plan of Action", for the purpose of providing an overall description of demolition and removal procedures, which M3A Architects and the demolition contractor will be implementing at 1101 Main Street in Hattiesburg MS. Please note that a separate detailed construction management plan will be prepared by M3A Architects when appropriate. In addition, this POA will have long range actions that will need to be taken in order to bring Mt. Carmel Baptist Church into full compliance based on all current violations being cleared.



3.0 GENERAL WORK ACTIVITY OVERVIEW

The work covered under this Action Plan will be conducted in a sequential manner, with some activities being conducted concurrently with others. Demolition work will be performed in accordance with OSHA, and the other requirements of the State of Mississippi and the City of Hattiesburg. Depending upon site and other unknown conditions, the Contractor's general sequence of demolition activities may require alteration at any given time. A summary of the general sequence for the work activities is outlined as follows:

ACTIVITY	STATUS	EXPLANATION
Pre-demolition survey of the building	Complete	
Pre-construction activities and site mobilization	In progress	Preliminary work being accomplished
Verification of utility disconnects and isolations by others	Not started	
Removal of hazardous materials	Not started	Awaiting Environmental inspection report to determine if any "Asbestos" Abatement is required
Demolition of building B	Not Started	Awaiting Environmental inspection
Removal of demolition debris and material to appropriate offsite disposal/recycling facilities	Not started	Awaiting Environmental inspection

3.1 PRE-DEMOLITION SURVEY AND HAZARDOUS MATERIAL ABATEMENT PLAN

Prior to commencement of building demolition, a thorough inspection of the building will be conducted to confirm that all appropriate measures have been completed to ensure that the area is ready for commencement of demolition activities. Pre-Demolition Survey Reports will be completed by M3A Architects. A copy of the Pre-Demolition survey will be provided to potential Contractors as-needed. Contractor or subcontractor shall prepare an asbestos and lead-based paint abatement plan, addressing all items identified in the Pre-Demolition Survey Reports:

4.0 LONG TERM ACTION STEPS (BUILDINGS A AND C)

ACTIVITY	CURRENT STATUS	EXPLANATION
Obtain hazardous material report for buildings A and C	After demolition of Building B	
Coordinate rehabilitation plan with City's Historical Planning Department	In progress	
Repair Roofs Buildings A and C	No date assigned yet	
Repair steeple	No date assigned yet	
Repaint Buildings A and C	No date assigned yet	
Restore the interior of building	No date assigned yet	

A and C		
New Construction of Building B	No date assigned yet	

NOTE: THIS POA IS SUBJECT TO CHANGE. ANY MODIFICATIONS TO THIS PLAN MUST BE COORDINATED THROUGH THE CITY OF HATTIESBURG'S CODE ENFORCEMENT DIVISION AND APPROVED BY THE PRESIDING JUDGE OF THE CITY OF HATTIESBURG'S ENVIRONMENTAL COURT.

Deanie Russell
COH Code Enforcement

6/21/17
Date

Mt. Carmel Baptist Church Representative
Mt. Carmel Baptist Church Representative

6-21-17
Date

Jonathan M. Farris
Judge Farris

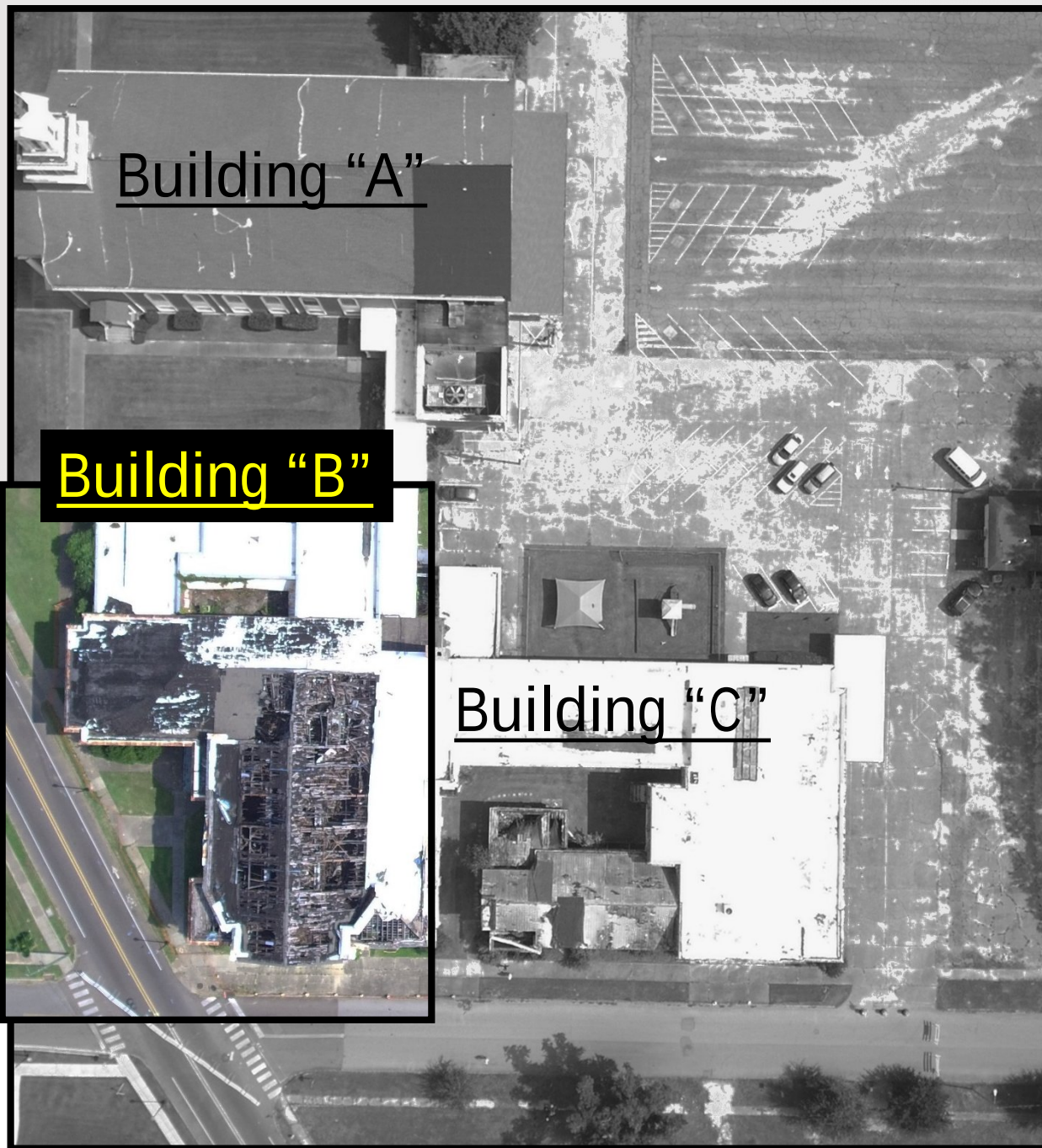
June 23, 2017
Date

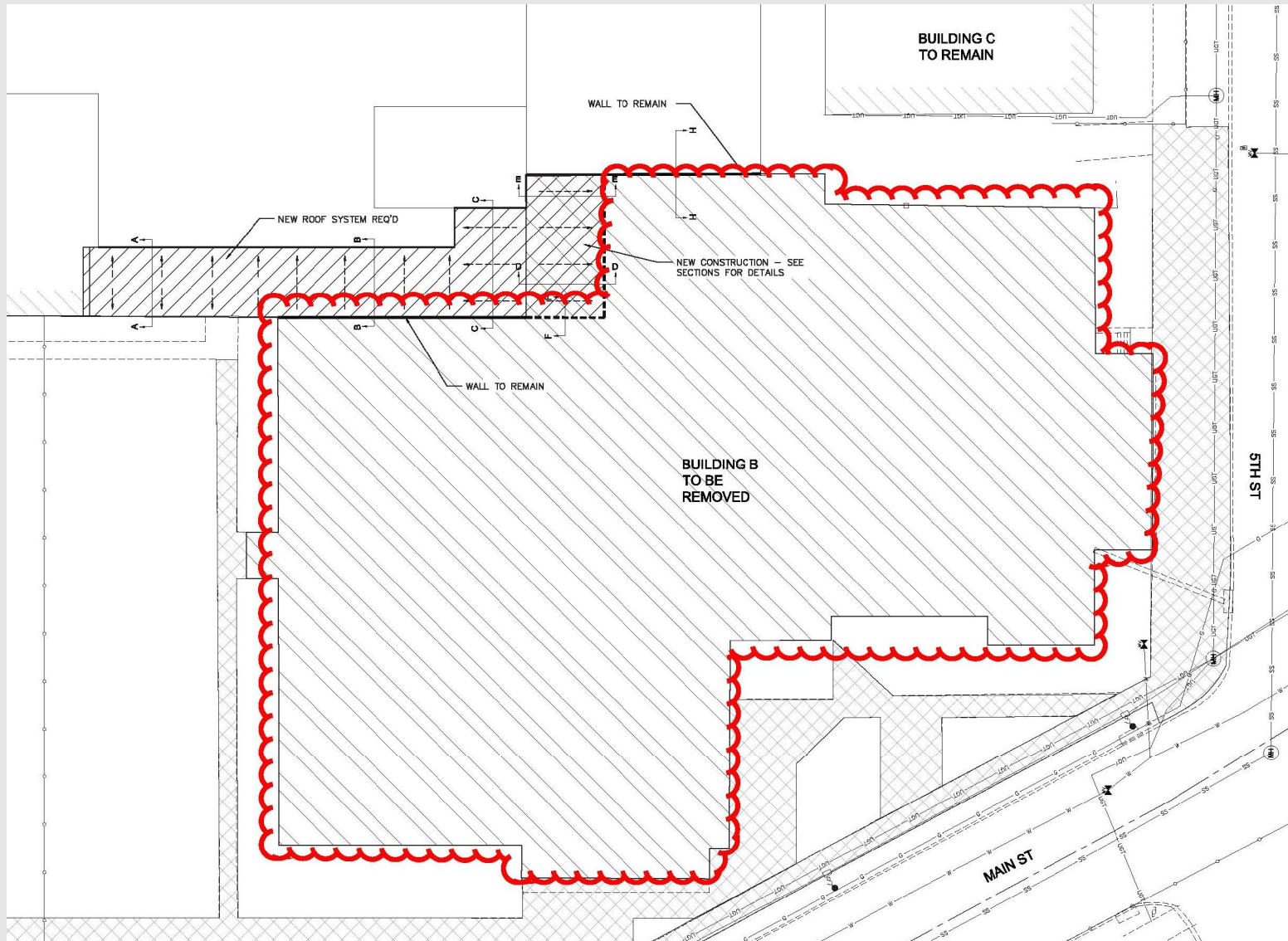


Building "A"

Building "B"

Building "C"





April 18, 2016

Gabriel Bobbett
Mount Carmel Baptist Church
1101 Main Street Hattiesburg MS



M3A YouTube
Channel Scan
QR Code With
Mobile Device

Re: Initial Assessment Report

Mr. Bobbett,

As requested we have conducted an initial assessment of the Mount Carmel Baptist Church property located at 1101 Main Street Hattiesburg MS, to document and investigate the scope and extent of the required repairs. The Mount Carmel campus consists of 3 buildings, namely Building A, B and C. All of these buildings have varying levels of exterior and interior damage as a result of weather related events. We inspected the buildings on February 3, 2016. The scope of our investigation only covers Building B and C.

From our investigation on Building B, there is significant weather related exterior damage to the roof covering, roof structure and exterior walls of the building. This structural damage along with the prolonged exposure to the elements has in turn led to degradation and rotting of the wood structure of the walls, floors and ceilings. Building B is structurally compromised. It is unstable, unsafe and in various stages of imminent collapse. Since the damage on Building B is so extensive, it is clear that a replacement building will be the most cost effective option.

The scope of repair for Building C includes major roof repair, window and glass replacement, moderate replacement of damaged interior finishes- especially at the mezzanine and 2nd floors, and major HVAC replacement. Please see the Initial Assessment Report for a broad summary of the required repairs.

We have included our preliminary budget estimates for both buildings. Our preliminary budget estimates for both buildings are as follows:

Building B: \$7,348,467.02
Building C: \$3,060,528.54

Kindly review and let us know if you need any further information or questions.
Respectfully



WILLIAM L. McELROY AIA, NCARB
Principal Architect

M3A Architecture, LLC / William L. McElroy AIA, NCARB

4880 McWillie Circle Jackson, MS 39206

Tel. 601 981 1227 Fax 601 983 4444





M3A ARCHITECTURE

- Hired by Mount Carmel and provided complete report April 18, 2016.
- “Building B is structurally compromised. It is unstable, unsafe, and in various stages of imminent collapse.”
- “Since the damage on Building B is so extensive, it is clear that a replacement building will be the most cost effective option.”



M3A ARCHITECTURE

“An alternative option is to structurally stabilize the existing perimeter brick walls, via a new perimeter structural steel frame, demolish the existing interior walls, floors and roofs, and then rebuild the entire interior inside-out. This approach is tedious, potentially risky and none the less- very expensive.”

M3A ARCHITECTURE



- Provided costs estimates to demolish and rebuild Building B
 - Demolish \$506,430.00
 - Rebuild \$7,348,467.02



2nd Moment, LLC
Structural Engineering

P.O. Box 889
Florence, MS 39073

Phone: (601) 845-1655
Fax: (601) 845-0785

May 22, 2017

Carey Acey
Mount Carmel Church
Hattiesburg, MS

Re: Structural Assessment of Building C at the Corner of East 5th Street and Main Street

Ms. Acey;

On May 11, 2017 at your request, I visited the campus of Mount Carmel Church in Hattiesburg, MS. The reason for my visits was/is to assess the damage to Building C damaged by a tornado that hit the campus on February 10, 2013.



South Side Building C 2014

Building C is a wood, masonry, and steel structure that has been added onto. The original structure looks to be early 20th century.

During my visit, I walked around the exterior of the building, I also entered the building at the second floor level and attic at the north side of the building. During my visit, I noted the following:

- The interior wood in the building has deteriorated to a point where it is not safe to walk on the second floor of the building.
- Much of the second floor has collapsed.

Mount Carmel



- Parts of the walls on the south end of the building (interior) have collapsed.

Building C is not safe to occupy. Because the wood interior of the building is deteriorating (due to its prolonged exposure to moisture), the building can collapse. The collapse of the building can cause injury to anyone that may be near the building. The collapse can also cause damage to buildings near building C.

There are two solutions that I see:

1. The exterior walls can be supported by tilt up wall bracing at the top of the wall and at the midpoint of the wall. The tilt up wall bracing will need to be supported by a concrete foundation around the building. Also, at the wall the tilt up wall bracing shall be attached to a beam that will support the wall. This bracing shall go around the east, west, and south ends of the building. If this is the direction that the church wants to pursue, more design must be done. Also, this solution is expensive. This solution may cause the building to collapse. This solution will not work if steps aren't taken to keep water out of the building.
2. The building can be demolished. The scope and manner of the tear down shall be determined prior to dismantling the building.

Whatever solution is taken, it should be the goal to keep moisture out of the buildings. Prolonged exposure to moisture can cause problems including mold, rot, and possible collapse.

In conclusion Building C at Mount Carmel is in a precarious state. Collapse is imminent if left as it is.

The conclusions and recommendations set forth in this report are only valid for such portions of the premises that were available for visual examination and are based upon the conditions observed at the time of the inspection. They reflect the professional opinion of the engineer who made the inspection and prepared the report. They are based upon his education, experience, and adherence to sound engineering principals. No guarantee is given that every crack or issue was noticed or even deemed necessary for reporting. Because of the limited scope of this investigation, no warranty, either expressed or implied, is given with respect to the longevity or quality of the structure, or any repairs made thereof.

This is a preliminary report. I reserve the right to amend and otherwise modify this report, including its summaries, opinions, and all other elements.

We appreciate the opportunity to work on this project. If you have any questions, please call me at 601-259-2210.

Sincerely,

Jerry Montgomery, P.E.

5-22-17



Mount Carmel



2ND MOMENT ENGINEERING REPORT

“Building B is not safe to occupy. Because the wood interior of the building is deteriorating (due to its prolonged exposure to moisture), the building can collapse. The collapse of the building can cause injury to anyone that may be near the building. The collapse can also cause damage to buildings near building B.”



2ND MOMENT ENGINEERING REPORT: SOLUTION 1

“The exterior walls can be supported by tilt up wall bracing at the top of the wall and at the midpoint of the wall. The tilt up wall bracing will need to be supported by a concrete foundation around the building. Also, at the wall the tilt up wall bracing shall be attached to a beam that will support the wall. This bracing shall go around the east, west, and south ends of the building. If this is the direction that the church wants to pursue, more design must be done. Also, this solution is expensive.

This solution may cause the building to collapse. This solution will not work if steps aren't taken to keep water out of the building.”



2ND MOMENT ENGINEERING REPORT: SOLUTION 2

“The building can be demolished. The scope and manner of the tear down shall be determined prior to dismantling the building.”



2ND MOMENT ENGINEERING REPORT : FINAL STATEMENT

“In conclusion Building B at Mount Carmel is in a precarious state.

Collapse is *imminent* if left as it is.”



NEEL–SCHAFFER REPORT

“Based on visual and aerial inspections performed as well as the findings of the 2nd Moment report, it is my opinion that there is a possibility that portions, namely the brick façade, of the building could collapse and *impact Main Street.* “

CURRENT STATUS



Three different engineering firms agree that the church is in imminent danger of collapse.







TWO OPTIONS

- Stabilize
- Demolish





STABILIZE

- Concerns
 - Brick facade is supported by wooden frame work
 - Due to the amount of moisture in the building much of the wooden framework is rotten.
 - Making it difficult to find something to support the structure.
 - No roof
 - Without any structural support there is nothing to attach a roof.
 - A steel frame would have to be built around the entire building in order to brace the exterior walls.

OLD HATTIESBURG HIGH SCHOOL / MOUNT CARMEL CHURCH



- Mt. Carmel Baptist Church - 1913
- High School - 1921
- Both buildings have brick façade

OLD HATTIESBURG HIGH



Hattiesburg High School was built using brick and concrete columns to support the exterior facade.



MOUNT CARMEL



Mount Carmel is a wood framed structure that is faced with brick on the outside. The continued exposure to the elements has caused the wood frame to rot and fail.



STABILIZATION



- Neel-Schaffer hired Jeff Laird to evaluate the building and determine a cost to stabilize the existing structure.
 - Jeff Laird (Eaton Schools, Hattiesburg High, Old Capitol Museum, Tougaloo Mansion)
- A steel structure constructed around with plywood attached to it in order to hold up the brick façade will cost **\$2,635,000.**



LAIRD + SMITHERS, INC.
Engineers and Consultants

August 14, 2017

Lamar Rutland, City Engineer, P.E.
212 West Front Street
Hattiesburg, MS 39401

REFERENCE: MT. CARMEL BAPTIST CHURCH
1101 MAIN STREET, HATTIESBURG, MS

Dear Mr. Rutland,

We have reviewed the pictures and videos sent to us in order to understand the existing condition of the building. The building is constructed of wood stud walls supporting a single wythe brick veneer. The wood framing and stud walls are rotten from exposure to the elements and require replacement. In order to remove and replace the existing wood stud walls, extensive temporary wall bracing must be performed to support the single wythe of brick veneer.

A typical multi-wythe brick wall similar to those used in historic structures is intended to span from floor to floor, thus wall bracing can be provided at the floor levels, similar to Old Hattiesburg High School. A single wythe brick veneer, which is present at Mt. Carmel Baptist Church is not capable of spanning such distances, thus they are backed by studs which span to the floors. For the stabilization of the walls at Mt. Carmel, a temporary stud wall or other shoring must be built on the exterior of the brick veneer. This temporary stud wall would be braced with additional shoring at the floor and roof levels and attached to the brick veneer with retrofit brick ties. Once the interior of the building and the existing stud walls have been demolished, a new permanent stud wall can be constructed in the location of the existing rotten stud wall. The brick veneer will then need to be attached to the permanent stud wall using retrofit brick ties. The floor and roof framing must be constructed and properly attached to the exterior walls prior to the removal of the temporary stud wall and bracing.

In our opinion, the cost to stabilize the building will cost \$2,635,000, which includes \$600,000 in demolition and asbestos abatement. Based on past experience, saving a single wythe of brick veneer will be difficult, if not impossible. The most feasible option is to completely demolish the existing structure and rebuild a new building.

In our opinion, the cost to stabilize the building will cost \$2,635,000, which includes \$600,000 in demolition and asbestos abatement. Based on past experience, saving a single wythe of brick veneer will be difficult, if not impossible. The most feasible option is to completely demolish the existing structure and rebuild a new building.

H. Jefferson Laird III, P.E., LEED AP BD+C
Principal

P.O. Box 568, Jackson, MS 39205

Phone: 601.914.1547

www.lairdsmithers.com





DEMOLITION

- Project was publicly advertised
- Hired Neel-Schaffer to design drawings
- Only demolishing BUILDING B that is in imminent failure
- Includes re-grading the site and addition of sidewalks along roadways
- Estimated cost: \$600,000



TWO OPTIONS

- Stabilize - \$2.6 Million
- Demolish - \$600,000



IN SUMMARY

- All industry experts agree that BUILDING B is in imminent danger of collapse.
- Costs to stabilize the building is the most expensive option and that it may not keep the building from collapsing.



MS Constitution

Article 4: Section 66

- LAW GRANTING DONATION OR GRATUITY
 - No law granting a donation or gratuity in favor of any person or object shall be enacted except by the concurrence of two-thirds of the members elect of each branch of the legislature, nor by any vote for a sectarian purpose or use.

April 18, 2016

Gabriel Bobbett
Mount Carmel Baptist Church
1101 Main Street Hattiesburg MS



M3A Youtube
Channel Scan
QR Code With
Mobile Device

Re: Initial Assessment Report

Mr. Bobbett,

As requested we have conducted an initial assessment of the Mount Carmel Baptist Church property located at 1101 Main Street Hattiesburg MS, to document and investigate the scope and extent of the required repairs. The Mount Carmel campus consists of 3 buildings, namely Building A, B and C. All of these buildings have varying levels of exterior and interior damage as a result of weather related events. We inspected the buildings on February 3, 2016. The scope of our investigation only covers Building B and C.

From our investigation on Building B, there is significant weather related exterior damage to the roof covering, roof structure and exterior walls of the building. This structural damage along with the prolonged exposure to the elements has in turn led to degradation and rotting of the wood structure of the walls, floors and ceilings. Building B is structurally compromised. It is unstable, unsafe and in various stages of imminent collapse. Since the damage on Building B is so extensive, it is clear that a replacement building will be the most cost effective option.

The scope of repair for Building C includes major roof repair, window and glass replacement, moderate replacement of damaged interior finishes- especially at the mezzanine and 2nd floors, and major HVAC replacement. Please see the Initial Assessment Report for a broad summary of the required repairs.

We have included our preliminary budget estimates for both buildings. Our preliminary budget estimates for both buildings are as follows:

Building B: \$7,348,467.02
Building C: \$3,060,528.54

Kindly review and let us know if you need any further information or questions.
Respectfully



William L. McElroy AIA, NCARB
Principal Architect

M3A Architecture, PLLC/ William L. McElroy AIA, NCARB



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2. COST ESTIMATES



1.0 INITIAL ASSESSMENT REPORT

The Mount Carmel campus consists of 3 buildings, namely Building A, B and C. All of these buildings have varying levels of exterior and interior damage as a result of weather related events. We inspected the buildings on February 3, 2016. The scope of our investigation only covers Building B and C.

1.1 BUILDING "B"

Existing Condition:

Building B is a 2 storey building with a partial unfinished basement and it has a gross square footage of 45,016sf. Building B was built in two distinct phases; an earlier wood framed structure with brick exterior and a later addition which has a masonry bearing exterior with an interior wood frame.

The breakdown is as follows:

Partial Basement- 11,130SF

1st Floor- 21,088SF

2nd Floor- 12,798 SF

From our investigation, there is significant weather related exterior damage to the roof covering, roof structure and exterior walls of the building. This structural damage along with the prolonged exposure to the elements has in turn led to degradation and rotting of the wood structure of the walls, floors and ceilings. Building B is structurally compromised. It is unstable, unsafe and in various stages of imminent collapse.

Scope of Proposed Repair

Since the damage on Building B is so extensive, it is clear that a replacement building will be the most cost effective option. However, based on our conversations with the Mississippi Department of Archives and History, demolishing the existing building will be considered an adverse effect to the Hattiesburg Historical District and this approach might not be approved.

An alternative option is to structurally stabilize the existing perimeter brick walls, via a new perimeter structural steel frame, demolish the existing interior walls, floors and roofs, and then rebuild the entire interior inside-out. This approach is tedious, potentially risky and none the less - very expensive.

Because of the uncertain nature of this alternative approach, we have based our attached cost estimate on the cost of a selectively demolishing the existing building, and reconstructing a new building to match the exterior character, materials and details of the existing structure. This new building as much as practicable will use some salvaged materials from the existing building.

Hazard Mitigation

Prior to demolition, a Hazardous Material Survey will be conducted to determine the location of Hazardous materials. The Hazardous Materials will have to be removed from the building by a qualified professional, and the site certified prior to commencement of demolition.

ADA/ Code Upgrades

Although the existing building does not provide an accessible means of entry, the new reconstructed building shall provide an accessible entry at a minimum of one entry location. The new building shall provide an accessible route between floors by means of an elevator.

The reconstructed building shall meet all current Building Codes and Regulations.



Mechanical

The existing HVAC system consists of a central mechanical room with a water cooled chiller (approximately 200 tons), natural gas fired steam boiler (4,125,000 BTUH input), chilled water pump, condenser water pump, hot water pump, and a cooling tower located on the roof of the mechanical room. Individual air handling units are scattered throughout the building identified as building portions "A, B, & C".

The building has water supply & return piping connected to coils located in each air handling unit (two pipe system). Piping circulates chilled water during the cooling periods and hot water during the heating periods, but never both at the same time. Piping system has a change over valve located in the central mechanical room, and the valve has to be manually adjusted to allow either chilled water or hot water to circulate to the air handling units. During heating periods, the steam boiler provides heat to the circulated water through a steam-to-water heat exchanger.

In Building B, all mechanical systems are either severely damaged or outdated and unserviceable. Building B is approximately 45,016 gross sq. feet, and will require a complete new HVAC system to replace existing. This new system will consist of new energy efficient air handling units, ductwork, grilles, piping, and controls. It appears that building "B" ventilation air quantities (outside air) are not code compliant. When the new systems are installed, proper outside should be introduced through the new air handling units. It is anticipated that this portion of the building will require approximately 150 tons of cooling (45,016 sq. Feet/300 sq. feet per ton). We recommend that the new system be replaced with one that can both heat and cool at the same time.

Electrical

The reconstructed building shall meet all current electrical codes and regulations.

Fire Protection

There is presently no fire protection system in any part of the existing building. In order to meet current code requirements, the reconstructed building has to be sprinkled. A fire alarm system supplemented with manual pull-stations and horn and horn strobe devices for notification will be provided to meet NEC Regulations

1.2 BUILDING "C"

Existing Condition

Building C is a 2 storey building with a partial finished basement and it has a gross square footage of 31,796sf. Building C is a masonry bearing structure with a brick exterior.

The breakdown is as follows:

Basement- 4,134SF
 1st Floor- 14,092SF
 2nd Floor- 11,060 SF
 Mezzanine- 2,510SF

Building C consist of 2 distinct wings - an earlier 1 storey assembly space which includes a finished basement, and a later 2 storey addition which features administrative offices, classrooms and a library.

The Assembly wing includes a wood framed gable roof with solid 2x decking and asbestos shingles. The floors are solid hardwood, ceilings and walls are a 3 coat plaster. The windows in this area have been boarded up, but they appear to be 5'wide x 8'high wood framed windows.

There is significant weather related damage to the asbestos roof shingles and decking as well as exterior wood trim, windows, gutters and downspouts. This roof damage has resulted in severe water damage to the plaster walls, plaster ceilings and ceiling framing. There is severe black mold growth over most ceilings, walls and floor surfaces. The basement area has significant water damage to the plaster ceilings, walls and kitchen equipment.

The 2- Storey Addition portion is a masonry bearing structure and a brick exterior with a single ply membrane roof on rigid insulation. The floors are 12x12 asbestos floor tiles, the ceilings and walls are a 3 coat plaster.

Damage on the 2 -Storey Addition exterior includes most of the single ply roof membrane, insulation, damaged windows and damage to some exterior brick from windblown debris. Interior damage include moderate water damage to interior plaster walls and ceilings at the second floor and mezzanine levels.

Scope of Proposed Repair

The scope of repair for Building C includes major exterior envelope repair to the roof, moderate replacement of damaged interior finishes- especially at the mezzanine and 2nd floors, and major HVAC replacement. The following is a broad summary of the extent of the required repairs based on our preliminary assessment:

<i>Building "C"</i>	
Exterior	Remove and abate existing Asbestos roofing shingles
	Remove and replace damaged 2x decking
	Repair wood roof structure as required
	Remove and replace single ply membrane roof and roof insulation
	Remove and replace damaged metal flashing, gutters and downspouts
	Remove and replace damaged wood trim
	Replace damaged glass in existing Aluminum windows
	Remove and replace damaged wood framed windows at Assembly Wing

Interior

Assembly wing

Remove all plaster ceilings, ceiling structure and light fixtures
 Remove all plaster on existing wood framed walls
 Remove damaged interior doors and frames
 Remove damaged hardwood floors
 Install new painted gypsum board ceilings
 Install new painted gypsum board on existing wood framed walls
 Allowance for replacement of rotted or damaged wall framing
 Install new hardwood floors
 Install new doors and frames
 Replace all Mechanical and Electrical systems in entirety in the Assembly Wing

2 storey Addition

Remove damaged plaster ceilings in mezzanine and 2nd floor areas
 Remove plaster ceilings in all main corridors and rooms to complete HVAC work
 Repair damaged plaster walls in mezzanine and 2nd floor areas
 Remove damaged light fixtures in mezzanine and 2nd floor areas
 Remove damaged doors and frames in mezzanine and 2nd floor areas
 Install new painted gypsum board ceilings in all main corridors
 Install new painted gypsum ceilings in mezzanine and 2nd floor areas.
 Install new light fixtures in all mezzanine and second floor areas.
 Paint all exist and new walls, ceilings, doors and frames
 Replace all Mechanical systems in their entirety for Building C

Hazard Mitigation

As discussed earlier, Building C has 12 x12 asbestos floor tiles. In order to obtain a certificate of occupancy for use as an educational building, the floor tiles will have to be encapsulated or removed in their entirety.

ADA / Code Upgrades

Due to the extent of repair work envisaged, it is necessary to comply with Accessibility guidelines. In summary, all existing restrooms shall be modified to provide accessible restroom stalls, and fixtures. Accessible signage and door hardware shall be provided at all public spaces. In addition, a new elevator will be installed to provide an accessible route to the 2nd floor classroom floors.

At the 2-Storey Addition, the second floor has dead-end corridors at the 2 locations that exceed the maximum distance required by the 2012 IBC, even if the building were sprinkled. To meet the current code requirement, at least (1) new Stairwell will have to be provided. Based on our prior experience in similar situations, most code officials will give a concession if the building is listed on the Historic Register, provided the Building Use and Occupancy remains unchanged. Our estimates are based on the assumption, that this concession will be granted.



Mechanical

The existing HVAC system consists of a central mechanical room with a water cooled chiller (approximately 200 tons), natural gas fired steam boiler (4,125,000 BTUH input), chilled water pump, condenser water pump, hot water pump, and a cooling tower located on the roof of the mechanical room. Individual air handling units are scattered throughout the building identified as building portions "A, B, & C".

The building has water supply & return piping connected to coils located in each air handling unit (two pipe system). Piping circulates chilled water during the cooling periods and hot water during the heating periods, but never both at the same time. Piping system has a change over valve located in the central mechanical room, and the valve has to be manually adjusted to allow either chilled water or hot water to circulate to the air handling units. During heating periods, the steam boiler provides heat to the circulated water through a steam-to-water heat exchanger.

This system is very antiquated since it will never provide both heating and cooling at any given time of the day. If the system water piping is set to provide cooling for the building, and heating is desired the change over time to heat the cold water in the piping system is approximately four (4) hours. This is also the case if the piping system water is hot and the building requires cooling. The building control system is outdated and needs to be replaced. The chiller refrigerant is R-22 which is still available for purchase, however, it has been government mandated that no new equipment be manufactured using this refrigerant.

In reference to Building C, there is about 31,796 gross sq. feet of space; since the building has been left with no heating or cooling since the storm, we recommend that all of the HVAC systems be replaced due to mold/mildew growth. This would include air handling units and associated ductwork & grilles. Since the ductwork is above a ceiling that is not accessible, extensive ceiling work will be required.

An alternative option is to clean the existing air handling units, ductwork & grilles, however, in our opinion, cleaning costs would be extensive with no guarantee that all of the mold and mildew has been removed. In addition, ceiling removal/replacement will still be required in order to adequately clean the duct systems. As a final note, if the system is cleaned in lieu of replaced it is still a very old system without adequate ventilation (outside air) requirements.

Another code compliant issue that was noted is the use of the building Corridors as a return air plenum. Portions of the building have air handling units in a basement area, which at the time of our visit had approximately one inch (1") of water on the floor. We would like to point out that the Office portion (approximately 10%) of building "C" sq. footage is being heated by gas fired furnaces and cooled by air cooled condensing units, refrigerant cooling coil, and refrigerant piping.

This unit is presently located in the basement sitting on the floor in the above mentioned water and also uses an outdated refrigerant. I would suggest replacing this system (unit, ductwork & grilles) as well. It is anticipated that this portion of the building will require approximately 98 tons of cooling (29,400sq. Feet/300 sq. feet per ton)

Fire Protection

There is presently no fire protection system in any part of the building. In order to meet current code requirements, the building has to be sprinkled. A fire alarm system supplemented with manual pull-stations and horn and horn strobe devices for notification will be provided to meet NEC Regulations.



Electrical

At the Assembly Wing, all electrical conduits, wires, receptacles, switches and lighting fixtures have failed due to prolonged exposure to wet conditions. Therefore we recommend removing and replacing all these components.

At the 2 – Storey Addition, electrical service entrance #1 is a 2000 amp, 240/120, 3 phase, 4 wire system which services all three buildings. The second electrical service is a 400 amp, 480 volt, 3 wire system installed to serve the existing chiller for the HVAC system. The existing electrical distribution panel will stay in place. All of the twelve (12) subpanels have older push breakers and will be replaced with new panels with same amperage to meet current NEC Regulations. All panels will be relabeled with the same panel names and indicated.

Any usable feeder conduits serving distribution panels will be reused. Approximately half of the distribution panels will require new overhead conduits and feeders. The new panels will be recessed where possible and all wiring will be MC cabling or in conduit. New junction boxes and devices will be installed in all affected areas, and a wired-grounding system will be installed.

New disconnect switches, feeders and conduit will be provided for all new mechanical systems equipment. Where required by code, this equipment will be provided with NEMA 3R rating. Conduits and junction boxes will be provided for all mechanical control wiring.

New exit signs will be installed per code. New central inverter systems will be installed in both buildings to power the new exist signs and egress lighting. All water damaged lighting in Building C will be replaced and all electrical devices including receptacles and switches and cover plates will be replaced.



BUILDING "B" COST ESTIMATES

Mount Carmel Building "B" Reconstruction	RS Means Section	Quantity	Unit	Unit Cost	Cost
B1 (M.090 Church)					
First Floor Area: Face Brick with CMU Backup	p.96	21,088	SF	\$170.85	\$3,602,884.80
Perimeter Adjustment	p.96	21,088	LF	\$6.30	\$132,854.40
Basement Add		11,130	SF	\$36.50	\$406,245.00
Story Height Adjustment		12,798	SF	\$12.70	\$162,534.60
Stairs	P.205	6	EA	\$11,575.00	\$69,450.00
Elevator	P.205	1	EA	\$84,700.00	\$84,700.00
Partitions	P.97	45,016.00	SF	\$9.31	\$419,098.96
Doors	P.97	45,016.00	SF	\$2.92	\$131,446.72
TOTAL					\$5,009,214.48
General Contractor OP in Model (20%)					\$1,001,842.90
TOTAL HARD COSTS					\$6,011,057.38

Demolition and Site Prep	45,016.00	\$11.25	\$506,430.00
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TOTAL ESTIMATED CONSTRUCTION COST			\$6,517,487.38
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A/E Professional Fees	9.75% of Const. Cost		\$635,455.02
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Contingency	3% of Const. Cost		\$195,524.62
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TOTAL ESTIMATED PROJECT BUDGET			\$7,348,467.02
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BUILDING "C" COST ESTIMATES

Project #	Job Name:	Probable Cost Statement Report			
15-015	Mount Carmel Baptist Church	Date: April 18, 2016	Project Stage: Preliminary Estimate		
Code	Description of Work	Quantity	Units	Unit Price	Estimate

Division 1 General Conditions

1100 Project Office	6	MTH	\$2,500.00	\$15,000.00
1110 Storage Trailer	6	MTH	\$1,000.00	\$6,000.00
1120 Job Site Toilets	6	MTH	\$500.00	\$3,000.00
1140 Job Site Communications	6	MTH	\$250.00	\$1,500.00
1327 Job Site Equipment	6	MTH	\$2,000.00	\$12,000.00
1355 40 CY Dumpster	6	MTH	\$2,500.00	\$15,000.00
1360 Final Cleaning	31,796	SF	\$0.50	\$15,898.00
1600 Permitting	1	LS	\$3,000.00	\$3,000.00
1860 Project Manager	6	MTH	\$6,500.00	\$39,000.00

Division 1 General Requirements Total

\$110,398.00

Cost/SF

\$3.47

Project #	Job Name:	Probable Cost Statement Report			
15-015	Mount Carmel Baptist Church	Date: April 18, 2016	Project Stage: Preliminary Estimate		
Code	Description of Work	Quantity	Units	Unit Price	Estimate

Division 4 Masonry

Pressure Wash Existing Brick	10,800	SF	\$0.75	\$8,100.00
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Division 4 Masonry Total

\$8,100.00

Cost/SF

\$0.25

Project #	Job Name:	Probable Cost Statement Report			
15-015	Mount Carmel Baptist Church	Date: April 18, 2016	Project Stage: Preliminary Estimate		
Code	Description of Work	Quantity	Units	Unit Price	Estimate

Division 7 Thermal and Moisture Protection

Remove Single ply Roof System	11,800	SF	\$1.50	\$17,700.00
Remove Gutters and Downspouts	1,250	LF	\$0.80	\$1,000.00
Install New Single Ply Roofing	11,800	SF	\$7.00	\$82,600.00
Install New Roof Insulation	11,800	SF	\$5.00	\$59,000.00
Install New Alum Gutters and Downspouts	1,250	LF	\$12.00	\$15,000.00
Install New 2x4 Wood Decking	2,800	SF	\$2.20	\$6,160.00
Install New Wood Trim Allowance	1	LS	\$6,000.00	\$6,000.00
Install New Tile Roofing w/ underlayment	2,800	SF	\$11.40	\$31,920.00
Repair Damaged Wood Trusses	1	LS	\$3,000.00	\$3,000.00

Division 7 Thermal and Moisture Protection Total

\$222,380.00

Cost/SF

\$6.99

Project #	Job Name:	Probable Cost Statement Report			
15-015	Mount Carmel Baptist Church	Date: April 18, 2016	Project Stage: Preliminary Estimate		
Code	Description of Work	Quantity	Units	Unit Price	Estimate

Division 8 Doors and Windows

Remove/Replace damaged Single Doors/ Frames	34	EA	\$686.00	\$23,324.00
Remove/Replace damaged Double Doors/Frames	9	EA	\$1,800.00	\$16,200.00
Remove and Replace Wood framed Windows	10	EA	\$2,400.00	\$24,000.00
Remove and Replace Wood framed Arched Window	1	EA	\$3,600.00	\$3,600.00
Replace Glazing in Southern Aluminum Windows	210	SF	\$19.00	\$3,990.00
Strip, Prep, Prime and Paint all Exterior Wood Doors	14	EA	\$700.00	\$9,800.00

Division 8 <u>Doors and Windows Total</u>	<u>\$80,914.00</u>	<u>Cost/SF</u>	<u>\$2.54</u>
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Project #	Job Name:	Probable Cost Statement Report			
15-015	Mount Carmel Baptist Church	Date: April 18, 2016	Project Stage: Preliminary Estimate		
Code	Description of Work	Quantity	Units	Unit Price	Estimate

Division 9 Finishes

Remove plaster ceilings @ 1st, 2nd and Mezzanine	20,570	SF	\$1.00	\$20,570.00
Remove damaged plaster on exist. walls @Assembly Wing	3,200	SF	\$0.90	\$2,880.00
Repair and refinish hardwood floors	2,500	SF	\$4.00	\$10,000.00
New Gypsum Board on exist. walls @Assembly Wing	6,500	SF	\$4.94	\$32,110.00
New Gypsum Board Ceilings	20,570	SF	\$4.03	\$82,897.10
New Vinyl Tile Flooring	24,762	SF	\$4.20	\$104,000.40
Paint all exist and new ceilings	27,662	SF	\$1.48	\$40,939.76
Paint all Interior walls	32,300	SF	\$1.48	\$47,804.00

Division 9 Finishes Total

\$341,201.26

Cost/SF

\$10.73

Project #	Job Name:	Probable Cost Statement Report			
15-015	Mount Carmel Baptist Church	Date: April 18, 2016	Project Stage: Preliminary Estimate		
Code	Description of Work	Quantity	Units	Unit Price	Estimate

Division 15 Mechanical Building Systems

HVAC - 50.17.00.74.2730	31,796	SF	\$14.85	\$472,170.60
Plumbing - 50.17.00.74.2720	31,796	SF	\$8.80	\$279,804.80
Fire Protection - D4010.410.0640	31,796	SF	\$2.86	\$90,936.56
Mech. Demolition	31,796	SF	\$0.60	\$19,077.60

Division 15 <u>Mechanical Building Systems Total</u>	<u>\$861,989.56</u>	<u>Cost/SF</u>	<u>\$27.11</u>
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Project #	Job Name:	Probable Cost Statement Report			
15-015	Mount Carmel Baptist Church	Date: April 18, 2016	Project Stage: Preliminary Estimate		
Code	Description of Work	Quantity	Units	Unit Price	Estimate

Division 16 Electrical/Communication Building Systems

Electrical Service Distribution- D5010	31,796	SF	\$1.11	\$35,293.56
Lighting and Branch Wiring- D5020	31,796	SF	\$11.18	\$355,479.28
Fire Alarm System- D 5030	31,796	SF	\$3.85	\$122,414.60
Emergency Lighting	50	EA	\$345.00	\$17,250.00

<u>Division 16 Electrical/Communication Building Systems Total</u>	<u>\$530,437.44</u>	<u>Cost/SF</u>	<u>\$16.68</u>
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Project #	Job Name:	Probable Cost Statement Report			
15-015	Mount Carmel Baptist Church	Date: April 18, 2016	Project Stage: Preliminary Estimate		
Code	Description of Work	Quantity	Units	Unit Price	Estimate

Hazard Mitigation

Encapsulate Asbestos Flooring (1st Floor)	14,092	SF	\$1.50	\$21,138.00
Encapsulate Asbestos Flooring (2nd Floor)	11,060	SF	\$1.50	\$16,590.00
Remove Asbestos Tile Roofing over Assembly Wing	2,800	SF	\$3.00	\$8,400.00

<u>Hazard Mitigation</u>	<u>\$46,128.00</u>	<u>Cost/SF</u>	<u>\$1.45</u>
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Project #	Job Name:	Probable Cost Statement Report			
15-015	Mount Carmel Baptist Church	Date: April 18, 2016	Project Stage: Preliminary Estimate		
Code	Description of Work	Quantity	Units	Unit Price	Estimate

ADA Upgrades

Demolish exist walls for new elevator shaft	1	LS	\$5,000.00	\$5,000.00
New Elevator Shaft and Foundations	1	LS	\$7,500.00	\$7,500.00
New Elevator	1	LS	\$80,000.00	\$80,000.00
Retrofit Existing Restrooms	1	LS	\$50,000.00	\$50,000.00
Allowance for Accessible Door Hardware	1	LS	\$15,000.00	\$15,000.00

<u>ADA Upgrades</u>	<u>\$157,500.00</u>	<u>Cost/SF</u>	<u>\$4.95</u>
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Project #	Job Name:	Probable Cost Statement Report			
15-015	Mount Carmel Baptist Church	Date: April 18, 2016	Project Stage: Preliminary Estimate		
Code	Description of Work	Quantity	Units	Unit Price	Estimate
Division 1	General Conditions	31,796	SF	\$3.77	\$110,398.00
Division 4	Masonry	31,796	SF	\$0.25	\$8,100.00
Division 7	Thermal and Moisture Protection	31,796	SF	\$6.99	\$222,380.00
Division 8	Doors and Windows	31,796	SF	\$2.54	\$80,914.00
Division 9	Finishes	31,796	SF	\$10.73	\$341,201.26
Division 15	Mechanical Building Systems	31,796	SF	\$27.11	\$861,989.56
Division 16	Electrical/Communication Building Systems	31,796	SF	\$16.68	\$530,437.44
	ADA/Code Upgrades	31,796	SF	<u>\$4.95</u>	\$157,500.00
	Hazard Mitigation	31,796	SF	<u>\$1.45</u>	\$46,128.00

Summary	Total Hard Cost	<u>\$2,155,420.26</u>	Cost/SF	<u>\$67.79</u>
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Project #	Job Name:	Probable Cost Statement Report			
15-015	Mount Carmel Baptist Church	Date: April 18, 2016	Project Stage: Preliminary Estimate		
Code	Description of Work	Quantity	Units	Unit Price	Estimate

Summary	<u>Total Hard Cost</u>	<u>\$2,155,420.26</u>	<u>Cost/SF</u>	<u>\$67.79</u>
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<u>Hard Cost Breakdown and Mark Up Summary</u>	<u>Totals</u>	<u>Mark Up%</u>	<u>Mark Up Cost</u>	<u>Total Cost</u>
Labor	\$32,331.30	35.00	\$11,315.96	\$43,647.26
Material	\$258,650.43	12.00	\$31,038.05	\$289,688.48
SubContract	\$1,832,107.22	5.00	\$91,605.36	\$1,923,712.58
Equipment	\$21,554.20	10.00	\$2,155.42	\$21,554.20
Other	\$10,777.10	1.00	\$107.77	\$10,777.10
Subtotal	<u>\$2,155,420.26</u>		<u>\$136,222.56</u>	<u>\$2,289,379.63</u>

Contractor Overhead and Profit

Builders Risk Insurance	0.50	\$11,446.90
Performance and Payment Bond Cost	1.00	\$22,893.80
Profit	8.00	\$183,150.37
Sales Tax	7.00	\$160,256.57

Total Base Bid Price Estimate \$2,667,127.27

Soft Cost Breakdown

A/E Professional Fees	9.75	\$260,044.91
Project Contingency	5.00	\$133,356.36

<u>Total Projected Project Budget</u>	<u>\$3,060,528.54</u>
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COMPLAINT AND CITATION

IN THE MUNICIPAL COURT OF THE CITY HATTIESBURG, MISSISSIPPI
CODE ENFORCEMENT DIVISION

DL#: _____
DOB: _____
Race: _____
Gender: M or F

CASE NO: CASE-08-16-005463

COMPLAINANT: CITY OF HATTIESBURG

PPIN #: 18986

DEFENDANT: MT CARMEL BAPTIST CHURCH

PROPERTY ADDRESS: 1101 MAIN ST
Hattiesburg, MS

DEFENDANT ADDRESS: 1101 MAIN ST
HATTIESBURG, MS 39401

Before me, the undersigned officer, personally appeared the above complainant who complained under oath that the above defendant on or about the 31st day of August, 2016, within said City, did willfully and unlawfully violate the Section(s) of the Codes listed below of said City.

VIOLATION

CODE SECTION & REFERENCE

Sec. 304.2 - All exterior surfaces, including but not limited to , doors, door and window frames, cornices, porches, trim, balconies, decks and fences shall be maintained in good condition. Exterior wood surfaces, other than decay-resistant woods, shall be protected from the elements and decay by painting or other protective covering or treatment. Peeling, flaking and chipped paint shall be eliminated and surfaces repainted. All siding and masonry joints as well as those between the building envelope and the perimeter of windows, doors and skylights shall be maintained weather resistant and water tight. All metal surfaces subject to rust or corrosion shall be coated to inhibit such rust and corrosion and all surfaces with rust or corrosion shall be stabilized and coated to inhibit future rust and corrosion. Oxidation stains shall be removed from exterior surfaces. Surfaces designed for stabilization by oxidation are exempt from this requirement.

October 31, 2016

Description of Violation:

On 8/23/2016 Code Officer observed the following violations: **IPMC. Sec. 108.1.1 Unsafe Structure:** An unsafe structure is one that is found to be dangerous to the life, health, property or safety of the public or the occupants of the structure by not providing minimum safeguards to protect or warn occupants in the event of fire, or because such structure contains unsafe equipment or is so damaged, decayed, dilapidated, structurally unsafe or unstable foundation, that partial or complete collapse is possible. **IPMC. Sec. 108.1.3 Structure unfit for human occupancy:** A structure is unfit for human occupancy whenever the code official finds that such structure is unsafe, unlawful or, because of the degree to which the structure is in disrepair or lacks maintenance, is insanitary, vermin or rat infested, contains filth and contamination, or lacks ventilation, illumination, sanitary or heating facilities or other essential equipment required by this code, or because the location of the structure constitutes a hazard to the occupants of the structure or to the public. **IPMC. Sec. 108.1.5 Dangerous Structure or Premises: #3)** Any portion of a building, structure or appurtenance that has been damaged by fire, earthquake, wind, flood, deterioration, neglect, abandonment, vandalism or by any other cause to such an extent that it is likely to partially or completely collapse, or to become detached or dislodged. **#5)** The building or structure, or part of the building or structure, because of dilapidation, deterioration, decay, the removal or movement of some portion of the ground necessary for the support, or for any other reason, is likely to partially or completely collapse, or some portion of the foundation or underpinning of the building or structure is likely to fail or give way. **#6)** The building or structure, or any portion thereof, is clearly unsafe for its use and occupancy. **#7)** The building or structure is neglected, damaged, dilapidated, unsecured or abandoned so as to become an attractive nuisance to children who might play in the building or structure to their danger, becomes a harbor of vagrants, criminals or immoral persons, or enables persons to resort to the building or structure for committing a nuisance or an unlawful act. **IPMC. Sec. 109.1 Imminent Danger:** When, in the opinion of the Code Official, there is imminent danger of failure or collapse of a building or structure which endangers life, or when any structure or part of a structure has fallen and life is endangered by the occupation of the structure, or when there is actual or potential danger to the building occupants or those in the proximity of any structure because of explosives, explosive fumes or vapors or the presence of toxic fumes, gases or materials, or operation of defective or dangerous equipment the code official is hereby authorized and empowered to order to require the occupants to vacate the premises forthwith. The code official shall cause to be posted at each entrance to such structure a notice reading as follows: "This Structure is Unsafe and Its Occupancy Has Been Prohibited by the Code Official." It shall be unlawful for any person to enter such structure except for the purpose of securing the structure, making the required repairs, removing the hazardous condition or of demolishing the same. **IPMC. Sec. 302.8 Motor Vehicles:** Except as provided for in other regulations, no inoperative or unlicensed motor vehicle shall be parked, kept or stored on any premises, and no vehicle shall at any time be in a state of major disassembly, disrepair, or in the process of being stripped or dismantled. **IPMC. Sec. 304.1.1 Unsafe Conditions: #8)** Roofing or roofing components that have defects that admit rain, roof surfaces with inadequate drainage, or any portion of the roof framing that is not in good repair with signs of deterioration, fatigue or without proper anchorage and incapable of supporting all nominal loads and resisting all load effects. **IPMC 304.2 Protective Treatment:** All exterior surfaces, including but not limited to, doors and window frames, cornices, porches, trim, balconies, decks and fences, shall be maintained in good condition. Exterior wood surfaces, other than decay-resistant woods, shall be protected from the elements and decay by painting or other protective covering or treatment. Peeling, flaking and chipped paint shall be eliminated and surfaces repainted. All siding masonry joints, as well as those between the building envelope and the perimeter of windows, doors and skylights, shall be maintained weather resistant and water tight. All metal surfaces subject to rust or corrosion shall be coated to inhibit such rust and corrosion, and all surfaces with rust corrosion shall be stabilized and coated to inhibit future rust and corrosion. **IPMC. Sec. 304.6 Exterior Walls:** All exterior walls shall be free from holes, breaks, and loose or rotting materials; and maintained weatherproof and properly surface coated where required to prevent deterioration.

If you have any questions, please contact the City Of Hattiesburg Code Enforcement Department by an written letter, mailed to PO Box 1898, Hattiesburg MS 39403

RESULTS OF RE-INSPECTION

HAND DELIVERED

☒ **CERTIFIED MAIL**

POSTED

Tracie Russell 601-584-1011

Inspector Name (print) Tracie Russell Phone _____

Signature Mike A. Jones

Owner/Tenant Signature _____



October 25, 2016

Tracie Russell, Code Officer
City of Hattiesburg
Code Enforcement Department
PO Box 1898
Hattiesburg, MS 39403

RE: CASE-08-16-005463; MT CARMEL BAPTIST CHURCH, 1101 MAIN STREET, HATTIESBURG, MS

Dear Ms. Russell

In response to your violation report dated August 23, 2016, we are hereby submitting the following request for an extension of time to complete the corrective actions for violations; IMPC 108.1.3; 108.1.5; 108.1.1; 109.1; 3041.1 and 304.6. It is our intent to fully restore our facility to its original state. However, each of these violations require extensive repair and renovation to our facility which we will not be able to complete until we have finalized the litigation with our insurance company. After discussing the situation with our attorneys, it is our best guess that the resolution of our appeal is at least six months away. Therefore, we are requesting an extension until April 30, 2017.

In addition, to comply with IMPC 302.8 all vehicles located on our lots are being checked to assure that they are operable. Any inoperative vehicles are being removed from our site. This process should be completed by December 31, 2016.

We thank you in advance for your assistance in this matter.

Sincerely,



Anthony Harris,

President Deacon Board



Mayor

Johnny L. DuPree, Ph.D.

Council - Ward 1

Kim Bradley

Council - Ward 2

Deborah Denard Delgado

Council - Ward 3

Carter Carroll

Council - Ward 4

Mary Dryden

Council - Ward 5

Henry Naylor

December 14, 2016

Anthony Harris, President Deacon Board
P.O. Box 929
Hattiesburg, MS 39403

RE: CASE-08-16-005463; MT. Carmel Baptist Church

Dear Mr. Harris:

In response to your letter, referencing your corrective action and plan of action, we will require documentation that shows correspondence between the Mt. Carmel Church Board and their insurance company as it relates to a decision on your claim in order to document the reason for your proposed "Plan of Action" (POA) extension request. Without proof of documentation we cannot consider your extension request. As it relates to the non-operational vehicles, your extension until 12/31/16 is approved.

The storm damaged portion of the church is in grave condition, with roofing portions having collapsed. Based on external observation, our concern is not only for the safety, health and well-being of the general public but also parishioners and staff. In order to insure public safety, we must resolve the disposition of the damaged portions of the church in a most expeditious manner.

In addition to the documentation requested above, we will also need a plan of action outlining: 1) The plan if no monies become available for repair and 2) A plan of action if monies will be available for repair. Please include possible dates for action steps in your plan.

If you have any questions, please contact the City of Hattiesburg Code Enforcement Department by written correspondence by mailing to PO Box 1898, Hattiesburg MS 39403 or email to Tracie Russell at terussell@hattiesburgms.com.

Sincerely,

Tracie Russell
Code Enforcement Officer
City of Hattiesburg

---NOTICE OF VIOLATION

DL#: _____

DOB: _____

Race: _____

Gender: M or F

OPENED DATE: 8/31/2016 VIOLATION ADDRESS: 1101 MAIN ST

CASE NO: CASE-08-16-005463

OWNER/TENANT: MT CARMEL BAPTIST CHURCH

WARD: Ward 2 (North Main)

OWNER/TENANT ADDRESS: 1101 MAIN ST HATTIESBURG MS 39401

THIS IS A NOTICE INFORMING YOU OF VIOLATIONS ON THE ABOVE PROPERTY ADDRESS. FAILURE TO COMPLY OR CORRECT THE VIOLATIONS WITHIN THE ALLOTTED TIME MAY RESULT IN A FINE FROM \$600.00 TO \$1,000.00 PER DAY. THIS PROPERTY WILL BE INSPECTED AGAIN ON THE LISTED DATE(S).

VIOLATION:

- ☒ Unsafe Structure/Building
- ☒ Dangerous Structure or Premises
- ☒ Imminent Danger
- ☒ Motor Vehicles
- ☒ Structure unfit for human occupancy
- ☒ Unsafe Condition
- ☒ Exterior Walls
- ☒ Protective Treatment
- ☐ Outdoor Sales of Goods
- ☐ Sanitary
- ☐ Working Without License
- ☐ Starting Work Prior to Permit
- ☐ Covering Up w/out Inspection
- ☐ Temporary Signs/Banners
- ☐ Other

CODE SECTION & REFERENCE**RE-INSPECTION DATE**

IMPC 108.1.3 - A structure is unfit for human occupancy whenever the code official finds that such structure is unsafe, unlawful or because of the degree to which the structure is in disrepair or lacks maintenance, is insanitary, vermin or rat infested, contains filth or contamination, or lacks ventilation, illumination, sanitary or heating facilities or other essential equipment required by this code, or because the location of the structure constitutes a hazard to the occupants of the structure or the public. October 31, 2016

IMPC 108.1.5 - The building or structure is neglected, damaged, dilapidated, unsecured or abandoned so as to become an attractive nuisance to children who might play in the building or structure to their danger, becomes a harbor for vagrants, criminals or immoral persons, or enables persons to resort to the building or structure for committing a nuisance or an unlawful act. October 31, 2016

IPMC 108.1.1 - Unsafe Structure October 31, 2016

IPMC 109.1 - When, in the opinion of the code official, there is imminent danger of failure or collapse of a building or structure which endangers life, or when any structure or part of a structure has fallen and life is endangered by the occupation of the structure, or when there is actual or potential danger to the building occupants or those in the proximity of any structure because of explosives, explosive fumes or vapors or the presence of toxic fumes, gases or materials, or operation of defective or dangerous equipment, the code official is hereby authorized and empowered to order and require the occupants to vacate the premises forthwith. October 31, 2016

IPMC 302.8 - Except as provided for in other regulations, no inoperative or unlicensed motor vehicle shall be parked, kept or stored on any premises, and no vehicle shall at any time be in a state of major disassembly, disrepair, or in the process of being stripped or dismantled. Painting of vehicles is prohibited unless conducted inside an approved spray booth. October 31, 2016

IPMC 304.1.1 - Conditions shall be determined as unsafe and shall be repaired or replaced to comply with the International Building Code or the International Existing Building Code as required existing buildings. October 31, 2016

IPMC 304.6 - All exterior walls shall be free from holes, breaks, and loose or rotting materials; and maintained weatherproof and properly surface coated where required to prevent deterioration. October 31, 2016

- ☐ Vacant Structures and Land
- ☐ Exterior Structure
- ☒ Unsafe Structures and Equipment
- ☒ Dangerous Structure or Premises
- ☐ Premises Identification
- ☒ Exterior Walls
- ☐ Accumulation of Rubbish or Garbage
- ☒ Imminent Danger
- ☒ Motor Vehicle
- ☒ Protective Treatment
- ☒ Unsafe Condition
- ☒ Structure unfit for human occupancy
- ☐ Open Storage
- ☐ Disposition of Wrecked or Discarded Vehicles
- ☐ Other _____

IPMC 109.1 - When, in the opinion of the code official, there is imminent danger of failure or collapse of a building or structure which endangers life, or when any structure or part of a structure has fallen and life is endangered by the occupation of the structure, or when there is actual or potential danger to the building occupants or those in the proximity of any structure because of explosives, explosive fumes or vapors or the presence of toxic fumes, gases or materials, or operation of defective or dangerous equipment, the code official is hereby authorized and empowered to order and require the occupants to vacate the premises forthwith.

IPMC 108.1.1 - Unsafe Structure

IPMC 304.6 - All exterior walls shall be free from holes, breaks, and loose or rotting materials; and maintained weatherproof and properly surface coated where required to prevent deterioration.

IPMC 108.1.5 - The building or structure is neglected, damaged, dilapidated, unsecured or abandoned so as to become an attractive nuisance to children who might play in the building or structure to their danger, becomes a harbor for vagrants, criminals or immoral persons, or enables persons to resort to the building or structure for committing a nuisance or an unlawful act.

IPMC 108.1.3 - A structure is unfit for human occupancy whenever the code official finds that such structure is unsafe, unlawful or because of the degree to which the structure is in disrepair or lacks maintenance, is insanitary, vermin or rat infested, contains filth or contamination, or lacks ventilation, illumination, sanitary or heating facilities or other essential equipment required by this code, or because the location of the structure constitutes a hazard to the occupants of the structure or the public.

Sec. 304.2 - All exterior surfaces, including but not limited to , doors, door and window frames, cornices, porches, trim, balconies, decks and fences shall be maintained in good condition. Exterior wood surfaces, other than decay-resistant woods, shall be protected from the elements and decay by painting or other protective covering or treatment. Peeling, flaking and chipped paint shall be eliminated and surfaces repainted. All siding and masonry joints as well as those between the building envelope and the perimeter of windows, doors and skylights shall be maintained weather resistant and water tight. All metal surfaces subject to rust or corrosion shall be coated to inhibit such rust and corrosion and all surfaces with rust or corrosion shall be stabilized and coated to inhibit future rust and corrosion. Oxidation stains shall be removed from exterior surfaces. Surfaces designed for stabilization by oxidation are exempt from this requirement.

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Description of Violation: On 8/23/2016 Code Officer observed the following violations: **IPMC. Sec. 108.1.1 Unsafe Structure:** An unsafe structure is one that is found to be dangerous to the life, health, property or safety of the public or the occupants of the structure by not providing minimum safeguards to protect or warn occupants in the event of fire, or because such structure contains unsafe equipment or is so damaged, decayed, dilapidated, structurally unsafe or unstable foundation, that partial or complete collapse is possible. **IPMC. 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Sec. 108.1.5 Dangerous Structure or Premises:** #3) Any portion of a building, structure or appurtenance that has been damaged by fire, earthquake, wind, flood, deterioration, neglect, abandonment, vandalism or by any other cause to such an extent that it is likely to partially or completely collapse, or to become detached or dislodged. #5) The building or structure, or part of the building or structure, because of dilapidation, deterioration, decay, the removal or movement of some portion of the ground necessary for the support, or for any other reason, is likely to partially or completely collapse, or some portion of the foundation or underpinning of the building or structure is likely to fail or give way. #6) The building or structure, or any portion thereof, is clearly unsafe for its use and occupancy. #7) The building or structure is neglected, damaged, dilapidated, unsecured or abandoned so as to become an attractive nuisance to children who might play in the building or structure to their danger, becomes a harbor of vagrants, criminals or immoral persons, or enables persons to resort to the building or structure for committing a nuisance or an unlawful act. **IPMC. 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If you have any questions, please contact the City Of Hattiesburg Code Enforcement Department by an written letter, mailed to PO Box 1898, Hattiesburg MS 39403

Hand Deliver _____

Certified Mail/Posting _____

Complainant's Signature _____

Sworn to before me the _____

day of _____

28th

Year _____

2017

Clerk or Deputy Clerk of Hattiesburg Municipal Court _____

You are hereby notified to appear before the Municipal Court of the City of Hattiesburg on May 11, 2017 at 10:00 am, in the Municipal Courtroom located at 200 W. Pine Street. You must appear at said time or a warrant for your arrest will be issued. For further information, call the Code Enforcement Division at 601-545-4596.

Division Manager Signature _____



COPY

Mayor

Johnny L. DuPree, Ph.D.

Council - Ward 1

Kim Bradley

Council - Ward 2

Deborah Denard Delgado

Council - Ward 3

Carter Carroll

Council - Ward 4

Mary Dryden

Council - Ward 5

Henry Naylor

May 4, 2017

Mt. Carmel Baptist Church
1101 Main Street
Hattiesburg, MS 39401

Re: Existing Structure Damage

Gentlemen:

In passing the existing structure, it was noted that the side of the building facing E. 5th Street has experienced structural failure and continued deterioration. Notably, the roof has collapsed and the upper floor has collapsed taking with it one of the existing windows. Also note the exterior masonry has begun falling away from the building.

As the Building Official for the City of Hattiesburg and in accordance with the International Building Code, 2012 Edition, Section 116, I am declaring that the building, in its present condition, presents a public hazard with a possible collapse imminent. Therefore, by copy of this letter, it is your responsibility to ensure public safety in the area by installing temporary barricades around the area to prevent pedestrian traffic and/or vehicle traffic within the fall zone. Once safety measures are in place, a Structural Engineer will need to provide a written report as to any shoring, blocking, demolition, etc. to prevent any further collapse.

This work will need to be completed within 48 hours of this letter and will need to be coordinated and approved by all required agencies such as the Fire Marshall's office and the Police Department for traffic control. The structural report will need to be provided within ten (10) working days and the barriers need to remain in place until final determination of action is made.

Sincerely,

Steve Mitchell, CBO, CFM
Building Official
City of Hattiesburg, MS

CC: Mayor Johnny L. Dupree, Ph. D
Stephen Mooney, Fire Marshal
Mark Jordan, Division Manager—Code Enforcement
Chief Anthony Parker, Police Department
Colton Hill, Division Manager—Traffic & Construction

Fire Chief Paul Presley
"ENHANCING CULTURES, CHANGING LIVES"



Battalion Chief/Fire Marshal Stephen Mooney

Date: May 4, 2017

From: Stephen Mooney Fire Marshal/ Battalion Chief

Re: Mt Carmel Baptist Church, 1101 Main St.

COPY

To Whom It May Concern:

This building is deemed unsafe at this time. This property represents a high risk due to the imminent threat of collapse. The collapse zone is defined as being one and one half (1 ½) times the size of the building in all directions. This is the area that emergency responders have to stay behind, but citizens are required to stay further away. Unfortunately, this collapse zone includes East 5th Street and Main Street. Anyone walking or driving in the collapse zone is at risk of life threatening danger due to the condition of Mt Carmel. I have seen children walking on the sidewalk in this collapse zone. I don't want anyone to be injured or lose their life when this building collapses, especially a child. Please take all of this into consideration and move forward hastily to insure no one suffers an injury or loss of life. I have included some sections from the 2012 International Fire Code for your consideration.

"UNSAFE BUILDINGS 110.1.1

Unsafe conditions. Structures or existing equipment that are or hereafter become unsafe or deficient because of inadequate means of egress or which constitute a fire hazard, or are otherwise dangerous to human life or the public welfare, or which involves illegal or improper occupancy or inadequate maintenance, shall be deemed an unsafe condition. A vacant structure which is not secured against unauthorized entry as required by section 311 shall be deemed unsafe.

VIOLATIONS 109.2

Owner/occupant responsibility. Corrections and abatement of violations of this code shall be the responsibility of the owner. If an occupant creates, or allows to be created, hazardous conditions in violation of this code, the occupant shall be held responsible for the abatement of such hazardous conditions.

Notice of violation. When the fire code official find a building, premises, vehicle, storage facility or outdoor area that is in violation of this code, the fire code official is authorized to prepare a written notice of violation describing the conditions deemed unsafe and, when compliance is not immediate, specifying a time for re-inspection."

(2012 International Fire Code, p12-13)

Stephen Mooney
Fire Marshal/Battalion Chief
Fire Prevention Division/ Hattiesburg Fire Department



Reaching the world in the spirit of excellence

May 5, 2017

City of Hattiesburg
Code Enforcement Department
PO Box 1898
Hattiesburg, MS 39403
Attention: Mark Jordan, Code Enforcement Manger
Tracie Russel, Code enforcement officer

RE: CASE-08-16-005463; MT CARMEL BAPTIST CHURCH, 1101 MAIN STREET,
HATTIESBURG, MS

Dear Sir

We are writing to arrange a meeting between representatives of Mount Carmel Baptist Church and the City of Hattiesburg concerning the condition of the building located at 1101 N. Main Street, Hattiesburg MS. We are aware of the collapse of a portion of the structure on the 5TH and Main Street side and we want to discuss the steps necessary to help secure the public safety.

We have had the condition of the building reviewed by an architectural firm, M3A, located in Jackson MS and they have made the following recommendations:

“Based on our investigations in April 2016, we determined that **“Building ‘B’ is structurally compromised, unstable, unsafe and in various stages of imminent collapse.”** (Please see attached Report). We have had several meetings over the past couple of months to obtain the MEMA and FEMA grant towards the necessary repairs and reconstruction.

Since this grant process is becoming protracted, we suggest the following in the interest of Public Health, Welfare and Safety:

1. Provide a Chain Link Fence around the Perimeter of Building “B” on the street side to prevent the general public from getting into the building or onto the area around the building.

2. Install signage indicating the following:

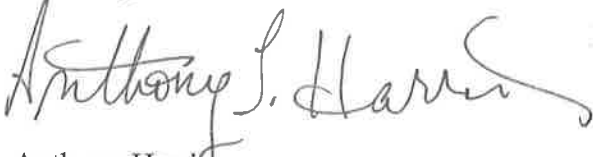
“DANGER- CONSTRUCTION AREA-NO TRESPASSING”

3. Hire a contractor to selectively demolish Building "B". The following materials shall be salvaged- Brick, Windows, Doors and Door Frames"

Based on this review and the City's stated concerns, it is our hope that we can arrange a meeting with your department on Monday May the 8th or Tuesday May the 9th at a time that is convenient for you. We are aware that we have a court date on Thursday May the 11th and it is our desire to have a workable plan of action initiated by that time.

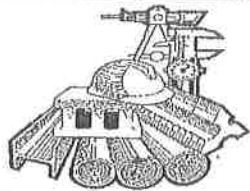
We hope to hear from you as soon as possible. Thank you in advance for your cooperation. If you have any questions or concerns please do not hesitate to contact us.

Sincerely,



Anthony Harris,

President, Deacon Board



2nd Moment, LLC

Structural Engineering

P.O. Box 889
Florence, MS 39073

Phone: (601) 845-1655
Fax: (601) 845-0785

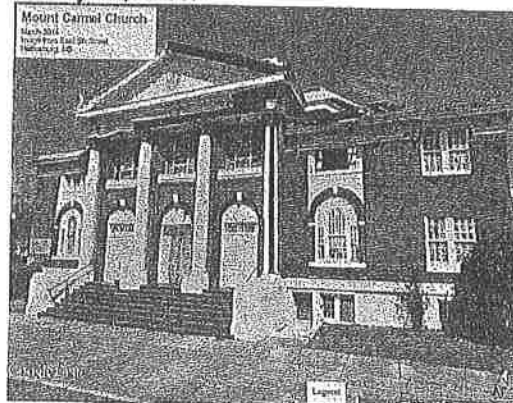
May 22, 2017

Carey Acey
Mount Carmel Church
Hattiesburg, MS

Re: Structural Assessment of Building C at the Corner of East 5th Street and Main Street

Ms. Acey;

On May 11, 2017 at your request, I visited the campus of Mount Carmel Church in Hattiesburg, MS. The reason for my visits was/is to assess the damage to Building C damaged by a tornado that hit the campus on February 10, 2013.



South Side Building C 2014

Building C is a wood, masonry, and steel structure that has been added onto. The original structure looks to be early 20th century.

During my visit, I walked around the exterior of the building, I also entered the building at the second floor level and attic at the north side of the building. During my visit, I noted the following:

- The interior wood in the building has deteriorated to a point where it is not safe to walk on the second floor of the building.
- Much of the second floor has collapsed.

Mount Carmel

- Parts of the walls on the south end of the building (interior) have collapsed.

Building C is not safe to occupy. Because the wood interior of the building is deteriorating (due to its prolonged exposure to moisture), the building can collapse. The collapse of the building can cause injury to anyone that may be near the building. The collapse can also cause damage to buildings near building C.

There are two solutions that I see:

1. The exterior walls can be supported by tilt up wall bracing at the top of the wall and at the midpoint of the wall. The tilt up wall bracing will need to be supported by a concrete foundation around the building. Also, at the wall the tilt up wall bracing shall be attached to a beam that will support the wall. This bracing shall go around the east, west, and south ends of the building. If this is the direction that the church wants to pursue, more design must be done. Also, this solution is expensive. This solution may cause the building to collapse. This solution will not work if steps aren't taken to keep water out of the building.
2. The building can be demolished. The scope and manner of the tear down shall be determined prior to dismantling the building.

Whatever solution is taken, it should be the goal to keep moisture out of the buildings. Prolonged exposure to moisture can cause problems including mold, rot, and possible collapse.

In conclusion Building C at Mount Carmel is in a precarious state. Collapse is imminent if left as it is.

The conclusions and recommendations set forth in this report are only valid for such portions of the premises that were available for visual examination and are based upon the conditions observed at the time of the inspection. They reflect the professional opinion of the engineer who made the inspection and prepared the report. They are based upon his education, experience, and adherence to sound engineering principals. No guarantee is given that every crack or issue was noticed or even deemed necessary for reporting. Because of the limited scope of this investigation, no warranty, either expressed or implied, is given with respect to the longevity or quality of the structure, or any repairs made thereof.

This is a preliminary report. I reserve the right to amend and otherwise modify this report, including its summaries, opinions, and all other elements.

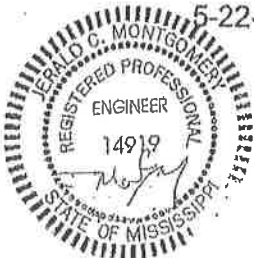
We appreciate the opportunity to work on this project. If you have any questions, please call me at 601-259-2210.

Sincerely,

Jerry Montgomery, P.E.

5-22-17

Mount Carmel



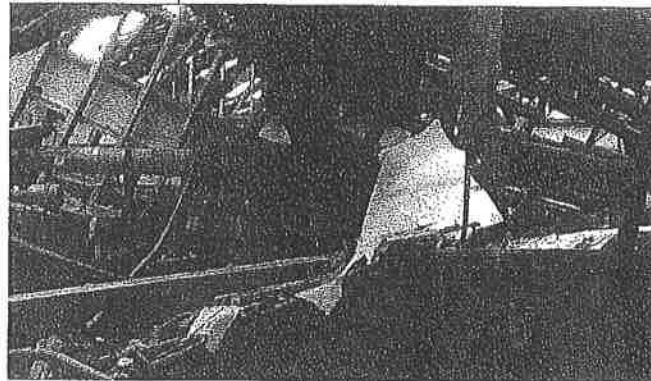


South Side of Building C



South Side Building C

- Much of the roof has collapsed.



Picture facing south in the attic of building C

Mount Carmel



Mayor

Johnny L. DuPree, Ph.D.

Council - Ward 1

Kim Bradley

Council - Ward 2

Deborah Denard Delgado

Council - Ward 3

Carter Carroll

Council - Ward 4

Mary Dryden

Council - Ward 5

Henry Naylor

June 2, 2017

Bank of Texas

c/o Mr. Patel

VIA Electronic Message

scpatel@statebnk.com

RE: Mt. Carmel Baptist Church
1191 Main Street, Hattiesburg, MS 39401

Dear Mr. Patel,

Thank you for speaking with us this morning. As discussed, we are sending you an email with the information as mentioned today. See attachments.

Meeting Report from the Building Official:

A meeting was held in our conference room on Thursday, May 25, 2017 with the following attendees: Building Official Steve Mitchell, Fire Marshall Stephen Mooney, Code Enforcement Division Manager Mark Jordan, Traffic Committee Manager Colton Hill, Historical Preservation Planner Russell Archer, Director of Urban Development Pattie Brantley and Mt. Carmel representative Anthony Harris.

The purpose of the meeting was to discuss the recommendations made in the Structural Engineer's report dated May, 22, 2017 regarding the structural integrity of the referenced location. The following items were discussed and require immediate action:

1. Anthony Harris representing Mt. Carmel Baptist Church agreed with the Engineer's recommendation that demolition was the most feasible plan of action.
2. It was suggested to Mr. Harris that the church proceed with an environmental assessment of the affected building.
3. It was suggested to Mr. Harris that he proceed with obtaining bids from contractors that are qualified to perform demolition of this magnitude.
4. It was suggested to Mr. Harris that the church proceed with identifying, isolating and disconnecting all utilities from the affected building so there would be no utility dangers due to the collapse that has already occurred within the building.
5. It was agreed that Colton Hill from The City of Hattiesburg Traffic Division would proceed with the installation of barricades on E. 5th St. to isolate any fall zone and protect any traffic should further collapse of the building occur.

Mr. Patel
June 2, 2017
Page 2

Mr. Harris of Mt. Carmel Baptist Church participated in the discussion of each item and agreed that the church should proceed with all items. If you need further information, do not hesitate to contact us.

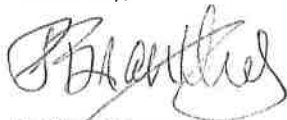
Building Official, Steve Mitchell
601-554-1028
jmitchell@hattiesburgms.com

Fire Marshall, Stephen Mooney
601-545-6678
smooney@hattiesburgms.com

Code Enforcement Division Manager, Mark Jordan
601-554-1027
mjordan@hattiesburgms.com

Director, Urban Development, Pattie Brantley
601-545-4609
pbrantley@hattiesburgms.com

Sincerely,



Pattie Brantley

c: Building Official
 Fire Marshall
 Code Enforcement Manager
 Historic Preservation Planner
 Traffic Committee Manager
 Director of Administration
 City Attorney

NOTICE OF REVIEW

THE STATE OF MISSISSIPPI
CITY OF HATTIESBURG
200 W. PINE STREET
HATTIESBURG, MISSISSIPPI 39401
(601) 545-4596

Case Number:

EC-2017-00015
EC-2017-00016
EC-2016-00517
EC-2017-00018
EC-2017-00019
EC-2017-00020
EC-2017-00021
EC-2017-00515

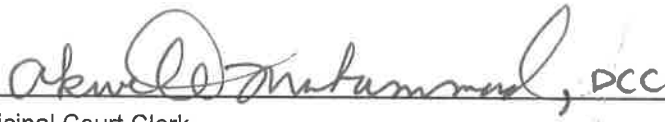
THE STATE OF MISSISSIPPI
VS

Mount Carmel Baptist Church
1101 Main St.
Hattiesburg, Mississippi 39401

Incident Number: 005463

Trial of the aforesaid case is hereby set for 07/13/2017 at 10:00AM in the courtroom of said city.

JUNE 09, 2017


Municipal Court Clerk

Acknowledgement of Receipt

For the Prosecution

If you as the Affiant, the person bringing the charge(s), fail to appear in Court at the time scheduled above, you will be arrested on a Contempt Warrant and charged one-hundred dollars (\$100), and sentenced to serve a minimum of three (3) days in jail.

Mount Carmel Baptist Church
1101 Main St.
Hattiesburg, Mississippi 39401

For the Defendant

Your failure to appear in Court, or the failure of your attorney to appear in Court, may result in you being found guilty of the charge(s) in your absence resulting in a fine being imposed upon you and jail time. You must appear at the time scheduled above. Any fine(s) imposed are due and payable on the above Court date. Failure to pay said fine(s) may result in jail time being imposed immediately.

COPY



Mayor

Johnny L. DuPre, Ph.D.

Council - Ward 1
Khu Bradley

Council - Ward 2
Deborah Denard Delgado

Council - Ward 3
Carter Carroll

Council - Ward 4
Mary Dryden

Council - Ward 5
Henry Naylor

PLAN OF ACTION

Mount Carmel Baptist Church
1101 Main Street
Hattiesburg, MS 39401

Subject: Plan of Action

Mount Carmel Baptist Church is in violation of Sec. 108.1.3 Structure unfit for human occupancy (International Property Maintenance Code), for charge EC-2017-00017, Sec.108.1.5 Dangerous Structure or Premises (International Property Maintenance Code), for charge EC-2017-00515, Sec.108.1.1 Unsafe Structure (International Property Maintenance) for charge EC-2017-00015, Sec. 109.1 Imminent Danger (International Property Maintenance) for charge EC-2017-00020, Sec. 302.8 Motor Vehicle (International Property Maintenance) for charge EC-2017-00019, Sec. 304.1.1 Unsafe conditions (International Property Maintenance) for charge EC-2017-00016, Sec.304.2 Protective Treatment (International Property Maintenance) for charge EC-2017-00018, Sec. 304.6 Exterior Walls (International Property Maintenance) for charge EC-00217-00021

See Attached (3 pages): Plan of Action

Maie Russell
Code Enforcement Officer

6/21/2017
Date

Mike A. Gable
Code Enforcement Manager

6/21/17
Date

Paul Buffett
Mt. Carmel Baptist Church Representative

6-21-17
Date

Jonathan m. Farris
Environmental Court Judge Signature

June 23, 2017
Date

Mount Carmel Baptist Church of Hattiesburg

Site Demolition and Removal Plan

Action Plan

June 21, 2017

TABLE OF CONTENTS

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3.2 PRE-DEMOLITION SURVEY AND HAZARDOUS MATERIAL ABATEMENT	2
4.0 LONG TERM ACTION STEPS	3

1.0 PROJECT AND SITE DESCRIPTION

Mount Carmel Baptist Church of Hattiesburg has prepared this preliminary Demolition and Removal Plan, hereafter referred to as the "Plan of Action", for the purpose of providing an overall description of demolition and removal procedures, which M3A Architects and the demolition contractor will be implementing at 1101 Main Street in Hattiesburg MS. Please note that a separate detailed construction management plan will be prepared by M3A Architects when appropriate. In addition, this POA will have long range actions that will need to be taken in order to bring Mt. Carmel Baptist Church into full compliance based on all current violations being cleared.

The project is situated on a parcel on Main Street between Fifth and Sixth streets. There are four separate structures on this parcel. Only the building on the corner of Main and Fifth Streets will be demolished and removed. The building to be removed is a three-story building with approximately 45,016 square feet identified as Building B.

2.0 PRELIMINARY PROJECT ACTIVITIES

ACTIVITY	STATUS	EXPLANATION
Obtain Bids for Demolition	In progress	4 private contractors have been contacted to request bids. City Of Hattiesburg has provided a "Demolition" only bid if no asbestos materials are present. Awaiting Environmental testing results to obtain private contractor bids.
Obtain hazardous materials report	In progress	Hazardous materials contractors have been contacted.
Coordinate utility disconnect and isolation with City and staff	In progress	Utilities have been disconnected and buildings are being isolated
Install safety fencing	Complete	Fencing is installed
Coordinate with City the installation of traffic barricades	Complete	Barricades are in place

3.0 GENERAL WORK ACTIVITY OVERVIEW

The work covered under this Action Plan will be conducted in a sequential manner, with some activities being conducted concurrently with others. Demolition work will be performed in accordance with OSHA, and the other requirements of the State of Mississippi and the City of Hattiesburg. Depending upon site and other unknown conditions, the Contractor's general sequence of demolition activities may require alteration at any given time. A summary of the general sequence for the work activities is outlined as follows:

ACTIVITY	STATUS	EXPLANATION
Pre-demolition survey of the building	Complete	
Pre-construction activities and site mobilization	In progress	Preliminary work being accomplished
Verification of utility disconnects and isolations by others	Not started	
Removal of hazardous materials	Not started	Awaiting Environmental inspection report to determine if any "Asbestos" Abatement is required
Demolition of building B	Not Started	Awaiting Environmental inspection
Removal of demolition debris and material to appropriate offsite disposal/recycling facilities	Not started	Awaiting Environmental inspection

3.1 PRE-DEMOLITION SURVEY AND HAZARDOUS MATERIAL ABATEMENT PLAN

Prior to commencement of building demolition, a thorough inspection of the building will be conducted to confirm that all appropriate measures have been completed to ensure that the area is ready for commencement of demolition activities. Pre-Demolition Survey Reports will be completed by M3A Architects. A copy of the Pre-Demolition survey will be provided to potential Contractors as-needed. Contractor or subcontractor shall prepare an asbestos and lead-based paint abatement plan, addressing all items identified in the Pre-Demolition Survey Reports:

4.0 LONG TERM ACTION STEPS (BUILDINGS A AND C)

ACTIVITY	CURRENT STATUS	EXPLANATION
Obtain hazardous material report for buildings A and C	After demolition of Building B	
Coordinate rehabilitation plan with City's Historical Planning Department	In progress	
Repair Roofs Buildings A and C	No date assigned yet	
Repair steeple	No date assigned yet	
Repaint Buildings A and C	No date assigned yet	
Restore the interior of building	No date assigned yet	

A and C		
New Construction of Building B	No date assigned yet	

NOTE: THIS POA IS SUBJECT TO CHANGE. ANY MODIFCATIONS TO THIS PLAN MUST BE COORDINATED THROUGH THE CITY OF HATTIESBURG'S CODE ENFORCEMENT DIVISION AND APPROVED BY THE PRESIDING JUDGE OF THE CITY OF HATTIESBURG'S ENVIRONMENTAL COURT.

Debbie Russell
COH Code Enforcement

6/21/17
Date

Debbie Russell
Mt. Carmel Baptist Church Representative

6-21-17
Date

Jonathan m. Farris
Judge Farris

June 23, 2017
Date

Fire Chief Paul Presley
"ENHANCING CULTURES, CHANGING LIVES"



Battalion Chief/Fire Marshal Stephen Mooney

To: Mark Jordan
Code Enforcement Division Manager,
Steve Mitchell, Building Official,
And All Concerned Parties

From: Stephen Mooney
Battalion Chief/Fire Marshal
Hattiesburg Fire Department

Re: Mt. Carmel Baptist Church 1001 Main St

Date: July 5, 2017

COPY

Please be advised that the height of the Mt. Carmel Baptist Church building, located at 1101 Main St., is approximately the same as the distance from the corner (closest to the road at the E 5th and Main St. intersection) of the building to the light pole across Main St. The collapse zone is therefore large enough to cover all of Main Street in front of the church. The collapse zone, as previously stated, is one and one half times the height of the building in all directions. This is an eminent life safety hazard, IDLH (Immediate Danger for Life and Health). An engineer's report previously stated this structure is in eminent danger of collapse. Please be advised that this structure needs to be brought down to reduce the danger of it collapsing in a manner to risk injury to a person or persons in the immediate vicinity.

Sincerely,

Stephen Mooney IAAI-CFI
Battalion Chief/ Fire Marshal

July 6, 2017

City of Hattiesburg
PO Box 1898
Hattiesburg, MS 39403

COPY



Attention: Mark Jordan, Department Manager Code Enforcement

RE: CASE-08-16-005463; MT CARMEL BAPTIST CHURCH, 1101 MAIN STREET,
HATTIESBURG, MS

Dear Sir

We are writing to keep you abreast of the progress that has been made to ensure public safety in the area surrounding our building located at 1101 N. Main Street, Hattiesburg MS. Attached is a copy of the proposals from two local contractors, DD&D, LLC and M&G Maintenance, For Your Review. Upon final selection of a contractor the appropriate contract will be signed

Thank you in advance for your cooperation. If you have any questions or concerns please do not hesitate to contact us.

Sincerely,

A handwritten signature in black ink, which appears to read "Gabriel Bobbett", is written over a horizontal line.

Gabriel Bobbett,,

Pastor

M & G Maintenance Proposal

Pastor Gabriel Bobbett
Mt. Carmel Ministries
1101 Main Street
Hattiesburg, Mississippi 39401

COPY

RE: Abatement, Demolition and Disposal of Building B located at the corner Main Street and 5th Ave in Hattiesburg Mississippi.

M and G Maintenance presents this proposal for Abatement, Demolition and Disposal of Building B. This scope of service and proposed cost will be apart of the final project contract once it is executed. Please see proposed services and cost below:

SCOPE:

1. Perform a demolition to detach the hallways connecting building A and C from Building B and provide framed barrier walls between building B and C
2. Demolish Building B a 45,000 square foot structure
3. Properly dispose and abate all debris and asbestos in compliance with city, state and federal rules
4. Backfill the basement which will consist of a 12,000 square foot

Total Cost: \$432,165.00

If you have any questions, please do not hesitate to contact me at mandgmaintenance@aol.com

Sincerely,

Laura Gibson

Laura Gibson/s/



D, D & D LLC * 371 Tegarden Rd * Gulfport, Mississippi 39507 * Phone: 251-423-7631

July 3, 2017

COPY

Pastor Gabriel Bobbett
Mt. Carmel Ministries
1101 Main Street
Hattiesburg, Mississippi

RE: Abatement, Demolition and Disposal of Building B located at the corner Main Street and 5th Ave in Hattiesburg Mississippi.

D, D & D LLC present this proposal to Abatement, Demolition and Disposal of Building B , that when signed by both parties becomes an agreement. Please see below:

SCOPE:

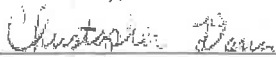
1. Abate and dispose of asbestos in compliance with city, state and federal rules.
(Note: As of the date first written above no environmental team would conduct environmental testing due to the fact that the building is collapsing and workers could be in danger of injury or death attempting to acquire/obtain an environmental assessment. Under these conditions MDEQ (Mississippi Department of Environmental Quality is requiring that (all) the entire building be take to a Sub Title D Land Fill which is used for the disposal of hazardous waste. The closets Sub Title D Land Fill to Building B that will receive the debris is over forty miles.)
2. Perform a surgical demolition to detach the hallways connecting building A and C to Building B
3. Demolish the 45,000 square foot structure known as Building B
4. Properly dispose of all debris in compliance with city, state and federal rules
5. Backfill the 12,000 square foot hole which is present the basement
6. Hydro Seed so that grass will cover the area where the demolition took place.
7. Dry in the Hallways that lead into Buildings A and C.

Total Cost: \$423,216,75

Payment shall be make in two phase. 50% prior to stating and 50% upon completion and inspection of job being complete. Work shall take approximately one month.

If all is acceptable, please sign proposal or contract below and return signed copy to us immediately. If you have any questions, please do not hesitate to give me a call at (251) 423-7631.

Sincerely,



Christopher Davis

Authorized by: _____ Date: _____

(If paying by check please make check payable to D, D & D LLC.)



Mayor
Toby Barker

Council - Ward One
Jeffrey George

Council - Ward Two
Deborah Denard Delgado

Council - Ward Three
Carter Carroll

Council - Ward Four
Mary Dryden

Council - Ward Five
Nicholas Brown

July 6, 2017

Bank of Texas
c/o Mr. Patel

Re: Mt. Carmel Church
1101 Main St.
Hattiesburg, MS 39401

Dear Mr. Patel,

Thank you for speaking with us via teleconference on May 4th 2017 reference the condition of one your properties namely Mt. Carmel Baptist Church located at 1101 Main St. Hattiesburg Mississippi. During our last teleconference we discussed the dangerous condition that the church poses to the general health, welfare and safety of the general public and the parishioners of the church itself. In addition, we informed you that the City of Hattiesburg had issued a Notice of Violation as well as a Municipal Offence Ticket which brought the church into court on 5/11/17.

Based on the City of Hattiesburg's Building Official, the Fire Marshall's, the Code Enforcement Division inspection coupled with the Engineering study ordered by the Building Official it has been determined and ordered that Building "B" of the Mt. Carmel Church campus be demolished immediately due to the "Imminent Collapse" of said structure. As part of the court ordered plan of action Building "B" must be demolished due to the structure posing a clear and present danger to the public.

Part of the court ordered plan is for the church to get several estimates on what it would take to remove the damaged portion of the campus. Enclosed you will find the bids Mt. Carmel received from several companies along with all other pertinent documents. Per our conversation Mr. Patel you asked that when we receive the bids to forward them for your consideration, in order to pay for the required demolition. Please respond within the next 72 business hours with your decision. Any question contact me via email and or my office number.

Best Regards,

Mark A. Jordan
Division Manager
Code Enforcement Division
City Of Hattiesburg

COPY

M & G Maintenance Proposal

Pastor Gabriel Bobbett
Mt. Carmel Ministries
1101 Main Street
Hattiesburg, Mississippi 39401

COPY

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SCOPE:

1. Perform a demolition to detach the hallways connecting building A and C from Building B and provide framed barrier walls between building B and C
2. Demolish Building B a 45,000 square foot structure
3. Properly dispose and abate all debris and asbestos in compliance with city, state and federal rules
4. Backfill the basement which will consist of a 12,000 square foot

Total Cost: \$432,165.00

If you have any questions, please do not hesitate to contact me at mandgmaintenance@aol.com

Sincerely,

Laura Gibson

Laura Gibson/s/



D, D & D LLC * 371 Tegarden Rd * Gulfport, Mississippi 39507 * Phone: 251-423-7631

July 3, 2017

COPY

Pastor Gabriel Bobbett
Mt. Carmel Ministries
1101 Main Street
Hattiesburg, Mississippi

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SCOPE:

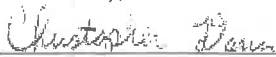
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Sincerely,



Christopher Davis

Authorized by: _____ Date: _____

(If paying by check please make check payable to D, D & D LLC.)

July 13, 2017

City of Hattiesburg
Attn.: Ms. Ann Jones, CAO
P.O. Box 1898
Hattiesburg, MS 39403

RE: Mt. Carmel Baptist Church

Dear Ms. Jones,

At your request, I have examined the referenced structure with regard to its structural integrity and possibility of collapse into Main Street. I made a visual inspection from the ground on July 12 as well as reviewed the structural assessment performed by 2nd Moment Engineers. On July 13, a second inspection was made from the air via drone to access the condition of the roof of the structure. Pictures taken during this aerial inspection are attached.

Based on the visual and aerial inspections performed as well as the findings of the 2nd Moment report, it is my opinion that there is a possibility that portions, namely the brick façade, of the building could collapse and impact Main Street.

If you have any questions regarding this information, please give me a call.

Sincerely,


Doug Wimberly, P.E.
Senior Project Manager



Figure 1
Aerial View of Overall Roof Condition



Figure 2
Roof Condition Southwest Corner Facing Main Street



Figure 3
Roof Condition Northwest Corner Facing Main Street

Prepared by:
City of Hattiesburg
Code Enforcement
P.O. Box 1898
Hattiesburg, Mississippi 39403-1898

Return to:
City of Hattiesburg
City Council's Office
P.O. Box 1898
Hattiesburg, Mississippi 39403-1898

EMERGENCY RESOLUTION REGARDING CONDEMNATION OF UNSAFE AND DILAPIDATED PROPERTY

WHEREAS, on the 18th day of July 2017, the Council of the City of Hattiesburg, Mississippi, on its on motion, passed this emergency resolution in the Council Meeting Room of City Hall in Hattiesburg, Mississippi, as provided by Section 21-19-11 of the Mississippi Code of 1972, as annotated and amended, in order to determine whether or not the following described property is in such a state of imminent danger as to be a menace to the health and safety of the community, to-wit:

PARCEL: 2-029F-04-252, 1101 MAIN ST. HATTIESBURG, MS 39401
and better described as Lot One and Two, Block 170, G.D. WILSON
ADDITION, City of Hattiesburg, Forrest County, Mississippi, as per the
official map or plat thereof on file in the office of the Chancery Clerk of
the Forrest County, Mississippi, together with all improvements thereon
and appurtenances thereunto belonging.

WHEREAS, the owners and those with an interest in the property are: STATE BANK OF TEXAS, LIBERTY BANK AND TRUST CO., & MT. CARMEL BAPTIST CHURCH OF HATTIESBURG;

WHEREAS, the City of Hattiesburg has performed a thorough investigation into the status of the subject property through its Code Enforcement Division and has received the recommendation of two separate engineers regarding the safety and status of the subject property;

WHEREAS, a portion of the aforementioned property may be found to be in such a state of imminent danger of collapse as to be a menace to the health and safety of the community and should be considered for condemnation and demolition expeditiously.

NOW, THEREFORE, BE IT RESOLVED by the Council of the City of Hattiesburg, Mississippi, as follows:

1. That a public hearing should be held to adjudicate whether buildings on the subject property are a menace to the public health, safety and welfare of the community and should be demolished due to the following violations:

**Dangerous Structure (International Property Maintenance Code, Sec. 08.1.5)
Unsafe Structure (International Property Maintenance Code, Sec. 108.1.1)
Imminent Danger (International Property Maintenance Code, Sec. 109.1)
Structure Unfit for Human Occupancy (International Property Maintenance Code, Sec 108.1.3)
Unsafe Conditions (International Property Maintenance Code, Sec. 304.1.1)**

2. After hearing, the City shall take action to remove all violations shown upon hearing, said work to be legally contracted with a private contractor and the cost of same plus penalty to be certified by the City Clerk for further legal disposition. Such cost and penalty shall constitute a civil debt and assessment and shall be a lien against the subject property.

3. The City Council shall set a hearing upon this matter on August 15, 2017, at 5:00 p.m. in Council Chambers at City Hall in Hattiesburg, Mississippi, as provided by Section 21-19-11, and give notice thereof to the owners of the subject property in accordance with the law.

The above and foregoing Resolution, after having been first reduced to writing, was introduced by Council member Dryden seconded by Council member George, and was adopted by the following vote, to-wit:

YEAS:	George Carroll Dryden	NAYS:		ABSENT:	Delgado Brown
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The motion having received the affirmative vote of a majority of the Council members present, the President declared the motion carried and the resolution adopted, on this the 18th day of July, 2017.

(SEAL)

ATTEST:

ADOPTED:


CLERK OF COUNCIL

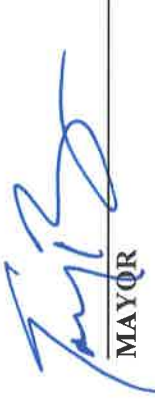

PRESIDENT

The above and foregoing Resolution having been submitted to and approved by the Mayor, this the 18th day of July, 2017.

ATTEST:

APPROVED:


CITY CLERK


MAYOR



MAYOR
Toby Barker

COUNCIL - WARD ONE
Jeffrey George

COUNCIL - WARD TWO
Deborah Denard Delgado

COUNCIL - WARD THREE
Carter Carroll

COUNCIL - WARD FOUR
Mary Dryden

COUNCIL - WARD FIVE
Nicholas Brown

MEMORANDUM

TO: Mayor and City Council

FROM: Mark Jordan, Code Enforcement Division Manager

DATE: July 18, 2017

RE: Adopt Emergency Resolution

I recommend the adoption of this emergency resolution determining the following property is in such a state as to be a grave threat to the public and to be a menace to the health and safety of the community due to the imminent threat of collapse.

<u>Address</u>	<u>PPIN #</u>	<u>Ward</u>	<u>Violations</u>
1. 1101 Main St.	25107	2	DS,US,UC,ID,SUHO,DM

Dangerous Structure=DS
Unsafe Structure=US
Unsafe Conditions=UC
Imminent Danger=ID
Structure Unfit for Human Occupancy=SUHO
Demo=DM

**NOTICE OF HEARING BEFORE THE CITY COUNCIL OF THE CITY OF
HATTIESBURG, MISSISSIPPI TO CONDEMN DILAPIDATED BUILDING (S)
AND/OR TO CLEAR ALL CODE VIOLATIONS**

TO: STATE BANK OF TEXAS., Sushil Patel, Chief Operator 11950 Webb Chapel Rd. Dallas, TX 75234; LIBERTY BANK AND TRUST CO., P.O. Box 60131 New Orleans, LA 70160-0131 & MT. CARMEL BAPTIST CHURCH OF HATTIESBURG, 1101 Main St. Hattiesburg, MS 39401 and all unknown persons claiming any right, title or interest in or to the hereinafter described property.

PLEASE TAKE NOTICE PURSUANT TO §21-19-11 of the Mississippi Code of 1972, as annotated and amended, the City Council of the City of Hattiesburg will hold a public hearing at 4:00p.m. On August 15, 2017 in the Council room of the City Hall, Hattiesburg, MS to determine whether or not the hereinafter-described property is in such a state of uncleanness to be a menace to the public health and safety of the community. You have a right to file an answer and to appear at said hearing in person or otherwise and to offer your defense, if any. If, at such hearing, the City Council shall adjudicate the property in its then condition to be a menace to the health and safety of the community, the City of Hattiesburg shall, if the owner will not do so himself, proceed to have the land cleared pursuant to the aforesaid statute. The City of Hattiesburg may then adjudicate the costs plus penalty of cleaning said property and the costs may become assessment against the property, which shall be a lien against said property all as provided by statute, to wit:

PARCEL:2- 029F-04-252, 1101 MAIN ST. HATTIESBURG, MS 39401 and better described as Lot One and Two, Block 170, G.D. WILSON ADDITION, City of Hattiesburg, Forrest County, Mississippi, as per the official map or plat thereof on file in the office of the Chancery Clerk of the Forrest County, Mississippi, together with all improvements thereon and appurtenances thereunto belonging.

Publication: July 28, 2017



MAYOR
Toby Barker

COUNCIL - WARD ONE

Jeffrey George

COUNCIL - WARD TWO

Deborah Denard Delgado

COUNCIL - WARD THREE

Carter Carroll

COUNCIL - WARD FOUR

Mary Dryden

COUNCIL - WARD FIVE

Nicholas Brown

**NOTICE OF HEARING BEFORE THE CITY COUNCIL OF THE CITY OF
HATTIESBURG, MISSISSIPPI TO CONDEMN AND DEMOLISH DILAPIDATED
BUILDING(S) AND/OR TO CLEAR ALL CODE VIOLATIONS**

July 21, 2017

TO:

MT. CARMEL BAPTIST CHURCH

1101 N. Main Street

Hattiesburg, MS 39401

Certified Mail, Return Receipt No. 7099 1410 0001 2057 1466

MT. CARMEL BAPTIST CHURCH of Mississippi

c/o CLEMON G. ECTOR

621 MOBILE STREET

HATTIESBURG, MS 39401

Certified Mail, Return Receipt No. 7009 1410 0001 2057 1459

MT. CARMEL BAPTIST CHURCH of Mississippi

c/o CLEMON G. ECTOR

P O BOX 929

HATTIESBURG, MS 39401

Certified Mail, Return Receipt No. 7009 1410 0001 2057 1442

MT. CARMEL BAPTIST CHURCH

c/o Gabriel Bobbitt, Pastor

1114 N. Main St

Hattiesburg, MS 39401

Certified Mail, Return Receipt No. 7009 1410 0001 2057 1435

MT. CARMEL BAPTIST CHURCH
c/o Anthony Harris, Deacon Chairman
1101 N. Main Street
Hattiesburg, MS 39401

Certified Mail, Return Receipt No. 7009 1410 0001 2057 1428

STATE BANK OF TEXAS
c/o Sushil Patel, Chief Operator
11950 Webb Chapel Rd.
Dallas, TX 75234

Certified Mail, Return Receipt No. 7009 1410 0001 2057 1411

LIBERTY BANK AND TRUST CO.
P.O. Box 60131
New Orleans LA, 70160-0131

Certified Mail, Return Receipt No. 7009 1410 0001 2057 1404

SEAWAY BANK AND TRUST COMPANY
f.n.a. SEAWAY NATIONAL BANK
645 East 87th Street
Chicago, IL 60619

Certified Mail, Return Receipt No. 7009 1410 0001 2057 1398

and all unknown persons claiming any right, title or interest in or to the hereinafter described property.

PLEASE TAKE NOTICE PURSUANT TO § 21-19-11 of the Mississippi Code of 1972, as annotated and amended, the City Council of the City of Hattiesburg will hold a public hearing at 5:00 p.m. on August 15, 2017, in the Council room of the City Hall, Hattiesburg, MS to determine whether or not the hereinafter-described property is in such a state of uncleanness to be a menace to the public health, safety and welfare of the community. You have a right to file an answer and to appear at said hearing in person or otherwise and to offer your defense, if any. If, at such hearing, the City Council shall adjudicate the property in its then condition to be a menace to the health and safety of the community, the City of Hattiesburg shall, if the owner will not do so himself, proceed to have the buildings demolished and the land cleared pursuant to the aforesaid statute. The City of Hattiesburg may then adjudicate the costs plus penalty of cleaning said property and the costs may become assessment against the property, which shall be a lien against said property all as provided by statute, to wit:

PARCEL: 029F-04-252, 1101 MAIN ST. HATTIESBURG, MS 39401 and better described as Lot One and Two, Block 170, G.D. WILSON SUBDIVISION, City of Hattiesburg, Forrest County, Mississippi, as per the official map or plat thereof on file in the office of the Chancery Clerk of the Forrest County, Mississippi, together with all improvements thereon and appurtenances thereunto belonging.

Adjudication at the hearing that the property or parcel of land is in need of cleaning will authorize the municipality to reenter the property or parcel of land for a period of one (1) year after final adjudication without any further hearing if notice is posted on the property or parcel of land and at city hall or another place in the municipality where such notices are generally posted at least seven (7) days before the property or parcel of land is reentered for cleaning.

Sincerely,

Annie Amos

Annie Amos, Esq
City of Hattiesburg Attorney

NOTICE OF PUBLIC HEARING

PLEASE TAKE NOTICE PURSUANT TO § 21-19-11 of the Mississippi Code of 1972, as annotated and amended, the City Council of the City of Hattiesburg will hold a public hearing at 5:00 p.m. on August 15, 2017, in the Council room of the City Hall, Hattiesburg, MS to determine whether or not the hereinafter-described property is in such a state of uncleanliness to be a menace to the public health, safety and welfare of the community. You have a right to file an answer and to appear at said hearing in person or otherwise and to offer your defense, if any. If, at such hearing, the City Council shall adjudicate the property in its then condition to be a menace to the health and safety of the community, the City of Hattiesburg shall, if the owner will not do so himself, proceed to have the buildings demolished and the land cleared pursuant to the aforesaid statute. The City of Hattiesburg may then adjudicate the costs plus penalty of cleaning said property and the costs may become assessment against the property, which shall be a lien against said property all as provided by statute, to wit:

PARCEL: 029F-04-252, 1101 MAIN ST. HATTIESBURG, MS 39401 and better described as Lot One and Two, Block 170, G.D. WILSON SUBDIVISION, City of Hattiesburg, Forrest County, Mississippi, as per the official map or plat thereof on file in the office of the Chancery Clerk of the Forrest County, Mississippi, together with all improvements thereon and appurtenances thereunto belonging.

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SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

MT. CARMEL BAPTIST CHURCH
1101 N. Main Street
Hattiesburg, MS 39401

2. Article Number
(Transfer from service label)

7009 1410 0001 2057 1466

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

☒ Agent☐ Addressee

B. Received by (Printed Name)

C. Date of Delivery

D. Is delivery address different from item 1?

☐ YesIf YES, enter delivery address below: ☒ No

3. Service Type

☒ Certified Mail☐ Express Mail☐ Registered☐ Return Receipt for Merchandise☐ Insured Mail☐ C.O.D.

4. Restricted Delivery? (Extra Fee)

☐ Yes

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

MT. CARMEL BAPTIST CHURCH
c/o Anthony Harris, Deacon Chairman
1101 N. Main Street
Hattiesburg, MS 39401

2. Article Number
(Transfer from service label)

7009 1410 0001 2057 1428

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

☒ Agent☐ Addressee

B. Received by (Printed Name)

C. Date of Delivery

D. Is delivery address different from item 1?

☐ Yes

If YES, enter delivery address below:

☒ No

3. Service Type

☒ Certified Mail☐ Express Mail☐ Registered☐ Return Receipt for Merchandise☐ Insured Mail☐ C.O.D.

4. Restricted Delivery? (Extra Fee)

☐ Yes

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

LIBERTY BANK AND TRUST CO.
P.O. Box 60131
New Orleans LA, 70160-0131

2. Article Number

(Transfer from service label)

7009 1410 0001 2057 1404

PS Form 3811, February 2004

Domestic Return Receipt

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X *Gaynell Baudry*☐ Agent☐ Addressee

B. Received by (Printed Name)

GAYNELL BAUDRY

C. Date of Delivery

D. Is delivery address different from item 1?

☐ Yes

If YES, enter delivery address below:

☐ No

3. Service Type

☒ Certified Mail☐ Express Mail☐ Registered☐ Return Receipt for Merchandise☐ Insured Mail☐ C.O.D.

4. Restricted Delivery? (Extra Fee)

☐ Yes

102595-02-M-1540

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

MT. CARMEL BAPTIST CHURCH
c/o Gabriel Bobbitt, Pastor
1114 N. Main St
Hattiesburg, MS 39401

2. Article Number
(Transfer from service label)

7009 1410 0001 2057 1435

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X Gabriel Bobbitt

☐ Agent☒ Addressee

B. Received by (Printed Name)

G Bobbitt

C. Date of Delivery

7/24

D. Is delivery address different from item 1?

☐ Yes

If YES, enter delivery address below:

☒ No

3. Service Type

☒ Certified Mail☐ Express Mail☐ Registered☐ Return Receipt for Merchandise☐ Insured Mail☐ C.O.D.

4. Restricted Delivery? (Extra Fee)

☐ Yes

PS Form 3811, February 2004

Domestic Return Receipt

102595-02-M-1540

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

MT. CARMEL BAPTIST CHURCH of
Mississippi
c/o CLEMON G. ECTOR
621 MOBILE STREET
HATTIESBURG, MS 39401

2. Article Number

(Transfer from service label)

7009 1410 0001 2057 1459

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

☒ Agent☐ Addressee

B. Received by (Printed Name)

C. Date of Delivery

D. Is delivery address different from item 1? ☒ YesIf YES, enter delivery address below: ☐ No

1101 N. Main St
Hattiesburg, MS 39401

3. Service Type

☒ Certified Mail☐ Express Mail☐ Registered☐ Return Receipt for Merchandise☐ Insured Mail☐ C.O.D.

4. Restricted Delivery? (Extra Fee)

☐ Yes

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

SEAWAY BANK AND TRUST COMPANY
f.n.a. SEAWAY NATIONAL BANK
645 East 87th Street
Chicago, IL 60619

2. Article Number
(Transfer from service label)

7009 1410 0001 2057 1398

PS Form 3811, February 2004

Domestic Return Receipt

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

R. M. Kennedy☐ Agent☐ Addressee

B. Received by (Printed Name)

R. M. Kennedy

C. Date of Delivery

7-26-07

D. Is delivery address different from item 1?

☐ Yes

If YES, enter delivery address below:

☐ No

3. Service Type

☒ Certified Mail☐ Express Mail☐ Registered☐ Return Receipt for Merchandise☐ Insured Mail☐ C.O.D.

4. Restricted Delivery? (Extra Fee)

☐ Yes*645 E 87th St*

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

MT. CARMEL BAPTIST CHURCH of
Mississippi
c/o CLEMON G. ECTOR
P O BOX 929
HATTIESBURG, MS 39401

2. Article Number
(Transfer from service label)

7009 1410 0001 2057 1442

PS Form 3811, February 2004

Domestic Return Receipt

102595-02-M-1540

COMPLETE THIS SECTION ON DELIVERY

A. Signature

 ☐ Agent
☐ Addressee

B. Received by (Printed Name)

C. Date of Delivery

D. Is delivery address different from Item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

3. Service Type

☒ Certified Mail ☐ Express Mail
☐ Registered ☐ Return Receipt for Merchandise
☐ Insured Mail ☐ C.O.D.

4. Restricted Delivery? (Extra Fee)

☐ Yes

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

STATE BANK OF TEXAS
c/o Sushil Patel, Chief Operator
11950 Webb Chapel Rd.
Dallas, TX 75234

2. Article Number

(Transfer from service label)

7009 1410 0001 2057 1411

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

Amelia Simoes

☐ Agent☐ Addressee

B. Received by (Printed Name)

Amelia Simoes

C. Date of Delivery

7-24-17

D. Is delivery address different from Item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

3. Service Type

☒ Certified Mail☐ Express Mail☐ Registered☐ Return Receipt for Merchandise☐ Insured Mail☐ C.O.D.

4. Restricted Delivery? (Extra Fee)

☐ Yes

7009 1410 0001 2057 1466

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For delivery information visit our website at www.usps.com

OFFICIAL USE

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Certified Fee	3.30
Return Receipt Fee (Endorsement Required)	2.70
Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees	\$ 6.46



Sent To
Street, Apt
or PO Box
City, State

MT. CARMEL BAPTIST CHURCH
1101 N. Main Street
Hattiesburg, MS 39401

PS Form 3800

ions

7009 1410 0001 2057 1459

U.S. Postal Service TM	
CERTIFIED MAIL TM RECEIPT	
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Certified Fee	3.30
Return Receipt Fee, (Endorsement Required)	2.70
Restricted Delivery Fee, (Endorsement Required)	
Total Postage & Fees	\$ 6.46
Sent To	
Street, Apt. or PO Box	
City, State,	
PS Form 3842-98	

MT. CARMEL BAPTIST CHURCH of
Mississippi
c/o CLEMON G. ECTOR
621 MOBILE STREET
HATTIESBURG, MS 39401

Postmark Here
JUL 21 2017
HATTIESBURG MS 39402-9998

7009 1410 0001 2057 1435

U.S. Postal Service TM	
CERTIFIED MAIL TM RECEIPT	
(Domestic Mail Only; No Insurance Coverage Provided)	
For delivery information visit our website at www.usps.com	
OFFICIAL USE	
Postage	\$.46
Certified Fee	3.30
Return Receipt Fee (Endorsement Required)	2.70
Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees	\$ 6.46
MT. CARMEL BAPTIST CHURCH	
c/o Gabriel Bobbitt, Pastor	
1114 N. Main St	
Hattiesburg, MS 39401	
PS Form 3800, April 2007	



7009 1410 0001 2057 1398

U.S. Postal Service TM	
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For delivery information visit our website at www.usps.com	
OFFICIAL USE	
Postage	\$.46
Certified Fee	3.30
Return Receipt Fee (Endorsement Required)	2.70
Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees	6.46
SEAWAY BANK AND TRUST COMPANY	
f.n.a. SEAWAY NATIONAL BANK	
645 East 87 th Street	
Chicago, IL 60619	
PS Form 3800, April 2007	



7009 1410 0001 2057 1442

U.S. Postal Service	
CERTIFIED MAIL RECEIPT	
(Domestic Mail Only; No Insurance Coverage Provided)	
For delivery information visit our website at www.usps.com	
OFFICIAL USE	
Postage	\$.46
Certified Fee	3.30
Return Receipt Fee (Endorsement Required)	2.70
Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees	6.46
Sent To	MT. CARMEL BAPTIST CHURCH of
Street, Apt. No., or PO Box No.	Mississippi
City, State, ZIP	c/o CLEMON G. ECTOR
	P O BOX 929
	HATTIESBURG, MS 39401
PS Form 3800	



7009 1410 0001 2057 1428

U.S. Postal ServiceTM
CERTIFIED MAILTM RECEIPT
(Domestic Mail Only; No Insurance Coverage Provided)

For delivery information visit our website at www.usps.com

OFFICIAL USE

Postage	\$.46
Certified Fee	3.30
Return Receipt Fee (Endorsement Required)	2.70
Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees	\$ 6.46



Sent To	MT. CARMEL BAPTIST CHURCH
Street, Apt. or PO Box	c/o Anthony Harris, Deacon Chairman
City, State	1101 N. Main Street
	Hattiesburg, MS 39401

PS Form 3800, April 2008 Edition

7009 1410 0001 2057 1404

U.S. Postal Service TM	
CERTIFIED MAIL TM RECEIPT	
(Domestic Mail Only; No Insurance Coverage Provided)	
For delivery information visit our website at www.usps.com	
OFFICIAL USE	
Postage	\$.46
Certified Fee	3.30
Return Receipt Fee (Endorsement Required)	2.70
Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees	6.46
Sent To	
LIBERTY BANK AND TRUST CO.	
P.O. Box 60131	
New Orleans LA, 70160-0131	
PS Form 3800, June 2010	

Postmark
HATTIESBURG MS 304
MAR 1 2017

7009 1410 0001 2057 1411

U.S. Postal ServiceTM
CERTIFIED MAILTM RECEIPT
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For delivery information visit our website at www.usps.com

OFFICIAL USE

Postage	\$.46
Certified Fee	3.30
Return Receipt Fee (Endorsement Required)	2.70
Restricted Delivery Fee (Endorsement Required)	
Total Prepaid Fees	6.46



Sent To
Street, Apt.
or PO Box
City, State

STATE BANK OF TEXAS
c/o Sushil Patel, Chief Operator
11950 Webb Chapel Rd.
Dallas, TX 75234

PS Form

ction



LAIRD + SMITHERS, INC.
Engineers and Consultants

August 14, 2017

Lamar Rutland, City Engineer, P.E.
212 West Front Street
Hattiesburg, MS 39401

REFERENCE: MT. CARMEL BAPTIST CHURCH
1101 MAIN STREET, HATTIESBURG, MS

Dear Mr. Rutland,

We have reviewed the pictures and videos sent to us in order to understand the existing condition of the building. The building is constructed of wood stud walls supporting a single wythe brick veneer. The wood framing and stud walls are rotten from exposure to the elements and require replacement. In order to remove and replace the existing wood stud walls, extensive temporary wall bracing must be performed to support the single wythe of brick veneer.

A typical multi-wythe brick wall similar to those used in historic structures is intended to span from floor to floor, thus wall bracing can be provided at the floor levels, similar to Old Hattiesburg High School. A single wythe brick veneer, which is present at Mt. Carmel Baptist Church is not capable of spanning such distances, thus they are backed by studs which span to the floors. For the stabilization of the walls at Mt. Carmel, a temporary stud wall or other shoring must be built on the exterior of the brick veneer. This temporary stud wall would be braced with additional shoring at the floor and roof levels and attached to the brick veneer with retrofit brick ties. Once the interior of the building and the existing stud walls have been demolished, a new permanent stud wall can be constructed in the location of the existing rotten stud wall. The brick veneer will then need to be attached to the permanent stud wall using retrofit brick ties. The floor and roof framing must be constructed and properly attached to the exterior walls prior to the removal of the temporary stud wall and bracing.

In our opinion, the cost to stabilize the building will cost \$2,635,000, which includes \$600,000 in demolition and asbestos abatement. Based on past experience, saving a single wythe of brick veneer will be difficult, if not impossible. The most feasible option is to completely demolish the existing structure and rebuild a new building.

We appreciate the opportunity to provide engineering services for you. Please let us know if you have any questions or require additional information.

Sincerely,

LAIRD + SMITHERS, INC.

H. Jefferson Laird III, P.E., LEED AP BD+C
Principal