



ADDENDUM NO. 4

EXHIBIT D
PRE-PROPOSAL CONFERENCE AGENDA

REQUEST FOR QUALIFICATIONS

PART A: PRE-CONSTRUCTION SERVICES and
PART B: CONSTRUCTION SERVICES (Construction Management at Risk)

Laboratory Renovations
Medical Education Building
LSU Health Sciences Center
New Orleans, Louisiana
Project No. 19-604N-21-02, F.19002360

July 8, 2022

ITEM NO. 1: PRE-PROPOSAL CONFERENCE

The non-mandatory Pre-Proposal Conference associated with this RFQ was held at 10:00 AM local time on Thursday, June 30, 2022 in 433 Bolivar St., Room 802, 8th Floor, New Orleans, LA 70112. A copy of the Agenda is included herein.

END OF ADDENDUM

PRE-PROPOSAL CONFERENCE AGENDA REQUEST FOR QUALIFICATIONS

PART A: PRE-CONSTRUCTION SERVICES and PART B: CONSTRUCTION SERVICES (Construction Management at Risk)

Laboratory Renovations
Medical Education Building
LSU Health Sciences Center
New Orleans, Louisiana
Project No. 19-604N-21-02, F.19002360

June 30, 2022

INTRODUCTIONS

- FP&C (Bobby Boudreaux, RFQ Coordinator, Chris Poche, Project Manager)
- User Agency (John Ball and Kirk Deslatt, LSU Health Science Center)
- Designer (Martin Tovrea, Gouhld Evans (multistudio) + Perkins Eastman, AJV)

RFQ / CONTRACT PROVISIONS FOR CONSTRUCTION MANAGEMENT @ RISK SERVICES

- Proposals (statements of qualifications) for Part A: Pre-Construction Services (design-assist) and Part B: Construction Services (Construction Management at Risk) due 2:00PM local time, Thursday, July 28, 2022.
- FP&C anticipates awarding Part A: Pre-Construction Services with an option to award Part B: Construction Services
- Part A: Pre-Construction Services (design-assist) contract shall be for 300 calendar days with GMP due on or prior to June 20, 2023 (adjusted by mutual agreement if required) for delivery of the GMP Proposal and/or any negotiations necessary to arrive at an agreed to Part B: Construction Services contract.
- Award of Part B: Construction Services will be predicated on applicant's performance during Part A: Pre-Construction Services and the Owner / Construction Manager agreeing on the terms included in the GMP Proposal.
- The inability to negotiate / arrive at an agreed to GMP Proposal shall result in termination of the Part A: Pre-Construction Services contract, which at that time the project will be publicly advertised / bid
- Per revised statute 38:2225.2.4(6), should the project be publicly bid, the Construction Manager **shall be prohibited** from bidding (refer to RFQ, Section 1.1, page 4 and Addendum 1, EXHIBIT A, Section 2.2.10, page 10).

- Part A and Part B contracts shall consist of the following: AIA A133-2009 – (Owner/Construction Manager Agreement as modified by owner - Addendum 2), AIA A201-2017 (General Conditions of the Contract as modified by owner - Addendum 3), all subsequent Addenda regarding this RFQ, Change Orders, Construction Change Directives, Supplemental Instructions, Drawings, Specifications (Project Manual), the Construction Manager’s Guaranteed Maximum Price (GMP) Proposal, the terms of the RFQ, and the Proposal of the selected applicant.

SCHEDULE OF ACTIVITIES – CM@R SELECTION PROCESS (page 11 of RFQ)

- | | | |
|---|-------|---------------|
| • RFQ formally advertised / posted to LaPAC | Thurs | June 16, 2022 |
| • Pre-proposal conference | Thurs | June 30, 2022 |
| ○ Closing date for receipt of questions | Thurs | July 07, 2022 |
| ○ All questions responded to by addendum | | |
| • State’s response to questions | Thurs | July 21, 2022 |
| ○ addendum issued / posted to LaPAC | | |
| • Electronic Submissions (statement of qualifications)
due 2:00 PM | Thurs | July 28, 2022 |
| ○ FPC-RFQ@la.gov | | |
| • Phase A short-list announced | Weds | Aug 03, 2022 |
| • Phase B interviews | Weds | Aug 10, 2022 |
| • DOA approval of contract award | Thurs | Aug 18, 2022 |
| • CM@Risk contract award announcement | Weds | Aug 24, 2022 |
| • Pre-construction kick-off meeting | Weds | Aug 24, 2022 |
| • Contract execution no later than | Weds | Aug 31, 2022 |

PROJECT OVERVIEW / PRELIMINARY BUDGET (pages 28 and 29 of RFQ)

- Construction deadline (Basic Program - Base Bid Scope):
 - GMP Proposal Due – May 01, 2023
 - Award of Part B: Construction Services – May 30, 2023
 - Substantial Completion/Acceptance – December 21, 2025

(Please Note: Refer to RFQ Section 11: Change Substantial Completion for Part B from Jan 16, 2024 to Dec 21, 2025 via this Agenda)

- AFC (available funds for construction) = \$58,200,000

CM@R SELECTION PROCESS

(Section 5 pages 21-24 of RFQ)

- PHASE A–PRELIMINARY SCREENING/QUALIFYING OF PROPOSERS (Sect 5, page 22)
 - Selection review committee evaluation / scoring of statements of qualifications and the short-listing of proposers for advancement to Phase B-Interviews. refer to Section 4 response instructions (pages 14-21 of RFQ) for submission requirements
 - Firm history, organization and financial condition
 - Firm qualifications and staffing plan
 - Firm’s approach and methodology
 - Firm’s past performance on similar projects
- PHASE B – INTERVIEWS (Section 5, page 23)
 - Selection review committee evaluation / scoring of interviews for selection of CM team and contract award
 - Team compatibility / intra-team relationships
 - Creative and breakthrough thinking
 - Ability to respond to questions
 - Enhancement of proposal criteria

RFQ PACKET / CONTRACT KEY ELEMENTS

- ITEM 9: PART A : PRE-CONSTRUCTION SERVICES (design assist)
 - Refer to RFQ, pages 26 & Addendum No. 1 (AIA A133-2009, Article 2, 2.1-2.2 and 2.4-2.5)
- ITEM 10: PART B : CONSTRUCTION SERVICES (construction w/ gmp) services
 - Refer to RFQ, page 27 & Addendum No. 1 (AIA A133-2009, Article 2, 2.3-2.5)
 - Construction manager is prohibited from self-performance (page 29 and Addendum No. 1, AIA A133-2009, Article 2, 2.3.2)
- ITEM 11: PRELIMINARY PROJECT SCHEDULE (page 28 of RFQ)
 - Construction schedule calendar days based in part on accelerated startup as generally referenced in Section 1.3 of RFQ (pages 5-6)
- ITEM 12: PRELIMINARY PROJECT BUDGET (pages 29 of RFQ)
 - \$58,200,000.00 based on funds available / program completion – schematic design concepts
- ITEM 14: PRE-CONSTRUCTION SERVICES STAFFING PLAN (page 31 of RFQ)
 - Submitted with Proposal without costs
- ITEM 15: CONSTRUCTION SERVICES STAFFING PLAN (page 32 of RFQ)
 - Submitted with Proposal without costs and again by the selected Proposer with costs included for attachment to Part B: Construction Services contract.
- ITEM 16 – CONSTRUCTION MANAGEMENT SERVICES (page 33-38 of RFQ)

- Submitted with Proposal without costs and again by the selected Proposer with costs included for attachment to Part B: Construction Services contract.
- ITEM 17: BIM PROTOCOL
 - Refer to RFQ (pages 39-45) – CM shall employ BIM modeling beginning with the Design Development phase of design and continuing thru construction and project closeout
- ITEM 18 – CRITICAL PATH METHOD (CPM) SCHEDULE REQUIREMENTS
 - Refer to RFQ (pages 46-57) – CM shall employ CPM Scheduling beginning with the Design Development phase of design and continuing thru construction and project closeout
- ADDENDUM NO. 1 - EXHIBIT A: draft AGREEMENT BETWEEN OWNER AND CONSTRUCTION MANAGER – AIA A133-2009
- ADDENDUM NO. 2 - EXHIBIT B: GENERAL CONDITIONS of the CONTRACT for CONSTRUCTION – AIA A201-2017
 - Time and liquidated damages (refer to Article 8, 8.2.2)
 - Construction manager insurance (refer to Article 11)
 - Traditional insurance based on current FPC requirements and limits
 - Requirements for professional liability insurance (Pre-Construction Services - design assist)
- ADDENDUM NO. 3 - EXHIBIT C: PRELIMINARY PROGRAM
- Questions regarding RFQ / related Exhibits shall be submitted via **email only** to RFQ Coordinator, Bobby Boudreaux @ bobby.boudreaux@la.gov by close of business Thursday, July 07, 2022.

Q and A

OVERVIEW OF PRELIMINARY PROGRAM / CONCEPT DRAWINGS (Martin Tovrea)

BUILDING TOUR (Kirk Deslatte)

END OF AGENDA