



RECREATION AND PARK COMMISSION  
FOR THE PARISH OF EAST BATON ROUGE

**Addendum No. 1**  
**Issued March 2, 2020**

Solicitation No. 198 - Request for Qualifications  
Construction Management at Risk (CMAR) Contractor For  
Greenwood Community Park and Baton Rouge Zoo

**Submittal Deadline: 11:00 A.M. CT March 30, 2020**  
Recreation and Park Commission for the Parish of East Baton Rouge (BREC)

A Mandatory Pre-Proposal Conference was held on February 17, 2020 1:00 P.M. CT. The following are attached:

- Pre-Proposal Conference Agenda with meeting notes including questions asked during the conference and responses.
- Sign-in sheets (3 pages)

The Deadline for Proposers to send written inquiries and/or requests for clarification has been extended to **Friday, March 6, 2020; 11:00 A.M. CT.**

- Submit questions by email to:
- Lori Foreman, BREC Purchasing Division, [Lori.foreman@brec.org](mailto:Lori.foreman@brec.org)

**REQUESTS FOR CLARIFICATIONS RECEIVED VIA EMAIL & RESPONSES:**

- **QUESTION:** Wanted to reach out to you and let you know that the links to the Appendix #'s 4-9 are still not working. You had mentioned in the pre bid meeting that the links had issues with ability to download the information. Can you please follow up with this and let us know as we are trying to get access to the additional information?
  - **ANSWER:** Yes, the links will be corrected in Addendum No. 1.
- **QUESTION:** Is the sign-in sheet for the CMAR pre-bid meeting going to be released soon?
  - **ANSWER:** Yes, in Addendum No. 1.

If you have already submitted your proposal and this addendum causes you to revise your original submittal, please indicate changes herein and return to Purchasing prior to the proposal deadline in an envelope marked with the RFP number, proposal deadline date and time. **Please acknowledge receipt of the addendum by signing your name and company below and returning it in accordance with the provisions above.**

---

(Name and Signature)

(Date)

---

(Company Name)

**REQUEST FOR QUALIFICATIONS No. 198**  
**Construction Management at Risk (CMAR) Contractor For**  
**Greenwood Community Park and Baton Rouge Zoo**  
Mandatory Pre-Proposal Conference  
February 17, 2020 1:00 P.M. CT



**WELCOME & INTRODUCTIONS**

- BREC Project Team:

<b>BREC Management</b>	Lead Project Manager for BREC: Assistant Superintendent of System Planning. Deputy Project Manager: Director of Project Development. Planning & Engineering Department staff will assist as needed throughout the project.
<b>Sasaki Management</b>	Prime Management of Full Consultant team for both the Zoo and the Park work. Includes communications with BREC and Community Stakeholders.
<b>Sasaki Design</b>	Landscape, Civil, Architecture, Graphic Design for All Park Related Work includes design for Zoo Entry Sequence, Parking Area, and Entry Plaza.
<b>Torre</b>	Zoo Landscape and Architecture which includes entry building, orientation plaza and all Exhibit Design. Scope Includes Specialty Consultants related to animal health and safety.
<b>CSRS</b>	Underground Utility Design for Park and Zoo Areas included the decoupling of the storm and sanitary systems in the Zoo. Hydrological Modeling for Cypress Bayou to increase storm capacity. Permit Coordinator for Army Corp of Engineers and other jurisdictional agencies.
<b>Carbo</b>	Local Landscape Architecture Advisory Role for Zoo and Park. Detailed Planting Design for Entire Project and Construction Oversight for Park and Zoo Work.
<b>Vectura</b>	Traffic Counts and Report for Highway 19 Entrance. Department of Transportation Permit Coordination. Signal Design.
<b>Coastal Environment</b>	Environmental Permitting Advisory Services, Cultural Survey, Ecological Restoration for Native Riparian Corridors.
<b>Franklin Associates</b>	Community and Stakeholder Outreach Coordination Similar to Master Plan Effort.
<b>Eustis</b>	Geotechnical Investigation (borings + report). Foundation and Pavement Review.
<b>Tillet</b>	Lighting Design for Exterior Conditions Including all of the Park and the Zoo Entry Building and Orientation Plaza
<b>AST</b>	Mechanical, Electrical, and Plumbing Engineering for Zoo Entry Building and Animal enclosures. Full Site Electrical Engineering.
<b>Julien</b>	Structural Engineering for Zoo Entry Building, Park Shade Structures, Adventure Play Structures, and Park Walls.
<b>Fountain People</b>	Water Feature Design and Engineering for New Park and Zoo Water Features.
<b>CE Golf</b>	Redesign of J.S. Clark Golf Course, Schematic Consultation on Mini-Golf Facility and Driving Range.
<b>Trees Preservation</b>	Tree Preservation Strategies for Signature Trees in Zoo and Park Areas.
<b>Play Code</b>	Review of Adventure Playground Design to Ensure it Adheres to National Safety Standards.

## **GENERAL HOUSEKEEPING**

- **Send email today** to Lori Foreman, [lori.foreman@brec.org](mailto:lori.foreman@brec.org), as verification of your attendance (phone & in-person). Include any questions that you may have asked during the meeting to insure they are addressed.
- **Addenda to include:**
  - Responses to Questions/Clarifications Received During Inquiry Period
  - Documentation from Mandatory Pre-Proposal Conference
  - Responses to questions/clarifications during the Mandatory Pre-Proposal Conference

## **PROJECT & SUBMITTAL INFORMATION**

### **PROJECT INTRO & BACKGROUND**

The Recreation and Park Commission for the Parish of East Baton Rouge (BREC) is seeking within this Request for Qualifications (RFQ) to select a contractor (CMAR Contractor) to provide Construction Management at Risk (CMAR) services for Phase 1 of the Greenwood Community Park and Baton Rouge Zoo project (Project).

The 2019 master plan for Greenwood Park and the BR Zoo was the result of a robust 9-month process of public engagement, discovery and master plan production. Appendices ~~3 through 8~~ **4 through 9** contain a complete copy of the Greenwood Community Park & Baton Rouge Zoo Master Plan Report, along with other higher resolution images of the master plans in illustrative format and other document containing information that is relevant to the Project. Below is a brief background of Greenwood Park and the Project:

### **USE OF CMAR METHOD**

BREC intends to use the CMAR delivery method for the Project, as authorized by La. R.S. 38:2225.2.4. Use of the CMAR delivery method approach allows the collaboration of the best construction experience with BREC's design team to maintain cost control, implementation of design and/or construction innovations, minimization of risk of construction and design issues thereby reducing contract changes during construction, improve construction delivery schedule with concurrent execution of design and construction, and overall more effective and efficient constructability of the project. For this Project, use of the CMAR delivery method is in the public interest and beneficial to BREC for reasons including, without limitation, the following:

- The method is ideal for projects like this that may require scope flexibility due to outside factors, such as complex permitting and regulatory clearance;
- The method allows the CMAR Contractor to collaborate with BREC's design team early in the design phase, allowing proactive identification and resolution of potential constructability, schedule, and quality issues before initiating construction;
- The method allows construction planning activities, including sequencing, phasing, scheduling, and procurement planning to begin during design phase, allowing opportunities for a shorter construction schedule and lower project costs;
- The method will facilitate completion of the Project within the established budget and an agreed upon Guaranteed Maximum Price (GMP) as required by law; and
- The method will facilitate completion of the Project within an agreed upon maximum construction duration.

**CMAR PRE-CONSTRUCTION FEE AND PRELIMINARY BUDGET FOR CONSTRUCTION** (RFQ page 3)

The total compensation payable to the CMAR Contractor for performance of Pre-Construction Phase services as described in Part II (CMAR Scope of Work/Services) shall not exceed \$150,000.00. In its Proposal, Proposers should confirm its ability to perform the Pre-Construction services for this amount or indicate the additional compensation Proposer believes is required.

The total estimated cost for construction of Phase 1 of the Project is \$30,000,000.00. Information included in the Proposals that pertain to evidence of bonding capacity should be based on a \$30,000,000.00 construction budget.

**CURRENT SCHEDULE OF EVENTS** (RFQ page 4)

<i>Event</i>	<i>Date</i>
<b>1. Mandatory Pre-Proposal Conference</b>	<b>Monday, February 17, 2020; 1:00 P.M. CT.</b>
2. Deadline for Proposers to send written inquiries <ul style="list-style-type: none"><li>All inquiries and/or requests for clarification must be submitted by email no later than <del>11:00 A.M. CT.</del> on <del>Monday, March 2, 2020</del></li><li><b>Friday, March 6, 2020; 11:00 A.M. CT.-.</b> Requests for clarification received after this date will not be considered.</li><li>Submit questions by email to: <a href="mailto:Lori.foreman@brec.org">Lori Foreman, BREC Purchasing Division</a> <a href="mailto:Lori.foreman@brec.org">Lori.foreman@brec.org</a></li></ul>	<del>Monday, March 2, 2020; 11:00 A.M. CT.</del> <b>Friday, March 6, 2020; 11:00 A.M. CT.</b>
3. Deadline for BREC answer written inquiries via Addenda	Monday, March 16, 2020; 11:00 A.M. CT.
<b>4. Proposal Submission Deadline</b>	<b>Monday, March 30, 2020; 11:00 A.M. CT.</b>
5. Selection Review Committee review period	Tuesday, March 31, 2020 – Monday, April 13, 2020
6. Proposer presentations/interviews (if necessary)	Monday, April 13, 2020 – Friday, April 17, 2020
7. Selection Recommendation to Commission	Monday, April 13, 2020 – Friday, April 17, 2020
8. Commission Approval/Notice of Intent to Award	Thursday, April 23, 2020
9. Contract Execution and start of work	May 2020

**REVIEW OF PROPOSAL FORMAT & CONTENTS** (RFQ page 6)

	Cover Letter/Executive Summary	
<b>Part A</b>	Business Organization, History, and Financial Condition	20 points
<b>Part B</b>	Proposer Qualifications and Experience	30 points
<b>Part C</b>	Relevant Project Experience	20 points
<b>Part D</b>	Project Understanding & Approach	30 points
	Required Proposal Attachments <ul style="list-style-type: none"><li>• Attachment A – Proposal Form</li><li>• Attachment B – Proposer Organization Form</li><li>• Attachment C – Corporate Resolution</li><li>• Attachment D – Potential Conflict of Interest Certification/Disclosure</li><li>• Attachment E – Proposer Affidavit</li></ul>	

**PASS/FAIL REQUIREMENTS** (RFQ page 12)

Proposers must include all of the following in its Proposal and demonstrate the stated minimum requirements to be considered responsive with respect to this RFQ. Failure to submit any of the following will result in disqualification, and Proposer will not be further evaluated for selection as the CMAR Contractor on the Project:

1. **Cover Letter/Executive Summary** – as described in Section 1.11;
2. **Surety Letter** – as described in Section 1.11 – Part A(2)(a);
3. **Licensure/Certifications** – as described in Section 1.11 – Part B (1);
4. **Required Proposal Attachments** – as listed in Section 1.11.

**SELECTION REVIEW COMMITTEE** (RFQ page 12)

In accordance with La. R.S. 38:2225.2.4, BREC has appointed a Selection Review Committee consisting of one (1) design professional not involved with the Project, one (1) construction professional not involved with the Project, one (1) representative of BREC, and two (2) members at large to review the Proposals, score the Proposers, and recommend award. The Selection Review Committee is as follows:

1. Greg Grandy, Design Professional
2. Wynn Ward, Licensed Contractor
3. Kahli Cohran, At Large
4. Davis Rhorer, At Large
5. Reed Richard, BREC representative

## **SCOPE** (RFQ page 20)

- **Pre-Construction Services:**

The CMAR Pre-Construction services involves working with BREC and its Design Team, to assist in the completion of a comprehensive set of construction documents including constructability reviews, the assessment of appropriate means and methods, developing and updating the Critical Path Method (CPM) construction schedule, and providing input into the development of innovative time savings and cost savings ideas for project design. The CMAR Contractor will also provide opinions of probable construction costs (OPCCs) as part of the preconstruction phase of a project in addition to attending and actively participating in numerous meetings throughout the project's design. The preconstruction services may include, but are not limited to, the following:

- Design Development
- Opinion of Probable Costs Review Meetings
- OPCC and Submittals
- Cost Estimate Review Meeting
- Update OPCC, and Schedule
- Subsequent OPCC Submittals
- Completion of the GMP

- **Construction Services:**

If BREC and the CMAR Contractor are able to negotiate, and to establish and agree upon a GMP to render construction services for the Project, and additionally, to agree upon constructability, construction phasing and sequencing, and the maximum number of contract days to complete the Project, BREC may then award the Contract for construction services to the CMAR Contractor for the construction phase of the Contract.

Once a GMP is agreed upon, BREC may contract with the CMAR Contractor to undertake construction services. Additionally, BREC may determine and contract with the CMAR Contractor to undertake specific items of construction services prior to agreement upon a GMP for such items, provided such undertaking is for the benefit of the Project and a GMP for the undertaking can be agreed upon between BREC and the CMAR Contractor. Such items may benefit the Project, including but not limited to items that require a long lead time, may further the understanding of unknown site conditions, or other items.

## **PERIOD OF AGREEMENT**

The term of any contract resulting from this solicitation shall begin on or about May 2020 and is anticipated to conclude within twenty-four (24) months.

- May 2020 is the anticipated start date for the Pre-Construction services
- August/September 2020 is the anticipated start date for the Construction services







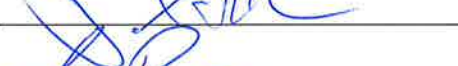


## **QUESTIONS & ANSWERS/CLARIFICATIONS:**

All questions received will be responded to by the issuance of an addendum.

- **QUESTION:** Is there anything that needs to be cleared environmentally, such as wetlands?
  - **ANSWER:** *Yes, BREC is currently conducting or has completed the following:*
    - *Wetland delineation and associated permit requirements*
      - *AZA Accreditation items will require wetland permitting that will be done prior to the rest of the park permitting. Preliminary discussions with USACE have been positive and we anticipate a Nationwide Permit for the Zoo work.*
    - *Desktop Phase I Environmental Site Assessment*
    - *Desktop Review of Cultural Resources*
    - *Habitat Inventory and Assessment*
    - *Full topographic survey and subsurface utilities*
    - *Detailed Tree Inventory*
  
- **QUESTION:** Is the project funded?
  - **ANSWER:** *Yes*
  
- **QUESTION:** Is there a fee to submit with the proposal?
  - **ANSWER:** *No, the Pre-Construction Services is a fixed fee at \$150,000. The Construction Services will be based on the negotiated Guaranteed Maximum Price.*

RFP 198 – REQUEST FOR QUALIFICATIONS  
**CONSTRUCTION MANAGEMENT at RISK (CMAR) Contractor for  
 GREENWOOD COMMUNITY PARK and BATON ROUGE ZOO**




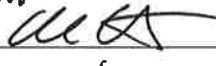


**SIGN-IN SHEET for  
 MANDATORY PRE-SUBMITTAL CONFERENCE  
 February 17, 2020 1:00 PM (CT)**

	REPRESENTATIVE NAME (Please Print)	Company Name/Department	Phone Number	Email Address	REPRESENTATIVE NAME (Signature)
1	Angela Harms	BREC/Planning	273-6505	aharms@brec.org	
2	Keith Tillage	Womack/Tillage	(225)356-1700	tillkei@tillageconstruction.com	
3	BRIAN LOFUCK	BSL Group	982.0045	LOFUCK@BSLGROUP.COM	
4	Floyd Luster Jr	The Luster Group, LLC	225-321-6573	fluster@thelustergroup.com	
5	Eric Goodman	Vanir CM	504-596-2036	eric.goodman@vanir.com	
6	Jack Kaban	Fugro	225-292-5484	jkaban@fugro.com	
7	Alex Rabalais	Cajun Industries	504-430-4608	tamir@cajunusa.com	
8	ANDRES BRADFORD	Lincoln Builders	225 706 5038	kkeller@lincolnbuilder.com	
9	KEITH KELLER	Lincoln Builders	225 706 5038	kkeller@lincolnbuilder.com	
10					
11					
12					




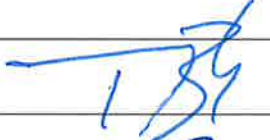

**RFP 198 – REQUEST FOR QUALIFICATIONS  
CONSTRUCTION MANAGEMENT at RISK (CMAR) Contractor for  
GREENWOOD COMMUNITY PARK and BATON ROUGE ZOO**

**SIGN-IN SHEET for  
MANDATORY PRE-SUBMITTAL CONFERENCE  
February 17, 2020 1:00 PM (CT)**

	REPRESENTATIVE NAME (Please Print)	Company Name/Department	Phone Number	Email Address	REPRESENTATIVE NAME (Signature)
13	Steve Carville	Wornack - Tillage	225-924-8050	scarville@mjwornack.com	
14	Ryan Priest	Milton S. Wornack Inc.	225 924 8000	rpriest@mjwornack.com	
15	Heather Kleinpeter	COPE Construction Services, LLC	225 229 0078	heatherkleinpeter@copeconstruction.com	
16	Matthew Hopkins	Guy Hopkins Construction Co., Inc.	225-751-2158	estimating@guyhopkins.com	
17	Brad Roberts	Ratcliff Construction	318 623 6800	brad.roberts@ratcliffconstruction.com	
18	J.D. King	THE LEMOINE COMPANY	225 383 3710	JD.KING@LEMOINECOMPANY.COM	
19					
20					
21					
22					
23					
24					

**RFP 198 – REQUEST FOR QUALIFICATIONS  
CONSTRUCTION MANAGEMENT at RISK (CMAR) Contractor for  
GREENWOOD COMMUNITY PARK and BATON ROUGE ZOO**

**SIGN-IN SHEET for  
MANDATORY PRE-SUBMITTAL CONFERENCE  
February 17, 2020 1:00 PM (CT)**

	REPRESENTATIVE NAME (Please Print)	Company Name/Department	Phone Number	Email Address	REPRESENTATIVE NAME (Signature)
25	MATT AICKLEN	Buquet & LeBlanc	225-753-4150	maicklen@buquet-leblanc.com	
26	Michael Batsche	Buquet & LeBlanc, Inc.	225-753-4150	mbatsche@buquet-leblanc.com	
27	Reed Broughton	Reed BREC			
28	Tanner Broughton	CORE Building Group, LLC	504-733-2212	tannerbroughton@coreconstruction.com	
29	JONATHAN CHARBONNET	ATLAS TECHNICAL CONSULTANTS	504-939-4545	JONATHAN.CHARBONNET@ONCATLAS.COM	
30					
31					
32					
33					
34					
35					
36					

## APPENDIX 4

---

### GREENWOOD COMMUNITY PARK – EXISTING SITE PLAN

Download file here: [Greenwood Community Park – Existing Site Plan](#)

## APPENDIX 5

---

### BATON ROUGE ZOO – EXISTING ZOO MAP 01-09-2015

Download file here: [Baton Rouge Zoo – Existing Zoo Map 01-09-2015](#)

## APPENDIX 6

---

### GREENWOOD COMMUNITY PARK + BATON ROUGE ZOO MASTER PLAN REPORT

Download file here: [Greenwood Community Park + Baton Rouge Zoo Master Plan Report](#) (large file)

## APPENDIX 7

---

### GREENWOOD COMMUNITY PARK MASTER PLAN REPORT – RESOURCE DOCUMENTS

Download file here: [Greenwood Community Park Master Plan Report – Resource Documents](#) (large file)

## APPENDIX 8

---

### GREENWOOD COMMUNITY PARK – PHASE I DIAGRAM

Download file here: [Greenwood Community Park – Phase I Diagram](#)

## APPENDIX 9

---

### BATON ROUGE ZOO – PHASE I DIAGRAM

Download file here: [Baton Rouge Zoo – Phase I Diagram](#)