The CMAR DBE Virtual Information Session

Construction Management At Risk Procurement
Leveraging Resources and Relationships for Sustainability

RECOVERY
School District

At this Virtual Information Session, You will be Provided with:

- Overview of Upcoming RSD Contracting Opportunities and Project Updates
- Insights on Procurement Methods/Collaborative Contracting/Networking

Saturday, May 16, 2020 • 10:00 a.m.
DBE Participation Summary for Active and Completed CMAR Projects
CMAR – DBE Percentage Participation

- Booker T. Washington: 32.00% ($19,558,800)
- Edna Karr: 34.60% ($16,240,146)
- John McDonogh: 35.64% ($11,457,431)

DBE Contract Amount to Date
Construction Management At Risk Procurement Process
CMAR Process

• CMAR – Construction Manager At-Risk
  • In accordance with Louisiana Revised Statute Title 38 Section 2225.2.4
    Currently only projects $5M +
  • Currently only for projects $25M +

• Provides for early collaboration, cost control, risk mitigation and reduction in changes

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CMAR Process

• Two Phases:
  1. Preconstruction
  2. Construction Management

• CMAR is hinged on “Team Collaboration”

• Not a hierarchical or combative process
**CMAR Process**

- Owner selects a Project specific qualified CM near the same time as the Architect
- Allows Contractor and Subcontractor’s input during design
- Keeps Project within budget during the design phase
- Reduces risk for all parties with constructability reviews and coordination
- Still includes competitive bidding among subcontractors
- Cost transparency throughout all of the design phases

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CMAR Process

- CM provides Preconstruction services to Owner and design Team
- Solicit and identify subcontractors for pricing
- Regular meetings and pricing updates throughout design to meet the budget
- CM is contractually obligated to provide a minimum of three competitive prices per Scope of Work (bids submitted by subcontractors)
- At 100% Design Phase, CM gives a Guaranteed Maximum Price (GMP)

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CMAR Process Flow Chart

Owner Authorizes CMaR
- Review RS 38:2225.2.4 to ensure applicability of project to qualify
- Define Owner requirements

Owner Authorizes CMaR
- Prepare Solicitation
- Legal Review of Solicitation
- Legal mods to A201 and A233
- Negotiate Designer Contract Modifications to include CMaR is Scope

CMaR Procurement
- Advertise two times
- 30 day bid period
- Answer RFIs
- Prepare Addendum
- Conduct Pre-Bid
- Receive proposals

RFQ Review
- 90 day review period with Owner Selection Team
- Written recommendation from Selection Team
- Owner selects CMaR

CMaR Award
- Negotiate contract with CMaR Contractor
- Resolve any protests

Pre Con Services
- CMaR initiates pre construction services
- PM coordinates Designer and Owner participation in Pre-Con services

60% Probable Cost
- CMaR issues an Opinion of Probable cost at 60% design completion
- PM reviews for budget compliance

90% Probable Cost
- CMaR issues an Opinion of Probable Cost at 90% design Completion
- PM Reviews for budget compliance

GMP Proposal
- GMP
- Constructability
- Construction phasing
- Sequencing
- Maximum number of days to complete project

Contract
- Contract Negotiation
- Detailed construction budget and schedule review
- Partnering Session
- NTP

Project Delivery
- PM/CM Services through completion and occupancy

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Subcontractor Involvement And Selection Process

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Subcontractor Involvement and Selection

- Subcontractors are involved in Preconstruction at some level of participation
- Pricing and schedule input, ideas for reducing costs, value engineering
- This will involve creativity and competitive pricing from the subcontractors
- Therefore, it is in the CM’s best interest to be inclusive
Subcontractor Involvement and Selection

• Initially, the CM opens up to the entire subcontracting market
• Inclusive and inviting process
• Advertising through local publications and websites (Times-Picayune, The Advocate, Daily Business Journal, NOLA City Business, etc.)
• CM may additionally utilize electronic solicitations
• Subcontractor Fairs, Meetings, etc.
Subcontractor Involvement and Selection

Considerations For Selection

• Price
• Qualifications, Past Experience
• Capacity, Staff Availability
• Insurability and Bonding
• Financial Stability
• Small Business Utilization Plan
• References
• Owner and Architect Input

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Project Safety Requirements

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COVID-19 Pandemic Management Strategy

► Contingency Planning
  – Follow all Federal/State/Local Agency COVID-19 Guidance and Restrictions
  – Implement Visitor Management and utilize technology for meetings with client and contractors where possible
  – Contractors/Visitors temperature scans if possible, prior to reporting to project site

► Employee Wellness
  – PPE: Wear cloth face covering (N-95 respirators not required); Use disposable glove when feasible; Clean hands regularly or use hand sanitizers; Do not share PPE
  – Contact: Refrain from person-to-person contact; Practice 6ft’ social distancing; Work in smaller group (10 or less); Avoid communal cooler or drink stations
  – Quarantine: Signs of COVID-19 or any flu-like symptoms, do not report to project site.; Temperature scans if possible, prior to reporting to project site; Follow CDC guidance on returning to work; Comply with HIPAA & ADA Confidentiality requirements

► Cleaning/Disinfecting
  – Provide wash stations or hand sanitizer on project sites (containing 60%-95% alcohol)
  – Clean/Sanitize/Disinfect facilities and work areas after person suspected/confirmed to have COVID-19
  – Limit number of people riding in vehicles; wipe down/disinfect vehicles

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Project Safety Requirements

- Development of Safety Plan (reference 29 CFR 1926 OSHA Construction Industry Regulation)
  - way to reduce the risk of worker injuries and death. No person
  - should ever have to be injured Prevention is the only, become ill, or die for a paycheck.

- General Duty Clause, Section 5(a)(1) OSHA Act of 1970,
  - Each Employer, “place of employment which are free from recognizable hazards that are causing or are likely to cause death or serious physical harm to his employees.”
  - Each Employee, “comply with occupational safety and health standards and all rules, regulations, and orders”

- Written Safety Plan:
  - Small business w/10 or fewer employees are exempt, however a safety plan demonstrates a commitment to your employees health
  - Compliant with OSHA standards and information is relevant
  - 4-Prong Approach: Management Commitment/Accountability, Worker Involvement/Communication, Workplace Analysis, Training/Prevention
  - Address Hazard Communication, Fall Protection Program, LOTO Procedures, Excavation, Confine Space, etc.
  - Education / Training (OSHA 10hr and 30hr) and Tool Box Meeting (see handout)

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Project Safety Requirements

▶ LARSD Program Site Specific Safety Action Plan (see handout)

– GC responsible to provide:
  ➢ Site Specific Safety Action Plan (avoid cut/paste safety plans)
  ➢ Effective, Functional Safety Plan; Pro-active Involvement; Address Employee Exposure

– Areas to cover include:
  ➢ Incident/Accident Reporting Procedures
  ➢ Emergency Response Plan / Perimeter and Access Control
  ➢ Personal Protective Equipment Requirements
  ➢ Pre-Phase Meeting / Job Hazard Analysis
  ➢ Orientation / Training / Tool Box Meetings

– DON’T FORGET:
  ➢ First-Aid Kit onsite and First Aid/AED/CPR Trained Employees
  ➢ Federal/State Employment Poster (bi-lingual)
  ➢ Local Medical Facility Direction / Telephone Numbers (bi-lingual)

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CMAR Contractor’s Introduction

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NEW CMAR
CONSTRUCTION & MAJOR
RENOVATION PROJECTS
Cohen High School New-CMAR

- **Architect** - HMS Architects

- **Scope of Work**
  Demolition of Existing Building. Construction of a New School

- **Pre-Con Awarded**
  Lemoine Company-08/27/19

- **50% Submission Due**
  April 2020

- **100% Submission Due (GMP)**-June 2020

- **Estimated Construction**
  $25 Million - $28 Million

- **Funding Source** – FEMA/CDBG

- **Approximately 105,000 sf**

- **LEED Certified**
Cohen High School New-CMAR Contractor

William Lemoine
Vice President

office 504.309.2424 ext. 1308
william.lemoine@lemoinecompany.com

300 Lafayette Street, Suite 100
New Orleans, Louisiana 70130
Agenda

- Introduction
- Scope of Work
- Drawing Overview
- DBE Participation Goal
- Louis Livers – DBE Coordinator
- Project Schedule Overview & Update
- Prequalification Process
- Points of Contact
- Communication & Availability and Accessibility to Plans
- COVID-19 DBE Outreach Plan (Begins 05/18/2020) - Correspondence, Meetings, and Potential Situations
Introduction:
Project Team

- William Lemoine
  - Vice President, East Market
  - Healthcare and Project Executive

- Wes Wallace
  - Safety Director

- Louis Livers
  - PM Partner & DBE Coordinator

- Jason Miranda
  - Operations Manager

- Mitchell Garner
  - Preconstruction Manager

- Barry Jones
  - Project Manager

- Tony Perdue
  - Project Superintendent

- Christian Ruppert
  - Estimator

- Christian Ruppert
  - Project Engineer

- Sam Huffman
  - Estimator

[PROJECT CONTROLS]
- Pre-Construction
- Purchasing
- Project Management Asst.
- Document Control
- Virtual Construction
- BIM
Introduction

- Louisiana Contractor with full-service offices in New Orleans, Baton Rouge and Lafayette
- A regional contractor with a project portfolio ranging from San Antonio, Texas to Charleston, South Carolina
- A combination of old-fashioned General Contracting and sophisticated Construction Management
- A performance driven company; an owner/officer is assigned to each project and has primary responsibility from start to finish
- A trusted preconstruction leader; performing over 100 preconstruction exercises annually, valued in excess of $2 billion
- Negotiated GMP projects represent 80% of our annual revenue

Raising the Bar. Setting the Standard.
Lemoine has built its reputation on a foundation of trust, delivering over $2 billion in preconstruction services and completing over 950 individual projects.
Scope of Work

• **Early Release Package:**
  • Demolition and Abatement
  • Cut / Cap / Make Safe Utilities
  • Survey of Existing Piles and Backfill Building Pad

• **New Construction Package:**
  • New school, ground up
  • 3-story building roughly 105,000 SF
  • Gym and Auditorium
  • LEED Certified project
  • Foundations - Timber / Auger piles, slab on grade
  • Structural steel and slab on metal deck
  • Skin - brick veneer and glazing
  • VCT, carpet tile, terrazzo, porcelain tile, ceramic tile, quarry tile, and gym wood flooring
  • Food Service Equipment
DBE Goal

35%

DBE Participation
DBE Coordinator’s Responsibilities:

1. **Program Coordination and Compliance:**
   The DBE Coordinator will fully immerse in the program’s goals and participation requirements to create an effective DBE Procedure and Policy for the RSD. This policy will be the project’s guidebook to manage and measure our compliance to your DBE Program, ensuring that we maintain full DBE participation throughout the life of the project.

2. **Recruitment and Training:**
   Mr. Livers will prepare, organize, and conduct community outreach events and training seminars to encourage engagement and participation in the DBE Program application process. The DBE Coordinator will utilize various public outlets to schedule and promote the outreach and training events to recruit, educate, and assist businesses in the application process. These outlets include: utilizing Council and Women’s Business Enterprise Council South.

3. **Administration and Liaison:**
   Mr. Livers will lead the efforts in program reporting and participation updates to the Lemoine project team. He will serve as the liaison between DBEs, Lemoine, and any subcontractors. If necessary, Mr. Livers will develop and implement press campaigns and maintain press relations.
Project Schedule Update & Overview

- **Preconstruction Schedule:**
  - New Construction – 90% Construction Documents
  - Documents distributed to trade partners early-June (Tentative)
  - Pricing due to Lemoine late-June (Tentative)

- **Construction Schedule:**
  - Demo/Abatement
    - Mobilization June 2020 (Pending Approval / Award)
    - Duration is expected to be approximately 6 months
  - New Construction
    - Mobilization November 2020 (Pending Approval / Award)
    - Duration is expected to be approximately 16 months
NOTE: Coupons will be distributed for free applications

• Get Registered if Not in System
• Vouchers Provided
• Review: Safety, Financials, Work History, Experience, etc.
Preconstruction Points of Contacts

- **Preferred Method & Order of Communication & Intake:**
  1. E-mail: bids@lemoinecompany.com
  2. Phone: (504) 309-2424
  3. Building Connected: Get Setup @
     http://app.buildingconnected.com/create-account

Main Point of Contact - Preconstruction:

Mr. Mitchell Garner  
NOLA Preconstruction Manager  
Ph: (504) 309-2424  
email: Mitchell.Garner@lemoinecompany.com

Main Point of Contact – Estimating

Mr. Christian Ruppert  
NOLA Project Engineer  
Ph: (504) 309-2424  
email: Christian.ruppert@lemoinecompany.com
Communication & Availability and Accessibility to Plans

Communication:
- Advertisements
  - Trade Journals
    - City Business
    - Daily Journal
  - City of New Orleans Office of Procurement
- Building Connected Website
  - E-mail Notifications
- Vendor Outreach & Partnering Meetings

Information & Plan Access:
- Lemoine Project Page
  - Access Cohen HS CMaR Page Link
    - Direct Links to Bid Packages & Plans
    - Scheduled Events
    - Building Connected Registration Link
- Building Connected
- Information Distribution to Urban League of LA
- Plan Room at Lemoine Offices
  - Physical Plans
  - Jump Drives Available
COVID-19 DBE Outreach Plan (Begins 05/18/2020)

• Invite all DBE subs on our public plan room, Building Connected, as a funnel for communication
  • We will have constant communication via Building Connected promoting DBE participation
  • RSD and Jacobs / CSRS will be included in the correspondence as well
  • The DBE subs invited per the list will be a living document and additional subs will be invited throughout the weeks

• Virtual Outreach Meetings (Begins 05/18/2020)
  • Weekly live Zoom Meetings that are recorded and published on Building Connected
  • After the first week’s meeting, we will log all questions and share answers in the weekly outreach meetings that follow
  • Provide updates on the project status and bid schedule
COVID-19 DBE Outreach Plan (Begins 05/18/2020)

• How will we use Building Connected?
  • Publish Virtual Outreach Recordings and Calendar
  • It will include our solicitation of proposals with project description
  • Provide a list of 1st tier subs (per scope of work) that are invited to the project in order for DBE subs to reach out and be 2nd tier subs
    • We will include all major Subcontractors and their contact information
  • Example information available on Building Connected for DBE Subcontractor’s reference
    • DBE Pre-Con Paperwork
    • SAM’s Registration Link
    • Bid Form Example
    • Lemoine scope sheet example for DBE expectations during the bidding process
COVID-19 DBE Outreach Plan (Begins 05/18/2020)

- Face-to-Face Meetings (if environmental conditions allow)
  - One-on-one meetings with interested Subcontractors
- Potential Outreach Event at the project site
Behrman Elementary School New-CMAR

- **Architects**
  - Waggonner & Ball

- **Scope of Work**
  - Renovation of 109,000 sf School
  - 15,000 sf Gymnasium and a 10,000 sf Early Childhood Learning Center on 3.53 acre Site.
  - Associated Site Development Work
  - Stormwater Management System

- **Pre-Con Awarded**
  - Landis Construction 3/28/19

- **50% Submission Due**
  - April 2020

- **100% Submission Due (GMP)**
  - June 2020

- **Estimated Construction**
  - $32 Million - $34 Million

- **Funding Source**
  - FEMA
  - Historic Tax Credits

- **Approximately 134,000 sf**

- **LEED Certified**
Behrman Elementary School-CMAR Contractor

Christian Generes, LEED AP
President

Office: 504.833.6070
cgeneres@landisllc.com

8300 Earhart Boulevard, Suite 300
New Orleans, Louisiana 70118
in conjunction with Mentor-Protégé Partner

Behrman Elementary School
Landis Construction
- 64+ year old Louisiana Construction Company
- Local New Orleans Office with 60+ employees
- Multi-state licenses and self-performed work capabilities
- Municipal, Hospitality, Industrial, Healthcare, and Multi-Family
- 234 Education Projects over the past 20 years

Legacy Restoration and Referral
- Family-Owned Company
- Run by a veteran with two purple hearts
- Performs work throughout Southeast Louisiana

Behrman Elementary School
DBE Participation Goal for this Project: 35%

DBE Participation (Recent Projects)

• 41% DBE Participation on 818 Howard Avenue Renovation (Current)
• 35% DBE Participation on Youth Study Center
• 52% DBE Participation on Iberville Phase VII
• 55% DBE Participation on Iberville Phase VI
• 39% DBE Participation on Iberville Phase V
• 28% DBE Participation on Gert Town Natatorium

Behrman Elementary School
GENERAL CONTRACTOR INFORMATION

Home Office: 8300 Earhart Blvd, Suite 300 New Orleans, Louisiana 70118
Site Office: 720 Slidell Street, New Orleans, Louisiana 70115

Contractor’s Team:

• Christian Generes – President, cgeneres@landisllc.com, 504.833.6070
• Kyle Condon – Chief Construction Officer, kcondon@landisllc.com, 504.833.6070
• Sarah Busch – VP of Operations, sbusch@landisllc.com, 504.833.6070
• Ryan Allen – VP of Preconstruction, rallen@landisllc.com, 504.833.6070
• Jamie Christovich – Chief Estimator, jchristovich@landisllc.com, 504.833.6070
• Mike Edgeworth – Project Manager, medgeworth@landisllc.com, 504.833.6070
• Lance Roberts – Project Coordinator, lroberts@landisllc.com, 504.833.6070
• Dane Hogan – Project Engineer, dhogan@landisllc.com, 504.833.6070
• Tarrell Youngblood – Project Engineer, tyoungblood@landisllc.com, 504.833.6070
• David Wake – Superintendent, dwake@landisllc.com, 504.833.6070
• Gary Melerine – Gen. Super./Safety Manager, gmelerine@landisllc.com, 504.833.6070
• Noel Williams – Legacy Owner, nwilliams@legacy-restoration-llc.com, 504.421.7293
• Jerome Webb – Onsite Foreman/Project Engineer, jeromewebb63@gmail.com, 954.573.5724

Behrman Elementary School
Building A Elevations

Behrman Elementary School
Building B Elevations

Behrman Elementary School
Early Learning Center

Behrman Elementary School
**Scope of Work:**

**Demolition Phase**

- Selective demolition of certain portions of an existing 3-story school building and building site, including abatement of existing hazardous materials
- Demolition of an existing single-story school gymnasium building, including foundations and certain site improvements, including abatement of existing hazardous materials

**Construction Phase**

- The full renovation of the existing 109,000sf three-story school to serve 1st - 8th Grades, the construction of a new 12,800sf Early Learning Center to serve Pre-K and Kindergarten students, and the construction of a new 14,900sf Gymnasium to serve the elementary school.
- The existing school building is located on one lot, and the new Early Learning Center and new Gymnasium will be constructed one a separate lot across Vallette Street from the main school building. Both lots will require new site work.

Behrman Elementary School
Opportunities by Trade:

- Structural Concrete
- Masonry
- Structural & Miscellaneous Steel
- Rough Carpentry
- Millwork
- Countertops
- Waterproofing & Joint Sealants
- Metal Pall Panels
- Roofing
- Firestopping
- Doors, Frames & Hardware
- Overhead Doors
- Aluminum Storefront & Metal Windows
- Wood Window Restoration
- Cold Formed Metal Framing
- Light Gauge Metal Framing
- Gypsum Board
- Acoustical Ceilings
- Insulation
- Flooring
- Painting
- Toilet Accessories
- Signage
- Metal Lockers
- Clock Tower Repairs
- Food Service Equipment
- Theater & Stage Equipment
- Window Treatment
- Pre-engineered Metal Building
- Elevators
- Fire Suppression
- Plumbing
- HVAC Systems
- Electrical & Special Systems
- Termite Treatment
- Piling
- Landscaping
- Fencing
- Site Utilities & Storm Drainage
- Demolition (Construction Phase)

*Bid packages by buildings available
Projected Schedule

Demolition Phase
• Mobilize/Start Demolition: May 4 – 18, 2020
• Completion: August 2020
  * Subs/Vendors have been awarded for this phase already

Construction Phase
• 50% CDs Bid Packaged Distributed – Week of April 20, 2020
• Tentative Due Date for Sub Pricing – May 20, 2020
  * Project will not be awarded to subs/vendors at this time, but participation will be taken into consideration at 90% CD package.
• 90% CDs Bid Packaged Distributed – June 2020
• Due Date for Sub Pricing – June/July 2020 (tentative)
• Subcontractor Selection & Award – July/August 2020 (tentative)
• Start Date for Build Back Project: August/September 2020 (tentative)
Prequalification Requirements / Process

- Go to [http://www.landisllc.com](http://www.landisllc.com) and click on “Working with Landis” OR directly enter - [http://www.landisllc.com/prequalification](http://www.landisllc.com/prequalification)
- Click on “PDF of the Pre-Qualification form” to download pdf and email to estimating@landisllc.com
Bid / Proposal Process

• Requests to be added to Behrman bid list should go to estimating@landisllc.com or call 504.833.6070

• Outreach Efforts will include:
  • Industry Organizations (NOLABA, Urban League, and Good Work Network)
  • Project Design Meetings at Milestones
  • Advertisements in Print Media

• Specific help/assistance by DMM & Associates (Margaret Montgomery and Dorothy Reese) 504.282.8222 margaret@dmmassociates.com; dottie@dmmassociates.com

• All project correspondence via Procore www.procore.com
  • Bid Date and updates
  • Plans, Specifications, and Addenda

• Bids shall be submitted through Procore, Fax 504.833.6229, or estimating@landisllc.com
  • How to submit through Procore

Behrman Elementary School
Estimators by Division/Scope:

Divisions 2, 3, 31, 32 and 33 – Paul Manifold, pmanifold@landisllc.com

Divisions 4 and 5 – Lance Roberts, lroberts@landisllc.com

Divisions 6, 7, and 8 – Jake Webster, jwebster@landisllc.com

Divisions 9, 10, 11, 12, and 13 – Marcy Nash, mnash@landisllc.com

Divisions 14, 21, 22, 23 and 26 – Jamie Christovich, jchristovich@landisllc.com
Career Technical Education Center School
Major Renovation - CMAR

- **Architect**
  SCNZ

- **Scope of Work**
  Renovation of Former McDonogh 35 High School
  Into a 145,000sf CTE-HS

- **Pre-Con Awarded**
  Broadmoor Construction-01/03/19

- **50% Submission Due**
  March 2020

- **100% Submission Due**
  July 2020

- **Estimated Construction**
  $23 Million - $25 Million

- **Funding Source**-FEMA

- **Approximately-145,000sf**
  3.4 Acre site

- **LEED Certified**
Career Technical Education Center-CMAR Contractor

John Manion
Project Executive - V.P.
Office: 504-885-5400
jmanion@broadmoorllc.com
2740 North Arnoult
Metairie, Louisiana 70002
FOUNDED IN 1973. LA LICENSE NO. 7908

GENERAL CONTRACTOR - DESIGN BUILD

AVERAGE $100 MILLION IN ANNUAL REVENUE

COMMERCIAL - INDUSTRIAL - RESIDENTIAL

EQUAL EMPLOYMENT OPPORTUNITY/ AFFIRMATIVE ACTION EMPLOYER

OVER 2.6+ BILLION IN CONSTRUCTION PROJECTS IN GREATER NEW ORLEANS AREA

CAREER TECHNICAL EDUCATION - HIGH SCHOOL - REVISED APRIL 2020
Livers Construction Inc.

FOUNDED IN 1990

GENERAL CONTRACTOR

COMMERCIAL - RESIDENTIAL

LOCALLY OWNER AND OPERATED

RECENTLY COMPLETED 3 PROJECTS WITH THE RSD:

BOOKER T. WASHINGTON

EDNA KARR

JOHN MCDONOUGH

CAREER TECHNICAL EDUCATION - HIGH SCHOOL - REVISED APRIL 2020
PROJECT TEAM LEADERSHIP

JOHN MANION - BROADMOOR

VICE PRESIDENT - PROJECT EXECUTIVE - JMANION@BROADMOORLLC.COM

LOUIS LIVERS - LIVERS CONSTRUCTION

PRESIDENT - DBE PARTNER - LOUIS@LIVERSCONSTRUCTION.COM

NATHAN HUNTER - BROADMOOR

VICE PRESIDENT - PRE-CONSTRUCTION LEAD - NHUNTER@BROADMOORLLC.COM

TODD JAMES - BROADMOOR

DIRECTOR OF STRATEGIC PLANNING - DBE LEAD - TJAMES@BROADMOORLLC.COM
PROJECT SUPPORT TEAM

PRECONSTRUCTION:

KAITLYN DERENBECKER - BROADMOOR

PRE-CONSTRUCTION MAMANGER - KDERENBECKER@BROADMOORLLC.COM

PEDRO MOLINA - LIVER'S CONSTRUCTION

ASSISTANT PRE-CONSTRUCTION & PROJECT MANAGER, - PEDRO@LIVERSCONSTRUCTION.COM

TAYLOR POSPISIL - BROADMOOR

DBE REPORTING COORDINATOR - TPOSPISIL@BROADMOORLLC.COM
PROJECT SCOPE OF WORK

PROJECT: CAREER TECHNICAL EDUCATION HIGH SCHOOL AT KERLERC STREET CMAR
RSD PROJECT NO. 2017-0530-0001

THE PROJECT IS LOCATED AT 1331 KERLERC STREET, NEW ORLEANS, LA 70116 AND CONSISTS OF SELECTIVE DEMOLITION AND RENOVATION OF EXISTING STRUCTURES FOR THE CONSTRUCTION OF A CAREER TECHNICAL EDUCATION HIGH SCHOOL.
DEMOLOTION SCOPE OF WORK

INCLUDES SELECTIVE DEMOLITION OF EXISTING, 3 STORY, APPROXIMATELY 145,000SF STRUCTURE AND AN APPROXIMATELY 3.4 ACRE SITE. SELECTIVE DEMOLITION WILL PRIMARILY BE OF INTERIOR WALLS, CEILINGS, FINISHES, AND MEP SYSTEMS BUT MAY INCLUDE ABOVE-GROUND AND SUBSURFACE DEMOLITION OF CONCRETE, MASONRY, STEEL STRUCTURES, STRUCTURAL SLABS AND FOUNDATIONS, PAVING, CURBS, WALKS AND RAMPS, UNDERGROUND AND ABOVE GROUND UTILITIES TO PUBLIC WAY OUTSIDE OF PROPERTY, LANDSCAPING, ELECTRICAL SERVICE AND EQUIPMENT, GRAVEL, AND PORTIONS OF EXISTING FENCING IN ORDER TO MEET THE OWNER PROGRAM AND DESIGN REQUIREMENTS. SOME ONSITE REMEDIATION OF IDENTIFIED CONTAMINANTS MAY APPLY.
RENOVATION SCOPE OF WORK

COMPLETE INTERIOR RENOVATION OF AN APPROXIMATELY 145,000SF FACILITY. NEW UTILITIES INCLUDING BUT NOT LIMITED TO MECHANICAL, PLUMBING, LIGHTING, ELECTRICAL, AND SPECIAL SYSTEMS. ASSOCIATED SITEWORK AND PAVING FOR PARKING AS WELL AS PEDESTRIAN AND VEHICULAR CIRCULATION. SPECIALIZE PROGRAM ELEMENTS INCLUDE; CLASSROOMS, STUDENT DINING FACILITIES, FOOD SERVICE/ CULINARY LABS, AND CAREER PATHWAY LABS AND SHOPS.
PROPOSED SITE PLAN
CAREER TECHNICAL EDUCATION - HIGH SCHOOL - REVISED APRIL 2020
PROJECT SCHEDULE KEY DATE

1st

GET REGISTERED

PLEASE EMAIL YOUR REGISTRATION REQUEST TO:

estimating@broadmoorllc.com
WHAT'S NEXT?

1. UPON REGISTRATION WITH US  
estimating@broadmoorllc.com

2. PREPARE FOR MAY ISSUE OF BID SUBMISSION PACKAGES

3. INVITATIONS WILL BE SENT TO REGISTERED SUB CONTRACTORS THROUGH OUR SMARTBID PORTAL

4. SUBMIT ALL INQUIRIES & PROPOSALS
PROJECT SCHEDULE KEY DATES

- Demo & Abatement GMP package for bid – May 5, 2020
- Demo & Abatement GMP pricing due back – May 27, 2020
- Demo & Abatement Construction Start – August 2020
- 90% CD’s out for bid – End of May 2020
- 100% CD's out for bid – Mid July 2020
PROJECT SCHEDULE KEY DATES - CONTINUED

90% Pricing Back – June 16, 2020

100% CD’s out for GMP Pricing – Mid July 2020

100% CD GMP Pricing – Due Early August 2020

Full Construction Start – October 2020
# Opportunities by Trade

## Scopes of Work

<table>
<thead>
<tr>
<th>Demolition</th>
<th>Painting</th>
</tr>
</thead>
<tbody>
<tr>
<td>Concrete</td>
<td>Specialties</td>
</tr>
<tr>
<td>Masonry</td>
<td>Fire Sprinkler Systems</td>
</tr>
<tr>
<td>Structural Steel</td>
<td>Plumbing</td>
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<tr>
<td>Rough &amp; Finish Carpentry</td>
<td>HVAC</td>
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<tr>
<td>Millwork</td>
<td>Electrical</td>
</tr>
<tr>
<td>Thermal &amp; Moisture Protection</td>
<td>Special Systems</td>
</tr>
<tr>
<td>Roofing</td>
<td>Earthwork</td>
</tr>
<tr>
<td>Doors/Frames/Hardware</td>
<td>Driven Piles</td>
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<tr>
<td>Glass &amp; Glazing</td>
<td>Utilities / Drainage</td>
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<tr>
<td>Interior Finishes</td>
<td>Concrete Paving &amp; Asphalt</td>
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<tr>
<td>Flooring</td>
<td>Landscaping</td>
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# Our Pre-Construction Team Contacts Listed by Trade

<table>
<thead>
<tr>
<th>Scope of Work</th>
<th>Divison</th>
<th>Responsibility</th>
<th>Email</th>
</tr>
</thead>
<tbody>
<tr>
<td>Interior/Exterior/ Site Demolition</td>
<td>2</td>
<td>Kaitlyn Derenbecker</td>
<td><a href="mailto:kderenbecker@broadmoorllc.com">kderenbecker@broadmoorllc.com</a></td>
</tr>
<tr>
<td>Hazardous Materials/ Abatement</td>
<td>2</td>
<td>Kaitlyn Derenbecker</td>
<td><a href="mailto:kderenbecker@broadmoorllc.com">kderenbecker@broadmoorllc.com</a></td>
</tr>
<tr>
<td>Concrete Work</td>
<td>3</td>
<td>Matt Ward</td>
<td><a href="mailto:mward@broadmoorllc.com">mward@broadmoorllc.com</a></td>
</tr>
<tr>
<td>Formwork</td>
<td>3</td>
<td>Matt Ward</td>
<td><a href="mailto:mward@broadmoorllc.com">mward@broadmoorllc.com</a></td>
</tr>
<tr>
<td>Reinforcing Steel</td>
<td>3</td>
<td>Matt Ward</td>
<td><a href="mailto:mward@broadmoorllc.com">mward@broadmoorllc.com</a></td>
</tr>
<tr>
<td>Form/Place/Finish</td>
<td>3</td>
<td>Matt Ward</td>
<td><a href="mailto:mward@broadmoorllc.com">mward@broadmoorllc.com</a></td>
</tr>
<tr>
<td>Brick Masonry/ Masonry Repair</td>
<td>4</td>
<td>Matt Ward</td>
<td><a href="mailto:mward@broadmoorllc.com">mward@broadmoorllc.com</a></td>
</tr>
<tr>
<td>CMU</td>
<td>4</td>
<td>Matt Ward</td>
<td><a href="mailto:mward@broadmoorllc.com">mward@broadmoorllc.com</a></td>
</tr>
<tr>
<td>Structural Metal Framing</td>
<td>5</td>
<td>Kaitlyn Derenbecker</td>
<td><a href="mailto:kderenbecker@broadmoorllc.com">kderenbecker@broadmoorllc.com</a></td>
</tr>
<tr>
<td>Metal Fabrications/ Railings</td>
<td>5</td>
<td>Kaitlyn Derenbecker</td>
<td><a href="mailto:kderenbecker@broadmoorllc.com">kderenbecker@broadmoorllc.com</a></td>
</tr>
<tr>
<td>Roof Equipment Platforms</td>
<td>5</td>
<td>Kaitlyn Derenbecker</td>
<td><a href="mailto:kderenbecker@broadmoorllc.com">kderenbecker@broadmoorllc.com</a></td>
</tr>
<tr>
<td>Rough Carpentry (Blocking)</td>
<td>6</td>
<td>Katie Webb</td>
<td><a href="mailto:kwebb@broadmoorllc.com">kwebb@broadmoorllc.com</a></td>
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<tr>
<td>Finish Carpentry</td>
<td>6</td>
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<td><a href="mailto:kwebb@broadmoorllc.com">kwebb@broadmoorllc.com</a></td>
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<tr>
<td>Architectural Woodwork</td>
<td>6</td>
<td>Katie Webb</td>
<td><a href="mailto:kwebb@broadmoorllc.com">kwebb@broadmoorllc.com</a></td>
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<tr>
<td>Solid Surface Fabrications</td>
<td>6</td>
<td>Katie Webb</td>
<td><a href="mailto:kwebb@broadmoorllc.com">kwebb@broadmoorllc.com</a></td>
</tr>
<tr>
<td>Fluid Applied Air Barriers/ Waterproofing</td>
<td>7</td>
<td>Maro Hihar</td>
<td><a href="mailto:mhihar@broadmoorllc.com">mhihar@broadmoorllc.com</a></td>
</tr>
<tr>
<td>Spray Foam Insulation</td>
<td>7</td>
<td>Maro Hihar</td>
<td><a href="mailto:mhihar@broadmoorllc.com">mhihar@broadmoorllc.com</a></td>
</tr>
<tr>
<td>Firestopping</td>
<td>7</td>
<td>Maro Hihar</td>
<td><a href="mailto:mhihar@broadmoorllc.com">mhihar@broadmoorllc.com</a></td>
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<tbody>
<tr>
<td>SBS Roofing</td>
<td>7</td>
<td>Katie Webb</td>
<td><a href="mailto:kwebb@broadmoorllc.com">kwebb@broadmoorllc.com</a></td>
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<tr>
<td>Standing Seam Metal Roofing</td>
<td>7</td>
<td>Katie Webb</td>
<td><a href="mailto:kwebb@broadmoorllc.com">kwebb@broadmoorllc.com</a></td>
</tr>
<tr>
<td>Rigid Insulation</td>
<td>7</td>
<td>Katie Webb</td>
<td><a href="mailto:kwebb@broadmoorllc.com">kwebb@broadmoorllc.com</a></td>
</tr>
<tr>
<td>Insulated Metal Panels</td>
<td>7</td>
<td>Katie Webb</td>
<td><a href="mailto:kwebb@broadmoorllc.com">kwebb@broadmoorllc.com</a></td>
</tr>
<tr>
<td>Brake Metal Beam Covers</td>
<td>7</td>
<td>Katie Webb</td>
<td><a href="mailto:kwebb@broadmoorllc.com">kwebb@broadmoorllc.com</a></td>
</tr>
<tr>
<td>Stainless Steel Mesh Rainscreens (@ NE Elev.)</td>
<td>7</td>
<td>Katie Webb</td>
<td><a href="mailto:kwebb@broadmoorllc.com">kwebb@broadmoorllc.com</a></td>
</tr>
<tr>
<td>Joint Sealants &amp; Expansion Joints</td>
<td>7</td>
<td>Maro Hihar</td>
<td><a href="mailto:mhihar@broadmoorllc.com">mhihar@broadmoorllc.com</a></td>
</tr>
<tr>
<td>HM Doors/Frame/Wood Doors/Hardware</td>
<td>8</td>
<td>Matt Ward</td>
<td><a href="mailto:mward@broadmoorllc.com">mward@broadmoorllc.com</a></td>
</tr>
<tr>
<td>Overhead Doors</td>
<td>8</td>
<td>Matt Ward</td>
<td><a href="mailto:mward@broadmoorllc.com">mward@broadmoorllc.com</a></td>
</tr>
<tr>
<td>Exterior &amp; Interior Glazing/Storefronts/Skylights</td>
<td>8</td>
<td>Kaitlyn Derenbecker</td>
<td><a href="mailto:kderenbecker@broadmoorllc.com">kderenbecker@broadmoorllc.com</a></td>
</tr>
<tr>
<td>Translucent Panels (CPI Daylighting)</td>
<td>8</td>
<td>Kaitlyn Derenbecker</td>
<td><a href="mailto:kderenbecker@broadmoorllc.com">kderenbecker@broadmoorllc.com</a></td>
</tr>
<tr>
<td>Gypsum Board Assemblies/Acoustical Ceilings/Acoustical Treatments</td>
<td>9</td>
<td>Kaitlyn Derenbecker</td>
<td><a href="mailto:kderenbecker@broadmoorllc.com">kderenbecker@broadmoorllc.com</a></td>
</tr>
<tr>
<td>Suspended Acoustical Clouds &amp; Baffles</td>
<td>9</td>
<td>Kaitlyn Derenbecker</td>
<td><a href="mailto:kderenbecker@broadmoorllc.com">kderenbecker@broadmoorllc.com</a></td>
</tr>
<tr>
<td>Flooring &amp; Base</td>
<td>9</td>
<td>Pedro Molina</td>
<td><a href="mailto:pedro@liversconstruction.com">pedro@liversconstruction.com</a></td>
</tr>
<tr>
<td>Painting</td>
<td>9</td>
<td>Pedro Molina</td>
<td><a href="mailto:pedro@liversconstruction.com">pedro@liversconstruction.com</a></td>
</tr>
<tr>
<td>Signage</td>
<td>10</td>
<td>Kaitlyn Derenbecker</td>
<td><a href="mailto:kderenbecker@broadmoorllc.com">kderenbecker@broadmoorllc.com</a></td>
</tr>
<tr>
<td>Operable Partition (Folding Glass Walls)</td>
<td>10</td>
<td>Kaitlyn Derenbecker</td>
<td><a href="mailto:kderenbecker@broadmoorllc.com">kderenbecker@broadmoorllc.com</a></td>
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</thead>
<tbody>
<tr>
<td>Fire Protection Specialties</td>
<td>10</td>
<td>Kaitlyn Derenbecker</td>
<td><a href="mailto:kderenbecker@broadmoorllc.com">kderenbecker@broadmoorllc.com</a></td>
</tr>
<tr>
<td>Toilet Compartments &amp; Urinal Screens</td>
<td>10</td>
<td>Kaitlyn Derenbecker</td>
<td><a href="mailto:kderenbecker@broadmoorllc.com">kderenbecker@broadmoorllc.com</a></td>
</tr>
<tr>
<td>Toilet &amp; Bath Accessories</td>
<td>10</td>
<td>Kaitlyn Derenbecker</td>
<td><a href="mailto:kderenbecker@broadmoorllc.com">kderenbecker@broadmoorllc.com</a></td>
</tr>
<tr>
<td>Lockers</td>
<td>10</td>
<td>Matt Ward</td>
<td><a href="mailto:mward@broadmoorllc.com">mward@broadmoorllc.com</a></td>
</tr>
<tr>
<td>Canopies</td>
<td>10</td>
<td>Matt Ward</td>
<td><a href="mailto:mward@broadmoorllc.com">mward@broadmoorllc.com</a></td>
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<tr>
<td>Equipment</td>
<td>11</td>
<td>Maro Hihar</td>
<td><a href="mailto:mhihar@broadmoorllc.com">mhihar@broadmoorllc.com</a></td>
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<tr>
<td>Appliances</td>
<td>11</td>
<td>Maro Hihar</td>
<td><a href="mailto:mhihar@broadmoorllc.com">mhihar@broadmoorllc.com</a></td>
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<tr>
<td>FF&amp;E &amp; OS&amp;E</td>
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<td>Kaitlyn Derenbecker</td>
<td><a href="mailto:kderenbecker@broadmoorllc.com">kderenbecker@broadmoorllc.com</a></td>
</tr>
<tr>
<td>Window Treatments/ Roller Shades</td>
<td>12</td>
<td>Kaitlyn Derenbecker</td>
<td><a href="mailto:kderenbecker@broadmoorllc.com">kderenbecker@broadmoorllc.com</a></td>
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<tr>
<td>Site Furnishings</td>
<td>12</td>
<td>Katie Webb</td>
<td><a href="mailto:kwebb@broadmoorllc.com">kwebb@broadmoorllc.com</a></td>
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<tr>
<td>Elevators</td>
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<td><a href="mailto:kwebb@broadmoorllc.com">kwebb@broadmoorllc.com</a></td>
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<td>Fire Sprinkler Systems</td>
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<td>Katie Webb</td>
<td><a href="mailto:kwebb@broadmoorllc.com">kwebb@broadmoorllc.com</a></td>
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<tr>
<td>Mechanical Systems</td>
<td>23</td>
<td>Kaitlyn Derenbecker</td>
<td><a href="mailto:kderenbecker@broadmoorllc.com">kderenbecker@broadmoorllc.com</a></td>
</tr>
<tr>
<td>Electrical &amp; Special Systems Cabling</td>
<td>26</td>
<td>Kaitlyn Derenbecker</td>
<td><a href="mailto:kderenbecker@broadmoorllc.com">kderenbecker@broadmoorllc.com</a></td>
</tr>
<tr>
<td>IT/Low Voltage/AV/Special Systems</td>
<td>26</td>
<td>Kaitlyn Derenbecker</td>
<td><a href="mailto:kderenbecker@broadmoorllc.com">kderenbecker@broadmoorllc.com</a></td>
</tr>
</tbody>
</table>
## OUR PRE-CONSTRUCTION TEAM CONTACTS LISTED BY TRADE

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<thead>
<tr>
<th>Scope of Work</th>
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<th>Responsibility</th>
<th>Email</th>
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<tbody>
<tr>
<td>Sitework</td>
<td>31</td>
<td>Maro Hihar</td>
<td><a href="mailto:mhihar@broadmoorllc.com">mhihar@broadmoorllc.com</a></td>
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<tr>
<td>Piles</td>
<td>31</td>
<td>Maro Hihar</td>
<td><a href="mailto:mhihar@broadmoorllc.com">mhihar@broadmoorllc.com</a></td>
</tr>
<tr>
<td>Concrete Paving &amp; Sidewalks</td>
<td>32</td>
<td>Pedro Molina</td>
<td><a href="mailto:pedro@liversconstruction.com">pedro@liversconstruction.com</a></td>
</tr>
<tr>
<td>Parking Lot Striping &amp; Signage</td>
<td>32</td>
<td>Pedro Molina</td>
<td><a href="mailto:pedro@liversconstruction.com">pedro@liversconstruction.com</a></td>
</tr>
<tr>
<td>Landscaping &amp; Irrigation / Pavers</td>
<td>32</td>
<td>Katie Webb</td>
<td><a href="mailto:kwebb@broadmoorllc.com">kwebb@broadmoorllc.com</a></td>
</tr>
<tr>
<td>Fencing &amp; Masonry Screen Wall</td>
<td>32</td>
<td>Katie Webb</td>
<td><a href="mailto:kwebb@broadmoorllc.com">kwebb@broadmoorllc.com</a></td>
</tr>
<tr>
<td>Utilities</td>
<td>33</td>
<td>Pedro Molina</td>
<td><a href="mailto:pedro@liversconstruction.com">pedro@liversconstruction.com</a></td>
</tr>
<tr>
<td>Storm Water Retention (Filter Boxes)</td>
<td>33</td>
<td>Pedro Molina</td>
<td><a href="mailto:pedro@liversconstruction.com">pedro@liversconstruction.com</a></td>
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WE ALSO WOULD LIKE TO THANK OUR LOCAL AGENCIES FOR THEIR ASSISTANCE WITH OUR OUTREACH EFFORTS
<table>
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<tr>
<th>#</th>
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<th>Project Name</th>
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<td>Custodial Services</td>
<td>RFP</td>
<td>5/1/2020</td>
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<td>Maintenance Services</td>
<td>RFP</td>
<td>5/1/2020</td>
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<td>3</td>
<td>Hynes</td>
<td>Phase 3 Repairs</td>
<td>ITB</td>
<td>2nd Quarter</td>
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<td>District-Wide</td>
<td>Engineering Services (MEP)</td>
<td>RFQ</td>
<td>2nd Quarter</td>
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<td>Real Estate Appraiser</td>
<td>RFP</td>
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<td>Real Estate Consultant</td>
<td>RFP</td>
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<td>HVAC On-Call Repairs</td>
<td>RFP/RFQ</td>
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<td>Multiple Sites</td>
<td>RFI - Vacant Sites</td>
<td>RFI</td>
<td>3rd Quarter</td>
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<td>9</td>
<td>Multiple Sites</td>
<td>Kitchen Lead Filtration</td>
<td>ITB</td>
<td>3rd Quarter</td>
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<td>RFP</td>
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<td>Renovation</td>
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<td>Environmental Services</td>
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<td>Douglass</td>
<td>Auditorium Renovation</td>
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<td>McMain</td>
<td>Auditorium Renovation</td>
<td>ITB</td>
<td>1st Quarter - 2021</td>
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For more information click: [https://nolapublicschools.com/community/business-resources/solicitations](https://nolapublicschools.com/community/business-resources/solicitations), or email: jtemple@nolapublicschools.com
Questions & Answers/
Closing Remarks

Thank you for attending the Construction Management At Risk Procurement-DBE Virtual Networking Event. We certainly hope that you benefited from the event.

The Presentation will be available on the RSD Website at https://sfmpnola.org/procurement/capital-projects-procurement/

The event recording & presentation will be posted under ‘Construction Management at Risk (CMAR)’ for review or downloading.

This report is for general information only. All dates and estimated construction values are estimates and subject to change at any time without advance notice.