



**EXHIBIT D
PRE-PROPOSAL CONFERENCE AGENDA**

REQUEST FOR QUALIFICATIONS

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

**New STEM Complex
Southern University
Baton Rouge, Louisiana
Project No. 19-616-20-02, F.19002357**

January 26, 2023

ITEM NO. 1: PRE-PROPOSAL CONFERENCE

The non-mandatory Per-Proposal Conference associated with this RFQ was held at 2:00 PM local time on Thursday, February 09, 2023 in P.B.S. Pinchback Hall, Baton Rouge, LA. 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)

New STEM Complex
Southern University
Baton Rouge, Louisiana
Project No. 19-616-20-02, F.19002357

January 26, 2023

INTRODUCTIONS

- FP&C (Bobby Boudreaux, RFQ Coordinator, Jim Pugh, Senior Manager, and Barry Hickman, Project Manager)
- User Agency (Kenneth Dawson, System Director of Facilities Planning - Southern University System)
- Designer (Joe Saffioti, Manning, APC / Coleman Partners, LLC 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, March 2, 2023.
- 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 215 calendar days with GMP due on or prior to October 31, 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 | January 26, 2023 |
| • Pre-proposal conference | Thurs | February 09, 2023 |
| o Closing date for receipt of questions | Thurs | February 16, 2022 |
| o All questions responded to by addendum | | |
| • State’s response to questions | Tues | February 28, 2023 |
| o addendum issued / posted to LaPAC | | |
| • Electronic Submissions (statement of qualifications)
due 2:00 PM | Thurs | March 02, 2023 |
| o FPC-RFQ@la.gov | | |
| • Phase A short-list announced | Thurs | March 09, 2023 |
| • Phase B interviews | Thurs | March 23, 2023 |
| • DOA approval of contract award | Friday | March 24, 2023 |
| • CM@Risk contract award announcement | Friday | March 24, 2023 |
| • Pre-construction kick-off meeting | Thurs | March 30, 2023 |
| • Contract execution no later than | Thurs | March 30, 2023 |

(Please Note: Refer to RFQ Section 2.9: Change dates for Phase B interviews, DOA Approval of Contract, Pre-Construction kick off meeting, and Contract execution via this Agenda)

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

- Construction deadline (Basic Program - Base Bid Scope):
 - GMP Proposal Due – October 31, 2023
 - Award of Part B: Construction Services – November 22, 2023
 - Substantial Completion/Acceptance – May 15, 2025
- AFC (available funds for construction) = \$51,380,000

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 22-23)
 - 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 27 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)
 - \$51,380,000.00 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, February 16, 2023.

OVERVIEW OF PRELIMINARY PROGRAM

(Provided by: Joe Saffioti, Manning, APC / Coleman Partners, LLC AJV)

Q AND A

Q: What is the grading scale on the selection criteria for each category?

A: Scoring will be in ascending order with the lowest total score representing the best score (i.e. for each category best proposer = 1 point, second best – 2 points, etc.).

Q: What format and/or certifications are required to document diversity participation in the proposal?

A: There is no requirement or formal format required to document diversity participation in the proposal.

END OF AGENDA