



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)

Engineering Classroom Building
University of Louisiana at Lafayette
Lafayette, Louisiana
Project No. 19-640-20-02, F.19002350

July 8, 2022

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 Tuesday, June 29, 2021 via the Zoom platform per the following:

<https://us06web.zoom.us/j/85765641645?pwd=UlpzNVJRSXI6UUdUenZpZHpFQmdFQT09>

Password: 860983

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)

Engineering Classroom Building
University of Louisiana at Lafayette
Lafayette, Louisiana
Project No. 19-640-20-02, F.19002350

June 29, 2021

INTRODUCTIONS

- FP&C (Bobby Boudreaux, RFQ Coordinator, James (Jim) Pugh, Project Manager)
- User Agency (Scott Hebert - University of Louisiana at Lafayette)
- Designer (Gene Sellers, Jeff Smith – The Sellers Group / Holly & Smith Architects, 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 2:00 pm, Tuesday, July 26.
- 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 303 calendars days with GMP due on or prior to June 22, 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).

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)
 - \$19,041,890 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

Q and A

OVERVIEW OF PRELIMINARY PROGRAM / CONCEPT DRAWINGS (Designer)

END OF AGENDA