ADDENDUM NO. 5
REQUEST FOR QUALIFICATIONS

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

Center for Medical Education and Wellness
LSU Health Sciences Center - Shreveport
Louisiana State University
Project No. 19-604S-15-01, F.19002219

May 5, 2020

ITEM NO. 1: PRE-PROPOSAL CONFERENCE
The non-mandatory Per-Proposal Conference associated with this RFQ shall be held at 10:00 am local time on Wednesday, May 13, 2020 via the Zoom platform per the following:

Join from PC, Mac, Linux, iOS or Android:
https://zoom.us/j/91033512785?pwd=azdzTzQvb0d0YjNLVzE1RG5wd0svQT09
Password: 027564

Or Telephone:
Dial:
USA 404 443 2170
USA 8778487030 (US Toll Free)
Conference code: 436048

Find local AT&T Numbers: https://www.teleconference.att.com/servlet/glbAccess?process=1&accessNumber=4044432170&accessCode=436048

A copy of the Agenda is included herein. Minutes of the Pre-Proposal Conference will be issued via Addendum. Prospective Proposers are encouraged to participate.

END OF ADDENDUM
REQUEST FOR QUALIFICATIONS

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

Center for Medical Education and Wellness
LSU Health Sciences Center – Shreveport
Louisiana State University
Project No. 19-604S-15-01, F.19--2219

INTRODUCTIONS

- fp&c (Bobby Boudreaux, RFQ Coordinator, Sara McCann, Project Manager)
- user agency / lsu (Danny Mahaffey, LSU System)
- designer (Dale Songy, Coleman Partners / Ed Cordes, Perkins+Will)

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 4:00 pm, Thurs, May 28.
- FPC 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 240 calendars days adjusted if required for delivery of the GMP Proposal and 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, 1.1, page 4 and Addendum 3, EXHIBIT 8, page 12).
- Part A and Part B contracts shall consist of the following: AIA A133-2009 – (Owner/Construction Manager Agreement as modified by owner - Addendum 3), AIA A201-2017 (General Conditions of the Contract as modified by owner - Addendum 4), 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 13 of RFQ)

- RFQ formally advertised / posted to LaPAC  Tues  Apr 28
- pre-proposal conference  Wed  May 13
  - closing date for receipt of questions  Mon  May 18
  - all questions responded to by addendum
- state’s response to questions  Wed  May 20
  - addendum no. 5 issued / posted to LaPAC
- proposals (statement of qualifications) due  4:00 pm  Thurs  May 28
  - Facility Planning & Control
  - physical address : Claiborne Bldg, 1201 Third St, Suite 7-160 Baton Rouge  LA  70802
  - mailing : P O Box 94095, Baton Rouge  LA  70804-9095
- Phase A short-list announced  Thurs  Jun 4
- Phase B: interviews  Wed  Jun 10
- Phase B: finalists announced  Thurs  Jun 11
- Phase C: public opening of cost proposals 2:00 pm  Tues  Jun 16
- DOA approval of contract award  Tues  Jun 16
- cm@risk contract award announcement  Wed  Jun 17
- pre-construction kick-off meeting  Tues  Jun 23
- contract execution no later than  Tues  Jun 30

PROJECT OVERVIEW / PRELIMINARY BUDGET  (page 40 of RFQ)

- AFC (available funds for construction) = $46,585,000
- Construction deadline (Basic Program - Base Bid Scope): 730 calendar days
- Construction deadline (w/Alternate Bid Scope): With the award of the Alternate Bid Scope whether included in the award of Part B: Construction Services or amended into the contract during construction, contract time will be adjusted proportionately as mutually agreed to

- CM@R SCOPE – SITEWORK PACKAGE
  - site clearing and associated demolition
  - earthwork and storm drainage
  - utilities infrastructure
  - fencing, surveillance, security

- CM@R SCOPE – BUILDING PACKAGE BASE BID SCOPE (basic program)
  - MEDICAL EDUCATION and WELLNESS (approx. 148,000 gsf)
    - student classrooms
    - study areas
- simulation rooms
- meeting spaces
- workout area
- fitness studio
- locker rooms
- storage
- laundry
- offices
- food services
- auditorium
- shell space for future expansion

- **CM@R SCOPE – BUILDING PACKAGE ALTERNATE BID SCOPE (buildout of shell space)**
  - EMERGING VIRAL THREATS LAB (approx. 15,000 gsf)
    - open laboratories
    - support laboratories
    - specialty vivarium holding spaces
    - laboratory equipment zones
    - offices
    - meeting spaces

- **CM@RISK -COORDINATION ITEMS**
  - artwork provided under separate contract if applicable whether integrated into the bldg and/or sitework construction, attached to the bldg, or set within the bldg or site
  - independent testing lab services provided by owner under separate contract
  - movable furniture, finishes, and equipment provided under separate contract
  - information technology (IT)
  - surveys (geotechnical / topographic)

---

**CM@R SELECTION PROCESS**  
*(Section 5 pages 28-32 of RFQ)*

- **PHASE A– PRELIMINARY SCREENING/QUALIFYING OF PROPOSERS (Section 5, page 29)**
  - selection review committee evaluation / scoring of statements of qualifications and the short-listing of proposers for advancement to Phase B. refer to Section 4 response instructions (pages 18-28 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 / SHORTLISTED PROPOSERS (Section 5, pages 29-30)
  o selection review committee evaluation / scoring of statements of qualifications and the
    short-listing of finalists for advancement to Phase C. refer to Section 4 response
    instructions (pages 18-28 of RFQ) for submission requirements
  o team compatibility / intra-team relationships
  o creative and breakthrough thinking
  o ability to respond to questions
  o enhancement of proposal criteria

• PHASE C – PUBLIC OPENING OF COST PROPOSALS (Section 5, pages 30-31)
  o public opening of Cost Proposals (sealed envelope) delivered prior to the public opening
    deadline from those Proposers who meet or exceed the minimum score necessary to
    advance to Phase B of the selection process will be held at 2:00 pm on Tues, June 16
  o a Part A : Pre-Construction Services contract may be awarded to the qualified applicant
    submitting the lowest cost proposal for Part B: Construction Services-Construction
    Management at Risk (Cost Proposal Form w/ Exhibit 12 - construction fee worksheet and
    Exhibit 13 - staffing / site office costs worksheet attachments)

RFQ PACKET / CONTRACT KEY ELEMENTS
• EXHIBIT 3 - PART A : PRE-CONSTRUCTION SERVICES (design assist)
  o refer to RFQ (pages 36-37) & Addendum No. 3 (AIA A133-2009, Article 2, 2.1-2.2 pages
    6-12 and 2.4-2.5 page 15)
• EXHIBIT 4 -PART B : CONSTRUCTION SERVICES (construction w/ gmp) services
  o refer to RFQ, page 38 & Addendum No. 3 (AIA A133-2009, Article 2, 2.3-2.5 pages 12-14)
• EXHIBIT 5 – PRELIMINARY PROJECT SCHEDULE (page 39 of RFQ and Addendum No. 1)
  o construction schedule 730 calendar days based in part on accelerated startup as generally
    referenced in Section 1.3 of RFQ (pages 5-6)
• EXHIBIT 6 – PRELIMINARY PROJECT BUDGET (pages 40 of RFQ)
  o $46,585,000 based on funds available / preliminary program
• EXHIBIT 7 – PRELIMINARY PROGRAM (page 41 of RFQ and Addendum No. 2)
  o base bid scope (basic program - center for medical education and wellness)
  o alternate bid scope (emerging viral threats lab build-out of shell space)
• EXHIBIT 8 – draft AGREEMENT BETWEEN OWNER AND CONSTRUCTION MANAGER –
  AIA A133-2009 (Addendum No. 3)
• EXHIBIT 9 – GENERAL CONDITIONS of the CONTRACT for CONSTRUCTION – AIA A201-2017 (Addendum No. 4)
• EXHIBIT 10 – COST PROPOSAL FORM (page 45 of RFQ)
  o Delivered prior to deadline of Phase C public opening of Cost Proposals from those Proposers who meet or exceed the minimum score to qualify to advance to Phase C
  o Cost Proposal Form shall be filled in with Exhibit 12 and 13 fixed price totals as well as a total overall fixed price amount for Part B: Construction Services without altering the form.
• EXHIBIT 11 – PRE-CONSTRUCTION FEE WORKSHEET (page 46 of RFQ)
  o Applies only to successful Proposer awarded the Part A: Pre-Construction Services contract. This is a post-selection / pre-construction contract activity and not part of the CM@R selection process.
• EXHIBIT 12 – CONSTRUCTION FEE WORKSHEET (page 47 of RFQ)
  o Submitted with / attached to Cost Proposal Form by those applicants who meet or exceed the minimum score to qualify to advance to Phase C of the selection process.
• EXHIBIT 13 - CM@R STAFFING & SITE OFFICE COSTS WORKSHEET (page 48-49 of RFQ)
  o Submitted with / attached to Cost Proposal Form by those applicants who meet or exceed the minimum score to qualify to advance to Phase C of the selection process.
• EXHIBIT 14 – BIM PROTOCOL
  o refer to RFQ (pages 50-57) – CM shall employ BIM modeling beginning with the Design Development phase of design and continuing thru construction and project closeout
• EXHIBIT 17 – CRITICAL PATH METHOD (CPM) SCHEDULE REQUIREMENTS
  o refer to RFQ (pages 69-83) – CM shall employ CPM Scheduling beginning with the Design Development phase of design and continuing thru construction and project closeout
• construction manager is prohibited from self-performance (refer to RFQ - EXHIBIT 4, page 38 and Addendum No. 3, AIA A133-2009, Article 2, 2.3.2, page 12)
• construction manager insurance (refer to Addendum No. 4 - Exhibit 9 - AIA A201-2017, Article 11, pages 47-55)
  o traditional insurance based on current FPC requirements and limits
  o requirements for professional liability insurance (Pre-Construction Services - design assist)
• time and liquidated damages (refer to Addendum No. 4 - Exhibit 9 - AIA A201-2017, Article 8, 8.2.2, page 34)
• questions regarding RFQ / related Exhibits shall be submitted via email only to RFQ Coordinator, Bobby Boudreaux @ bobby.boudreaux@la.gov by close of business Monday, May 18

Q and A

OVERVIEW OF PRELIMINARY PROGRAM / CONCEPT DRAWINGS  (Dale Songy / Ed Cordes)

END OF AGENDA