



EXHIBIT E
ADDENDUM 6

REQUEST FOR QUALIFICATIONS

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

New Nursing Building
Nicholls State University
Thibodaux, Louisiana
Project No. 19-621-22-01, F.19002436

November 06, 2023

ITEM NO. 1: PRE-PROPOSAL CONFERENCE AGENDA

A non-mandatory Pre-Proposal Conference was held at 2:00 PM CST on Monday, October 23, 2023, John L. Guidry Stadium, Century Room 331 Alumni Drive, Thibodaux LA, 70301. Attached is the Sign-in Sheet and the Meeting Agenda.

ITEM NO. 2: RFQ QUESTIONS and RESPONSES

Responses to questions reviewed at the Pre-Proposal Conference and/or received via email prior to the issuance of this addendum are attached.

END OF ADDENDUM

Facility Planning and Control

PRE-PROPOSAL CONFERENCE

Date: October 23, 2023

GMP: \$16,117,500

Project: New Nursing Building, Nicholls State University

Project No: 19-621-22-01 WBS No: F.19002436

Site I.D. 3-29-003 State I.D. No: New

Designer: Gros Flores Positerry, LLC & Duplantis Design Group, C, AJV

Project Manager for Facility Planning: David Poche

Contact Person for Umbrella Agency: Danielle Breaux

Contact Person for the User Agency: Bruce Janet

A non-mandatory Pre-Proposal Conference was held at 2pm this date at John L. Guidry Stadium, Century Room 331 Alumni Drive, Thibodaux LA, 70301 and the following were present:

NAME	ORGANIZATION	TELEPHONE NO.
<u>DAVID POCHÉ</u>	<u>FP&C</u>	<u>504-568-8547</u>
<u>FRED WIGB</u>	<u>"</u>	<u>985-714-3612</u>
<u>Vance Himel</u>	<u>Thompson Construction</u>	<u>985-446-5577</u>
<u>Ayres Brusporo</u>	<u>Lincoln Builders</u>	<u>225-706-5038</u>
<u>Melanie Miller</u>	<u>MAPP LLC</u>	<u>225-757-0111</u>
<u>Stephan Couret</u>	<u>Donahue Favret</u>	<u>985-237-4739</u>
<u>Brock Pigua</u>	<u>DONAHUE FAURET</u>	<u>985-231-9903</u>
<u>Patrick Desant</u>	<u>Donahue Favret</u>	<u>985-626-4431</u>
<u>Bryan Hodnett</u>	<u>Donahue Favret</u>	<u>985-626-4431</u>
<u>STEPHEN M. VIVIERE</u>	<u>DDG</u>	<u>985-447-0090</u>
<u>Kevin Gros</u>	<u>GFP</u>	<u>985-447-9931</u>
<u>Danielle Breaux</u>	<u>Nichols</u>	<u>985-449-7041</u>

Facility Planning and Control

PRE-PROPOSAL CONFERENCE

Date: October 23, 2023

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A non-mandatory Pre-Proposal Conference was held at 2pm this date at John L. Guidry Stadium, Century Room 331 Alumni Drive, Thibodaux LA, 70301 and the following were present:

NAME	ORGANIZATION	TELEPHONE NO.
<u>Nathan Hunter</u>	<u>Broadmoor, LLC</u>	<u>504-885-5400</u>
<u>Steven Rossi</u>	<u>McDonnell Group</u>	<u>504 224-6681</u>
<u>Trey Ledet</u>	<u>Gibbs Construction</u>	<u>504-733-4330</u>
<u>Leah Hill bids@rccalex.com</u>	<u>Ratcliff Construction</u>	<u>318.484.8281</u>
<u>PATRICK LANDRY</u>	<u>RATCLIFF CONSTRUCTION</u>	<u>337-251-4048</u>
<u>Brice Bentel</u>	<u>TMG Construction</u>	<u>504-654-9451</u>
<u>Ryan Rudolph</u>	<u>TMG Construction</u>	<u>701-390-9444</u>
<u>R. R. BREAUX</u>	<u>FP & C</u>	<u>(225) 219-0052</u>

ITEM NO 1: PRE-PROPOSAL CONFERENCE AGENDA REQUEST FOR QUALIFICATIONS

PART A: PRE-CONSTRUCTION SERVICES and

PART B: CONSTRUCTION SERVICES (Construction Management at Risk)

New Nursing Building

Nicholls State University

Thibodaux, Louisiana

Project No. 19-621-22-01, F.19002436

INTRODUCTIONS

- FP&C (Bobby Boudreaux - RFQ Coordinator, David Van Alstine - Senior Manager, and David Poche - Project Manager)
- User Agency (Danielle Breaux, Director of Facilities and Project Management and Blaze Gravois, Project Manager – Nicholls State University)
- Designer (Kevin Gros, Gros Flores Positerry, LLC & Duplantis Design Group, C, AJV)
- Participants (See attached Sign In Sheet)

THE FOLLOWING TOPICS TAKEN DIRECTLY FROM THE RFQ WERE REVIEWED

- Contract Provisions
- Schedule of Activities
- Preliminary Budget
- Evaluation and Selection Process
- Key elements

OVERVIEW OF PRELIMINARY PROGRAM and PROJECT DESCRIPTION

Provided by: Kevin Gros, Gros Flores Positerry, LLC & Duplantis Design Group, C, AJV

QUESTION and RESPONSE

**ITEM NO 2: QUESTIONS and RESPONSES
REQUEST FOR QUALIFICATIONS**

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

**New Nursing Building
Nicholls State University
Thibodaux, Louisiana
Project No. 19-621-22-01, F.19002436**

QUESTION:

Because the project has progressed beyond Schematic Design Phase, please clarify the Part A Pre-Construction Services fixed fee schedule.

RESPONSE:

The entire Pre-Construction fee will be distributed per the schedule indicated in Item 2.13 of the Request for Proposals and upon the completion of the Pre-Design contractual obligations for each design phase (including Schematic Design) as indicated in Addendum 1 – Exhibit A, Draft Form of Agreement.

QUESTION(S):

Can the proposers send a link to their Proposal as a response to the Request for Qualification?

RESPONSE:

Yes; however, please note that per item 4.2 PROPOSAL FORMAT in the Request for Proposals, proposals are to be submitted in *PDF format* and delivered electronically to the RFQ Coordinator at:

FPC-RFQ@la.gov

QUESTION:

Who are the Design Consultants?

RESPONSE:

MECHANICAL Engineering Firm: YKH Consulting, LLC

ELECTRICAL Engineering Firm: YKH Consulting, LLC

CIVIL Engineering Firm: Duplantis Design Group, PC

STRUCTURAL Engineering Firm: Badeaux Engineers, Inc.

LANDSCAPE ARCHITECTURE Firm: Duplantis Design Group, PC

QUESTION:

Does the Executive Summary in the Introductory Section count toward the 50-page limit (p. 14)?

RESPONSE:

The Executive Summary in the Introductory Section does not count toward the 50 – page limit. Further, change item 4.2 in the Request for Proposals to read as follows:

4.2 PROPOSAL FORMAT

The State requires that the Proposal (including attachments) be submitted in PDF format and delivered electronically to the RFQ Coordinator at FPC-RFQ@la.gov.

Proposals must be signed by persons (s) or agent(s) duly authorized to sign proposals or contracts on behalf of the Proposer.

Proposals should not be more than fifty (50) pages in length and be no smaller than 10-point type. The page limit excludes the information requested in the INTRODUCTORY SECTION – GENERAL INFORMATION portion of the RFQ, listed below. The page limit also excludes covers, tabs and dividers. A page is defined as one 8 ½” x 11” page. All pages must be numbered.

QUESTION:

Is Arbitration/Litigation only between owner and contractor (p. 14)?

RESPONSE:

No. The purpose of Tab 1, Item T.1.2 is for Proposer(s) to “identify any and all lawsuits and/or arbitration proceedings filed with the last 10 years that the Proposer has been and/or is a party.”

QUESTION:

Does the staffing plan for construction follow the same formatting as preconstruction – i.e. is it the monthly percentage of effort as shown in Sec. 13 worksheet or number of hours (p. 17)? During the meeting yesterday it sounded like this was being removed from the RFQ

RESPONSE:

Previous Requests for Qualifications included a sample work sheet to be utilized by Proposers as the specific format to communicate submittal requirements; however, according to the current Request for Qualifications, Tab 2, Item T.2.2 CONSTRUCTION ORGANIZATION CHART AND STAFFING PLAN indicates the required submittal requirements (items T.2.2.1 – T.2.2.4) – which is distinct and different from the requirements indicated in Item T.2.1 PRE-CONSTRUCTION ORGANIZATIONAL CHART AND STAFFING PLAN.

QUESTION:

Are we to include the redacted submittal in the same email with the full submittal, or would you like this sent separately?

RESPONSE:

According to item 3.10 PROPRIETARY INFORMATION in the Request for Proposals, which states: “With the Proposal, Proposer must submit an additional fully redacted version of the proposal which removes any and all proprietary information”.

QUESTION:

Please advise if the matrices listed under item “14. DIVISION OF COST ELEMENTS” are a sample example for consideration. If it is not a sample example, please advise if the CMAR reserves to the right to review, amend, and negotiate the items listed.

RESPONSE:

Please refer to item 2.12 EXCEPTIONS TO TERMS AND CONDITIONS. The item “1.4 DIVISION OF COST ELEMENTS” is the matrix to be utilized by the selected CMAR Proposer to arrive at the GMP contract amount; however, categories of the various items can be negotiated and agreed upon by mutual consent upon prior to entering a contract for the Construction Phase (Part B). Please also note:

“If owner and the CMAR contractor are not able to agree upon constructability, construction phasing and sequencing, the GMP for the project, the maximum number of contract days to complete the project, and to reach a negotiated agreement, then the project shall be re-advertised and publicly bid utilizing the design-bid-build delivery method, provided the CMAR contractor shall be prohibited from bidding on the project.” La. R.S. 38:2225.2.4(G)(6).

QUESTION:

Please confirm that the CMAR reserves the right to review, amend, and negotiate the AIA Contract prior to construction.

RESPONSE:

Please refer to item 2.12 EXCEPTIONS TO TERMS AND CONDITIONS and 1.1 of Addendum 1 – Exhibit A, Draft Form of Agreement. The terms and conditions of the Contract Documents is to be utilized by the selected CMAR Proposer to arrive at the GMP

contract amount; however, they can be negotiated and agreed upon by mutual consent upon prior to entering a contract for the Construction Phase (Part B). Please also note:

“If owner and the CMAR contractor are not able to agree upon constructability, construction phasing and sequencing, the GMP for the project, the maximum number of contract days to complete the project, and to reach a negotiated agreement, then the project shall be re-advertised and publicly bid utilizing the design-bid-build delivery method, provided the CMAR contractor shall be prohibited from bidding on the project.” La. R.S. 38:2225.2.4(G)(6).

QUESTION:

Please advise on the insurance requirements. Flood insurance cannot be procured until there are at minimum 3 walls and a roof constructed for insurance to activate. What is the expectation for potential flood-related damage to the site or construction prior to when flood insurance is activated considering this site is in a flood zone?

RESPONSE:

The flood coverage requirement falls within the builders’ risk insurance requirement, and reads as follows:

Flood coverage shall be provided by the Contractor on the first floor and below for all projects, except as otherwise noted. The builder’s risk insurance policy, sub-limit for flood coverage shall not be less than ten percent (10%) of the total contract cost per occurrence. If flood is purchased as a separate policy, the limit shall be ten percent (10%) of the total contract cost per occurrence (with a max of \$500,000 if NFIP). Coverage for roofing projects shall not require flood coverage.

The intent is that the flood coverage of the builders’ risk policy would insure the project. This would include coverage for the materials staged at the site. Proposers may utilize the second option to procure a separate flood policy; however, regardless, the intent is that the State would not be responsible for the loss of material, or a loss to the structure during the course of construction.

The following document is some general information for Proposers, a Builder’s Risk policy does not cover flood unless it is endorsed to do so or there is a rider for flood. If the CMAR is thinking about getting an NFIP policy to obtain flood coverage, he should look closely at

what the policy does or does not cover, reasons for the deductible to increase, coverage limitation when in a Special Flood Hazard Area, restrictions related to coverage of building materials, etc. NFIP commercial flood policies are limited to \$500K and only one policy per building is allowed.

END OF QUESTIONS and RESPONSES

NFIP – Flood Insurance Coverage: Construction Underway

Flood Insurance is available for buildings under construction. Coverage applies while work is taking place or up to 90 days after work is stopped. There may be limitations of coverage in the flood insurance policy which are discussed in this fact sheet.

Floods can happen anywhere at any time, even during construction, it is important to know your options for coverage during all phases of construction or rebuilding a structure.

Building Under Construction

The NFIP will insure a building under construction before it is walled and roofed using the NFIP-issued rates based on the construction designs and the intended use of the building.

What is covered under a Flood Insurance Policy?

A building under construction, alteration, or repair is covered at the insured location. If the structure is not yet walled or roofed then coverage applies if:

1. Such work is in progress; or
2. If such work is halted, only for a period of up to 90 continuous days thereafter.

Materials and supplies to be used for construction, alteration, or repair of the dwelling or a detached garage are only covered while the materials and supplies are stored in a fully enclosed building at the insured location or on an adjacent property.

What is NOT covered under a Flood Insurance Policy?

Coverage **does not apply until** the building is walled and roofed if the lowest floor, including the basement floor of a non-elevated building, or the lowest elevated floor of an elevated building is below the base flood elevation in the Special Flood Hazard Area (SFHA).

Buildings under construction that are not walled and roofed are **not eligible** for coverage when construction stops for more than 90 days.

The NFIP will not insure materials or supplies intended for use in such construction, alteration, or repair unless they are contained within an enclosed building on the insured location or on an adjacent property.



FEMA



Figure 1. Materials stored in an enclosed space

Special Considerations

- When a building under construction, alteration, or repair does not have at least two rigid exterior walls and a fully secured roof at the time of loss, **your deductible amount will be two times** the deductible that would otherwise apply to a completed building.
- The building must continually meet the definition of a building as defined under the Standard Flood Insurance Policy (SFIP), which requires the building to be affixed to a permanent site to receive coverage for a building under construction, alteration or repair. This means that if at any time the building is no longer affixed to a permanent site, for example it is being elevated and placed on temporary cribbing, the SFIP will not provide coverage until it is again affixed to the foundation/permanent site.
- Basement: The SFIP limits coverage for basement improvements, such as finished walls, floors, ceilings, or personal belongings kept in a basement.
- Elevated Buildings with Enclosures: The SFIP limits coverage for enclosed, walled-in areas below the lowest floor of a Post-FIRM (Flood Insurance Rate Map) elevated building located in an SFHA.
- Building Coverage for a Unit in a Cooperative Building: The NFIP does not provide building coverage for shareholder units in a cooperative building. Residents or tenants of a cooperative building may purchase contents coverage under the Dwelling Form policy.
- Non-Residential Condominium Unit: The NFIP does not provide building coverage for owners of non-residential units in a residential or non-residential building.

Prior to starting any construction, it is important to consult your local building department and floodplain administrator to ensure you follow all local, state, and federal regulations.

For general flood insurance information, or to view the exact language from the NFIP Standard Insurance Policy, contact your insurance company or agent.

For More Information:

- FEMA Building Science website - <https://www.fema.gov/emergency-managers/risk-management/building-science/multi-hazard>
- NFIP Flood Insurance Manual - <https://www.fema.gov/flood-insurance/work-with-nfip/manuals/current>



FEMA

- General flood insurance information - <https://www.floodsmart.gov/>