

ADDENDUM No. 01: November 12, 2024

Project: Jefferson Parish Economic Development Commission (JEDCO)
New Orleans Food & Beverage Incubator
700 Churchill Parkway
Avondale, LA 70094
Churchill Parkway in Avondale, LA (26-A1-A)

JEDCO RFQ #: 24-1211

From: JEDCO
700 Churchill Parkway
Avondale, LA 70094

To all Firms/Individuals Responding:

This Addendum forms a part of the RFQ Documents and modifies the original RFQ Documents dated 11/06/2024. Changes made by this Addendum take precedence of the original RFQ Documents of earlier date.

MODIFICATIONS TO THE SELECTION PROCESS (8.0)

The person or firm submitting a proposal shall have the following minimum qualifications:

1. One principal who is a **licensed, registered architect or** a professional engineer who shall be registered as such in Louisiana
2. A professional in charge of the project who is a **licensed, registered architect or** professional engineer who shall be registered as such in Louisiana with a minimum of five (5) years' experience in the disciplines involved
3. One employee who is a **licensed, registered architect or** professional engineer registered as such in Louisiana in the field or fields of expertise required for the project (A sub-consultant may meet the requirement only if the advertised project involves more than one discipline.)

RESPONSES TO QUESTIONS:

1. Is the project intended to be an alternative project delivery method such as Design-Build or CMAR?
ANSWER: No, this is *not design-build nor CMAR*.
2. Are you asking the proposers to form a team that includes a Construction Manager (CM) as the entity that may construct the facility, or will the CM only manage construction activities of the selected builder (by negotiations or bid) on behalf of the owner?
ANSWER: *The Construction Manager will only manage the construction activities on behalf of the owner.*
3. Do you anticipate selecting one proposal team for Design & Engineering, Pre-Construction Services, and Construction Management, or separate teams for the individual services?
ANSWER: *The expectation is to have one firm manage Design & Engineering, Pre-Construction Services, and Construction Management.*
4. The RFQ stipulates a construction cost of \$3.4M and a size of 15,000 sf, resulting in a cost of \$227/sf. Based on our recent experience with similar facilities, the cost per square foot may be significantly higher for new construction. Is JEDCO open to an exercise to align the scope and budget in a pre-design phase, including cost-saving measures, which may affect the scope and/or budget?

ANSWER: JEDCO is open to options which will align the budget and scope to the funding if the project is overbudget.

5. Will JEDCO share any programming to date that determined the 15,000 sf size?
ANSWER: Yes, see *Food and Beverage Recommendations Report dated September 1, 2023*, attached.
6. Please confirm this will be new construction rather than a tenant buildout.
ANSWER: This is new construction on a shovel ready site.
7. Are you requesting submissions to include responses to the items listed in 8.0 Selection Process and the TEC Form? E.g., Section 8 asks for a description of three projects and the form provides for ten project descriptions. If we are to respond to the items in Section 8, is that information to be included in additional pages with the form following, or would you like all the Section 8 information to be listed within the form in Section N (with additional pages for that section)?
ANSWER: please include this information in Section N. Supplemental pages may be attached and labeled Section N.
8. Delivery: if we upload to central bidding electronically, do you need a hard copy also?
ANSWER: If proposal is uploaded to Central Bidding, there is no need to also deliver to the JEDCO site.
9. DBE points: would we receive points if we have a DBE subconsultant on the team?
ANSWER: Yes, points would be awarded.
10. On Pages 7 and 8 of the RFQ detail the information required for scoring--- however I understand we are to use the Parish TEC form. I assume any ancillary information you are requesting (such as management plan, workload, Organization chart, etc) that doesn't fit in one of the sections of the form, we can include in Section N.....assuming there is no page limit for Section N.
ANSWER: Yes, please include this information in Section N. Supplemental pages may be attached and labeled Section N.
11. Is the Affidavit on Central bidding need to be included with the submission?
ANSWER: The Affidavit is only needed at the contacting phase.