

January 14th, 2022

ADDENDUM NO. 1

TO: ALL PROPOSERS

**SUBJECT: UNIVERSITY LAKES PROJECT
REQUEST FOR PROPOSALS FOR CONSTRUCTION
MANAGER AT RISK SERVICES**

**By UNIVERSITY LAKES LLC, a single-member entity created and
Controlled by LSU Real Estate and Facilities Foundation “REFF”**

BID DATE: January 31, 2022 at 4:00 PM CT

This addendum shall be part of the Contract Documents in accordance with the Instructions to Bidders. The following revisions shall be incorporated and take precedence over any conflicting part of the original contract documents. These items are issued to add to, modify and clarify the Contract Documents.

ADDENDUM:

This Addendum No. 1 consists of 11 pages including all attachments. **PLEASE INCLUDE THE SIGNED ACKNOWLEDGEMENT OF THIS ADDENDUM WITHIN PROPOSER’S RESPONSE. ELECTRONIC OR SCANNED SIGNATURES ARE ACCEPTABLE.** The signed Acknowledgement of Receipt will not count towards the proposal page limit.

PART I: Pre-Proposal Conference Call Participants List:

List of participants from Non-Mandatory Pre-Proposal Conference Call on October 28, 2020.

PART II: Proposers Questions:

Proposers Questions and Owners Responses.

PART III: Acknowledgement of Receipt:

Acknowledgement of Receipt of this Addendum to be signed and submitted with Proposer’s response. Electronic or scanned signatures are acceptable.

PART I: Pre-Proposal Conference Call Participant List:

**UNIVERSITY LAKES PROJECT
CONSTRUCTION MANAGER AT RISK SERVICES
NON-MANDATORY PRE-PROPOSAL CONFERENCE CALL
Thursday, January 6th, 2022 at 3:00 P.M. CT**

PARTICIPANT LIST

The list below includes information submitted by participants when registering for the Pre-Proposal Conference Call.

Participant Name	Email Address
Mark Goodson	mark.goodson@csrsinc.com
Conrad	
Richard Brackett	
Jeff Plauche	
Crosby Dredging	
Dave Jaeger	davejaeger@aol.com
Rudy Comeaux	specialprojectszoom@lemoinecompany.com
Chris Decuir	
crawford james	
Benjamin Hartman# Baird	
Glenn Ledet	
Patrick Martin	pmartin@lsu.edu
bwoods	
Francisco Toro	
CColomb	
blake.tassin	
Chris Williams	lwilliams@moffattnichol.com
scotts	
Bryan Hamilton	
Amanda Phillips	
James Kyles	kylesjames@aol.com
Arin Ricks	
Keith Lindsay	
Onam Bisht CSRS	onam.bisht@csrsinc.com
BSzoke	
Brett Ricks	
Lauren Crapanzano Jumonville	

12252475605	
. (todd j)	
jhall	
mroth	
Amber W	Amber.watson@csrsinc.com
Zachary Chrisco	zchrisco@sasaki.com
Steve Shaw	
Stephanie	
Brian Lennie# Stantec	
Karl.Peckhaus	
sid.archinal	
seth.lemoine	
Eric Wingate	
Hilary Thibodeaux# Stantec	
Kyle Howell	wake56321@gmail.com
Leah Selcer	
Michael's iPhone	
Don Conrad	don.conrad@forterrabp.com
Ryan Lee Waldron# P.E.	
jeff.decoteau	
TSimnick	
Michael Empey	mempey@jaycashman.com
Jamey Sandefur	
Paul Tschirky	
Michael Songy	Michael.songy@csrsinc.com
Dennis Passman	
13374451034	
Kodi Guillory (iPhone)	
12253248898	
Brian S	
Leu Anne Greco	lgreco@lsufoundation.org
BShanahan	
John Spain	
Jeff Mizzi - Rigid Constructors	
Joe Caldwell	
Robert Sarver	
Floyd Luster Jr.	

PART II: Proposer Questions:

COMMENTS & QUESTIONS: As points of clarification.

- QUESTION:** Is a Bid Bond required? If so, how much? It is understood that Performance and Payment Bonds would be required of the successful offeror regardless of Bid Bond requirement.
RESPONSE: A Bid Bond is not required.
- QUESTION:** Please clarify if the resultant contract is solely a construction management contract, or will be both construction management and construction?
RESPONSE: The resultant contract will initially be for preconstruction services only. If the Guaranteed Maximum Price provided by the PCM is accepted, the preconstruction services contract will be amended to become a construction contract. The construction contract will include both construction management and construction.
- QUESTION:** Please clarify a total cost of construction is not to be provided in the cost proposal, however that proposed amount would be submitted by the successful contractor at a later date.
RESPONSE: Correct.
- QUESTION:** Please confirm that the Offeror shall have had previous experience using the CMAR method. Whereas an offeror would be excluded from consideration if they have not previously held any CMAR contracts.
RESPONSE: University Lakes LLC desires a PCM/CMAR with previous experience using the CMAR method. Proposers may not be excluded from consideration if they have not previously held any CMAR contracts, but they must demonstrate that they themselves, or their team member(s), have experience in the delivery of projects using the CMAR method.
- QUESTION:** Please confirm the minimum project value for past performance is \$20million, and that an offeror would be excluded from consideration if they have not previously held a contract, albeit similar, but at that threshold.
RESPONSE: As stated in “Minimum Qualifications of Proposer” in the RFP, a “Proposer or their team member shall demonstrate satisfactory experience in the delivery of projects with construction budgets of at least \$20 million...”. Proposers may not be excluded from consideration if they have not previously held a contract at that threshold, but they must be able to document significant experience in the delivery of a construction project of that size (\$20 million) for themselves or their team member(s).
- QUESTION:** Time allocated is 8 months?
RESPONSE: The Anticipated Project Schedule in Schedule A of the RFP shows Preconstruction Services commencing in February 2022, with acceptance of Guaranteed Maximum Price occurring in October 2022. Final completion of construction is anticipated to occur by December 31, 2023.
- QUESTION:** Is the Dredging for the Pilot Project 6,000 yds of Mechanical Dredging or Hydraulic Dredging?
RESPONSE: For the purposes of your response, Proposers should assume 50% hydraulic and 50% mechanical dredging for the pilot study.

8. **QUESTION:** Volume of Material to be placed in Geo-Tubes?
RESPONSE: As it relates to the pilot study, Proposers should assume 50% of the material will be placed in geotubes.
9. **QUESTSION:** Volume of material to be placed behind containment areas?
RESPONSE: As it relates to the pilot study, Proposers should assume 50% of the material will be placed behind containment areas.
10. **QUESTION:** “Six days of stump and debris removal” Grinding will not be allowed for the test?
RESPONSE: Grinding may be allowed in the pilot study. This will be jointly determined between the PCM and the Project Team. Proposers may include the cost to grind stumps in Task 2 of their Cost Proposals but must also include costs for stump and debris removal and placement on site. If Cost Proposals include grinding, this must be noted in the proposal.
11. **QUESTSION:** Can more time be allowed for Mob and Demobilization?
RESPONSE: For responses to this RFP, more time will not be allowed for pilot study mobilization and demobilization.
12. **QUESTION:** Related to Task 2, regarding the 6k yds for the pilot, what is the breakout % of hydraulic dredging of unconsolidated material pumped to geotubes and the breakout % of mechanical dredging of consolidated clay to be transported to shore.
RESPONSE: Proposers should assume 50% hydraulic and 50% mechanical dredging based on the nature of the materials (fluff layer and soft sediments) and presence of stumps for the 6000 CY of dredging in the pilot study.
13. **QUUESTION:** Related to Task 2, is that fixed fee the oversight cost of the CMAR contractor?
RESPONSE: For Task 2, the fixed fee is for the total cost to deliver the pilot project, including construction.
14. **QUESTION:** Related to Task 1, is this fixed fee only profit and overhead for pre-construction services or the total price paid to CMAR for pre-construction.
RESPONSE: For Task 1, the fixed fee is the total price to be paid to the contractor for Preconstruction Services.
15. **QUESTION:** The “Proposal Cover Sheet” seems to be a scan. Please provide a clean pdf or Word document for our use.
RESPONSE: A clean Proposal Cover Sheet is provided in pdf format as part of this addendum.
16. **QUESTION:** Please provide information on type of Geotube to be used.
RESPONSE: The type(s) of geotube will be jointly determined by the PCM and Project Team at a later date. Proposers should assume that geotubes will be 100-feet long.
17. **QUESTION:** Please provide more information on what type of material the “Encapsulated Fill” should be.
RESPONSE: The fill to encapsulate the geotubes should be select fill, having a natural angle of repose that will hold a stable slope of approximately 4:1, and can bear a biking/jogging path. The fill to be encapsulated within the tube will be unconsolidated soil removed from the lake bed.

18. **QUESTION:** In Schedule A (page 12 of RFP), it is noted that
“HUD environmental policy requires that there be a limitation of certain activities or actions by any party until the NEPA environmental review process has been completed. Specifically, no action concerning the project shall be taken which would: (1) have an adverse environmental impact; (2) limit the choice of reasonable alternatives, or (3) prejudice the ultimate decision to proceed with the project. The PCM/CMAR shall not initiate construction activities (even on an at-risk basis) or allow such activities to proceed prior to the completion of the NEPA process. The PCM/CMAR shall not perform or contract for construction services prior to the completion of the NEPA Process.”

For schedule planning purposes, please advise whether the NEPA process is complete for the project. If not, please advise on the projected completion date for the NEPA process.

RESPONSE: The NEPA process has not been completed for the Project. The projected completion date for the NEPA process is no later than August 2022.

19. **QUESTION:** On page 3 of the RFP, it is noted that
“UL is an Equal Opportunity Employer and is in full support of LSU’s Diverse Supplier Initiative. Proposers are encouraged to utilize local small business participation to the extent possible through the pursuit of Certified Diverse Suppliers (Minority-Owned, Women-Owned, Veteran-Owned, Small, Emerging, or Disadvantaged Business) when selecting subcontractors, consultants, and other team members for the Project.”

With this in mind, are there specific numerical goals as to diverse supplier utilization that the PCM/CMAR needs to address for this project for Pre-Construction, Pilot Study, or Construction Phase services (i.e., percent spend targets by diversity category)?

RESPONSE: Please see Exhibit E – CDBG Terms & Conditions for Construction for minority and female participation goals.

20. **QUESTION:** Other than the potential for delays associated with successful completion of environmental review (see Question 1), are there any time of year restrictions for the dredging and dewatering operations (i.e., any moratoriums on construction due to things such as fish spawning windows, migratory bird windows, recreational use windows, or similar)?

RESPONSE: No time of year restrictions for dredging or dewatering operations have been identified or established at this time. University Lakes LLC does anticipate time of day restrictions, limiting construction to daylight hours only.

21. **QUESTION:** The labor rates provided in Exhibit G are from 2004.

SULA2004-006 04/29/2004

	Rates	Fringes
CARPENTER (all other work).....	\$ 12.81	0.00
Cement Mason/Concrete Finisher...	\$ 13.77	0.00
Laborers		
Common.....	\$ 8.20	0.00
Pipelayer.....	\$ 9.45	0.00
Power Equipment Operators		
Backhoe/Excavator.....	\$ 13.01	0.00
Bulldozer.....	\$ 13.83	0.00
Crane.....	\$ 16.62	3.28
Dragline.....	\$ 15.16	0.00
Front End Loader.....	\$ 11.50	0.00
Motor Grader/Blade.....	\$ 11.75	0.00
Oiler.....	\$ 8.59	2.50
Trackhoe.....	\$ 12.64	0.00
Water Well Driller.....	\$ 11.91	2.44
Winch.....	\$ 11.38	0.00
Truck Driver, Dump.....	\$ 10.25	0.00

WFIDFRS - Receive rate prescribed for craft performing

Are there more current rates that should be used?

RESPONSE: The federal wage decision itself is dated 12/10/2021 and is the current decision.

22. **QUESTION:** Is the construction work to be performed union or non-union?

RESPONSE: Both union and non-union are allowed to compete for this contract.

23. **QUESTION:** Have the necessary permits been identified and obtained? If not, is there a list of required permits that can be provided to prospective bidders?

RESPONSE: No permits have been obtained to date. The Project Team will work with the selected PCM to develop a list of required permits.

24. **QUESTION:** Similarly, for Drawing Sheet G-102, Note 10 – Are the permits available for review, or is the note a placeholder? Who is responsible for securing the permits?

RESPONSE: Note 10 on Drawing Sheet G-102 of Exhibit A is a placeholder. No permits have been secured to date. The Project Advisor will be responsible for securing any required federal and state permits. The PCM/CMAR will be responsible for local construction permits.

25. **QUESTION:** Beginning on page 18 of the RFP, the content of the proposal is detailed. It is also noted that, “Proposal submissions must not exceed 30 pages, not including Proposed Fee and Other Required Documents specified below.”

In reviewing the remainder of that Section (Section 2 Proposal Content), we found some exclusions to the 30 page limit (i.e., 8) *Financial / Insurance Conditions*; 10) *b. ix. Example Project Deliverables*); however, it was unclear which other elements of the proposal would need to stay within the 30 page limit. For instance:

- a. Does the 30 page limitation include resumes?
- b. Does the 30 page limitation include figures, drawings and organizational charts?

Does the 30 page limit include the project profiles needed to prove past performance of similar projects? (Please provide details as to which required proposal elements may be excluded from the 30 page count limitation.)

RESPONSE: a. Yes, b. Yes. The 30-page limit also includes project profiles. Only those elements specifically excluded in the RFP may be excluded from the 30-page limit.

26. **QUESTION:** For Task 2: Pilot Project, the Cost Proposal Template on page 24 of the RFP identifies 6,000 CY of removal over 6 days of dredging for the pilot. Is this work anticipated to be completed hydraulically or mechanically? If the materials are dredged hydraulically, where does the material get pumped to and should it go to geotubes for dewatering? If the materials are dredged mechanically, where will the materials be dredged and placed for dewatering and are berms required to manage the materials in a specific location?

RESPONSE: Please see Responses to Questions 9 & 10.

27. **QUESTION:** For Task 2: Pilot Project, the Cost Proposal Template on page 24, please consider changing the basis of the mobilization / demobilization to remove the “One (1) day of mobilization / demobilization”. It is unclear why one day of mobilization / demobilization is specified on a pilot program that is still to be developed. The extent of mobilization / demobilization may vary greatly from a single day depending on dredge method, solids management to be employed, and other specific considerations to be developed in concert with the project team.

RESPONSE: The basis of mobilization/demobilization for Task 2 will remain at one (1) day.

28. Page 9 of the RFP requires:

This project requires a General Contractor license in the classification of Heavy Construction. Responses to this RFP shall be accepted only from contractors who are licensed under LA R.S.37:2150-2192 in the classification of Heavy Civil. All proposers are required to certify in Schedule D that they hold an active license at the time of submission and must also show the license numbers on the outside of their proposal.

While we hold a license for Heavy Construction (see attached), we are unaware of a license for “Heavy Civil” as required. We assume that this may be a typographical error, but ask for confirmation that the attached license meets the criteria detailed in the proposal.

RESPONSE: The required classification of “Heavy Civil” stated in Section 7 “Minimum Qualifications of Proposer” was in error and should state “Heavy Construction”. As such, the second sentence of the third bullet in Section 7 – “Minimum Qualifications of Proposer” is hereby amended to read:

Responses to this RFP shall be accepted only from contractors who are licensed under LA R.S. 37:2150-2192 in the classification of Heavy Construction.

29. **QUESTION:** Please provide the attendee list from the Non-Mandatory Pre-Proposal Conference Call of January 6, 2022.

RESPONSE: The list of attendees is provided as part of this addendum.

END OF SECTION

PART III: Acknowledgement of Receipt

This Acknowledgement of Receipt must be signed by an Authorized Representative of the Proposer and included in Proposer's response to this Request for Proposals.

I HEREBY CERTIFY THAT I HAVE ACKNOWLEDGED RECEIPT OF THIS ADDENDUM 1 TO THE REQUEST FOR PROPOSALS FOR CONSTRUCTION MANAGER AT RISK SERVICES AND HAVE INCLUDED A COPY OF THIS ACKNOWLEDGEMENT WITH PROPOSAL AS EVIDENCE OF RECEIPT.

COMPANY NAME:

SIGNATURE OF AUTHORIZED REPRESENTATIVE:

PRINTED NAME: _____ TITLE:

DATE: _____

End of Addendum

**1. PROSPER COVER SHEET
(INCLUDE AS PART OF RESPONSE UNDER TAB 1)**

Section A. Prosper Information

Legal Name:	
Main Administrative Address:	
City & State:	Zip Code:
Telephone Number:	Fax Number:
E-mail Address:	Web Site:
CEO/ Executive Officer:	Office Phone Number:
Chief Financial Officer:	Office Phone Number:
Contact Person's Name:	Phone Number Including Area Code
Mailing Address, City, State, Zip Code, Email:	
Type of Entity (check all that apply): <input type="checkbox"/> Private-for-Profit Entity <input type="checkbox"/> Nonprofit	

Section B. Certification of Accuracy and Compliance

I do hereby certify that all facts, figures, and representations made in the Proposal Response(s) are true and correct. Furthermore, all applicable statutes, terms, conditions, regulations, and procedures for program compliance and fiscal control, including but not limited to, those contained in the Proposal Package will be implemented to ensure prosper accountability for contracts. I have been duly authorized to act as the representative for this Proposal.

Print Authorized Official's Name

Authorized Official's Title

Authorized Officials' Signature

Date