

# EAT FAT CITY

METAIRIE, LOUISIANA

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July 1, 2022



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## **PROPRIETARY AND CONFIDENTIAL INFORMATION**

“The data contained in page(s) 7, 13, 24, 27-33, 35-41 of this RFQ have been submitted in confidence and contain trade secrets and/or privileged or confidential information; and such data shall only be disclosed for evaluation purposes, provided that if a contract is awarded to this Proposer as a result of or in connection with the submission of this RFQ the Parish shall have the right to use or disclose the data therein to the extent provided in the contract. This restriction does not limit the Parish’s right to use or disclose data obtained from any source, including the Proposer, without restrictions.”



The background image is a photograph of a modern office space. It features a long, dark wooden conference table in the foreground with several black office chairs. To the left, there are glass-walled meeting rooms. In the background, there's a lounge area with a yellow sofa and a coffee table. The ceiling has exposed wooden beams and modern pendant lights. The overall aesthetic is industrial and contemporary.

## TAB 1 COVER LETTER

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“Impetus delivered a superior product while navigating a myriad of challenges that accompanied the historic renovation of the 55,000 SF property. Interior design elements continued to develop throughout the construction, requiring Impetus to build the project with numerous unknowns. Through intense coordination, maintaining an ownership mentality, and creating a culture of accountability, Impetus achieved the high-end design intent while meeting an aggressive schedule. Navigating this construction process was simplified by partnering with Impetus’ solutions-oriented team.”

- Michael Glenboski, Domain Companies



# WHY IMPETUS?

- **We are humble and hungry** – We do whatever it takes and you will get the full focus and attention of the Impetus team. Pride in our work shows in even the smallest details.
- **We are renegades** – We think outside the box and never stop working to find ways to add value to your project. Our Relentless Pursuit process and self-perform capabilities averages our clients a 10% decrease in budget and/or time.
- **We are built for this** – High-end, fast track projects are what we do best. Our team brings a depth of experience on hospitality and entertainment projects through collaborative delivery methods, as over 90% of our work is performed through CMAR, Design-Build, and Design-Assist delivery.
- **We build great teams** – High performance teams require the talent and skills required to executive at a high level, but also a foundation of relationships built on transparency and accountability.
- **We cherish the opportunity to lead** – We take a hands-on, proactive approach to not just managing, but truly leading the preconstruction and construction process with a positive attitude and commitment to everyone’s success.
- **We worry hard early** – We know that 90% of the success of a project is determined in preconstruction. For example, uniquely long lead times and commodities volatility are a threat to every project in the current environment; we develop a plan to attack these challenges on Day 1.

To EAT Fat City Center Selection Committee  
Jefferson Parish, Louisiana

July 1, 2022

Re: Response to Request for Qualifications for EAT Fat City Center CMAR

Dear Selection Committee Members,

Impetus was established with a true entrepreneurial spirit to break out from the status quo and provide innovative ways to move the construction industry forward that are unparalleled by others. We are passionate about this project because we believe it will be a catalyst to allow others to do the same. Whether it’s pushing the boundaries in tech, fostering artistic capabilities, or producing new and innovative business plans with built in support by JEDCO, MBDD, and other like-minded organizations, this center will be the ultimate communal hub as a space for people to thrive in both a professional and personal capacity.

As of 2022 Jefferson Parish’s population is roughly 430K - the largest of the Greater New Orleans parishes – and is home to the top leading companies in the city from Lait-ram to US Foods to Ochsner Health and the New Orleans Saints and Pelicans. There are already over 400 businesses in the Fat City area alone. The new EAT Fat City Center will be an incubator for those businesses to multiply and flourish resulting in millions of dollars in additional economic impact to Jefferson Parish annually as well as the potential for hundreds, if not thousands, of new jobs.

Additionally, in an area that is historically known for being visually rough around the edges and where greenspace is lacking, the approximately 32K SF outdoor park will provide an elevated and inviting place for businesses, families, and friends to come together. The unique combination of a public outdoor and indoor working space will be the first of its kind in the metro greater New Orleans area with the potential to drive significant economic and cultural impact via business expos, company meetings/events, concert series, mini festivals, private events, etc.

Thank you for the opportunity to present our qualifications for construction management at risk services to deliver a one-of-a-kind Entrepreneurship, Art, and Technology campus. We trust this package will demonstrate our ability and commitment to deliver a superior construction experience on this truly innovative concept.

**This project aligns perfectly with why we exist, our manifesto, specifically our passion to relentlessly pursue value for our clients, innovate at every opportunity, and deliver lasting landmarks in the communities where we live, work, and play.** We have extensive experience with design-build, design-assist, and CMAR projects and look forward to working with the Jefferson Parish team along with an extended team of designers, architects, engineers, and consultants to devise the best strategy to execute the project.

Our unique approach to preconstruction and operations provides the perfect platform to devise and execute a highly coordinated and effective plan to ensure success.

At Impetus, our vision for a better world has made us the South’s newest leader in construction solutions, specializing in commercial, historic renovation, hospitality, urban mixed-use, custom millwork, and ornamental metal projects. We are more than a construction company. We are entrepreneurs empowered to drive real change. **We are creators who believe that place and space matters and that what we build together drives the growth of cities**, not to mention the world’s next generation of thinkers and doers that live there.

Our unique approach to project planning and delivery is called The Relentless Pursuit, which embraces innovation and creativity to set new industry standards in construction. Based on lean principals, we focus on eliminating waste, working smarter and building better projects while consistently delivering on-time, on-budget, high quality results. This process ensures shared ownership in our mutual success.

Our focus is on building trusting relationships, not just buildings. We engage in each project with a partnership mentality and a truly vested and personal interest in its success. Since Impetus’ rebirth nine years ago, the firm has hired more than 200 team members, completed more than 100 large-scale projects totaling approximately 5 million square feet, and generated annual revenues of more than \$125 million.

If selected, we’re ready to go. The Impetus team is available to engage with your team immediately. If you have any questions during your review of our qualifications, please do not hesitate to give us a call.

Sincerely,



Nicholas Moldaner  
Chief Operating Officer  
504.620.8022  
nmoldaner@buildimpetus.com





## TAB 2

# QUALIFICATIONS AND EXPERIENCE

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“The Impetus team could not have been more efficient, careful, respectful and mindful of consistent quality. I might add that the project was, with the exception of the Pavilion, all land and outdoors. Our construction took place over the wettest summer and fall in the Southeast in over 50 years. Despite the challenges of Mother Nature, the team persevered to achieve minimal schedule delays.”

- Amy P. Banos, The New Orleans Museum Of Art



## ABOUT IMPETUS

FOR OVER A CENTURY THE MODERN CONSTRUCTION INDUSTRY HAS BEEN THE BACKBONE OF AMERICAN SUCCESS. WITH FOUNDATIONS BUILT OF CONCRETE AND STEEL AND LEGACIES BUILT ON GYPSUM AND SAWDUST, IT GOES WITHOUT SAYING THAT THIS INDUSTRY LITERALLY BUILT THE AMERICAN DREAM.

But the Industry is stuck. It's being held back by outdated processes and missing out on the opportunity to improve the construction experience for the next generation.

That's why we're here.

What started as a residential construction company in the 1950s has been transformed into a rapidly scaling, regional commercial construction solutions provider that operates with the soul of a startup.

Impetus is the next generation construction company for the modern owner. Specializing in the development and revitalization of cities, we combine creativity and innovation to set new standards in construction.

79

Number of Impetus Team Members that are Jefferson Parish Residents (46%)



## OUR WORK

IMPETUS LEVERAGES A RENEGADE MENTALITY TO RELENTLESSLY PURSUE VALUE FOR YOU – SETTING A NEW STANDARD IN CONSTRUCTION. WE ARE COMMITTED TO ALWAYS SEEKING BEST VALUE FOR THE OWNER. WE LEAD BY PUTTING INDIVIDUAL OBJECTIVES ASIDE, AND DO NOT REST UNTIL THE GOALS OF OUR PARTNERS ARE MET.

- **90% of our work** is performed through collaborative delivery methods including design-build and design-assist
- Financial strength and manpower of **over 185 employees** based in Louisiana and Tennessee
- Over the last nine years, Impetus has built **over 120 large scale commercial and infrastructure projects**
- The historic restoration and renovation of Hotel Saint Vincent and 1016 Canal Street Mixed-Use were both honored with awards including the prestigious **ABC National Eagle Award** and **Louisiana Landmarks Society Historic Preservation Award**
- Impetus was the lead Design-Build partner on **ENR's 2020 Regional Best Projects** in the Residential/Hospitality category, Higgins Hotel at the National WW2 Museum in New Orleans
- **9M SF of historic renovation** hospitality and mixed-use projects completed and in progress
- **Over 3,500 living units** completed or in progress
- **Multiple repeat clients and partners** including The Domain Companies, HRI Properties, EskewDumezRipple, Ace Hotel, J.W. Marriott, Hotel Monteleone, M.S. Rau Antiques Gallery, John Georges, Felicity Properties, and Mignon Faget
- **14,500 FT of storm drainage pipe** installed by Impetus Infrastructure in the past 24-months

## SERVICE AREAS

**Commercial Office Space:** Our team of like-minded professionals have continuity that is rare for the industry, having worked together for over 20 years to deliver on time, on-budget, high-quality results.

**Infrastructure:** Public, municipal, federal, and private projects that include scopes for demolition, site preparation, earthwork, stormwater management, utilities, and paving.

**Historic:** Impetus has completed over 35 historic renovations spanning hotels, mixed-use, and multi-family properties.

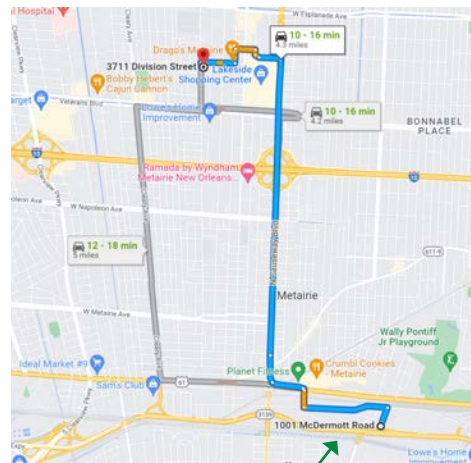
**Urban Mixed-Use:** Our urban mixed-use work spans historic renovation and new construction, and creates lasting landmarks for the people who live there.

**Hospitality:** In the past 60 months, Impetus has completed over 22 hospitality projects with over 5M SF and over 3,000 keys.

**Healthcare:** Our proven industry experts understand the unique needs and applications of the intricate systems that are the lifeline of healthcare facilities.

**LEAN & Prefabrication:** We embrace a Lean management approach and a commitment to consuming the fewest resources. Through analyzing and adjusting construction activities that will reduce waste, Impetus creates predictable, reliable workflows.

Impetus' Metairie office is only a few miles from the EAT Fat City Center project site.





**THIS PAGE DEEMED PROPRIETARY AND CONFIDENTIAL INFORMATION**

Louisiana General Contractor's License for Palmisano LLC.  
We are submitting our qualifications as Palmisano LLC dbd Impetus.

Palmisano LLC dba as Impetus, its parent or subsidiaries, current or former owners, officers, directors, employees, members of our team, and/or others affiliated with us that have or in the past have had with: (a) a current or former Jefferson Parish Councilmember or Parish President or relatives of said Councilmembers or Parish President; or (b) anyone who has a contract or other relationship with a current or

former Jefferson Parish Councilmember or Parish President or who was significantly involved in the organization, preparation, or administration of this RFQ or otherwise was in a position to significantly affect the RFQ either through a decision-making capacity or through a review process or affect the project in any way.

*Daniel J. Bagge*  
Daniel J. Bagge  
South/Central Division Manager

The Hartford  
Bond Department  
P.O. Box 2070  
Mandeville, LA 70470

Phone 985-674-3120  
Fax 866-446-9426  
dan.bagge@thehartford.com

		<h2 style="margin: 0;">CERTIFICATE OF LIABILITY INSURANCE</h2>		DATE (MM/DD/YYYY) <b>1/25/2022</b>																						
<p><b>THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.</b></p>																										
<p><b>IMPORTANT:</b> If the certificate holder is an <b>ADDITIONAL INSURED</b>, the policy(ies) must have <b>ADDITIONAL INSURED</b> provisions or be endorsed. If <b>SUBROGATION</b> is <b>WAIVED</b>, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).</p>																										
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<p>THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATION MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.</p>																										
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<p><b>DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES</b> (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)          Subject to policy terms, conditions and exclusions; the certificate holder shall be considered an Additional Insured including both ongoing and completed operations on a Primary and Non-Contributory basis in respects to General Liability, Automobile Liability and Excess policies when required by written contract with a Waiver of Subrogation granted in their favor in respects to General Liability, Automobile Liability, Worker's Compensation, and Excess policies when required by written contract, but only to the extent of the Named Insured's obligation to indemnify, defend and/or hold harmless the certificate holder as required by written contract.</p>																										
<p>Subject to policy terms, conditions and exclusions; 30 Day Notice of Cancellation shall be given to Certificate Holder.</p>																										
<p>Umbrella Policy #1000587527221 follows form over the General Liability, Automobile and Workers Compensation policies.</p>																										
<b>CERTIFICATE HOLDER</b>				<b>CANCELLATION</b>																						
Palmisano LLC 1730 Tchoupitoulas St. New Orleans LA 70130				SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.  <b>AUTHORIZED REPRESENTATIVE</b> 																						
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Sample Certificate of Insurance as Evidence of our Ability to Obtain  
the Required Insurance Coverages.







**BRAD SHANNON**  
**NEW ORLEANS MARKET LEADER, MAIN POINT OF CONTACT**

Brad has been working in the construction industry for 15 years and has been a part of projects totaling more than \$100 million. He previously worked for a residential contractor, gaining exposure to both the field and office side of the industry.

Following his transition into the commercial sector, he worked as an Assistant Project Manager, then Project Manager, leading a variety of projects including hotel, multi-family, historic renovations, and retail. Currently, Brad leads an extensive team of operations professionals. He oversees and engages in multiple projects from the initial design and preconstruction periods, through project completion. He works directly with owners through the duration of the project, and manages a team of Project Managers.

**EXPERIENCE**

Industry-Wide: 15 years

**EDUCATION**

Bachelor of Science in Construction Management, Louisiana State University

**PROFESSIONAL AFFILIATIONS**

ACE Mentor Program  
LSU Construction Industry Advisory Council  
Associated Builders and Contractors  
GNO, Inc. NextGen Council

Brad has a proven track record of delivering successful projects. While managing Homewood Suites, his team successfully completed the project on time and under budget. As a result, the owners were able to open the new hotel in just three weeks after achieving substantial completion. He also worked directly with the owners for The Eliza Jane by Hyatt Unbound through construction to finalize design decisions, and completed the renovation of 196 guest rooms and lobby within a 4 month period.

He is responsible for ensuring the best value is obtained for the project including supplier base, and use of internal and external resources. His is also responsible for conducting client progress meetings on and off site, cost control, invoicing, and variation claim resolution are regular responsibilities.

**SELECTED PROJECT EXPERIENCE**

- LCMC Headquarters
- Hotel Saint Vincent Historic Renovations
- 1016 Canal Street Historic Renovations
- Second Line Stages Expansion
- H3C Urban Mixed-Use Development and Multi-Family Apartments
- Carondelet Hospitality Corridor Historic Renovation - Ace Hotel, Maison de la Luz Hotel, Seaworthy Restaurant, Restaurants, and Retail
- ONE11 Hotel
- The Eliza Jane Hotel by Hyatt Unbound
- Kimpton Hotel Fontenot
- Homewood Suites New Orleans
- JW Marriott Hotel
- 516 Natchez
- Joan Mitchell Center Artists Studio Building
- OPSCO Warehouse, Food Facility, and Central Plant
- Bonne Terre Village II
- Bywater Art Lofts



**JEFF KERTH**  
**CHIEF ESTIMATOR**

Jeff is a New Orleans native who from an early age had interests in construction and historic buildings. Following his graduation from Jesuit High School, he continued on to Louisiana State University where he received a Bachelor's of Science degree in Construction Management.

Between 2010 and 2012, Jeff served on the preconstruction team for the \$1.2 billion New Orleans VA Medical Center. Jeff's role on this team was to help guide the designers on cost and constructability issues and provide real time pricing feedback on this large and very complicated project. In addition to learning about management and organizational techniques used on a mega project, Jeff also learned about the intricacies of being part of a Joint Venture with three other general contractors.

**EXPERIENCE**

Industry-Wide: 17 years

**EDUCATION**

Bachelor of Science in Construction Management, Louisiana State University

**SOFTWARE PROFICIENCIES**

ICE Cost Estimating  
Primavera P3  
Plan Swift  
MS Project

**PROFESSIONAL AFFILIATIONS**

American Association of Cost Engineering  
Associated Builders and Contractors

When not attached to a specific project, Jeff has served as lead estimator for all types of projects including, multifamily, hotels, hospitals, offices, and manufacturing facilities that used every type of project delivery method: hard bid, negotiated and design build. It is in the negotiated and design build arenas that Jeff truly excels, providing owners and architects with value engineering ideas and other creative solutions to make a project successful for all parties.

**SELECTED PROJECT EXPERIENCE**

- Maison de la Luz Hotel Historic Renovation
- 1009 Poydras Street
- The Ace Hotel Historic Renovation
- Higgins Hotel and Conference Center at the National WW2 Museum
- Hotel Saint Vincent Historic Renovations
- Hotel Peter & Paul Historic Renovations
- Second Line Stages Expansion
- LCMC Hainkel Home Senior Living Renovation
- LCMC Corporate Headquarters
- JW Marriott Hotel Renovation
- ONE11 Hotel Historic Renovation and Addition







**RYAN BAROSSE**  
**SENIOR ESTIMATOR**

Ryan Barosse is a seasoned Estimator who was first drawn to the construction industry by an appreciation for the complexity of buildings. He graduated from LSU with a B.S. in Construction Management, and has spent the past 12-years gaining industry experience with a specific focus in preconstruction.

In his role as Senior Estimator, he works on a variety of different types of construction projects with varying project delivery methods including hard bid, negotiated and design build. He enjoys collaborating with project partners to identify project goals in order to work together to achieve shared project success.

**EXPERIENCE**

Industry-Wide: 12 years

**EDUCATION**

Bachelor of Science in Construction Management, Louisiana State University

**SOFTWARE PROFICIENCIES**

Plan Swift  
Bluebeam  
Excel

**SELECTED PROJECT EXPERIENCE**

- Second Line Stages Expansion - New Building and Renovations
- Maison de la Luz Hotel Historic Renovation
- 353 Baronne Street
- Carrollton Courthouse Historic Renovations
- Hammond Eastside Apartments
- Hotel Monteleone Suite Renovations
- Inn on Bourbon Renovations
- Kimpton Hotel Fontenot New Orleans
- M.S. Rau Antiques Historic Renovations
- Hotel Saint Vincent Historic Renovations



**ALEX STUART**  
**PROJECT MANAGER**

Alex maintains a solution approach to construction. He excels at communicating with the field and design team to work through challenges and keep stakeholders on the same page to ensure the project is progressing. While working on the Eagle Award winning 1016 Canal Street project, Alex gained valuable experience in multiple facets of construction, including integrating a newly constructed building with a historically protected and renovated building. He carefully coordinated with all stakeholders to ensure the structures were brought to code, and successfully delivered the project during the Covid-19 pandemic.

Throughout his career, Alex has worked on a variety of projects. Most recently as Project Manager on the complex Carrollton Courthouse historic renovation project, he is leading the charge in keeping the schedule on track to ensure that this critical facility will be operational for the residents when needed.

**EXPERIENCE**

Industry-Wide: 12 years

**EDUCATION**

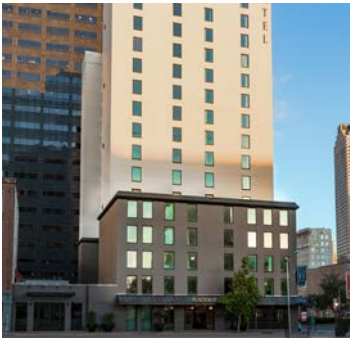
Bachelor of Science in Construction Management, Louisiana State University

**TRAINING & CERTIFICATIONS**

Project Management Academy  
OSHA 30  
Procore  
LEAN Scheduling  
Microsoft Office Suite  
Bluebeam and Coordination of Drawings  
Last Planner System

**SELECTED PROJECT EXPERIENCE**

- Carrollton Courthouse Historic Renovation and Restoration
- 1016 Canal Street (ABC National Eagle Award Recipient)
- Himmels Supply Warehouse Renovation
- Rouses Markets Freret Street
- Gulf State Park Interpretive Center (Living Building Challenge, LEED Platinum, Fortified Commercial Bronze Status)
- LSU Health Sciences Center 7th Floor Renovations
- Orleans Parish Fire Station #17
- Ascension of Our Lord Church Renovations
- Rendon Street Warehouse
- Orleans Municipal Traffic Courts Building Renovations
- Orleans Parish 5th District Police Station
- Papworth Office Building Facade Renovation
- Boudreaux Elementary School Renovation
- RTA East New Orleans Operational Facilities (4 Buildings)
- Bethune Elementary Remediation
- St. Andrews School Renovations







**THOMAS SAVINO**  
**ASSISTANT PROJECT MANAGER**

Thomas maintains a solution approach to construction. He excels at collaborating with the field and design team to work through challenges.

Throughout his career, Tommy has worked on a variety of projects. Most recently as Assistant Project Manager on the ABC National Eagle Award winning historic renovation of Hotel Saint Vincent, he was a critical member of the team in helping to coordinate the multitudes of specialty trade partners and high end product vendors.

**EXPERIENCE**

Industry-Wide: 4 years

**EDUCATION**

Bachelor of Science in Construction  
Management, Louisiana State University

**TRAINING & CERTIFICATIONS**

OSHA 30  
Onscreen Takeoff  
Autodesk Revit  
Procore  
LEAN Scheduling  
Microsoft Office Suite  
Bluebeam and Coordination of Drawings

**SELECTED PROJECT EXPERIENCE**

- Kenner Discovery Health Sciences Academy
- Hotel Saint Vincent Historic Renovation
- Kimpton Hotel Fontenot New Orleans



**MARK DUPUY**  
**FIELD MANAGER**

Mark has been working in commercial construction for ove 22 years. He has overseen the daily safety and operations on projects ranging from multi-family living complexes, schools, a hospital, bookstore, and banking institutions. Mark served as the Superintendent for the new Homewood Suites in New Orleans, a 207-room, 160,000 SF extended stay hotel which was constructed utilizing the pre-cast method.

He also led the field operations for The Saint Anna, a complete renovation and redevelopment of a former senior center, converted to 23 high-end residences. Other notable project experience includes the Terraces, a 6-story infinity structure in New Orleans.

**EXPERIENCE**

Industry-Wide: 22 years

**EDUCATION**

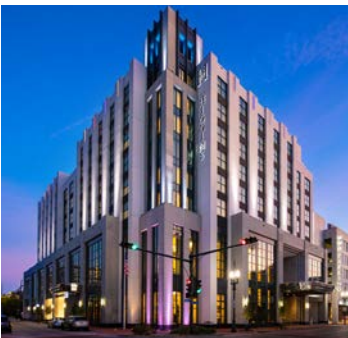
Bachelor of Science in Construction  
Management, Louisiana State University

**TRAINING & CERTIFICATIONS**

OSHA 30  
Procore  
LEAN Scheduling  
Microsoft Office Suite  
Bluebeam and Coordination of Drawings  
Last Planner System

**SELECTED PROJECT EXPERIENCE**

- Homewood Suites Hotel
- The Saint Anna Luxury Condominiums
- The Ace Hotel
- LCMC Health Children’s Hospital Northshore Medical Office Building
- Higgins Hotel and Conference Center at the WW2 Museum
- Hotel Peter and Paul Historic Renovation and Restoration
- The Terraces Apartment Complex
- Saratoga Building Urban Mixed-Use Complex
- St. Paul’s Episcopal School Storm Renovations and Repairs
- Children’s Hospital New Orleans NICU Medical Facility
- Tulane University Turchin Stadium
- Hunting Energy Manufacturing Complex, Warehouse, and Offices







**RODNEY NEUMEYER**  
**ASSISTANT SUPERINTENDENT**

Rodney has been a Superintendent in the commercial construction industry for over 30 years. He has overseen the daily safety and operations on a variety of projects in the commercial, hospitality, and multi-family housing market sectors and possesses extensive experience in historic renovations. He has strong management skills including but not limited to operations, contractor relations, budgeting, personnel, inventory, and safety.

Rodney has proven to have exemplary leadership and communication skills, consistently delivering projects of the highest quality, and has an impeccable safety record. His vast knowledge, efficiency, positive attitude, and ability to help the project stay on schedule make him a great asset to the Impetus team.

**EXPERIENCE**  
Industry-Wide: 30 years

**TRAINING & CERTIFICATIONS**  
OSHA 30  
Procore  
LEAN Scheduling  
Bluebeam and Coordination of Drawings  
Last Planner System

**SELECTED PROJECT EXPERIENCE**

- Higgins Hotel and Conference Center at the National WW2 Museum
- Kimpton Hotel Fontenot New Orleans Renovations
- Kimpton Hotel Fontenot New Orleans Phase II
- LCMC Children’s Northshore Medical Office Building
- 1016 Canal Street Historic Renovation and Restoration
- M.S. Rau Antiques Historic Renovations
- Hotel Saint Vincent Historic Renovations
- Mirabella Beachfront Condominiums



**JOE YENNI**  
**PRECONSTRUCTION LEADER**

Joe has been working in the construction industry since 2009. Throughout his career, Joe has managed the preconstruction process for a variety projects types ranging from commercial offices to hospitality to healthcare. These projects included high end apartments, mixed-use facilities, historic hotels, and assisted living complexes.

As Impetus’ Preconstruction Leader, Joe is responsible for ensuring the best value is obtained for the project including budget, trade partners, supplier base, and use of internal and external resources. He leads client progress meetings on and off site, cost control, invoicing, and variation claim resolution are regular responsibilities.

Joe led the construction team on two award winning projects -The Saint Anna and May & Ellis apartments, both in New Orleans. Both projects were complete transformations of historic structures, which presented unique challenges of working within old buildings.

Joe’s extensive experience includes the expansions of the Sydney & Walda Besthoff Sculpture Garden at the New Orleans Museum of Art and the historic M.S. Rau Antiques renovation. He was honored by his peers recently as a Rising Star in Construction for New Orleans CityBusiness Excellence in Construction and Real Estate Awards.

**EXPERIENCE**  
Industry-Wide: 9 years

**EDUCATION**  
Bachelor of Science in Construction  
Management, Louisiana State University

**TRAINING AND CERTIFICATIONS**  
OSHA 10 - Construction Safety & Health

**SELECTED PROJECT EXPERIENCE**

- Reily Foods Offices, Testing Lab, and Kitchen
- ONE11 Hotel Historic Renovations
- Hotel Saint Vincent Historic Renoations
- 1016 Canal Street Historic Renovations
- Second Line Stages Expansion
- H3C Urban Mixed-Use Development and Multi-Family Apartments
- Carondelet Hospitality Corridor Historic Renovation - Ace Hotel, Maison de la Luz Hotel, Seaworthy Restaurant, Restaurants, and Retail
- The Julian
- The Addison Apartment Development
- The Blake Senior Living Community
- LCMC Children’s Northshore Center
- Kenner Discovery Health Sciences Academy







**NICK MOLDANER**  
**CHIEF OPERATING OFFICER**

Nicholas Moldaner has been immersed in the construction industry for 24 years. He joined Impetus in 2013 to work with Wesley Palmisano to transform the company from residential to commercial construction.

Moldaner was responsible for developing the preconstruction program from the ground up, working as a preconstruction manager, senior preconstruction manager and Vice President. Under his leadership, the preconstruction department’s annual revenue increased from \$5 million to over \$100 million for a wide variety of ground-up and renovation projects including multi-family, historic renovation, hotels, and office buildings. He developed and mentored the preconstruction team, which includes estimators, business development, marketing, design managers and project executives. In his current role as Chief Operations Officer, Moldaner works to ensure the success of the commercial building division’s construction projects and strategic operational initiatives.

Moldaner was recently named as an ENR Texas & Louisiana Top Young Professionals 2020. He has served as a mentor in the New Orleans chapter of the ACE Mentor Program, and been a member of LSU’s Construction Industry Advisory Council where he collaborates with industry leaders to enhance LSU’s Construction Management Department. Additionally, he was nominated to GNO Inc. NextGen Council and is currently serving a second two-year term. Moldaner is a graduate of Archbishop Rummel High School and received his bachelor of science degree in construction management from LSU.

**SELECTED PROJECT EXPERIENCE**

- LCMC Headquarters
- Hotel Saint Vincent Historic Renoations
- 1016 Canal Street Historic Renovations
- Second Line Stages Expansion
- H3C Urban Mixed-Use Development and Multi-Family Apartments
- Carondelet Hospitality Corridor Historic Renovation - Ace Hotel, Maison de la Luz Hotel, Seaworthy Restaurant, Restaurants, and Retail
- The Addison Apartment Development
- The Blake Senior Living Community
- LCMC Children’s Northshore Center
- Kenner Discovery Health Sciences Academy



**TREVOR ADAM**  
**FIELD LEADER**

Trevor began his construction career in 1985 as a carpenter’s helper and was promoted to the position of foreman, then Assistant Superintendent, and Superintendent. Over the last 34 years in the business, he has developed a vast knowledge of construction materials and methods in all types of commercial construction.

In his previous role as Sr. Superintendent, he managed all aspects of field operations on projects ranging in size from \$1 million to \$60 million. These projects varied in type from office, retail, entertainment, sports stadiums, multi-family, hotel, car dealerships, schools, assisted living, medical, warehouse and hurricane recovery efforts.

Trevor is a proven team leader with a track record of high integrity, excellent customer service, quality work, efficient project delivery and an impeccable safety record. His capabilities, talents and experience set an outstanding example for all members of the Impetus team. His responsibilities with the firm include managing all aspects of the field operations.

**EXPERIENCE**

Industry-Wide: 34 years

**EDUCATION**

Trevor received a diploma from East Jefferson High School in Metairie, Louisiana. Trevor has completed Associated Builders & Contractors courses in Blueprint Reading, Surveying, Management, & Safety.

**TRAINING AND CERTIFICATIONS**

OSHA 10 - Construction Safety and Health  
CPR & First Aid certified  
OSHA 30 certified

**SELECTED PROJECT EXPERIENCE**

- Reily Foods Offices, Testing Lab, and Kitchen
- LCMC Headquarters
- ONE11 Hotel Historic Renovations
- Hotel Saint Vincent Historic Renoations
- 1016 Canal Street Historic Renovations
- Second Line Stages Expansion
- H3C Urban Mixed-Use Development and Multi-Family Apartments
- Carondelet Hospitality Corridor Historic Renovation - Ace Hotel, Maison de la Luz Hotel, Seaworthy Restaurant, Restaurants, and Retail
- The Julian
- The Addison Apartment Development
- The Blake Senior Living Community
- LCMC Children’s Northshore Center
- Kenner Discovery Health Sciences Academy





## SPECIALIZED EXPERIENCE

**IMPETUS OBJECTIVE: LEAD A COLLABORATIVE DESIGN AND CONSTRUCTION PROCESS THAT PROVIDES A SUPERIOR CONSTRUCTION EXPERIENCE AND DELIVERS A ONE-OF-A-KIND FACILITY THAT EXCEEDS JEFFERSON PARISH'S EXPECTATIONS, FULLY ACHIEVES THE VISION, AND SERVES AS A CATALYST FOR THE ECONOMIC WELLBEING OF THE FAT CITY COMMUNITY.**

**90% of a project's success happens before you break ground; it's when we ensure the objective is met.** We will identify many more through the preconstruction phase, but some of the critical items we are focusing on now:

- Utilizing our experience at the forefront to develop an innovative and interesting precast structure that pushes the envelope of the typical aesthetics associated with these structures while still capturing the schedule and cost efficiencies of precast concrete construction
- Understanding and sharing, early on, the cost and schedule advantages of our precast options
- Ensuring our full suite of specialized and collaborative services produce the best value and solutions including:
  - In-house professional architectural design support
  - In-house BIM and VDC that leverages a variety of innovative technologies to positively impact the project

Throughout the past year, Impetus has developed a variety of techniques to address the issues we are facing with the current commodities market. We have found that each project is different, therefore the strategy to address commodity uncertainties should be

as well. Our plan would be to first meet with ownership and the design team to develop a comprehensive commodities plan. That plan might consist of the following strategies:

- Continual commodities tracking:** Impetus will track the commodities market on a continual basis to ensure all commodity decisions are made based off the latest market data. Commodity data is shared regularly with the entire team via graphs, charts, and logs.
- Transparency during preconstruction:** All proposals during each pricing iteration would be shared with the team so that all parties are properly informed.
- Strategic materials selection:** When possible, the team will select materials that have not been significantly impacted in the past year.
- Early subcontractor/vendor selection:** Early selection of certain subcontractors or vendors during preconstruction to lock in favorable pricing. These selections would only be made after high collaboration with the entire team and only when advantageous to the project.
- Allowances:** Creating allowances for certain materials, so ownership receives the complete benefit of any savings on that material during construction.

### Precast [pree-kast]

A construction product produced by casting concrete in a reusable mold or "form" which is then cured in a controlled environment, transported to the construction site and maneuvered into place; examples include precast beams, and wall panels for tilt up construction.

We anticipate the Parking Garage to utilize the precast construction method as its efficiencies provide a quality product, decreased schedule, and lower overall costs. Examples of our recent precast experience include:

- Second Line Stages
- Kenner Discovery Health Sciences Academy
- Homewood Suites
- Touro Infirmary Foucher Health Clinic (currently in preconstruction)



Precast panels being installed on Second Line Stages new production studio



Kenner Discovery Health Sciences Academy precast panels in progress



Homewood Suites precast panels installation



Touro Infirmary Foucher Health Clinic Preconstruction







### 1730 TCHOUPITOULAS

**I**mpetus was the Design-Build contractor on the new construction of this two-story office building situated along the Tchoupitoulas Riverfront. Impetus' vision was to create a welcoming environment that reflected the company's culture and brand through an industrial aesthetic, while bringing increased activity to an underutilized area comprised of shipping piers and warehouses.

Completed in 2018, this 30,200-square-foot building was developed as an open flow concept, with conference rooms in the center and flexible work spaces positioned along the perimeter of the building to capture natural light. A large training room opens into the second-floor breakroom and outdoor terrace, which features sweeping views of the Mississippi River. Additional onsite amenities include a yoga studio and CrossFit gym.

### Relevance

- Office building
- 30,00 SF ground-up new building
- Open and collaborative spaces
- Flexibility for growth
- Collaborative design, preconstruction, and construction process





### THE SHOP AT THE CAC

The Shop is a 100,000-square-foot comprehensive co-working development on the 3rd and 4th floors of the Contemporary Arts Center (CAC). One of the first spaces of its kind, this dynamic restoration offers small businesses, entrepreneurs, and arts-based professionals the resources they need to grow.

With 40,000-square-foot of workspace, this light-filled system of interconnected

offices and workspaces features high ceilings with exposed beams, large windows, a contemporary art collection, an open floor plan, and an architectural staircase that connects the 3rd and 4th floors.

The heart of The Shop is the commons area designed to facilitate collaboration and conversation. This space includes a full kitchen, varied seating options, as well as a communal and recreational space.

In addition to the restoration of these spaces, Impetus (formerly Palmisano) also demolished and reconstructed a 19,000-square-foot adjacent warehouse. This included a topping slab, conditioned space, an operable partition for separation of spaces, new roll-up doors, and additional storage space.

### Relevance

- Office spaces
- Open and collaborative coworking spaces
- Flexible layout and configurations
- Collaborative design, preconstruction, and construction process





### LCMC HEADQUARTERS

**I**mpetus partnered with LCMC Health to assist in their corporate office transition to the Energy Centre building in downtown New Orleans.

LCMC secured 41,000 SF on the 24th and 25th floors of the 39-story high-rise office building to house their executive team, finance, legal, marketing, population health, and supply chain departments.

Eskew Dumez Ripple Architects led the design process for the highly customized new office layout. The new office space encourages collaboration with several “huddle” spaces and conference rooms.

The DIRT prefabricated office system allows flexibility for adapting to future needs and provided an opportunity to fast-track the project.

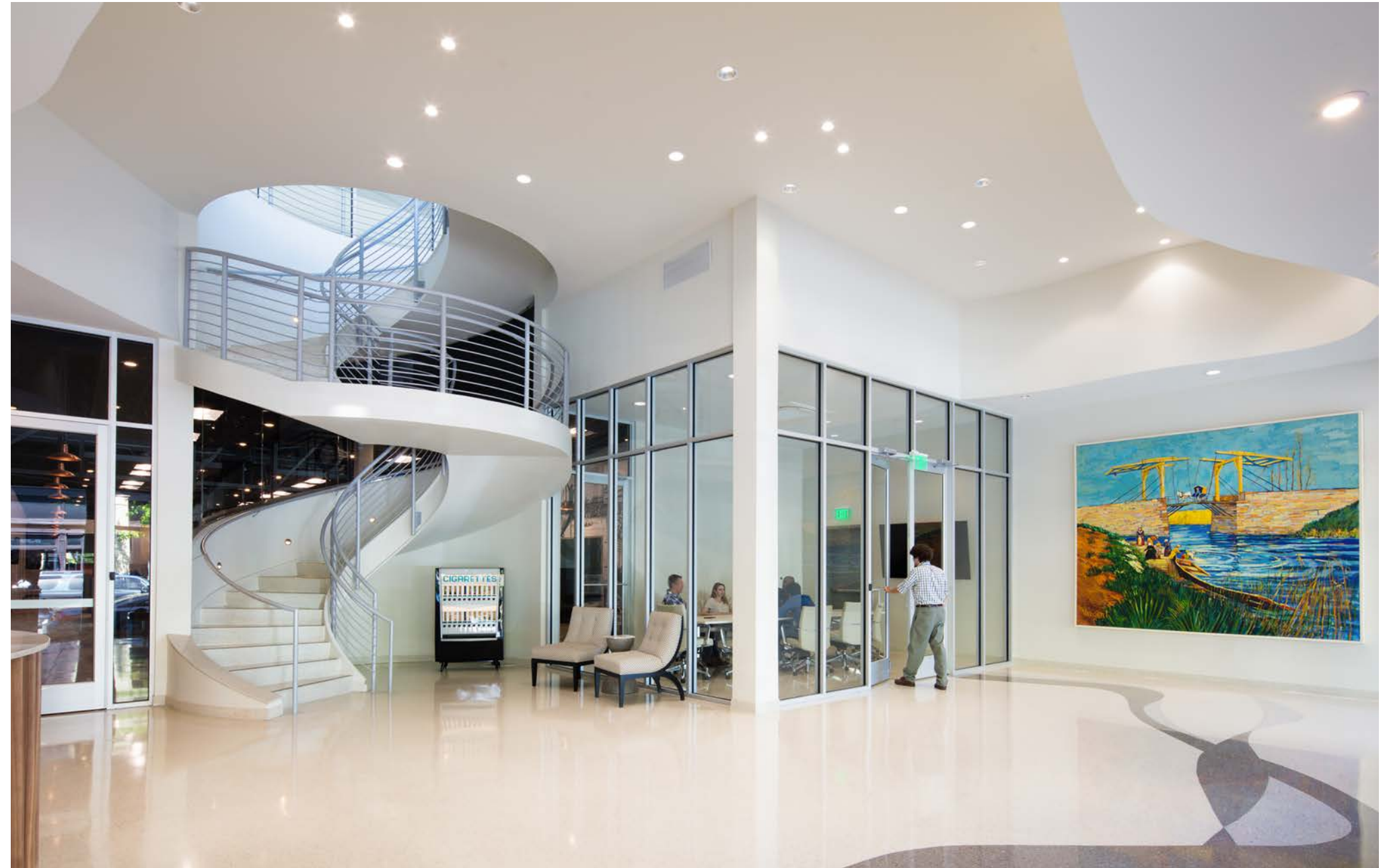
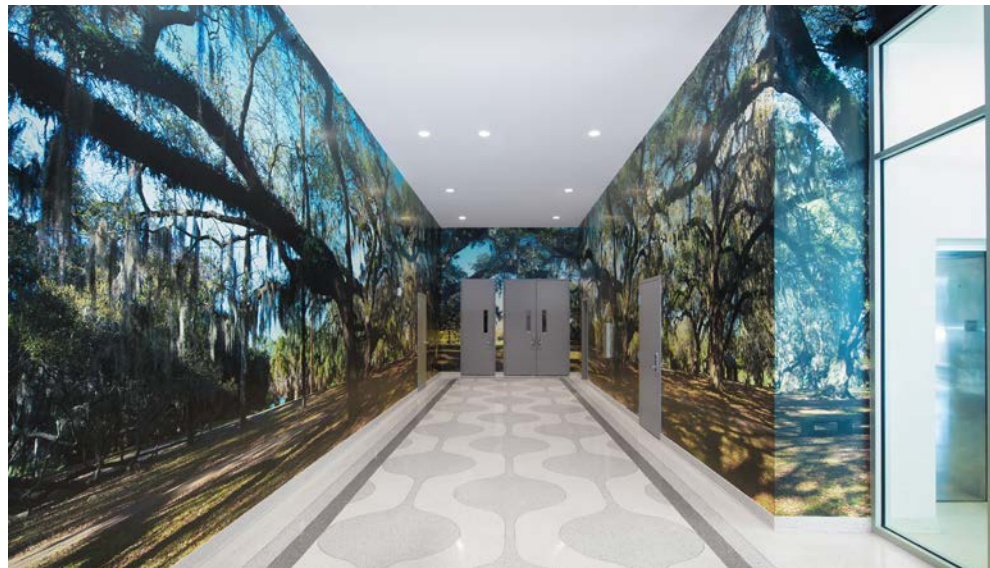
In addition to private offices, open workstations, LCMC’s new headquarters includes a break room styled like a cafe, coffee lounge, conference rooms, large board room, along with print/copy rooms, IT and server room, and storage space.

LCMC engaged Where Y’Art to custom curate artwork created by local artists that reflects the New Orleans culture.

### Relevance

- Office building
- Open and collaborative working spaces
- Flexible layout
- Collaborative fast-tracked design, preconstruction, and construction process





### THE NEW ORLEANS ADVOCATE

Avenue Gallery LLC engaged Impetus as the Design-Build contractor to lead the historic renovation of a contemporary workspace for The New Orleans Advocate on St. Charles Avenue. Through extensive site exploration and considerable collaboration, the team successfully restored many architecturally significant features, such as original masonry walls, barrel-vaulted ceiling, and exterior façade.

The renovation, designed by Mayo Wallin Architects and Dalton Architects, features a luminous lobby with a helical stairway, large viewing balcony for Mardi Gras parades, spacious open-concept newsroom, retail space, and an event space to host community gatherings.

Completed in 2017, this 25,320-square-foot building pays respects to its mid-century modern origins, while giving new life to a formerly deteriorating building.

### Relevance

- Office building
- Open and collaborative working spaces
- Collaborative design, preconstruction, and construction process





#### REILLY FOODS COMPANY

Reilly Foods Company engaged Impetus as the Design-Build contractor to lead the demolition and complete renovation of the 10th floor of a fully occupied Class A office building in downtown New Orleans.

The extensive renovation included 20 private offices, more than 60 workstations utilizing DIRT prefabricated office systems, a break room, employee lounge, 4 conference rooms, a print/copy room,

server room, storage room, breakout areas, and 2 print stations.

The project was completed in partnership with Holly and Smith Architects in a brief, fast tracked 3-month period.

#### Relevance

- Office building
- 40,000 SF
- Open and collaborative working spaces
- Collaborative design, preconstruction, and construction process





KENNER DISCOVERY HEALTH SCIENCES ACADEMY

The Friends of Discovery Health Sciences Foundation engaged Impetus as the Design-Assist contractor to lead the new construction of a 125,000-square-foot school for the Kenner Discovery Health Sciences Academy. The school was founded in 2013 as a Type 1 charter school, with additional levels and students joining the community each year.

As of 2018, there were nearly 1,600 students in grades Pre-K through 11th grade and 200 full-time faculty members spread

throughout multiple campuses. The growing school community required an expanded campus to realize its goal to “grow a successful Early Childhood through a 12th-grade charter network with a 21st-century approach to education.”

The space includes a new three-story educational facility with 53 classrooms, library, multiple science labs, teaching kitchen, simulated hospital room, music room, digital media room, cafeteria and full kitchen more than 11,000-square-feet of

administrative facilities, outdoor plaza, and concrete paved parking for 300+ vehicles.

The project was built utilizing an innovative and aesthetically distinctive pre-cast method.

Completed in 2020, the new campus was designed in partnership with Sizeler Thompson Brown Architects.

Relevance

- Precast construction method
- Fast-tracked construction process
- Collaborative design, preconstruction, and construction process





**HOMEWOOD SUITES HOTEL**

**H**RI Properties engaged Impetus as the Design-Build contractor to lead the new construction of a 207-room hotel under the Homewood Suites flag located near the edge of the historic French Quarter. Prior to construction, an electrical supply warehouse occupied the entire block.

This project involved extensive civil work, including the demolition of existing buildings, slabs, footing, and parking areas;

installation of a 35,000-gallon subsurface water retention system; installation of the engineered crane pad for the erection of the precast building structure as well as site fill, grading, and concrete paving of the lobby and parking garage.

Completed in 2016, the entire 160,000 SF four-story structure—including all walls and floors—is formed from precast concrete panels.

In addition to a central courtyard and swimming pool, meeting rooms, and a fitness room, each suite features a fully-equipped kitchen and separate areas for living, working, and sleeping.

**Relevance**

- Precast construction method
- Fast-tracked construction process
- Collaborative design, preconstruction, and construction process





## SECOND LINE STAGES EXPANSION

Construction will wrap at the end of September on a \$35-million renovation and expansion for Second Line Stages, and film and production studio. Effective communication and collaboration plays an important role in the speed of this design-build project.

The project includes a renovation of existing warehouse buildings along with a major expansion of a precast sound stage.

The precast sound stage project included a total of 738 tons of steel with 150 precast panels and pieces, including columns, being erected at the site with a specialty crane. **The steel superstructure took less than 10 weeks to complete.**

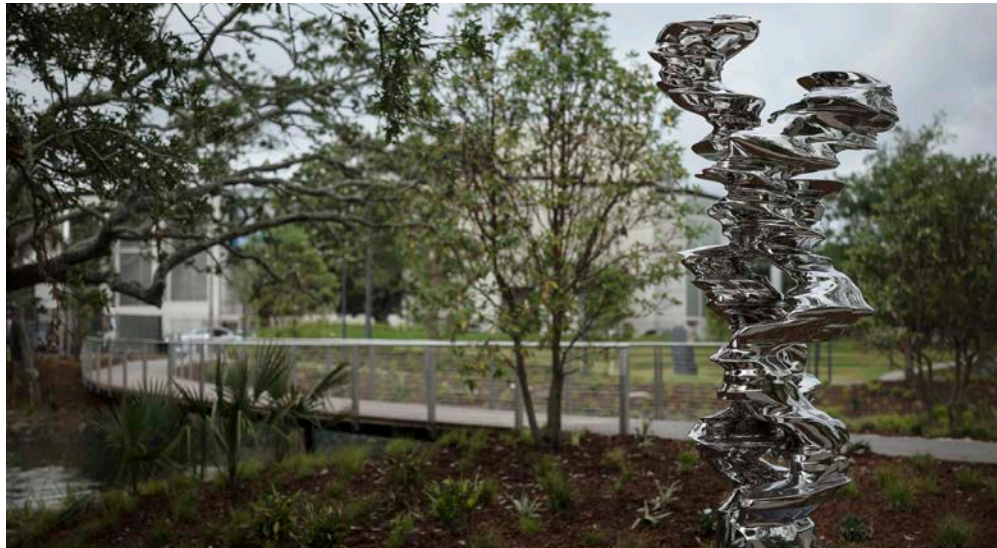
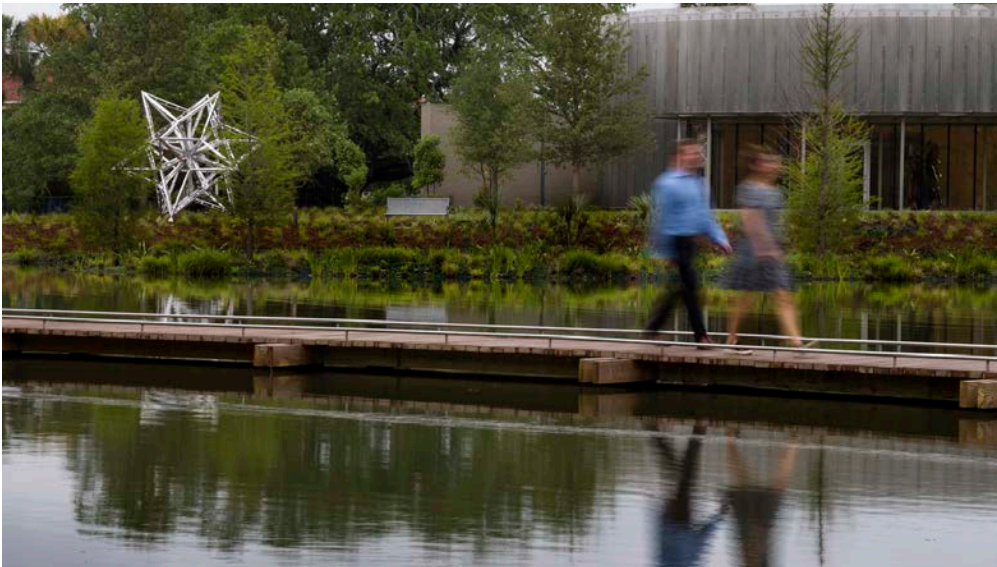
Impetus also designed and installed a storm water retention system that includes about 12,700 cu ft of retainage.

## Relevance

- Precast construction method
- Fast-tracked construction process
- Collaborative design, preconstruction, and construction process







**SYDNEY AND WALDA BESTHOFF SCULPTURE GARDEN AT NEW ORLEANS CITY PARK**

The New Orleans Museum of Art (NOMA) engaged Impetus as the Design-Assist Contractor to lead the 6.5-acre expansion of the Sydney and Walda Besthoff Sculpture Garden located within City Park’s existing landscape and lagoons.

Completed in partnership with Massachusetts-based Reed Hilderbrand Landscape Architects, this expansion

furthered the museum’s mission for increased community access to the arts through indoor and outdoor learning environments.

Impetus’ Infrastructure division led activities to reshape the existing lagoon to enhance the spatial experience of the open water and stabilize the shoreline to improve water quality and reduce flow into municipal systems. A portion of the lagoon was reclaimed for a stage and in-grade

amphitheater formed from a variety of soils.

Storm water culverts are diverted through curb inlet structures to transport perimeter street water into bioswales, slowing runoff, capturing sediment, and introducing vegetation to mitigate pollutants before they reach the lagoon.

- Relevance**
- Public park with ample green space and walking paths
  - Drainage and flood mitigation techniques
  - Collaborative design, preconstruction, and construction process





## TAB 3 GENERAL CONSTRUCTION TEAM

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“The entire Impetus team exhibited professionalism and a solution-oriented attitude while facing challenges head-on from preconstruction through construction completion. Most importantly, Impetus’ “get-it-done” attitude went a very long way and helped make the project a success.”

- Zach Kupperman, CEO, Kupperman Companies





CONSTRUCTION DURATION

Impetus will collaborate with the team to ensure both the preconstruction and construction schedules are delivered as efficiently as possible. **Based on the scope narratives, we believe we can complete the construction in 13 months.** In addition to the accelerated construction schedule, we would identify early release packages and investigate the possibility with the team of a phased delivery approach. This would allow for sooner completion date.

CURRENT WORKLOAD

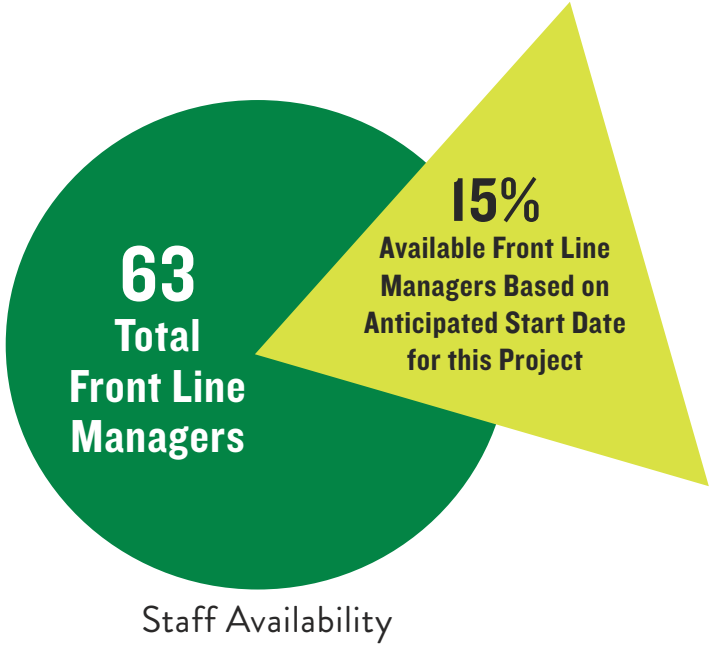
Please refer to the matrix provided below:

NUMBER OF CURRENT PROJECTS	VALUE
13 Projects	\$242,700,000

AVAILABILITY OF STAFF

The entire team proposed on the following page and featured within this qualifications package is available and ready to begin work on the EAT Fat City Center project.

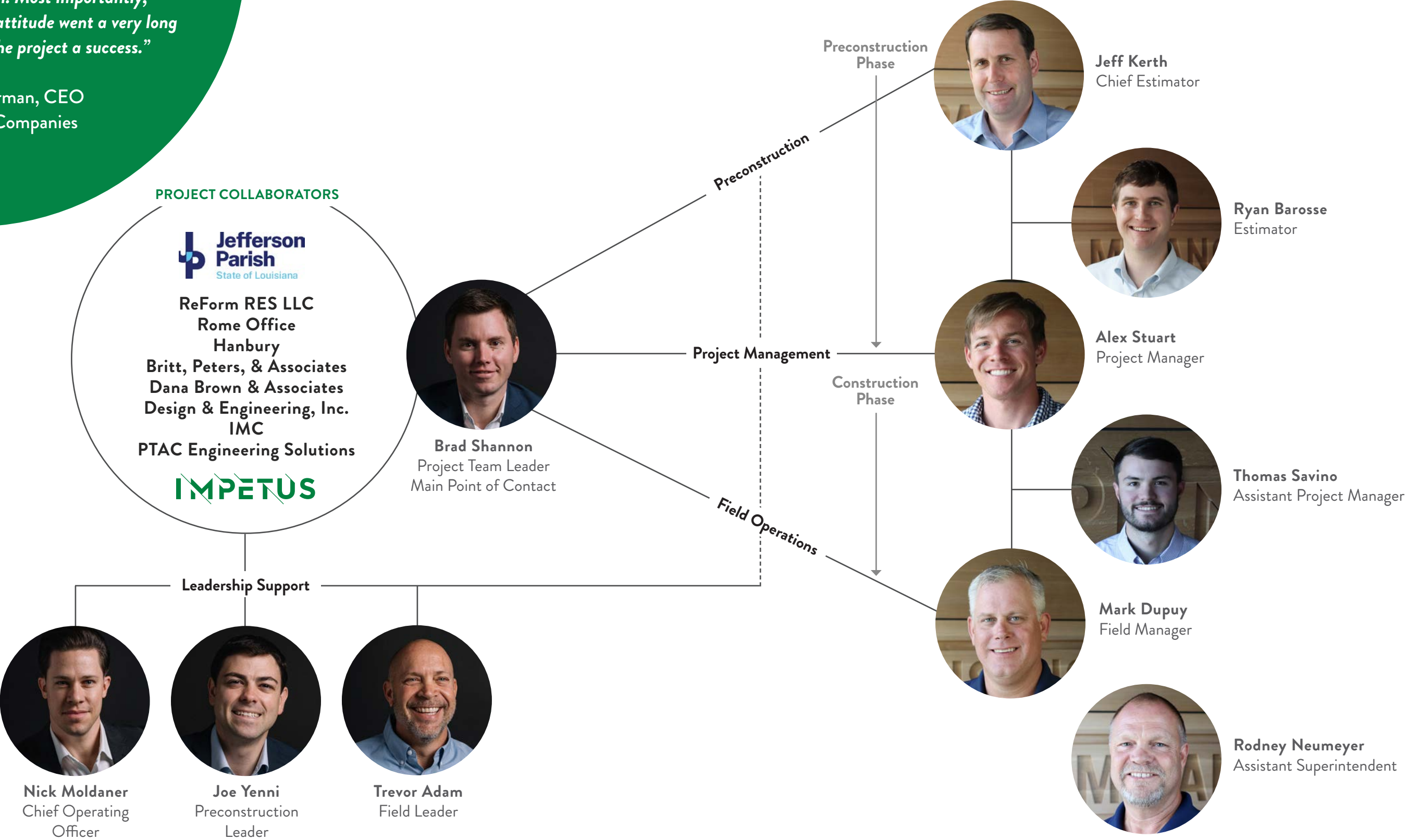
Based on the scope narratives, we believe we can complete the construction in 13 months





“The entire Impetus team exhibited professionalism and a solution-oriented attitude while facing challenges head-on from preconstruction through construction completion. Most importantly, the Impetus’ “get-it-done” attitude went a very long way and helped make the project a success.”

- Zach Kupperman, CEO  
Kupperman Companies







## TAB 4 METHODOLOGY AND APPROACH

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“The project was a great success, with Impetus excelling at all phases of construction, including schedules, quality control, communication, budget, and administration. Impetus was outstanding in their workmanship, and their careful attention to detail is evident in the finished product.”

- The Meraux Foundation



PROJECT PLANNING METHODOLOGY

WE BELIEVE THAT 90% OF A PROJECTS SUCCESS HAPPENS BEFORE YOU EVER BREAK GROUND.

Our preconstruction team executes against a 15-step plan focused on early planning and collaborations with key stakeholders. This planning methodology is the key to The Impetus Guarantee of 10% savings. There are three key directives in our planning:

**Value Analysis:** By looking at all components, methods and systems and proposing alternatives we are able to decrease project cost while maintaining or increasing the efficiency of the design. Our goal is to implement efficiencies which expand and enhance the economic and functional design intent of the project.

**Value Management:** Our team selects, prioritizes, and evaluates elements of the project that offer the greatest opportunity for increasing project value through cost and schedule efficiencies

or increases in quality for the same value. Alternative solutions are produced and analyzed with the entire team to ensure we are maintaining the original design intent.

**Continuous Estimating:** Ongoing estimations at every step in our process allows us to focus on Target Value Delivery for our clients. This allows our team to design to an estimate as opposed to estimating an already produced design, saving time and money while reducing waste and rework.

Value analysis and management coupled with continuously estimating ensures the project meets budgetary requirements without sacrificing quality, functions, time or long-term costs. All costs are clearly tracked back to the overall project goals original and Target Value.

PROJECT PLANNING METHODOLOGY

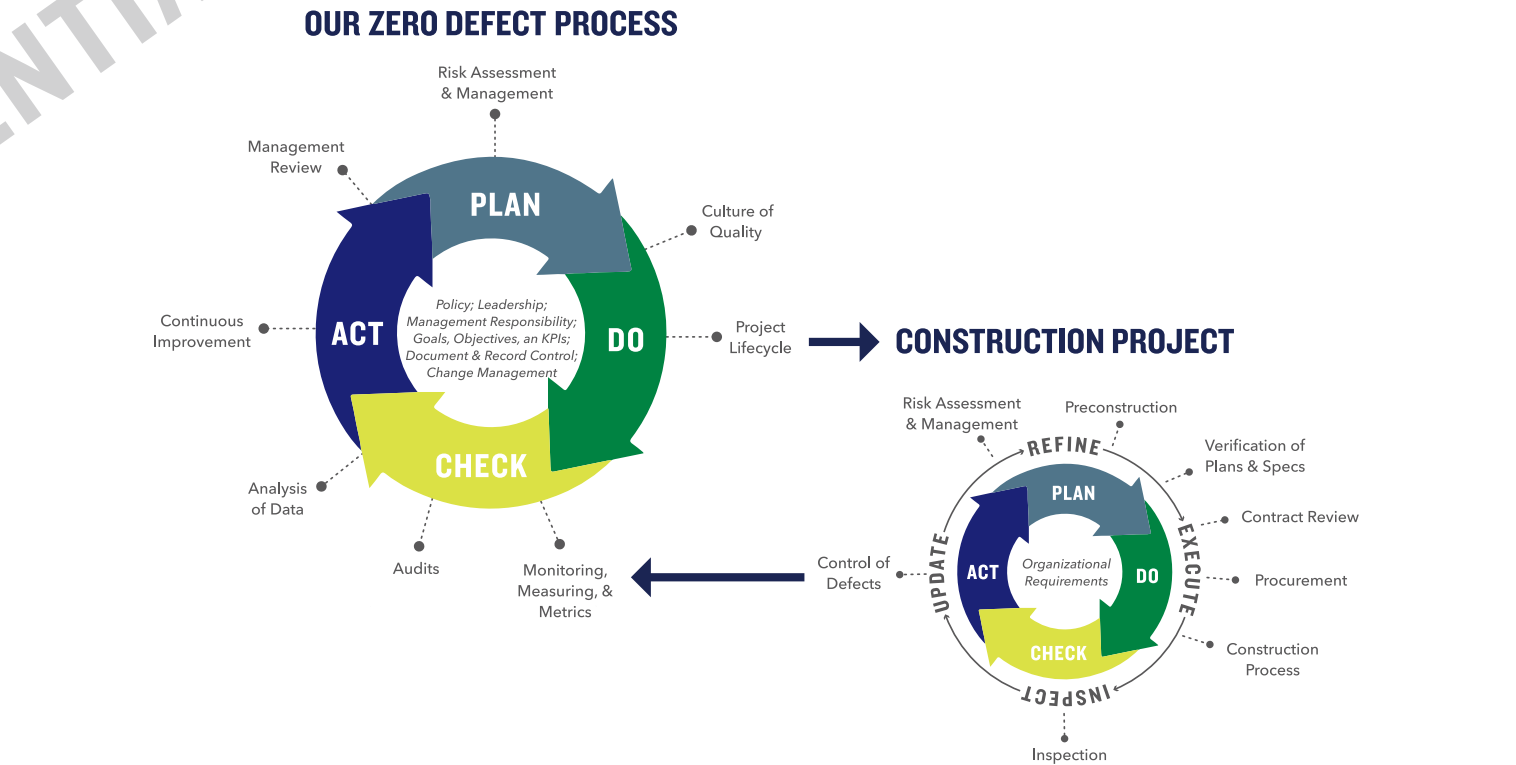
OUR “ZERO DEFECTS” PHILOSOPHY AND PROCESS IS IMPLEMENTED ON ALL PROJECTS. WE STRIVE TO OBTAIN THE HIGHEST QUALITY OF WORKMANSHIP AND COORDINATION THROUGHOUT THE ENTIRETY OF THE PROJECT LIFE CYCLE WITH THE GOAL OF ELIMINATING CONSTRUCTION REWORK ACTIVITIES, PUNCH-LIST ITEMS AND WARRANTY CALL-BACKS.

This approach requires that deficiencies and conflicts are identified and corrected on a weekly basis, not after they have already affected the progress and quality of the work. We commit to doing it right the first time.

Upon award of the project, Impetus will conduct a kick-off meeting to identify the owner’s project goals and requirements that are key to the successful completion of the project. In this initial meeting, project obstacles, scope, budget and schedule will also be discussed,

and Impetus will provide assistance on any items that will provide value to the client.

The project management team will also hold weekly meetings with the owner and architect to review the job progress. Schedule, budget changes and quality issues will be addressed and communicated throughout the project team. A comprehensive, project specific quality control plan will be developed upon award of the project.





**COMPANY AWARDS**

**ENR TX & LA, TOP CONTRACTOR:** 2017, 2018, 2019, 2020, 2021, 2022  
**THE ADVOCATE/NOLA.COM TOP WORKPLACES:** 2020, 2021, 2022  
**ABC NATIONAL EAGLE AWARD FOR 1016 CANAL STREET:** 2020  
**ABC NATIONAL EAGLE AWARD FOR HOTEL SAINT VINCENT:** 2021  
**ABC NATIONAL, ACCREDITED QUALITY CONTRACTOR:** 2020, 2019, 2020, 2021  
**ABC NEW ORLEANS BAYOU CHAPTER, MEMBER OF THE YEAR:** 2019  
**ABC NEW ORLEANS BAYOU CHAPTER, STEP PLATINUM AWARD:** 2019, 2020, 2021  
**ABC NEW ORLEANS BAYOU CHAPTER, EXCELLENCE IN CONSTRUCTION AWARD FOR HOTEL SAINT VINCENT:** 2021  
**INC. MAGAZINE, INC. 500 #241:** 2017  
**INC. MAGAZINE, INC. 5000:** 2018  
**INC. MAGAZINE, BEST PLACES TO WORK:** 2019  
**CITY BUSINESS, BEST PLACES TO WORK:** 2016, 2017, 2018, 2019, 2020, 2021



**PALMISANO FOUNDATION**

**THE PALMISANO FOUNDATION, THE CHARITABLE ARM OF IMPETUS, IS COMMITTED TO PARTNERSHIPS AND INITIATIVES THAT POSITIVELY IMPACT THE COMMUNITIES WHERE THE COMPANY WORKS.**

The Palmisano Foundation has partnered with some of New Orleans’ most dedicated organizations, including Junior Achievement, PlayBuild NOLA, and the Women’s and Children’s Center.

In 2019, Impetus hosted the first annual Renegade Fest benefiting Youth Rebuilding New Orleans which raised \$27,000. In 2022, Renegade Fest raised over \$65,000 to support the Foundation’s

initiatives. In response to the Covid-19 pandemic, the Palmisano Foundation initiated a 3-month-long Covid relief giving campaign which resulted in the contribution of \$44,820 in goods, services, volunteer time, and monetary donations to Covid relief efforts in the New Orleans area. Impetus teams completed two international mission trips in early 2022 on behalf of the Palmisano Foundation.



**THE RELENTLESS PURSUIT**

**OUR UNIQUE PROCESS, THE RELENTLESS PURSUIT, IS BUILT ON LEAN PRINCIPLES. OUR CULTURE OF RIGOROUS PROJECT MANAGEMENT AND PROACTIVE, TRANSPARENT COLLABORATION ENABLES US TO DELIVER THE BEST VALUE FOR OUR PARTNERS.**

The Relentless Pursuit sets new industry standards in construction by eliminating waste, working smarter and building better projects while consistently over-delivering on time and on budget with the highest quality results.

We activate The Relentless Pursuit during the proposal phase and maintain this rigor through project completion.

**THE GUARANTEE**

**THE RELENTLESS PURSUIT AVERAGES OUR CLIENTS A 10% DECREASE IN BUDGET AND/OR TIME. IMPETUS GUARANTEES OUR CLIENTS PARTICIPATE IN THIS SAVINGS, OR OUR PRECONSTRUCTION SERVICES ARE FREE.**

**FUNDAMENTAL PRINCIPALS OF THE RELENTLESS PURSUIT:**

1.

Understand the value stream for our partners and apply it throughout the entire project
2.

Elimination or reductions of waste
3.

Decreased budget / timeframe
4.

Reliability of scheduling & delivery
5.

Prefabricate and modularize building systems (when needed)
6.

Continuous improvement
7.

Communication & Transparency

**WHAT OUR CLIENTS SAY**

“This complex project, which included extensive site and engineering work, was and is of critical importance to the City. Impetus was charged with not only completing the project but carrying the construction through in a way that respected the ongoing operations of the museum and of the park, and adhering to the especially high standards of working in a fine arts environment. The team could not have been more efficient, careful, respectful and mindful of consistent quality. I might add that the project was, with the exception of the Pavilion, all land and outdoors. Our construction took place over the wettest summer and fall in the Southeast in over 50 years. Despite the challenges of Mother Nature, the team persevered to achieve minimal schedule delays.”

- Anne P. Banos, Deputy Director, The New Orleans Museum of Art





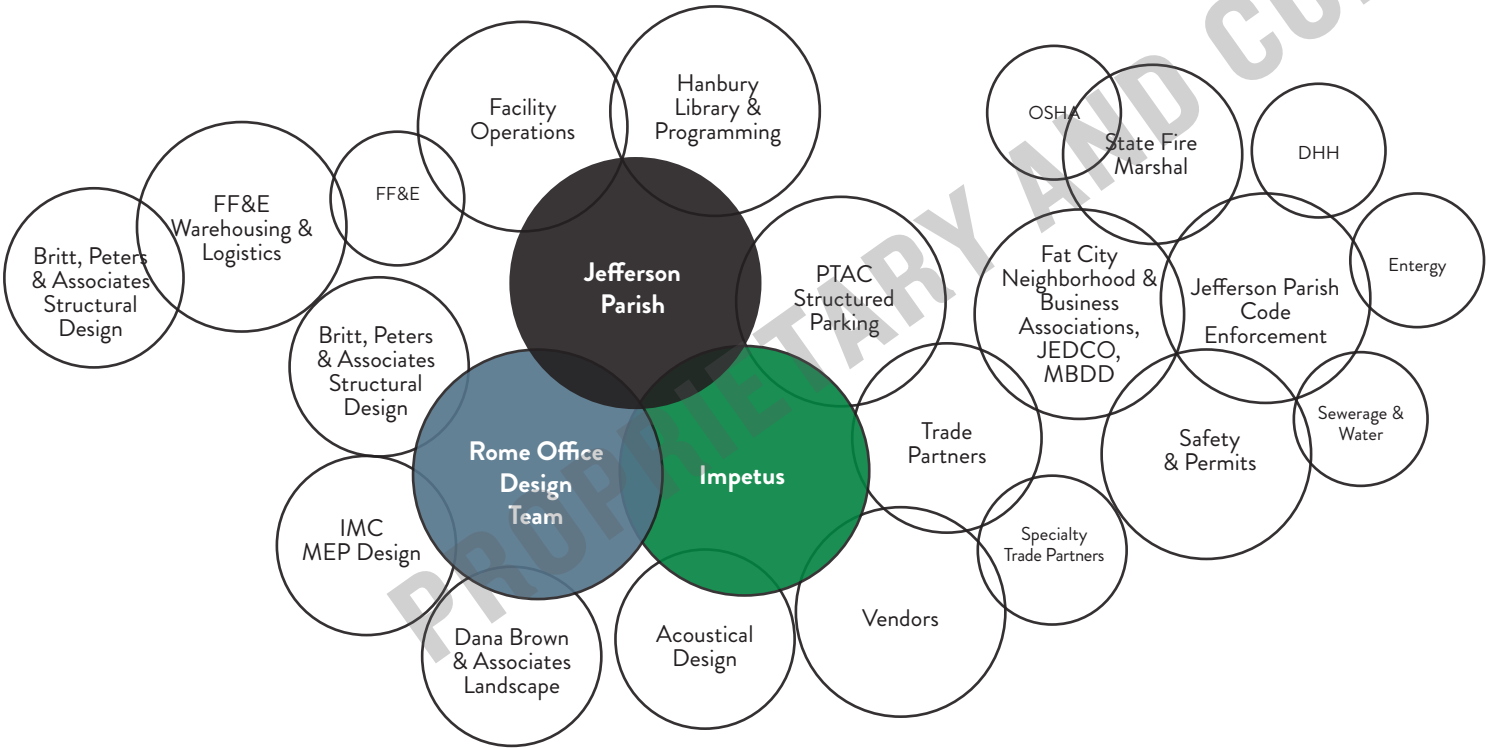
THE RELENTLESS PURSUIT

...OUR PROPRIETARY PROCESS FOR BUILDING A BETTER WORLD, IS TRANSFORMING THE CONSTRUCTION EXPERIENCE BY WORKING SMARTER AND BUILDING BETTER. OUR ENTREPRENEURIAL CULTURE COMBINES CREATIVITY, INNOVATION, TRANSPARENCY, AND COLLABORATION TO DELIVER ULTIMATE VALUE TO OUR PARTNERS.

The Relentless Pursuit is not just a process, it’s how we define ourselves.

- **Creativity & Innovation** – we deliver a smarter method to solving complex challenges.
- **Shared Ownership** – we know that true collaboration begins with alignment of goals for all key stakeholders.
- **Honor our Promises** – we follow through by executing on promises made to the team and doing whatever it takes to get the job done.
- **Build Relationships** – we believe that projects are built on a foundation of great relationships.
- **Humble Approach** – we never let our ego get in the way of decisions.
- **Trust & Transparency** – we are accountable to our team, clients, and partners.
- We activate the Pursuit during the proposal phase and maintain this rigor through project completion.

EXPERIENCE LEADING COMPLEX PROJECT TEAMS THROUGH A STRUCTURED COLLABORATION PROCESS



KEY STEPS TO THE RELENTLESS PURSUIT

EFFICIENT DESIGN - ACCURATE PRICING - SPEED TO MARKET -  
ACCOUNTABILITY - COLLABORATION

DESIGN-ASSIST

- Efficient Design
- Accurate Pricing
- Increased Speed to Market
- Construction Ready Team & Documents

VALUE ENGINEERING & CONSTRUCTIBILITY

- Complete Design
- Reduced RFI's & Design Coordination
- Efficient Construction Phase
- Constructibility Review

FAST TRACK

- Focus on early planning and collaboration
- Ensure bid packages, design and construction progress concurrently
- Monitor activity progress
- Accelerated Schedule

COST CONTROL

- Target Value Design
- Continual Estimating
- Detailed Estimates & Bid Packages
- Strong subcontractor relations resulting in best market price
- Historical Pricing Data

PROJECT EXECUTION

- Safety Always Culture
- Collaborative Scheduling & Production Planning - Last Planner
- Zero Defects Approach to Quality
- Control
- Proactive Cost Management
- Technology

BUILDING RELATIONSHIPS

- Efficient Communication
- True Accountability
- Collaboration with Stakeholders
- Partnership Mentality



COST MITIGATION STRATEGIES

THROUGHOUT THE PAST YEAR, IMPETUS HAS DEVELOPED A VARIETY OF TECHNIQUES TO ADDRESS THE ISSUES WE ARE FACING WITH THE CURRENT COMMODITIES MARKET. WE HAVE FOUND THAT EACH PROJECT IS DIFFERENT, THEREFORE THE STRATEGY TO ADDRESS COMMODITY UNCERTAINTIES SHOULD BE AS WELL. OUR PLAN WOULD BE TO FIRST MEET WITH OWNERSHIP AND THE DESIGN TEAM TO DEVELOP A COMPREHENSIVE COMMODITIES PLAN. THAT PLAN MIGHT CONSIST OF THE FOLLOWING STRATEGIES FOR SUPPLY CHAIN INTERRUPTIONS, PRECONSTRUCTION, AND CONSTRUCTION:

SUPPLY CHAIN INTERRUPTIONS

- **Continual commodities tracking** - Impetus will track the commodities market on a continual basis to ensure all commodity decisions are made based off the latest market data. Commodity data is shared regularly with the entire team via graphs, charts, and logs. Impetus will provide building systems analysis and will recommend certain building systems based on those analysis
- **Transparency during preconstruction** - All proposals during each pricing iteration would be shared with the team so that all parties are properly informed.
- **Strategic materials selection** - When possible, the team will select materials that have not been significantly impacted in the past year.
- **Early subcontractor/vendor selection** - Early selection of certain subcontractors or vendors during preconstruction to lock in favorable pricing. These selections would only be made after high collaboration with the entire team and only when advantageous to the project.

PRECONSTRUCTION

1. Continual estimating and drawing scope reviews and building systems cost analysis.
2. Detailed estimates and bid packages.
3. Strong subcontractor relations resulting in best market prices.
4. In-depth drawing and specifications review by project team including on-staff architect

THE GOAL

Maximize the team’s (Owner, Designer, Contractor, Trade Partners) knowledge of the project through our preconstruction process which minimuzes CO’s during construction.

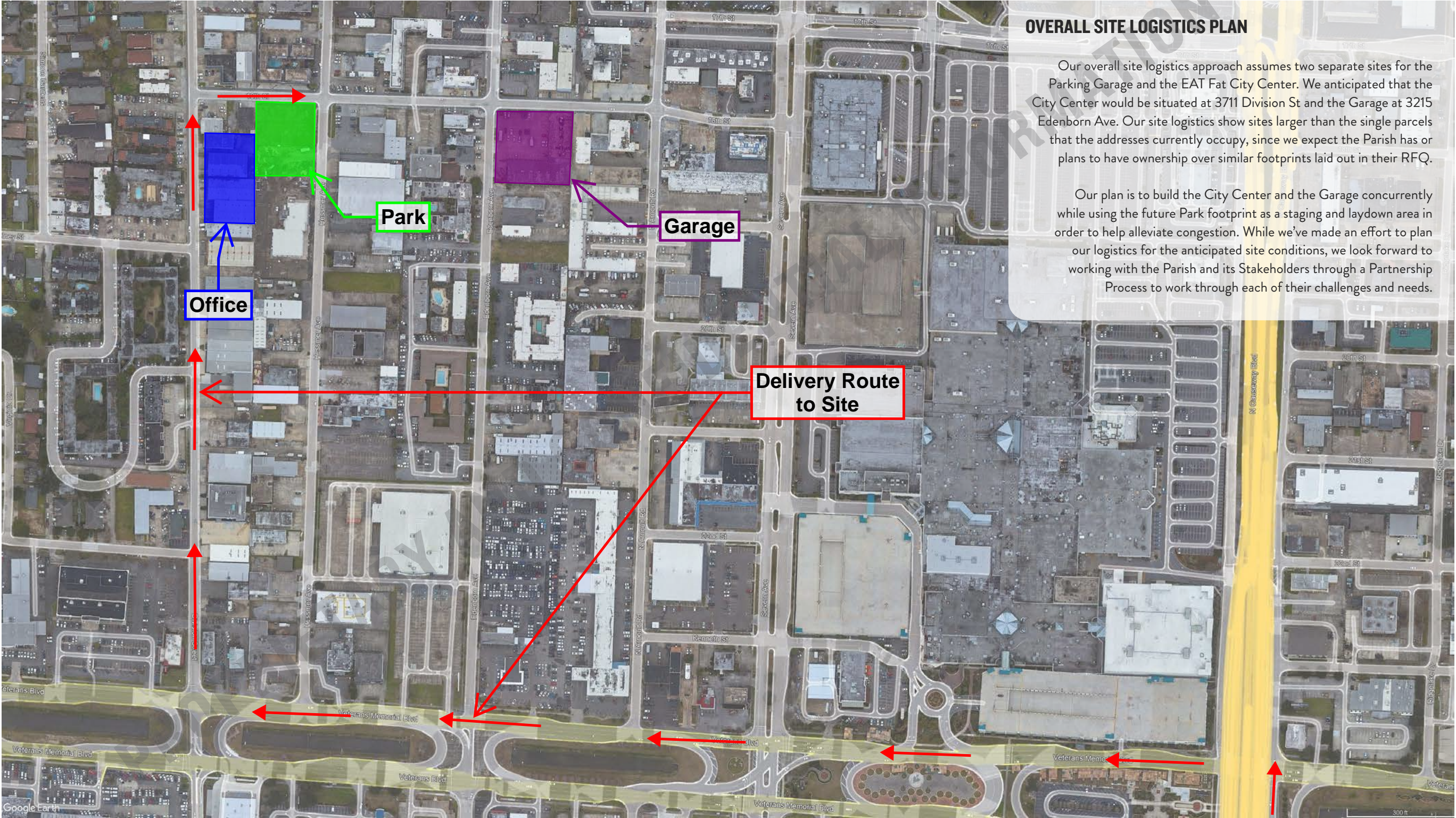
CONSTRUCTION

1. Open book and practive approach to cost tracking with comprehensive updates on a weekly basis.
2. Solutions oriented approach to cost driven RFI’s provide best options with cost impact analysis.
3. Manage job costs daily to allow for quick and efficient decision making.

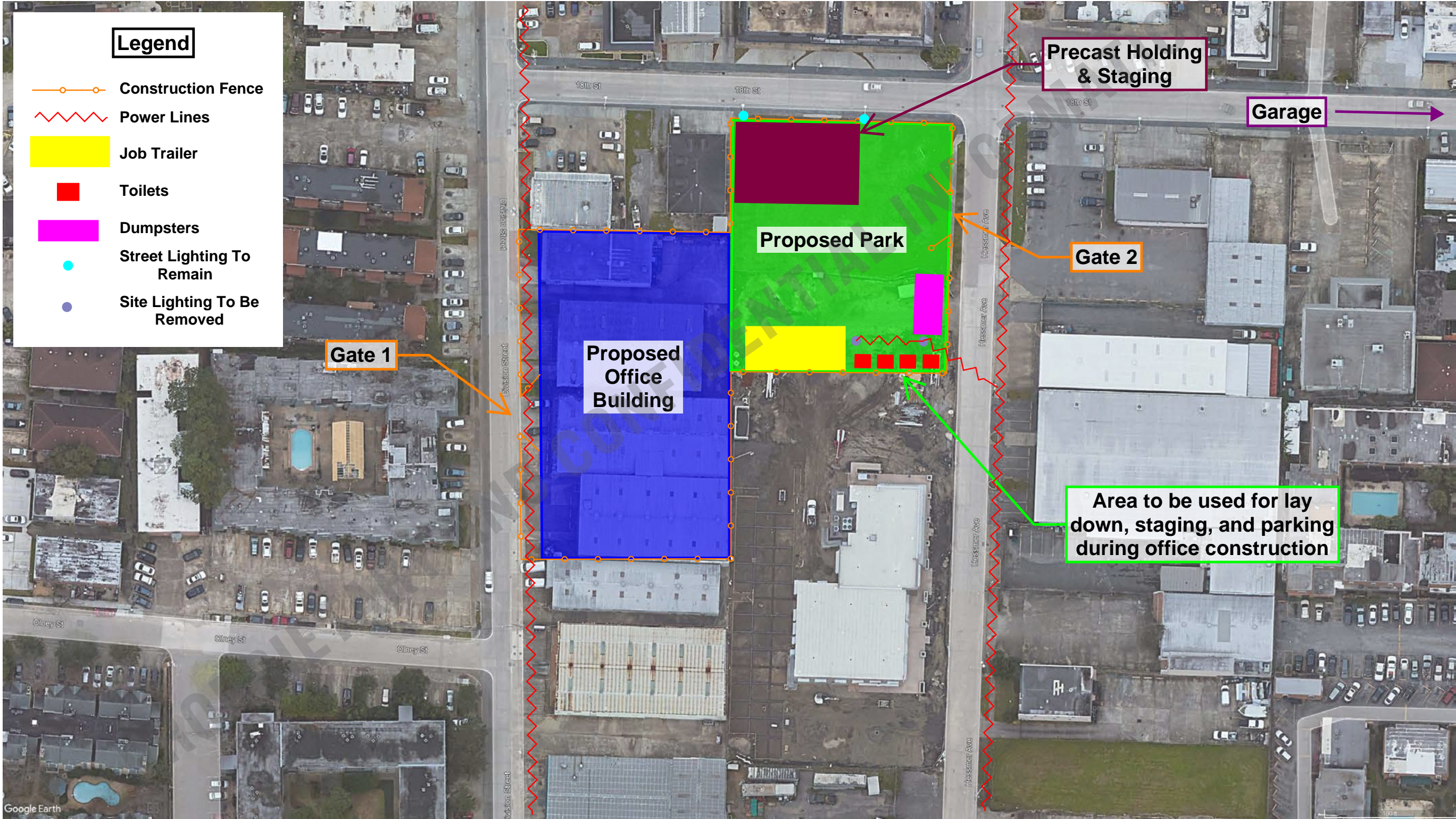
CHANGE ORDER CASE STUDY / JW MARRIOTT

Design Driven	1.17%
Owner Driven	2.94%
Construction Driven	0%















The background image shows a bright, modern interior space, likely a lounge or waiting area. It features large floor-to-ceiling windows on the left and back, offering a view of a street with parked cars and trees. The ceiling is made of light-colored wood planks. In the center, there are several light-colored armchairs with patterned cushions arranged around small, round, dark-colored tables. A large, modern pendant light hangs from the ceiling. The overall atmosphere is clean, bright, and professional.

## TAB 5 GENERAL PROFESSIONAL SERVICES QUESTIONNAIRE

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“As a subcontractor, I cannot tell you how much it means to be working with a General Contractor that truly works with the subcontractors as a team from bidding, preconstruction, on site meetings and scheduling to the finished product. Impetus is a large part of our business plan and has helped us grow in the last three years.”

- David Boihem, Southern Builders of Louisiana



General Professional Services Questionnaire

<b>A. Project Name and Advertisement Resolution Number:</b> RFQ for CMAR Services for the EAT Fat City Center RFQ NO. 22-029
<b>B. Firm Name &amp; Address:</b> Impetus (Palmisano LLC dba Impetus) 1001 McDermott Road, Metairie, LA 70001 and 1730 Tchoupitoulas Street, New Orleans, LA 70130
<b>C. Name, title, &amp; contact information of Firm Representative, as defined in Section 2-926 of the Jefferson Parish Code of Ordinances, with at least five (5) years of experience in the applicable field required for this Project:</b> Nicholas Moldaner, Chief Operating Officer 504.620.8022 nmoldaner@buildimpetus.com
<b>D. Address of principal office where Project work will be performed:</b> 1001 McDermott Road, Metairie, LA 70001
<b>E. Is this submittal by a JOINT-VENTURE? Please check:</b> YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>  If marked “No” skip to Section H. If marked “Yes” complete Sections F-G.
<b>F. If submittal is by JOINT-VENTURE, list the firms participating and outline specific areas of responsibility (including administrative, technical, and financial) for each firm. Please attach additional pages if necessary.</b>  1.    2.

General Professional Services Questionnaire

<b>G. Has this JOINT-VENTURE previously worked together? Please check:</b> YES <input type="checkbox"/> NO <input type="checkbox"/>		
<b>H. List all subcontractors anticipated for this Project. Please note that <u>all subcontractors must submit a fully completed copy of this questionnaire</u>, applicable licenses, and any other information required by the advertisement. See Jefferson Parish Code of Ordinances, Sec. 2-928(a)(3). Please attach additional pages if necessary.</b>		
Name & Address:	Specialty:	Worked with Firm Before (Yes or No):
<b>1.</b> Although per Addendum #2, RFI #16, subcontractors are not required to be included with this submission we anticipate collaborating with Tindall for pre-cast elements of the project.		
<b>2.</b>		
<b>3.</b>		
<b>4.</b>		
<b>5.</b>		



General Professional Services Questionnaire

<b>I. Please specify the total number of support personnel that may assist in the completion of this Project:</b> Total Impetus Team Members 14, Support Personnel 4
<b>J. List any professionals that may assist in the completion of this Project. If necessary, please attach additional documentation that demonstrates the employment history and experience of the Firm’s professionals that may assist in the completion of this Project (i.e. resume). Please attach additional pages if necessary.</b>
<b>PROFESSIONAL NO. 1</b>
<b>Name &amp; Title:</b> Brad Shannon, New Orleans Market Leader Main Point of Contact
<b>Name of Firm with which associated:</b> Impetus
<b>Description of job responsibilities:</b> Brad has been working in the construction industry for 15 years and has been a part of projects totaling more than \$100 million. He previously worked for a residential contractor, gaining exposure to both the field and office side of the industry.  Following his transition into the commercial sector, he worked as an Assistant Project Manager, then Project Manager, leading a variety of projects including hotel, multi-family, historic renovations, and retail. Currently, Brad leads an extensive team of operations professionals. He oversees and engages in multiple projects from the initial design and preconstruction periods, through project completion. He works directly with owners through the duration of the project, and manages a team of Project Managers. See more details within Tab 2 of this submission package.
<b>Years’ experience with this Firm:</b> 9 years
<b>Education: Degree(s)/Year/Specialization:</b> Bachelor of Science in Construction Management, Louisiana State University, 2006
<b>Other experience and qualifications relevant to the proposed Project:</b> LCMC Headquarters Hotel Saint Vincent Historic Renoations 1016 Canal Street Historic Renovations Second Line Stages Expansion H3C Urban Mixed-Use Development and Multi-Family Apartments Carondelet Hospitality Corridor Historic Renovation - Ace Hotel, Maison de la Luz Hotel, Seaworthy Restaurant, Restaurants, and Retail See more details within Tab 2 of this submission package

General Professional Services Questionnaire

<b>PROFESSIONAL NO. 2</b>
<b>Name &amp; Title:</b> Jeff Kerth, Chief Estimator
<b>Name of Firm with which associated:</b> Impetus
<b>Description of job responsibilities:</b> Jeff is a New Orleans native who from an early age had interests in construction and historic buildings. Follow-ing his graduation from Jesuit High School, he contin-ued on to Louisiana State University where he received a Bachelor's of Science degree in Construction Management.  Between 2010 and 2012, Jeff served on the preconstruction team for the \$1.2 billion New Orleans VA Medical Center. Jeff's role on this team was to help guide the designers on cost and constructibility issues and provide real time pricing feedback on this large and very complicated project. In addition to learning about management and organizational techniques used on a mega project, Jeff also learned about the intricacies of being part of a Joint Venture with three other general contractors. See more details within Tab 2 of this submission package.
<b>Years’ experience with this Firm:</b> 9 years
<b>Education: Degree(s)/Year/Specialization:</b> Bachelor of Science in Construction Management, Louisiana State University, 2003
<b>Other experience and qualifications relevant to the proposed Project:</b> Second Line Stages Expansion LCMC Hainkel Home Senior Living Renovation LCMC Corporate Headquarters 1009 Poydras Street Maison de la Luz Hotel Historic Renovation The Ace Hotel Historic Renovation Higgins Hotel and Conference Center at the National WW2 Museum Hotel Saint Vincent Historic Renovations Hotel Peter & Paul Historic Renovations See more details within Tab 2 of this submission package





**General Professional Services Questionnaire**

PROFESSIONAL NO. 3
<b>Name &amp; Title:</b>
Ryan Barosse, Senior Estimator
<b>Name of Firm with which associated:</b>
Impetus
<b>Description of job responsibilities:</b>
<p>Ryan Barrosse is a seasoned Estimator who was first drawn to the construction industry by an appreciation for the complexity of buildings. He graduated from LSU with a B.S. in Construction Management, and has spent the past 12-years gaining industry experience with a specific focus in preconstruction.</p> <p>In his role as Senior Estimator, he works on a variety of different types of construction projects with varying project delivery methods including hard bid, negotiated and design build. He enjoys collaborating with project partners to identify project goals in order to work together to achieve shared project success. See more details within Tab 2 of this submission package.</p>
<b>Years’ experience with this Firm:</b>
7 years
<b>Education: Degree(s)/Year/Specialization:</b>
Bachelor of Science in Construction Management, Louisiana State University, 2012
<b>Other experience and qualifications relevant to the proposed Project:</b>
Second Line Stages Expansion - New Building and Renovations Maison de la Luz Hotel Historic Renovation 353 Baronne Street Carrollton Courthouse Historic Renovations Hammond Eastside Apartments Hotel Monteleone Suite Renovations Inn on Bourbon Renovations Kimpton Hotel Fontenot New Orleans M.S. Rau Antiques Historic Renovations Hotel Saint Vincent Historic Renovations See more details within Tab 2 of this submission package

**General Professional Services Questionnaire**

PROFESSIONAL NO. 4
<b>Name &amp; Title:</b>
Alex Stuart, Project Manager
<b>Name of Firm with which associated:</b>
Impetus
<b>Description of job responsibilities:</b>
<p>Alex maintains a solution approach to construction. He excels at communicating with the field and design team to work through challenges and keep stakeholders on the same page to ensure the project is progressing. While working on the Eagle Award winning 1016 Canal Street project, Alex gained valuable experience in multiple facets of construction, including integrating a newly constructed building with a historically protected and renovated building. He carefully coordinated with all stakeholders to ensure the structures were brought to code, and successfully delivered the project during the Covid-19 pandemic. See more details within Tab 2 of this submission package.</p>
<b>Years’ experience with this Firm:</b>
3.5 years
<b>Education: Degree(s)/Year/Specialization:</b>
Bachelor of Science in Construction Management, Louisiana State University, 2010
<b>Other experience and qualifications relevant to the proposed Project:</b>
Carrollton Courthouse Historic Renovation and Restoration 1016 Canal Street (ABC National Eagle Award Recipient) Himmels Supply Warehouse Renovation Rouses Markets Freret Street Gulf State Park Interpretive Center (Living Building Challenge, LEED Platinum, Fortified Commercial Bronze Status) LSU Health Sciences Center 7th Floor Renovations Orleans Parish Fire Station #17 Ascension of Our Lord Church Renovations Rendon Street Warehouse Orleans Municipal Traffic Courts Building Renovations See more details within Tab 2 of this submission package.



**General Professional Services Questionnaire**

PROFESSIONAL NO. 5	
<b>Name &amp; Title:</b>	
Mark Dupuy, Superintendent and Field Manager	
<b>Name of Firm with which associated:</b>	
Impetus	
<b>Description of job responsibilities:</b>	
Mark has been working in commercial construction for ove 22 years. He has overseen the daily safety and operations on projects ranging from multi-family living complexes, schools, a hospital, bookstore, and banking institutions. Mark served as the Superintendent for the new Homewood Suites in New Orleans, a 207-room, 160,000 SF extended stay hotel which was constructed utilizing the pre-cast method. See more details within Tab 2 of this submission package.	
<b>Years' experience with this Firm:</b>	
8 years	
<b>Education: Degree(s)/Year/Specialization:</b>	
Bachelor of Science in Construction Management, Louisiana State University	
<b>Other experience and qualifications relevant to the proposed Project:</b>	
Homewood Suites Hotel The Saint Anna Luxury Condominiums The Ace Hotel LCMC Health Children's Hospital Northshore Medical Office Building Higgins Hotel and Conference Center at the WW2 Museum Hotel Peter and Paul Historic Renovation and Restoration The Terraces Apartment Complex Saratoga Building Urban Mixed-Use Complex See more details within Tab 2 of this submission package	

**General Professional Services Questionnaire**

<b>K. List all prior projects that best illustrate the Firm's qualifications relevant to this Project. Please include any and all work performed for Jefferson Parish. Please attach additional pages if necessary.</b>	
PROJECT NO. 1	
Project Name, Location and Owner's contact information:	Description of Services Provided:
1730 Tchoupitoulas Office Building 1730 Tchoupitoulas, New Orleans, LA  WJ Palmisano Wesley Palmisano 504.620.8022 wjp@wjpalmisano.com	Impetus was the Design-Build contractor on the new construction of this two-story office building situated along the Tchoupitoulas Riverfront. Impetus' vision was to create a welcoming environment that reflected the company's culture and brand through an industrial aesthetic, while bringing increased activity to an underutilized area comprised of shipping piers and warehouses.  Completed in 2018, this 30,200-square-foot building was developed as an open flow concept, with conference rooms in the center and flexible work spaces positioned along the perimeter of the building to capture natural light. A large training room opens into the second-floor breakroom and outdoor terrace, which features sweeping views of the Mississippi River. Additional onsite amenities include a yoga studio and CrossFit gym. See more details within Tab 2 of the submission package.
Length of Services Provided:	Cost of Services Provided:
April 2018 - December 2018	\$9,000,000

PROJECT NO. 2	
Project Name, Location and Owner's contact information:	Description of Services Provided:
The Shop at the CAC 900 Camp Street, New Orleans, LA  Domain Companies Chris Papamichael 504.301.0014 cpapamichael@thedomaincos.com	The Shop is a 100,000-square-foot comprehensive co-working development on the 3rd and 4th floors of the Contemporary Arts Center (CAC). One of the first spaces of its kind, this dynamic restoration offers small businesses, entrepreneurs, and arts-based professionals the resources they need to grow.  With 40,000-square-foot of workspace, this light-filled system of interconnected offices and workspaces features high ceilings with exposed beams, large windows, a contemporary art collection, an open floor plan, and an architectural staircase that connects the 3rd and 4th floors. See more details within Tab 2 of this submission package.
Length of Services Provided:	Cost of Services Provided:
November 2016 - July 2017 9 months	\$9,143,691



**General Professional Services Questionnaire**

PROJECT NO. 3	
Project Name, Location and Owner's contact information:	Description of Services Provided:
LCMC Headquarters 1100 Poydras Street, New Orleans, LA  LCMC Health Scott Landry 504.702.3399 scott.landry@lcmchealth.com	Impetus partnered with LCMC Health to assist in their corporate office transition to the Energy Centre building in downtown New Orleans.  LCMC secured 41,000 SF on the 24th and 25th floors of the 39-story high-rise office building to house their executive team, finance, legal, marketing, population health, and supply chain departments.  Eskew Dumez Ripple Architects led the design process for the highly customized new office layout. The new office space encourages collaboration with several "huddle" spaces and conference rooms. See more details within Tab 2 of this submission package.
Length of Services Provided:	Cost of Services Provided:
March 2021 - June 2021 3 months	\$3,694,185

PROJECT NO. 4	
Project Name, Location and Owner's contact information:	Description of Services Provided:
The Advocate New Orleans 832 St. Charles Avenue, New Orleans, LA  Avenue Gallery LLC Dan Shea 225.383.1111 dshea@theadvocate.com	Avenue Gallery LLC engaged Impetus as the Design-Build contractor to lead the historic renovation of a contemporary workspace for The New Orleans Advocate on St. Charles Avenue. Through extensive site exploration and considerable collaboration, the team successfully restored many architecturally significant features, such as original masonry walls, barrel-vaulted ceiling, and exterior façade.  The renovation, designed by Mayo Wallin Architects and Dalton Architects, features a luminous lobby with a helical stairway, large viewing balcony for Mardi Gras parades, spacious open-concept newsroom, retail space, and an event space to host community gatherings. See more details within Tab 2 of this submission package.
Length of Services Provided:	Cost of Services Provided:
March 2016 - February 2017 10 months	\$4,709,422

**General Professional Services Questionnaire**

PROJECT NO. 5	
Project Name, Location and Owner's contact information:	Description of Services Provided:
Reily Foods Main Office 400 Poydras Street, 7th Floor, New Orleans, LA  Reily Foods Company Bo Reily 800.535.1961 bo@reilys.com	Reilly Foods Company engaged Impetus as the Design-Build contractor to lead the demolition and complete renovation of the 10th floor of a fully occupied Class A office building in downtown New Orleans.  The extensive renovation included 20 private offices, more than 60 workstations utilizing DIRT prefabricated office systems, a break room, employee lounge, 4 conference rooms, a print/copy room, server room, storage room, breakout areas, and 2 print stations.  The project was completed in partnership with Holly and Smith Architects in a brief, fast tracked 3-month period. See more details within Tab 2 of this submission package.
Length of Services Provided:	Cost of Services Provided:
June 2016 - September 2016 3 months	\$2,240,259

PROJECT NO. 6	
Project Name, Location and Owner's contact information:	Description of Services Provided:
Kenner Discovery Health Sciences Academy 3837 Loyola Drive, Kenner, LA  Friends of Discovery Health Sciences Foundation, Inc.	The Friends of Discovery Health Sciences Foundation engaged Impetus as the Design-Assist contractor to lead the new construction of a 125,000-square-foot school for the Kenner Discovery Health Sciences Academy. The school was founded in 2013 as a Type 1 charter school, with additional levels and students joining the community each year.  The project was built utilizing an innovative and aesthetically distinctive pre-cast method. See more details within Tab 2 of this submission package.
Length of Services Provided:	Cost of Services Provided:
November 2018 - February 2020 15 months	\$31,316,921



**General Professional Services Questionnaire**

PROJECT NO. 7	
Project Name, Location and Owner's contact information:	Description of Services Provided:
Homewood Suites Hotel 317 Rampart Street, New Orleans, LA  Rampart Mixed-Use Complex, LLC Josh Collen 504.566.0204 jcollen@hriproperties.com	HRI Properties engaged Impetus as the Design-Build contractor to lead the new construction of a 207-room hotel under the Homewood Suites flag located near the edge of the historic French Quarter. Prior to construction, an electrical supply warehouse occupied the entire block.  This project involved extensive civil work, including the demolition of existing buildings, slabs, footing, and parking areas; installation of a 35,000-gallon subsurface water retention system; installation of the engineered crane pad for the erection of the precast building structure as well as site fill, grading, and concrete paving of the lobby and parking garage. See more details within Tab 2 of this submission package.
Length of Services Provided:	Cost of Services Provided:
December 2015 - March 2017 15 months	\$29,726,409

PROJECT NO. 8	
Project Name, Location and Owner's contact information:	Description of Services Provided:
Second Line Stages 718 Richard Street and 601 Market Street, New Orleans, LA  Hackman Capital Partners Trey Burvant 504.224.2245 tburvant@secondlinestages.com	Construction will wrap at the end of September on a \$35-million renovation and expansion for Second Line Stages, and film and production studio. Effective communication and collaboration plays an important role in the speed of this design-build project.  The project includes a renovation of existing warehouse buildings along with a major expansion of a precast sound stage.  The precast sound stage project included a total of 738 tons of steel with 150 precast panels and pieces, including columns, being erected at the site with a specialty crane. The steel superstructure took less than 10 weeks to complete.  Impetus also designed and installed a storm water retention system that includes about 12,700 cu ft of retainage. See more details within Tab 2 of this submission package.
Length of Services Provided:	Cost of Services Provided:
November 2021 - September 2022 10 months	\$35,000,000

**General Professional Services Questionnaire**

PROJECT NO. 9	
Project Name, Location and Owner's contact information:	Description of Services Provided:
Sydney & Walda Besthoff Sculpture Garden at the New Orleans Museum of Art 1 Collins Diboll Circle, New Orleans, LA  New Orleans Museum of Art Gail Asprodites 504.658.4101 gasprodites@noma.org	The New Orleans Museum of Art (NOMA) engaged Impetus as the Design-Assist Contractor to lead the 6.5-acre expansion of the Sydney and Walda Besthoff Sculpture Garden located within City Park's existing landscape and lagoons.  Completed in partnership with Massachusetts-based Reed Hilderbrand Landscape Architects, this expansion furthers the museum's mission for increased community access to the arts through indoor and outdoor learning environments.  Storm water culverts are diverted through curb inlet structures to transport perimeter street water into bioswales, slowing runoff, capturing sediment, and introducing vegetation to mitigate pollutants before they reach the lagoon. See more details within Tab 2 of this submission package.
Length of Services Provided:	Cost of Services Provided:
February 2018 - May 2019 15 months	\$12,083,878

PROJECT NO. 10	
Project Name, Location and Owner's contact information:	Description of Services Provided:
Length of Services Provided:	Cost of Services Provided:



**General Professional Services Questionnaire**

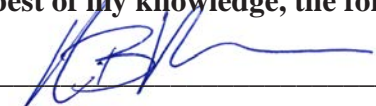
**L. List all prior and/or on-going litigation between Firm and Jefferson Parish. Please attach additional pages if necessary.**

Parties:		Status/Result of Case:
Plaintiff:	Defendant:	
1. N/A	N/A	Impetus, like most companies of its size, has a few suits or proceedings pending including miscellaneous general liability claims and contractual disputes. None of these claims threaten the long-term stability of the company, however, Impetus prides itself in avoiding litigation and has only had a handful of proceedings over the years.
2.		
3.		
4.		

**M. Use this space to provide any additional information or description of resources supporting Firm's qualifications for the proposed project.**

Please refer to the additional information provided within this submission package regarding Qualifications and Experience in Tab 2, General Construction Team in Tab 3, and our unique Methodology and Approach to a collaborative construction delivery in Tab 4.

**N. To the best of my knowledge, the foregoing is an accurate statement of facts.**

Signature:  Print Name: Nicholas Moldaner

Title: Chief Operations Officer Date: July 1, 2022