



RFQ 22-029 - Construction Management at Risk (CMAR) Services for the EAT Fat City Center

Submitted to:
Jefferson Parish
1221 Elmwood Park Blvd, Suite 404
Jefferson, LA 70123
Attn: Misty Carmardelle
and Kyle Culverhouse (ReForm
RES - Program Manager)



LA License Number: 33970
The McDonnell Group, LLC
3350 Ridgelake Drive, Suite 170,
Metairie, LA 70002
Due Date: July 1, 2022 at 3:30PM





Attn: Mr. Kyle Culverhouse
Jefferson Parish
1221 Elmwood Park Blvd, Suite 404
Jefferson, LA 70123
Email: info@reformres.com

July 1, 2022

**RE: RFQ 22-029 - Construction Management at Risk (CMAR) Services
for the EAT Fat City Center**

Mr. Culverhouse:

As a resident company of the 5th District of Jefferson Parish, with our office only 1.5 miles away from the site, The McDonnell Group is the best suited local contractor for the EAT Fat City Center project. We have extensive relevant experience with this type of project, and more specifically, in Jefferson Parish. We are the best fit in terms of size of our company to the required scope of this project – our firm won't be overstretched, nor would it not receive the full attention this project requires for the growth of our local community.

The McDonnell Group's process, **Plan. Build. Deliver.**, has been tested, refined, and repeatedly proven over two decades. The majority of our projects utilize a Preconstruction-heavy delivery method; this has developed a team who begins every project with the end result in mind. We understand the budget and schedule impact of uncovering issues early instead of reactively generating change orders. The time and funding saved by this careful attention to detail allows us to often finish projects months ahead of schedule, while the majority of the market struggles to complete projects on time. Once we begin a project, we do not allow it to fail.

Global supply chain bottlenecks have heavily impacted major developments in our region. Major construction firms are often slowed by complex organization structures. McDonnell's flat command structure enables same-day executive decisions and rapid, seamless transitions to alternative systems and materials should the need arise. Using a combination of early release packages and daily material planning with vendors and subcontractors led directly by our Company's ownership, we will remain ahead of schedule and adequately supplied to complete the project in the timeline established at the outset.

We measure our success by **Zero. Zero** days late. **Zero** latent defects. **Zero** Safety incidents.

If history is any indication of the future, that is exactly what we will deliver to our parish if selected.

"The data contained in page(s) 27 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."





Addenda Acknowledgement

Addendum # 1 – June 15, 2022

Addendum # 2 – June 28, 2022

As the authorized representative of The McDonnell Group, I certify that the information provided within this RFQ response is true, accurate and complete. Please reach me at 504.219.0032 if you require additional information.

Most sincerely,

THE MCDONNEL GROUP, LLC


Allan McDonnell, President

amcdonnel@mcdonnel.com

"The data contained in page(s) 27 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."





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Pictured: Jefferson Parish
School Data Room



TAB A

QUALIFICATIONS & EXPERIENCE

- A.1 OFFICE LOCATION
- A.2 BUSINESS ORGANIZATION
AND HISTORY
- A.3 KEY PERSONNEL
- A.4 PAST PERFORMANCE

Pictured: LCMC
Ridgelake Garage



ABOUT US

The McDonnell Group (TMG)
is an award-winning general
contractor providing comprehensive
commercial construction services in
the New Orleans Metro region and
across the greater Gulf Coast.
Our services span from ongoing,
strategic facilities consulting roles to
complete construction delivery,
with unlimited variations in between.

Since our founding nearly 25 years ago, our ability to understand not only the construction process but also the overall design, project development, and operational functionality of each project has distinguished us from our competitors. Our project management staff, estimators, and owners possess a unique combination of unparalleled talents, leaving a legacy of highly successful construction efforts in their wake.

With an average of 30+ years of commercial construction experience amongst each of our key leaders, the TMG team has garnered a broad foundation of construction knowledge right here in our region's industry. This experience brings value to our clients through strong subcontractor partnerships, insight into regional materials, and a thorough understanding of regulatory requirements of local utility partners and governing jurisdictions.

The McDonnell Group's primary business objective is to deliver outstanding results through the utilization of innovative solutions. Whenever there is a more professional way to ensure value, clients can rely upon McDonnell to propose such a course. From pre-construction services and project engineering to construction management and field logistics, we consistently seek opportunities to elevate our approach to construction. Our extensive hands-on experience, combined with our dedication to precision workmanship, gives clients the assurance that we will meet the sophisticated demands of each and every detail of their project.

Our specialties include new building construction, existing building additions, interior and exterior renovations, and historic building improvements. We tailor our services to each project assignment and each client's individual needs. In addition to tangible building construction, our contracts also often include a range of professional services such as design support, project budgeting, resource and logistics planning, project scheduling, project administration, and supervision.

Lastly, as a team committed to building long term relationships with our clients, we provide reliable service and innovative solutions beyond any individual site's boundaries. With a persistent eye on the needs of a project's end-users, we carefully take the time to learn about the priorities and needs of our client organizations across all levels and all affiliated site locations.





LOCATION OF OFFICE

Location of General Contractor's Office:

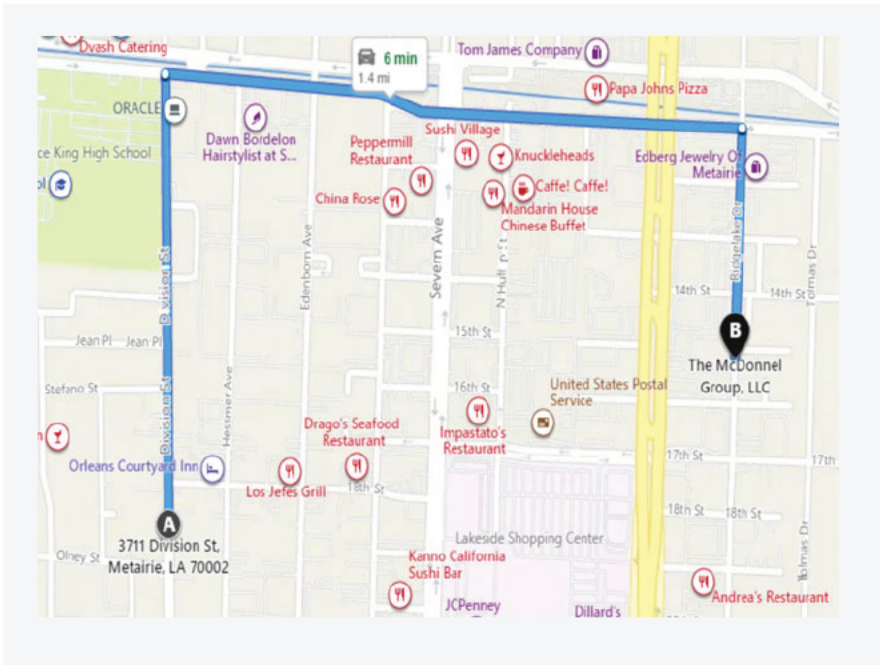
3350 Ridgelake Drive, Suite 170,
Metairie, LA 70002

Distance to the Project Site:

1.4 miles

Benefit:

**WE ARE LESS THAN A MILE
AND A HALF AWAY!**



BUSINESS ORGANIZATION

Date of Formation:

December 30, 1999

Total Number of Employees:

64 full time employees, and no part time employees

Duly Licensed Contractor:

The McDonnell Group is a duly licensed General Contractor in the Building Construction classification as required by the State of Louisiana.



HISTORY

McDonnell is an award-winning general contractor that provides comprehensive commercial construction services. McDonnell's services go beyond the mere construction of new projects. The ability to understand not only the construction process but also the overall design, development, and usability of each project distinguishes us from our competitors. Our staff and ownership possess a unique combination of talents that are unparalleled. With an average of 30+ years of commercial construction experience amongst each of our key staff members, McDonnell has a broad knowledge base of the construction requirements that are critical for success.

McDonnell's objective is to provide outstanding service and innovative solutions to deliver optimum results. Whenever there is a more professional way to ensure value, clients can rely upon McDonnell to propose such a course. From pre-construction services and project engineering to construction management and field logistics, McDonnell has the unique advantage of being able to manage each project from inception to end. Our extensive hands-on experience, combined with our dedication to precision workmanship, gives clients the assurance that we understand the sophisticated demands of each and every detail of their project.

MCDONNELL BY THE NUMBERS

22
years in
business

175
clients
served

4,600+
days without
incident

7.5M+
gross SF
built

Why McDonnell?

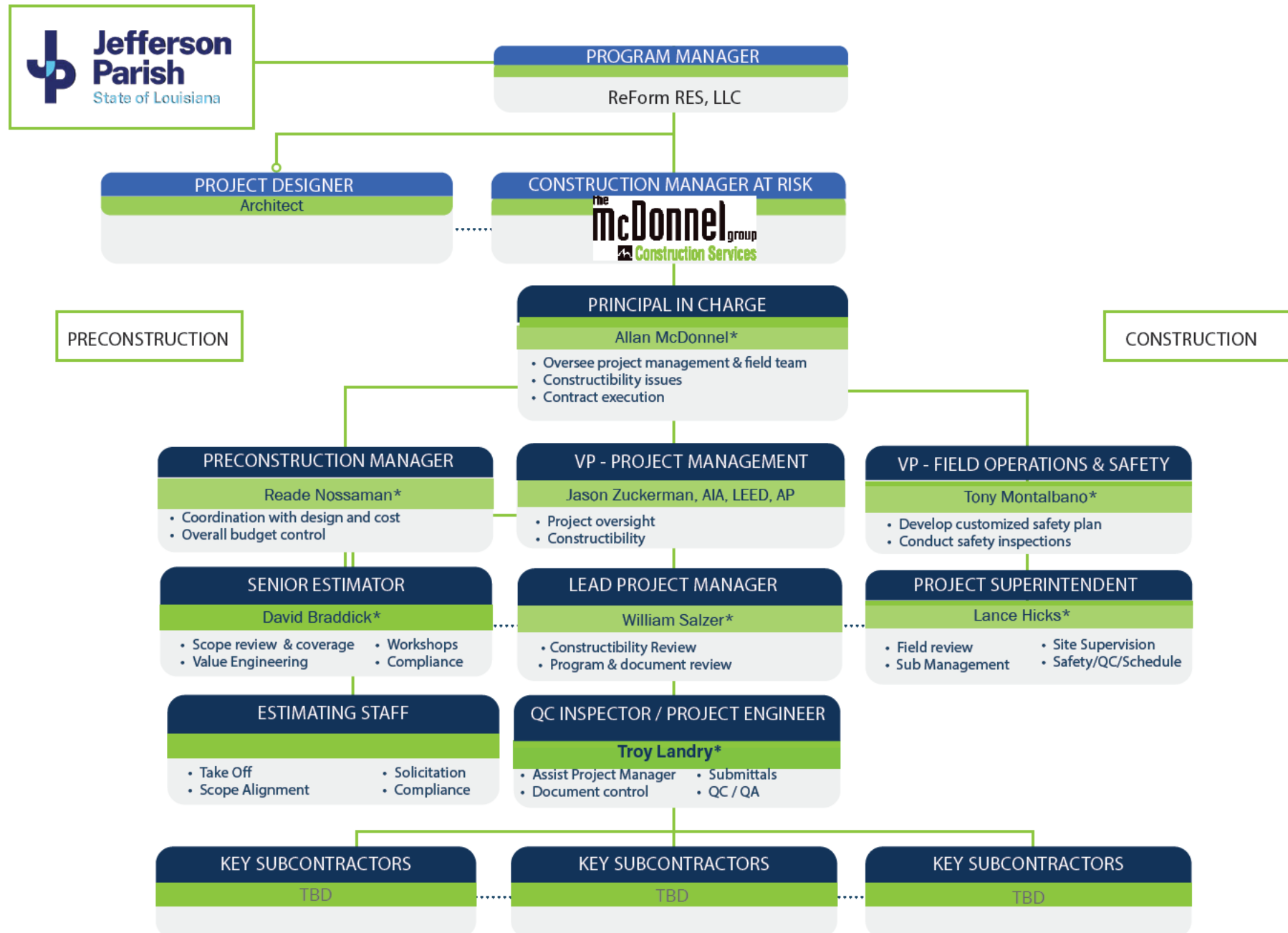
- We have (9) Specialized Professionals dedicated to the success of this project
- Over 1,000,000+ SF in CMAR contracts
- Over 1,000,000+ SF in Design-Build contracts
- "Best in Class" financials per industry standards of FMI and Travelers Co.

POINT OF CONTACT

Name:	Allan McDonnell
Office Address:	3350 Ridgelake Drive, Suite 170, Metairie, LA 70002
Email:	amcdonnel@mcdonnel.com
Telephone:	504-219-0032

MEET *the* TEAM

RESPONSIBLE FOR THE REALIZATION OF YOUR VISION



Let's take a look at real examples.

On the following pages, we feature a select group of relevant projects that are similar in size and/or scope to the EAT Fat City Center project including educational, governmental, commercial, and pre-construction experience.

For the project details, please refer to each individual project feature page within this section:

Project Experience of Key Personnel												PROJECT KEY	
NAME OF KEY PERSONNEL	ROLE IN CONTRACT											#	PROJECT TITLE
		1	2	3	4	5	6	7	8	9	10		
William Salzer	Project Manager	✓								✓	✓	1	LCMC Healthplex Medical Office Building
Lance Hicks	Superintendent				✓					✓		2	Jefferson Parish Data Center
Reade Nossaman	Preconstruction Manager	✓		✓	✓	✓	✓	✓	✓	✓	✓	3	Bernard LCMC East Jefferson Hospital
David Braddick	Sr Estimator		✓				✓		✓		✓	4	LCMC Emergnecy Room
Troy Landry	Project Engineer	✓					✓		✓	✓		5	222 Loyola
joe Gioe	Director of Innovative Solutions					✓						6	939 Iberville
Jason Zuckerman	VP of PM	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	7	University of Holy Cross Dormitories
Tony Montalbano	Corporate Safety / VP of Field Ops	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	8	New Orleans Center for Creative Arts Forum Building
Allan McDonnel	Principal in Charge	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	9	Warren Easton 9th Grade Expansion
												10	New Orleans Science & Mathematics High School



READE NOSSAMAN, AIA, PRECONSTRUCTION MANAGER



Mr. Nossaman has built his career on learning all aspects of the project, from design to preconstruction through project completion. Reade leads the preconstruction department, and he is responsible for all aspects of preconstruction, project feasibility, and cost savings analysis. His past experience and lessons learned have provided him with the expertise to help ensure optimum results in the form of a comprehensive assessment and accurate pricing. He has previously held the position of Strategic Planner, which provided him the knowledge to work with the design team to identify the most efficient and cost effective solutions.

RELEVANT EXPERIENCE	PROJECT SIZE	TOTAL PROJECT COST
CMAR 222 Loyola Street	67,756 SF	\$20,174,000
CMAR Charity Redevelopment	1,000,000 SF	\$7,613,795
Design-Build Jung Hotel Redevelopment	550,000 SF	\$88,500,000
Design-Build University of Holy Cross Dorms	60,000 SF	\$12,600,000
Design-Build LCMC Ridgelake Healthplex	45,600 SF	\$24,400,000
Design-Build Warren Easton 9th Expansion	22,500 SF	\$8,600,000
710 Baronne Street Redevelopment	69,000 SF	\$15,500,000
Morial & Abrams Elementary Schools	280,000 SF	\$65,000,000
Holiday Inn Superdome Renovation	11,750 SF	\$1,575,000
TOTALS	1,039,850 SF	\$216,175,00

RESPONSIBILITIES

- + Oversees Preconstruction
- + Project Feasibility
- + Cost Control
- + Cost Savings Analysis
- + Sub Management

CREDENTIALS

EDUCATION

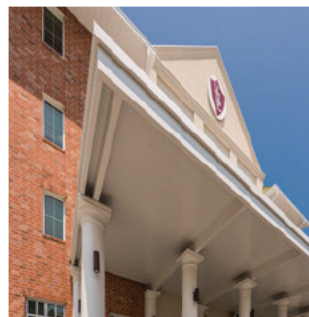
- + Tulane University, 2007, Master of Architecture

LICENSE

- + LA #7873

TRAINING

- + Predicative Analytics to Actionable Plans
- + Construction Cost Estimating Seminar
- + RFIs
- + Project Planning and Scheduling



RELEVANT GARAGE EXPERIENCE	GARAGE SIZE	PARKING STALLS	GARAGE COST
Jung Hotel Redevelopment	160,000 SF	400 Stalls	\$13,000,000
LCMC Ridgelake	75,000 SF	117 Stalls	\$10,000,000
TOTALS	235,000 SF	517 Stalls	\$23,000,000





DAVID BRADDICK, SENIOR ESTIMATOR



Mr. Braddick has over 40 years in the construction industry and over 16 years at the McDonnell Group.

As a Senior Estimator, Mr. Braddick is responsible for all estimating, bid solicitations, project planning, value engineering, and bid document review. His involvement includes project estimates from conceptual, schematic, design development, and contract drawing stages. David coordinates meetings with major subcontractors and the team to review constructability. His attention to detail ensures all scopes are covered and accounted for during the estimate phase.

RESPONSIBILITIES

- + Estimating Administration
- + Subcontractor Prequalification
- + Bid Review

CREDENTIALS

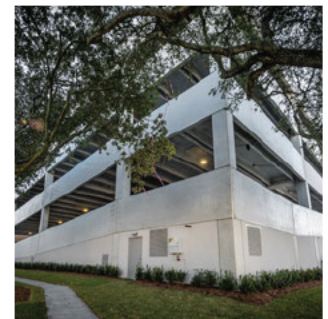
EDUCATION

- + Texas A&M, Bachelor of Science, Major: Building Construction

TRAINING

- + OSHA 30 Hour
- + OSHA 10 Hour
- + USACE Quality Control
- + Turner Building Envelope Series: Foundation/SOG Moisture Control, Cavity Walls, Barrier Walls, Windows & Glass, and Roof Systems

RELEVANT EXPERIENCE	BUILDING SF	PROJECT COST
Design-Build Jung Hotel Redevelopment	550,000 SF	\$88,500,000
Design- Build University of Holy Cross Dormitories	60,000 SF	\$12,600,000
Morial & Abrams School	280,000 SF	\$65,000,000
Lake Forest Elementary School	116,500 SF	\$34,000,000
Paul Dunbar Elementary School	95,000 SF	\$24,500,000
LEED-Mary Bird Perkins Cancer Center at TGM	85,000 SF	\$14,800,000
LEED - NASA Cryogenic Control Center	3,550 SF	\$9,300,000
TOTALS	1,190,050 SF	\$248,700,000



RELEVANT GARAGE EXPERIENCE	GARAGE SIZE	PARKING STALLS	GARAGE COST
Jung Hotel Redevelopment Garage	160,000 SF	400 Stalls	\$13,000,000
French Quarter Residences Garage	60,000 SF	100 Stalls	\$10,000,000
LCMC Ridgeland Garage	75,000 SF	117 Stalls	\$10,000,000
TOTALS	295,000 SF	617 Stalls	\$33,000,000





WILLIAM SALZER, PROJECT MANAGER



With over 10 years of experience, William's career has repeatedly placed him in PM roles for numerous major projects with high technical requirements, granting him valuable experience early in his career. He has quickly become a top performer and has overseen some of the best PM results our company has produced. We have selected William due to his excellent record of driving the team's strict adherence to schedule and his ability to create an atmosphere of constant communication on the job site. He will be responsible to maintain all constructions documents, project closeout, quality control, and subcontractor coordination.

RESPONSIBILITIES

- + Trade Coordination
- + Subcontractor Management
- + Document Control

CREDENTIALS

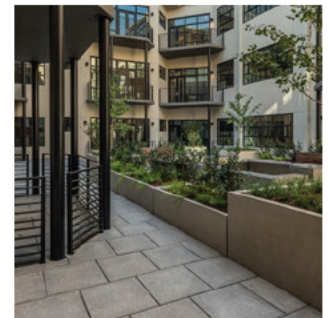
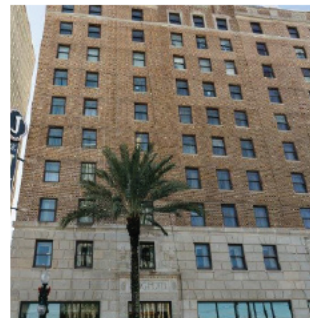
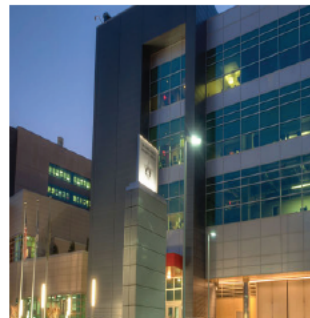
EDUCATION

- + Louisiana State University, 2008, Bachelor of Science, Construction Management

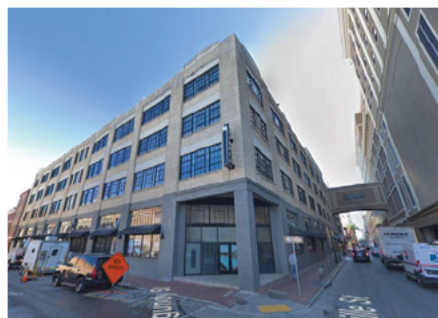
TRAINING

- + OSHA 30 hour Certification
- + Turner MEP Fundamentals
- + FMI Project Management
- + FMI Emerging Managers Institute
- + AIA Contracts
- + UL1 Louisiana Associate

SELECT RELEVANT EXPERIENCE	PROJECT SIZE	PROJECT COST
Design Build - Jung Hotel Redevelopment	550,000 SF	\$88,500,000
Design Build - French Quarter Apartments	250,000 SF	\$35,600,000
Design Build - Warren Easton 9th Grade Expansion	22,000 SF	\$8,600,000
New Orleans Science & Math High School	129,000 SF	\$28,000,000
Design Build -OPP New Intake Processing Facility	433,400 SF	\$34,000,000
Design Build - LCMC Ridgelake Healthplex	45,600 SF	\$21,000,000
New Orleans Federal Apartments	45,000 SF	\$7,900,000
TOTALS	1,475,000 SF	\$223,600,000



RELEVANT GARAGE EXPERIENCE	GARAGE SIZE	PARKING STALLS	GARAGE COST
Jung Hotel Redevelopment Garage	160,000 SF	400 Stalls	\$13,000,000
French Quarter Residences Garage	60,000 SF	100 Stalls	\$10,000,000
LCMC Ridgelake Garage	75,000 SF	117 Stalls	\$10,000,000
TOTALS	295,000 SF	617 Stalls	\$33,000,000





LANCE HICKS, SUPERINTENDENT



Mr. Hicks has over 15 years in the construction industry and over 5 years here at the McDonnell Group. As a Superintendent, Lance is responsible for all aspects of field operations, including project logistics, materials, manpower, safety, management of subcontractors, schedule, and quality control. He is responsible for coordination, monitoring, and managing both company and subcontractors daily work progress, schedules, and safety discussions for the project.

RESPONSIBILITIES

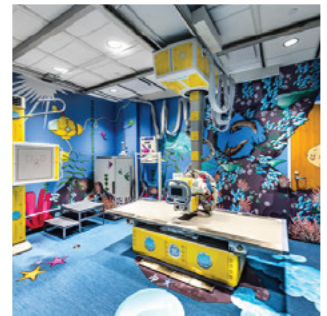
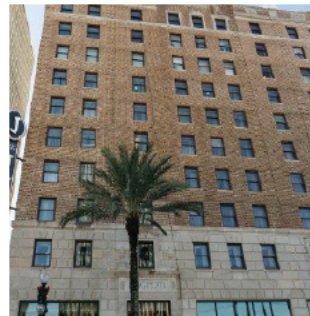
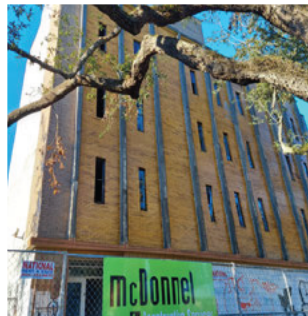
- + Schedule Management
- + Field Coordination
- + Quality Control
- + Risk Management

CREDENTIALS

TRAINING

- + OSHA 30 Hour
- + Change Management
- + Crisis Management
- + Turner Fundamentals: Building Envelope
- + Rigging and Signal Flagger Training
- + Heat Illness Liability Issues - OSHA & ADA Regulations

SELECT RELEVANT EXPERIENCE	PROJECT SIZE	PROJECT COST
Design Build Jung Hotel Redevelopment	550,000 SF	\$88,500,000
Design Build Warren Easton 9th Grade Expansion	22,000 SF	\$8,600,000
LCMC Children's Emergency Room	12,000 SF	\$3,627,000
Design Build - Private Client Control Room Expansion	46,000 SF	\$11,700,000
Design Build - Private Client Switchgear Building	18,000 SF	\$3,300,000
Design Build - Private Client Laboratory Buildouts		\$1,286,197
TOTALS	648,000 SF	\$117,013,197





TROY LANDRY, PROJECT ENGINEER



Mr. Landry has almost 22 years of experience in the construction industry and at The McDonnell Group.

McDonnell's process utilizes meticulous checklists for every component part of the building envelope and interior buildout. This necessitates a dedicated Quality Control Inspector with a reputation for unusually high accuracy in identifying deficiencies early. As the Project Engineer/QC Inspector, Troy is responsible for maintaining all construction project documents, review and coordination of submittal information, project closeout, punch list generation and completion, warranty work, and inspection of all construction work. We specifically selected Troy for this project because of his 20+ years of experience with McDonnell and the part he has played in field-testing the exhaustive QC process we are now well-known for.

RESPONSIBILITIES

- + Quality Control
- + Submittals Review
- + Document Control

CREDENTIALS

TRAINING

- + Moisture Management and Mold Avoidance
- + AIA Contracts
- + Change Management
- + OSHA 30 hour
- + OSHA 10 hour
- + First Aid & CPR
- + USACE Construction Quality Control
- + Turner Building Envelope Series: Foundation/SOG Moisture Control, Cavity Walls, Barrier Walls, Windows & Glass, and Roof Systems

SELECT RELEVANT EXPERIENCE	PROJECT SIZE	PROJECT COST
Design Build -Jung Hotel Redevelopment	550,000 SF	\$88,500,000
New Orleans Federal Apartments	45,800 SF	\$8,650,000
Design Build - Port of New Orleans Riverfront Cold Storage	142,000 SF	\$34,000,000
Morial & Abrams Schools	280,000 SF	\$65,000,000
710 Baronne Street Redevelopment	69,900 SF	\$15,500,000
Design Build - French Quarter Apartments	250,000 SF	\$35,600,000
TOTALS	1,337,700 SF	\$247,250,000



RELEVANT GARAGE EXPERIENCE	GARAGE SIZE	PARKING STALLS	PROJECT COST
Design Build- Jung Hotel Redevelopment	160,000 SF	400 Stalls	\$13,000,000
Design Build LCMC Ridgeland	75,000 SF	117 Stalls	\$10,000,000
TOTALS	235,000 SF	517 Stalls	\$23,000,000





JOSEPH GIOE, DIRECTOR OF INNOVATIVE SOLUTIONS

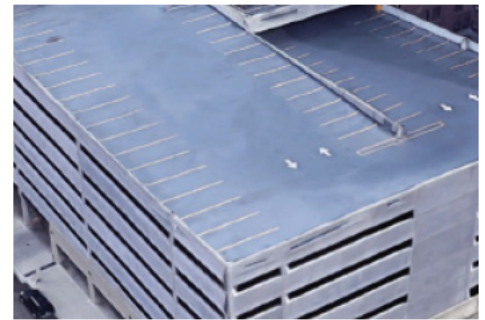


Mr. Gioe has over 50 years of experience in the construction industry. His industry knowledge and expertise is top notch and he has overseen \$4.2 billion dollars worth of projects in the Gulf South. Joe is an integral part of our project planning from both the preconstruction and construction phase of all projects. Joe is also responsible for field operations, including project logistics, manpower, and problem solving.

SELECT RELEVANT EXPERIENCE	PROJECT SIZE	TOTAL PROJECT COST
CMAR 222 Loyola Street	67, 756 SF	\$20,174,000
CMAR Charity Hospital Redevelopment	1,000,000 SF	\$7,613,795
TOTALS	1,039,850 SF	\$216,175,00

RESPONSIBILITIES

- + Field Support
- + Logistics and Manpower
- + Constructability
- + Preconstruction and Construction Efforts



RELEVANT GARAGE EXPERIENCE	GARAGE SIZE	PARKING STALLS	GARAGE COST
*UMC Phase 1 Garage	810,000 SF	2,600 Stalls	\$16,000,000
* MSY Long Term Parking	890,000 SF	1,650 Stalls	\$22,000,000
* 3 Lakeway Garage	532,478 SF	1,543 Stalls	\$10,000,000
*Lakeside Garage 1	377,000 SF	700 Stalls	\$12,000,000
*Lakeside Garage 2	512,000 SF	950 Stalls	\$15,000,000
*Ochsner Parking Garage	325,000 SF	1,055 Stalls	\$8,500,000
*Heritage Plaza Garage	283,500 SF	650 Stalls	\$7,000,000
*VA Parking Garage Addition	250,000 SF	780 Stalls	\$23,000,000
*Harrahs Garage 1	235,000 SF	825 Stalls	\$15,000,000
*Harrah's Garage 2	220,000 SF	600 Stalls	\$11,00,000
*Hollywood Casino	230,000 SF	750 Stalls	\$12,,5000,000
*W. Jefferson Hospital Parking	210,000 SF	425 Stalls	\$10,000,000
*1535 Canal St. Garage	190,000 SF	435 Stalls	\$9,200,000
*Sugar House Hotel Garage	160,000 SF	400 Stalls	\$4,321,000
TOTALS	525,000,000 GSF	13,363 Stalls	\$175,521,000

* Denotes experience with previous employer



JASON ZUCKERMAN AIA, VP OF PROJECT MANAGEMENT



Mr. Zuckerman has almost 30 years of experience in the construction industry and 22 years at The McDonnell Group.

Jason has been involved in the design and construction industry for over 30 years in South LA as a Licensed Architect. He moved out of the design arena and moved on to focus on physical construction and project management. In 2000, he joined The McDonnell Group. Over the past 18 years, he has managed the construction of many healthcare, hospitality, education, industrial, institutional, tenant improvement and other projects in South Louisiana and Mississippi including several LEED projects. In an effort to continue in his efforts to promote sustainable design and construction, Jason has recently served on the Board of Directors of USGBC Louisiana Chapter.

RESPONSIBILITIES

- + Design Management

CREDENTIALS

EDUCATION

- + Tulane University, 1993,
Master of Architecture

LICENSE

- + LA # 5155

TRAINING

- + Executive Coaching & 360 Review
- + OSHA 30 hour, FMI Executive Programs for Senior Managers
- + LEAN Pull Planning, AIA Contracts Agreements
- + LEED Continuing Education courses.

SELECT RELEVANT EXPERIENCE	BUILDING SIZE	PROJECT COST
Design- Build Jung Hotel Redevelopment	550,000 SF	\$88,500,000
CMAR - 222 Loyola St	67,756 SF	\$20,174,000
CMAR - Charity Hospital Redevelopment	1,000,000 SF	\$7,613,795
Design-Build University of Holy Cross Dormitories	60,000 SF	\$12,600,000
Sheraton New Orleans Renovation	503,000 SF	\$28,000,000
New Orleans Marriott Ballroom Renovation	30,000 SF	\$1,832,000
Omni Royal Renovation	15,000 SF	\$5,000,000
Holiday Inn Superdome Renovation	11,750 SF	\$1,595,000
Design- Assist French Quarter Residences	250,000 SF	\$35,600,000
710 Baronne Street	70,000 SF	\$15,500,000
New Orleans Federal Apartments	45,800 SF	\$8,000,000
TOTALS	1,535,550 SF	\$196,127,000



RELEVANT GARAGE EXPERIENCE	GARAGE SIZE	PARKING STALLS	GARAGE COST
Jung Hotel Redevelopment	160,000 S F	400 Stalls	\$13,000,000
LCMC Ridgelake	75,000 SF	117 Stalls	\$10,000,000
French Quarter Residence Garage	60,000 SF	100 Stalls	\$10,000,000
*Harrah's Garage 1 - Designed brick facade & precast	235,000 SF	825 Stalls	\$15,000,000
*Harrah's Garage 2 - Designed brick facade & precast	220,000 SF	600 Stalls	\$11,000,000
TOTALS	750, 000 SF	2, 042 Stalls	\$59,000,000

* Denotes experience with previous employer



TONY MONTALBANO, VP OF FIELD OPS & SAFETY



Mr. Montalbano has 40 years of experience in the construction industry and 22 years at The McDonnell Group. Mr. Montalbano steers McDonnell's Proven Process toward achieving best-in-class safety, quality and schedule adherence metrics year after year. Under his leadership, McDonnell's operations team has grown into a true industry leader in these categories/ areas and continues to seek measurable improvement regardless of past achievement.

Tony is responsible for management of all field operations, including project logistics, manpower, safety training, subcontractor management, and quality control. Tony possesses a wealth of experience and knowledge for employee training, project planning and execution, problem solving, supervisory management, and customer relations.

RESPONSIBILITIES

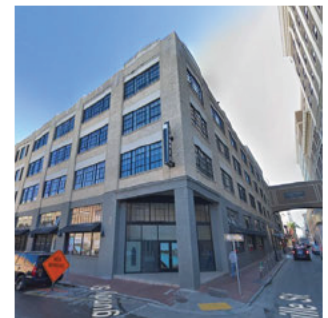
- + Overall Field Management
- + Safety Management
- + Logistics and Manpower

CREDENTIALS

TRAINING

- + Certified Occupational Safety Specialist with OSHA 30 hour Outreach Training Program and OSHA Subpart L TRN 120
- + Medic First Air & Adult CPR
- + Moisture Mitigation and Mold Avoidance
- + Procore
- + Supported scaffold and compliance training
- + Executive Coaching & 360 Review
- + Emotionally Intelligent Leadership
- + FMI Improving Construction Productivity

RELEVANT RESIDENCE EXPERIENCE	BUILDING SF	TOTAL PROJECT COST
Design-Build Jung Hotel Redevelopment	550,000 SF	\$88,500,000
Design- Build University of Holy Cross Dormitories	60,000 SF	\$12,600,000
CMAR 222 Loyola Street	67,756 SF	\$20,174,000
CMAR Charity Redevelopment	1,000,000 SF	\$7,613,795
Sheraton New Orleans Renovation	503,000 SF	\$28,000,000
Jefferson Parish Data Center	40,000 SF	\$3,731,000
Design- Build French Quarter Residences	250,000 SF	\$35,600,000
710 Baronne Street Condos	70,000 SF	\$15,500,000
New Orleans Federal Apartments	45,800 SF	\$8,000,000
TOTALS	1,509,550 SF	\$219,718,795



RELEVANT GARAGE EXPERIENCE	GARAGE SIZE	PARKING STALLS	GARAGE COST
Jung Hotel Redevelopment	160,000 S F	400 Stalls	\$13,000,000
LCMC Ridgelake	75,000 SF	117 Stalls	\$10,000,000
French Quarter Residence Garage	60,000 SF	100 Stalls	\$10,000,000
*3 Lakeway Garage	532,000 SF	1,543 Stalls	\$10,000,000
*Heritage Plaza Garage	283,500 SF	650 Stalls	\$7,000,000
*VA Parking Garage	250,000 SF	780 Stalls	\$23,000,000
*Sugar House Hotel Garage	160,000 SF	400 Stalls	\$4,300,000
*Harrah's Garage 1	235,000 SF	825 Stalls	\$15,000,000
*Harrah's Garage 2	220,000 SF	600 Stalls	\$11,000,000
TOTALS	1,975,500 SF	5,475 Stalls	\$70,000,000

* Denotes experience with previous employer



ALLAN MCDONNEL, PRESIDENT



Mr. McDonnell has 33 years of experience in the construction industry. Throughout his career, he has served in a variety of leadership positions with several leading New Orleans based contractors. In 2000, Allan formed and became the President of the The McDonnell Group, LLC. During his tenure, McDonnell has grown to become one the most respected construction organizations in Southeast Louisiana, performing work in both the public and private sectors. The McDonnell Group has served over 175 clients, completed 4,500+ days without a safety recordable, and constructed over 7,500,000 gross square feet. These statistics are a direct reflection of Allan's commitment to the company's brand promise -

"Your project is our mission. Performance is our foundation."

Allan will serve as the Principal in Charge. He will be responsible for the overall operations of the McDonnell Group. His primary duties consist of business development, project selection, staffing, and project controls and monitoring.

RESPONSIBILITIES

- + Company Oversight
- + Project Controls
- + Business Development

CREDENTIALS

EDUCATION

- + Louisiana State University, 1986, Bachelor of Science, Building Construction

TRAINING

- + FMI Leadership
- + Design Management for Leaders
- + Emotionally Intelligent Leadership
- + OSHA 30 hour
- + First Aid & CPR Certification

SELECT RELEVANT EXPERIENCE	BUILDING SF	TOTAL PROJECT COST
Design-Build Jung Hotel Redevelopment	550,000 SF	\$88,500,000
Design-Build University of Holy Cross Dormitories	60,000 SF	\$12,600,000
Sheraton New Orleans Renovation	503,000 SF	\$28,000,000
CMAR Charity Hospital	1,000,000 SF	\$7,613,795
CMAR - 222 Loyola St Redevelopment	67,756 SF	\$20,174,000
LCMC Ridgelake Healthplex	45,600 SF	\$21,000,000
Design-Build French Quarter Residences	250,000 SF	\$35,600,000
710 Baronne Street Condos	70,000 SF	\$15,500,000
LCMC Children's ER	12,000 SF	\$3,650,394
LSU HSC Charity School of Nursing Dorms	113,000 SF	\$6,780,000
TOTALS	2,671,356 SF	\$239,418,189



RELEVANT GARAGE EXPERIENCE	GARAGE SIZE	PARKING STALLS	PROJECT COST
Jung Hotel Redevelopment	160,000 SF	400 Stalls	\$13,000,000
LCMC Ridgelake	75,000 SF	117 Stalls	\$10,000,000
French Quarter Residence Garage	60,000 SF	100 Stalls	\$10,000,000
*Harrah's Garage 1	235,000 SF	825 Stalls	\$15,000,000
*Harrah's Garage 2	220,000 SF	600 Stalls	\$11,000,000
TOTALS	750,000 SF	2,042 Stalls	\$59,000,000

* Denotes experience with previous employer

EXPERIENCE ON SIMILAR PROJECTS

The firm and staff proposed within this submittal possess the **critical mix of specific expertise** required for the EAT Fat City Campus Project.



PRECONSTRUCTION

We work with many clients and architects early in the design process to lend budgeting, scheduling, methodology, and buildings & systems analysis to fast-track the start of the construction process. We assist owners and design teams to coordinate existing conditions surveys, testing, and field mock-ups to gain the various approvals necessary.

- \$615,000,000+ in construction costs
- 4,000,000+ SF of construction
- 2-House, Full Time Licensed Architects assigned to the project
- Preliminary Budgeting
- Safety Planning Project Phasing
- Analyzing Value Engineer Options



COMMERCIAL

McDonnell's experience in commercial construction is extensive. Our client portfolio ranges from private to public, and from interior build-outs to stand alone structures.

- \$286,000,000 in Commercial Facilities
- 4,000,000+ SF of Commercial Facilities
- End User Experience
- Functionality and Use of Space
- Sophisticated logistical plans for staging, storing, and maneuvering materials
- Functionality and Use of Space



PARKING GARAGES

McDonnell has built parking garages of many types throughout its life: ground up & renovation, stand-alone and mixed use, cast-in-place and precast, simple and ornate. The outcome has always been the same: a satisfied Owner, a functioning facility, a met schedule, and built all within budget.

- 295,000+ SF in Parking Garage TMG experience for team
- 617 parking stalls for TMG experience
- Joe Gioe, our proposed director for the project, has constructed over 525,000,000 SF and over 13,000 parking stalls in the Greater New Orleans area







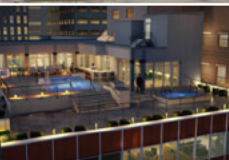
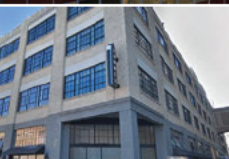
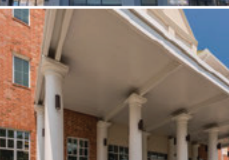



EDUCATIONAL

As one of our target markets, McDonnell has developed an educational portfolio that includes new construction, additions to existing primary and secondary schools, and complex renovations. We have constructed entire school campuses and understand the critical phasing strategies often required by educational clients.

- \$350,000+ Projects for Educational Facilities
- 1,700,000+ SF of Educational Facilities
- 100% on-time delivery
- Coordination of internal and/or external speciality vendors



PROJECT MATRIX

Project		1	2	3	4	5	#	KEY EVALUATION CRITERIA
	LCMC Ridgeland Healthplex	✓	✓	✓	✓	✓	1	CMAR / DB / Design Assist / Alternative Delivery Method
	Jefferson Parish School Data Center			✓		✓	2	Exceeds SF or Complexity
							3	Commercial/ Educational Facility
							4	Parking Garage/Facility
	Bernhard LCMC East Jefferson Hospital	✓		✓		✓	5	Located in Jefferson Parish
	LCMC Emergency Room	✓		✓		✓		
	222 Loyola Street Redevelopment	✓	✓	✓				
	939 Iberville / French Quarter Apartments	✓	✓	✓	✓			
	University of Holy Cross Dormitories	✓	✓	✓				
	New Orleans Center for Creative Arts Forum Building	✓	✓	✓				
	Warren Easton 9th Grade School Expansion	✓		✓				
	New Orleans Science and Mathematics High School		✓	✓				



LCMC RIDGELAKE HEALTHPLEX METAIRIE, LA

\$21,000,000 | 45,600 SQ. FT.



RELEVANCE ✓ Design-Build ✓ New Construction ✓ Parking Facility/Garage ✓ Jefferson Parish ✓ Similar sized facility



Project Name: LCMC Healthplex Medical Office Building

Location: Metairie, LA

Project Description:

The LCMC Healthplex is a 4-story, 45,600 SF Medical Office Building. The project consisted of 3 separate phases: Phase 1 consisted of the buildout of the parking garage and MOB open Structure; Phase 2: Interior buildout of floors 2-4; The final Phase consisted of the 1st floor imaging center that houses an MRI, RAD, X-Ray, & CT rooms.

Tenants for the upper floors of this MOB include general physician practices, an infusion clinic, and pediatric specialty clinics. The first floor of the MOB will house an imaging and diagnostic center.

The campus also includes a 5-story parking garage to accommodate 135 cars. The garage and the MOB are connected with covered access. The garage is a precast concrete structure, while the building is a steel frame building with plaster, brick, and metal panel cladding.

Project Pictures:

Photo A (above): Exterior
Photo B (top left): Elevator Lobby
Photo C (middle left): Exam Room
Photo D (bottom left): Parking Garage

Project Costs: \$21,000,000

Delivery Method: Design Build Contract

Project Dates: Start: 12/2017 Completion: 12/2018

References:

Owner: LCMC, Scott Landry, 504-702-2001

Architect: WDG Architects, Kevin Moran, 504-754-5265
Sizeler Brown Architects



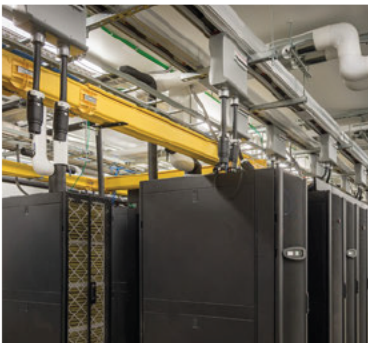
JEFFERSON PARISH DATA CENTER METAIRIE, LA

\$3,731,000, | 4,000 SQ. FT.

RELEVANCE

✓ Located in Jefferson Parish

✓ Commercial Facility for Educational Support



Project Name Jefferson Parish School Data Center

Location: Metairie, LA

Project Description:

This project included construction of a turnkey data center within the existing Administration Annex building for Jefferson Parish Public Schools. The data center, complete with hurricane resistant wall and roof systems, was constructed on the 3rd floor of the Annex building. The project included UPS & backup systems to provide both mechanical and electrical systems required to support the data center for continual, uninterrupted operation.

Project Pictures:

Photo A (above): IRCUs and Data Racks
Photo B (top left): Chillers and Hurricane Fencing on Mechanical Platform
Photo C (middle left): Electrical Panel Transformers
Photo D (bottom left): IRCUs and Data Racks

Project Costs: \$3,731,000

Delivery Method: Bid-Build

Project Dates: Start: 01/2015 Completion: 08/2015

References:

Steve Faust, Project Manager, 504-349-8595, Steve.faust@jppss.k12.la.us



BERNHARD LCMC – EJGH METAIRIE, LA

\$29,748,500 | 15,750 SQ. FT.



RELEVANCE

✓ Construction Manager Contract

✓ Located in Jefferson Parish



Project Name: Bernhard LCMC - East Jefferson General Hospital Entergy Improvments

Location: Metairie, LA

Project Description: TMG is working as the Construction Manager in hand with the General Contractor, Bernhard, to oversee the energy upgrades and improvement throughout the East Jefferson General Hospital campus. The project consists of replacing the existing cooling towers with new, removal and replacement of old chillers and boilers within the plant, re-lamping all existing lights with new energy efficient LED lighting systems throughout the entire campus, including upgrade of controls in an effort to make the hospital and entire campus more energy efficient.

We are overseeing work in all areas of the hospital and associated buildings around the campus including extensive work in the hospital's plant (Appx 11,250 SF), exterior work for chiller towers (Appx 4,500 SF), and working in every SF of the entire 8 story hospital, 5 story EJ Professional building, 4 story Domino pavilion, 2 story EJ north and wellness center and 3 story Yenni building upgrading lights and building controls and automations.

Project Pictures: Photo A (above): Cooling Tower Foundations
Photo B (top left): Pile Driving for Cooling Tower
Photo C (middle left): Piping for Chillers
Photo D (bottom left): Piping for Chillers

Project Cost: \$29,748, 500

Duration 14 Months

Project Dates: Start: 08/2021 Completion: Anticipated 10/2022

References: Owner: Bub Millet, East Jefferson, 504-503-4233

Engineer: Jason Catanzaro, Bernhard, 504-830-4245



LCMC PEDIATRIC ER METAIRIE, LA

\$3,650,394 | 12,000 SQ. FT.



RELEVANCE ✓ Design-Assist ✓ Commercial Facility ✓ Fast-Track Schedule ✓ Jefferson Parish



Project Name: LCMC Children's Hospital Pediatric Emergency Room

Location: Metairie, LA

Project Description: This renovation project converted the existing 12,000 SF facility into a new 24/7 pediatric emergency room. The space offers 11 beds to younger residents of Jefferson Parish.

The scope includes renovation/alteration of all mechanical, electrical, and plumbing, roofing modifications/alternations, addition of a new canopy with metal panels, and construction of interior build-out for the facility.

Project Pictures:
Photo A (above): Exterior Facade
Photo B (top left): CT Room
Photo C (middle left): Nurses Center
Photo D (bottom left): X-ray Room

Project Costs: \$3,650,394

Delivery Method: Design-Assist Contract

Project Dates: Start: 04/2021 Completion: 08/2021

References:
Owner:
LCMC, Scott Landry, 504-896-3062

Architect:
STBA, Anna Ghelase, 504-523-6472



222 LOYOLA ST. NEW ORLEANS, LA

\$20,174,000 | 67,756 SQ. FT.



RELEVANCE

✓ CMAR Delivery Method

✓ Mixed Use Development

✓ Exceeds size and complexity



Project Name: 222 Loyola Street

Location: New Orleans, LA

Project Description:

This is restoration and adaptive re-use build-out within an existing designated historic 8-story building at 222 Loyola in New Orleans. The building is currently an exterior vehicular parking garage on floors 1 - 5, including a portion of the 6th floor. Floors 7-8 have been vacated and all demolition is complete. A 9th floor penthouse will be added on the existing garage structure along with a new rooftop pool. The final new use will be rentals/hotel spaces throughout with residential finishes.

Project Pictures: Photo A (above): Exterior and Top Floor Rendering
Photo B (left): Exterior Rendering

Project Cost: \$ 20,174,000

Delivery Method Construction Manager at Risk Contract

Project Dates: Start: 07/2022 Anticipated Completion: 09/2023

Owner: 222 Loyola Development, LLC,
Gerard Breaux, 504-648-7347

References:

Architect: Williams Architects
John Williams, jcwilliams@williamsarchitects.com,
504-566-0888

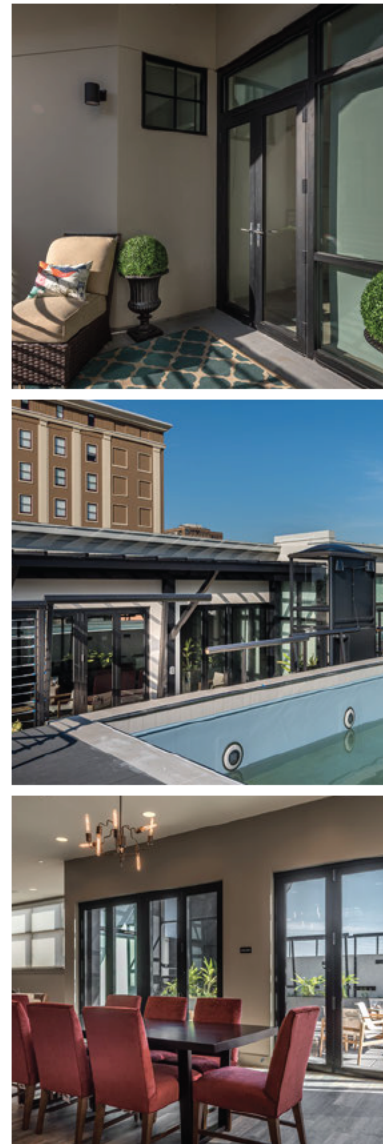


939 IBERVILLE NEW ORLEANS, LA

\$35,690,477 | 234,000 SQ. FT.



RELEVANCE ✓ Hi-rise Condos ✓ Exceeds Proposed SF ✓ Parking Garage ✓ Design-Assist



Project Name & 939 Iberville French Quarter Residence Condos

Location: New Orleans, LA

Project Description:

The 5-story historic French Quarter building was transformed into (87) residential units. The new complex consisted of 1, 2, and 3 bedroom units ranging from 700 SF to 1,300 SF. The ground floor level houses leasing offices, a gallery, and parking. An additional floor level was added between the 1st and 2nd floors to provide additional level of parking to included (100) parking spaces, and the top floor houses a penthouse level. McDonnell restored the entire exterior of the building.

Project Pictures:

Photo A (above): Exterior Facade
Photo B (top left): Unit Balcony
Photo C (middle left): Rooftop and Pool Experience
Photo D (bottom left): Unit Interior

Project Costs: Cost: \$35,690,477

Delivery Method: Design-Assist

Project Dates: Start: 01/2016 Completion: 08/2017

Project Solutions:

McDonnell achieved temporary occupancy and completed model units for the Owner 3 months to the project completion. This allowed for the Owner to show units in advance of their 'business opening date'.

References:

Owner:
FQ Apartments, Andrew Miller, 602-350-5555

Architect:
Williams Architects, John Williams,
jwilliams@williamsarchitects.com, 504-566-0888



UNIVERSITY OF HOLY CROSS DORMITORY NEW ORLEANS, LA

\$12,616,701 | 60,000 SQ. FT.

RELEVANCE

✓ Educational Facility

✓ Design-Build

✓ New Construction

✓ Active Campus

✓ DBE Goals



Project Name: University of Holy Cross Dormitories

Location: New Orleans, LA

Project Description:

McDonnell completed a new 60,000 SF on-campus dormitory to house and serve (150) students. The design blends with the campus' existing Southern Georgian architectural style and the Tuscany style of the neighboring Our Lady of Wisdom. In addition to the 150 residential rooms, the 4-story structure contains (6) offices, a workout area, showers, locker rooms, a reception area, and a laundry facility.



Project Pictures:

Photo A (above): Exterior Facade
Photo B (top left): Kitchen
Photo C (middle left): Laundry Facility
Photo D (bottom left): Dorm Room

Project Cost: \$12,616,701

Delivery Method: Design-Build Contract

Project Dates: Start: 05/2017 Completion: 07/2018

Project Solutions:

An innovative solution that McDonnell provided to help expediate the schedule was to set up a fabrication shop on-site to manufacture and assemble light gauge metal roof trusses.



References:

Owner:
University of Holy Cross, Dr. David Landry,
504-398-2109

Architect:
Manning Architect, Dominic Willard,
daw@manning.xyz, 504-412-2000



NOCCA INSTITUTE NEW ORLEANS, LA

\$17,647,378 | 60,000 SQ. FT.



RELEVANCE

✓ Design-Build

✓ Fast Track Delivery

✓ Educational Facility

✓ Exceeds Facility SF



Project Name New Orleans Center for Creative Arts (NOCCA)

Location New Orleans, LA

Project Description:

The NOCCA Institute has transformed a historic warehouse building into the NOCCA Forum. The repurposed structure is the home of new classrooms, laboratories, Culinary Art kitchens as well as a public cafe and art gallery. McDonnell closely collaborated with the architect on this design-build project and provided preconstruction, construction and tax credit assistance services to deliver it to NOCCA on a fast-track schedule. McDonnell assisted the owner in the process to obtain historic and live performance tax credits.

Project Pictures:

Photo A (above): Classroom Space
Photo B (top left): Exterior Building
Photo C (middle left): Kitchen
Photo D (bottom left): Office Space

Project Costs: \$17,647,378

Delivery Method: Design-Build Contract

Project Dates: Start: 10/2013 Completion: 09/2014

Owner: NOCCA Institute, Sally Perry, 504-940-2900
2800 Chartres Street, New Orleans, LA 70117

References:

Architect:
Williams Architects
John Williams, jwilliams@williamsarchitects.com,
504-566-0888



WARREN EASTON SCHOOL NEW ORLEANS, LA

\$8,611,600 | 22,534 SQ. FT.



RELEVANCE

✓ Design-Build

✓ Educational Facility



Project Name: Warren Easton Charter High School

Location: New Orleans, LA

Project Description:

This project is the historical renovation of a 5-story building to expand the Warren Easton Charter High School in New Orleans, LA. The educational facility will be a total 22,534 SF, including dining hall, 2 science labs, and classrooms to accommodate 350 students. The project will provide an expansion for Warren Easton and its educational impact on the local community. The scope includes the addition of a 1,400 SF on the rooftop comprised of metal studs and steel with a metal panel envelope in addition to the restoration of the existing facade.

Project Pictures:

Photo A (above): Existing Exterior facade photo
Photo B (top left): Metal Studs Install
Photo C (middle left): Floor demo'd and ready base track installation
Photo D (bottom left): Bus Drop-off Concrete Installation

Project Costs: \$8,611,600

Delivery Method Design-Build Contract

Project Dates: Start: 12/2021 Completion: 08/2022 (anticipated)

Project Issues & Solutions:

McDonnell recognized the funding challenge our client faced early in the process and provided a comprehensive Building Solution – to purchase the building in order to obtain both State and Federal tax credits. These tax credits would be used to provide a reduced rental rate to our client. In 4 months, McDonnell was able to acquire the real estate, overcome zoning obstacles, obtain tax credits, receive financing, and negotiate a lease with Warren Easton. All of the development activities occurred while the design process was underway and finalized.

Owner: David Garland, Board of Directors,
david.garland@garlandllc.com, 504-324-7400

References:

Architect: Manning Architects, Dominic Willard,
daw@manning.xyz, 504-412-2000



SCI HIGH NEW ORLEANS, LA

\$28,033,637 | 129,716 SQ. FT.



RELEVANCE

✓ Educational Facility

✓ New Construction

✓ STEM



Project Name:

New Orleans Science & Mathematics High School

Location:

New Orleans, LA

Project Description:

The New Orleans Science & Mathematics High School, also known as "Sci-Hi", offers specialized instruction in science, math, and technology, and it provides an open door to any interested New Orleans high school student. The school serves over 450 students, and it expects to serve 600 to 700 students as it continues to grow. The new 130,000 SF facility is fully ADA accessible and includes speciality labs for biomedical, health, engineering and skilled crafts courses to support the school's emphasis on STEM. Due to the small site size, the school is designed with an elevated gymnasium to allow space below for parking and a playground area. Additionally, the school had LEED certification requirements.

Project Pictures:

Photo A (above): Exterior facade
Photo B (top left): Classroom
Photo C (middle left): Laboratory
Photo D (bottom left): Commercial Kitchen

Project Cost::

\$28,033,637

Duration

Contract: 24 Months; Actual: 18 Months (6 months ahead of schedule)

Project Dates:

Start: 08/2018 Completion: 08/2020

Project Solutions:

This project was completed 6 months ahead of schedule. McDonnell suggested hosting a submittal review workshop simultaneously with both the in-house and collaborative team for review. This expedited communication, therefore, providing an opportunity to fast-track the fabrication of the building key components (steel, slenderwall, curtainwall, etc.).

References:

Architect:
Verges Rome Architects, Chip Verges, 504-488-7739

Owner:
Orleans Parish School Board, Sue Robertson, 504-304-3520





Pictured:
710 Baronne Street

TAB B

GENERAL CONSTRUCTION TEAM

- B.1 GC WORKLOAD
- B.2 PHASE STAFFING PLANS

* The proposed staff availability does not affect McDonnell's ability to complete this project or any other project commitments.

THE McDONNELL GROUP, LLC | RFQ 22-029 - CMAR SERVICES FOR EAT FAT CITY CENTER

STAFFING PLANS

Staffing Plans

Our proposed team has an average of 25 years working in the industry and 14 working at The McDonnell Group. Our in depth understanding of the construction process has been the secret to our success, and our breadth of experience working alongside one another has led to multiple successful projects. One of our company values is to be “Solution Orientated”, and in so doing, we add value to our Clients’ bottom line, working with both the Designer and the Owner to resolve impediments and facilitate the project.

NAME OF KEY PERSONNEL	Name
Preconstruction Manager	Reade Nossaman
Senior Estimator	David Braddick
Project Manager	William Salzer
Project Engineer	Troy Landry
Director of Innovative Solutions	Joe Gioe
Superintendent	Lance Hicks
VP of Project Management	Jason Zuckerman
VP of Field Operations	Tony Montalbano
President	Allan McDonnell

Our proposed team will be available for the needs of the entire project. Please see page 40 for additional resources available for this project.



Preconstruction
8 Dedicated Team Members
3 Additional Project Support



Construction
7 Dedicated Team Members
3 Additional Project Support



TAB C

METHODOLOGY & APPROACH

- C.1 PHASE MANAGEMENT PLANS
- C.2 COST, SCHEDULE, & QUALITY
CONTROLS PLAN
- C.3 CAPABILITIES & RESOURCES
- C.4 SAFETY MANAGEMENT PLAN
APPROACH &
IMPLEMENTATION
- C.5 COST MITIGATION
STRATEGIES

Pictured:
939 Iberville

PHASE MANAGEMENT

Our approach is simple and is centered on three core principles:

Certainty of Outcome, Strategic Contingency Planning, and Ownership Involvement at Every Phase

These core principles help us to derive our PROVEN PROCESS, all with the ultimate goal of delivering the realization of YOUR vision. Our approach provides the **most cost control** and **shortest schedule duration!**

PROVEN PROCESS

PLAN: PRECONSTRUCTION

We understand the requirements of this phase are the foundation for project success. Preconstruction services must begin with the “end in mind” in order to achieve project excellence.

BUILD: CONSTRUCTION

Safety is the utmost importance here. Our approach not only provides quality solutions for planning and budgeting but also in the safest manner possible for all parties involved.

DELIVER: POST-CONSTRUCTION

This is the final step in providing top notch customer service. We understand our mission includes “delivering the highest standards to our valued clients” and this includes client centric focus after demobilization.





PHASE MANAGEMENT

Preconstruction Process

PLAN: PRECONSTRUCTION

1

Owner Interface
& Team Input

During every phase of the preconstruction process, McDonnell provides recommendations that enable the team to make the best possible decisions BEFORE the start of construction.

2

Cost Establishment
& Control

The team can rely on McDonnell to provide thorough and constant input with respect to:

- Estimates of the cost of construction including comparative costs for different systems (i.e. structural frame, HVAC, exterior skin, roofing, etc.)
- Alternatives to materials, systems and design approach
- Schedules for design, permitting, and construction
- Cost savings alternatives
- Recommendations for readily available material and equipment selections
- Price verification as design progresses to ensure the project stays within the budget
- Stringent process for recommendations for quality subcontractors and DBE partners
- Constructability reviews
- Risk Register creation

3

Schedule
Development

4

Constructability
Review

5

Risk Identification
& Mitigation

With both accurate and timely input from McDonnell, the design team is positioned to make good decisions and maximize the use of the available construction dollar. We constantly troubleshoot the design to prevent changes and/or redesign later in the project and advise on subtle changes that may affect cost, time, quality, durability, maintenance, operational issues, etc. Having participated throughout the design phases of the preconstruction process, McDonnell will have a broader perspective of the potential issues that may arise during construction and offer insight and options before procurement is complete and construction begins.

6

Subcontractor Outreach &
DBE Participation

7

Site
Logistics

8

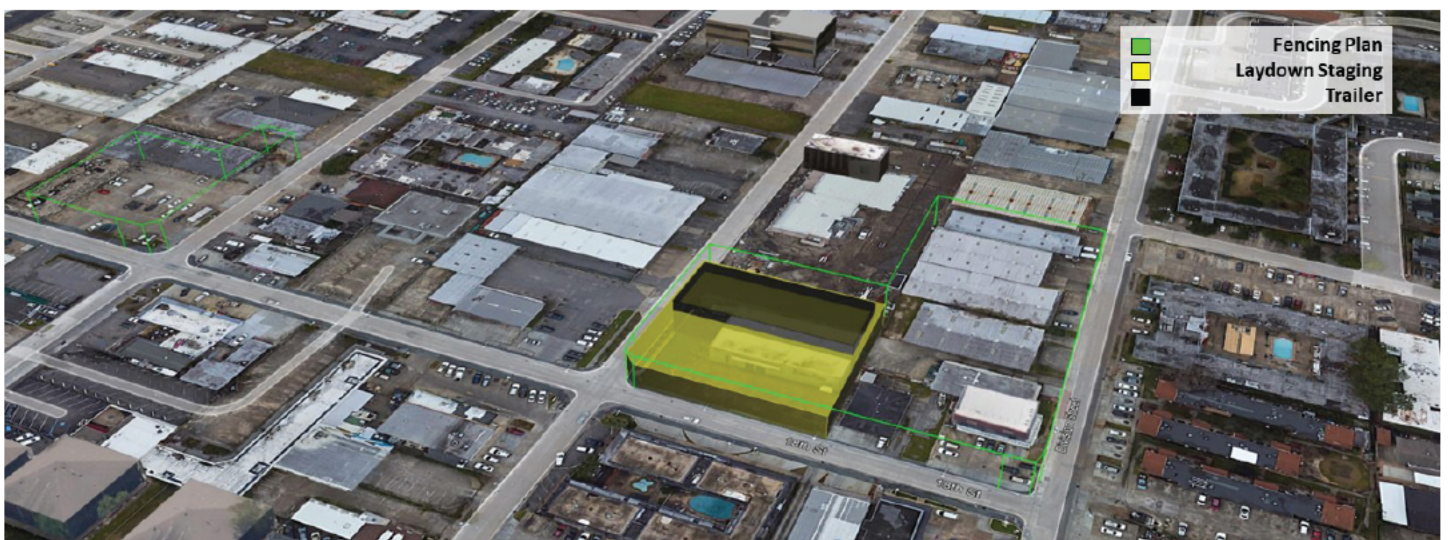
Procurement
Plan



	KICKOFF MEETING	CONCEPTUAL DESIGN	SCHEMATIC DESIGN	DESIGN DEVELOPMENT	GUARANTEED MAXIMUM PRICE	CONSTRUCTION DOCUMENTS
ACTIVITIES						
OWNER INTERFACE + TEAM INPUT	Understand Owner's Vision. Define Wants vs. Needs. Identify "Fast Acting Team" (Last Planner®) Establish accountability	Prioritize Owner's Vision. Continuous consultation with architect. Programming requirements.	Implement Owner's Vision. Review of AIA 133 Checklist. Ensure alignment of program requirements.	Implement Owner's Vision Input for Systems Coordination and Detailing. Permit applications.	Implement Owner's Vision Contract Deliverables: Builder's Risk, Insurance, Bond, GMP Acceptance.	Capture Owner's Vision. Construction Kickoff Meeting. Amendment 1 Contract.
COST ESTABLISHMENT + CONTROL	Establish Owner's budget and process of cost control and schedule with deliverables	Provide Conceptual Design Estimate. In-house Quantitative Takeoff. Utilizing Historical cost database. Alignment with Owner's Budget.	Provide SD Estimate with MEP input. Systems Workshops	Systems Workshops. Scope Alignment. Cost Savings Analysis. Solicit market.	Submit GMP Proposal with critical subs identified.	Reconcile CD Estimate with GMP Proposal
SCHEDULE DEVELOPMENT	Establish Design Milestone Schedule. WBS Identify with Owner's input. First LPS Pull Plan with entire team	Identify activities to adhere to design milestone. Provide recommendations for accelerated schedule.	Refine preliminary construction schedule with architect and Owner's requirements.	Introduce construction activities. Identify subcontractor start/end dates.	Commit to overall construction duration.	P6 Construction Baseline Schedule. Commence LPS pull planning with trades.
CONSTRUCTABILITY REVIEW	Establish Parameters for construction review process.	Major Systems Discussion with initial review.	Review of outlined specifications. Major systems identified.	Systems Coordination and Detailing Review.	Confirm system allowance/ contingencies.	
RISK IDENTIFICATION + MITIGATION	Identify Constraints. Review of Initial Risk Register. External Influences. Code/Regulations	Update risk register	Update risk register	Update risk register	Final Assumptions for GMP	Implement risk register
SUBCONTRACTOR OUTREACH + DBE PARTICIPATION	Develop objectives and communicate plan and align goals, if applicable	Outreach Phase. Host meetings and advertise to the public.	Prequalification Phase. Continuously search and qualify subcontractors and DBE partners.	Alignment Phase. Unbundle complex scope. Industry Workshop days.	Engagement Phase. Final Scope Alignment. Engage One on One Meetings	Support Phase. Special contract provisions if necessary. Prepare reports.
SITE LOGISTICS	Review jobsite parameters/logistics and understand site restrictions, rules and regulations.	Non-invasive site due diligence and exploration. Existing conditions reuse.	Investigative site due diligence and exploratory work. Review available soil borings, Geotech report, & environmental assessment	Refine Mob & Logistic plan	Finalize mobilization plan and logistics plan	Mobilize. Site Safety Plan Adherence.
PROCUREMENT PLAN	Create long lead item assessment	Collaboration on approach to market with subcontractors. Material Availability	Establish phased procurement plan and requirements/ constraints.	Continuous implementation of phased procurement plan.	Procurement plan complete and executed.	Finalize remaining subcontracts and release materials.

Our site logistics plan includes the following to achieve this:

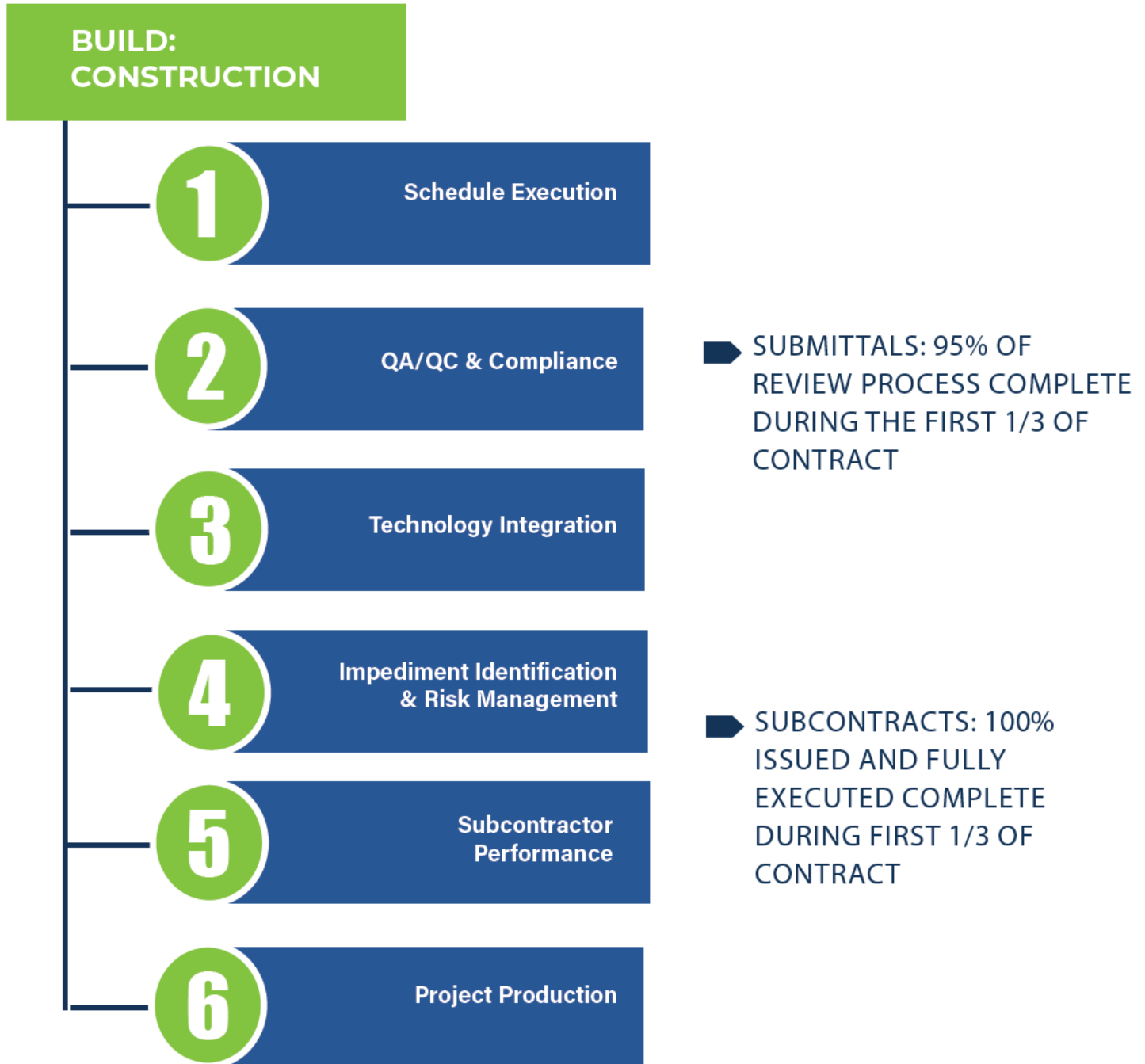
-



PHASE MANAGEMENT

Construction Process

Before all else, safety is our number one top priority. McDonnell's safety record is top tier, with ten years of operating accident-free.



Having the construction team involved early in the projects allows for a smooth transition from preconstruction to construction. The first and most important task for our construction management plan is safety. Our plan is further outlined in the safety section of this proposal, but it is imperative to recognize this as the most important aspect of the construction phase. We start off each project with identification of scope specific work items and safety plans to mitigate any potential for harm.

PHASE MANAGEMENT

Post-Construction Process

DELIVER: POST-CONSTRUCTION



We understand our mission includes *“delivering the highest standards to our valued clients”* and this includes client centric focus after de-mobilization.





CONTROL PLANS



Cost Control Knowledge

Our preconstruction team is led by seasoned Architects. Their knowledge of building codes and systems allows our team to prototype multiple design solutions to fit a specified need while remaining sensitive to both Ownership and Design team requirements.

Our preconstruction team is staffed by experienced conceptual Estimators. Conceptual estimating is on an entirely different experience level from bidding a completed set of plans and specifications. Our team can work with undrawn, unspecified, brainstorm-only concepts and identify comprehensive costs from the granular to the macro-level. This allows the Ownership and the Design team to make cost-based design decisions without endeavoring through multiple drawing iterations.

Cost Control Process

Our team's first cost control step is to establish the Control Estimate. We develop a detailed conceptual estimate using our historical knowledge and database. This is organized in Uniformat, which is the same format used by the Federal Government. Uniformat organizes cost by System/Assembly types. Organizing the estimate in this manner allows us to hone in on specific systems and assemblies that are out of alignment with historical cost standards; we then move into our Workshops.

All systems negatively impacting the budget are nominated into our Workshops process. In this phase, we hold dedicated working sessions with the Owner, Designers, McDonnell staff, and if necessary, trade experts to re-evaluate the system for its functional, aesthetic, and cost implications upon the project. The culmination of each workshop is a resolved, system specific design approach that meets the project budget.

Example workshops include:

- i. Mechanical & Plumbing systems
- ii. Electrical systems
- iii. Elevator systems
- iv. Building envelope systems
- v. Glass and glazing systems
- vi. Drywall systems
- vii. Finishes & Millwork
- viii. Specialty systems

Following our workshops, all cost savings developed are populated into a single, Owner's Cost Savings Log. On our typical project, we develop between 100 and 200 cost savings measures. Each of these is categorized by trade, scope description, and cost impact to the project. The Owner is presented with this tool and can elect to incorporate some, none, or all items into the budget for update in the design documents.

At each design milestone phase until a GMP is established, we update the budget against the Control Estimate, review changes in the design and host Cost Management Workshops. These assess evolutions in the design for additional cost savings and a review against the Cost Savings elected by the Owner. We re-evaluate design decisions against Owner goals, cost constraints, and their incorporation into the design and budget.

CONTROL PLANS

Schedule Management

McDonnell is built for fast-tracked construction without sacrifice of safety or quality. The following procedures help our project teams remain on track for project scheduling success: review sessions are held across project teams to verify the Critical Path and accelerate project delivery.

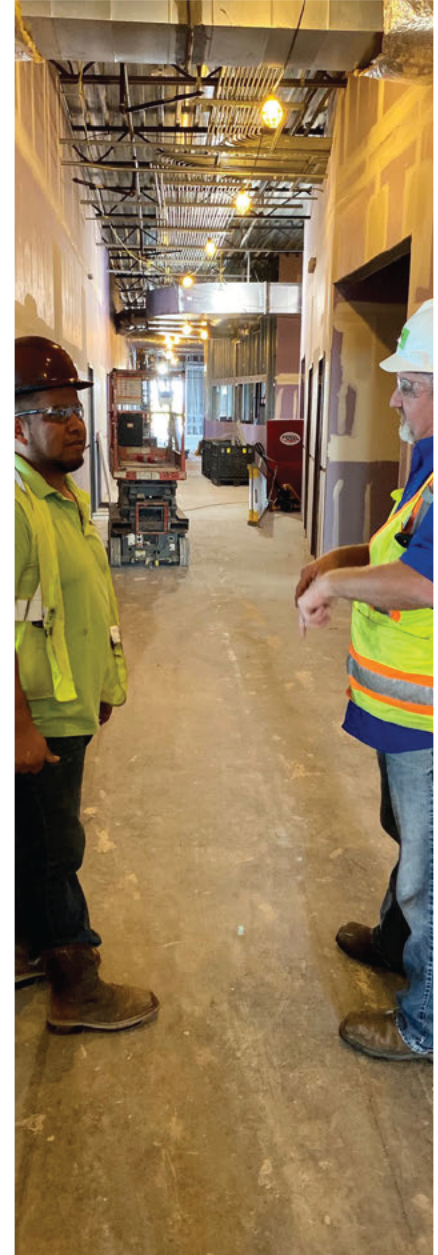
- Design and Construction Management Integration with the Primavera P6 scheduling software
- LEAN pull planning is utilized to plan ahead and maximize the value chain
- Contractually bound Subcontractors and Suppliers help us guarantee timely performance of the work
- Weekly look-ahead scheduling is conducted to plan for obstacles and to sequence work in advance
- Material expediting logs are utilized to guarantee timely delivery of material to the jobsite
- Third party scheduling peer review sessions are held across project teams to verify the Critical Path and accelerate project delivery



Primavera Project Management (P6) is used for all our project scheduling. P6 allows for cost loading and resource loading of each schedule activity and integrates with submittal information that is located within Procore.



LEAN principles drive our schedule maintenance. Our weekly pull planning sessions allow for all subcontractor buy-in and adherence to the P6 schedule.



	JUNG Hotel		LCMC Healthplex	
	As-Planned	Finish: 7 Days Early	As Planned	Finish: 50 Days Early
Project Phase	As-Planned	As-Built	As Planned	As-Built
Begin Design	01/17/2015	01/17/2015	10/02/2017	10/03/2017
Finish Design	03/27/2015	03/15/2015	11/15/2017	11/08/2017
Permit	07/07/2015	06/30/2015	12/28/2017	02/27/2018
Start Foundations	06/30/2015	07/01/2015	11/24/2017	01/16/2018
Finish Foundations	11/12/2015	11/04/2015	01/22/2018	03/30/2018
Start Erection	11/06/2015	10/15/2015	02/12/2018	03/27/2018
Finish Erection	12/14/2015	12/07/2015	06/15/2018	04/26/2018



CONTROL PLANS



Quality Control/ Quality Assurance and Compliance

McDonnell is committed to providing the highest quality construction. Our Quality Control (QC) plan ensures all work is completed in accordance with the contract documents and all applicable standards, and our plan is adapted for the USACE QC standards. The plan applies to material, installation, means & methods, administrative and safety quality to achieve compliance. It outlines all necessary policies, procedures, and responsibilities. It ensures that the work is "done right the first time!"

The plan includes these features to enforce and validate compliance with the construction documents and ensure the quality of the construction workmanship:

- Built with Owner collaboration
- A team of onsite management staff reporting directly to the Principal-in-Charge
- A two level Quality Assurance and Quality Control program independent from project management
- Authority to identify quality issues, recommend and initiate solutions, and stop non-conforming procedures
- Monthly audits, program monitoring, staff mentoring, and staff assignment to suit the project
- Internal pre-punch list across all trades that is completed prior to the Architect's punch list
- Supply of finish material attic stock for operations team after turn over

During preconstruction, our "lessons learned" database from past work is implemented to provided critical review:

- Programmatic and Technical - to confirm alignment of scope, enhanced value, and opeartional improvements
- Coordination - to resolve potential for cross-trade conflict using 3D BIM technology
- Constructability - to evaluate site logistics, schedule, design, material economy, efficiency, and safety of the project

During construction, quality control activities are divided into the aforementioned USACE QC 3 phases:

- Preparatory - to clarify requirements of products, materials, workmanship, and performance
- Initial - to provide for early inspection of work-in-place and establish acceptable workmanship
- Follow-Up - to ensure final conformance via inspection and testing



CAPABILITES & RESOURCES

1. A local 5th district contractor committed to the growth of Jefferson Parish.
2. Experienced with Jefferson Parish. See "Painting Jefferson Parish Green" on page 39.
3. This project is the right size for our firm. It is not so small to be overlooked by executive management and not too large to over stretch our firm's capacity.
4. Our preconstruction approach is top notch in the industry with our workshops for alignment of scope and Owner's budget.

Below is an abbreviated summary of our relevant experience and company attibutes.

TEAM CAPABILITY



4,600⁺
safe days



Over

100M+ SF

In CMAR
Projects



"Best in class"
financials per
industry standards of
FMI and Travelers Co.



Over

100M+ SF

In Design-Build
Contracts

13

Projects in JP within 5 miles from our office







For more than twenty years, The McDonnell Group has placed great value on our ability to build successful relationships with all the key players involved in the delivery of our projects. We build more than just buildings;

we build teams.

Throughout every phase of the project, from planning through construction and close-out, our team understands the importance of clear expectations and consistent communication and feedback throughout the entire project, including the architect, owner, and all key individuals contributing to the ultimate vision of the project.

Everyone on the team knows their role, their responsibilities, and the importance to the overall mission of completing the project's vision. McDonnell, and our highly qualified team of subconsultants, is the right solution and the most qualified responder to help construct the EAT Fat City campus development for Jefferson Parish.



DIFFERENTIATOR

We achieve unparalleled results by placing licensed Architects at the helm, driving the start of the project in preconstruction!

This is our differentiator.

Our licensed architects directly understand how design affects cost and operations. The understanding of "the end in mind" is getting to GMP without sacrifice on cost, schedule, quality, or Owner's value.



SAFETY

Before all else, safety is our number one priority.

McDonnell's safety record is top tier, with ten years of operating accident free. We have also received the coveted LA Works Safe Award 5 years in a row.

Tony Montalbano, our Vice President of Field Operations, also serves as our Corporate Safety Officer. His resume is included as a part of this proposal package. His specific safety includes:

- OSHA 30-Hour Certified
- OSHA Subpart L TRN 120
- Certified Occupational Safety Specialist
- Medic First Aid Training
- Adult CPR Training
- New Silica Standard for Construction
- Supported Scaffold Safety & Compliance Training
- Heat Illness Liability Issues- OSHA & ADA Regulations
- Risk Control Website: Safety Resources 24/7
- Controlling Soft Tissue Injuries in Construction

Under Tony's leadership we have developed an elite safety organization distinguished from our competitors, and it is built upon these key drivers:

- Culture of safety, starting at the top of the organization
- Accident prevention with strong emphasis on training
- Aggressive claims management, minimizing cost
- The very best in medical care and rapid return to work initiatives
- Safety reporting system, holding all levels of the organization accountable
- Safety incentive system, rewarding safety excellence

Tony maintains our company's safety statistics, and oversees the weekly review of project safety forms and reporting on all projects; quarterly Superintendent meetings to review safety concerns and lessons learned; an annual review of McDonnell safety policy with our internal safety committee; and the hiring of third-party safety experts to review and monitor implementation, adherence, and refinement of safety programs. He also manages the electronic and hard copy maintenance of all safety reporting.



INSIGHT INTO OUR SAFETY PROGRAM

Zero Tolerance Policy

1. A first violation removes the individual from the site for the day.
2. A second violation permanently removes the individual from all McDonnell projects.
3. A third violation by the same company removes the foreman.

All McDonnell employees are empowered to immediately stop any unsafe act.

3rd Party consultants conduct unannounced OSHA-like inspections, debriefs, and trainings.

Superintendents conduct daily project-wide evaluations.

Daily safety briefings are held each morning for all field staff. Staff are physically evaluated for their physical and mental condition prior to commencing work on site each day. Job Safety Analysis forms and Hazard Management plans are also required to be submitted each day prior to the start of work.

All subcontractors are required to have a full-time, fully competent person on-site to oversee work.

Any injury is reported using OSHA standards, and non-recordable injuries are listed on the First Aid Log.

Staff are incentivized with additional vacation days and team luncheons for having no incidents.

During the preconstruction phase, subcontractor policies are vetted for compliance with McDonnell & OSHA guidelines.



Training and Safety Education Programs Used

McDonnell emphasizes the importance of safety awareness and training to protect each of our employees, subcontractors, workers, and the communities in which we work. As a result, McDonnell staff members are trained with the following approaches:

- OSHA-30 certification for all McDonnell Superintendents.
- OSHA-10 certification for all McDonnell staff on-site.
- Site-Sense Hazard & Risk Awareness training for all McDonnell Superintendents.
- Participation in weekly jobsite safety education topics for all personnel on-site.
- Each Superintendent is issued a Supervisor's Safety Tool Kit, containing fifty-two (52) construction related safety topics for weekly onsite worker training.



5 YEARS & COUNTING

**LA Workforce Commission,
Worksafe Award**



25

OSHA Certified Employees



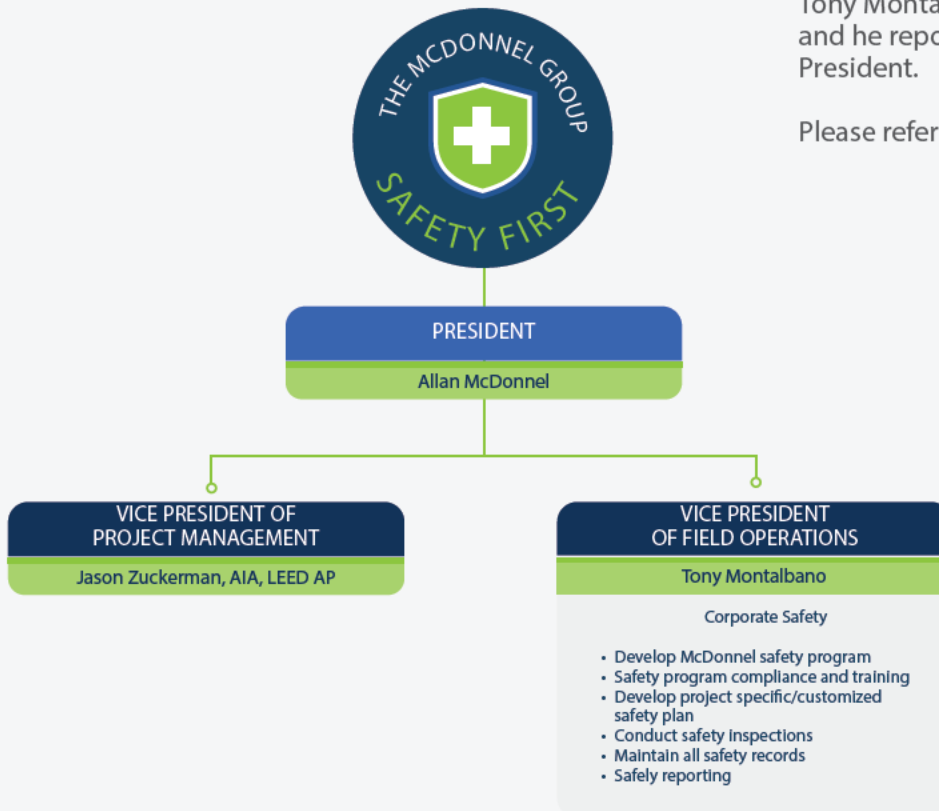
4,600 + DAYS

Without Accidents

Organization Chart of Safety Officer's relationship to Senior Management

Tony Montalbano is a Vice President of the firm and he reports directly to Allan McDonnell, President.

Please refer to adjacent Organization Chart.





COST MITIGATION STRATEGIES

The following strategies can be implemented to accelerate procurement and project delivery to allow for mitigation of cost strategies

1 Independent Civil/ Foundation package

to begin early work preparation while building design is finalized

2 Early Identification & Advanced Release of long lead items

to guarantee timely delivery through LEAN planning

3 Design Collaboration to limit long lead items

to select alternative products, if necessary

4 Cost-Volatile Materials

to release these materials into production and store in advance of need onsite

5 Market Sharing with Owner

to achieve our Target Value Design (TVD)



6 Labor Availability

to ensure selected subcontractors have the manpower available for timely delivery.

7 Prefab Offsite

to expedite the construction process, if applicable

8 Cost Escalation Budget with Owner's Justification

to provide for unknown escalation and controlled by the Owner.

9 Early Trade Involvement and Contracting

to select and on board our team in advance



TAB D

BID DOCUMENTS

- D.1 GENERAL PROFESSIONAL SERVICES QUESTIONNAIRE
- D.2 ADDENDA ACKNOWLEDGEMENT
- D.3 SURETY COMPANY INFORMATION PER SECTION 2.4.1
- D.4 EVIDENCE OF INSURANCE PER SECTION 2.4.2
- D.5 COPY OF LA LICENSE
- D.6 CONFLICT OF INTEREST DISCLOSURE

Pictured: Ochsner
Medical Office Building

General Professional Services Questionnaire

A. Project Name and Advertisement Resolution Number: Request for Qualifications for Construction Management at Risk (CMAR) Services for the EAT Fat City Center RFQ No. 22-029
B. Firm Name & Address: The McDonnel Group, LLC 3350 Ridgelake Drive, Suite 170 Metairie, LA 70002
C. Name, title, & 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: Name: Allan McDonnel Title: President Phone Number: 504-219-0032 Email Address: amcdonnel@mcdonnel.com
D. Address of principal office where Project work will be performed: The McDonnel Group, LLC 3350 Ridgelake Drive, Suite 170 Metairie, LA 70002
E. Is this submittal by a JOINT-VENTURE? Please check: <div style="text-align: right;">YES _____ NO <u> X </u></div> <p>If marked “No” skip to Section H. If marked “Yes” complete Sections F-G.</p>
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.
1.
2.

General Professional Services Questionnaire

G. Has this JOINT-VENTURE previously worked together? Please check: YES _____ NO _____		
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.		
Name & Address:	Specialty:	Worked with Firm Before (Yes or No):
1. TBD		
2.		
3.		
4.		
5.		



General Professional Services Questionnaire

I. Please specify the total number of support personnel that may assist in the completion of this Project:
14

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.

PROFESSIONAL NO. 1

Name & Title:

Reade Nossaman, AIA - Preconstruction Manager



Name of Firm with which associated:

The McDonnell Group, LLC



Description of job responsibilities:

Mr. Nossaman is responsible for all aspects of preconstruction, project feasibility, and cost savings analysis. His past experience and lessons learned have provided him with the expertise to help ensure optimum results in the form of a comprehensive assessment and accurate pricing.

Years' experience with this Firm:

8 years with this firm
 7 years with other firms

Education: Degree(s)/Year/Specialization:

Tulane University, 2007, Master of Architecture
 LA State Board of Architectural Examiners License # 7873

Other experience and qualifications relevant to the proposed Project:

See resume included in Tab A - Qualifications and Experience for more information.



Training:

- Predicative Analytics to Actionable Plans
- Construction Cost Estimating Seminar
- RFIs
- Project Planning

Relevant Experience:



Commercial Experience: over \$315M in successful execution of TMG contracts
 Garage Experience: over \$20M in successful execution of TMG contracts

General Professional Services Questionnaire



PROFESSIONAL NO. 2	
Name & Title: David Braddick - Senior Estimator	
Name of Firm with which associated: The McDonnell Group, LLC 	
Description of job responsibilities: As a Senior Estimator, Mr. Braddick is responsible for all estimating, bid solicitations, project planning, value engineering, and bid document review.	
Years' experience with this Firm: 16 years with this firm 24 years with other firms	
Education: Degree(s)/Year/Specialization: Texas A&M, Bachelor of Science, Major: Building Construction	
Other experience and qualifications relevant to the proposed Project: See resume included in Tab A - Qualifications and Experience for more information.	
Training: - OSHA 30 Hour, - OSHA 10 Hour - USACE Quality Control - Turner Building Envelope Series: Foundation/SOG Moisture Control, Cavity Walls, Barrier Walls, Windows & Glass, and Roof Systems	Relevant Experience: Commercial Experience: over \$300M in successfully executed TMG contracts Garage Experience: over \$33M in successfully executed TMG contracts



General Professional Services Questionnaire



PROFESSIONAL NO. 3	
Name & Title: William Salzer - Project Manager	
Name of Firm with which associated: The McDonnell Group, LLC 	
Description of job responsibilities: Mr. Salzer is responsible for maintaining all construction documents, reviewing and coordinating all submittal information, handling project closeout, adhering to all quality control and compliance, managing all subcontractors, and ensuring a successful project with a happy client.	
Years' experience with this Firm: 7 years with this firm 3 years with other firms	
Education: Degree(s)/Year/Specialization: Louisiana State University, 2008, Bachelor of Science, Construction Management	
Other experience and qualifications relevant to the proposed Project: See resume included in Tab A - Qualifications and Experience for more information. <div style="display: flex; justify-content: space-between;"> <div style="width: 45%;"> Training: <ul style="list-style-type: none"> - OSHA 30 Hour Certification - Turner MEP Fundamentals - FMI Project Management - FMI Emerging Managers Institute - AIA Contracts - UL1 Louisiana Associate </div> <div style="width: 45%;"> Relevant Experience: <p>Commercial Experience: over \$300M in successful execution of TMG contracts</p> <p>Garage Experience: over \$30M in successful execution of TMG contracts</p> </div> </div>	

General Professional Services Questionnaire

PROFESSIONAL NO. 4	
Name & Title:	
Lance Hicks - Project Superintendent	
Name of Firm with which associated:	
The McDonnell Group, LLC 	
Description of job responsibilities:	
As Superintendent, Mr. Hicks is responsible for all aspects of field operations, including logistics, materials, manpower, safety, subcontractor management, schedule, and quality control. He will coordinate, monitor, and manage both company and subcontractor daily work progress, schedules, and safety measures. He will enforce compliance with contract documents and implement all federal, state, and local policies for the project.	
Years' experience with this Firm:	
5 years with this firm 10 years with other firms	
Education: Degree(s)/Year/Specialization:	
N/A	
Other experience and qualifications relevant to the proposed Project:	
See resume included in Tab A - Qualifications and Experience for more information.	
Training: <ul style="list-style-type: none"> - OSHA 30 Hour Certification - Change Management - Crisis Management - Turner Fundamentals: Building Envelope - Rigging and Signal Flagger Training - Heat Illness Liability Issues: OSHA & ADA Regulations 	Relevant Experience: Commercial and Design-Build Experience: over \$110M in successful execution of TMG contracts





General Professional Services Questionnaire

PROFESSIONAL NO. 5	
Name & Title:	
Troy Landry - Project Engineer	
Name of Firm with which associated:	
The McDonnell Group, LLC	
	
Description of job responsibilities:	
Mr. Landry is responsible for maintaining all construction documents, reviewing and coordinating submittal information, project close-out, punch list generation, warranty work, and inspection of all construction work.	
Years' experience with this Firm:	
22 years with this firm 4 years with other firms	
Education: Degree(s)/Year/Specialization:	
N/A	
Other experience and qualifications relevant to the proposed Project:	
See resume included in Tab A - Qualifications and Experience for more information.	
Training: - Moisture Mitigation and Mold Avoidance - AIA Contracts - Change Management - OSHA 30-Hour and 10-Hour - First Aid & CPR Training - USACE Quality Control - Turner Building Envelope Series: Foundation/SOG, Moisture Control, Cavity Walls, Barrier Walls, Windows & Glass, and Roof Systems	Relevant Experience: Commercial over \$208M in successful execution of TMG contracts





General Professional Services Questionnaire

PROFESSIONAL NO. 6	
Name & Title:	
Joseph Gioe - Director of Innovative Solutions	
Name of Firm with which associated:	
The McDonnell Group, LLC	
	
Description of job responsibilities:	
<p>Mr. Gioe will be dedicated to both preconstruction and construction efforts for this project. His is responsible for constructability, logistics, scheduling, coordination meetings, and mentoring upcoming leadership team.</p>	
Years' experience with this Firm:	
<p>1 year with this firm 50 years with other firms</p>	
Education: Degree(s)/Year/Specialization:	
N/A	
Other experience and qualifications relevant to the proposed Project:	
<p>See resume included in Tab A - Qualifications and Experience for more information.</p> <p>Relevant Experience:</p> <p>Garage Experience: Mr. Gioe has constructed over 525,000,000 SF and 13,000 garage stalls in the Greater New Orleans area during his career. Top notch in the industry!</p> <p>CMAR Experience: Joe is responsible for over 1,000,000 SF in TMG CMAR contracts.</p> <p>Commercial Experience: Joe has over \$4.2 billion dollars worth of construction experience in the Gulf South</p>	





General Professional Services Questionnaire

PROFESSIONAL NO. 7	
Name & Title:	
Jason Zuckerman, AIA - Vice President of Project Management	
Name of Firm with which associated:	
The McDonnel Group, LLC	
	
Description of job responsibilities:	
Mr. Zuckerman will provide support for design management in the preconstruction phase, and he will provide support for project management during the construction phase.	
Years' experience with this Firm:	
22 years with this firm 7 years with other firms	
Education: Degree(s)/Year/Specialization:	
Tulane University, 1993, Master of Architecture LA State Board of Architectural Examiners License # 5155	
Other experience and qualifications relevant to the proposed Project:	
See resume included in Tab A - Qualifications and Experience for more information.	
Training: <ul style="list-style-type: none"> - Executive Coaching & 360 Review, - OSHA 30 hour, FMI Executive Programs for Senior Managers, - LEAN Pull Planning, AIA Contracts Agreements, and - LEED Continuing Education courses. 	Relevant Experience: CMAR: Jason has over 150,000 SF of CMAR contracts in Greater New Orleans area. Garage Experience: Jason has both design and construction experience of over 2,000 garage stalls locally. Educational Experience: Jason has over \$250M in successfully executed TMG contracts for educational facilities in Greater New Orleans area.





General Professional Services Questionnaire

PROFESSIONAL NO. : 8	
Name & Title:	
Tony Montalbano - Vice President of Field Operations and Corporate Safety	
Name of Firm with which associated:	
The McDonnel Group, LLC	
	
Description of job responsibilities:	
Mr. Montalbano is responsible for management of all field operations, including project logistics, manpower, safety training, subcontractor management, and quality control. Tony possesses a wealth of experience and knowledge for employee training, project planning and execution, problem solving, supervisory management, and customer relations.	
Years' experience with this Firm:	
22 years with this firm 18 years with other firms	
Education: Degree(s)/Year/Specialization:	
N/A	
Other experience and qualifications relevant to the proposed Project:	
See resume included in Tab A - Qualifications and Experience for more information.	
Training: <ul style="list-style-type: none"> - Certified Occupational Safety Specialist with OSHA 30 hour Outreach Training Program and OSHA Subpart L TRN 120. - Medic First Air & Adult CPR, - Moisture Mitigation and Mold Avoidance, - Procore, - Supported scaffold and compliance training, - Executive Coaching & 360 Review, - Emotionally Intelligent Leadership, and - FMI Improving Construction Productivity 	Relevant Experience: CMAR: Tony has over 150,000 SF of CMAR contracts in Greater New Orleans area. Garage Experience: Tony has constructed over 2,000,000 SF of parking garages locally.



General Professional Services Questionnaire


PROFESSIONAL NO. 9	
Name & Title:	
Allan McDonnell - President	
Name of Firm with which associated:	
The McDonnell Group, LLC	
	
Description of job responsibilities:	
<p>Mr. McDonnell will serve as the Principal in Charge. He will be responsible for the overall operations of The McDonnell Group. His primary duties consist of business development, project selection, staffing, and project controls and monitoring.</p>	
Years' experience with this Firm:	
22 years with this firm 12 years with other firms	
Education: Degree(s)/Year/Specialization:	
Louisiana State University, 1986, Bachelor of Science, Building Construction	
Other experience and qualifications relevant to the proposed Project:	
See resume included in Tab A - Qualifications and Experience for more information.	
Training: <ul style="list-style-type: none"> - FMI Leadership, - Design Management for Leaders, - Emotionally Intelligent Leadership, - OSHA 30 hour, and - First Aid & CPR Certification 	Relevant Experience: CMAR: Allan has over 150,000 SF of CMAR contracts in Greater New Orleans area. Design Build: Allan has over 2,000,000 in TMG design-build experience for the greater New Orleans area. Garage Experience: Allan has constructed over 2,000 garage stalls locally.




General Professional Services Questionnaire

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.


PROJECT NO. 1


Project Name, Location and Owner's contact information:	Description of Services Provided:
<p>LCMC Ridgelake Medical Office Building - Healthplex, Metairie, LA</p> <p>Owner: LCMC, Scott Landry, 504-702-2001</p> 	<p>Design-Build Delivery Method</p> <p>The LCMC Healthplex is a 4-story, 45,600 SF Medical Office Building. Tenants for the upper floors of this MOB include general physician practices, an infusion clinic, and pediatric specialty clinics. The first floor of the MOB will house an imaging and diagnostic center.</p> <p>The campus also includes a 5-story parking garage to accommodate 135 cars. The garage and the MOB are connected with covered access. The garage is a precast concrete structure, while the building is a steel frame building with plaster, brick, and metal panel cladding.</p>
Length of Services Provided:	Cost of Services Provided:
<p>Start: December 2017 Completion: December 2018</p>	<p>\$21,000,000</p>

PROJECT NO. 2

Project Name, Location and Owner's contact information:	Description of Services Provided:
<p>Jefferson Parish School Data Center, Metairie, LA</p> <p>Steve Faust, Project Manager, 504-349-8595, Steve.faust@jppss.k12.la.us</p> 	<p>This project included the construction of a 4,000 SF turnkey data center within the existing Administration Annex building for Jefferson Parish Public Schools. The data center, complete with hurricane resistant wall and roof systems, was constructed on the 3rd floor of the Annex building. The project includes UPS & backup systems to provide both mechanical and electrical systems required to support the data center for continual, uninterrupted operation.</p>
Length of Services Provided:	Cost of Services Provided:
<p>Start: January 2015 Completion: August 2015</p>	<p>\$3,731,000</p>

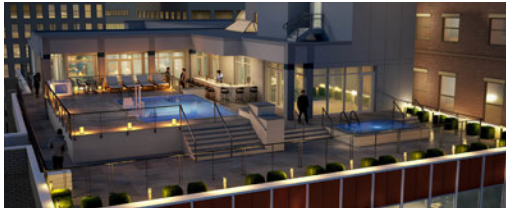
General Professional Services Questionnaire

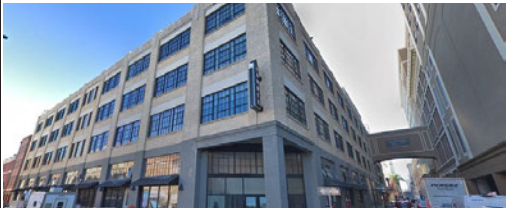
PROJECT NO. 3	
Project Name, Location and Owner's contact information:	Description of Services Provided:
<p>Bernhard - LCMC - East Jefferson General Hospital, Metairie, LA</p> <p>Owner: East Jefferson, Bub Millet, 504-503-4233</p> 	<p>Construction Manager</p> <p>McDonnel is working as the Construction Manager in hand with the General Contractor, Bernhard, to oversee the energy upgrades and improvement throughout the East Jefferson General Hospital campus. The project consists of replacing the existing cooling towers, removal and replacement of old chillers and boilers within the plant, re-lamping all existing lights with new energy efficient LED lighting systems throughout the entire campus, including upgrade of controls in an effort to make the hospital and entire campus more energy efficient.</p>
Length of Services Provided:	Cost of Services Provided:
<p>Start: August 2021 Anticipated Completion: October 2022</p>	<p>Management Contract: \$29,748,500 Cost: \$1,467,475</p>

PROJECT NO. 4	
Project Name, Location and Owner's contact information:	Description of Services Provided:
<p>LCMC - 24/7 Pediatric Emergency Room</p> <p>Owner: LCMC, Scott Landry, 504-702-2001</p> 	<p>Design- Assist Delivery Method</p> <p>This renovation project converted the existing 12,000 SF facility into a new 24/7 pediatric emergency room. The space offers 11 beds to younger residents of Jefferson Parish.</p> <p>The scope includes renovation/alteration of all mechanical, electrical, and plumbing, roofing modifications/alterations, addition of a new canopy with metal panels, and construction of interior build out for the facility.</p>
Length of Services Provided:	Cost of Services Provided:
<p>Start: April 2021 Completion: August 2021</p>	<p>\$3,650,394</p>





General Professional Services Questionnaire

PROJECT NO. 5	
Project Name, Location and Owner's contact information:	Description of Services Provided:
<p>222 Loyola Street Redevelopment New Orleans, LA</p> <p>Owner: 222 Loyola Development, LLC Gerard Breaux, 504-648-7347</p> 	<p>CMAR Delivery Method</p> <p>67,756 SF</p> <p>This is restoration and adaptive re-use build-out within an existing designated historic 8-story building at 222 Loyola in New Orleans. The building is currently an exterior vehicular parking garage on floors 1 - 5, including a portion of the 6th floor. Floors 7-8 have been vacated and all demolition is complete. A 9th floor penthouse will be added on the existing garage structure along with a new rooftop pool. The final new use will be rentals/ hotel spaces throughout with residential finishes.</p>
Length of Services Provided:	Cost of Services Provided:
<p>Start: July 2022 Anticipated Completion: September 2023</p>	<p>\$20,174,000</p>


PROJECT NO. 6	
Project Name, Location and Owner's contact information:	Description of Services Provided:
<p>939 Iberville French Quarter Residence Condos, New Orleans, LA</p> <p>Owner: FQ Apartments, Andrew Miller, 602-350-5555</p> 	<p>Design-Assist Delivery Method</p> <p>The 5-story historic French Quarter building was transformed into (87) residential units. The new complex consisted of 1, 2, and 3-bedroom units ranging from 700 SF to 1,300 SF. The ground floor level houses leasing offices, a gallery, and parking. An additional floor level was added between the 1st and 2nd floors to provide additional level of parking to include (100) parking spaces, and the top floor houses a penthouse level. McDonnell restored the entire exterior of the building.</p>
Length of Services Provided:	Cost of Services Provided:
<p>Start: February 2015 Completion: December 2017</p>	<p>\$ 35,690,477</p>


General Professional Services Questionnaire

PROJECT NO. 7	
Project Name, Location and Owner's contact information:	Description of Services Provided:
University of Holy Cross Dormitories New Orleans, LA Owner: Dr. David Landry, 504-398-2109 	Design-Build Delivery Method McDonnell completed a new 60,000 SF on-campus dormitory to house and serve (150) students. The design blends with the campus' existing Southern Georgian architectural style and the Tuscany style of the neighboring Our Lady of Wisdom. In addition to the 150 residential rooms, the 4-story structure contains (6) offices, a workout area, showers, locker rooms, a reception area, and a laundry facility.
Length of Services Provided:	Cost of Services Provided:
Start: May 2017 Completion: July 2018	\$12,616,701

PROJECT NO. 8	
Project Name, Location and Owner's contact information:	Description of Services Provided:
NOCCA Institute, New Orleans, LA Owner: Sally Perry, 504-940-2900 	Design-Build Delivery Method The NOCCA Institute has transformed a historic warehouse building into the NOCCA Forum. The repurposed structure is the home of new classrooms, laboratories, Culinary Art kitchens as well as a public cafe and art gallery. McDonnell closely collaborated with the architect on this design-build project and provided preconstruction, construction and tax credit assistance services to deliver it to NOCCA on a fasttrack schedule. McDonnell assisted the owner in the process to obtain historic and live performance tax credits.
Length of Services Provided:	Cost of Services Provided:
Start: October 2013 Completion: September 2014	\$17,647,378

General Professional Services Questionnaire

PROJECT NO. 9	
Project Name, Location and Owner's contact information:	Description of Services Provided:
Warren Easton 9th Grade Expansion New Orleans, LA Owner: Dr. David Garland, Board of Directors, 504-324-7400 	Design-Build Delivery Method This project is the historical renovation of a 5-story building to expand the Warren Easton Charter High School in New Orleans, LA. The educational facility will be a total 22,534 SF, including dining hall, 2 science labs, and classrooms to accommodate 350 students. The project will provide an expansion for Warren Easton and its educational impact on the local community. The scope includes the addition of 1,400 SF on the rooftop comprised of metal studs and steel with a metal panel envelope in addition to the restoration of the existing facade.
Length of Services Provided:	Cost of Services Provided:
Start: December 2021 Anticipated Completion: August 2022	\$8,611,600

PROJECT NO. 10	
Project Name, Location and Owner's contact information:	Description of Services Provided:
New Orleans Mathematics and Science High School, New Orleans, LA Owner: Orleans Parish School Board, Sue Robertson, 504-304-3520 	New Construction - Educational Facility The New Orleans Science & Mathematics High School, also known as "Sci-Hi", offers specialized instruction in science, math, and technology, and it provides an open door to any interested New Orleans high school student. The school serves over 450 students, and it expects to serve 600 to 700 students as it continues to grow. The new 130,000 SF facility is fully ADA accessible and includes speciality labs for biomedical, health, engineering and skilled crafts courses to support the school's emphasis on STEM. Due to the small site size, the school is designed with an elevated gymnasium to allow space below for parking and a playground area. Additionally, the school had LEED certification requirements.
Length of Services Provided:	Cost of Services Provided:
Start: December 2021 Anticipated Completion: August 2022	\$28,033,637

General Professional Services Questionnaire

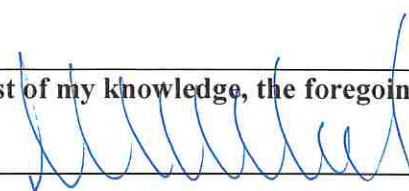
L. List all prior and/or on-going litigation between Firm and Jefferson Parish. Please attach additional pages if necessary.

Parties:		Status/Result of Case:
Plaintiff:	Defendant:	
1. N/A		
2.		
3.		
4.		

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

1. A local 5th district contractor committed to the growth of Jefferson Parish.
2. Experienced with Jefferson Parish, see "Painting Jefferson Parish Green" on page 39.
3. This project is the right size for our firm. It is not so small to be overlooked executive management and not too large to over stretch our firm's capacity.
4. Our preconstruction approach is top notch in the industry with our workshops for alignment of scope and Owner's budget

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

Signature:  Print Name: Allan McDonnell
Title: President Date: 7-1-2022

ADDENDA ACKNOWLEDGEMENT

Addendum # 1 – June 15, 2022

Addendum # 2 – June 28, 2022



INSURANCE



Performance & Payment Bonding Capacity

McDonnell's Bonding Capacity and Surety Information is evidenced on the following page.

Insurance Certificate

McDonnell's insurance certificate evidencing our liability coverage with minimum limits per the insurance requirements of the contract are included on the following pages.

Bondability & Information

CORY, TUCKER & LARROWE

BONDS • INSURANCE

June 24, 2022

Jefferson Parish
State of Louisiana
Joseph S. Yenni Building
1221 Elmwood Park Blvd., Suite 405
Jefferson, LA 70123

Re: **The McDonnell Group, LLC**
Request for Qualifications
RFQ No. 22-029, Construction Management at Risk (CMAR) Services for the EAT Fat City
Center, Jefferson Parish, LA

To Whom It May Concern:

We understand that The McDonnell Group, LLC will be responding to your Statement of Qualifications for the referenced project and has asked that we write a letter confirming their bonding company and capacity. We have had the privilege of handling The McDonnell Group, LLC since 2014.

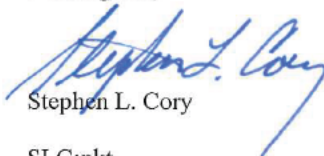
The McDonnell Group, LLC is bonded by United States Fire Insurance Company, 305 Madison Avenue, Morristown, NJ 07962, (973) 490-6600. United States Fire Insurance Company, a member company of the Crum & Forster Insurance Group, has an A.M. Best rating of A XIV and a U.S. Federal Treasury Listing limit of \$136,838,000 per bond.

United States Fire Insurance Company provides a \$90,000,000 single project/\$150,000,000 aggregate surety program to The McDonnell Group, LLC. We do not anticipate a problem handling the bonds for this project subject to our review and the contractor's acceptance of the contract provisions and the bond forms, receipt of satisfactory financing of the project and other underwriting information available at the time of the request.

The McDonnell Group, LLC is a financially strong, well-managed company and it is a pleasure to recommend them to you for your consideration. They have an excellent reputation with architects, owners, subcontractors and suppliers and are considered to be one of the finest general contractors in this area.

You understand, of course, that in writing this letter at your specific request we assume no liability to third parties or to you if for any reason we do not execute said bond or bonds. If you should need any additional information or have any questions regarding this fine company, please do not hesitate to contact us at any time.

Best regards,



Stephen L. Cory

SLC:pkt

cc: Mr. Allan McDonnell, The McDonnell Group, LLC

3850 N. Causeway Blvd. Suite 1360 Metairie, LA 70002
Office: (504) 834-5080

P.O. Box 6646 Metairie, LA 70009
Fax: (504) 835-7726

Sample Insurance Certificate



CERTIFICATE OF LIABILITY INSURANCE

MCDONNE-01

LBARBER

DATE (MM/DD/YYYY)
6/27/2022

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.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, 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).

PRODUCER Cory, Tucker & Larowe, Inc. P. O. Box 6646 Metairie, LA 70009-6646		CONTACT NAME: PHONE (A/C, No, Ext): (504) 834-5080 FAX (A/C, No): (504) 835-7726 E-MAIL ADDRESS:	
		INSURER(S) AFFORDING COVERAGE	
		INSURER A: National Fire Insurance of Hartford	
		INSURER B: Continental Insurance Companies	
		INSURER C: Allied World Assurance Company	
		INSURER D:	
		INSURER E:	
		INSURER F:	

COVERAGES **CERTIFICATE NUMBER:** **REVISION NUMBER:**

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 CERTIFICATE 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.

INSR LTR	TYPE OF INSURANCE		ADOL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS			
A	<input checked="" type="checkbox"/>	COMMERCIAL GENERAL LIABILITY	X	X	GL 7015463854	8/1/2021	8/1/2022	EACH OCCURRENCE	\$ 1,000,000		
	<input type="checkbox"/>	CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR						DAMAGE TO RENTED PREMISES (Each occurrence)	\$ 500,000		
	<input type="checkbox"/>							MED EXP (Any one person)	\$ 15,000		
	<input type="checkbox"/>							PERSONAL & ADV INJURY	\$ 1,000,000		
	GEN'L AGGREGATE LIMIT APPLIES PER:							GENERAL AGGREGATE	\$ 2,000,000		
	<input type="checkbox"/> POLICY <input checked="" type="checkbox"/> PROTECT <input type="checkbox"/> LOC	PRODUCTS - COMPO P AGG						\$ 2,000,000			
	<input type="checkbox"/>	OTHER:							\$		
A	AUTOMOBILE LIABILITY		X	X	BUA 7015466706	8/1/2021	8/1/2022	COMBINED SINGLE LIMIT (Each accident)	\$ 1,000,000		
	<input checked="" type="checkbox"/> ANY AUTO OWNED AUTOS ONLY	<input type="checkbox"/> SCHEDULED AUTOS						BODILY INJURY (Per person)	\$		
	<input type="checkbox"/> HIRED AUTOS ONLY	<input type="checkbox"/> NON-OWNED AUTOS ONLY						BODILY INJURY (Per accident)	\$		
								PROPERTY DAMAGE (Per accident)	\$		
									\$		
									\$		
B	<input checked="" type="checkbox"/>	UMBRELLA LIAB	<input checked="" type="checkbox"/>	OCCUR	X	X	CUE 7015466740	8/1/2021	8/1/2022	EACH OCCURRENCE	\$ 10,000,000
	<input type="checkbox"/>	EXCESS LIAB	<input type="checkbox"/>	CLAIMS-MADE						AGGREGATE	\$ 10,000,000
	<input type="checkbox"/>	DED	<input type="checkbox"/>	RETENTION \$							\$
A	WORKER'S COMPENSATION AND EMPLOYERS' LIABILITY		N/A	X	WC 7015466737	8/1/2021	8/1/2022	<input checked="" type="checkbox"/> PER STATUTE	<input type="checkbox"/> OTHER		
	ANY PROPRIETOR/PARTNER/EXECUTIVE/OFFICER/MEMBER EXCLUDED? (Mandatory in NH)									E.L. EACH ACCIDENT	\$ 1,000,000
	If yes, describe under DESCRIPTION OF OPERATIONS below									E.L. DISEASE - EA EMPLOYEE	\$ 1,000,000
										E.L. DISEASE - POLICY LIMIT	\$ 1,000,000
C	Professional/PolL				0313-0071	8/1/2021	8/1/2022	Each Occurrence		2,000,000	
C	Professional/PolL				0313-0071	8/1/2021	8/1/2022	Aggregate Limit		4,000,000	

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)
 Request for Qualifications, RFQ No. 22-029, Construction Management at Risk, (CMAR) Services for the EAT Fat City Center, Jefferson Parish, LA

Jefferson Parish is listed as additional insured on all policies, except workers' compensation and professional liability, as required by written contract.

If The McDonnell Group, L.L.C. is selected to perform the above project, the required builder's risk policy will be put into effect.

CERTIFICATE HOLDER

CANCELLATION

LICENSE



State Licensing Board for Contractors

This is to Certify that: MCDONNEL GROUP, L.L.C., THE
3350 Ridgelake Drive, Suite 170
Metairie, LA 70002

is duly licensed and entitled to practice the following classifications

BUILDING CONSTRUCTION; ELECTRICAL WORK (RESTRICTED); HEAVY CONSTRUCTION; HIGHWAY,
STREET AND BRIDGE CONSTRUCTION; MECHANICAL WORK (RESTRICTED); MUNICIPAL AND PUBLIC
WORKS CONSTRUCTION



Witness our hand and seal of the Board dated,
Baton Rouge, LA 22nd day of May 2022

William B. McQuinn
Director

Lee Mallett
Chairman

Andy Denny
Treasurer

Expiration Date: May 21, 2023

License No: 33970

This License Is Not Transferrable

DISCLOSURE

The McDonnell Group has no known conflict of interests.