

Construction Management at Risk (CMAR)  
Services for

**EAT FAT  
CITY CENTER**

RFP No. 22-029

The data contained in page(s) 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 39, 41, 42, 44, 45, 46, 48, 49, 50, 51, 52 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.





July 1, 2022

Jefferson Parish  
Councilwoman Jennifer Van Vrancken  
1221 Elmwood Park Blvd  
Jefferson, Louisiana 70123

Dear Members of the Selection Committee,

LEMOINE is pleased to submit our statement of qualifications for Construction Management at Risk for the EAT Fat City Center in Jefferson Parish. We are primed and ready to join the Jefferson Parish team, adding value as your partner by employing our past experience with community facilities and CMaR project delivery, in conjunction with our best practices to deliver a first-in-class facility. LEMOINE has partnered with various entities in recent years, including multiple municipal and governmental entities in the State of Louisiana, guiding our Clients through the preconstruction and construction process to achieve project success and deliver on their goals. The following highlights represent the unique strengths our team will bring to this project:

- **LEMOINE has successfully proven its ability to deliver exceptional budget management utilizing the CMaR delivery method.** With 20 dedicated preconstruction professionals, LEMOINE has the resources, experience, and proven processes to deliver value-based solutions and cost savings to Jefferson Parish.
- **LEMOINE has more CMaR experience than any Louisiana-based contractor, awarded over \$1 billion in CMaR services.** Our unmatched experience with this process affords you with the highest probability of success for this complex and fast paced project. We understand the Louisiana building market, the obligation to provide certainty of project cost and schedule, and the detailed attention required to execute a safe and secure environment for the Eat Fat City residents, visitors, and the general public.
- **We are committed to Jefferson Parish.** With experience dating back 20+ years of building in Jefferson Parish, we understand how critically important project participation is to our region and share a desired commitment to provide opportunities to a broad and diverse range of businesses and local residents. With our existing relationships in the Jefferson Parish area market, we are confident in our ability to build community success through Key Subcontractor relationships.
- **LEMOINE has expert knowledge and proven experience executing complicated public projects on tight timelines in active communities.** Our team is fully prepared to coordinate and sequence the construction required for EAT Fat City Center in accordance with all safety, quality, budget, and schedule expectations. We will drive the project to success through communication and coordination of early release packages for demolition and long lead materials such as structural steel. LEMOINE's vast Trade Partner relationships allow for adequate resources and the flexibility needed during the procurement process to make sure we always stay on budget and schedule.

We appreciate the opportunity to provide our qualifications on this exciting project for Jefferson Parish. We stand ready to tackle the challenges of this structure and provide innovative ideas to meet the entire team's goals. This project is of monumental importance to us and we are confident in our ability to serve you. We humbly ask that you choose LEMOINE as your partner.

**We acknowledge receipt of Addendum 1 and Addendum 2.**

Sincerely,

William Lemoine  
President of Building Construction  
300 Lafayette Street, Ste. 100, New Orleans, LA 70130  
P: 504-309-2424 F: 504-309-2375  
william.lemoine@1lemoine.com

Bryan O'Connor  
Vice President of Building Construction  
300 Lafayette Street, Ste. 100 New Orleans, LA 70130  
P: 225-383-3710 F: 225-383-3978  
bryan.oconnor@1lemoine.com



833-LEMOINE | 1LEMOINE.COM | One mission. Yours.™

# ACKNOWLEDGMENT OF ADDENDUM

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Acknowledgment of receipt of this Addendum #1 should be acknowledged in your RFQ response.

LEMOINE Acknowledges the receipt of Addendum #1.  
Received June 15th 2022.

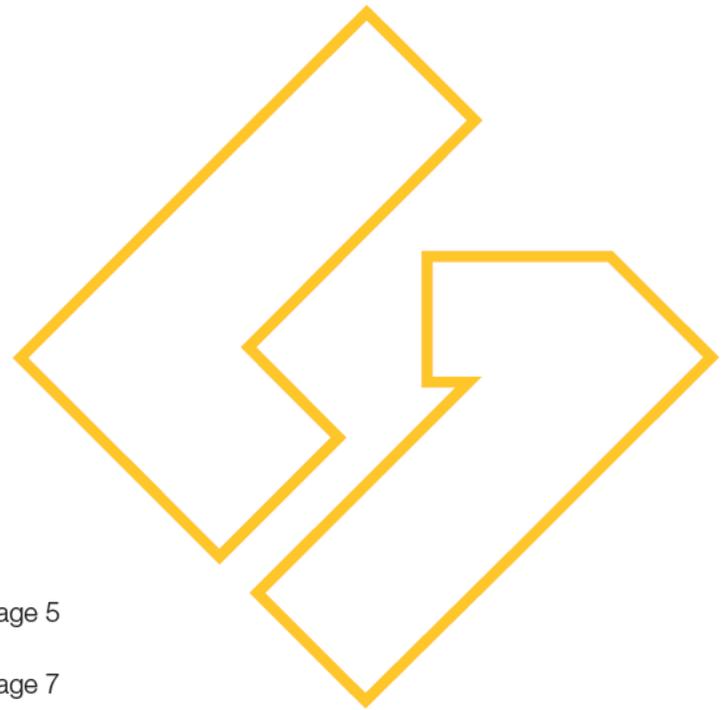
Acknowledgment of receipt of this Addendum #2 should be acknowledged in your RFQ response.

LEMOINE Acknowledges the receipt of Addendum #2.  
Received June 28th 2022.



Bryan O'Connor  
Vice President of Building Construction  
300 Lafayette Street, Ste. 100 New Orleans, LA 70130  
P: 225-383-3710 F: 225-383-3978  
bryan.oconnor@1lemoine.com

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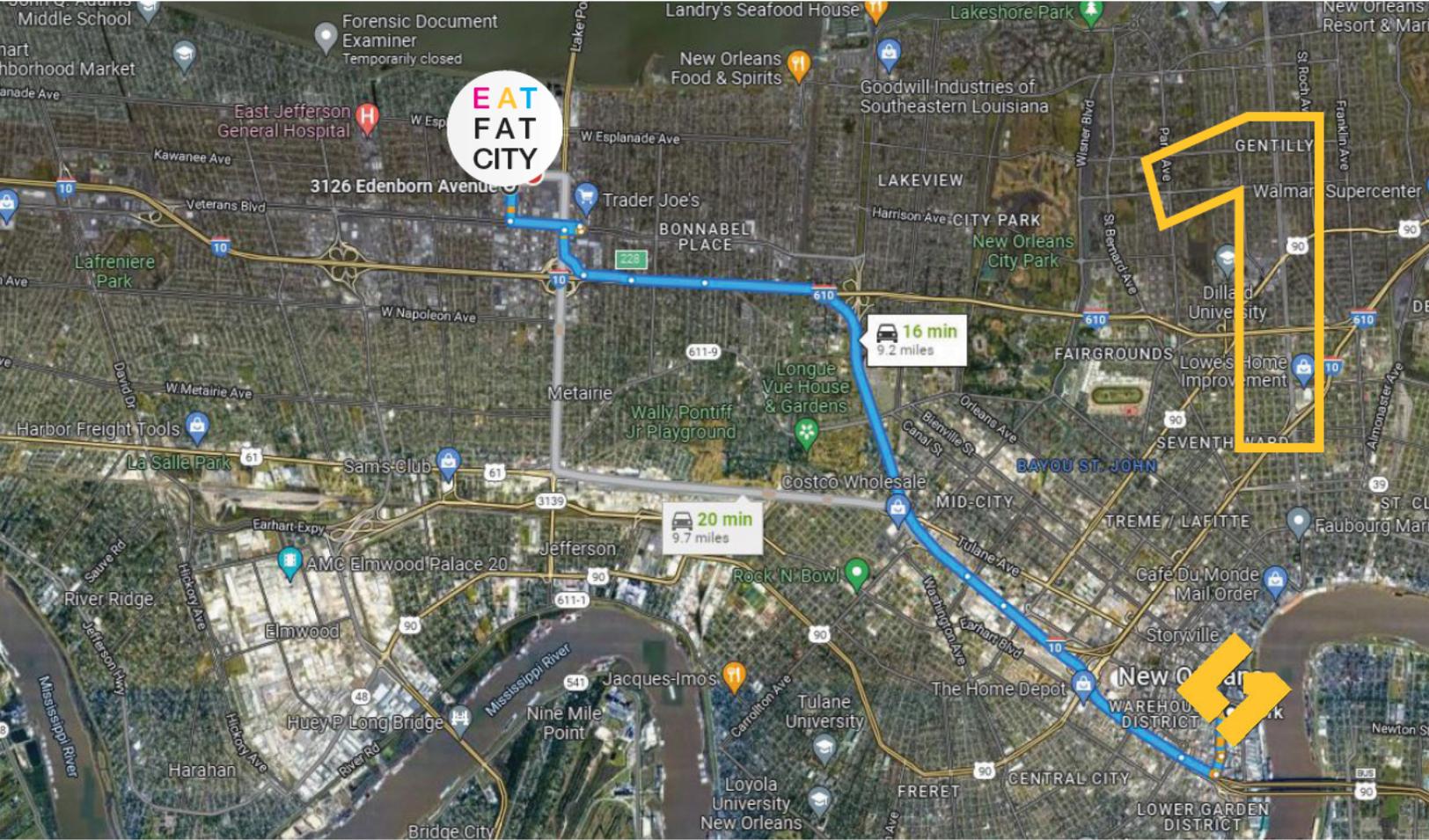
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Tab 01

# Location of General Contractor's Office and Distance to Project Site





**A. Qualifications and Experience**

**a) Location of General Contractor's office and distance to project site**

Rooted in New Orleans, our current NOLA office opened its doors more than a decade ago. With our President of Building Construction and our Chief Performance Officer based in our New Orleans office, it is primed to provide the highest level of executive administration and relevant experience for the EAT Fat City Center.

Our office's close proximity to the project location ensures our project team will be available, responsive, and on-site at a moment's notice. As citizens of the local community, we will ensure our teams are working in the most professional and safe manner possible.

LEMOINE's New Orleans office is located less than ten miles from the proposed project site. Several of our proposed team members are residents of Jefferson Parish.

We are local and invested.

# LEMOINE IN JEFFERSON PARISH

**27**  
Projects

**21**  
Years

**\$181M**  
Executed

**26**  
Employee  
Residents

Tab 02

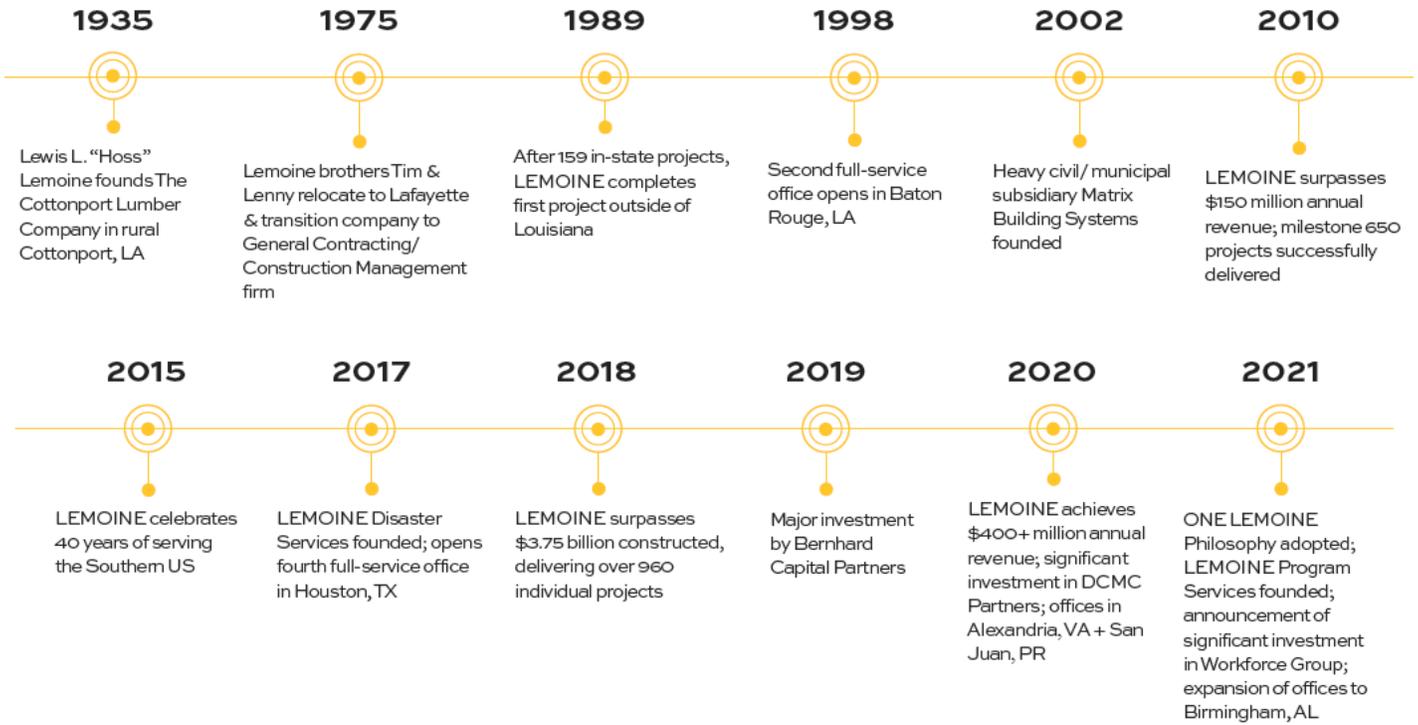
# Business Organization and History of the Proposer



EAT Fat City Center  
RFP No. 22-029

**LEMOINE**

# LEMOINE History



Based in Louisiana, LEMOINE is one of the most respected full-service general contracting and construction management firms in the Southern US, and the largest building contractor in Louisiana. LEMOINE constructs and manages projects ranging from minor interior renovations to some of the most complex commercial, education, healthcare, public and industrial landmarks in the South.

Founded by Lewis "Hoss" Lemoine in 1935 as The Cottonport Lumber Company, the organization operates today as LEMOINE. Son Tim Lemoine transitioned the organization into a general contracting and construction management firm in 1975, relocating the company to Lafayette, and broadening the organization's geographical footprint. In 2001, younger brother Lenny Lemoine assumed the role of CEO and remains in this position today. In 2002, Hoss's Grandson, William Lemoine, rejoined the organization and now serves as President of Building Construction.

LEMOINE was reorganized into its current L.L.C. designation in 2001 and is authorized to do business in Louisiana, Texas, Mississippi, Florida, South Carolina, North Carolina, Tennessee, Arkansas, and Alabama. The firm is privately owned by members of the LEMOINE management team and since May 2019, its private equity partner, Bernhard Capital Partners. LEMOINE management is responsible for firm strategy and day-to-day business operations.

Throughout the years, our purpose has remained the same: *To achieve excellence in construction while enhancing the lives of all involved.* LEMOINE employees stand behind this mission and ensure we achieve our purpose each day by delivering unparalleled customer service and building quality products, people, and relationships.

## Key Information

Years in Business	47
Size of Firm	\$522 million Annual Revenue (2021) 501 Employees
Depth of Resources	Preconstruction: 32 Project Management: 40 Field Supervision: 82 Craftsmen: 118 Qualified Trade Partners: 4,700
Office Locations	LA: Lafayette, Baton Rouge, Lake Charles, New Orleans // AL: Birmingham // PR: San Juan TX: Houston // VA: Alexandria
Legal Structure	Limited Liability Company
Joint Venture Partner	None

State of Louisiana

State Licensing Board for Contractors

This is to Certify that: LEMOINE COMPANY, L.L.C., THE
1906 Eraste Landry Road, Suite 200
Lafayette, LA 70506

is duly licensed and entitled to practice the following classifications

BUILDING CONSTRUCTION; HEAVY CONSTRUCTION; HIGHWAY, STREET AND BRIDGE CONSTRUCTION;
MUNICIPAL AND PUBLIC WORKS CONSTRUCTION



Witness our hand and seal of the Board dated,
Baton Rouge, LA 1st day of April 2021

[Signature] Director

[Signature] Chairman

[Signature] Treasurer

Expiration Date: March 31, 2024

License No: 32600

This License Is Not Transferrable

Date of formation.

Formation January 1, 2001

Total number of employees (divided into full-time and part-time).

Full Time: 506 // Part Time: 10

The Lemoine Company certifies it is a duly licensed General Contractor in the Building Construction classification as required by the State of Louisiana.

Louisiana Contractors License No. 32600 - Building Construction; Construction Management; Heavy Construction; Highway, Street and Bridge Construction, Municipal and Public Works Construction.

A copy of our license is provided above.

To avoid any conflict of interest or the appearance of any conflict of interest in connection with this RFQ, the Proposer must disclose in its RFQ any relationship the Proposer, its parent or subsidiary, its current or former owners, officers, directors, employees, members of Proposer's team, and/or others affiliated with Proposer have or in the past have had with: (a) a current or former Jefferson Parish Councilmember or Parish President or relatives of said Councilmembers or Parish President; or (b) anyone who has a contract or other relationship with a current or former Jefferson Parish Councilmember or Parish President or who was significantly involved in the organization, preparation, or administration of this RFQ or otherwise was in a position to significantly affect the RFQ either through a decision-making capacity or through a review process.

LEMOINE is currently engaged in a joint venture business with Ryan Gootee General Contractors.

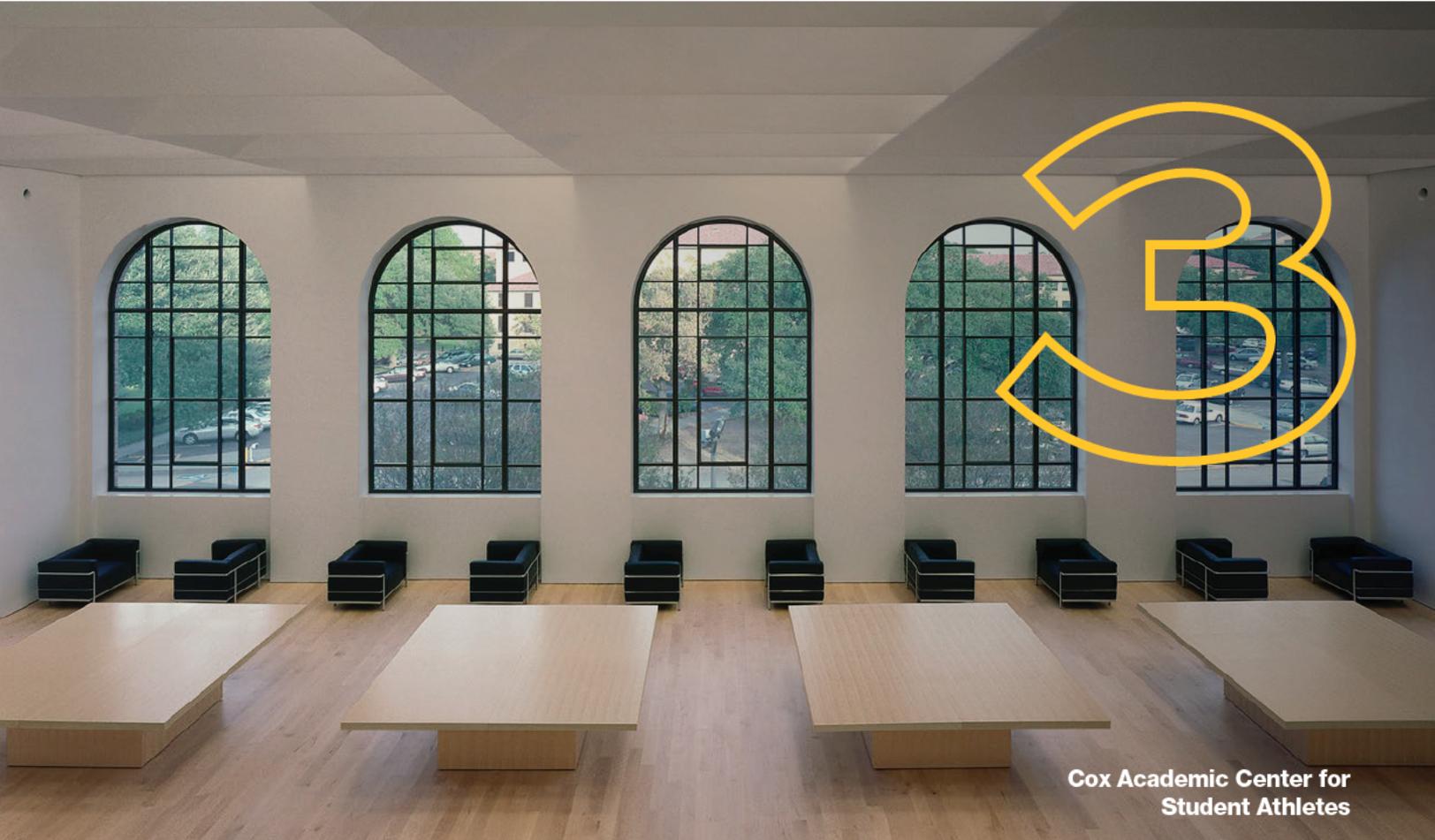
# 3

Tab 03

## Professional Training and Experience of Key Personnel Assigned to the Project

EAT Fat City Center  
RFP No. 22-029

**LEMOINE**



Cox Academic Center for Student Athletes

## A. Qualifications and Experience

### c) Professional training and experience of key personnel assigned to the Project, including resumes and lists of projects

Our proposed project team is led by William Lemoine, Bryan O'Connor, and Mitchell Garner with influence and support from Jason Miranda, and Nick Caillouet. LEMOINE's Project Controls team will also play an integral role in Preconstruction efforts.

**William Lemoine**, President of LEMOINE's Building Construction group, will provide leadership for the EAT Fat City Center team and strategy for the preconstruction and construction efforts of the projects. He will have an open line of communication with all stakeholders.

**Bryan O'Connor**, Vice President and Project Executive, will provide leadership and direction, and drive timely project deliverables from the teams. He will have an open line of communication with all stakeholders.

**Mitchell Garner** will serve as the Regional Director of Preconstruction and support the detailed cost development and estimates under the Project Executive's direction.

**Jason Miranda** will serve as our Operations Manager, providing leadership and direction to the field and project teams. Jason will also drive timely project deliverables and keep an open line of communication with project stakeholders.

**Nick Caillouet**, Project Manager, will lead the Project Management efforts. Nick, with extensive building industry knowledge, high-level experience of working on active sites, and CMAA project delivery, will lead constructibility reviews, provide value analysis, and guide design development efforts for both projects. In addition, he will provide regular updates to the project team, owner, and design team from preconstruction to closeout, and will identify engineering, submittals, and procurement work activities, driving timely delivery of these items.

Superintendent, **Sal D'Antoni**, will lead LEMOINE's field operations by coordinating daily construction and coordination activities, effective planning and enforcement of site safety, and quality performance of the project site or the EAT Fat City Center project.

**Leon Foster, Jonathan Moore, and Judson Terry** serve as our Project Controls group, providing BIM, schedule, and system coordination deliverables to assist our teams in their project management and field coordination duties.

### Key Personnel

Resumes of key personnel with information as requested are provided at the close of this section.

# EAT FAT CITY CENTER CONSTRUCTION ORGANIZATIONAL CHART



**William Lemoine**  
President  
Executive Support



**Bryan O'Connor**  
Vice President  
Executive in Charge

## Project Controls



**Mitchell Garner**  
Regional Director of  
Preconstruction



**Jason Miranda**  
Operations Manager



**Sal D'Antoni**  
Superintendent



**Leon Foster**  
Chief Performance  
Officer



**Samantha Huffman**  
Lead Estimator



**Nick Gaillouet**  
Project Manager



**John Truhe**  
Asst. Superintendent



**Jonathan Moore**  
Scheduler



**Judson Terry**  
Virtual Construction  
Manager

**Additional Project Controls**  
Building Information Modeling (BIM)  
Virtual Construction | Purchasing  
Contracts | Accounting & Finance  
Risk Management | Document Control

## Preconstruction Resources



# WILLIAM LEMOINE

BUILDING CONSTRUCTION  
PRESIDENT OF VERTICAL  
CONSTRUCTION

## Education

Bachelor of Science, Construction  
Management, Louisiana State University, 1997

## Experience

Years in Industry: 32 // Years at LEMOINE: 20

## Role + Responsibilities

- Management, operations, and profitability of all construction projects
- Oversight of all Preconstruction and Construction Services
- Overall guidance of Vice President, Operations Manager, and Preconstruction Manager
- Drive continuous improvement and proactive innovative solutions
- Ensure project is completed safely, on schedule, within budget, and to the highest standard of quality
- Deliver ultimate Client satisfaction; Build lasting relationships
- Business development including locating, developing, defining, negotiating, closing, and adequate backlog to achieve annual revenue plan

## Areas of Expertise

- Customer Satisfaction
- Personnel Training and Development
- Excellent Management and Leadership Skills
- Contract Review, Negotiation, and Compliance
- Strategic Planning
- Risk Assessment
- Schedule and Budget Management

## Certifications + Associations

- OSHA 30, First Aid & CPR
- Army National Guard, 1991 - 2000
- Procore Certified
- Uncommon Leadership Academy, Human Dynamics Inc., 2006
- FMI Leadership Academy, 2008
- Louisiana Leadership Academy, 2014

# LEMOINE

## Notable Projects

West Jefferson Medical Center, \$65 million  
281,000 SF Hospital Renovation/ Expansion, CMaR  
Marrero, Louisiana

Cohen High School, \$32 million  
110,000 SF New High School, CMaR  
New Orleans, Louisiana

BREC Greenwood Park and Baton Rouge Zoo, \$22 million  
Infrastructure Renovations and Upgrades, CMaR  
Baton Rouge, Louisiana

Delgado Community College Nursing, Allied Health,  
Culinary, and Hospitality Campus Renovations, \$31 million  
New Orleans, Louisiana

University Medical Center Parking Deck, \$32 million  
471,256 SF Parking Deck; 1,367 Spaces, Fast-Track,  
Design-Build  
New Orleans, Louisiana

Ochsner Medical Complex - High Grove, \$78 million  
232,000+ SF MOB and Ancillary Surgical Center, Design Build  
Baton Rouge, Louisiana

Children's Hospital New Orleans, \$178 million  
465,000 SF Expansion, Reno & Structure, CMaR  
New Orleans, Louisiana

Construction Management at Risk  
Design Build  
Design Assist  
Green Building  
Project In Progress



# BRYAN O'CONNOR

BUILDING CONSTRUCTION  
VICE PRESIDENT OF  
COMMERCIAL EAST

## Education

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

## Experience

Years in Industry: 14 // Years at LEMOINE: 14

## Role + Responsibilities

- Management, operations, and profitability of all construction projects within assigned Market(s)
- Oversight of all Preconstruction and Estimating Services
- Overall guidance of the Operations Manager, Project Manager, and Superintendent
- Drive continuous improvement and proactive innovative solutions
- Ensure project is completed safely, on schedule, within budget, and to the highest standard of quality
- Deliver ultimate Client satisfaction; Build lasting relationships
- Business development including locating, developing, defining, negotiating, closing, and adequate backlog to achieve annual revenue plan

## Areas of Expertise

- Customer Satisfaction
- Personnel Training and Development
- Excellent Management and Leadership Skills
- Contract Review, Negotiation, and Compliance
- Strategic Planning
- Quality Assurance / Quality Control
- Schedule and Budget Management

## Training and Certifications

- Uncommon Leadership Academy, 2009

## Notable Projects

Cohen High School, \$32 million  
110,000 SF New High School, CMaR  
New Orleans, Louisiana

BREC Greenwood Park and Baton Rouge Zoo, \$22 million  
Infrastructure Renovations and Upgrades, CMaR  
Baton Rouge, Louisiana

Delgado Community College Nursing, Allied Health, Culinary, and Hospitality Campus Renovations, \$31 million  
New Orleans, Louisiana

The Water Campus Main Square Park, \$1.5 million  
Green Space with Water Feature  
Baton Rouge, Louisiana

200 Water Street (Building 8A) at The Water Campus, \$5.8 million  
4-Story Residential Apartments  
Baton Rouge, Louisiana

Baton Rouge Mixed Use / IBM Building, \$59 million  
260,000 SF New Riverfront Mixed Use Development  
Baton Rouge, Louisiana

LSU Patrick Taylor Hall, \$100 million  
432,000 SF Education Building Renovation + Addition, CMaR  
Baton Rouge, Louisiana

Construction Management at Risk  
Design Build  
Design Assist  
Green Building  
Project In Progress



# JASON MIRANDA

BUILDING CONSTRUCTION  
OPERATIONS MANAGER

## Education

Bachelor of Science, Construction Management, Louisiana State University, 2003

Associate of Applied Science, Construction Engineering Technology and Architectural Engineering Technology, 2000

## Experience

Years in Industry: 19 // Years at LEMOINE: 19

## Role + Responsibilities

- Management, operations, and profitability of all construction projects within assigned Market(s)
- Overall guidance of Project Manager and Superintendent
- Ensure project is completed safely, on schedule, within budget, and to the highest standard of quality
- Buyout and purchasing, cost management and control, submittal process, close-out documents
- Motivate the entire project team ensures owners/ client satisfaction to the highest level of satisfaction and quality
- Business development including locating and developing adequate backlog to achieve annual revenue plan

## Areas of Expertise

- Customer Satisfaction
- Excellent Management and Leadership Skills
- Project Startup and Closeout Procedures
- Quality Assurance / Quality Control
- Schedule and Budget Management
- Design, Procurement, and Field Processes
- Safe Project Planning and Execution

## Training and Certifications

- OSHA 30, First Aid/ CPR
- FMI Project Manager Academy
- Uncommon Leadership Academy, 2005
- FMI Leadership Academy, 2008
- Louisiana Leadership Academy, 2014

## Notable Projects

Cohen High School, \$32 million  
110,000 SF New High School, CMaR  
New Orleans, Louisiana

Delgado Community College Nursing, Allied Health, Culinary, and Hospitality Campus Renovations, \$31 million  
New Orleans, Louisiana

University Medical Center Parking Deck, \$32 million  
471,256 SF Parking Deck; 1,367 Spaces, Fast-Track, Design-Build  
New Orleans, Louisiana

The Water Campus Main Square Park, \$1.5 million  
Green Space with Water Feature  
Baton Rouge, Louisiana

200 Water Street (Building 8A) at The Water Campus, \$5.8 million  
4-Story Residential Apartments  
Baton Rouge, Louisiana

Shaw Center for the Arts \$35 million  
125,000 SF Arts Museum, Theatre, Galleries, Restaurant  
Baton Rouge, Louisiana

LSU Tiger Stadium South End Zone Expansion, \$78 million  
Stadium Addition/Expansion, CMaR  
Baton Rouge, Louisiana

Construction Management at Risk  
Design Build  
Design Assist  
Green Building  
Project In Progress



# LEMOINE

# MITCHELL GARNER P.E.

BUILDING CONSTRUCTION  
REGIONAL DIRECTOR OF  
PRECONSTRUCTION

## Education

Bachelor of Science, Civil Engineering, 2010, Mississippi State University

## Experience

Years in Industry: 12 // Years at LEMOINE: 10

## Role + Responsibilities

- Oversight of all Preconstruction and Estimating Services
- Clearly defining scope, quantity, and pricing with strong attention to detail
- Effective vendor solicitation and Subcontractor/ Supplier relationship management
- Accurate buyout and cost analysis
- Hands on, comprehensive conceptual and hard dollar estimating
- Understanding of market trends
- Cost savings analysis
- Motivation of the entire Preconstruction Team ensuring Owner/Client satisfaction

## Areas of Expertise

- Customer Satisfaction
- Preconstruction
- Management & Communication Skills
- Strict Attention to Detail
- Quality Assurance/ Quality Control
- Various Construction Delivery Methods
- Design, Procurement, and Field Processes

## Training and Certifications

- OSHA 30, First Aid & CPR
- Certified Professional Estimator, American Society of Professional Estimators
- Professional Engineer
- Lemoine Leadership Academy, 2017
- Engineers Without Borders, New Orleans Chapter, Past President

## Notable Projects

West Jefferson Medical Center, \$77 million  
281,000 SF Hospital Renovation/ Expansion, CMaR  
Marrero, Louisiana

Ochsner Lafayette General Patient Tower Expansion, \$37 million  
126,725 SF Vertical Expansion (Floors 5-10), 72 Rooms:  
Isolation, Bariatric, and Critical Care; New Cafe Area  
Lafayette, Louisiana

Cohen High School, \$32 million  
110,000 SF New High School, CMaR  
New Orleans, Louisiana

Delgado Nursing and Allied Health Campus, \$39 million  
125,000 SF, 5 story Education Facility, Hospital Simulation Labs, CMaR  
New Orleans, Louisiana

Ochsner Lafayette General Mother Baby Renovation + NICU  
Expansion, \$16.2 million  
40,821 SF Vertical Expansion, Central Plant Upgrades, Interior  
Renovations to 2nd & 3rd Floors of Existing Tower  
Lafayette, Louisiana

University Medical Center Parking Deck, \$32 million  
471,256 SF Parking Deck; 1,367 Spaces, Fast-Track, Design-Build  
New Orleans, Louisiana

The Advocate Office Building, \$11.7 million  
48,000+ SF Office Building, Design Build  
Baton Rouge, Louisiana

Construction Management at Risk  
Design Build  
Design Assist  
Green Building  
Project In Progress



# LEMOINE

# SAM HUFFMAN

BUILDING CONSTRUCTION  
ESTIMATOR

## Education

Bachelor of Science, Civil Engineering, Louisiana State University

## Experience

Years in Industry: 9 // Years at LEMOINE: 3

## Role + Responsibilities

- Scope of Work development
- Effective vendor solicitation and Trade Partner relationship management
- Accurate buyout and cost analysis with awareness of market trends
- Formation of Cost Savings Analysis; Value Engineering
- Creation of Proposal Binder and Presentation; Estimate Reviews
- Builder's Risk Insurance; City, Parish, and State Sales Tax Procedures; Bid Bonds (if applicable)
- Seamless transition of project to Operations Team

## Areas of Expertise

- Customer Satisfaction
- Preconstruction
- Management and Communication Skills
- Strict Attention to Detail
- Quality Assurance / Quality Control
- Various Construction Delivery Methods
- Design, Procurement, and Field Processes

## Certifications + Associations

- OSHA 30
- First Aid
- CPR

## Notable Projects

Cohen High School, \$32 million  
110,000 SF New High School, CMaR  
New Orleans, Louisiana

Delgado Nursing and Allied Health Campus, \$39 million  
125,000 SF, 5 story Education Facility, Hospital Simulation Labs, CMaR  
New Orleans, Louisiana

BREC Greenwood Park and Baton Rouge Zoo, \$21 million  
Infrastructure Renovations and Upgrades, CMaR  
Baton Rouge, Louisiana

Shell MCO Expansion, \$9.1 million  
33,000 SF Engineering and Maintenance Office, Design Assist  
Geismar, Louisiana

University Medical Center Parking Deck, \$30 million  
471,256 SF Parking Deck; 1,367 Spaces, Fast-Track, Design-Build  
New Orleans, Louisiana

Construction Management at Risk  
Design Build  
Design Assist  
Green Building  
Project In Progress



# NICK CAILLOUET

BUILDING CONSTRUCTION  
PROJECT MANAGER

## Education

Bachelor Of Science, Construction Management. Louisiana State University  
Baton Rouge, Louisiana

## Experience

Years in Industry: 11 // Years at LEMOINE: 1

## Role + Responsibilities

- Ensure project is completed safely, on schedule, within budget, and to the highest standard of quality
- Prequalification packages; management of buyout and purchasing, cost management, submittal process, and closeout documents
- Management and coordination of all Trade Partners; Trade Partner relationship management
- Thorough review, understanding, and execution of contract drawings and specifications
- Quality Control Plan; Photo Documentation
- Jobsite safety planning and execution utilizing LEMOINE's LIFE Program, State, and Federal regulations

## Areas of Expertise

- Customer Satisfaction
- Excellent Management and Communication Skills
- Strict Attention to Detail
- Quality Assurance / Quality Control
- Schedule and Budget Management
- Design, Procurement, and Field Processes
- Safe Project Planning and Execution

## Certifications + Associations

- Industry, OSHA 30- General Industry

## Notable Projects

Children's Hospital New Orleans, \$165 million  
465,000 SF Expansion, Reno & Structure, CMaR  
New Orleans, Louisiana

University Medical Center Parking Deck, \$32 million  
471,256 SF Parking Deck; 1,367 Spaces, Fast-Track, Design-Build  
New Orleans, Louisiana

Pontchartrain Elementary School and Tchefuncte Middle School  
Classroom Additions  
Two 30,000 SF buildings  
Mandeville, Louisiana

Delgado Community College Sidney Collier Campus, Phase 1 & 2  
New Orleans, Louisiana

River Parish Community College  
Gonzales, Louisiana

River Road Veterinary Hospital and Boarding Facility  
18,000 SF two story multi-purpose building  
Jefferson, Louisiana

Broadmoor Elementary School Classroom Wing Addition, \$6.9 million  
34,774 SF 2-Story School Addition, CMaR  
Lafayette, Louisiana

McDermott Catalyst Warehouse  
Design Build Class I Division II blast rated 12,000 SF chemical  
storage warehouse on active plant site  
Pasadena, Texas

Construction Management at Risk  
Design Build  
Design Assist  
Green Building  
Project In Progress



# LEMOINE

# CHRISTIAN RUPPERT

BUILDING CONSTRUCTION  
PROJECT ENGINEER

## Notable Projects

Cohen High School, \$32 million  
110,000 SF New High School, CMaR  
New Orleans, Louisiana

University Medical Center Parking Deck, \$32 million  
471,256 SF Parking Deck; 1,367 Spaces, Fast-Track, Design-Build  
New Orleans, Louisiana

LHC Group Home Office Expansion, \$51 million  
204,000 SF Greenfield Office ; 3-Story Tilt Up  
Lafayette Louisiana

Ascension Parish Courthouse, \$27 million  
103,000 SF Replacement Courthouse and Offices, CMaR  
Gonzales, Louisiana

Oceans Behavioral Health Hospital, \$6.8 million  
23,000 SF, Single Story, 32-Bed Freestanding Hospital  
Hammond, Louisiana

## Education

Bachelor of Science, Construction Management, 2018,  
Louisiana State University

## Experience

Years in Industry: 5 // Years at LEMOINE: 4

## Role + Responsibilities

- Ensure project is completed safely, on schedule, within budget, and to the highest standard of quality
- Prequalification packages; assist in buyout and purchasing, cost management, submittal process, and closeout documents
- Assist in coordination of all Trade Partners
- Assist in thorough review, understanding, and execution of contract drawings and specifications
- Administration and distribution of meeting minutes and Friday Packages
- Assist in jobsite safety planning and execution utilizing Lemoine's LIFE Program, State, and Federal regulations

## Areas of Expertise

- Customer Satisfaction
- Coordination and Communication Skills
- Strict Attention to Detail
- Quality Assurance / Quality Control
- Schedule and Budget Management
- Design, Procurement, and Field Processes
- Safe Project Planning and Execution

## Certifications + Associations

- OSHA 30
- First Aid
- CPR
- LEED GA

Construction Management at Risk  
Design Build  
Design Assist  
Green Building  
Project In Progress



# LEMOINE

# SAL D'ANTONI

BUILDING CONSTRUCTION  
SUPERINTENDENT

## Experience

Years in Industry: 35 // Years at LEMOINE: 7

## Role + Responsibilities

- Flag-bearer of LEMOINE's LIFE Program, ensuring safety of all employees, Trade Partners, and the general public
- Lead jobsite execution including organization, work methods, scheduling, cost management, and quality
- Site Utilization Plan; Site Logistics Plan; setup and utilization of temporary facilities
- Conformance with contract drawings and specifications
- Materials and equipment management
- Leadership of Preliminary Scheduling and Sequencing Plan; Project Execution Plan
- Support Project Management Team in achieving all profit, time, and quality objectives

## Areas of Expertise

- Customer Satisfaction
- Jobsite Safety
- Schedule Management and Adherence
- Quality Assurance/ Quality Control
- Cost Management
- Contract Drawings & Specifications
- Subcontractor and Supplier Relationship Management

## Training and Certifications

- 30 Hour OSHA Certification
- CPR/ First Aid Trained
- Conflict Management & Confrontational Skills

## Notable Projects

Cohen High School, \$32 million  
110,000 SF New High School, CMaR  
New Orleans, Louisiana

Shell Port Allen Maintenance Building, \$2.7 million  
**6,200 SF New Maintenance Office Building**  
Port Allen, Louisiana

Southside High School, \$66 million  
100 Acre, 258,000+ SF New High School, CMaR  
Youngsville, Louisiana

Oceans Behavioral Health Hospital, \$5.5 million  
37,000 SF Repurposing Former Surgical Hospital; 40-Bed Facility  
Baton Rouge, Louisiana

Oceans Behavioral Health IOP, \$1 million  
10,000 SF Interior Build Out  
Baton Rouge, Louisiana

Ochsner Brees Family Center, \$700,000  
7,000 SF Interior Remodel  
Baton Rouge, LA

Shell Catalyst & Technologies, \$8.5 million  
6,000 SF PEMB Offices Space for Maintenance Department  
Port Allen, LA

Construction Management at Risk  
Design Build  
Design Assist  
Green Building  
Project In Progress

# LEMOINE



# JOHN TRUHE

BUILDING CONSTRUCTION  
SUPERINTENDENT

## Education

Everest College Diploma, March 2014

## Experience

Years in Industry: 6 // Years at LEMOINE: 1

## Role + Responsibilities

- Flag-bearer of Lemoine's LIFE Program, ensuring safety of all employees, Trade Partners, and the general public
- Lead jobsite execution including organization, work methods, scheduling, cost management, and quality
- Site Utilization Plan; Site Logistics Plan; setup and utilization of temporary facilities
- Conformance with contract drawings and specifications
- Materials and equipment management
- Leadership of Preliminary Scheduling and Sequencing Plan; Project Execution Plan
- Support Project Management Team in achieving all profit, time, and quality objectives

## Areas of Expertise

- Customer Satisfaction
- Jobsite Safety
- Schedule Management and Adherence
- Quality Assurance/ Quality Control
- Cost Management
- Contract Drawings & Specifications
- Subcontractor and Supplier Relationship Management

## Certifications + Associations

- United States Navy, Two Deployments

## Notable Projects

West Jefferson Medical Center, \$80.7 million  
281,000 SF Hospital Renovation/ Expansion, CMaR  
Marrero, Louisiana

Westfield World Trade Center, \$90 million  
365,000 SF Shopping Mall  
Manhattan, New York

Goldman Sachs, \$25 million  
2.1 million SF Office Building  
Manhattan, New York

Bank of New York Mellon, \$140 million  
1.1 million SF Mixed Use (Office and Residential) Building  
Manhattan, New York

Marsh & McLennan Properties, \$140 million  
1.7 million SF Office Building  
Manhattan, New York

Construction Management at Risk  
Design Build  
Design Assist  
Green Building  
Project In Progress



# LEMOINE

Tab 04

# Past Performance on Projects of a Similar Nature to the Project



... consider the present  
... the future."

EAT Fat City Center  
RFP No. 22-029

**LEMOINE**

# 4 EXPERIENCE ON SIMILAR PROJECTS

## A. Qualifications and Experience

d) Past performance on projects of a similar nature to the Project

The below projects are presented for review.

- Yellow circle denotes CMaR project.
- Green circle denotes other alternative delivery method.



**Calcasieu Parish Judicial Complex**  
CMaR, Parish Government Project, Various Stakeholders



**St John the Baptist Parish Library**  
CMaR, Parish Government Project, Various Stakeholders



**BREC Greenwood Park and Baton Rouge Zoo**  
Community Project, Active Campus, CMaR, Public Project



**New Cohen High School**  
CMaR, Urban Area, Public Project



**West Jefferson Medical Center**  
Jefferson Parish, CMaR, Active Campus



**Century Tower**  
Similar Budget/ Scope, Cultural Facility, Mixed Use Facility



**The Water Campus**  
Redevelopment of Urban Space, Similar Budget/ Scope



**Ascension Parish Court House**  
CMaR, Parish Government Project, Various Stakeholders



**Barbara Greenbaum House Tulane University**  
Mixed-Use Building, Similar Budget, Active Campus



**SLCC Health & Science Building**  
Alternative Delivery Method, Mixed-Use Building, Similar Size



**The Advocate Office Building**  
Mixed-Use Office Building, Similar Budget/ Scope



**UMC Parking Deck**  
Parking Structure, Urban Area, Active Campus, Alternative Delivery Method

A Matrix of Similar Projects evidencing how our key team members have worked together in the past follow the project sheets.

























Similar Projects Matrix													
Name	Role	1	2	3	4	5	6	7	8	9	10	11	12
William Lemoine	President	•	•	•	•	•	•	•	•	•	•	•	•
Bryan O'Connor	Vice President	•	•	•	•	•	•	•	•	•	•		
Jason Miranda	Operations Manager	•			•		•	•	•		•		•
Mitchell Garner	Director of Preconstruction	•		•		•		•	•		•		•
Samantha Huffman	Lead Estimator		•						•				•
Nick Caillouet	Project Manager												•
Christian Ruppert	Project Engineer								•				•
Sal D'Antoni	Superintendent								•				
John Truhe	Asst. Superintendent			•									

○ Yellow circle denotes CMaR project.

○ Green circle denotes other alternative delivery method.



1. Calcasieu Parish Judicial Complex



7. St John the Baptist Parish Library



2. BREC Greenwood Park and Baton Rouge Zoo



8. New Cohen High School



3. West Jefferson Medical Center



9. Century Tower



4. The Water Campus



10. Ascension Parish Court House



5. Barbara Greenbaum House Tulane University



11. SLCC Health & Science Building



6. The Advocate Office Building



12. UMC Parking Deck

Tab 05

# Workload of General Contractor

5

EAT Fat City Center  
RFP No. 22-029

**LEMOINE**



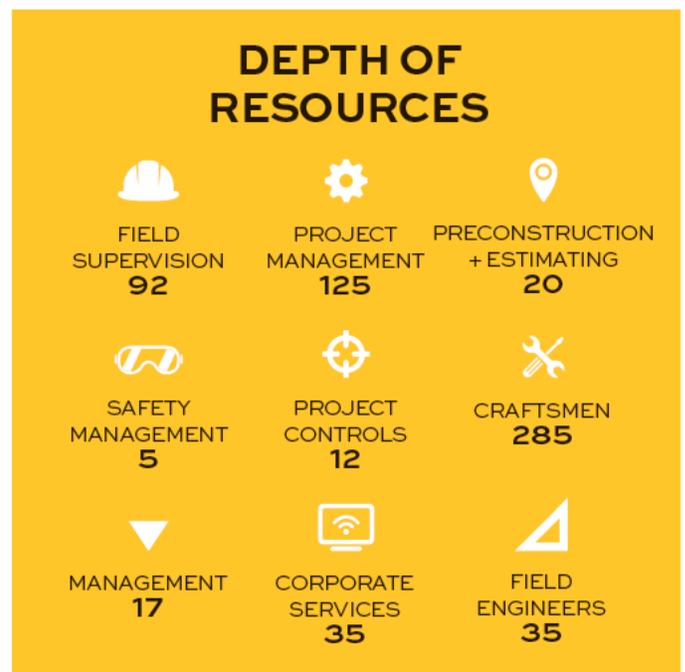
The Water Institute  
of the Gulf

## Capacity to Perform

Completing over \$520 million of revenue in 2021, LEMOINE has a healthy backlog of work - and the appropriate depth of resources to lead each project we undertake with success. To best serve our clients, LEMOINE has divided markets by geographic location, East and West, in addition to a specialty market, Healthcare. Although these classifications exist, our personnel often interchange to meet the growing needs of our clients in all areas we serve.

EAT Fat City Center falls within our Commercial East Market, currently contracted for 10 projects totaling \$201,117,411.

**Your project comes at an excellent time for LEMOINE, as many of our most talented individuals are completing other assignments and are ready to get involved early - walking with you as you build your vision.**





Tab 06

# Preconstruction Phase Staffing and Construction Phase Staffing Plans



EAT Fat City Center  
RFP No. 22-029

**LEMOINE**





Tab 07

# Preconstruction Phase Management and Construction Phase Management Plan Approach

EAT Fat City Center  
RFP No. 22-029

**LEMOINE**







Tab 08

# Cost, Schedule, and Quality Controls Plan Approach



EAT Fat City Center  
RFP No. 22-029

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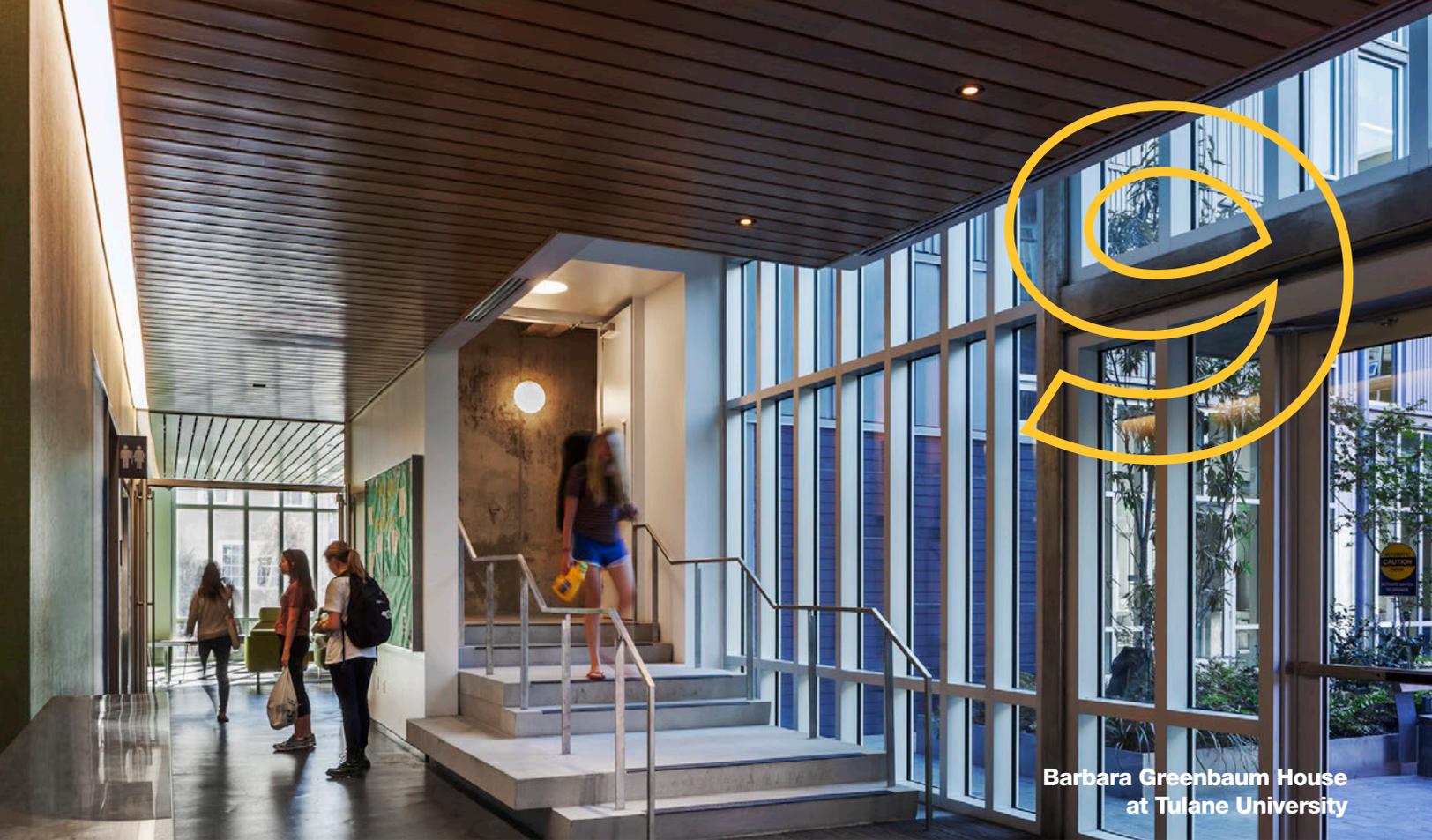
Tab 09

# Capabilities and Resources for Implementation



EAT Fat City Center  
RFP No. 22-029

**LEMOINE**



Barbara Greenbaum House  
at Tulane University

## Methodology and Approach

### c) Capabilities and Resources for implementation

A wealth of combined consistent experience in building buildings of all types, big and small, complex and simple, fast-track or traditional delivery throughout Louisiana and the Southeast, could be an obvious answer. However, another way to distinguish our team is simply...

Our leadership team combines over 240 years of construction experience to monitor and collaborate towards success on our of projects pooling our vast resources wherever they may be needed. Additionally, we have:

Completed more CMAA projects for institutional and private project owners than other Louisiana based contractors.

A history of partnering to complete unique and fast-paced large scale projects on time and under budget such as Children Hospital and Southside High School. These projects required critical thinking with informative decisions being made which were driven by our team to accomplish completion dates that could not be moved or extended.

Capability to overcome obstacles through use of extensive resources, strong relationships, qualified personal, and innovative thinking. Such an example would that is Lafayette General Medical Center's Patient tower whereby the entire tower interiors and exteriors were completely renovated, providing the community with a virtually new facility for half the cost spent by their main competitor.

Understanding that people make the critical difference, LEMOINE's team is comprised of the most dedicated, caring and committed professionals in the business. Our team-members strive to do more than just build, but genuinely and exhaustively seek the right solutions to ensure delivery, exceeding the expectations of our Clients.

From our estimators who will work relentlessly to quantify and compile multiple pricing options, providing our Clients the best value, to our best-in-class Superintendents and Project Managers who routinely sacrifice weekends and personal time to overcome obstacles and make sure deadlines are met, our people and their determination to provide the best customer service and project solutions is what differentiates our team.

We know that having the right people in the right positions, training and motivating them accordingly, and following through every day with communication, quality, and top-notch work ethic is the only way to grow and succeed.

The dedication and accountability of our team makes us confident to commit to you...

#### **Brand Promise**

**The right people.**

**The right solutions.**

**Building peace of mind.**

We are committed to providing the best client experience. For a glimpse of project communication tools, we invite you to review the *sample project deliverables* provided as an attachment.

Through research, multiple site visits, and early collaboration with critical Trade Partners,  
**WE KNOW YOUR PROJECT!**

The logo for EAT FAT CITY is contained within a white circle on a yellow background. The word "EAT" is at the top, with "E" in pink, "A" in yellow, and "T" in blue. Below it, "FAT" is written in black, and "CITY" is written in black at the bottom.

**EAT**  
**FAT**  
**CITY**

The EAT Fat City Center is an exciting project that will transform an iconic neighborhood and set a new standard for community facilities that drive innovation and economic advancement.

Jefferson Parish will prosper from the advantages of integrating the fields of entrepreneurship, art, and technology. The EAT Fat City Center will become a regional hub of growth and progress.

Careful planning, design, and construction of a facility and greenspace that encourages collaboration, as well as a parking facility to attract the best throughout the region, will ensure the highest probability of success for this landmark project.

**LEMOINE has identified Critical Preconstruction and Construction Activities to guarantee success:**

- Identifying and recommending best value building components to align market conditions (cost, availability) and aesthetics.
- Early preconstruction and construction schedule including design/pricing phases, construction milestones, early release materials (structural steel, roofing, major MEPF Equipment, etc.) and scopes due to extended lead times. Selecting American-made materials and components (if appropriate) to avoid costly delays that projects are now facing with shipping times from overseas ports.
- Constant accuracy of material and labor costs in a volatile market. We understand that this is a complex challenge we are all facing in the industry. Our team continues to explore viable options to control this volatility. With current market trade partner pricing, our team can still provide certainty for GMP's sooner than anyone else.
- We continue to work to provide solutions for you even between major pricing efforts.
- Transparent communication in everything that we do, which will allow us to overcome obstacles quickly and prevent unnecessary delays.
- Constant updates and reporting of information identified from our team and resources so that intelligent decisions can be made.
- Quick execution of contracts once commitments are rendered in order to minimize risk of pricing escalations and ensure materials are ordered timely
- Allow for payment of materials stored offsite with the proper documentation and insurance requirements.
- Full utilization of Pre-Construction team including Operations. Operations involvement will yield insight into the design details, schedule, and sequencing. This involvement will also enable seamless transitions from Pre-Construction to the Construction phase.
- Daily Plan of the day to discuss work areas, flow and obstacles. We are known for finishing our projects on time through detailed planning and encouraging engagement and accountability with Trade partners, Design team and Owner.

**Solutions to Fat City challenges have been identified:**

- We have performed major renovations/infill projects in urban areas and understand that logistics are complex and planning is critical to ensure that the area maintains normal function, accessibility, and minimal disruptions, especially during peak hours.
- We will drive the project to success through communication and coordination of early release packages for demolition and long lead materials such as structural steel and roofing materials.
- **Small Material Laydown Areas Onsite:** LEMOINE utilizes Lean scheduling and sequencing to coordinate just in time deliveries. LEMOINE will also seek to maximize utilization of prefabrication to reduce the construction footprint requirements.
- We will integrate ourselves with the various stakeholders, program manager, and design team to accomplish shared goals/visions. Integrate ourselves.

**Fat City is Booming, Baby!**



# THE RIGHT EXPERIENCE MATTERS.

## Public Private Community Projects

The EAT Fat City Center vision is being brought to life by many important and invested stakeholders. LEMOINE has successfully completed complex projects for multiple city / parish government agencies and other various stakeholders. We know what it takes and will engage and collaborate with EAT Fat City stakeholders throughout the CMaR process to accomplish your shared goals. LEMOINE has also completed five projects including four multi-story buildings, parking areas and Main Square Park at the Water Campus in Baton Rouge, Louisiana. Community stakeholders for The Water campus include the Baton Rouge Area Foundation, Coastal Protection and Restoration Authority, the Water Institute of the Gulf, Commercial Properties Realty Trust, along with many others.



LEMOINE has experience with multistory mixed use community facilities and is the right partner for this type of building. A multistory steel structure is likely the best value for this the 49,000sf EAT Fat City Building. LEMOINE will assist with evaluating different building envelope and façade options to ensure that the EAT Fat Center theme and design intent is maintained, while achieving the most economical and available building materials. Our attention to detail is second-to-none and we will ensure a weather tight envelope, free of leaks and defects. We have experience delivering state of the art interior construction and will ensure all components are coordinated, installed in a first-class quality manner and ready for all tenants (E-Library, JEDCO, MBDD, WDB, Incubator, etc.) upon move in. We will also coordinate and assist with all FF&E move in to ensure a seamless transition. We have been successful utilizing this approach on projects while working directly with designers, program managers and other Parishes such as Ascension, St. John the Baptist, and Calcasieu.



## Recreation and Green Space

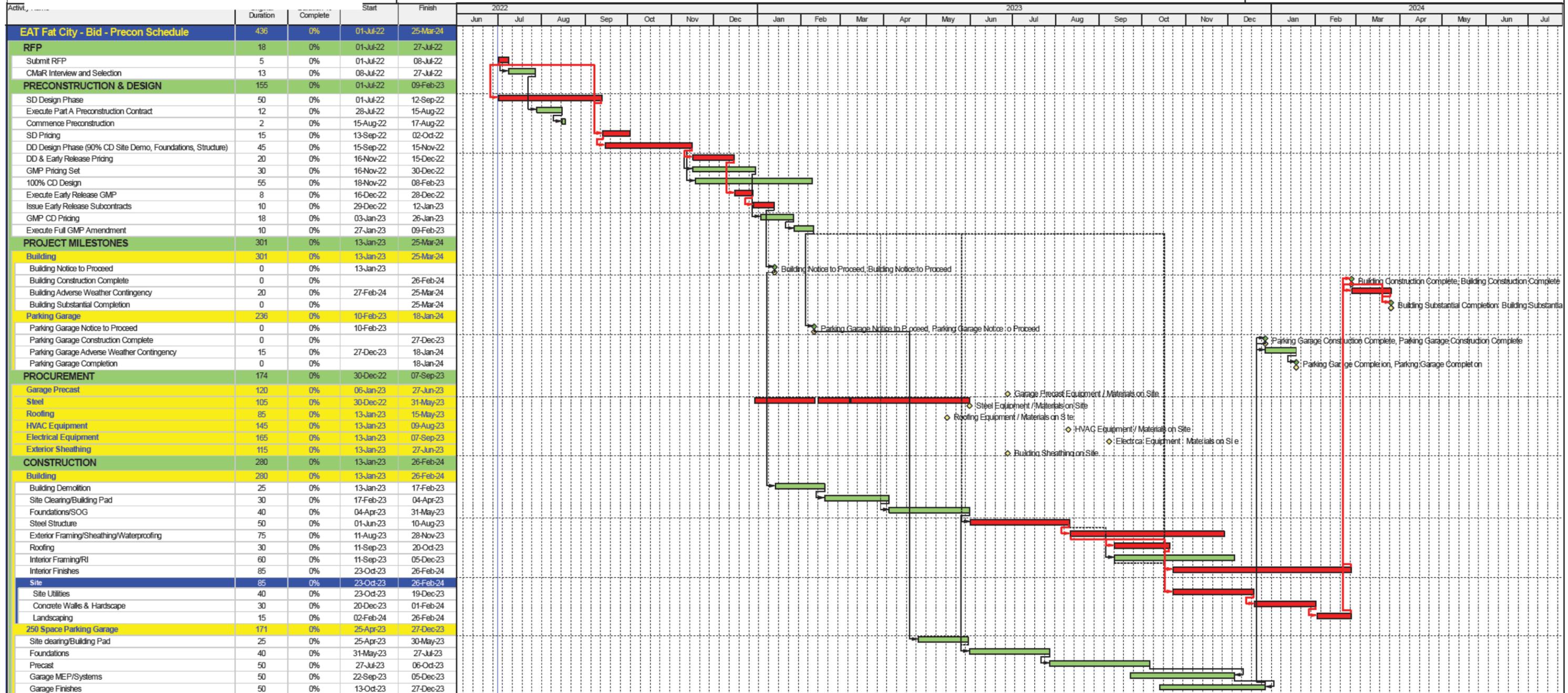
Recreational and outdoor spaces are an important component of thriving community centers. LEMOINE has constructed and is currently assisting in the design of multiple inspiring urban recreational areas. Whether EAT Fat City Center will have greenspace, landscaping, pickleball courts, water features, concrete pavers and other hardcapes, LEMOINE has the experience and relationships to build your vision.



## Parking Garages

LEMOINE envisions the EAT Fat City parking garage to be constructed utilizing precast concrete. This will allow for material components to be fabricated offsite, which is valuable given the limited site space. Our numerous precast trade partners have experience with many design options to fit within the Entrepreneurship, Art, and Technology campus theme. We also have experience with cast in place parking structures and will evaluate all options. Our experience with parking structures will provide you with the right trade partner relationships and the best value for the EAT Fat City Center project.





- Remaining Work
- Critical Remaining Work
- Actual Level of Effort
- Actual Work
- Milestone
- Baseline Milestone
- Prj Baseline Milestone

TASK filter: All Activities

Date	Revision	Checked	Approved

# Site Layout



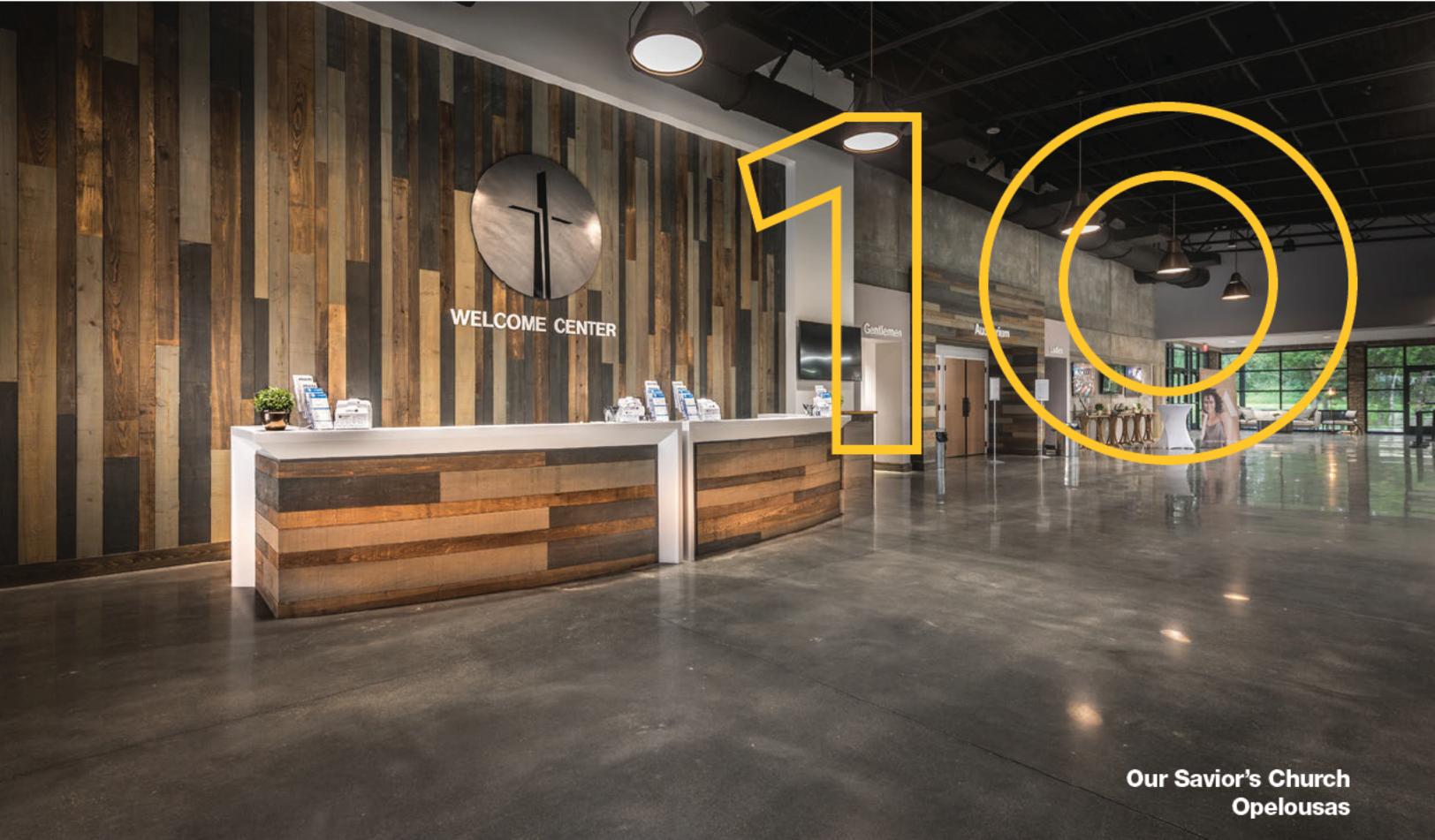
Tab 10

# Safety Mgmt Plan Approach and Implementation

# 10

EAT Fat City Center  
RFP No. 22-029

**LEMOINE**



**Our Savior's Church  
Opelousas**

### C. Methodology and Approach

#### d) Safety Management Plan Approach and Implementation

LEMOINE's Safety Manager, Chad Goubert, is responsible for developing and implementing project specific safety and health programs, and management of OCIP/CCIP (owner controlled insurance program/ contractor controlled insurance program). As projects transition to construction, Chad maintains an active role in the project overseeing the safety operations. Chad also acts as the champion of LEMOINE's LIFE® program. LIFE®, "LEMOINE's Injury Free Environment" is implemented throughout LEMOINE's office and project locations.

Chad has 13 years of safety coordination and leadership including project planning, quality control, and supervision of various trade contractor contracts. He has broad exposure to OSHA and environmental regulations, monitoring trade contractor safety, and conducting safety training classes. His certifications include National Safety Council Advanced Safety Certificate consisting of courses in:

- Principles of Occupational Safety and Health, Safety Training Methods
- Safety Inspections, Job Safety Analysis, Team Safety
- Incident Investigation: Root Cause Analysis
- Approved OSHA Outreach Trainer, OSHA 10 & 30 Hour for Construction
- Medic First Aid Trainer – CPR, AED for Adults



Chad Goubert is the champion of LEMOINE's LIFE® program.

Chad is responsible for developing and implementing project specific programs, ensuring our teams are properly equipped, and that LEMOINE's forces are trained in all aspects of safety.

- National Safety Council Defensive Driving – DDC4 Instructor Course
- Material Handling Safety Inc. - Comprehensive Forklift Trainer –Class 3,4,5, and 7 Straight Mast and Class 7 Rough Terrain
- Material Handling Safety Inc. – Comprehensive Rigging and Signal Person Training Course
- OSHA 6000 Standards for the Federal Government
- Basic Instructor Training, Department of Energy MIT-111
- PHY 130 – Basic Survey Training, Department of Energy

- Advanced Root Cause Analysis Training

#### Narrative description of program

LEMOINE's Safety Mission: Send everyone home at the end of each day. Safety is LEMOINE's first Core Value. LEMOINE is committed to a strong safety culture where measurable progress is made towards an injury-free environment for everyone. We educate and train our people in all aspects of safety. We pledge to never compromise safety for the sake of schedule or cost.

LIFE®, LEMOINE's Injury Free Environment, ensures that safety is first in all that we do. LIFE® requires a greater involvement in project-site safety, from the boardroom to the field. We accomplish this by creating a greater awareness of the importance of safety through:

- Planning, orientation and ongoing training.
- Establishing and adhering to employee hiring qualifiers.
- Providing a safe environment, equipment, and protective gear.
- Maintaining a culture of personal accountability.
- Identifying appropriate performance metrics.
- Ensuring ongoing evaluation against benchmarks.

Nothing is more important than ensuring the safety of our employees, clients, subcontractors, and the general public. We are committed to providing an industry-leading health, safety and environmental (HSE) program and the leadership necessary to foster a strong and encompassing safety culture throughout the organization. The promotion of LIFE® and HSE policies, practices, and initiatives is a primary objective of management and employees at all levels.

LEMOINE recognizes its safety responsibility and is committed as a Federal Contractor to comply with safety procedures as required by OSHA, the Federal Acquisition Regulation (FAR), Unified Facilities Guide Specifications (UFGS), U.S. Army Corps of Engineers Safety and Health Requirements Manual EM 385-1-1, and/or other Federal safety requirements as appropriate and/or applicable and limited to the Executive Agency with whom the Contract is executed and where work is performed.

Project specific safety planning is a fundamental component of LEMOINE's Pre-construction procedure. This planning process includes the on-site Superintendent, Project Manager, Safety Manager and Foreman.

LEMOINE's safety efforts are a continuous planning process and continue with daily pre-task meetings and Job Site Analysis (JSA), which assist with the identification, assessment, and elimination or control of potential hazards in advance of the task.

In addition to promoting LIFE® and HSE at all levels of the organization, LEMOINE and its employees will adhere to all obligations and do all that is reasonable and practical to prevent personal injury and property damage and protect people from foreseeable work hazards. LEMOINE actively pursues excellence in Construction Safety and maintains an outstanding record continuously surpassing national safety standards. Our organization has received multiple

safety awards and recognition, including the prestigious Associated Builders and Contractors (ABC) Safety Training and Evaluation Process (STEP) Platinum and Gold Awards. When incidents occur, we approach accountability in a way that benefits both the individual(s) and LEMOINE as a whole. A thorough evaluation of the incident is completed and preventative measures are enacted to avoid similar safety incidents. The event is recorded and disseminated throughout our entire organization, aiding in our culture of constant communication and progressive efforts.

#### COVID-19 Plan and Process:

LEMOINE strives to provide a safe and healthy workplace for all employees, trade partners, customers, and visitors. In the event of a pandemic illness outbreak, LEMOINE has outlined specific steps to safeguard health and well-being while ensuring our ability to maintain essential operations and continue provide essential services to our customers.

#### Training and safety education programs used

LEMOINE is committed to the safety of its employees. To this end, certain procedures and training requirements are mandatory for all field employees. Training must be conducted in a language the employee clearly understands. Additional training will be completed by site supervision on a weekly/daily basis (JSA's). Weekly safety meetings conducted by site supervision will be utilized to cover identified and coordinated additional training requirements. Following are the minimum required safety training topics for field employees:

- New hire orientation
- OSHA 10-hour training
- OSHA 10-hour training must be conducted within 90 days of hire. This requirement may be difficult to meet for projects in remote locations. In these cases, the project safety team will decide on the best method to complete the OSHA 10-hour training requirement.
- OSHA 30-hour training and LEMOINE Safe Work Practices training.
- All supervision and management (foreman, superintendents, assistant superintendents, PMs, APMs, estimators, operations managers, division managers, general superintendents, regional vice presidents and regional presidents) and field engineers are required to complete the OSHA 30-hour program and LEMOINE Safe Work Practices training.

Additional training per scope of work includes, but not limited to:

- Aerial and Scissor Lift Operator
- Fork Lift Operator
- Scaffold User
- Confined Space Entrant/Attendant
- Fire Watch
- Qualified Rigger
- Qualified Crane Signal Person
- Lead/Silica/Asbestos Awareness

- Traffic Control Signal Person
- Respiratory Protection
- Powder Actuated Tools/Excavation Training
- Hazard Recognition
- Hazcom/Chemical Recognition
- CPR/Basic First Aid (will include Level IV Carpenters)

**Maintenance of our firm's safety statistics**

Accidents, injuries and occupational illnesses must be reported by submitting the MSHA Form 7000-1 within 10 working days. Fatalities and serious incidents such as entrapment must be reported to MSHA immediately. When in doubt, all staff are to contact the Safety Manager. This requirement includes the determination of first aid verses medical treatment, any restricted days or days lost, as well as a thorough documented investigation. These are Reportable (RPT) as Lost Time Accidents (LTA) categories that must be reported. Occupational illnesses also fall into one of these categories and can include hearing loss, pulmonary disease, as well as skin rashes, chemical reactions and other similar conditions. The 7000-1 files are inspectable and must be maintained for a period of five years. Failure to produce the files results in citations, civil penalties with a review to determine if a special assessment is warranted and, possibly, a comprehensive Part 50 audit by the inspector. It is required to report the average number of employees, hours worked, production statistics and number of injuries

four times per year. These quarterly reports, or MSHA Form 7000-2, are sent out by MSHA with a deadline to complete and send the forms back to the appropriate MSHA office. Separate forms may be required depending on where work is being performed. The contractor and mining company may coordinate the submission of their quarterly reports so that the mining firm actually submits the employment information for both entities. If this is the case, there must still be a separate Form 7000-2 for each. In addition to the above standard of procedure, LEMOINE provides real time statistical reporting of both positive and negative Safe Practice behavior through the use of its web based Predictive Solutions software which is constantly updated by field team and management members remotely. This data is used to analyze and predict unsafe work in order to take action and change behavior before an event occurs.

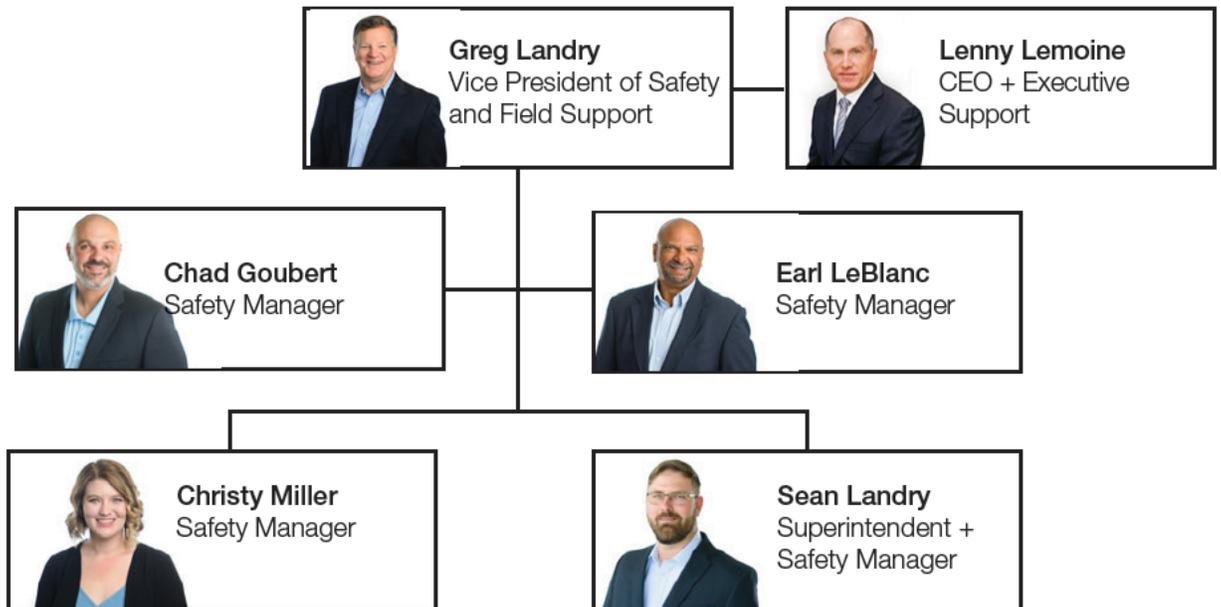
**Organization chart showing relationship of safety officer to senior management of Proposer's organization**

Please refer to the organization chart below.

William Lemoine, President and Executive Support to the project, is a direct report to CEO, Lenny Lemoine, and exchanges daily reporting with Greg Landry, Vice President of Safety and Field Supervision.

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## LEMOINE Safety Department



11

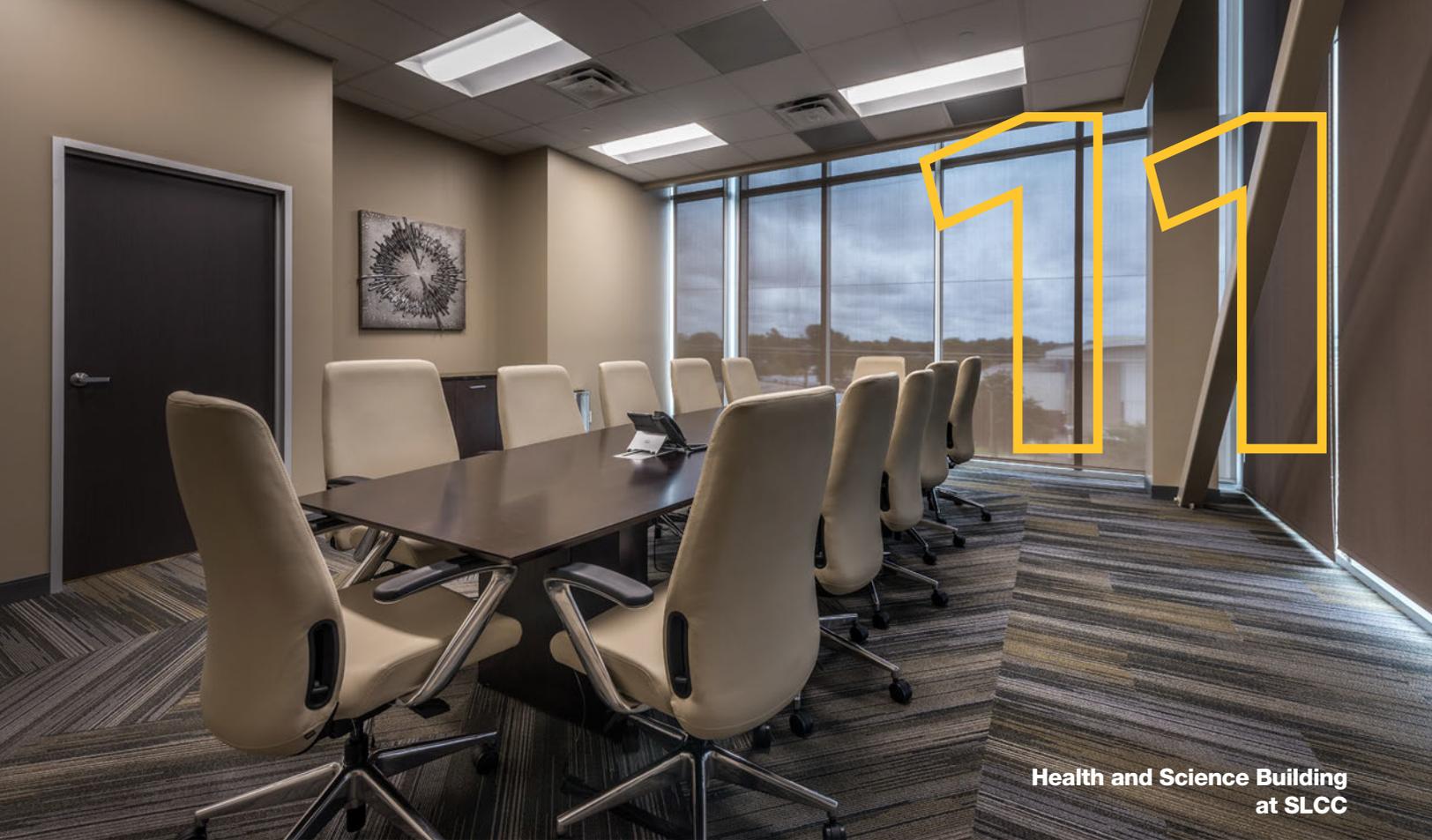
Tab 11

# Cost Mitigation Strategies Due to Potential Supply Chain Interruptions

EAT Fat City Center  
RFP No. 22-029

**LEMOINE**

EAT FAT CITY CENTER 63



**Health and Science Building  
at SLCC**

## C. Methodology and Approach

### e) Cost mitigation strategies due to potential supply chain interruptions.

- Early notification and commitment from trade partners to participate in upcoming pricing efforts
- Identifying and recommending best value building components to align market conditions (cost, availability) and aesthetics.
- Early preconstruction and construction schedule including design/pricing phases, construction milestones, early release materials (structural steel, roofing, major MEPF Equipment, etc.) and scopes due to extended lead times. Selecting American-made materials and components (if appropriate) to avoid costly delays that projects are now facing with shipping times from overseas ports.
- Constant accuracy of material and labor costs in a volatile market. We understand that this is a complex challenge we are all facing in the industry. Our team continues to explore viable options to control this volatility. With current market trade partner pricing, our team can still provide certainty for GMP's sooner than anyone else.
- We continue to work to provide solutions for you even between major pricing efforts.
- Transparent communication in everything that we do, which will allow us to overcome obstacles quickly and prevent unnecessary delays.
- Constant updates and reporting of information identified from our team and resources so that intelligent decisions can be made.
- Quick execution of contracts once commitments are rendered in order to minimize risk of pricing escalations and ensure materials are ordered timely
- Allow for payment of materials stored offsite with the proper documentation and insurance requirements.
- Full utilization of Pre-Construction team including Operations. Operations involvement will yield insight into the design details, schedule, and sequencing. This involvement will also enable seamless transitions from Pre-Construction to the Construction phase.
- Daily Plan of the day to discuss work areas, flow and obstacles. We are known for finishing our projects on time through detailed planning and encouraging engagement and accountability with Trade partners, Design team and Owner.

Attachment

# General Professional Services Questionnaire



EAT Fat City Center  
RFP No. 22-029

**LEMOINE**

## **General Professional Services Questionnaire Instructions**

- The General Professional Services Questionnaire shall be used for all professional services except outside legal services and architecture, engineering, or survey projects.
- **The General Professional Services Questionnaire should be completely filled out. Complete and attach ALL sections. Insert “N/A” or “None” if a section does not apply or if there is no information to provide.**
- Questionnaire must be signed by an authorized representative of the Firm. Failure to sign the questionnaire shall result in disqualification of proposer pursuant to J.P. Code of Ordinances Sec. 2-928.
- All subcontractors must be listed in the appropriate section of the Questionnaire. Each subcontractor must provide a complete copy of the General Professional Services Questionnaire, applicable licenses, and any other information required by the advertisement. Failure to provide the subcontractors' complete questionnaire(s), applicable licenses, and any other information required by the advertisement shall result in disqualification of proposer pursuant to J.P. Code of Ordinances Sec. 2-928.
- If additional pages are needed, attach them to the questionnaire and include all applicable information that is required by the questionnaire.

**General Professional Services Questionnaire**

**A. Project Name and Advertisement Resolution Number:**

Construction Management at Risk (CMAR) Services for the EAT Fat City Center  
Resolution No. 139770

**B. Firm Name & Address:**

LEMOINE  
300 S. Lafayette St, Ste. 100  
New Orleans, LA 70130

**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:**

William Lemoine  
President of Building Construction  
300 Lafayette Street, Ste. 100, New Orleans, LA 70130  
P: 504-309-2424 F: 504-309-2375  
william.lemoine@1lemoine.com

**D. Address of principal office where Project work will be performed:**

LEMOINE  
300 S. Lafayette St, Ste. 100  
New Orleans, LA 70130

**E. Is this submittal by a JOINT-VENTURE? Please check:**

YES  NO

If marked "No" skip to Section H. If marked "Yes" complete Sections F-G.

**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.

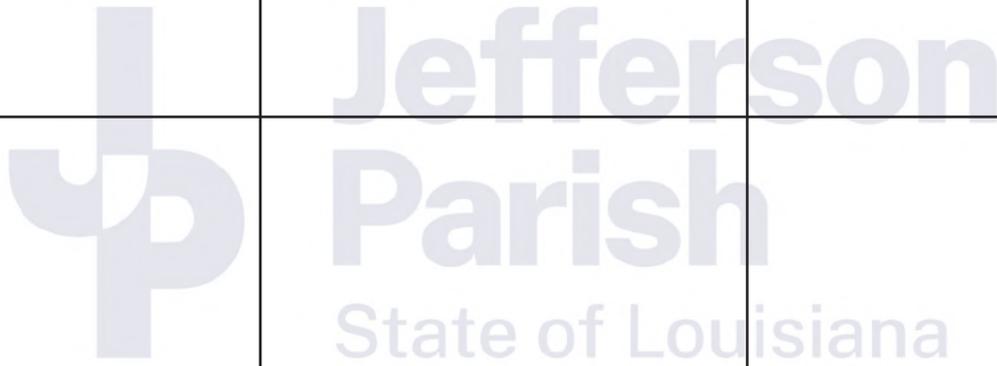
2.

## 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 **all subcontractors must submit a fully completed copy of this questionnaire, 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.		
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:**  
      0  

**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:**

Bryan O'Connor  
Vice President of Commercial East



**Name of Firm with which associated:**

LEMOINE

**Description of job responsibilities:**

Management, operations, and profitability of all construction projects within assigned Market(s); Oversight of all Preconstruction and Estimating Services; Overall guidance of the Operations Manager, Project Manager, and Superintendent; Drive continuous improvement and proactive innovative solutions; Ensure project is completed safely, on schedule, within budget, and to the highest standard of quality; Deliver ultimate Client satisfaction; Build lasting relationships; Business development including locating, developing, defining, negotiating, closing, and adequate backlog to achieve annual revenue plan

**Years' experience with this Firm:**

14

**Education: Degree(s)/Year/Specialization:**

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

**Other experience and qualifications relevant to the proposed Project:**

Areas of Expertise:  
Customer Satisfaction  
Personnel Training and Development Excellent  
Management and Leadership Skills Contract  
Review, Negotiation, and Compliance Strategic  
Planning  
Quality Assurance / Quality Control Schedule and  
Budget Management

## General Professional Services Questionnaire

### PROFESSIONAL NO. 2

**Name & Title:**

Jason Miranda  
Operations Manager

**Name of Firm with which associated:**

LEMOINE

**Description of job responsibilities:**

Management, operations, and profitability of all construction projects within assigned Market(s) ; Overall guidance of Project Manager and Superintendent; Ensure project is completed safely, on schedule, within budget, and to the highest standard of quality; Buyout and purchasing, cost management and control, submittal process, close-out documents ; Motivate the entire project team ensures owners/ client satisfaction to the highest level of satisfaction and quality; Business development including locating and developing adequate backlog to achieve annual revenue plan

**Years' experience with this Firm:**

19

**Education: Degree(s)/Year/Specialization:**

Bachelor of Science, Construction Management, Louisiana State University, 2003  
Associate of Applied Science, Construction Engineering Technology and Architectural Engineering Technology, 2000

**Other experience and qualifications relevant to the proposed Project:**

Areas of Expertise:  
Customer Satisfaction  
Excellent Management and Leadership Skills  
Project Startup and Closeout Procedures Quality Assurance / Quality Control Schedule and Budget Management Design, Procurement, and Field Processes Safe Project Planning and Execution

## General Professional Services Questionnaire

### PROFESSIONAL NO. 3

**Name & Title:**

Mitchell Garner, P.E.  
Regional Director of Preconstruction

**Name of Firm with which associated:**

LEMOINE

**Description of job responsibilities:**

Oversight of all Preconstruction and Estimating Services; Clearly defining scope, quantity, and pricing with strong attention to detail; Effective vendor solicitation and Subcontractor/ Supplier relationship management; Accurate buyout and cost analysis; Hands on, comprehensive conceptual and hard dollar estimating; Understanding of market trends; Cost savings analysis ; Motivation of the entire Preconstruction Team ensuring Owner/Client satisfaction

**Years' experience with this Firm:**

10

**Education: Degree(s)/Year/Specialization:**

Bachelor of Science, Civil Engineering, 2010, Mississippi State University

**Other experience and qualifications relevant to the proposed Project:**

Areas of Expertise:  
Customer Satisfaction  
Preconstruction  
Management & Communication Skills Strict  
Attention to Detail  
Quality Assurance/ Quality Control Various  
Construction Delivery Methods Design,  
Procurement, and Field Processes

## General Professional Services Questionnaire

### PROFESSIONAL NO. 4

**Name & Title:**

Nick Caillouet  
Project Manager

**Name of Firm with which associated:**

LEMOINE

**Description of job responsibilities:**

Ensure project is completed safely, on schedule, within budget, and to the highest standard of quality; Prequalification packages; management of buyout and purchasing, cost management, submittal process, and closeout documents; Management and coordination of all Trade Partners; Trade Partner relationship management ; Thorough review, understanding, and execution of contract drawings and specifications; Quality Control Plan; Photo Documentation ; Jobsite safety planning and execution utilizing Lemoine's LIFE Program, State, and Federal regulations

**Years' experience with this Firm:**

1

**Education: Degree(s)/Year/Specialization:**

Bachelor Of Science, Construction Management. Louisiana State University

**Other experience and qualifications relevant to the proposed Project:**

Areas of Expertise:  
Customer Satisfaction  
Excellent Management and Communication Skills  
Strict Attention to Detail  
Quality Assurance / Quality Control  
Schedule and Budget Management  
Design, Procurement, and Field Processes Safe  
Project Planning and Execution

## General Professional Services Questionnaire

### PROFESSIONAL NO. 5

**Name & Title:**

Sal D'Antoni  
Superintendent

**Name of Firm with which associated:**

LEMOINE

**Description of job responsibilities:**

Flag-bearer of Lemoine's LIFE Program, ensuring safety of all employees, Trade Partners, and the general public; Lead jobsite execution including organization, work methods, scheduling, cost management, and quality; Site Utilization Plan; Site Logistics Plan; setup and utilization of temporary facilities; Conformance with contract drawings and specifications; Materials and equipment management; Leadership of Preliminary Scheduling and Sequencing Plan; Project Execution Plan; Support Project Management Team in achieving all profit, time, and quality objectives

**Years' experience with this Firm:**

9

**Education: Degree(s)/Year/Specialization:**

Bachelor of Science, Construction Management, 2005  
Louisiana State University

**Other experience and qualifications relevant to the proposed Project:**

Areas of Expertise:  
Customer Satisfaction  
Jobsite Safety  
Schedule Management and Adherence  
Quality Assurance/ Quality Control  
Cost Management  
Strict Attention to Detail  
Contract Drawings & Specifications  
Subcontractor and Supplier Relationship Management

**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**

<b>Project Name, Location and Owner’s contact information:</b>	<b>Description of Services Provided:</b>
<p>BREC - Greenwood Park + Baton Rouge Zoo Baton Rouge, LA</p> <p>BREC, Mr. Reed Richard rreid@brec.org, 225-273-6405</p> 	<p>Construction Manager at Risk Phase 1 for the Greenwood Park and Baton Rouge Zoo Project includes demolition, utility infrastructure, new vehicular access, 500 additional parking spaces, and new bike and pedestrian paths. The scope also includes a new signature connectivity promenade, linking the new zoo entrance with the existing Waterfront Building.</p> <p>A new destination adventure playground will provide opportunities for children to explore the natural environment and play with elements like a giant black bear with a slide wrapping around. Improvements will be made to the J.S. Clark Golf Course ensuring that golfers will have a premiere 9-hole golf course to play and an enhanced driving range facility.</p>
<b>Length of Services Provided:</b>	<b>Cost of Services Provided:</b>
1 year 6 bmonths	\$21,691,285

**PROJECT NO. 2**

<b>Project Name, Location and Owner’s contact information:</b>	<b>Description of Services Provided:</b>
<p>West Jefferson Medical Center Marrero, LA</p> <p>LCMC Health Mr. Scott Landry scott.landry@lcmchealth.org 504.702.2001</p> 	<p>Construction Manager at Risk The West Jefferson Medical Center Master Plan project includes expansion and renovation to the Marrero Campus to better serve patients, staff, and guests. The preliminary scopes in WJMC’s Strategic Facility Plan include South Wing Patient Tower expansion and renovations; Ambulatory Surgery Center additions and renovations; Surgical Department renovations; and Emergency Department renovations. The project will provide new PACU, Cath Lab, and ORs, along with modernization of the existing ORs. New emergency department exterior entries, trauma bays, and pediatric areas will also be included. The project will be executed in phases in order to maintain full operations throughout construction.</p>
<b>Length of Services Provided:</b>	<b>Cost of Services Provided:</b>
5 years	\$80,721,950

**General Professional Services Questionnaire**

<b>PROJECT NO. 3</b>	
<b>Project Name, Location and Owner's contact information:</b>	<b>Description of Services Provided:</b>
<p>The Water Campus Baton Rouge, LA</p> <p>WC 6A, LLC Mrs. Carolyn Martin cmartin@cppt.com 225.924.7206</p> 	<p>The Baton Rouge Area Foundation has taken the leadership role in master planning a world-class Water Campus to be built just south of the Mississippi River Bridge in downtown Baton Rouge. The approximate 30 acre campus is the the home of The Water Institute of the Gulf, an independent applied research organization currently focused on producing and providing unassailable scientific solutions to the Coastal Protection and Restoration Authority as it works to implement Louisiana's \$50 billion Coastal Protection and Restoration Plan.</p> <p><i>Additional Projects at The Water Campus by LEMOINE:</i> 1200 Brickyard (Commercial Office ) 200 Water Street (Should be in multi family) Main Square park (fountain and green space) CPRA (Commercial Office)</p>
<b>Length of Services Provided:</b>	<b>Cost of Services Provided:</b>
1 year 9 months	\$15,226,627

<b>PROJECT NO. 4</b>	
<b>Project Name, Location and Owner's contact information:</b>	<b>Description of Services Provided:</b>
<p>Health and Science Building at SLCC Lafayette, LA</p> <p>LCTCS Facilities Corporation Mr. Casey Anderson anderson@csrsonline.com 225.922.0793</p> 	<p>Design - Build Located on the campus of South Louisiana Community College in Lafayette, this design-build project is a stand alone three-story health and science building. The building functions as a nursing school and includes classrooms, computer classrooms, laboratories, nursing labs, an auditorium and administration and faculty offices. Comprised of a structural steel frame supported with deep foundations, the exterior skin is aluminum and glass, metal panels and brick.</p>
<b>Length of Services Provided:</b>	<b>Cost of Services Provided:</b>
1 year 4 months	\$16,533,098

## General Professional Services Questionnaire

<b>PROJECT NO. 5</b>	
<b>Project Name, Location and Owner's contact information:</b>	<b>Description of Services Provided:</b>
<p>Barbara Greenbaum House at Tulane University New Orleans, LA</p> <p>The Administrators of the Tulane Educational Fund Mr. Robert Leard rleard@tulane.edu 504-234-7623</p> 	<p><b>Design- Build</b> This project involved construction of the third Residential College on the Zimple Quad of Tulane University's uptown campus. Originally called "Zimple House", the project sits at the intersection of Zimple and Broadway Streets in New Orleans, Louisiana. The structure consists of 4-story and 6-story sections connected by a courtyard and bridges at the upper stories. Designed to rise among 100 year old oak trees, the facade of the building was constructed to both anchor the campus and blend with surrounding buildings of the historic Newcomb Campus which was built in 1912. Built with sustainability in mind, the project received its LEED® Gold designation in late 2014.</p>
<b>Length of Services Provided:</b>	<b>Cost of Services Provided:</b>
1 year 9 months	\$22,171,569

<b>PROJECT NO. 6</b>	
<b>Project Name, Location and Owner's contact information:</b>	<b>Description of Services Provided:</b>
<p>The Advocate Office Building Baton Rouge, LA</p> <p>Advocate Newspaper Mr. Dan Shea dshea@theadvocate.com 225-388-0730 office</p> 	<p>The Advocate Office Building is LEMOINE's third project for The Advocate Newspaper. The first two projects, The Advocate Administrative Offices and the Reiger Production Facility, were contracted by the Manship Family. The new Advocate office building was constructed for new owner John Georges, a successful businessman from New Orleans. Mr. Georges purchased the newspaper from the Manship family in May of 2013 and announced his plans for a new office building in early 2014. The design-build project consists of a 3-story steel structure with primarily glass and stucco exterior finishes. The exterior curtain wall is accented with color programmable LED lights that can be adjusted for either the season or athletic team of the week. The third floor houses the news room along with the executive suite that overlooks I-10.</p>
<b>Length of Services Provided:</b>	<b>Cost of Services Provided:</b>
1 year	\$11,730,071

## General Professional Services Questionnaire

<b>PROJECT NO. 7</b>	
<b>Project Name, Location and Owner's contact information:</b>	<b>Description of Services Provided:</b>
<p>Walter L. Cohen High School New Orleans, LA</p> <p>Louisiana Recovery School District (RSD) Mr. Paul Unkauf paul.unkauf@rsdla.net 504-373-6200</p> 	<p><b>Construction Manager at Risk</b> Lemoine is working with the Louisiana Recovery School District (RSD) and Grace Hebert Curtis Architects to construct a new school building and demolish the existing building. The new 3-story Cohen High School will encompass approximately 105,000 SF and include Core Academic Classrooms, Special Education Classrooms, Media Center Teaching Area, Professional Development Areas, Visual Arts Classrooms, Music / Performing Arts Classrooms (including a stage), and a large Gymnasium for Physical Education.</p> <p>The project is being delivered under the Construction Manager at Risk method, which will decrease the time it takes to design and construct the school ultimately making it operational for students and the community much sooner than the traditional construction process.</p>
<b>Length of Services Provided:</b>	<b>Cost of Services Provided:</b>
1 year 7 month	\$31,397,539

<b>PROJECT NO. 8</b>	
<b>Project Name, Location and Owner's contact information:</b>	<b>Description of Services Provided:</b>
<p>Ochsner Gonzales Gonzales, LA</p> <p>Divblanc, L.L.C.</p> 	<p><b>Construction Manager at Risk</b> Ochsner Health Center – Gonzales, a new clinic at the intersection of La. 30 and South Burnside Avenue (La. 44). Scheduled to open in the summer of 2022, the clinic will offer both primary and specialty care. The two-story building will provide 51,600 square feet of space, including 18 exam rooms, a laboratory and a full radiology suite with MRI.</p>
<b>Length of Services Provided:</b>	<b>Cost of Services Provided:</b>
1 year 6 months	\$17,127,763

## General Professional Services Questionnaire

<b>PROJECT NO. 9</b>	
<b>Project Name, Location and Owner's contact information:</b>	<b>Description of Services Provided:</b>
<p>Century Tower Monroe, LA</p> <p>Century Tower, LLC Ji Daily jdaily@rrcoa.com 337.216.6514</p> 	<p>Located in Monroe's Century Village Mixed-Use Development, this 106,000 SF office-building stands five-stories. The contract included buildout of the 4th and 5th floors which are occupied and owned by IBM. Remaining floors were built out and utilized by various tenants, including Century Village Athletic Club, Romacelli Bistro e Vino, POUR Restaurant &amp; Bar, and Regus Office Solutions.</p> <p>This building was the first in the Mixed-Use Development which created a live, work, and play environment in convenient proximity. Century Village cultivates community events featuring local merchants, concerts, and much more. The community features a performance pavilion, resident pool, urban parks, on-site health club, and more. This building is located across highway 165 from Century Link Corporate headquarters.</p>
<b>Length of Services Provided:</b>	<b>Cost of Services Provided:</b>
1 year 7 months	\$18,401,283

<b>PROJECT NO. 10</b>	
<b>Project Name, Location and Owner's contact information:</b>	<b>Description of Services Provided:</b>
<p>University Medical Center Parking Deck New Orleans, LA</p> <p>UMC Management Corporation Mr. Scott Landry scott.landry@lcmchealth.org 504-897-8283</p> 	<p><b>Design Build</b></p> <p>Located on Tulane Avenue in New Orleans, Louisiana, and servicing University Medical Center, this project includes the 'Fast Track' Design and Construction, through the Design-Build delivery method, of a 1,300+ space garage (452,887 SF) and 12,000+ SF of commercial office space. The new garage is expected to resemble the pre-existing University Medical Center garage fronting Tulane Avenue. The garage will include a precast concrete superstructure with similar exterior appointments. Landscaping included in the design will create an urban park / greenspace.</p>
<b>Length of Services Provided:</b>	<b>Cost of Services Provided:</b>
1 year 3 months	\$30,927,735

## 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.		
2.		
3.		
4.		

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

Completing over \$520 million of revenue in 2021, LEMOINE has a healthy backlog of work - and the appropriate depth of resources to lead each project we undertake with success. To best serve our clients, LEMOINE has divided markets by geographic location, East and West, in addition to a specialty market, Healthcare. Although these classifications exist, our personnel often interchange to meet the growing needs of our clients in all areas we serve.

EAT Fat City Center falls within our Commercial East Market, currently contracted for 10 projects totaling \$201,117,411.

Your project comes at an excellent time for LEMOINE, as many of our most talented individuals are completing other assignments and are ready to get involved early - walking with you as you build your vision.

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

Signature:  Print Name: William Lemoine

Title: President of Building Construction Date: July 1, 2022