



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

LEMOINE

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

ACKNOWLEDGMENT OF ADDENDUM

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.

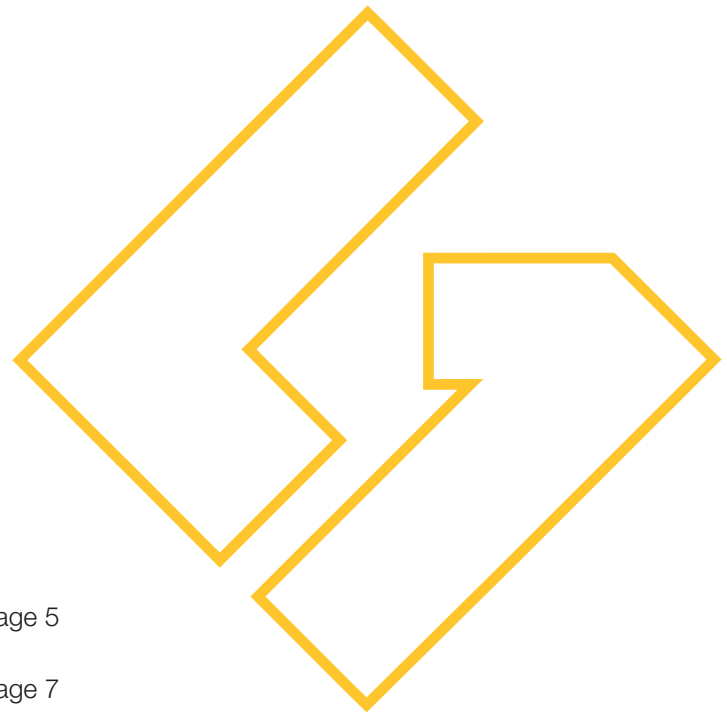
LEMOINE Acknowledges the receipt of Addendum #2.
Received June 28th 2022.



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

EAT Fat City Center

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Tab 01

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

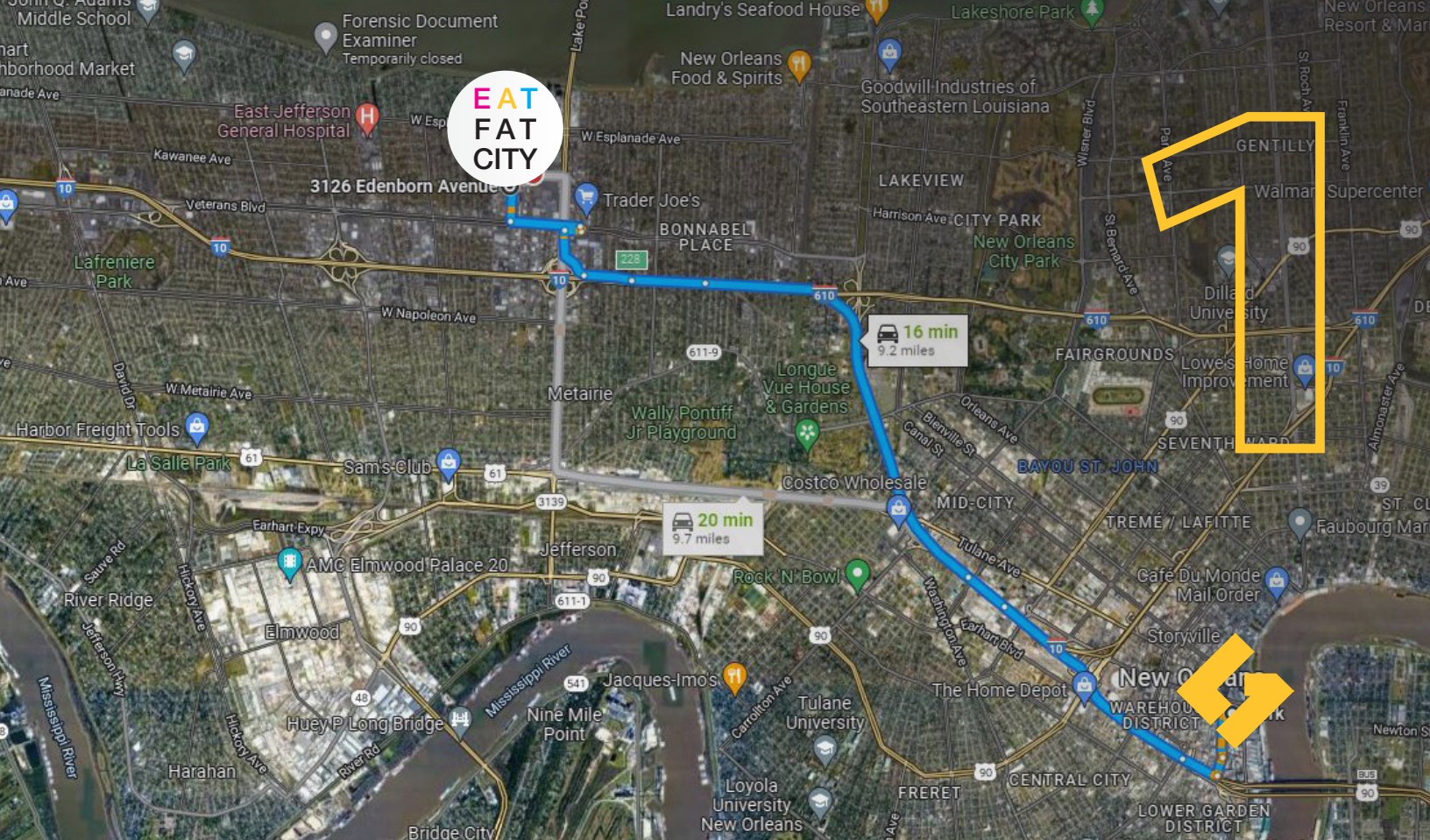
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EAT Fat City Center
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EAT FAT CITY CENTER

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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

2

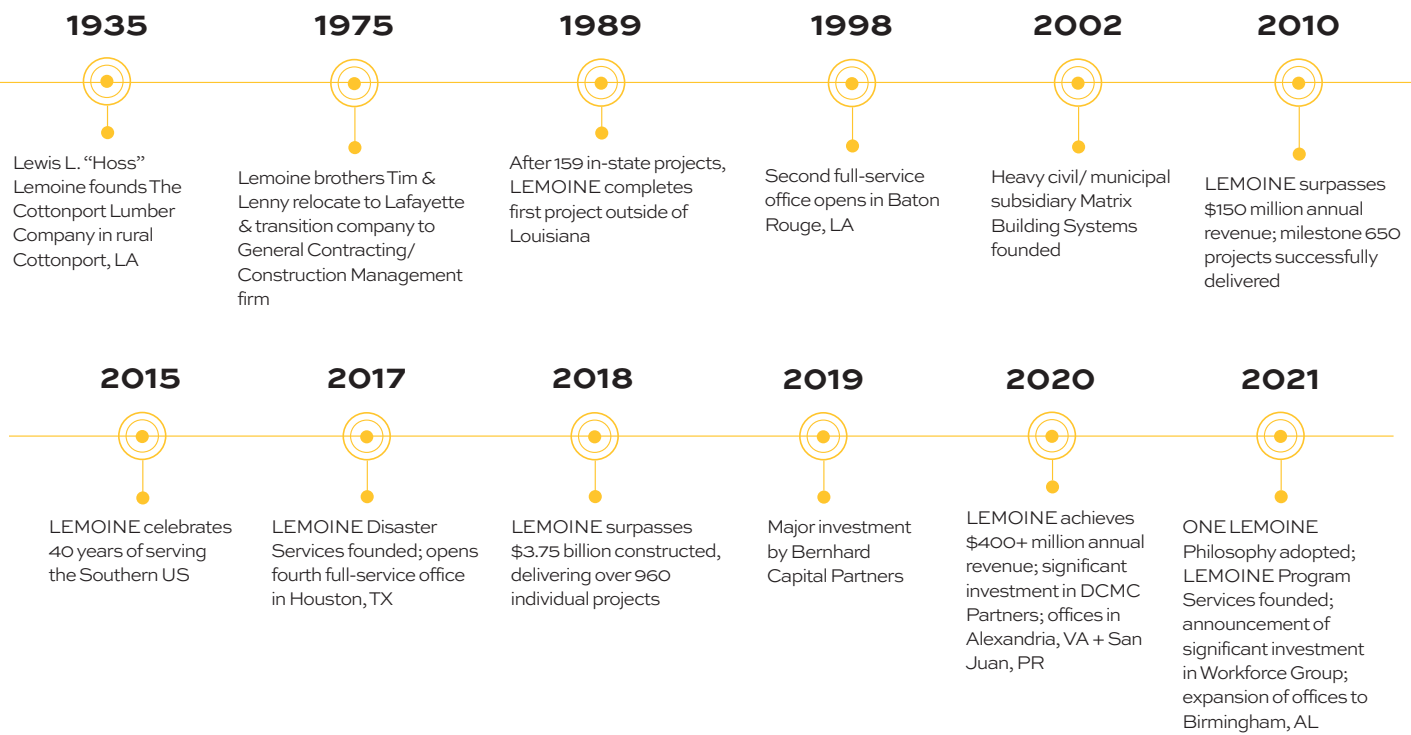
EAT Fat City Center
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EAT FAT CITY CENTER

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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.

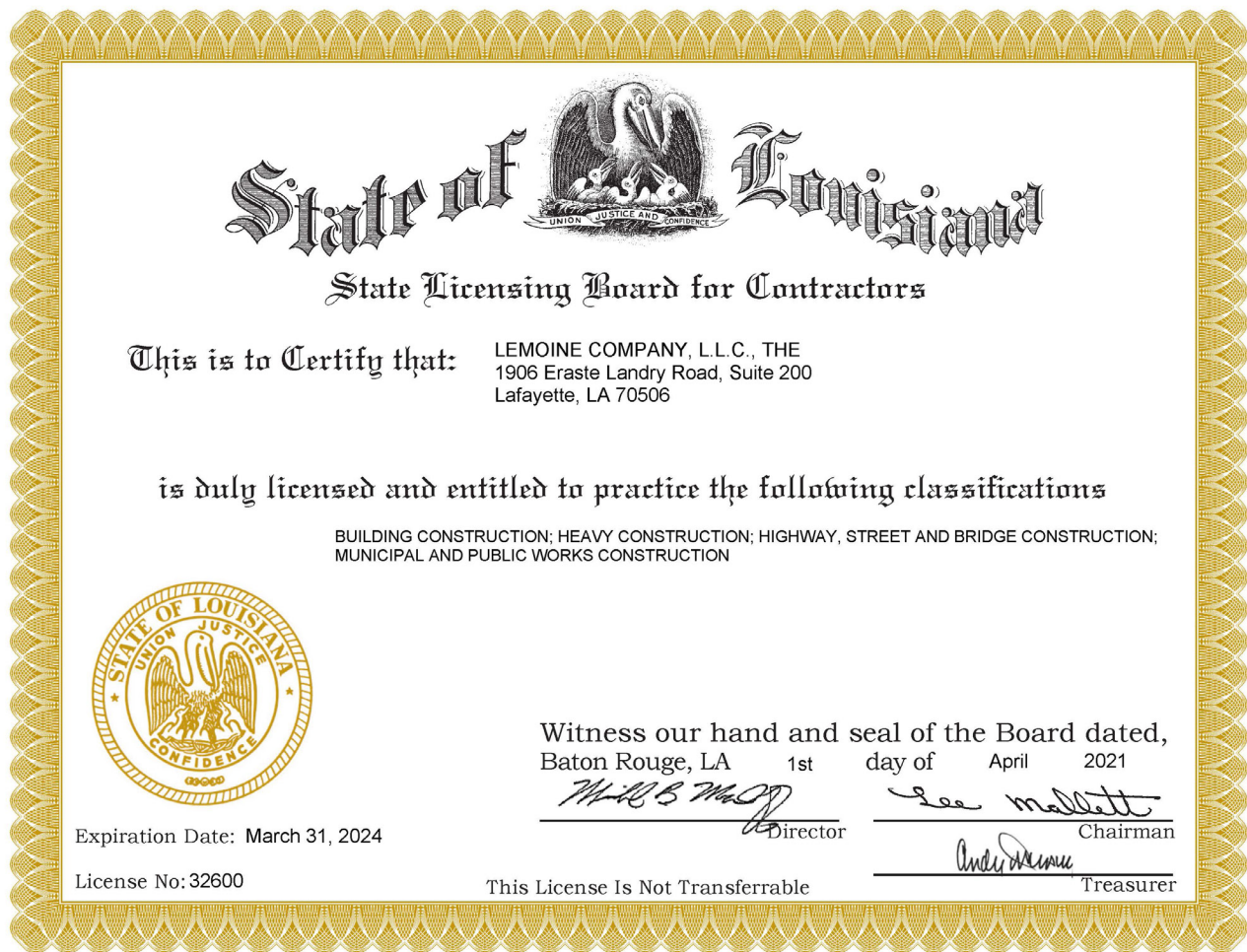
Founded by Lewis "Hoss" Lemoine in 1935 as The Cottonport Lumber Company, the organization operates today as LEMOINE. Son Tim Lemoine transitioned the organization into a general contracting and construction management firm in 1975, relocating the company to Lafayette, and broadening the organization's 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



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.

Tab 03

Professional Training and Experience of Key Personnel Assigned to the Project

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**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.

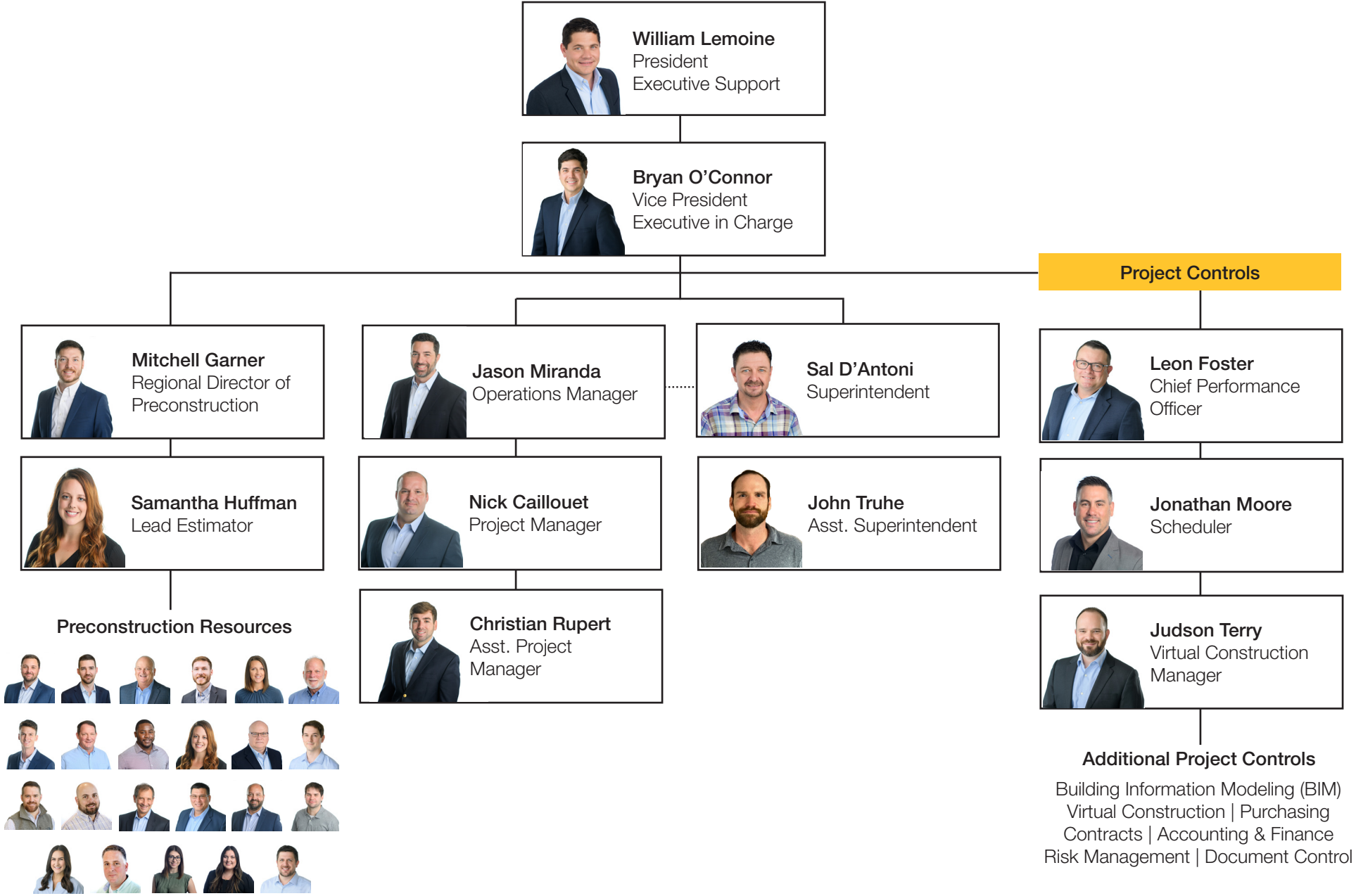
Superintendent, **Sal D'Antoni**, will lead LEMOINE's field operations by coordinating daily construction and coordination activities, effective planning and enforcement of site safety, and quality performance of the project site or the EAT Fat City Center project.

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

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

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

LEMOINE



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



LEMOINE

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

LEMOINE

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



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



LEMOINE

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

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

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

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



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.

LAKE CHARLES, LA

CALCASIEU PARISH JUDICIAL COMPLEX



Delivery Method

Construction Manager at Risk

Scope of Work

The Calcasieu Parish Judicial Complex includes a 70,683 SF parking garage, a new three story family juvenile court center, modifications to the existing Magnolia Building, modifications to the existing 14th Judicial District Court and a new three story Clerk of Court addition.

Substantial Completion

May 2023 (In Progress)

Size

Varies

Value

\$41,000,000

Owner Reference

Calcasieu Parish Police Jury

Design Reference

Moss Architects

BATON ROUGE, LA

BREC - GREENWOOD PARK + BATON ROUGE ZOO



Delivery Method

Construction Manager at Risk

Scope of Work

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.

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.

New exhibits for pigmy hippo, colobus, red river hogs, and new avaries will occur as well. The new giraffe exhibit will offer guests an opportunity to feed the animals and new night houses will be constructed for giraffes, bison, elk, jaguar, and spectacled bear.

Substantial Completion

July 4, 2022

Size

Demolition, 500 Parking Spaces, Pathways, Playground, New Exhibits

Value

\$21,691,285

Owner Reference

BREC
Mr. Reed Richard
rrichard@brec.org
225-273-6405

Design Reference

Sasaki
Mr. Josh Brooks
jbrooks@sasaki.com
617-923-7134

MARRERO, LA

WEST JEFFERSON MEDICAL CENTER



Delivery Method

Construction Manager at Risk

Scope of Work

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.

Substantial Completion

July 14, 2023

Size

218,190 SF

Value

\$80,721,950

Owner Reference

LCMC Health
Mr. Scott Landry
scott.landry@lcmchealth.org
504.702.2001

Design Reference

Sizeler Thompson Brown Architects
Steve Templet, AIA, ACHA, LEED AP
stemplet@sizeler.com
504-52-.6472

THE WATER CAMPUS

**Delivery Method**

General Contractor

Scope of Work

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 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.

Additional Projects at The Water Campus by LEMOINE:

- 1200 Brickyard (Commercial Office)
- 200 Water Street (Multi family)
- Main Square park (The fountain and green space between 1200 and 200 Water)
- CPRA (Commercial Office)

Substantial Completion

Varies

Size

Varies

Cost

Varies

Owner Reference

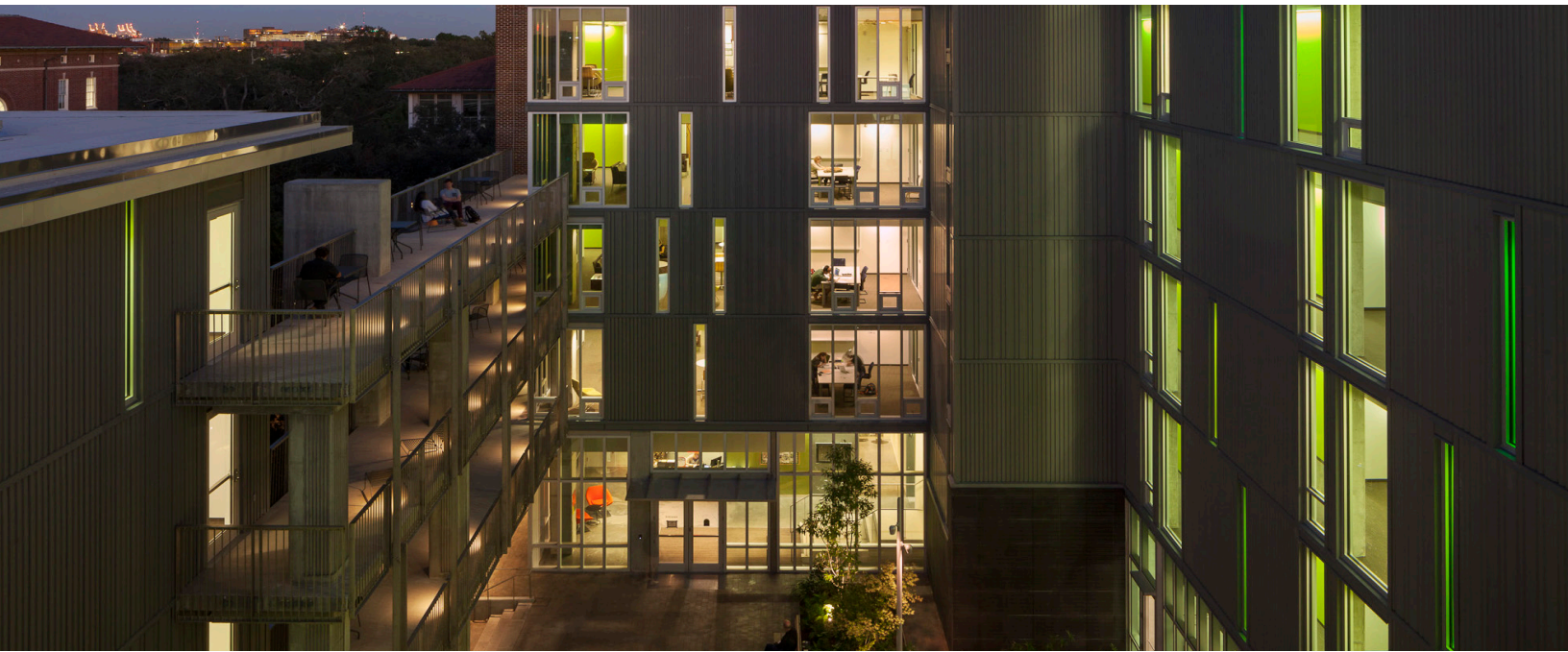
WC 6A, LLC
Mrs. Carolyn Martin
cmartin@cprr.com
225.924.7206

Design Team Reference

Antunovich Associates
Mr. Kevin Crosby
kcrosby@antunovich.com
703.224.1126

NEW ORLEANS, LA

BARBARA GREENBAUM HOUSE AT TULANE UNIVERSITY



Delivery Method

Design Build

Scope of Work

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.

Room arrangements consist of 144 single and double occupancy rooms with a capacity of housing 256 students. As with the other Residential Colleges, RC-III houses a Faculty-In-Resident and Community Director.

Unique features of this dormitory include a demonstration kitchen, a 35-seat classroom, a living room, as well as study and social lounges at the upper levels. A large, raised, quad-facing courtyard with seating planters accommodate trees and other landscape materials.

A state of the art building automation system ensures comfort in all seasons for students and faculty while maintaining energy conservation at all levels.

Built with sustainability in mind, the project received its LEED® Gold designation in late 2014.

Substantial Completion

August 6, 2014

Size

78,930 SF

Value

\$22,171,569

Owner Reference

The Administrators of the Tulane Educational Fund
Mr. Robert Leard
rleard@tulane.edu
504-234-7623

Design Reference

Architectural Research Office
Mr. Adam Yarinsky
a.yarinsky@aro.net
212-675-1870

LEMOINE

THE ADVOCATE OFFICE BUILDING



Delivery Method

Design Build

Scope of Work

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.

Substantial Completion

November 06, 2015

Size

48,657 SF

Cost

\$11,730,071

Owner Reference

Advocate Newspaper
Mr. Dan Shea
dshea@theadvocate.com
225-388-0730 office

Design Team Reference

Remson Haley Herpin Architects
Mrs. Trula Remson
trula@rhharchitects.com
225-383-0002 office

LEMOINE

RESERVE, LA

ST. JOHN THE BAPTIST PARISH LIBRARY RESERVE BRANCH LIBRARY



Service Performed

Construction Manager at Risk

Scope of Work

The St. John the Baptist Parish Library serves as a vital community connector known for championing economic vitality, promoting cultural awareness, and encouraging a lifelong love of reading, learning, and literacy. The Reserve Library seeks to expand services by creating a state-of-the-art community hub in a space that honors the community's historical legacy while providing first-class library services. The surroundings heavily influence the library's design. Located adjacent to the Mississippi River and next to the St. John Theatre, the new library and existing house create a civic hub in the heart of Reserve. Shared use pathways and garden spaces connect the theatre and library. The library is organized around a central open/atrium that allows views to all levels connected by a monumental stair. The library plan maximizes efficiency and customer ease of use. It includes a children's program area, a maker space and business center, teen and adult collections, multipurpose meeting rooms and gathering spaces, a catering kitchen, and expansive rooftop spaces.

The Project consists of construction of a building containing approximately 30,000SF, removal of two existing houses and the upgrade/renovation of the 1885 house located at 1488 HWY 44 in Reserve, LA.

This project is currently in the Preconstruction phase.

Substantial Completion

In Progress (Preconstruction)

Size

30,000 SF

Cost

\$12,500,000

Owner Reference

St. John the Baptist Parish Library
Andrea Tullos
985-652-6857
aftullos@stjohn.lib.la.us

Design Team Reference

Ewing Cole
Michael Rantilla
919-334-6216
mrantilla@ewingcole.com

HEALTH AND SCIENCE BUILDING AT SLCC

**Delivery Method**

Design Build

Scope of Work

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.

Substantial Completion

December 8, 2016

Size

63,350 SF

Cost

\$16,533,098

Owner Reference

LCTCS Facilities Corporation
Mr. Casey Anderson
anderson@csrsonline.com
225.922.0793

Design Team Reference

Architects Southwest
Mr. Jeffrey Augustine
jeffrey@architectssouthwest.com
337.237.2211

CENTURY TOWER

**Delivery Method**

General Contractor

Scope of Work

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 & Bar, and Regus Office Solutions.

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.

Substantial Completion

July 1, 2016

Size

106,000 SF

Cost

\$18,401,283

Owner Reference

Century Tower, LLC
Ji Daily
jdaily@rrcoa.com
337.216.6514

Design Team Reference

Antunovich Associates
Mr. Jeff Woll
jwoll@antunovich.com
312.573.6144

GONZALES, LA

ASCENSION PARISH COURTHOUSE



Services Performed

Construction Manager at Risk

Scope of Work

The new Ascension Parish Courthouse houses the current and future requirements of the Ascension Parish Clerk of Court, Ascension Parish Court, and the 23rd Judicial District Court. In addition, the Ascension Parish Sheriff's Office and the Gonzales Police Department have a Fines Collection station located near the Parish Courtroom. The three-story building, delivered under the Construction Management at Risk (CMaR) process, has a total of eight courtrooms and provides the highest levels of security with clear separations of public areas, Judges' chambers, and secured inmate areas. Lemoine utilized LEAN construction practices to maintain the aggressive schedule of the project.

Substantial Completion

January 9, 2021

Size

103,017 SF

Value

\$29,454,917

Owner Reference

Ascension Parish Government
Gasper Chific
225.439.5248
gasperc@eatel.net

Design Reference

Grace Hebert Curtis Architects
Jerry Hebert
225.445.3469
jhebert@ghc-arch.com

NEW ORLEANS, LA

WALTER L. COHEN HIGH SCHOOL



Delivery Method

Construction Manager at Risk

Scope of Work

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.

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.

Substantial Completion

In Progress (October 2022)

Size

105,000 SF

Value

\$31,397,539

Owner Reference

Louisiana Recovery School District (RSD)
Mr. Paul Unkauf
paul.unkauf@rsdla.net
504-373-6200

Design Reference

Grace Hebert Curtis Architects
Mr. Damien Job
djob@ghc-arch.com
504-522-2050

NEW ORLEANS, LOUISIANA

UNIVERSITY MEDICAL CENTER PARKING DECK



Delivery Method

Design Build

Scope of Work

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.

Substantial Completion

August 5, 2021

Size

1,367 Garage Spaces // 12,144 SF

Value

\$30,927,735

Owner Reference

University Medical Center Management Corporation

Mr. Scott Landry

scott.landry@lcmchealth.org

504-897-8283

Design Reference

Structured Parking Solutions

Mr. Mike Richardson

m.richardson@structuredparkingsolutions.com

850-434-5444

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



2. BREC Greenwood Park and
Baton Rouge Zoo



3. West Jefferson Medical Center



4. The Water Campus



5. Barbara Greenbaum House
Tulane University



6. The Advocate Office Building



7. St John the Baptist Parish
Library



8. New Cohen High School



9. Century Tower



10. Ascension Parish Court House



11. SLCC Health & Science 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.

DEPTH OF RESOURCES

		
FIELD SUPERVISION 92	PROJECT MANAGEMENT 125	PRECONSTRUCTION + ESTIMATING 20
		
SAFETY MANAGEMENT 5	PROJECT CONTROLS 12	CRAFTSMEN 285
		
MANAGEMENT 17	CORPORATE SERVICES 35	FIELD ENGINEERS 35

05 WORKLOAD OF GENERAL CONTRACTOR

Current Active Projects			
No.	Project	Value	Expected Completion
1	West Jeff Medical Center	\$80,721,950.00	October 1, 2022
2	Ochsner Gonzales	\$15,622,096.38	February 4, 2022
3	OLGMC Mother Baby Renovation + NICU Expansion	\$16,244,985.00	September 4, 2022
4	Central High School Renovations and Additions	\$25,288,060.00	October 28, 2022
5	OLGMC Patient Tower Expansion	\$37,681,667.00	September 7, 2022
6	McNeese State University - Health and Human Performance Center	\$19,436,668.00	March 31, 2022
7	Shell Port Allen Maintenance Building	\$2,775,654.00	February 25, 2022
8	OLGMC - 7th Floor Y-Tower - ICU Renovations	\$407,330.00	January 15, 2022
9	LCHA - Program Services	\$75,396.64	April 21, 2022
10	Costco Retail Strategies - Program Services	\$10,000.00	April 7, 2022
11	SWWTP Bar Screen Improvements	\$961,000.00	June 14, 2022
12	South WWTP Upgrade - Hammond	\$2,246,350.00	June 1, 2022
13	Delgado Nursing & Allied Health	\$39,546,899.00	December 31, 2022
14	Chennault Taxiway Delta Realignment	\$3,198,998	February 28, 2022
15	LCMC Bernhard Energy	\$2,905,672.00	October 31, 2022
16	Project July Civil & Earthwork	\$26,363,393.00	September 1, 2022
17	Metro WWTP Improvements	\$10,631,000.00	June 24, 2023
18	OLGMC - Pasa Parking Garage	\$13,139,306.00	June 30, 2022
19	Verdine WTP Improvement Program Phase 2B	\$1,152,670.00	February 19, 2022
20	WJMC Master Controller	\$330,291.00	April 30, 2022
21	Lafayette Airport New Terminal Building Concession Build Out	\$1,765,199.00	January 28, 2022
22	New Rosethorne WWTP	\$9,828,476.00	December 31, 2022
23	Acadiana Treatment Center Sunset	\$448,396.00	February 23, 2022
24	Northside Park Amphitheatre - Program Services	\$142,700.00	June 30, 2022
25	McNeese H&H Weight Room Renovations	\$144,645.00	February 18, 2022
26	West St. Tammany WWTP Expansion	\$7,115,000.00	January 31, 2023
27	OLGMC - Mobile SPD MEP Temp Utilities	\$143,168.00	December 21, 2022
28	Marathon Petroleum Zone 4 - Shop Concrete	\$355,894.00	August 17, 2022
29	OLGMC - BRACC 2nd Floor Renovation	\$601,300.00	March 15, 2022
30	OLGMC OPS Radiology Roof	\$6,401,170.00	December 30, 2022

Tab 06

Preconstruction Phase Staffing and Construction Phase Staffing Plans



EAT Fat City Center
RFP No. 22-029

LEMOINE

PRE-CONSTRUCTION SERVICES STAFFING PLAN, EAT FAT CITY CENTER

CONFIDENTIAL

Pre-Construction Monthly Man-Hour Staffing Plan

Name	Role	2022						Total Hours
		Aug	Sep	Oct	Nov	Dec	Jan	
Will Lemoine (1)	President + Executive Support	8.67	4.33	4.33	4.33	4.33	0	26
Bryan O'Connor (2)	Vice President + Project Executive	17.32	34.67	17.32	34.67	17.32	34.67	156
Jason Miranda (3)	Operations Manager	17.32	34.67	17.32	34.67	17.32	34.67	156
Mitchell Garner (4)	Regional Dir of Preconstruction	17.32	34.67	17.32	34.67	17.32	34.67	156
Sam Huffman (5)	Estimator	34.67	86.6	86.6	173.2	86.6	173.2	641
Nick Caillouet (6)	Project Manager	17.32	34.67	17.32	17.32	86.6	0	173
Sal D'Antoni (7)	Superintendent	8.67	17.32	17.32	17.32	86.6	0	147
		121	247	178	316	316	277	1,455



CONSTRUCTION SERVICES STAFFING PLAN, EAT FAT CITY CENTER

CONFIDENTIAL

Construction Monthly Man-Hour Staffing Plan																	
Name	Role	2023												2024			Total Hours
		Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	
Will Lemoine (1)	President + Executive Support	1.5	1.5	1.5	1.5	1.5	1.5	1.5	1.5	1.5	1.5	1.5	1.5	1.5	1.5	1.5	23
Bryan O'Connor (2)	Vice President + Project Executive	4.33	4.33	4.33	4.33	4.33	4.33	4.33	4.33	4.33	4.33	4.33	4.33	4.33	4.33	4.33	65
Jason Miranda (3)	Operations Manager	17.32	17.32	17.32	17.32	17.32	17.32	17.32	17.32	17.32	17.32	17.32	17.32	17.32	17.32	17.32	260
Nick Caillouet (4)	Project Manager	173.33	173.33	173.33	173.33	173.33	173.33	173.33	173.33	173.33	173.33	173.33	173.33	173.33	173.33	173.33	2,600
Christian Rupert (5)	Project Engineer	86.67	86.67	86.67	86.67	86.67	86.67	86.67	86.67	86.67	86.67	86.67	86.67	86.67	86.67	86.67	1,300
Tony Perdue (6)	Superintendent	173.33	173.33	173.33	173.33	173.33	173.33	173.33	173.33	173.33	173.33	173.33	173.33	173.33	173.33	173.33	2,600
John Truhe (7)	Asst. Superintendent	0	0	0	0	173.33	173.33	173.33	173.33	173.33	173.33	173.33	173.33	173.33	173.33	173.33	1,907
		456	456	456	456	630	630	630	630	630	630	630	630	630	630	630	8,754



Tab 07

Preconstruction Phase Management and Construction Phase Management Plan Approach

EAT Fat City Center
RFP No. 22-029

LEMOINE



1200 Brickyard Lane

C. Methodology and Approach

a) Preconstruction Phase Management and Construction Phase Management Plan Approach

Project document and reporting

Communication with Team and Owner

Our project team will meet in the early stages of the planning / preconstruction phase to create a communications plan for the project. The details of the plan will be based on concerns identified by Jefferson Parish and the design team.

The plan will address the contents, approval of, frequency and distribution process for communicating with these parties:

- Owner
- User Groups
- Design Team
- Project Manager
- Neighbors of the site
- Specialty contractors
- General public

The goals of the communication plan include:

Ensure Owner is kept updated on current project information

- Establish a clear path in communicating information and resolving issues, especially in crisis situations
- Ensure the entire project is communicating the same positive message and project milestones

- Maintain public support for the project by keeping stakeholders and the public informed regularly about project information and updates
- Answer project questions and dispel myths quickly
- Communicate project success stories, including local participation success

Monthly OAC Meeting Status Report

The first and more common component of most construction projects is the Owner/Architect/ Contractor (OAC) Meeting Status Report. These meetings reports are prepared and issued either Monthly or Bi-Monthly, depending on the demands or requirements of the project, to key meeting attendees in advance of the meeting to include information updates as well as supporting documents focused on several agenda topics as follows:

- Safety
- Contractor's Quality Control Program
- Progress Schedule Status
- Submittals, Color Sections, Samples, Mock-Ups
- Pending Items for Discussion/Action
- OAC Action List
- Progress Photographs
- PSP Win-Win Feedback Forms

The Friday Package

The second but maybe more effective and valued practice we employ is that of our Weekly 'Friday Package'. This package of information is somewhat of a supplement to the regular

LEMOINE FRIDAY PACKAGE



**PROJECT
MISSION**



SAFETY



**FINANCE +
CONTRACT RECAP**



**OPEN CHANGE
REQUESTS**



**QUALITY
REVIEW**



COLLABORATION



SCHEDULE



ACTION ITEMS



**PROGRESS
PHOTOS**

OAC meeting and is utilized to keep all stakeholders informed of the current progress of the project to ensure that decisions are made or that action is taken in a timely manner and no issues impede progress and efficiency. It not only includes condensed narrative about what has occurred on the project during the previous week, but also action item updates, progress photos depicting the work that took place, and a condense version of the updated progress schedule. It is our belief that this practice has tremendous impact and serves to keep the lines of communication open with more frequency. The Friday Package will be issued via electronic distribution to all stakeholders on the Project Team including but not limited to the Architect(s), Engineer(s), Owner(s), Owner's Rep., LEMOINE Team Members, Project Executives, and LEMOINE Leadership.

Design and constructability review approaches

Constructibility, Safety, and Existing Conditions Review

We carefully review the design documents and offer suggestions regarding constructibility, logistics, safety, quality and schedule. In addition, these reviews identify design and specification issues (e.g. missing information, conflicts, or unclear intent) that have a potential to either affect budget or schedule.

Furthermore, our preconstruction reviews include analysis and documentation of existing conditions in conjunction with the Design Team. This process serves two primary purposes:

- Ensures thorough design coordination
- Eliminates "surprises" which can have a negative impact on budget and schedule

Construction coordination and management

Lean Construction Practices

Lean Construction is a process used to manage construction

planning and scheduling in a more reliable manner. It maximizes the performance of the construction team by controlling productivity rates through trust, cooperation, and teamwork. The goal is to create a better flow of work, higher production, quicker schedule, lower cost, and more accountability for each team member without affecting quality. The "key" concept to Lean Construction practices is for all partners to be fully engaged and actively participating throughout the life-cycle of the project, starting in conceptual and schematic design phases where possible.

At LEMOINE, we incorporate the philosophy, concepts, and practices of Lean Construction on all our projects to better recognize and reduce waste and the many interrupters and corruptions of efficient workflow. Our philosophy is to create a collaborative team environment – inclusive of the Owner, design team, trade partners, and LEMOINE.

Prior to construction, we begin our Last Planner® System of reliable planning for production management. We first create a master plan and schedule, utilizing the CPM method as a test fit for accomplishing the project definition within the targeted time frame. We then assemble our Superintendent, Project Manager, Client Executive and Estimator to break the project into many milestones of starts and completions of the systems. We explain Lean Construction to our bidding trades and select them first upon their understanding and willingness to contribute and collaborate, along with choosing them for the overall best value.

In our milestone analysis, we establish phase planning (Pull Planning) dates for those involved in:

- Site and ground work
- Structure, enclosure, and rough-in
- Finishes
- Permanent power and conditioned air
- Elevators
- Hardscape and softscape

We collaborate with the pertinent trades to determine through logic pull planning the sequence of hand-offs between them that best serve the project workflow. We establish a "Big Room" for:

- Weekly look-ahead sessions and weekly work planning
- Daily 15 minute huddles
- Weekly and daily PDCA learning and improvement
- Detailed focus on tasks, constraints, and bottlenecks with Constraint Board

Software programs, web based applications, and other computer applications to be used or required for construction management, scheduling, and cost management tasks

Construction Software

LEMOINE utilizes state-of-the-art software systems to manage and control all project management issues and an electronic file management system for organizing and controlling job specific files. Viewpoint Vista Project

Management software is currently utilized to manage all aspects of the project including: subcontracts, purchase orders, submittals, RFI's, change management, accounting, etc.

We utilize Predictive Solutions – Safety Net for conducting safety inspections and job site audits. This system documents not only safety violations, but also best practices.

Examples of project deliverables

Project deliverable examples included as attachment.

Experience with alternate delivery strategies and innovative ways to accelerate procurement and project delivery

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 EAT Fat City patrons, employees, and the general public.

Engaging LEMOINE early in the process affords us the opportunity to work with the owner and design team to identify long lead items and/ or items that may fluctuate in cost. A package of these items can then be released early, prior to the final design document completion, allowing the project to stay on budget and on schedule.

Experience with BIM and 3, 4 and 5D BIM technologies

LEMOINE's commitment to continuous improvement includes technological resources to improve building accuracy, scheduling, workplace safety and cost. LEMOINE's in-house Virtual Construction Department generates and models digital representations of the physical and functional

components of a facility. Knowledge gained through BIM modeling supports decision-making from early conceptual stages through design development and construction. By integrating the project schedule into the model, we are able to align schedule, time constraints, logistics and cost-related information, all incorporated into a 4D model. An animated model is then generated which allows the design and building team members to visualize the construction activities and related costs over time. Using BIM in this manner improves project management and construction delivery, promotes pre-fabrication and pre-assembly of system components and takes advantage of "just in time" delivery to limit unnecessary movement of materials on site.

Additionally, in the case of Design Assist, Design Build, or Construction Manager at Risk projects; LEMOINE will identify the key sub-contractors for the project in advance and based on their knowledge of BIM, as well as their project pricing to determine the "best fit". Our BIM Coordinator will author and tailor the BIM Execution Plan to reflect the Design Assist scenario to make sure requirements, goals and expectations are clearly defined in advance. Each of our trade partners will utilize the system software that best suits their respective needs to accomplish their duties and responsibilities. All the while, the process will be managed with weekly virtual meetings with active participation from each member of the Project Team, including the Design Team and Owner. We encourage the active participation by the Design Team and Owner to reduce or eliminate the time and expense of RFI generation and deliver a coordinated model and set of documents in the end.

Our expectations for optimizing the utilization of Building Information Modeling on this project are full access to Revit models of architectural, structural, mechanical, electrical and plumbing design. By allowing this access, we can develop our cost reviews, research any possible Value Engineering options, and move forward to get our major subcontractors engaged for full collaboration in their systems. LEMOINE can grant access to all design team members, owners and end users to our FTP site. The FTP site is structured so that automatic notification of uploaded information is instantaneous so that the models can be reviewed at any time.

Project Success Planning™



Tab 08

Cost, Schedule, and Quality Controls Plan Approach

8

EAT Fat City Center
RFP No. 22-029

LEMOINE



1200 Brickyard Lane

C. Methodology and Approach (80 points) b) Cost, Schedule, and Quality Controls Plan

Cost tracking and control

As part of LEMOINE's comprehensive Preconstruction Services, we will partner early in the project with Jefferson Parish and Rome Office to deploy our best practices in controlling cost, which are outlined below:

Project and Design Coordination

During the Pre-Construction Phase, our Estimators and Project Management personnel will work together with Jefferson Parish and Rome Office to develop and maintain appropriate mechanisms that ensure the Project Team is communicating efficiently and appropriately. These mechanisms will include:

- Owner/ Architect/ Contractor Planning & Review Meetings
- Design Coordination Meetings
- Budget/ Pricing Reviews and Updates
- Bid Procurement Planning and Reviews
- Schedule Development and Review Meetings
- Status Reports and Updates
- Action Item and Critical Issue Lists
- Budget Development and Reporting

Value Analysis Reviews

During development of each budget (and in the interim of

each), we will identify items that offer potential cost and schedule savings. These items will be reviewed with the entire team to determine whether or not they should be incorporated into the project design (or potentially added as alternates).

Constructibility, Safety, and Existing Conditions Review

We carefully review the design documents and offer suggestions regarding constructibility, logistics, safety, quality and schedule. In addition, these reviews identify design and specification issues (e.g. missing information, conflicts, or unclear intent) that have a potential to either affect budget or schedule.

Furthermore, our preconstruction reviews include analysis and documentation of existing conditions in conjunction with the Design Team. This process serves two primary purposes:

- Ensures thorough design coordination
- Eliminates "surprises" which can have a negative impact on budget and schedule

Mechanical & Electrical Cost Management

We have excellent relationships with the region's best mechanical and electrical contractors. These scopes are a vital component to this project's success.

In our experience, any time a major Trade Partner can be involved early in the design process, the project will have the most success. Mechanical, Electrical and Plumbing trade professionals bring valuable insight and solutions to the

Scheduling and scheduling management

Planning and Scheduling – Overall project pre-planning including Safety, Start-Up and Schedule development will be performed by the Project Team. LEMOINE utilizes a project specific Start-Up Checklist and CPM Schedule for start-up in order to manage this process.

These processes continue into the Construction Phase Administration section.

Please see attached preliminary schedule, illustrating our strategy to execute this project on time.

Quality assurance and control plan

Processes & Reporting

LEMOINE has always taken pride in its strong work ethic and attention to detail. Summarized below is our approach to the preconstruction processes and reporting which we believe are keys to success with the start of any project:

Final Estimate Review Meeting – This meeting will occur prior to finalizing the estimate and will be conducted by the Preconstruction and Operation Teams in order to receive input regarding means, methods and buy-in of the estimate.

Planning and Scheduling – Overall project pre-planning including Safety, Start-Up and Schedule development will be performed by the Project Team. LEMOINE utilizes a project specific Start-Up Checklist and CPM Schedule for start-up in order to manage this process.

These processes continue into the Construction Phase Administration section.

Design Team, and help the contractor to identify and procure long lead items as well as make material recommendations.

Cost Control During Construction

Nobody likes surprises, especially surprises about escalating cost. By deploying a proactive approach, combined with our procurement strategy to managing unforeseeable changes, LEMOINE provides the owner with price certainty and predictability. In this regard, everyone is assured that the project will move forward without unexpected cost related impacts. LEMOINE's excellent record keeping and detailed allocation allows for accurate and timely reporting, as well as ease of verification and auditing.

Our processes detailed in the Preconstruction and Construction Administration Phase sections provide you with our best practices in mitigating escalating cost during construction.

Project budget estimating and detailed construction cost estimating

Throughout the Preconstruction Phase, we will work closely with the Design Team to coordinate their design with our budgeting efforts. At each design stage, we will prepare a comprehensive budget estimate that accurately identifies the project value at that time. These phases include:

- Conceptual Design
- Schematic Design
- Design Development Drawings
- 95% Construction Documents
- 100% Construction Documents

At the Conceptual, Schematic, Design Development and 95% CD stages we produce full estimates through in-house take-offs, historical information and Subcontractor input.

At the 100% CD stage, final adjustments are made to the 95% CD Budget to establish the final estimated project value.

In addition, as part of these estimates, LEMOINE utilizes a variety of economic analysis tools to anticipate the impact of economic factors on our budgets and future bid results. This allows the Owner and Design Team to make confident decisions regarding design issues and budget targets. These tools include evaluation and forecasting of economic data and recent historical data of local bid results.

Also, on projects of this type, it is common for the design to be released in packages (e.g. foundation package, steel package, skin package, etc.) or areas to allow for overlap of design and construction activities. In this case, our estimate efforts are modified accordingly to provide the same level of service, but in multiple stages.

Furthermore, this approach provides for an expedited delivery of the project to Jefferson Parish and ensures a successful completion by the occupancy date.



Partnering Approach with Owner, A/E Firms

Our first task on the EAT Fat City Center project will be human engineering. We must turn a group of clients, architects, engineers, and craftsmen into a cohesive team. We will do this by understanding Jefferson Parish's philosophy, defining the project goals, developing the strategy, and establishing strong team collaboration. At LEMOINE, this involves integrating our organization with yours. LEMOINE's partnering approach has resulted in more than 80% of our business coming through repeat clients, serving as a key to our continued success.

The bottom line of any successful project is the right people. We recognize the need to build leadership, communication skills, and teamwork among all of our project personnel. With partnering, we now have the specific tools and means of implementation to recognize and develop these skills. The methods and procedures for partnering that should be considered for adoption on the project include the following:

Partnering Orientation – This is the first step in the process. The Partnering Orientation is a planning session to introduce the partnering/project participants, identify their roles and responsibilities, establish the partnering tools, and perform problem solving for critical design/construction problems. An important by-product of this session is the production of the "Project Charter", a document that quantifies the individual and collective missions and commitments of the participants. Measurable goals should also be established during this session to enable the participants to quantify their individual performance against a mutually approved standard.

Daily Implementation/Problem Solving – Using the tools discussed in the Partnering Orientation, the various participants are encouraged to approach daily situations and problems encountered with partnering skills.

Monthly/Quarterly Monitoring & Review Sessions – These sessions are conducted to review the "Project Charter", measure the success of the partnering application, resolve outstanding problems, and adjust objectives and expectations that may have changed since the orientation session.

Partnering on this project will begin with our leadership team's commitment to require good faith and fair dealing on all aspects of the project. This will mean all project team members are committed to the concept and will encourage the project team to see problems as opportunities. Partnering will foster cooperation and communications, develop trust and allow the team members to be less resistant to change. Project Success Planning™ (PSP), is a partnering model created by LEMOINE (refer to the bottom of this page for a detailed graphic). This approach redefines the relationship between project and budget, estimating and visioning, and vendor and customer alignment. PSP is our process for

building lasting relationships with the entire project team.

Document Control

Our Document Management Plan begins in the Preconstruction Phase, and continues through construction and closeout. Our plan addresses internal and external document management and control processes, procedures and work flows among LEMOINE, Subcontractors/ Vendors and outside parties for general communication and field administration documents.

Types of documents to be managed and controlled include project information, communications, contract information, project data, reports, Submittals and record logs.

Processes & Reporting

LEMOINE continues into the construction phase with our proven processes and reporting practices through completion. Our keys to ensure success on this project are:

- **Quality Control Plan** – Our Quality Control Plan establishes our corporate commitment to quality standards that we demand from our Construction Team. Its purpose is to establish and document a methodology for ensuring compliance with an effective self-inspection system to achieve a project consistent with programming, drawing and specification requirements.
- **Pre-Installation Meetings** – LEMOINE will conduct Pre-Installation Meetings with all of our trade partners prior to their work commencing on site. The Architect and Owner will be invited to attend as applicable.
- **Testing** – LEMOINE will coordinate all testing requirements as applicable to the project requirements.
- **Field Survey/Dimensional Control** – LEMOINE has full time Field Engineers on staff responsible for all vertical and horizontal control on the site.
- **Scrub the Drawings** – The Superintendent, Project Manager and Assistant Project Manager will be required to participate in the Scrub the Drawings exercise. This exercise consists of 165 commonly overlooked questions gathered through experience, which are identified before the project starts and documented as applicable.
- **Job site Photographs** – LEMOINE will take weekly job site photographs and monthly aerial photographs of the project site during construction.
- **Submittals and Shop Drawings** – LEMOINE prides itself on a thorough review of shop drawings and submittals in order to minimize lost time in the field as a result of conflicts not coordinated and resolved early in the process. We utilize Viewpoint to track all Submittals and Shop Drawings. All Submittals and Shop Drawings have a due date in the Submittal Log which corresponds to the installation date on the schedule.
- **Project Coordination Meetings** – LEMOINE will conduct weekly coordination and scheduling meetings with all trade partners. O/A/C meetings will be held with the Owner, Architect and Contractor. LEMOINE will

provide minutes to all parties in attendance to maintain project awareness.

- **Friday Package** - Distributed weekly
- **Material Tracking Log** – The Material Tracking Log outlines dates when fabrication is required to start in order to meet the delivery dates indicated by the project schedule. These dates are tied to the Submittal Log as to when they are required to be submitted in order to meet the delivery schedule.
- **Request for Information** – RFI's will be submitted to the Architect and Owner for any issues which are not clearly defined in the documents.
- **Billings** – LEMOINE will thoroughly review all Trade Partner and Vendor billings prior to submission to the Owner.
- **Safety Plan** – A comprehensive, project specific safety and site utilization plan will be developed by the Operations Team prior to mobilization.
- **In-House Monthly Project Status Reviews** – This meeting will be prepared for in advance and conducted by the Project Team. It will be attended at a minimum by the company officer in charge of the project and accounting personnel. Other company officers and project teams are welcome and encouraged to attend these meetings. This meeting will cover project specifics on the Foundations for Successful Execution – Safety, Sourcing, Procurement, Quality, Schedule, and Success.
- **Project Closeout** – A prompt and thorough closeout for the project means that this process must begin during the planning stages of the project. Knowledge of the contract documents is required to clearly identify all closeout items which need to be turned over to the Owner. Closeout Documents are included on the Submittal Log to track them. LEMOINE has developed a closeout process and checklist which will be project specific. Likewise, we have developed a CPM schedule that deals only with closeout and will also be made project specific so that we hold ourselves accountable to conclude this phase of work in a timely fashion. The closeout schedule will be incorporated into our overall schedule at an appropriate time in the project when it becomes necessary to closely manage the closeout process.

Quality Control Plan

LEMOINE's commitment to this quality-minded approach and the value of our Quality Control Plan is underscored by our typical assignment of an independent Quality Control Manager (QCM) to each of our projects. The QC Manager is not subordinate to the Project Manager or Superintendent. The QC Manager performs periodic audits of the project's Quality Control system, its implementation, success and shortcomings; and reports back to our Project Executive/Vice President and Operations Manager with findings relative to the project's compliance with the established QC methods, procedures, and recommendations as to how to provide acceptable and appropriate solutions to noted problems. In this manner, each LEMOINE project is continually and

objectively assessed and "fine-tuned" to make certain the level of quality executed is commensurate with project requirements and objectives.

The responsibilities and authorities of the QC Manager are officially delegated in writing with the charter given to ensure the prosecution and completion of the contract work in accordance with plans and specifications. In general, the QC Manager is responsible for the following:

- Reviewing and Logging in Submittals
- Conducting the QC Meetings
- Ensuring Independent Testing Laboratory Performance
- Preparing QC Certifications & Associated Documentation
- Preparing Assorted Quality Control Reports for the Government
- Performing Three Phases of Review and Control – the Preparatory Phase, Initial Phase, and Follow-Up Phase – for Each Activity of Work

The latter of these activities, the Preparatory, Initial and Follow-Up Inspections, are our method of controlling the quality of construction throughout all project phases.

The Preparatory Inspection involves reviewing the projected work before it is put in place by checking the activity against contract requirements, approved shop drawings, and required testing services, thus providing physical verification that the materials and methods are appropriate for the task. Initial Inspections are performed as soon as a representative portion of the particular segment of work has been/or is being performed. This inspection involves the performance of any scheduled tests, verification of quality workmanship, and a check for omissions or dimensional inconsistencies. Follow-up Inspections are performed daily, or more frequently as required, and include on-going testing and inspection to assure continued compliance with the contract documents.

Compliance with these inspections, conducted at strategic points during the construction process, are documented through a checklist, logging and tracking system that indicates compliance, non-compliance, and party responsible for corrective action.

These 'rework' items will be complied and presented in a 'Rework Items List' to be attached to the most recent Contractor Quality Control Report monthly.

As aforementioned, the QC Manager is responsible for coordinating with the Project Superintendent and Testing Laboratory to ensure all required tests are properly performed and documented on the Project Testing Plan and Log. The QC Manager also maintains an active and current record of all QC information, including logs, checklists and Quality Control Reports which are generated, stored and accessed electronically. The QC Manager also reviews and signs the Contractor's Quality Control Daily Report, which highlights the QC activities that occur each day.

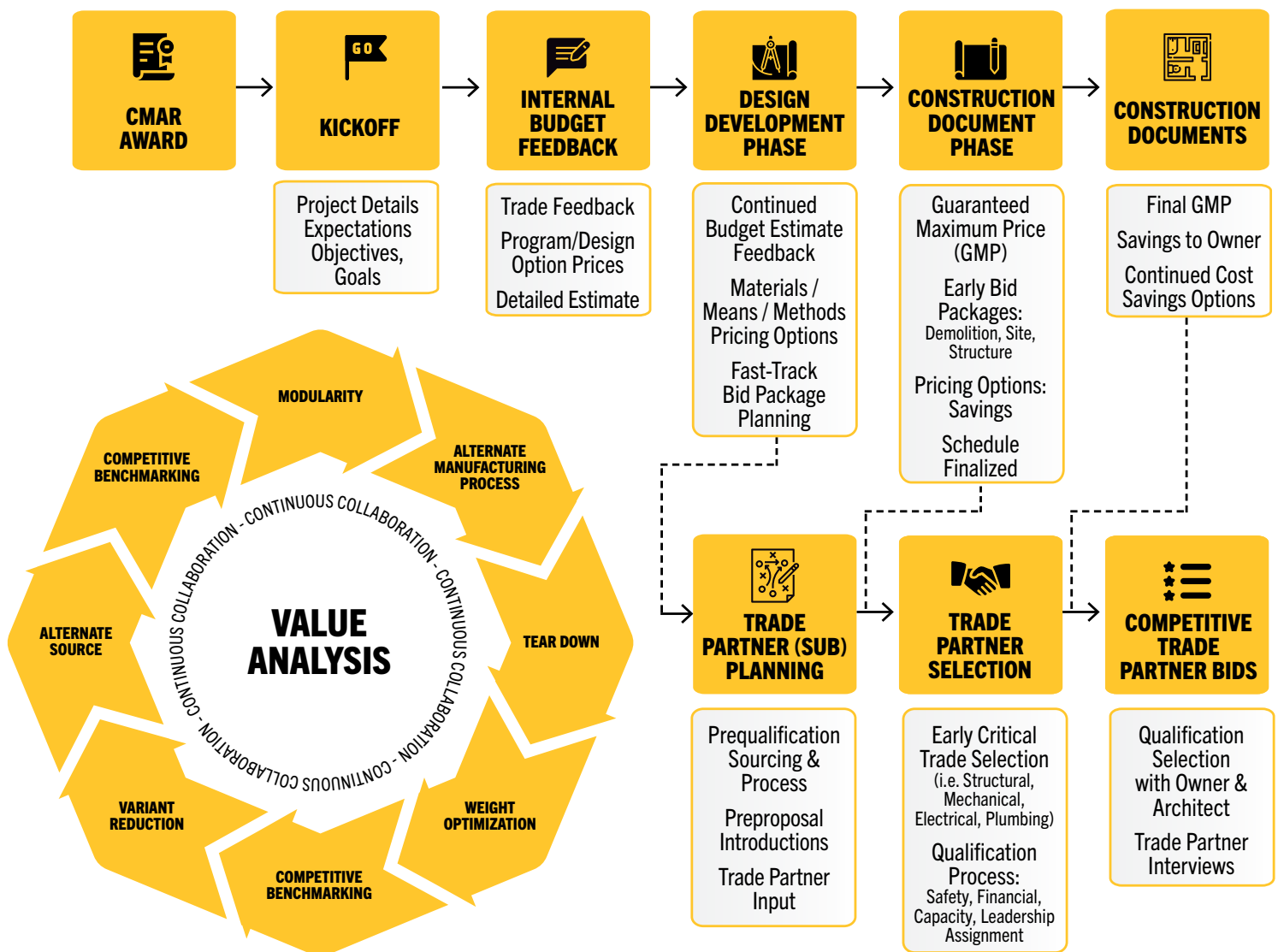
Submittal Management

The process of submittal management is established, monitored, and controlled by the assigned Quality Control Manager. As part of this process, a Submittal Schedule or Register will be initially prepared and submitted for baseline requirements. The Submittal Register will indicate the timing of which specific submittal and shop drawing information will be forwarded to reviewing authorities, thereby providing sufficient time for review prior to adversely impacting schedule activities. This register will be prepared in consultation with each subcontractor, coordinated with the construction activities identified, and sequenced in the approved CPM. The QC Manager and the on-site Project Secretary will record all incoming and ongoing transmittal information in

the Submittal Register. The Architect will be kept abreast of submittal status and potential issues needing resolution via a monthly submittal report prepared by our QC Manager.

As shop drawings and submittal data are received in our project office, our Project Engineer/QC Manager will check and review this information for materials, methods and dimensioning to assure appropriate contractual and technical compliance with specification requirements. The QC Manager shall manage this process and forward the submittals to the appropriate reviewing party within the organization to provide the required technical compliance review.

CMaR Process



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 CMaR 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!**

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!

EAT FAT CITY

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.



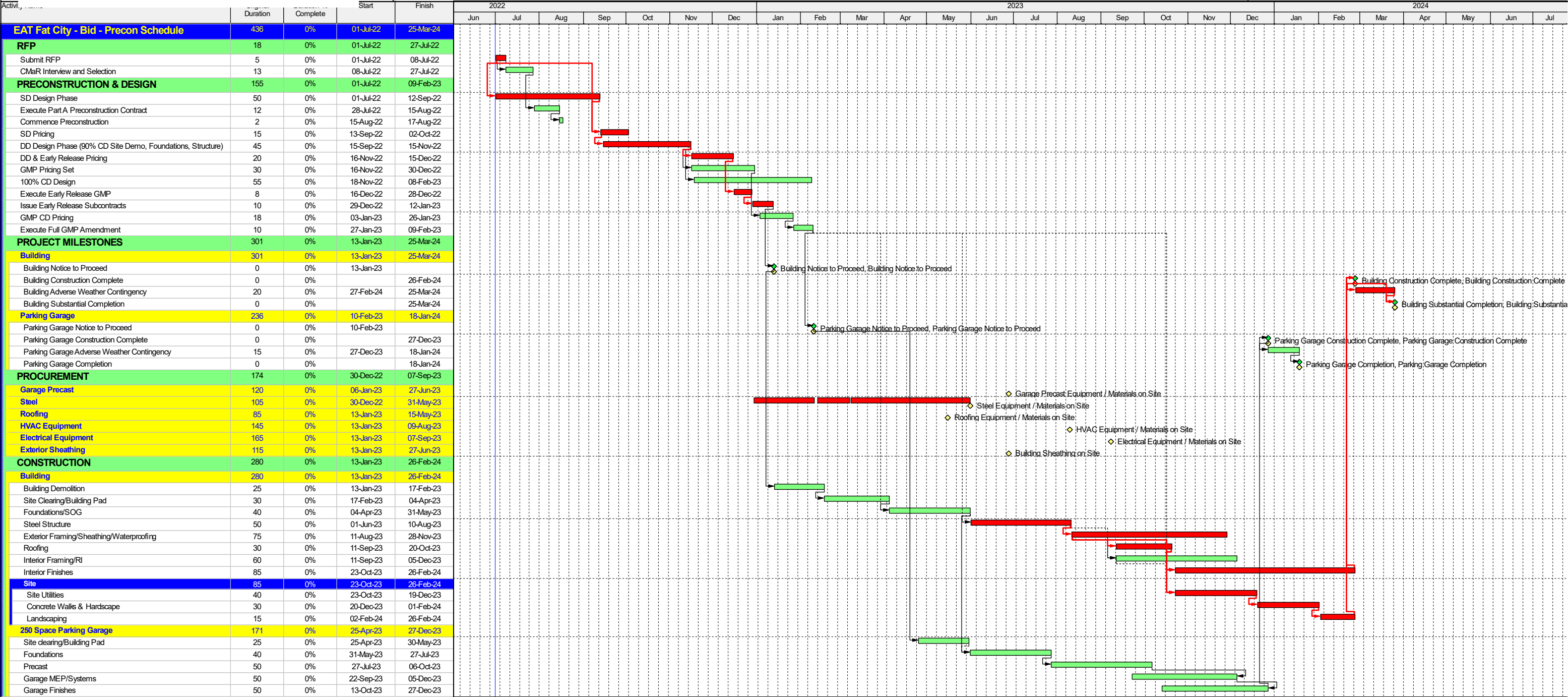
Parking Garages

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.



EAT Fat City - Bid - Precon Schedule
BID - PRECON SCHEDULE LAYOUT

Project ID #: 22.NO.008
Data Date 01-Jul-22
Date Printed: 29-Jun-22
Page 1 of 1



- Remaining Work
- Critical Remaining Work
- Actual Level of Effort
- Milestone
- Actual Work
- 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, Safety Director, is the flag-bearer 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 versus 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.

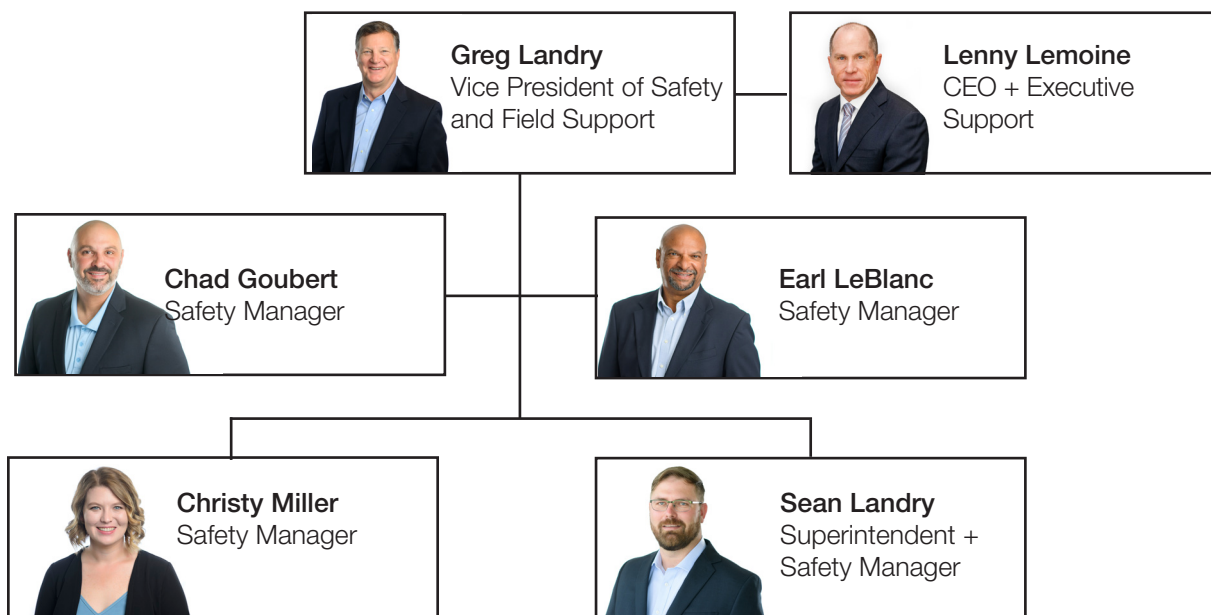
In addition to the above standard of procedure, LEMOINE provides real time statistical reporting of both positive and negative Safe Practice behavior through the use of its web based Predictive Solutions software which is constantly updated by field team and management members remotely. This data is 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.

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**

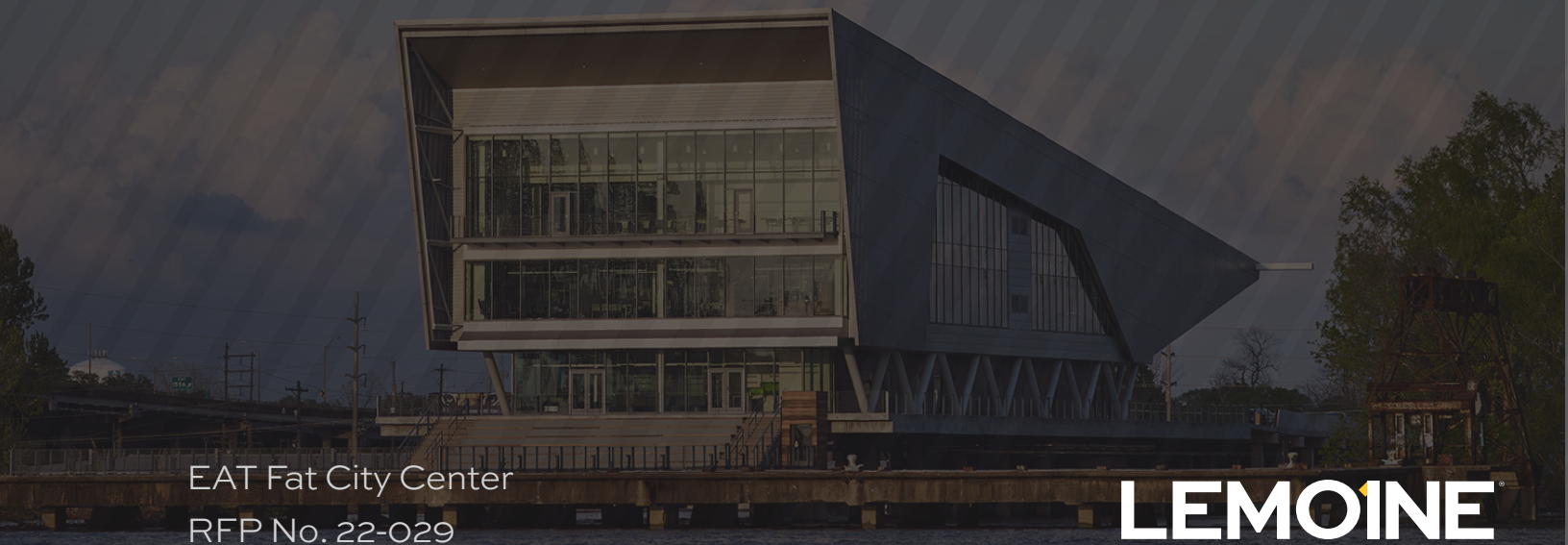
C. Methodology and Approach

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


Project Name, Location and Owner's contact information:	Description of Services Provided:
<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</p> <p>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>
Length of Services Provided:	Cost of Services Provided:
1 year 6 months	\$21,691,285

PROJECT NO. 2


Project Name, Location and Owner's contact information:	Description of Services Provided:
<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</p> <p>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.</p> <p>The project will be executed in phases in order to maintain full operations throughout construction.</p>
Length of Services Provided:	Cost of Services Provided:
5 years	\$80,721,950


General Professional Services Questionnaire

PROJECT NO. 3	
Project Name, Location and Owner's contact information:	Description of Services Provided:
<p>The Water Campus Baton Rouge, LA</p> <p>WC 6A, LLC Mrs. Carolyn Martin cmartin@cprrt.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 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>
Length of Services Provided:	Cost of Services Provided:
1 year 9 months	\$15,226,627


PROJECT NO. 4	
Project Name, Location and Owner's contact information:	Description of Services Provided:
<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>
Length of Services Provided:	Cost of Services Provided:
1 year 4 months	\$16,533,098


General Professional Services Questionnaire

PROJECT NO. 5	
Project Name, Location and Owner's contact information:	Description of Services Provided:
<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>Design- Build 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>
Length of Services Provided:	Cost of Services Provided:
1 year 9 months	\$22,171,569


PROJECT NO. 6	
Project Name, Location and Owner's contact information:	Description of Services Provided:
<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>
Length of Services Provided:	Cost of Services Provided:
1 year	\$11,730,071


General Professional Services Questionnaire

PROJECT NO. 7	
Project Name, Location and Owner's contact information:	Description of Services Provided:
<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>Construction Manager at Risk 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>
Length of Services Provided:	Cost of Services Provided:
1 year 7 month	\$31,397,539

PROJECT NO. 8	
Project Name, Location and Owner's contact information:	Description of Services Provided:
<p>Ochsner Gonzales Gonzales, LA</p> <p>Divblanc, L.L.C.</p> 	<p>Construction Manager at Risk 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.</p> <p>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>
Length of Services Provided:	Cost of Services Provided:
1 year 6 months	\$17,127,763

General Professional Services Questionnaire

PROJECT NO. 9	
Project Name, Location and Owner's contact information:	Description of Services Provided:
<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 & 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>
Length of Services Provided:	Cost of Services Provided:
1 year 7 months	\$18,401,283

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