



RFQ 22-2029  
EAT Fat City  
Center CMAR  
Services

**BROADMOOR**

2740 NORTH ARNOULT ROAD  
METAIRIE, LOUISIANA 70002

(504)885-5400

[WWW.BROADMOORLLC.COM](http://WWW.BROADMOORLLC.COM)

# COVER LETTER

**Jefferson Parish District 5**  
1221 Elmwood Park Boulevard  
Jefferson, Louisiana 70123

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

Please accept this response to Jefferson Parish District 5's Request for Qualifications for Construction Manager at Risk. **Broadmoor acknowledges receipt of the following Addenda: Addendum 1 – 6/15/22 and Addendum 2 – 6/28/22.**

To put it simply, Broadmoor keeps its promises, and we deliver. We've done so since 1973 as a fixture in the New Orleans construction industry. We pride ourselves on building teams, earning trust, and establishing relationships that result in repeat clients.

When clients select the CMAR procurement model, they have invested in collaboration and integration—the best way to align the project stakeholders with the owner's fundamental project values. The best way to ensure budget alignment is to identify target values for scopes of work early in the preconstruction phase. Further, incorporating builders early in the preconstruction process promises schedule efficiency.

Broadmoor's role within a CMAR contract structure allows us to bring urgency to the process. We are willing to ask strategic questions, benefiting timeline and cost. We are committed to transparency in our approach, intellectual property, and deliverables.

In this response, you will find several jobs that show tremendous outcomes when a CMAR approach is implemented and executed according to plan. The project location is less than a mile away from our office and would provide Broadmoor with the opportunity to invest in our neighborhood's success. Our experience building the Lakeside parking garages illustrates our ability to create new structures in the unique complexities of Fat City. Our repeat work with Ochsner, the number one employer in Jefferson Parish, showcases our continued relationship with improving our community.

Thank you for considering our proposal. Our core purpose is ***To Honorably Serve our Community***. Fat City is our community. Bringing a campus of activity celebrating invaluable skills of entrepreneurship, art, and technology to our community certainly classifies as honorable service.



**Ryan Mouledous**  
President and CEO  
Broadmoor, LLC

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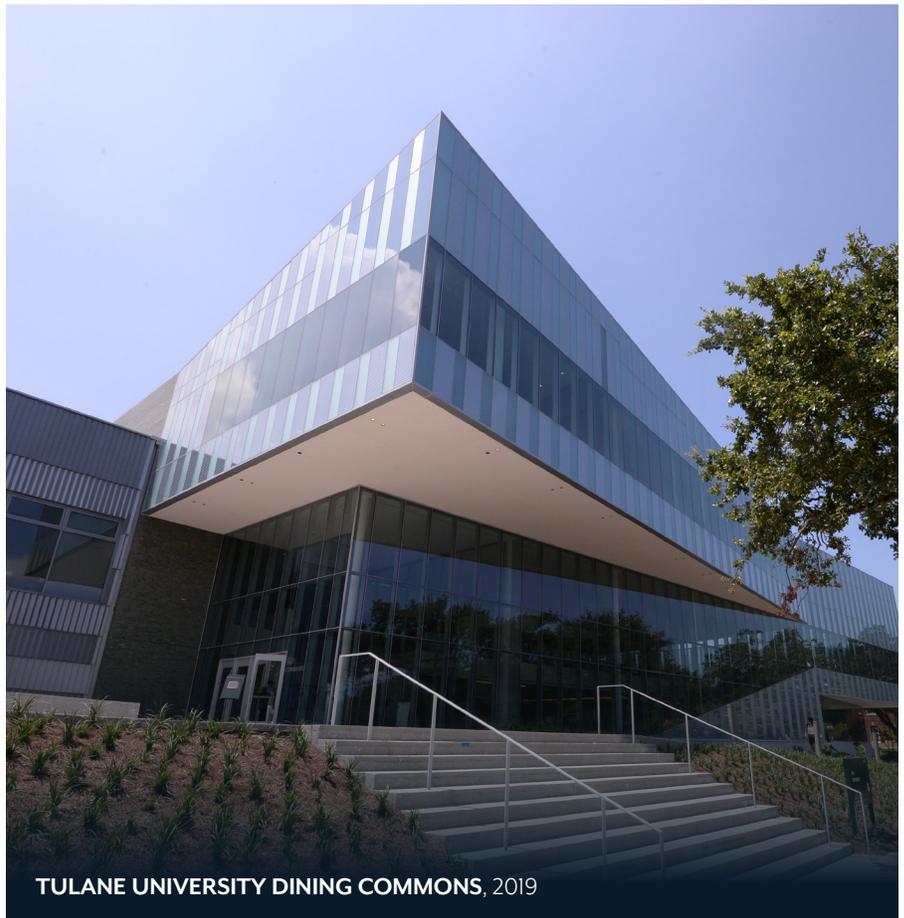
- 42** Supply Chain Management



# ABOUT

*BUILDING COMMUNITY SINCE 1973*

- EAT Fat City Center proximity to Broadmoor
- Construction legacy in the GNO area
- Company structure
- Brand promise and ***The Broadmoor Way***
- Industry leadership in **LEAN** practices



TULANE UNIVERSITY DINING COMMONS, 2019

# Location

Fat City is our neighborhood

**Broadmoor is 0.7 miles away from the EAT Fat City Center, less than a three-minute drive.**

Our close location is more valuable than simply a short commute; we have a vested interest in the growth of Fat City because it's *our* community. Whether the morning communité down Veterans or lunch at Drago's, our employees actively engage and support Fat City. Additionally, **25% of Broadmoor employees live within a three-mile radius of the EAT Fat City Center**, undoubtedly active participants in the multi-purpose community space.



EDGE Broadmoor Internship Program, 2022

## **BROADMOOR**

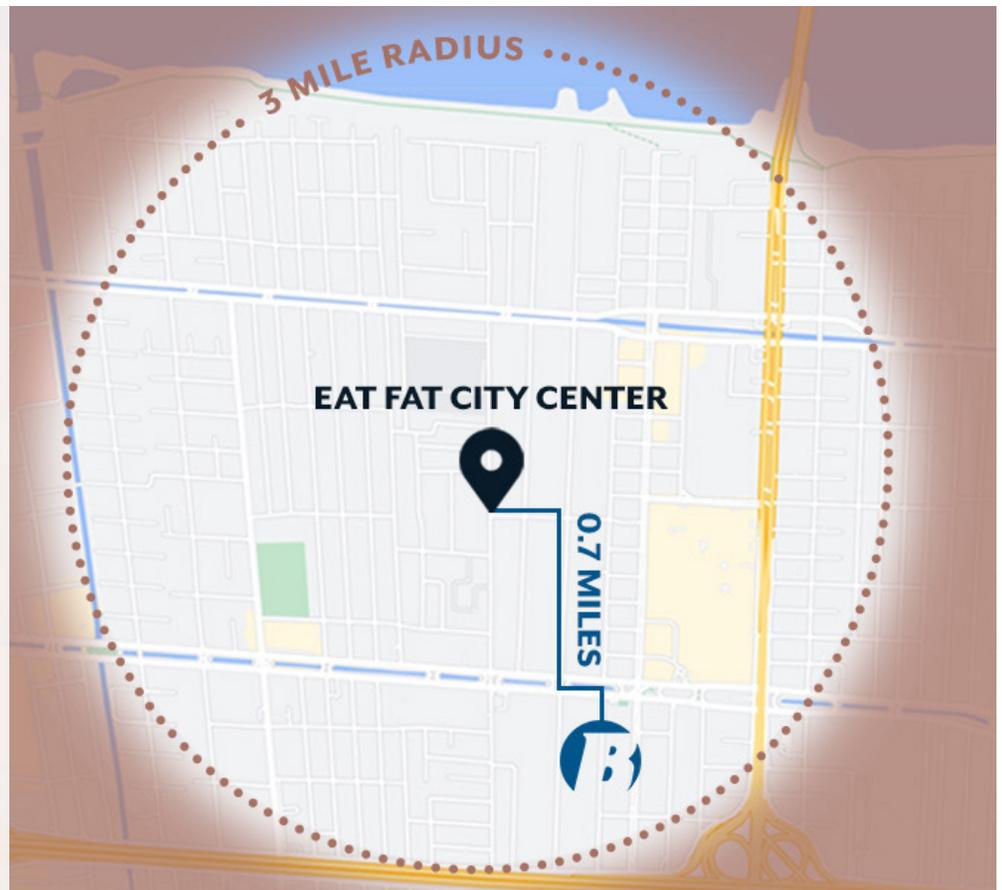
2740 North Arnoult Road  
Metairie, Louisiana 70002

## **0.7 MILES**

Between Broadmoor and the  
EAT Fat City Community Center

## **25% OF OUR PEOPLE**

Live in a three-mile radius of  
EAT Fat City Center



# About

Building community since 1973

In 1973, Broadmoor began as a general contractor pursuing large-scale commercial projects. Flash forward to the present day, Broadmoor is actively challenging the standards for construction practices. Our team always accepts a challenge and is consistently involved with the city's most unique and culturally definitive projects. We pride ourselves on trusted partnerships with repeat clients.

Our roots trace back to Boh Bros, civil construction experts specializing in infrastructure and industrial projects. Founded in 1909, Boh Bros is a quality organization with expansive financial and historical roots in the Gulf Coast and GNO area.

## COMPANY STRUCTURE

Broadmoor is a Limited Liability Company, wholly owned by Boh Bros. Construction Co., LLC. We are a duly licensed general contractor in Mississippi and Louisiana, **License No. 7908**.

## DEPTH OF RESOURCES

Broadmoor has a long history of successfully delivering building services and leading the GNO construction market. We continue to work at both the Executive and Field levels; we currently have a team of 110 full-time professionals in the office and on our project sites. Our relationship with Boh Bros provides additional support and grants Broadmoor access to extensive resources.

### \$100 MILLION +

Average Annual Revenue since 2010

### \$1 BILLION +

Total Value in CMAR Projects

### 13,000 +

Total Parking Garage Spaces

### 110 EMPLOYEES

Current Staffing

1991 // PIC N SAVE



1992 // CONVENTION CENTER



2007 // CONVENTION CENTER



2007 // SUPERDOME: STORM REPAIR



2013 // SAENGER THEATER



2016 // SUPERDOME: VIDEO BOARDS



2019 // TULANE: DINING COMMONS



# Approach

Creating reliable outcomes

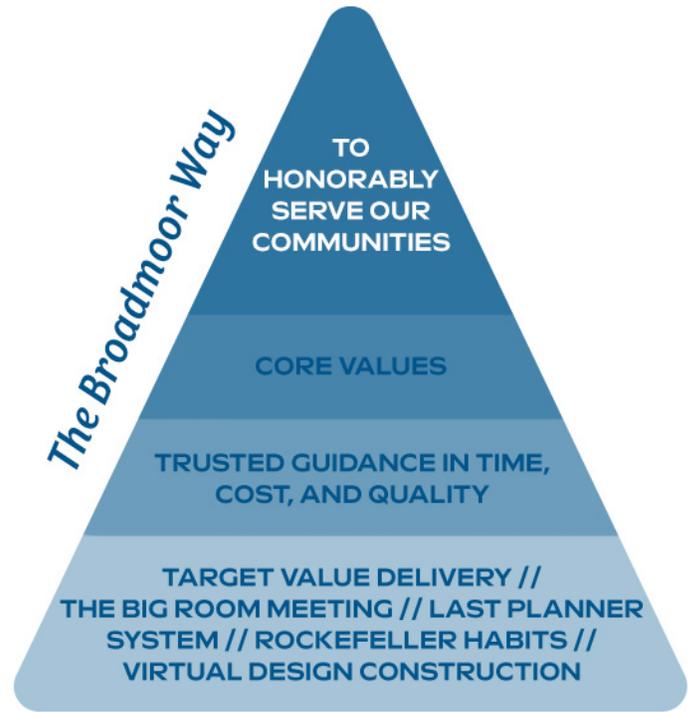
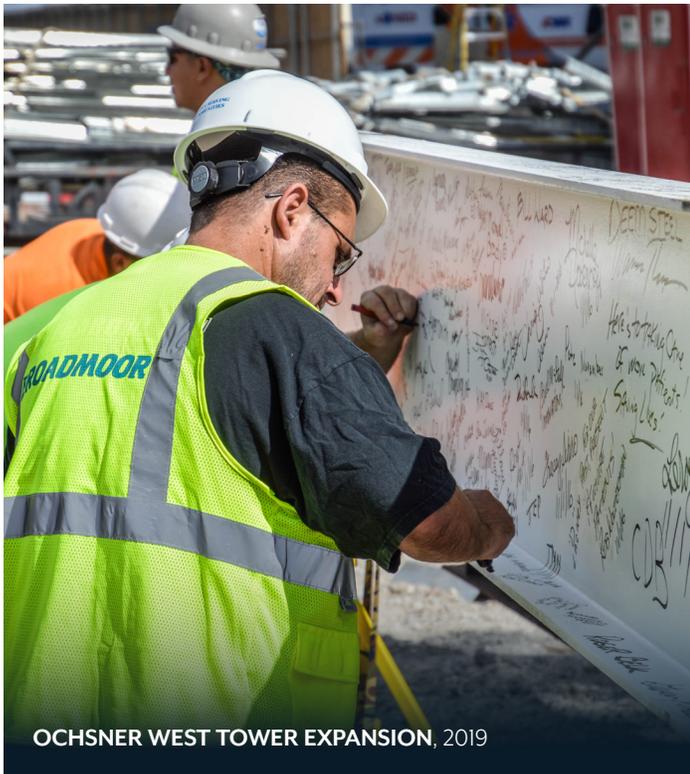
Broadmoor provides trusted guidance in the tenants of time, cost, and quality.

*The Broadmoor Way* is our approach to all projects: an **unwavering commitment to building the project before the shovel hits the ground**. Our team emphasizes risk mitigation and strategizes planning to get the owner the best value for their dollar.

## CORE PURPOSE

### *To Honorably Serve Our Communities*

Our organization’s foundation encapsulates the spirit of who we are and the importance of what we do. Our commitment to this purpose sets us apart from others.



## CORE VALUES

### *We Treat Our People Like Family*

Broadmoor prioritizes investing in our employees with on-site resources and promoting work-life balance. This purpose-driven culture is the reason **our average employee tenure is ten years**.

### *Do The Right Thing*

When people think Broadmoor, they think honesty. Our top priorities are client transparency and employee safety.

### *We Keep Our Promises*

Regardless of external factors or influences, we meet all projects with the same guarantee of quality and service.

### *Never Be Satisfied*

There is no room for complacency. We are continually saying yes to unprecedented challenges, exploring new possibilities, and raising the bar for the industry.

### *Perpetuate The Legacy By Being A Part Of Something Special*

Our founders gave us the gift of an enduring company. We continue their legacy by building our community.





# EXPERIENCE

*COST, SCHEDULE, QUALITY, & SERVICE*

- Industry leadership in CMAR projects
- Past performance
- Capabilities in resources for implementation
- Commitment to Jefferson Parish
- Trusted partnerships with repeat clients



JAZZLAND, 2020

# Industry Leadership

Industry leaders in relevant project elements

From the Katrina Superdome Repairs (2006) to the Tulane University Dining Commons (2019), Broadmoor is involved with some of the most extensive CMAR projects in the GNO area. Our extensive knowledge from past experiences is implemented to exceed project delivery expectations.

## 90% OF OUR PROJECTS ARE CMAR



### CMAR PROJECT DELIVERY

The Construction Manager at Risk (CMAR) delivery method allows Broadmoor to eliminate project risks by working hand-in-hand with the owner and design team. The CMAR process begins with a preconstruction period and transitions to the construction phase following the Guaranteed Maximum Price (GMP) approval. **Broadmoor maintains a 100% track record of converting CMAR contracts into executed GMPs.**

#### Subcontractor Prequalification and Selection Processes

*Develop a list of interested bidders, establish prequalification processes and subcontractor selection process*

#### Phase Estimates

*Provide a complete project estimate at each design milestone*

#### Logistics Planning

*Develop a custom project logistics plan with defined safety measures*

#### Project Scheduling

*Develop an overall project schedule with incorporated subcontractor feedback*

#### Value Engineering

*Present cost-saving alternatives for ownership consideration*

#### Constructability Review

*Identify potential design phase quality/schedule risks and provide solutions*

#### Long Lead Items and Early Procurement Needs

*Present a project timeline with long lead item timelines, submittal dates, fabrication times, and scheduling obstacles; Explore cost escalation reduction and early procurement opportunities*

## KEY PROJECT ELEMENTS



CMAR DELIVERY



MULTI-PURPOSE SPACE WITH PROGRAMMATIC ELEMENTS



COMMUNITY PROJECTS



LARGE-SCALE PARKING STRUCTURES



JEFFERSON PARISH PROJECT



AWARD-WINNING



REPEAT CLIENT

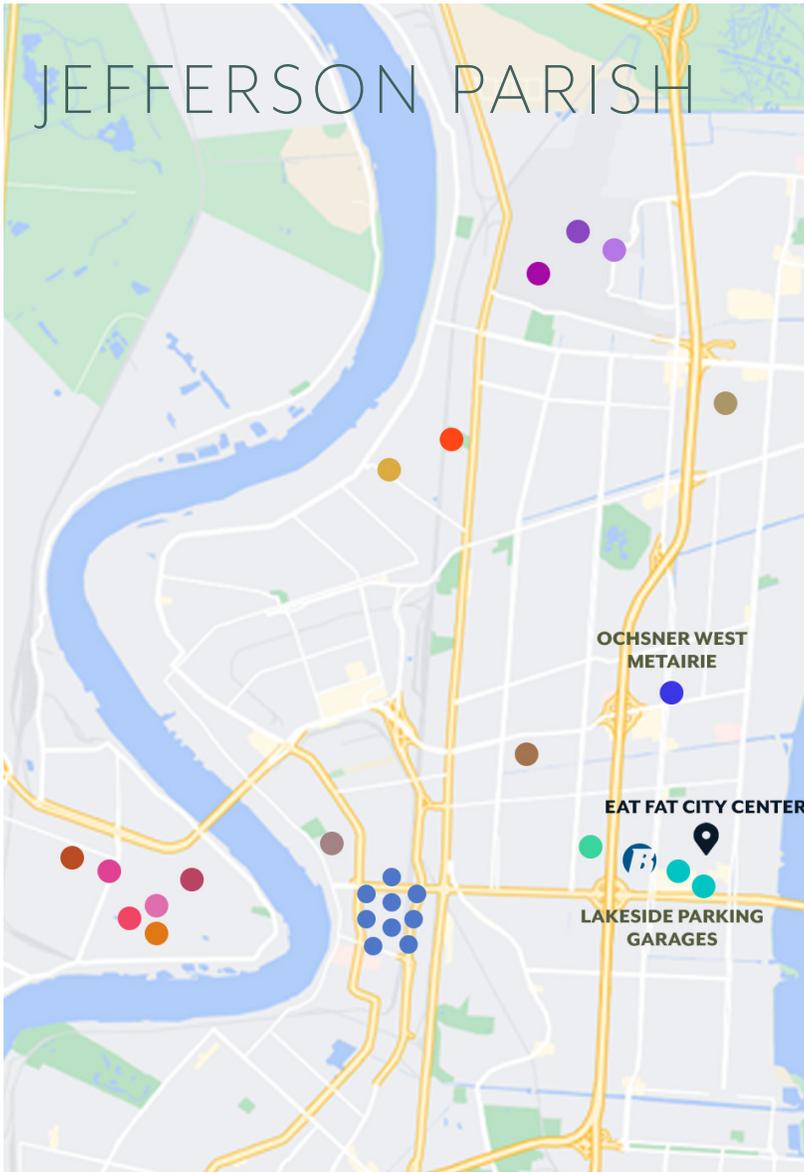


FAST-TRACKED SCHEDULE



SUPPLY CHAIN ESCALATION

THESE ICONS CAN BE FOUND ON THE FOLLOWING PROJECT SHEETS TO BETTER ILLUSTRATE PERFORMANCE OF A SIMILAR NATURES



## JEFFERSON PARISH PROJECTS

- LAITRAM REGRIND OPERATIONS
- LAITRAM D-LINE
- LAITRAM HURRICANE WORK
- LAITRAM LASER
- LAITRAM QUALITY CONTROL LAB
- LAITRAM ASSEMBLY WEST
- OCHSNER JEFFERSON HIGHWAY CAMPUS
- OCHSNER WEST METAIRIE
- LAITRAM HURRICANE WORK
- YMCA
- MSY PARKING GARAGE
- MSY TERMINAL CONCESSIONS
- ST. EDWARD THE CONFESSOR CHURCH
- B&G CRANE
- ELMWOOD FITNESS CENTER
- ST. AGNES CHURCH
- ARMSTRONG LONG TERM GARAGE

## JEFFERSON PARISH EXPERIENCE

Our home office has been located within the heart of Jefferson Parish for nearly 50 years. The relationships we have built within the local community are strong. From permitting and inspections to soil conditions, our team understands what it takes to build in Jefferson Parish. We will use this knowledge to help guide the project for schedule and project coordination.

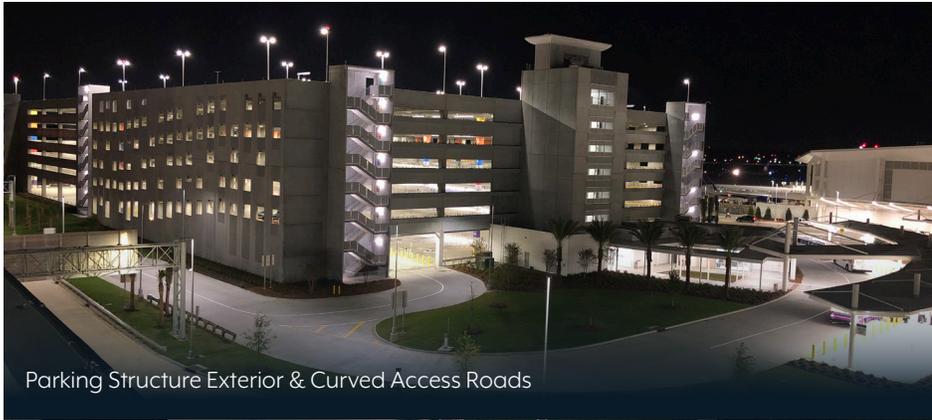
# MSY New North Terminal Parking Garage

Efficient parking to support and facilitate tourism

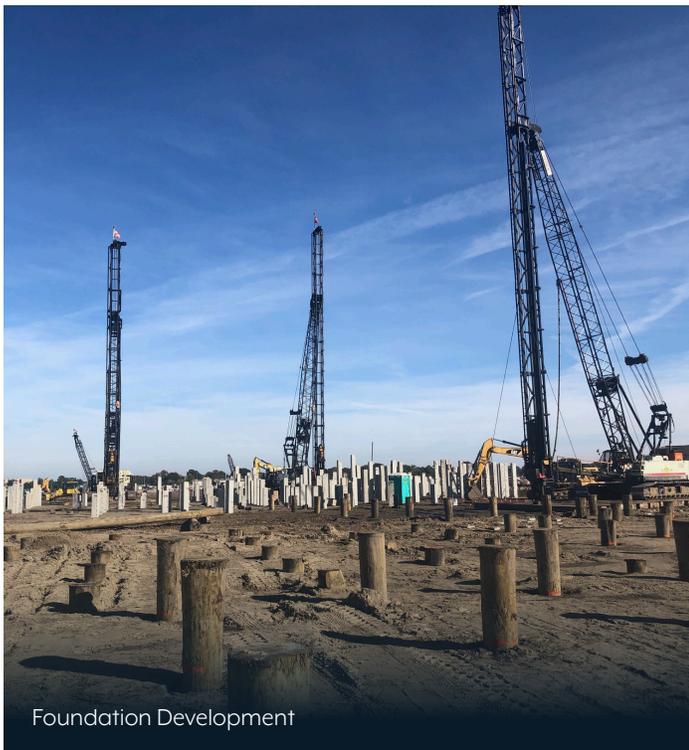
Broadmoor created an aesthetic and functional long-term parking garage for the Louis Armstrong New Orleans International Airport. Broadmoor met this fast-tracked timeline by maximizing **TARGET VALUE DESIGN** practices, delivering 4,792 parking spaces in only 12 months.



**2020 NATIONAL EXCELLENCE IN CONSTRUCTION AWARDS PROGRAM, EAGLE AWARD**



Parking Structure Exterior & Curved Access Roads



Foundation Development



Seven Story Structure

**PARKING FACILITIES CORPORATION**  
OWNER

**ATKINS**  
ARCHITECT OF RECORD

**\$63,440,196**

PROJECT VALUE

**NOVEMBER 2019**

COMPLETION DATE

**12 MONTHS**

PROJECT DURATION

**955,395**

SQUARE FOOTAGE

**COMMERCIAL**

MARKET SECTOR

**PRIVATE**

CONTRACT CLASSIFICATION



# Career Technical Education High School

Intentional campus for community investment

A complicated landscape of social interests, government funding, and material escalation represented challenges in creating a high-value and timeless learning facility. Broadmoor is successfully transforming the McDonough school into a purposeful and functional space. This inspiring campus offers pragmatic education services and empowers underprivileged New Orleanians.



Ground Breaking Ceremony

**4 MONTHS AHEAD OF SCHEDULE**

**\$33,302,024**  
PROJECT VALUE

**IN PROGRESS**  
COMPLETION DATE

**25 MONTHS**  
PROJECT DURATION

**143,726**  
SQUARE FOOTAGE

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**EDUCATIONAL**  
MARKET SECTOR

**PUBLIC - BID**  
CONTRACT CLASSIFICATION



Steel Atrium Structure



Aerial View of Central Location

**LOUISIANA DEPARTMENT OF EDUCATION RECOVERY SCHOOL DISTRICT**  
OWNER

**SCNZ ARCHITECTS, LLC**  
ARCHITECT OF RECORD

# Lakeside Parking Garages

Fast tracked parking structures in Fat City

Broadmoor has expertise in constructing large-scale parking structures within the unique fat city landscape and utility structure. Broadmoor successfully delivers quality results without disrupting the surrounding business or way of life. The team produced over 75% of these structures offsite as precast concrete panels, reducing the amount of onsite personnel and stored materials. This process happened early in the design phase and in a controlled environment, maintaining quality control and promoting schedule efficiency. Materials were able to be delivered immediately after foundations were complete, reducing the timeline by almost six months over a traditional cast-in-place structure.

**\$40,917,647**

PROJECT VALUE

**DECEMBER 2008**

COMPLETION DATE

**14 MONTHS**

PROJECT DURATION

**DESIGN-BUILD**

CONTRACT

**PRIVATE**

CONTRACT CLASSIFICATION



**PARKING GARAGE 2, 2008**



**PARKING GARAGE 3, 2007**



**PARKING GARAGE 3, 2007**

**GREATER LAKESIDE CORPORATION**  
OWNER

**BROADMOOR, LLC**  
ARCHITECT OF RECORD

# Son of a Saint Additions & Renovations

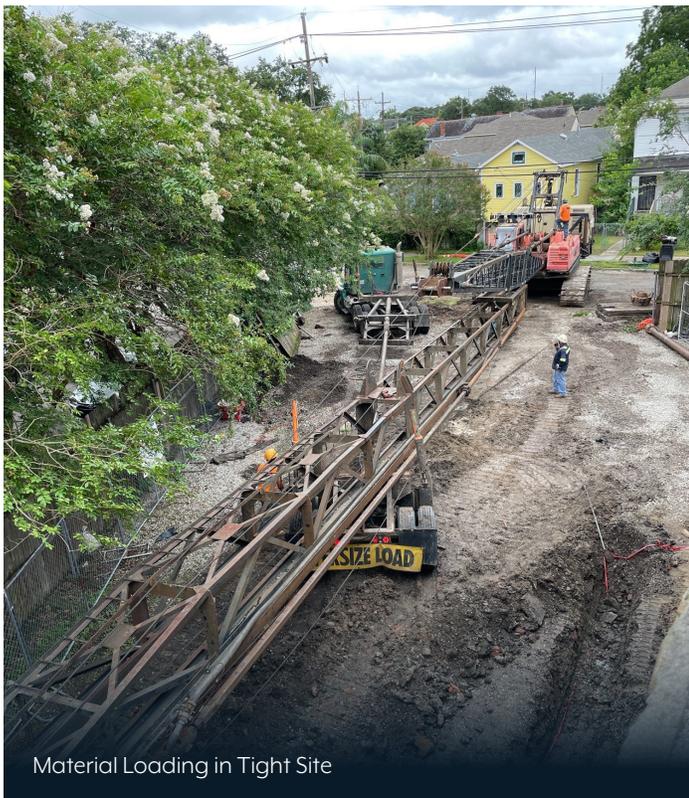
Multipurpose headquarters for community investment

This beautiful renovation honors the building's past functionality as an ice factory with open floor plans, natural light, and durable finishes.

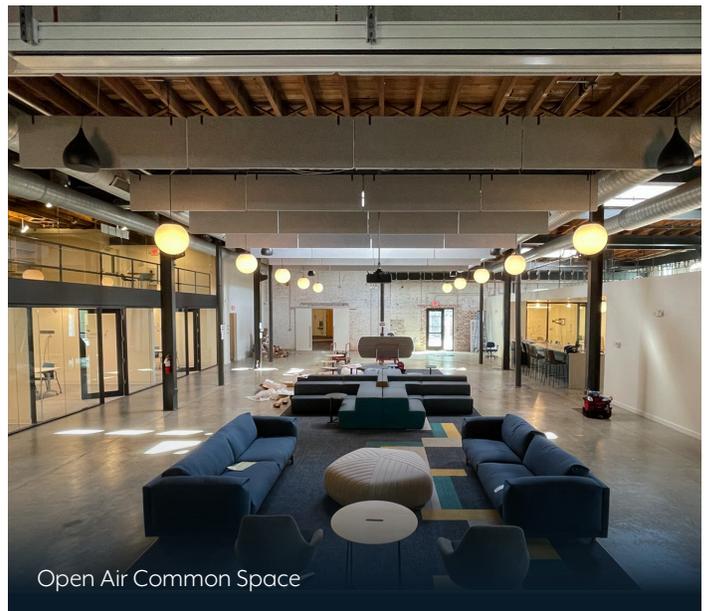
**CONDITIONS OF SATISFACTION** informed the balance between state-of-the-art facilities with purposeful multi-use spaces. The high-quality area facilitates important community mentorship.



Renovated Warehouse Exterior



Material Loading in Tight Site



Open Air Common Space

22 DAYS AHEAD OF SCHEDULE

**\$3,244,000**

PROJECT VALUE

**MAY 2022**

COMPLETION DATE

**10 MONTHS**

PROJECT DURATION

**15,846**

SQUARE FOOTAGE

**COMMERCIAL**

MARKET SECTOR

**PRIVATE**

CONTRACT CLASSIFICATION



**SON OF A SAINT**  
OWNER

**TRAPOLIN PEER ARCHITECTS, APC**  
ARCHITECT OF RECORD

# Tulane University

Delivering beautiful results on fixed budgets and schedules

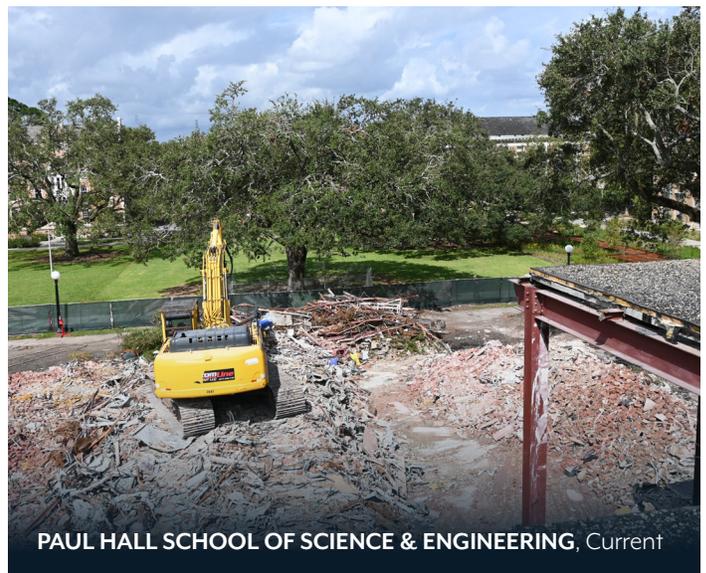
Broadmoor uses intensive **TARGET VALUE PROCESSES** to build extraordinary designs without repeatedly sacrificing the owner's budget. At Tulane University, we have frequently navigated tight sights and stipulated external schedules. The Dining Commons (2019) is a notable project; Broadmoor performed a constructability review to identify an alternative structural steel erection process, eliminating a six-month lead time and delivering the building in time for the fall semester. We are currently working on the Paul Hall School of Science & Engineering project and roof upgrades.



DINING COMMONS, 2019



DINING COMMONS, 2019



PAUL HALL SCHOOL OF SCIENCE & ENGINEERING, Current

## \$141,544,157

Total contract values since 2007

### 86% OF WORK IS CMAR

#### PAUL HALL SCHOOL OF SCIENCE & ENGINEERING

Current



#### ROOFING WORK

Current



#### DINNING COMMONS

August 2019



#### GOLDRING WOLDENBERG COMPLEX

November 2017



#### UNIVERSITY CENTER EXPANSION

July 2007



ICON KEY ON PAGE 11



## TULANE UNIVERSITY SPOTLIGHT

# Goldring Woldenberg Business Complex Expansion and Renovation

Innovative solutions maneuvered tight site challenges

Broadmoor transformed two converging buildings into an iconic campus landmark. The curved curtain wall following the historic oak tree façade presented significant constructability challenges. Broadmoor implemented offsite prefabrication to create curtain wall modules. Suspended trolley beams, electric hoists, and swing stages were employed to erect the curtain, mitigate safety risks, and eliminate extraneous equipment on the congested site.



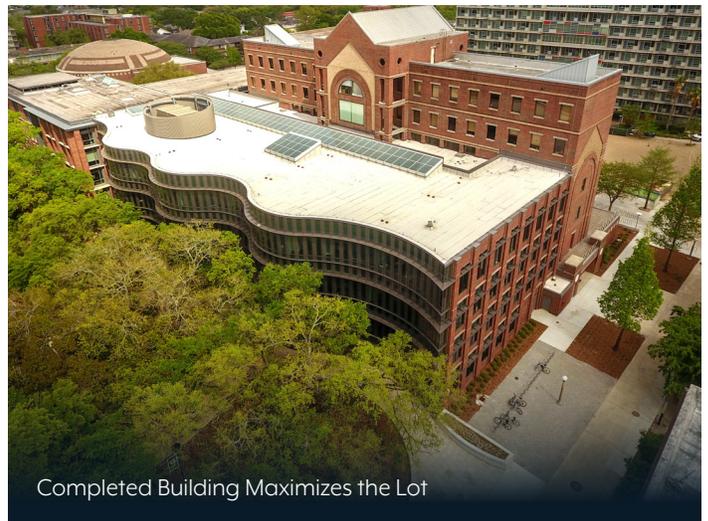
## 2018 EXCELLENCE IN CONSTRUCTION AWARDS PROGRAM, EXCELLENCE AWARD



Building Merger Process



Fully Glazed Curtain Wall



Completed Building Maximizes the Lot

**\$28,062,770**

PROJECT VALUE

**NOVEMBER 2017**

COMPLETION DATE

**18 MONTHS**

PROJECT DURATION

**44,000**

SQUARE FOOTAGE

**EDUCATIONAL**

MARKET SECTOR

**PRIVATE**

CONTRACT CLASSIFICATION



**THE ADMINISTRATORS  
OF THE TULANE  
EDUCATIONAL FUND**  
OWNER

**PELLI CLARK PELLI  
ARCHITECTS, INC.**  
ARCHITECT OF RECORD



A trusted partner in developing Jefferson Parish

Broadmoor’s extensive portfolio with the top employer of Jefferson Parish illustrates a commitment *To Honorably Serve Our Communities*. Ochsner seeks our assistance in finding accelerated and holistic solutions. We have repeatedly expanded on existing structures to meet demands in both anticipated scenarios (increase in operational scale) and unprecedented situations (COVID-19). The West Tower Expansion (2019) added seven floors and over 186,000 square feet to the existing hospital. This vertical expansion required tactical scheduling and staunch owner communication to maintain operations. Our current scope includes the West Metairie campus.



WEST TOWER EXPANSION, 2019



WEST METAIRIE, Current

**\$242,539,501**

Total contract values since 1994

**66% OF WORK IS CMAR**

**WEST METAIRIE**

Current  

**EMERGENCY COVID BUILD OUT**

July 2020  

**BAPTIST AUDITORIUM EXPANSION**

March 2019  

**WEST TOWER EXPANSION**

February 2019  

**CHILDHOOD DEVELOPMENT CENTER**

June 2018  

**CENTRAL PLANT MULTIPURPOSE EXPANSION**

January 2018  

**IMPATIENT IMAGING CENTER RELOCATION**

May 2017  

**VERTICAL PARKING EXPANSION**

October 2016  

ICON KEY ON PAGE 11

 **OCHSNER HEALTH SYSTEM SPOTLIGHT**

# Emergency COVID Build Out

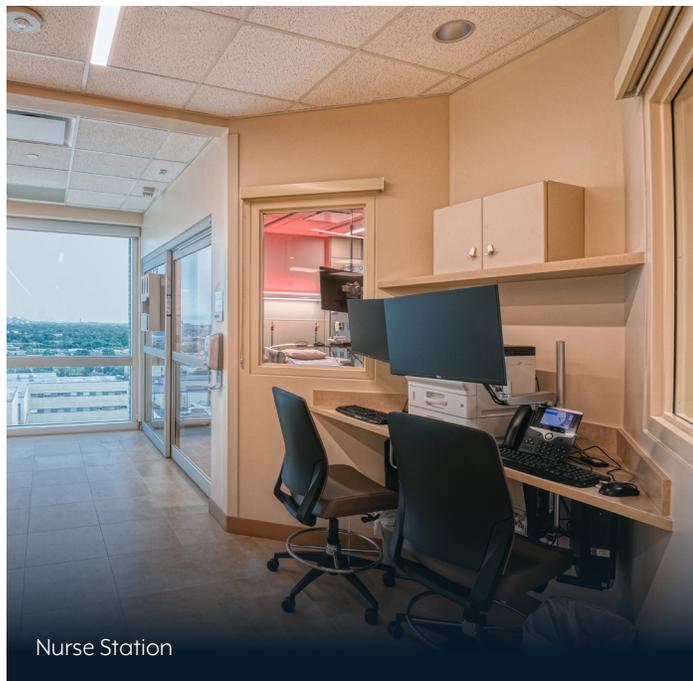
Creative solutions delivered with urgency

The second West Tower Build Out (2020) was an emergency response to the COVID-19 pandemic. Broadmoor overcame the logistical challenges of working above the occupied ICU levels, maintaining the ambulatory access road, and protecting the health of our team, patients, and hospital staff. Broadmoor created a three-floor construction plan and a 24-hour construction schedule in seven days. **VALUE ENGINEERING** prioritized safety and phasing; experience from the initial West Tower Expansion (2019) guided preconstruction and operational efforts. Our team pushed through constant uncertainty to provide the community with imperative resources.

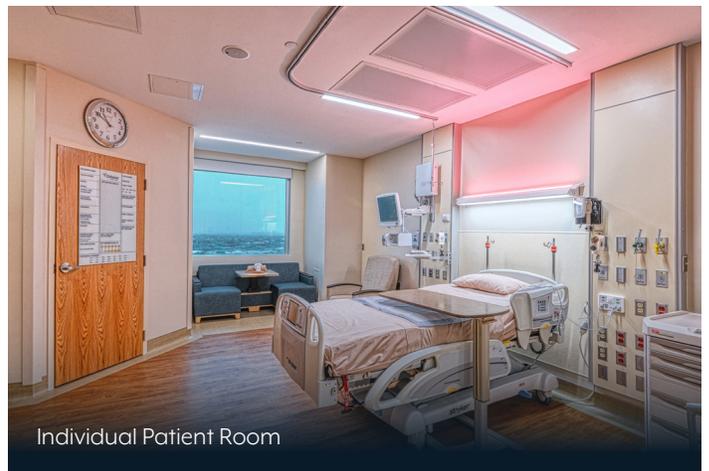
 **2020 EXCELLENCE IN CONSTRUCTION AWARDS PROGRAM, EXCELLENCE AWARD**



Waiting Room



Nurse Station



Individual Patient Room

**\$28,020,804**

PROJECT VALUE

**JULY 2020**

COMPLETION DATE

**100 DAYS**

PROJECT DURATION

**79,875**

SQUARE FOOTAGE

**HEALTHCARE**

MARKET SECTOR

**PRIVATE**

CONTRACT CLASSIFICATION



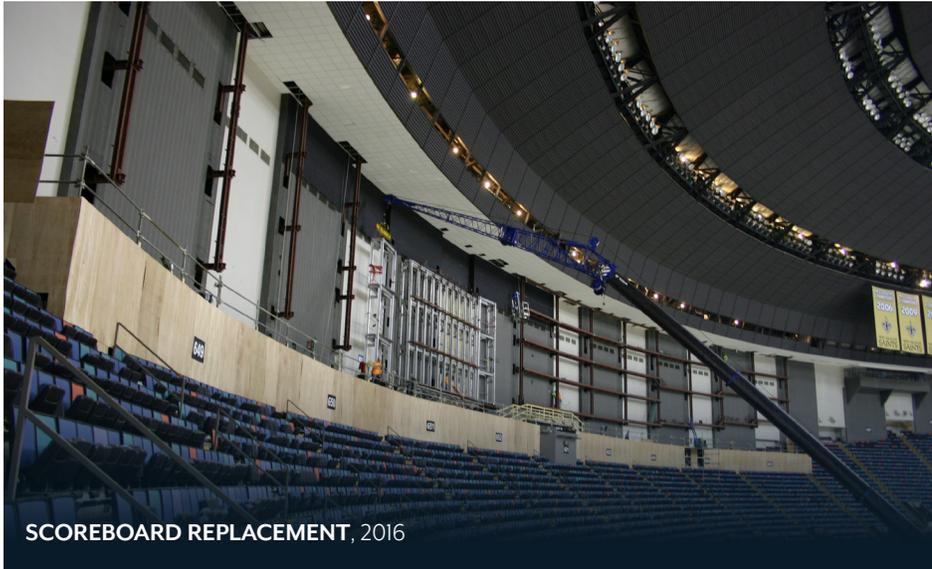
**OCHSNER CLINIC FOUNDATION**  
OWNER

**ROZAS WARD ARCHITECTS**  
ARCHITECT OF RECORD

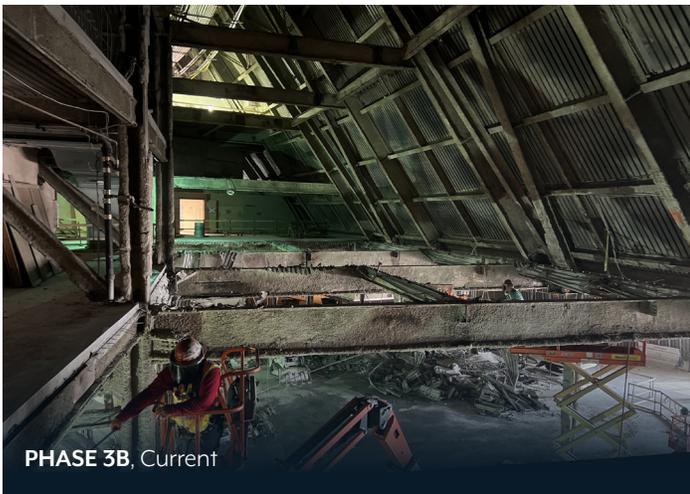
# LSED Superdome

Touchdown, Broadmoor!

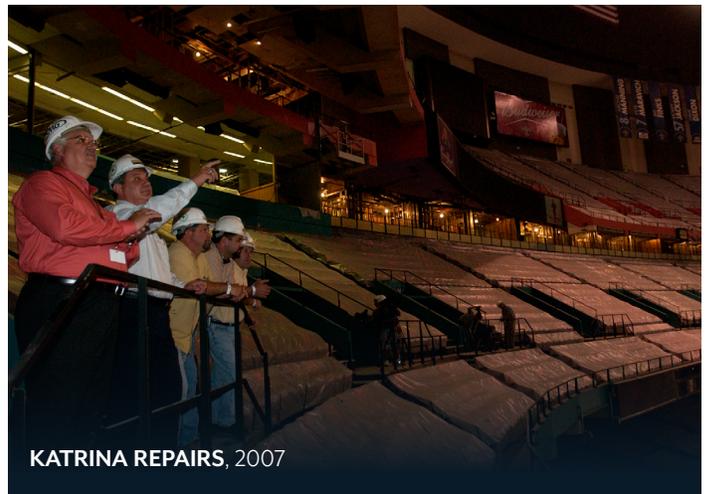
Broadmoor demonstrates intense preparation and coordination to overcome obstacles presented by external schedules. Broadmoor has secured CMAR and hard bid contracts for these unprecedented large-scale projects. The Superdome has undertaken two major renovations in its lifetime. In both instances, the State of Louisiana had entrusted Broadmoor with the task of completing the work in time for Saints football. In 2016, Broadmoor was awarded the Superdome Endzone Video Board project. The new LED Boards, installed on a radius both horizontally and vertically, needed to be installed above the 600-level seating area. Precisely installed square panels constructed the curved radius boards, totaling over 350 feet each. Our team’s planning, coordination, and execution to overcome all the project challenges is now on display for all of New Orleans to see.



SCOREBOARD REPLACEMENT, 2016



PHASE 3B, Current



KATRINA REPAIRS, 2007

## \$493,618,036

Total contract values since 1994

### 97% OF WORK IS CMAR

#### PHASE 3B

Current




#### PHASE 3A

August 2021




#### PHASE 2

August 2021




#### PHASE 1

September 2020




#### SCOREBOARD REPLACEMENT

August 2016




#### KATRINA RENOVATIONS

September 2007




ICON KEY ON PAGE 11

## LSED SUPERDOME SPOTLIGHT

### Phases 1 & 2

#### Setting the stage

This multi-phase renovation takes place over five years, culminating with New Orleans hosting the 2025 Superbowl. Phases 1 and 2 primarily consisted of work that will enable the project's future to commence during the football offseason. Phase 1 involved new stair towers, freight elevators, and significant electrical infrastructure changes. Phase 2 involved additional electrical infrastructure modifications and offered ticket holders a glimpse of the aesthetic renovations to come: field-level suites, new 200 and 400 level field-side activation areas, and new locker rooms. Broadmoor navigated extenuating circumstances like the pandemic and additional Superdome usages to complete for football season.

# \$108,608,803

PROJECT VALUE

## AUGUST 2021

COMPLETION DATE

## 16 MONTHS

PROJECT DURATION

## COMMERCIAL

MARKET SECTOR

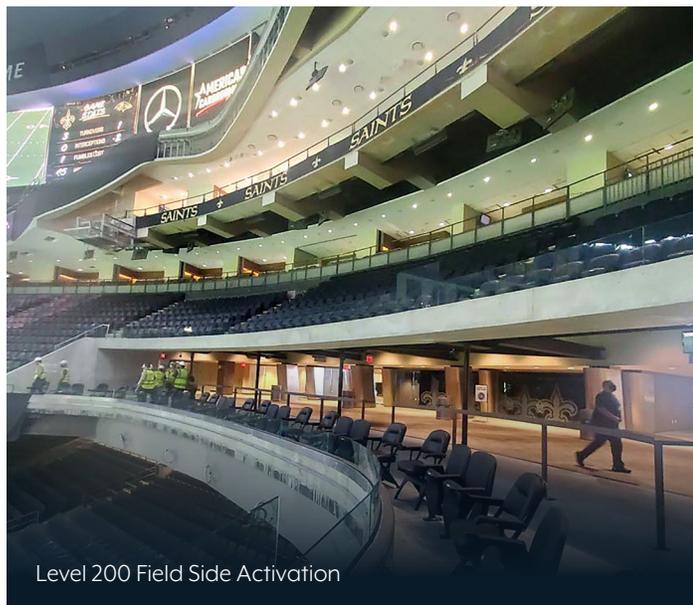
## PRIVATE

CONTRACT CLASSIFICATION

## 2021 EXCELLENCE IN CONSTRUCTION AWARDS PROGRAM, EXCELLENCE AWARD



Endzone Club Structure



Level 200 Field Side Activation



Ground Level Mercedes Endzone Club

**LOUISIANA STADIUM AND EXPOSITION DISTRICT**  
OWNER

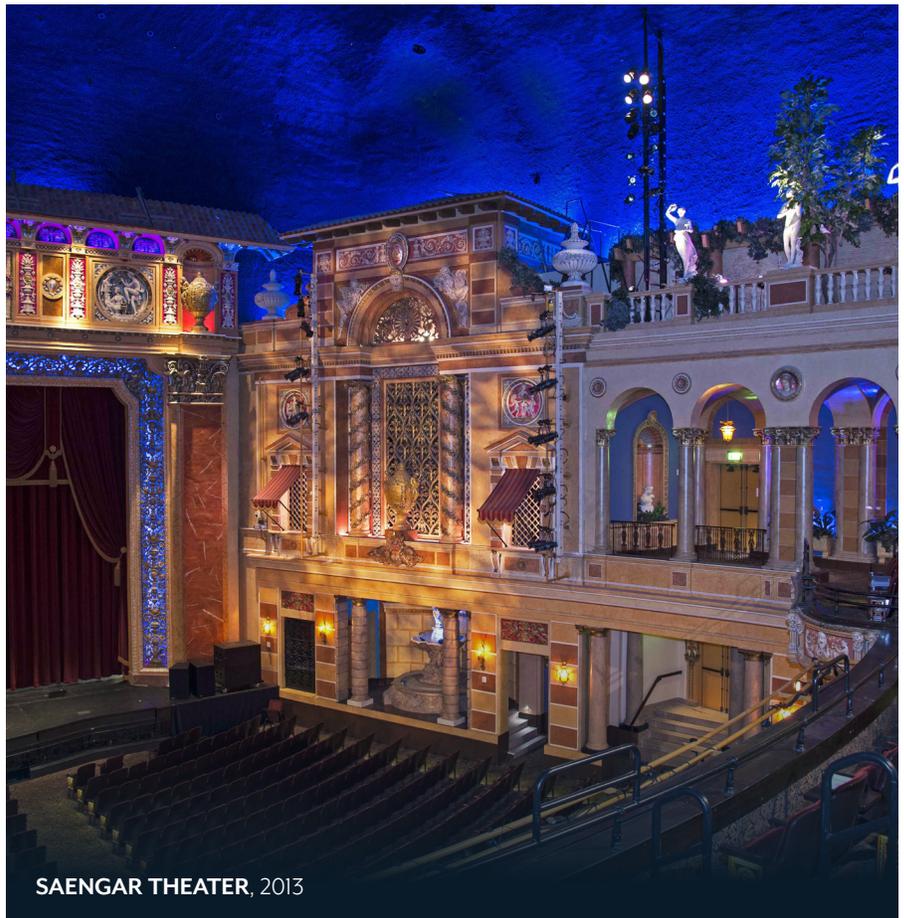
**TRAHAN ARCHITECTS**  
ARCHITECT OF RECORD



# BROADMOOR

## *TRUSTED PARTNERS*

- Current workload
- Proposed EAT Fat City Center project team
- Experienced and key project personnel



SAENGER THEATER, 2013

# Current Workload



## AUDUBON AQUARIUM OF THE AMERICAS RENOVATION

MARCH 2023

23% COMPLETE

\$30,757,707 VALUE



4 MONTHS AHEAD OF SCHEDULE



## CAREER TECHNICAL EDUCATION HIGH SCHOOL

FEBRUARY 2023

78% COMPLETE

\$33,302,024 VALUE



## INTRALOX HAMMOND

OCTOBER 2022

18% COMPLETE \*

\$71,960,987 VALUE



## BOH BROS ALMONASTER FACILITY

September 2022

10% complete  
\$806,692 value

## LAITRAM HARAHAH CAMPUS QUALITY CONTROL AND LAB OFFICE

August 2022  
18% complete  
\$113,753 value



## OCHSNER WEST METAIRIE

OCTOBER 2022

75% COMPLETE \*

\$70,040,450 VALUE



## SUPERDOME RENOVATIONS PHASE 3B

AUGUST 2024

1% COMPLETE

\$234,923,000 VALUE



## TULANE UNIVERSITY PAUL HALL SCHOOL OF SCIENCE AND ENGINEERING

SEPTEMBER 2023

11% COMPLETE

\$41,789,180 VALUE



## TOURO PHARMACY 2ND FLOOR RENOVATION

March 2023  
0% complete  
\$1,190,333 value

## TULANE UNIVERSITY ROOFING WORK

November 2022  
65% complete  
\$3,705,615 value

\* PROPOSED STAFF IS FROM PROJECTS SCHEDULED FOR 2023 COMPLETION

ICON KEY ON PAGE 11

# Team Organization

Our team's experience will remove uncertainty from the construction process.

## POINT OF CONTACT



Lucas Schuttte  
**PROJECT EXECUTIVE**

## PRECONSTRUCTION



Nathan Hunter  
**DIRECTOR OF PRECONSTRUCTION**



Matt Ward  
**LEAD ESTIMATOR**

## CONSTRUCTION



Stephen Millet  
**PROJECT MANAGER**



Jeff Mobley  
**SENIOR SUPERINTENDENT**



Nick White  
**DIRECTOR OF BIM**

## SUPPORT



John Manion  
**CHIEF OPERATIONS OFFICER**



Richard Rogers  
**DIRECTOR OF SAFETY**



Michael Park  
**DIRECTOR OF FIELD OPERATIONS**



Ryan Mouldous  
**PRESIDENT & CEO**



Todd James  
**DIRECTOR OF STRATEGIC PLANNING**



# Lucas Schutte

## PROJECT EXECUTIVE

Lucas Schutte provides leadership and strategic direction on large-scale alternative delivery projects: design and constructability oversight, budget generation, buy-out and purchasing, cost management, schedule management, execution, and close-out management. As the Project Executive, Lucas will act as the “Project CEO,” ensuring this project is delivered and executed *The Broadmoor Way* from preconstruction through project closeout.

### Experience

#### BROADMOOR, LLC

Senior Project Manager 03/2021 - Current

- Create, organize, and manage project systems throughout all construction phases: estimating, scheduling, AIA contract review, AIA contract negotiation, material procurement, change orders, billing, forecasting, and project closeout
- Coordinate communication and provide strategic advisement with client ownership and architects

#### PROCEDO GROUP, CORE COMPANY

Vice President Fort Worth, TX  
05/2020 - 02/2021

#### CORE CONSTRUCTION

Director of Operations Metairie, LA  
04/2018 - 05/2020  
Project Engineer, Project Manager 09/2010 - 04/2018

### Notable & Relevant Projects

#### CAREER TECHNICAL EDUCATION HIGH SCHOOL

#### SON OF A SAINT ADDITIONS & RENOVATIONS

#### RIZZUTO'S AT SPANISH PLAZA

#### FORT WORTH ISD 2017 BOND, PROGRAM MANAGEMENT

#### JOHN MCDONOUGH HIGH SCHOOL RENOVATION

#### BOOKER T. WASHINGTON HIGH SCHOOL

#### NEW KARR HIGH SCHOOL

#### KENNER DISCOVERY TEMPORARY CAMPUS

#### DR. MARTIN LUTHER KING HIGH SCHOOL

### Education

#### MISSOURI STATE UNIVERSITY

Bachelor of Science,  
Construction Management  
Fall 2009

### Certifications

#### LA CONTRACTORS' LICENSE

2018

#### USGBC LEED GREEN ASSOCIATE

2011

#### PRIMAVERA P6 CERTIFICATION

2011

#### OSHA 30

2010

#### USACE CQMC

2010

### Skills

- P6, Procore, CMiC, Viewpoint Vista
- Predictive Solutions, Forecasting
- Bluebeam, Microsoft Suite

### Organizations

#### HOGS FOR THE CAUSE



# Stephen Millet

## PROJECT MANAGER

Stephen Millet’s responsive leadership style and astute understanding of Jefferson Parish make him an invaluable asset to the operations team. During Stephen’s eight years at Broadmoor, he has managed over \$225 million in projects with particular attention to cost control acumen. His motivation to create inspired spaces, develop honest relationships, and achieve tactical success produces superior team performance.

### Experience

#### **BROADMOOR, LLC**

Project Manager

02/2014 - Current

- Create, organize, and manage project systems throughout all construction phases: estimating, scheduling, AIA contract review, AIA contract negotiation, material procurement, change orders, billing, forecasting, and project closeout
- Coordinate communication and provide strategic advisement with client ownership and architects

#### **THE LEMOINE COMPANY**

New Orleans, LA

Project Engineer

01/2010- 02/2014

Estimator

05/2009 - 01/2010

### Notable & Relevant Projects

#### **OCHSNER WEST METAIRIE**

#### **VIRGIN HOTEL NEW ORLEANS**

#### **BOH MAIN OFFICE RENOVATIONS**

#### **NEW ORLEANS CONVENTION AND VISITORS BUREAU**

#### **SHELL APPOMATTOX LIVING QUARTERS**

#### **CITY PARK GOLF CLUBHOUSE**

#### **LAFITTE HOUSING PHASE 3**

### Education

#### **LOUISIANA STATE UNIVERSITY**

Bachelor of Science,  
Construction Management

Business Administration Minor

Fall 2009

### Certifications

#### **LEAN CONSTRUCTION INSTITUTE**

2017

#### **OSHA 30**

2014

### Skills

- P6, CMiC, Procore, Centerline
- Forecasting, OST
- Bluebeam, Microsoft Suite

### Organizations

#### **NEW ORLEANS YOUTH LEADERSHIP COUNCIL**

#### **OUR LADY OF THE HOLY ROSARY PARISH COUNCIL**



# Jeff Mobley

## SENIOR SUPERINTENDENT

Jeff Mobley will manage the project’s daily field operations. He has extensive experience building multi-purpose spaces with programmatic elements and community projects; he has been a Senior Superintendent for over \$100 million in GNO educational facilities. Jeff believes that a project’s success is measured by team members’ desire to continue a relationship. He creates a positive and honest project atmosphere, leading the team to *Do The Right Thing* and ensuring that *We Keep Our Promises*.

### Experience

#### **BROADMOOR, LLC**

Senior Superintendent

02/2021 - Current

- Manages jobsite safety, quality, and schedule for all operations
- Facilitate communication between ownership, design partners, field team members, subcontractors, and trade partners
- Collaborate with the Project Manager and Project Executive to meet **CONDITIONS OF SATISFACTION**

#### **CORE CONSTRUCTION**

New Orleans, LA

Senior Superintendent

04/2004 - 10/2020

### Notable & Relevant Projects

#### **OCHSNER WEST METAIRIE**

#### **ABILENE CHRISTIAN UNIVERSITY**

#### **NEW KARR HIGH SCHOOL**

#### **KENNER DISCOVERY TEMPORARY CAMPUS**

#### **CANTERFIELD OF BLUFFTON ASSISTED LIVING FACILITY**

#### **DR. MARTIN LUTHER KING HIGH SCHOOL**

#### **DREW ELEMENTARY SCHOOL**

#### **JEFFERSON PARISH SCHOOL BOARD BUILDING**

### Education

#### **TULANE UNIVERSITY**

Masters of Business Administration

Spring 2000

#### **THE OHIO STATE UNIVERSITY**

Bachelor of Science, Logistics

Spring 1984

### Certifications

#### **OSHA 30**

2009

### Skills

- P6, Procore, CMiC
- Revizto
- Bluebeam, Microsoft Suite



# Nathan Hunter

## DIRECTOR OF PRECONSTRUCTION

Nathan Hunter leads the preconstruction team with unparalleled eagerness and passion, ensuring Broadmoor’s commitment to *Perpetuate The Legacy By Being A Part Of Something Special*. Throughout his eight-year tenure at Broadmoor, Nathan consistently redefines what’s possible in timeline, budget, and service. Using decisive critical thinking, tactical communication, and new strategies, Nathan takes *Never Be Satisfied* to a new level.

### Experience

#### **BROADMOOR, LLC**

Vice President, Director of Preconstruction 07/2015 - Current

- Manage the preconstruction department: successful training of preconstruction team members and implementation of *the Broadmoor Way*
- Provide executive leadership in all preconstruction efforts: production of complete preconstruction plans, implementation of communication standards, and maintenance of client relationships

Lead Estimator 03/2014 - 07/2015

- Develop all project estimates
- Coordinate with owners, subcontractors, and trade partners for collection of all estimate information and project components

**KENT DESIGN BUILD** Mandeville, LA

Estimator 01/2011 - 03/2014

### Notable & Relevant Projects

**SUPERDOME RENOVATIONS: 1, 2, 3A, 3B**

**TULANE UNIVERSITY PAUL HALL**

**CAREER TECHNICAL EDUCATION HIGH SCHOOL**

**SON OF A SAINT ADDITIONS & RENOVATIONS**

**VIRGIN HOTEL NEW ORLEANS**

**TULANE UNIVERSITY DINING COMMONS**

**TULANE UNIVERSITY GOLDRING WOLDENBERG BUSINESS COMPLEX**

### Education

#### **LOUISIANA STATE UNIVERSITY**

Bachelor of Science,  
Construction Management

Business Administration Minor

Spring 2008

### Certifications

#### **LEED AP BD+C**

January 2020

### Skills

- P6
- OST
- Bluebeam, Microsoft Office

### Organizations

**DUCKS UNLIMITED**

**COASTAL CONSERVATION ASSOCIATION**

**BOYS AND GIRLS CLUB BOARD**

**USGBC BOARD**



# Matt Ward

## PRECONSTRUCTION MANAGER

Matt Ward is an essential resource to the preconstruction team with detailed focus, attentive interpersonal skills, and a tenacious work ethic. From project conceptualization to GMP approval, Matt provides unparalleled detail in estimates and preconstruction efforts. Throughout his three years at Broadmoor, he upwards of \$265 million in projects, emphasizing schedule consistency and cost estimate precision.

### Experience

#### **BROADMOOR, LLC**

Preconstruction Manager

08/2019 - Current

- Coordinate, organize, and manage all preconstruction phases: conception, budgeting, design, scheduling, deadlines, executed construction contract
- Provide cost estimates ranging in levels of detail
- Provide critical assessment of subcontractor pricing and design documents
- Reduce project costs to align with the Owner’s budget and overcome budget constraints: value engineering, partial releases, early work authorizations, allowance alternatives, scope and item procurements

#### **THE MCDONNELL GROUP**

Metairie, LA

Estimating Team Manager

02/2018 - 08/2019

#### **CAJUN CONCRETE SERVICES**

New Orleans, LA

Project Manager, Estimator, Superintendent

03/2016 - 02/2018

### Notable & Relevant Projects

#### **SUPERDOME RENOVATIONS: 3A, 3B**

#### **LAITRAM D-LINE**

#### **SON OF A SAINT ADDITIONS & RENOVATIONS**

#### **CAREER TECHNICAL EDUCATION HIGH SCHOOL**

### Education

#### **SACRAMENTO STATE UNIVERSITY**

Bachelor of Science,  
Construction Management

Business Administration Minor

Spring 2009

### Certifications

#### **OSHA 30**

2009

### Skills

- Procore
- OST
- Bluebeam, Microsoft Office

### Organizations

#### **SLIDELL BANTAM BASEBALL ASSOCIATION**

Coach

#### **LAKE CASTLE SLIDELL PRIVATE SCHOOL MEN’S CLUB**

Vice President

#### **GREATER NEW ORLEANS BUSINESS ROUNDTABLE**



# Nick White

## DIRECTOR OF BIM

Nick White is an essential resource for all project phases, providing innovative solutions to unprecedented challenges. Motivated by the core value of *Never Be Satisfied*, Nick uses critical analysis to develop custom technological approaches for each project. His ten years of experience in the intersection of construction and technology leads Broadmoor’s approach to technology integration. He empowers large-scale operations teams with comprehensive software training, and creates company-wide standards of procedures.

### Experience

#### **BROADMOOR, LLC**

Director of BIM

09/2018 - Current

- Develop, update, and distribute Vitruvian Design & Construction (VDC) standard operating procedures for project success. Instigate and incorporate relevant technologies: laser scanning, iPad model access, 4D modeling
- Provide training for integrated software in preconstruction, operations, and safety

#### **COASTAL CONSTRUCTION COMPANY**

Miami, FL

BIM Coordinator

06/2012 - 05/2018

### Notable & Relevant Projects

#### **TULANE UNIVERSITY PAUL HALL**

#### **SUPERDOME RENOVATIONS: 1, 2, 3A, 3B**

#### **OCHSNER WEST METAIRIE**

#### **VIRGIN HOTEL NEW ORLEANS**

### Education

#### **GEORGIA SOUTHERN UNIVERSITY**

Bachelor of Science,  
Construction Management  
Spring 2012

### Certifications

#### **OSHA 30**

2012

### Skills

- Autodesk Revit
- Faro Scanning
- Naviworks
- Bluebeam, Microsoft Office



# Michael Park

## DIRECTOR OF FIELD OPERATIONS

Michael Park’s unparalleled knowledge of field operations brings proactive wisdom to all projects. From Assistant Project Manager to Project Executive, Michael has first-hand experience in the nuances and variations of completing a project. He leads all projects to success by building high-performing teams—equipped with Lean tools, communication standards, and knowledge from his seventeen years of experience at Broadmoor. The complexities and challenges Michael is motivated by the complexities and challenges that come with each project and encourages team members to *Never Be Satisfied*.

### Education

#### LOUISIANA STATE UNIVERSITY

Bachelor of Science,  
Construction Management  
Fall 2009

### Certifications

#### ARMY CORP OF ENGINEERS CONSTRUCTION QUALITY MANAGEMENT

2006

#### OSHA 30

2006

### Skills

- P6, Procore, CMiC, CMP Scheduling
- Navis, Revizto

### Experience

#### BROADMOOR, LLC

Vice President, Director of Field Operations 01/2021 - Current

- Responsible for all Broadmoor field operations and construction deliverables
- Management of all projects’ schedules, site logistics, quality control measures, and safety plans
- Manage field operations employee experience: recruitment, hiring, training, and continuous education
- Manage operations project development with preconstruction phasing influence: constructability assessment and logistic plan

Project Executive 01/2017 - 12/2020

Senior Project Manager 01/2012 - 01/2017

Project Manager 01/2008 - 01/2012

Assistant Project Manager 01/2005 - 01/2008

### Notable & Relevant Projects

#### AUDUBON AQUARIUM OF THE AMERICAS RENOVATION

#### RIZZUTO’S AT SPANISH PLAZA

#### NEW ORLEANS MUSEUM OF ART RENOVATION

#### TULANE UNIVERSITY DINNING COMMONS

#### TULANE UNIVERSITY GOLDRING WOLDENBERG BUSINESS COMPLEX

« CONTINUED »



# Richard Rogers

## DIRECTOR OF SAFETY

Richard Rogers implements a culture of jobsite safety, continuously improving standards and refining management approaches. He combines expert knowledge in adult learning techniques and previous experience as a project manager to create customized accountability measures. Throughout his ten years at Broadmoor, Richard equips employees with relevant training and leads by example to ensure safety.

### Experience

#### **BROADMOOR, LLC**

**Director of Safety** 06/2019 - Current

- Create, implement, and manage all Project Safety Programs; develop project-specific safety plans
- Train project leadership and Safety Representatives in safety accountability standards
- Manage safety culture on all Broadmoor jobsites: subcontractor safety training verification, onsite training facilitation, subcontractor Safety Representative management, OSHA training verification, OSHA 30 logs
- Conduct daily jobsite and work area inspections and weekly formal inspections; provide corrective solutions and risk mitigation strategies
- Assist Superintendents in establishing fire prevention, evacuation, and control procedures
- Investigate and generate reports on all incidents

**Project Manager** 10/2012 - 06/2019

- Create, organize, and manage project systems throughout all construction phases: estimating, scheduling, AIA contract review, AIA contract negotiation, material procurement, change orders, billing, forecasting, and project closeout
- Coordinate communication and provide strategic advisement with client ownership and architects

**ELLIS CONSTRUCTION** New Orleans, LA

**Project Manager** 09/2010 - 10/2012

### Education

#### **LOUISIANA STATE UNIVERSITY**

Bachelor of Science,  
Construction Management  
Business Administration Minor  
Spring 2008

### Certifications

#### **ASP ASSOCIATE SAFETY PROFESSIONAL**

2021

#### **OSHA AUTHORIZED TRAINER**

2019

#### **LEED AP**

2016

### Organizations

#### **ASSOCIATION OF BUILDERS AND CONSTRUCTORS**

#### **CERTIFIED SAFETY PROFESSIONALS BOARD**



# John Manion

## CHIEF OPERATIONS OFFICER

John Manion provides leadership and strategic direction to ensure owner satisfaction. His twenty years of industry experience influences all Broadmoor operations planning and phasing. John’s passion for creating the best inspires the operations team to *Perpetuate The Legacy By Being Part Of Something Special.*

### Experience

#### BROADMOOR, LLC

Chief Operations Officer 01/2021 - Current

- Manage and influence all Broadmoor operations phases and performance
- Lead the project management team in contract, management and owner relations
- Facilitate all Broadmoor insurance, accounting, legal operations, and risk management
- Manage project budget generation, schedule, operations execution, and close-out

Project Executive 03/2014 - 01/2021

- Provide leadership and strategic direction on large-scale design-build projects: design and constructability oversight, budget generation, buy-out and purchasing, cost management, schedule management, execution, and close-out management
- Maintain relationships: clients, designers, subcontractors, and tradepartners

**THE LEMOINE COMPANY** New Orleans, LA  
Senior Project Operations Manager 01/2012 - 03/2014

**THE MCDONNELL GROUP** New Orleans, LA  
Project Manager 06/2001 - 12/2011

### Notable & Relevant Projects

**AUDUBON AQUARIUM OF THE AMERICAS RENOVATION** **SUPERDOME RENOVATIONS: 1, 2, 3A, 3B**

**CAREER TECHNICAL EDUCATION HIGH SCHOOL** **SON OF A SAINT**

**VIRGIN HOTEL NEW ORLEANS** **OCHSNER WEST METAIRIE**

### Education

#### LOUISIANA STATE UNIVERSITY

Bachelor of Science,  
Construction Management

Spring 2001

### Certifications

#### CONSTRUCTION INTERNATIONAL RISK MANAGEMENT INSTITUTE

2018

#### PMP, PROJECT MANAGER INSTITUTE

2011

#### LEED AP BD+C, GREEN BUILDING CERTIFICATION

2010

### Organizations

#### MARSH AND BAYOU MAGAZINE

Contributing Editor

#### CONSTRUCTION FINANCIAL MANAGEMENT ASSOCIATION

#### LSU CONSTRUCTION INDUSTRY ADVISORY COUNCIL

#### LOUISIANA OUTDOOR WRITERS ASSOCIATION



# Ryan Mouledous

## PRESIDENT & CHIEF EXECUTIVE OFFICER

Ryan Mouledous spearheads Broadmoor’s incredible growth by persistently challenging industry standards, regularly looking for better ways to guide projects, and championing the commitment *To Honorably Serve Our Communities*. Ryan adopts an intuitive and visionary leadership style, focusing on the core of critical issues and solving challenges with radical empathy. He emphasizes honesty and transparency in client relationships, steadily advancing *The Broadmoor Way* over his 18 years at the company.

### Experience

#### **BROADMOOR, LLC**

President & Chief Executive Officer 01/2014 - Current

- Manage and support all Broadmoor employees
- Lead Broadmoor strategic efforts and business development
- Liasion between Broadmoor and Boh Bros
- Responsible for company communication and employee developmont experiences

Director of Preconstruction 01/2009 - 08/2011

- Manage the preconstruction department: successful training of preconstruction team members and implementation of *The Broadmoor Way*
- Provide executive leadership in all preconstruction efforts: production of complete preconstruction plans, implementation of communication standards, and maintenance of client relationships

**THE LEMOINE COMPANY** New Orleans, LA  
Vice President 09/2011 - 01/2014

### Notable & Relevant Client Relationships

**OCHSNER HEALTH SYSTEM**

**LOUISIANA DEPARTMENT OF EDUCATION RECOVERY SCHOOL DISTRICT**

**TULANE UNIVERSITY**

**AUDUBON INSTITUTE**

**LOUISIANA STADIUM AND EXHIBITION DISTRICT**

**BPGS**

**MORIAL CONVENTION CENTER**

**VIRGIN HOTEL GROUP**

### Education

#### **THE UNIVERSITY OF SOUTHERN MISSISSIPPI**

Master of Science,  
Human Performance

Fall 1998

Bachelor of Science,  
Business Administration

Management Minor

Spring 1997

### Certifications

#### **ASSOCIATED BUILDERS AND CONTRACTORS BOARD**

2014

### Organizations

#### **THE UNIVERSITY OF SOUTHERN MISSISSIPPI ALUMNI ASSOCIATION BOARD**

**ARCHBISHOP HANNAN HIGH SCHOOL MASTER PLANNING COMMITTEE**

**GNO, INC. NEXTGEN COUNCIL**



# Todd James

## DIRECTOR OF STRATEGIC PLANNING

Todd James’ unique experience in relationship management and knowledge of local operational structures supports the development stage of all projects. With over twenty years of design-build industry experience, Todd provides front-ended solutions to progress projects to the operations phase. Todd’s invaluable perspective *Perpetuates The Legacy By Being Part Of Something Special*, delivering more than \$850 million in construction projects across the Gulf Coast Region. He is motivated *To Honorably Serve Our Communities*, chairing multiple influential New Orleans boards and leading the growth of the Greater New Orleans area.

### Education

#### TUSKEGEE UNIVERSITY

Bachelor of Architecture,  
Architecture

Spring 2003

### Certifications

#### URBAN LAND INSTITUTE

2019

### Organizations

#### GNO, INC. BOARD

#### CITY OF NEW ORLEANS, ZONING ADJUSTMENT BOARD

Vice Chairman

#### GNO, INC. NEXTGEN COUNCIL

#### NEW ORLEANS PUBLIC BELT RAILROAD

Finance Chairman

Commissioner

#### ASSOCIATION OF BUILDERS & CONTRACTS, BAYOU DISTRICT

#### YOUNG LEADERSHIP COUNCIL

Vice President of Membership

### Experience

#### BROADMOOR, LLC

Director of Strategic Planning

10/2018 - Current

- Support all pre-project planning with critical regulatory assessment, owner relations, and comprehensive project overview

#### PRINCIPAL & EXECUTIVE VICE PRESIDENT

New Orleans, LA

Estimating Team Manager

07/2011 - 10/2018

#### MWH GLOBAL & ROYAL ENGINEERING, LLC

New Orleans, LA

Quality Assurance & Project Manager  
City of New Orleans Recovery Program

01/2010 - 06/2011

### Notable & Relevant Client Relationships

#### RIVER DISTRICT NEIGHBORHOOD INVESTORS, LLC

#### NEW ORLEANS MORIAL CONVENTION CENTER

#### 1600 SOUTH PETER STREET, LLC

#### LOUISIANA STADIUM AND EXHIBITION DISTRICT

#### VIRGIN HOTEL GROUP

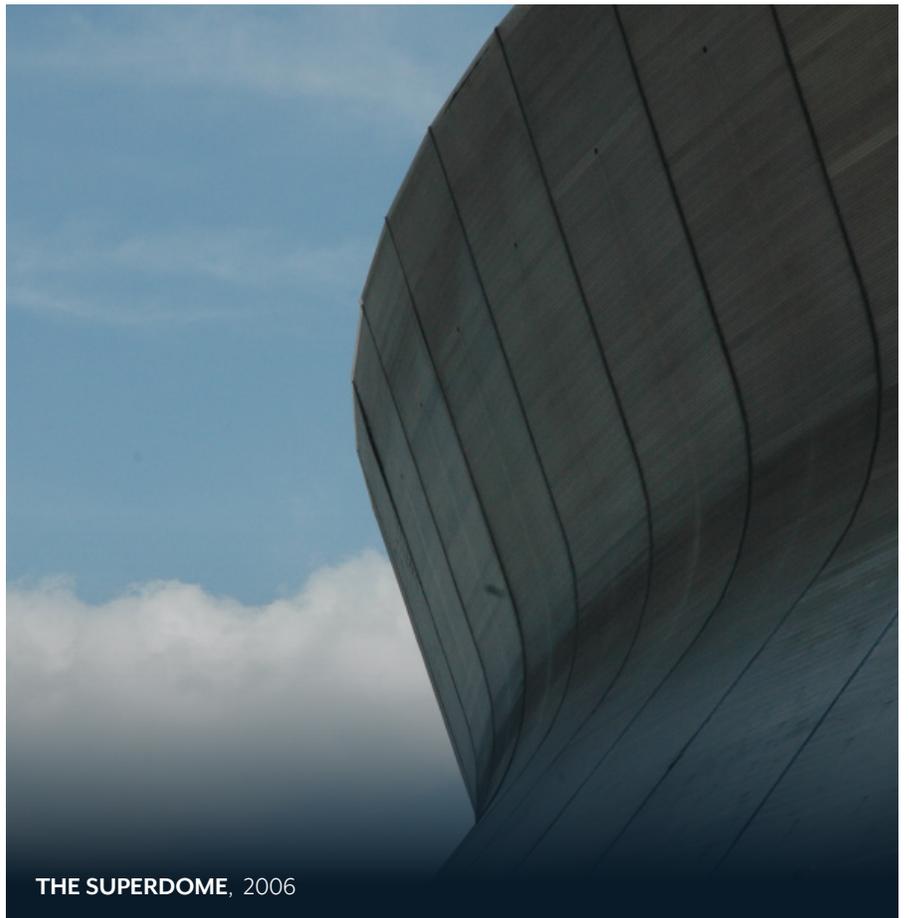
#### BPGS



# PRECONSTRUCTION

## *ENVIRONMENT OF TRANSPARENCY*

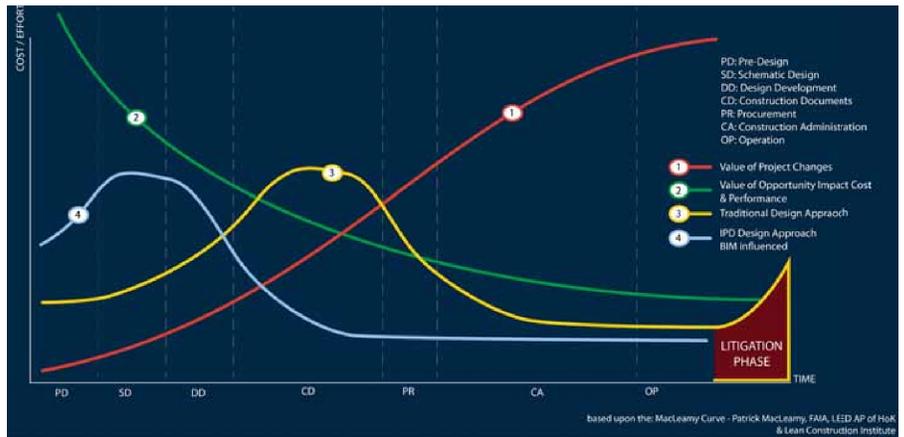
- Preconstruction Phase Management
- Cost Control
- Relationship Management
- Tools & Technology



THE SUPERDOME, 2006

# Cost Control Ideology

Lean methodology guides preconstruction's cost management approach



THE MACLEAMY CURVE

## TARGET VALUE DESIGN

**TARGET VALUE DESIGN** is the proactive approach of designing to a budget rather than budgeting to a design. The preconstruction team streamlines the design and construction process by analyzing the project's success criteria with market cost and construction feasibility data. This analysis of variances distinguishes a project's operational needs from wants. The **TARGET VALUE DESIGN** ideology increases a project's reliability in achieving budget, quality, and schedule goals.

## THE MACLEAMY CURVE

**THE MACLEAMY CURVE** is guiding ideology to the Broadmoor preconstruction approach. This principle demonstrates the relationship between a project's value and design phasing; the more front-ended design efforts are in a project's development, the more value the finished project has. Applying **THE MACLEAMY CURVE** minimizes cost and maximizes flexibility in high-impact design decisions.

## BASELINE BUDGETING

Baseline Budgeting allows the preconstruction team to focus on critical project components and meet an owner's budgetary goal. An outline of essential elements of the project determines the areas to explore cost-saving solutions, influencing preconstruction strategy. This technique eliminates unnecessary spending.

| Item Number  | Description | Page / Section | Quantity | Unit of Measure | Material Cost | Labor Cost | Sub Cost   | Equipment Cost | Other Cost | Total Material Cost | Total Labor    |
|--|-------------|----------------|----------|-----------------|---------------|------------|------------|----------------|------------|---------------------|----------------|
| System   |             |                |          |                 |               |            |            |                |            | \$611,634.00        | \$1,630,260.00 |
| System: Building A   |             |                |          |                 |               |            |            |                |            | \$281,547.17        | \$62,000.00    |
| Masterformat Level 1: 03 00 00 CONCRETE                                |             |                |          |                 |               |            |            |                |            | \$0.00              | \$0.00         |
| Masterformat Level 1: 04 00 00 MASONRY                                 |             |                |          |                 |               |            |            |                |            | \$16,468.17         | \$16,468.17    |
| Masterformat Level 1: 05 00 00 METALS                                  |             |                |          |                 |               |            |            |                |            | \$14,000.00         | \$3,500.00     |
| Masterformat Level 1: 06 00 00 WOOD, PLASTICS, AND COMPOSITES          |             |                |          |                 |               |            |            |                |            | \$8,859.00          | \$8,859.00     |
| Masterformat Level 1: 07 00 00 THERMAL AND MOISTURE PROTECTION         |             |                |          |                 |               |            |            |                |            | \$0.00              | \$0.00         |
| Masterformat Level 3: 07 11 00 Dampproofing                            |             |                |          |                 |               |            |            |                |            | \$0.00              | \$0.00         |
| Masterformat Level 3: 07 16 00 Cementitious and Reactive Waterproofing |             |                |          |                 |               |            |            |                |            | \$0.00              | \$0.00         |
| Masterformat Level 3: 07 21 00 Thermal Insulation                      |             |                |          |                 |               |            |            |                |            | \$0.00              | \$0.00         |
| Masterformat Level 3: 07 31 00 Shingles and Shakes                     |             |                |          |                 |               |            |            |                |            | \$0.00              | \$0.00         |
| Masterformat Level 3: 07 46 00 Siding                                  |             |                |          |                 |               |            |            |                |            | \$0.00              | \$0.00         |
| Masterformat Level 3: 07 51 00 Built-Up Bituminous Roofing             |             |                |          |                 |               |            |            |                |            | \$0.00              | \$0.00         |
| 07900.020 Roofing - A  | 4,172.00    | sf             |          |                 | \$0.00        | \$0.00     | \$16.00    | \$0.00         | \$0.00     | \$0.00              | \$0.00         |
| 07900.020 Mod-Bit. - A   | 4,424.92    | sf             |          |                 | \$0.00        | \$0.00     | \$16.00    | \$0.00         | \$0.00     | \$0.00              | \$0.00         |
| 07900.020 Mod-Bit. - A   | 1,580.00    | sf             |          |                 | \$0.00        | \$0.00     | \$16.00    | \$0.00         | \$0.00     | \$0.00              | \$0.00         |
| Masterformat Level 3: 07 71 00 Roof Specialties                        |             |                |          |                 |               |            |            |                |            | \$0.00              | \$0.00         |
| Masterformat Level 3: 07 84 00 Firestopping                            |             |                |          |                 |               |            |            |                |            | \$0.00              | \$0.00         |
| Masterformat Level 3: 07 92 00 Joint Sealants                          |             |                |          |                 |               |            |            |                |            | \$0.00              | \$0.00         |
| Masterformat Level 3: 07 95 00 Expansion Control                       |             |                |          |                 |               |            |            |                |            | \$0.00              | \$0.00         |
| 07900.000 Expansion - A  | 1.00        | lf             |          |                 | \$0.00        | \$0.00     | \$5,250.00 | \$0.00         | \$0.00     | \$0.00              | \$0.00         |
| Masterformat Level 1: 08 00 00 OPENINGS                                |             |                |          |                 |               |            |            |                |            | \$91,365.00         | \$471.00       |
| Masterformat Level 3: 08 11 00 Metal Doors and Frames                  |             |                |          |                 |               |            |            |                |            | \$9,215.00          | \$471.00       |
| 08100.010 Doors - H... - A   | 19.00       | ea             |          |                 | \$300.00      | \$0.00     | \$75.00    | \$0.00         | \$0.00     | \$5,700.00          | \$0.00         |
| 08100.120 Frames - ... - A   | 19.00       | ea             |          |                 | \$185.00      | \$25.00    | \$0.00     | \$0.00         | \$0.00     | \$3,515.00          | \$47.00        |
| Masterformat Level 3: 08 14 00 Window Frames                           |             |                |          |                 |               |            |            |                |            | \$73,145.00         | \$0.00         |
|  |             |                |          |                 |               |            |            |                |            | \$1,724,284.32      | \$1,824,207.00 |

DESTINI SOFTWARE

# Implementation

## Standardizing Quality

Broadmoor's preconstruction team develops the highest quality project plan by incorporating systematic Lean practices, understanding expectations, and organizing task ownership. Our strategic preconstruction phasing removes all aspects of uncertainty and consistently exceeds owner expectations regarding cost, timeline, and quality.



### 1 THE BIG ROOM MEETING

**THE BIG ROOM MEETING** is an all-hands kickoff meeting that organizes preliminary details and establishes accountability standards. This collaborative space is where we listen to the client's needs and create action steps on how to meet them. Specifically, **THE BIG ROOM MEETING** establishes the project's **CONDITIONS OF SATISFACTION**, Design Intent, and Project Intricacies. These three detailed logs clearly state and outline owner expectations, the project's purpose, and critical challenges. This practice sets the stage for transparency between the preconstruction team and ownership parties.

### 2 PULL PLAN BOARDS

**PULL PLAN BOARDS** are a result of **THE BIG ROOM MEETING**. This collaborative exercise identifies design, preconstruction, and construction milestones and determines project phasing. The **PULL PLAN BOARDS** are continuously referenced throughout the project's duration, serving as a logistical roadmap and visual accountability log.

### 3 FIELD OPERATION ESTIMATE INTEGRATION

The construction team is incorporated before the shovel hits the ground, providing perspective on logistics and risk, guiding preconstruction strategy and plan development. This collaboration creates a positive culture of communication and maximizes project efficiencies.

### 4 COMPONENT PRICING

The preconstruction team prices project components individually rather than as a collective. This analysis influences the evaluation of subcontractor and trade partner proposals. Understanding the capability of a project's **COMPONENT PRICING** equips our team with important information, creating a competitive pricing landscape between external parties.

### 5 EARLY SUBCONTRACTOR INVOLVEMENT

Like the early incorporation of the operations team, the preconstruction team brings on external parties in the beginning phases. After evaluating competency, capacity, and capability, subcontractors and trade partners adopt a design-assist role. Their specialized knowledge initiates front-ended solutions, such as early procurement and schedule development.

# Tools & Technology

Enhancing the preconstruction process with innovative software

Our preconstruction team uses technology to implement and execute strategy. These tools enhance project organization, ensure quality control, identify cost-saving opportunities, and explore favorable schedule and operational alternatives.



## DESTINI

Destini is an estimating software that combines budget update tracking and price building capabilities with 3D modeling software. The model provides 100% accuracy for the plan and ensures quality control. Destini promotes efficiency by eliminating manual takeoff entry.

## OST & PLANSWIFT

These programs provide crucial standardization in the estimation process. OST and Planswift organize and track takeoff sheets and combine different estimate facets for review and sharing.

## SMARTBID

SmartBid is a database for subcontractors, trade partners, and bid document facilitation and control. This comprehensive software provides information on available project partners and streamlines internal and external bid-related communications.

## BLUEBEAM

Bluebeam is a PDF sharing and editing software: it offers open sessions for live document editing and streamlines distribution. The preconstruction team uses Bluebeam to facilitate document revision between the ownership team and additional partners, specifically regarding contract language and estimate documents.

# Relationship Management

The power of our people

Broadmoor's preconstruction team cultivates an environment of honesty and accountability. We sustain transparency with frequent communication and reference **TO CONDITIONS OF SATISFACTION.**

## MEETING RHYTHMS

The preconstruction team is responsible for establishing meeting rhythms with external parties—ownership, design teams, subcontractors, and trade partner—and the operations, strategy, and management teams. Timeline and scope influence meeting frequency and length. For example, a bi-weekly, hour-long multi-party meeting between Broadmoor members, ownership, and the architects week, and a daily fifteen meeting huddle between Broadmoor's preconstruction team members. These consistent communication structures prevent a project's complexities from derailing the timeline. The constant flow of information between members collectively boosts the team's competency and strategy. Meeting rhythms create an environment of trust and promote transparency.



Broadmoor Team

## SUBCONTRACTOR MANAGEMENT

The preconstruction team manages subcontractor and trade partner relationships and deliverables. Our team conducts a multi-stage evaluation, presenting the owner with the highest-value candidate. After approval, Broadmoor administers project contribution, holding all external project support to the same values of transparency and accountability.

## DESIGN TEAM COLLABORATION

The design phase is a collaborative process that involves the owner, design team, contractor, and external project support. Our team emphasizes designing for construction. The preconstruction team hosts regular meetings with all key stakeholders to address critical facets of the design process. Our team uses this information to facilitate a streamlined, fast-track approach. This guiding direction promotes efficiency in cost, schedule, and quality.



# Supply Chain Management

Making uncertainty certain

Over the last two years, the construction industry has experienced unprecedented cost increases and interruptions to supply chains. Broadmoor has been at the forefront of creating strategies that ensure schedule maintenance and minimize cost increases.

## EARLY MATERIAL PROCUREMENT

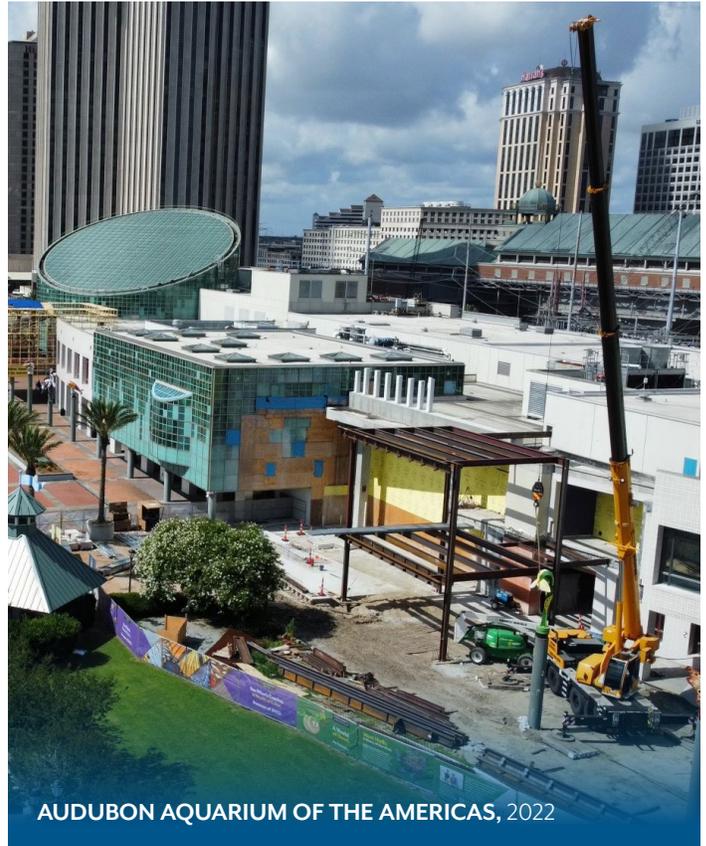
Our team can develop early packages to release raw materials, locking in prices before projected cost escalation. We work closely with our suppliers to identify areas that require the early purchase of raw materials essential to a project's success. This strategy is effective on steel structures.

## DESIGN BASED ON AVAILABILITY

Our team works with the design team to develop creative solutions with available products. Most recently, bar joists were in short supply and unavailable within a twelve-month lead time. To counter this delay, our team worked with the structural engineer to develop an all-wide flange steel design, eliminating the need for bar joists entirely and shortening the lead time by eight months.

## ESCALATION CONTINGENCIES

Broadmoor recommends the utilization of an escalation contingency within each project estimate. This information captures potential future escalation from the start of preconstruction to GMP.



AUDUBON AQUARIUM OF THE AMERICAS, 2022

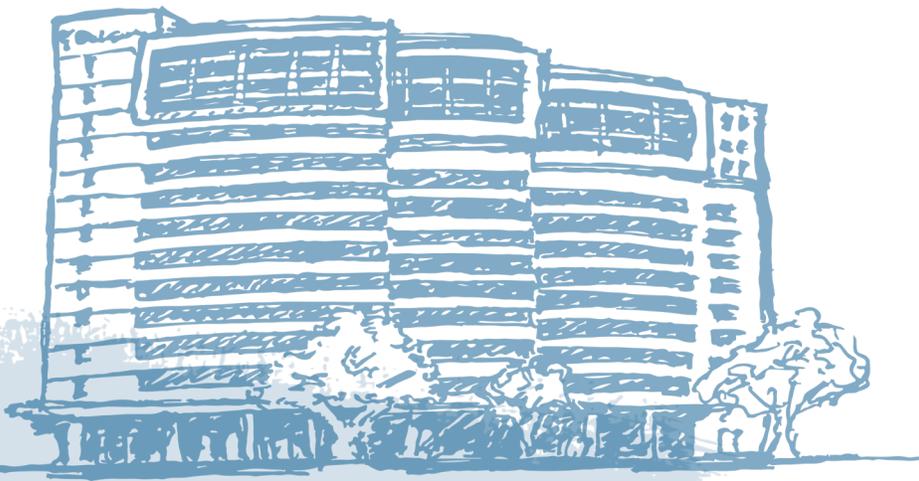
## SUBCONTRACTOR BUY-OUT PROCESS

Following subcontractor award, our project management team immediately issue letters of intent, requiring complete buy-out within the first 90 days of the project. This locks in material pricing.

## MARKET KNOWLEDGE

Our team understands the current market and lead times and can focus on relevant areas. Procurement dates for necessary items will be accounted for and included in the schedule. We are equipped with the necessary early release bid packages:

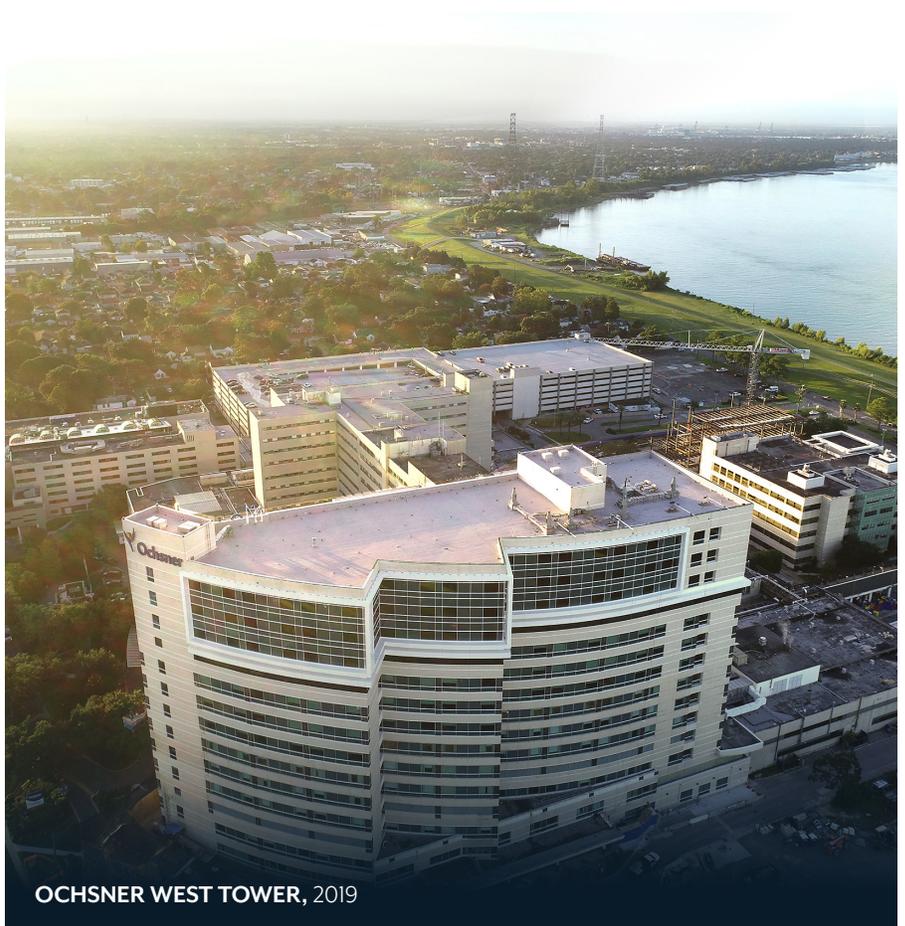
- Electrical Gear & Equipment
- Mechanical Equipment
- Roofing Materials/Insulation
- Elevators
- Glass / Glazing Materials
- Specialty Items



# OPERATIONS

## *PRECISION IN EXECUTION*

- Quality control process
- Logistics & planning
- **LAST PLANNER SCHEDULING**
- Tools & technology
- Subcontractor management
- Safety approach & implementation



OCHSNER WEST TOWER, 2019

# Quality Control Process

Eliminating rework

Our team is motivated *To Honorably Serve Our Communities* and deliver the highest quality product. Broadmoor employees are highly knowledgeable; we have many second and third-generation builders in our Supervision, Management, and Craft Labor ranks.

## 1 PREPARATORY PHASE

Meetings are held with the project team and trade partners to review all submittals, drawings, and installation data to set the expectations for the work. It is critical to fully understand the material requirements, installation details, and methods for installation to ensure we start off on the right foot.

## 2 INITIAL PHASE

Plan, do, check, adjust. Our team uses **LEAN** ideology to ensure the correct materials and installation methods are used. Additionally, this is the first opportunity to review conditions from a quality and safety standpoint. Should things not be up to standard, the team can immediately make an “adjustment.”

## 3 FOLLOW UP

Inspect the work on a routine basis and maintain a corrective work list to quickly correct what does not meet the quality standard. This mitigates deficient work accumulating as punch list items.



INTRALOX HAMMOND, 2021



## GEMBA WALKS

Gemba is the Japanese term associated with “go see the work”, and is another Lean best practice that Broadmoor has adopted. Once a month, each project holds a **GEMBA WALK**, which is hosted by the project team and attended by Senior Leadership, Project Executives, and Project Leaders. The **GEMBA WALK** offers a chance for the Project Team to showcase their work and present current challenges, allowing the Project Team to benefit from the experiences and knowledge of those attending the walk. All walks end with (2) key items:

1. [Plus/Delta](#)

*Acknowledge what going well, and listing what could be improved*

2. [How can leadership help this project?](#)

# Logistics & Phasing

You must finish before you start

This process begins with preconstruction in planning, scheduling, logistics, and safety plan. Operations phasing isn't a hand-off; it's a transition from who is in the driver's seat. To effectively price and eventually build a project, you must develop a work plan. Broadmoor places an emphasis on developing "work ready" logistics and phasing plans.

## 1 BROADMOOR ARENA

This multiday event is an official transfer of project ownership from the preconstruction team to the operations team, kicking off the construction phase. The agenda begins with contextualizing the project with the **CONDITIONS OF SATISFACTION** and **PULL PLAN BOARDS** from **THE BIG ROOM MEETING**.

The **BROADMOOR ARENA** is the culmination of all preconstruction efforts, and is a fundamental element in delivering a project *The Broadmoor Way*. Each team member receives a deep-dive into the project's cost, schedule, safety plan, logistics plan, specifications, and contract. The **BROADMOOR ARENA** is also a team building exercise.; we take several hours to discuss strengths, weaknesses, personal life, and work life. Each team member is also provided a DISC profile for each other. This process helps everyone understand strengths, weaknesses, and the best ways to work together.

## 2 MEANS AND METHODS ALIGNMENT OF SCHEDULE

Broadmoor identifies the project's critical path and explores scheduling restructuring to promote accelerated delivery. Development of a detailed project schedule is critical to the success of a project, emphasizing material procurement and submittals. Schedule sessions are held with trade partners, providing our team with actual subcontractor data to inform potential long lead items and design adjustment opportunities.



## 3 LAST PLANNER SCHEDULING

The **LAST PLANNER SYSTEM** is a collaborative project sequencing plan based on milestones. It allows the team to develop the proper order of work to eliminate rework, while eliminating waste. The P6 schedule is used to identify project milestones. Those milestones are used to develop an initial backwards pass on major activities to achieve the milestones, also known as the "pull." We then use the sticky notes to "push" the project forward. Meetings are held with all trade partners to work through the sequence and duration of work. Each team member is responsible to identify and place their tag on the boards with their duration. In this collaborative environment, the trades work together to find solutions to best meet the milestones. As a traditional P6 schedule is generated with minimal field input, the **PULL PLAN BOARDS** allow the people who are actually installing the work to dictate the sequence and duration. Ultimately, this approach is two to three times more effective in achieving milestones.

## 4 PROJECT CONTROL

Broadmoor’s project management team combines industry-leading best practices with the latest technology to focus on budget and schedule management. Our team works on-site with project supervision, monitoring cost and schedule, and proactively solving problems.

### Monthly Status Report

*Key Performance Indicators (KPI’s) track buyout status, submittals, schedule, budget, and additional key issues; Present solutions with KPI tracking variance; Develop and review with senior leadership*

### 50% Meetings

*Overall assessment to ensure the project is on track; senior leadership uses a set agenda to track owner pre-established goals*



OSCHNER WEST TOWER EXPANSION, 2019

## 5 PROCORE PUNCH LIST

Procore is used throughout construction by our project teams from a document control standpoint. In operations, the team uses the QR code development feature to generate and place codes at space entry-points. These codes link to RFI’s, submittals, pictures, etc. All team members can access this information with a mobile app, allowing seamless update tracking. These QR codes are also utilized for punch list; each trade partner can scan the code, see the exact punch list items, mark it as complete, and update the project’s entire system.



TULANE DINING COMMONS, 2019

# Tools & Technology

Enhancing the operations process with innovative software

Broadmoor is the industry leader in construction software implementation. These advancements increase deliverable quality while reduce project costs and timeline



## BIM MODELING

BIM Modeling provides design coordination of systems prior to construction. This comprehensive software identifies potential conflicts early with clash detection, eliminating potential future cost and schedule risks.



### PROCORE

From submittal management to punchlist QR codes generation, this all-inclusive platform manages communications, document control, and quality control for critical project. Plans and specifications are accessible on iPads for real-time updates in the field.



### STRUCTIONSITE

This software visually compiles a project's history. Markers are stationed throughout the site for field team members to capture 360-degree photos with cameras that automatically link to StructionSite. All team members can access the project's expansive timeline, facilitating project conditions communication.



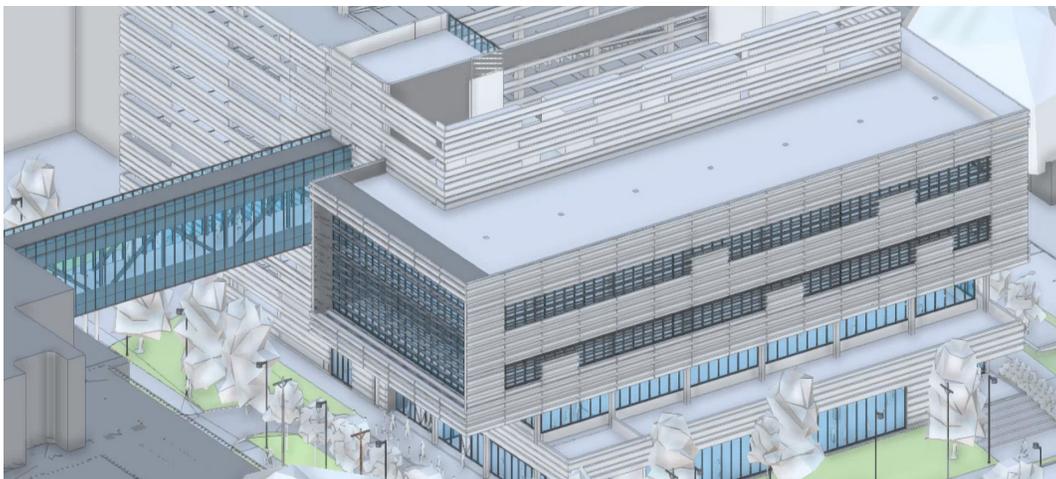
### LASER SCANNING

This tool documents existing conditions with extreme precision and accuracy. Information is incorporated in the BIM Model, influencing the team's constructability approach and reducing costs. In construction, frequent laser scanning is maintaining a 100% accurate as-built model.



## NAVIWORKS & REVIZTO

These softwares make the BIM Model iPad accessible. Team members can reference and compare the site to the 3D renderings. This streamlines questions and provides further quality control.



**BIM MODELING** links design, preconstruction, and construction

# Management Practices

There's no "I" in team.

Every project takes a team of individuals working together. Our management practice is centered around building a culture built around collaboration and trust. We utilize numerous meetings throughout the project to help develop and maintain this culture.

## WEEKLY OAC MEETINGS

The weekly Owner, Architect, Contractor (OAC) meeting is designed to ensure all parties are aligned on the current status of the project from a design, cost, and schedule standpoint. We review all critical project components including RFI's, submittals, RFC's, schedule, etc. Having the meeting weekly ensures we are consistently working collaboratively to move the project forward.

## DAILY HUDDLES

Daily huddles are utilized by our field staff both internally and externally with subcontractors. In this quick, 15 minute window, the team can talk about what they having going on that day, or a critical need. It's a great avenue to talk about issues and/or concerns. Feedback is welcomed. Breakout meetings or follow-up meetings can be arrange to get into more detail if needed.



## PREPATORY MEETINGS

Preparatory meetings are held with trade partners before major activites to t oreview all elements and ensure proper measures are taken: safety measures, logistical items, submittals, and materials.

## FREQUENT SUBCONTRACTOR MEETINGS

Our project superintendent will hold weekly subcontractor meetings with all trade partners to review current activites and a 3-week look aheads. In this meeting, we also review the current status of the pull plan boards and make any needed adjustments.

## GEMBA WALKS

Each month, every Broadmoor project hosts a Gemba walk. This strategic strategic jobsite visit is an opportunity for Broadmoor leadership and field operations team members to discuss the project. It also is an opportuniy for Broadmoor employees to see other jobs and project teams.

# Safety Approach

Everyone goes home

We are committed to maintaining a safe and productive work environment. This includes **compliance with OSHA 29, CFR 1926, 29 CFR 1910, and applicable industry regulations**. Safety management principles are the same that apply to cost, schedules, quality, and productivity. We are proactively working to prevent personal injury to our employees, subcontractor personnel, owner personnel, the general public, and property loss.

## BROADMOOR HAS OVER 50 OSHA 30 CERTIFIED MEMBERS ON STAFF

We utilize a proactive approach to accident and loss prevention to successfully maintain a high-performance level in safety on all projects. **Broadmoor is a recipient of the ABC Diamond STEP Safety Award**, the highest recognition of Safety Excellence in the industry. The primary goal of our workplace safety program is to establish that safety is paramount to a successful project, and it is the responsibility of all personnel to create and maintain a safe work environment. All Broadmoor employees and subcontractors are expected to report and correct any unsafe conditions immediately and are further trained to react in emergency situations. All subcontractors are screened prior to selection and must conform to Broadmoor's strict safety requirements to even be considered a viable candidate.

### CULTURE OF SAFETY

Everyone is responsible for preventing accidents; all unsafe conditions are reported immediately. **Frequent daily reinforcement** reminds all people on the jobsite to:

- Be observant
- Report any unsafe conditions and/or acts to the supervisor immediately
- Routinely refer to the Safety Manual Handbook for safety procedures



Superintendent Jobsite Walk

### DIVISION OF RESPONSIBILITY

While everyone is responsible for maintaining safety on a jobsite, specific team members are designated with responsibilities. This accountability metric is crucial in eliminating oversight.

#### Site Safety Representative

- *Handle all safety/accident-related calls, forwarding completed report(s) to the Safety Department*
- *Document all observed unsafe acts and/or conditions; record and share maintenance on all accidents; Review all accident reports and work with the Safety Department on post-accident evaluations*
- *Perform safety discussions at morning jobsite staff meetings as necessary; perform periodic, irregular, unannounced job site inspections to ensure that a safe working environment is maintained*

#### Superintendent

- *Lead the spirit of safety awareness and safe working practices on the jobsite*
- *Continually observe field operation; identify and correct any/all safety hazards which develop; continually develop safety management plan*

# 1 ORIENTATION

Each employee is formally oriented by the site safety representative, covering: Broadmoor, LLC’s General Safety Standards, inherent site hazards, and specific jobsite hazards. Employees will receive a numbered and documented sticker to indicate jobsite approval.

# 2 TRAINING

Tool Box safety meetings are held at the jobsite every morning, ensuring that each employee is routinely instructed in work hazards and control methods. Each meeting’s subject is pertinent to the daily performance schedule. Attendance is mandatory and documented.

# 3 JOBSITE INSPECTIONS

Frequent, random inspections are performed by safety department and field supervision.

# 4 ACCIDENT REPORTING

Every injury or illness is immediately reported to a Supervisor, and upon assesment, reported to the safety department.

# 5 EQUIPMENT OPERATOR TRAINING

Broadmoor verifies, certifies, manages all equipment operators.

# 6 FALL PROTECTION

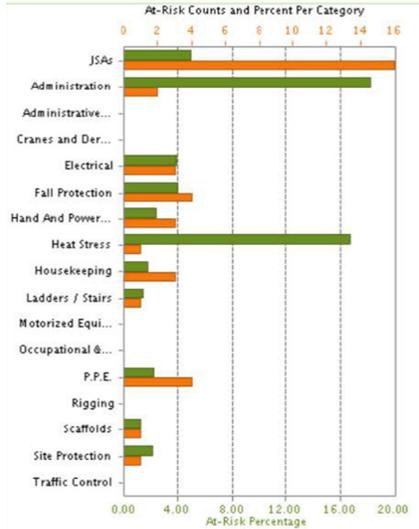
Fall protection equipment and tie-off points are routinely inspected.



## Predictive SOLUTIONS



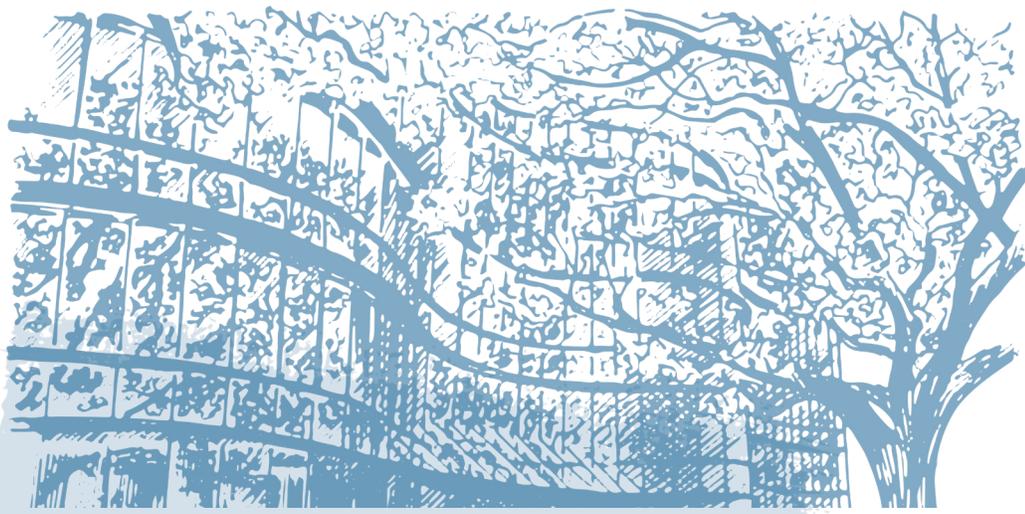
AN INDUSTRIAL SCIENTIFIC COMPANY



### PREDICATIVE SOLUTIONS

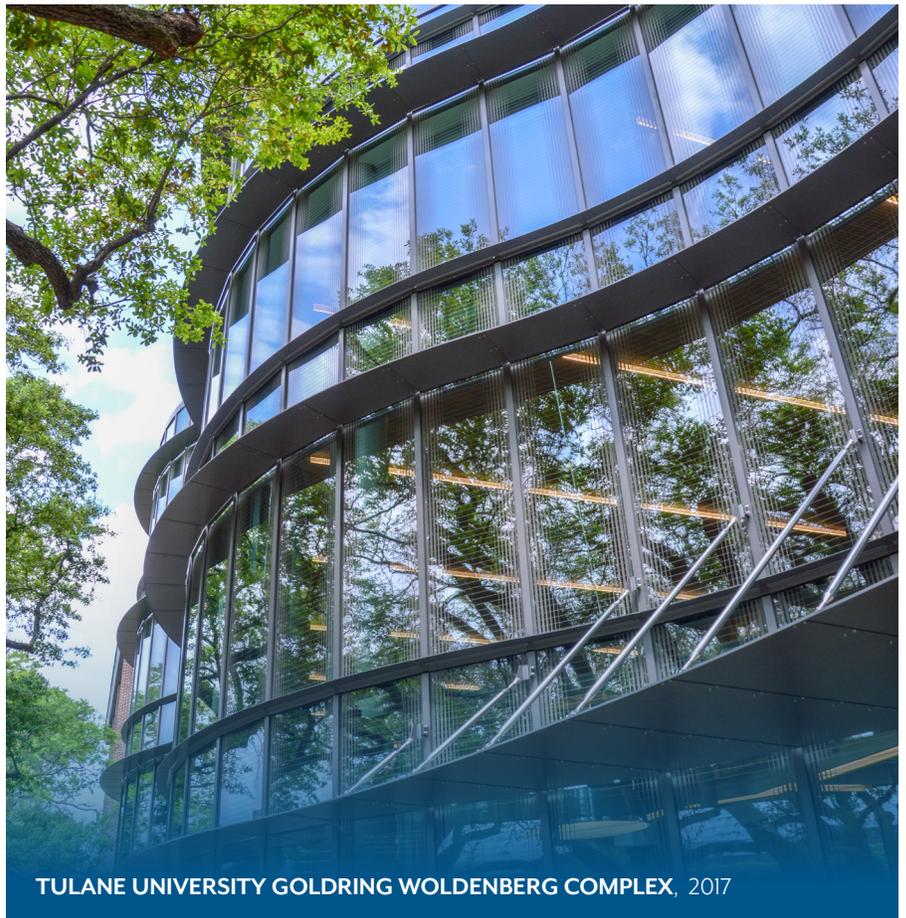
Broadmoor has found consistent and successful results by using safety data collection technology to direct our resources to make the job site environment safer. SafetyNet, is a mobile data collection software, that our team can access on mobile phones, tablets, and other common electronic devices to manage our Safety Culture.

Using the raw data collected on each job site as a tool to forecast, predict and derive leading indicators to take a proactive approach in identifying potential safety hazards before an incident in lieu of reacting to an incident. The SafetyNet software also aids in communications, and can notify all levels of the organization instantly when high hazard issues arise and need their attention. Further, SafetyNet can help identify and track to closure, unsafe or non-conforming issues that cannot be solved immediately. Finally, SafetyNet can provide management reports on current and future risk.



# INDEX

- Recommendations
- Bond capacity letter
- Insurance certification
- General professional services questionnaire
- Contractor License



TULANE UNIVERSITY GOLDRING WOLDENBERG COMPLEX, 2017

# APGD

AIRPORT PARKING GARAGE DEVELOPMENT, LLC

1855 N. Gayoso St.  
New Orleans, LA 70119

September 1, 2020

To Whom It May Concern,

It is without reservation that I write this letter of recommendation for the exemplary results that Broadmoor, LLC produced in building the new Long-Term Garage at the Louis Armstrong New Orleans International Airport North Terminal. This seven level, 2,800 spaces, parking facility is an example of how a difficult project can be completed on time and on budget when the construction manager successfully over comes known and unforeseen obstacles to meet the owner's requirements.

Broadmoor was selected as the construction manager during the schematic design phase of the process. Their input was key in our understanding of the impact of our design decisions would have on the schedule and the cost of the garage. They met our aggressive pre-development schedule and delivered a construction schedule and guaranteed maximum price which enabled us to start construction in time to meet the new North Terminal's planned opening date.

This garage development presented several unique challenges over and above a standard construction project. These challenges included:

- A site surrounded by the construction of the new North Terminal which limited the overall area and constricted the working site. Site access was subject to third party access requirements.
- Personnel and material deliveries were limited to one secondary street with a security gate restricting ingress and egress to a conflicted single lane.
- City roadway restriction limited the delivery of the 22,000 pre cast pieces to limited hours per day with closures for holidays and special events.

- The one million square feet of concrete pours were scheduled at night to work around the restricted street access and conflicting North Terminal construction activity.
- Intermittent site closures relating to FAA flight control requirements due to the adjacent runways.

This project had the additional challenge of needing to be designed and constructed in two phases to meet the North Terminal opening schedule. Broadmoor was key to working around the physical design issues, ongoing construction, and parking operational requirements for this planned phased opening.

The key to this success was the knowledge and commitment of the members of the Broadmoor management staff. From the beginning with the budgeting group and continuing with the on-site management staff, I was impressed with the commitment to getting problems resolved. Broadmoor worked hard to create a positive subcontractor environment while maintaining construction quality and schedule.

A successful large development project requires that the members of the project team work together to create a workable plan, cooperate to resolve unforeseen problems, and execute their work in a professional manner. I can, without reservation, state that Broadmoor's team met all these objectives. I would welcome the opportunity to work with Broadmoor in the future.

Sincerely,



William "Biff" Porter  
Development Manager



*Planning, Design & Construction*

August 29, 2019

Associated Builders and Contractors Inc. - Bayou Chapter

Project: Tulane University Commons; New Orleans, Louisiana

RE: ABC Excellence in Construction Award

This letter is sent to you to recommend Broadmoor, LLC (Broadmoor) for the ABC Excellence in Construction Award in recognition of the recently completed Tulane University Commons in New Orleans, Louisiana. The vision of this 77,000 square foot project was to develop a dining/hangout facility for Tulane University and a consolidated setting for the Newcomb College Institute.

The \$55 million project includes a new three-story structure as well as various renovated spaces within the Lavin-Bernick Center. The dining facility occupies levels one and two and the Newcomb College Institute occupies level three. Levels one and two consist of dining and serving spaces, food production and storage. Level three includes an event space, offices, library and archives with dedicated reading room, a series of study spaces, a conference room, classrooms, and an open-air courtyard.

Based on their successful execution of the Goldring/Woldenberg Business Complex, I knew Broadmoor was well suited for such a massive project like the Commons. The Broadmoor team has always shown professionalism throughout the course of the Commons construction process. There was never a sense of doubt with their Lean approach. They communicated openly with everyone involved and took ownership by having quality project managers onsite to oversee the work. Broadmoor was diligent at staying within budget and they were always prepared to proactively identify options and solutions to challenges during the project.

Broadmoor has always understood Tulane's mission: to cultivate an environment that focuses on learning and the generation of new knowledge. This project has changed the social and intellectual landscape of our campus and the Broadmoor team played a huge role with this transition. I highly recommend Broadmoor without hesitation for the ABC Excellence in Construction Award.

If I can be of further assistance, please feel free to email me at [slege@tulane.edu](mailto:slege@tulane.edu).

Sincerely,  
Shawn Lege'

A handwritten signature in blue ink, appearing to read "Shawn Lege'".

Senior Associate Vice President  
Tulane University, Planning, Design and Construction

800 E. Commerce Rd., Ste. 201, Harahan, LA 70123-3452 tel 504.862.8181 fax 504.314.2273  
[tulane.edu](http://tulane.edu)



*Planning, Design & Construction*

September 10, 2018

Associated Builders and Contractors Inc.  
Bayou Chapter

Project: Tulane University Goldring/Woldenberg Business Complex; New Orleans, Louisiana

RE: 2018 Excellence in Construction Awards

This letter serves as a recommendation of Broadmoor, LLC (Broadmoor) for the ABC Excellence in Construction Award in recognition of the Tulane University Goldring/Woldenberg Business Complex in New Orleans, Louisiana. The vision of this project was to develop a physical space that enhances its teaching, research and public service mission in a dynamic and fulfilling manner. The \$35M project included linking two existing buildings with a 42,000 square foot addition, renovations to existing major classrooms, new spaces for academic support and the beautiful main exterior curved glass façade to allow for the preservation of the live oaks. The successful execution serves as a testament to the inherent value of Broadmoor's method utilized for construction projects.

The Broadmoor team showed exemplary performance throughout the entire process, and was a pleasure to work with always ensuring they met our deadlines and they stayed within budget. This team has exceeded our expectations with their amazing customer service and outstanding attention to detail. If there were any issues or concerns, the Broadmoor team was eager to help provide a solution to the problem.

Broadmoor has always understood Tulane's mission: to cultivate an environment that focuses on learning and the generation of new knowledge. Being able to teach and learn in this open space environment will not only improve collaboration and student engagement, but will attract more undergraduates to the Business program. I consider the Goldring/Woldenberg Business Complex one of the most successful projects undertaken on Tulane's uptown campus. Broadmoor has always delivered top quality work and that is what they did for the Goldring/Woldenberg Business Complex project. Tulane is proud to have selected Broadmoor for this project and we look forward to working with them again.

If I can be of further assistance, please feel free to email me at [slege@tulane.edu](mailto:slege@tulane.edu).

Sincerely,  
Shawn Lege'

A handwritten signature in blue ink, appearing to read "Shawn Lege'".

Senior Associate Vice President  
Tulane University, Planning, Design and Construction

800 E. Commerce Rd., Ste. 201, Harahan, LA 70123-3452 *tel* 504.862.8181 *fax* 504.314.2273  
[tulane.edu](http://tulane.edu)



September 12, 2018

Project: Ochsner Medical Center West Tower Expansion

Re: 2018 Excellence in Construction Award – Healthcare

This letter will serve as formal recommendation and endorsement of Broadmoor, LLC, for the quality work and construction services provided on the Ochsner West Tower Expansion project. As the System Vice President of Facilities at Ochsner Health System, I have worked closely with many construction teams, and can say that Broadmoor continues to be a willing and able organization, with strong competency relative to healthcare related construction projects executed with Ochsner.

The Broadmoor team showed exemplary performance throughout the entire construction process and was a pleasure to work with throughout the construction process. They provided a consistent and proactive approach in working with Ochsner to ensure we received a quality building that was delivered on time and within budget. We were pleased in the care Broadmoor took in providing a safe environment on our active main campus, their commitment to maintaining a smooth flow of traffic throughout the project, and their efforts to adhere to the project schedule.

If I can be of further assistance or provide additional information, please contact me at the address below. The Ochsner West Tower Expansion was one of highest importance to the Ochsner Health System, and Broadmoor executed the project with diligence and professional expertise.

Sincerely,

A handwritten signature in blue ink that reads "James P. Britsch".

James P. Britsch, AIA  
System Vice President of Facilities  
Ochsner Health System

Ochsner Health System, a part of Ochsner Clinic Foundation

---

1450 Poydras Street, Suite 300 • New Orleans, LA 70112 • phone 504-842-3677 • fax 504-842-9753 •  
[www.ochsner.org](http://www.ochsner.org)



September 3, 2020

Project: Ochsner Medical Center West Tower COVID-19 ICU Buildout

Re: 2020 Excellence in Construction Award - Healthcare

This letter will serve as a recommendation of Broadmoor, LLC, for the Excellence in Construction Award relative to the quality work and construction services provided on the Ochsner West Tower COVID-19 ICU Buildout project. As the System Vice President of Facilities at Ochsner Health, I have worked closely with many construction teams, and can say that Broadmoor continues to demonstrate strong competency relative to healthcare related construction projects executed with Ochsner.

The Broadmoor team showed exemplary performance throughout the entire construction process and was a pleasure to work with throughout the high-paced, accelerated project. They provided a consistent and proactive approach in working with Ochsner to ensure we received a quality buildout of 90,000 sf., 102 ICU patient rooms in 100 days, within budget, and delivered in 3 months. We were pleased in the care Broadmoor took in providing a safe environment on our active main campus, their commitment to maintaining a smooth flow of traffic throughout the project, and their efforts to adhere to the project schedule.

If I can be of further assistance or provide additional information, please contact me at the address below. The Ochsner West Tower COVID-19 ICU Buildout was one of the highest importance to the Ochsner Health COVID-19 response, and Broadmoor executed the project with diligence and professional expertise.

Sincerely,

A handwritten signature in blue ink that reads "James P. Britsch".

James P. Britsch, AIA  
System Vice President, Facilities  
Ochsner Health



July 1, 2022

Jefferson Parish Government  
1221 Elmwood Park Boulevard  
Suite 405  
Jefferson, Louisiana 70123

Re: EAT Fat City Center, RFQ 22-029

To Whom It May Concern:

ZURICH NORTH AMERICA  
Surety  
Corey Fayette  
3500 N. Causeway Blvd.  
Suite 1060  
Metairie, LA 70002  
504/237-7649  
Email: coreylfayette@zurichna.com

Zurich American Insurance Company and/or its subsidiary, Fidelity and Deposit Company of Maryland, is the surety for **Broadmoor, L.L.C.** and/or its parent company Boh Bros. Construction Co., L.L.C. They are a valued surety client and our experience with the company has been most satisfactory. We have the ability to accommodate **Broadmoor, L.L.C.** with contract bonds on single projects in the **\$500,000,000** range with an aggregate limit in the **\$750,000,000** range.

We would favourably consider requests from **Broadmoor, L.L.C.** to provide bid, performance, and payment bonds, on projects they are currently contemplating. Such prequalification and approval would be conditioned upon applicable underwriting considerations such as acceptable contract terms and bond forms, confirmation of satisfactory financing, and a favourable review of current underwriting information at the request for the bonds. Naturally, surety bond commitments are subject to continual underwriting reviews, and as such, the representations contained in this letter are valid indefinitely.

This letter is not an assumption of liability, nor is it a bid bond or a performance bond. It is issued only as a bonding reference requested from us by our client. Zurich/F&D is currently rated A+ by A.M. Best.

Sincerely,

A handwritten signature in blue ink that reads 'Margaret I. Baggett'.

Margaret I. Baggett  
Zurich American Insurance Company and  
Fidelity and Deposit Company of Maryland

mib/cf

ZURICH AMERICAN INSURANCE COMPANY  
COLONIAL AMERICAN CASUALTY AND SURETY COMPANY  
FIDELITY AND DEPOSIT COMPANY OF MARYLAND  
POWER OF ATTORNEY

KNOW ALL MEN BY THESE PRESENTS: That the ZURICH AMERICAN INSURANCE COMPANY, a corporation of the State of New York, the COLONIAL AMERICAN CASUALTY AND SURETY COMPANY, a corporation of the State of Illinois, and the FIDELITY AND DEPOSIT COMPANY OF MARYLAND a corporation of the State of Illinois (herein collectively called the "Companies"), by **Robert D. Murray, Vice President**, in pursuance of authority granted by Article V, Section 8, of the By-Laws of said Companies, which are set forth on the reverse side hereof and are hereby certified to be in full force and effect on the date hereof, do hereby nominate, constitute, and appoint **Mark MAXWELL, Margaret I. BAGGETT, Leslie LADNER, Anne Gwin DUVAL of New Orleans, Louisiana, EACH**, its true and lawful agent and Attorney-in-Fact, to make, execute, seal and deliver, for, and on its behalf as surety, and as its act and deed: **any and all bonds and undertakings**, and the execution of such bonds or undertakings in pursuance of these presents, shall be as binding upon said Companies, as fully and amply, to all intents and purposes, as if they had been duly executed and acknowledged by the regularly elected officers of the ZURICH AMERICAN INSURANCE COMPANY at its office in New York, New York., the regularly elected officers of the COLONIAL AMERICAN CASUALTY AND SURETY COMPANY at its office in Owings Mills, Maryland., and the regularly elected officers of the FIDELITY AND DEPOSIT COMPANY OF MARYLAND at its office in Owings Mills, Maryland., in their own proper persons.

The said Vice President does hereby certify that the extract set forth on the reverse side hereof is a true copy of Article V, Section 8, of the By-Laws of said Companies, and is now in force.

IN WITNESS WHEREOF, the said Vice-President has hereunto subscribed his/her names and affixed the Corporate Seals of the said ZURICH AMERICAN INSURANCE COMPANY, COLONIAL AMERICAN CASUALTY AND SURETY COMPANY, and FIDELITY AND DEPOSIT COMPANY OF MARYLAND, this 20th day of August, A.D. 2021.



ATTEST:  
ZURICH AMERICAN INSURANCE COMPANY  
COLONIAL AMERICAN CASUALTY AND SURETY COMPANY  
FIDELITY AND DEPOSIT COMPANY OF MARYLAND

By: *Robert D. Murray*  
Vice President

By: *Dawn E. Brown*  
Secretary

State of Maryland  
County of Baltimore

On this 20th day of August, A.D. 2021, before the subscriber, a Notary Public of the State of Maryland, duly commissioned and qualified, **Robert D. Murray, Vice President and Dawn E. Brown, Secretary** of the Companies, to me personally known to be the individuals and officers described in and who executed the preceding instrument, and acknowledged the execution of same, and being by me duly sworn, deposed and saith, that he/she is the said officer of the Company aforesaid, and that the seals affixed to the preceding instrument are the Corporate Seals of said Companies, and that the said Corporate Seals and the signature as such officer were duly affixed and subscribed to the said instrument by the authority and direction of the said Corporations.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my Official Seal the day and year first above written.



Constance A. Dunn, Notary Public  
My Commission Expires: July 9, 2023

Authenticity of this bond can be confirmed at [bondvalidator.zurichna.com](http://bondvalidator.zurichna.com) or 410-559-8790

**EXTRACT FROM BY-LAWS OF THE COMPANIES**

"Article V, Section 8, Attorneys-in-Fact. The Chief Executive Officer, the President, or any Executive Vice President or Vice President may, by written instrument under the attested corporate seal, appoint attorneys-in-fact with authority to execute bonds, policies, recognizances, stipulations, undertakings, or other like instruments on behalf of the Company, and may authorize any officer or any such attorney-in-fact to affix the corporate seal thereto; and may with or without cause modify or revoke any such appointment or authority at any time."

**CERTIFICATE**

I, the undersigned, Vice President of the ZURICH AMERICAN INSURANCE COMPANY, the COLONIAL AMERICAN CASUALTY AND SURETY COMPANY, and the FIDELITY AND DEPOSIT COMPANY OF MARYLAND, do hereby certify that the foregoing Power of Attorney is still in full force and effect on the date of this certificate; and I do further certify that Article V, Section 8, of the By-Laws of the Companies is still in force.

This Power of Attorney and Certificate may be signed by facsimile under and by authority of the following resolution of the Board of Directors of the ZURICH AMERICAN INSURANCE COMPANY at a meeting duly called and held on the 15th day of December 1998.

RESOLVED: "That the signature of the President or a Vice President and the attesting signature of a Secretary or an Assistant Secretary and the Seal of the Company may be affixed by facsimile on any Power of Attorney...Any such Power or any certificate thereof bearing such facsimile signature and seal shall be valid and binding on the Company."

This Power of Attorney and Certificate may be signed by facsimile under and by authority of the following resolution of the Board of Directors of the COLONIAL AMERICAN CASUALTY AND SURETY COMPANY at a meeting duly called and held on the 5th day of May, 1994, and the following resolution of the Board of Directors of the FIDELITY AND DEPOSIT COMPANY OF MARYLAND at a meeting duly called and held on the 10th day of May, 1990.

RESOLVED: "That the facsimile or mechanically reproduced seal of the company and facsimile or mechanically reproduced signature of any Vice-President, Secretary, or Assistant Secretary of the Company, whether made heretofore or hereafter, wherever appearing upon a certified copy of any power of attorney issued by the Company, shall be valid and binding upon the Company with the same force and effect as though manually affixed.

IN TESTIMONY WHEREOF, I have hereunto subscribed my name and affixed the corporate seals of the said Companies, this 1st day of JULY, 2022.



*Brian M. Hodges*

By: Brian M. Hodges  
Vice President

**TO REPORT A CLAIM WITH REGARD TO A SURETY BOND, PLEASE SUBMIT A COMPLETE DESCRIPTION OF THE CLAIM INCLUDING THE PRINCIPAL ON THE BOND, THE BOND NUMBER, AND YOUR CONTACT INFORMATION TO:**

Zurich Surety Claims  
1299 Zurich Way  
Schaumburg, IL 60196-1056  
[www.reportsfclaims@zurichna.com](mailto:www.reportsfclaims@zurichna.com)  
800-626-4577

**Authenticity of this bond can be confirmed at [bondvalidator.zurichna.com](http://bondvalidator.zurichna.com) or 410-559-8790**



AGENCY CUSTOMER ID: \_\_\_\_\_

LOC #: \_\_\_\_\_



### ADDITIONAL REMARKS SCHEDULE

Page 2 of 2

|  |                         |  |  |
|--|-------------------------|--|--|
| AGENCY<br>Willis Towers Watson Southeast, Inc. |                         | NAMED INSURED<br>Broadmoor, LLC<br>P.O. Box 8791<br>Metairie, LA 70011 |  |
| POLICY NUMBER<br>See Page 1                    |                         | EFFECTIVE DATE: See Page 1   |  |
| CARRIER<br>See Page 1                          | NAIC CODE<br>See Page 1 |  |  |

#### ADDITIONAL REMARKS

THIS ADDITIONAL REMARKS FORM IS A SCHEDULE TO ACORD FORM,  
 FORM NUMBER: 25 FORM TITLE: Certificate of Liability Insurance

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Longshoremen's and Harbor Workers' Act and/or Outer Continental Shelf Act and/or Jones Act and/or Death on the High Seas Act and/or Voluntary Compensation (Maritime) including Transportation, Wages, Maintenance & Cure.

**WORKERS COMPENSATION AND EMPLOYERS LIABILITY INSURANCE POLICY**

**WC 99 06 57**

(Ed. 12/10)

This endorsement, effective 12:01 a.m., October 1, 2021 forms a part of Policy No. CWD7409748 03 issued to BOH BROS. CONSTRUCTION CO., L.L.C. by XL Specialty Insurance Company.

THIS ENDORSEMENT CHANGES THE POLICY. PLEASE READ IT CAREFULLY.

**CANCELLATION NOTIFICATION TO OTHERS ENDORSEMENT**

This endorsement modifies insurance provided under the following:

WORKERS' COMPENSATION AND EMPLOYERS' LIABILITY INSURANCE POLICY

In the event coverage is cancelled for any statutorily permitted reason, other than nonpayment of premium, advanced written notice will be mailed or delivered to person(s) or entity(ies) according to the notification schedule shown below:

| Name of Person(s) or Entity(ies)      | Mailing Address:                      | Number of Days Advanced Notice of Cancellation: |
|---------------------------------------|---------------------------------------|---|
| AS PER SCHEDULE ON FILE WITH COMPANY. | AS PER SCHEDULE ON FILE WITH COMPANY. | 30  |

All other terms and conditions of the Policy remain unchanged.

This endorsement changes the policy to which it is attached and is effective on the date issued unless otherwise stated.

**(The information below is required only when this endorsement is issued subsequent to preparation of the policy.)**

Endorsement Effective October 1, 2021  
Insured BOH BROS. CONSTRUCTION CO., L.L.C.

Policy No. CWD7409748 03

Endorsement No.  
Premium \$ Included

Insurance Company  
XL Specialty Insurance Company

Countersigned by \_\_\_\_\_

**WC 99 06 57**  
Ed. 12/10

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**ENDORSEMENT #**

This endorsement, effective 12:01 a.m., October 1, 2021 forms a part of Policy No. CAD740975003 issued to BOH BROS. CONSTRUCTION CO., L.L.C. by Greenwich Insurance Company.

THIS ENDORSEMENT CHANGES THE POLICY. PLEASE READ IT CAREFULLY.

**CANCELLATION NOTIFICATION TO OTHERS ENDORSEMENT**

In the event coverage is cancelled for any statutorily permitted reason, other than nonpayment of premium, advanced written notice will be mailed or delivered to person(s) or entity(ies) according to the notification schedule shown below:

| Name of Person(s) or Entity(ies)          | Mailing Address: | Number of Days Advanced Notice of Cancellation: |
|---|------------------|---|
| AS PER SCHEDULE ON FILE WITH THE COMPANY. |                  | 30  |

All other terms and conditions of the Policy remain unchanged.

IXI 405 0910

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**ENDORSEMENT #003**

This endorsement, effective 12:01 a.m., October 1, 2021, forms a part of

Policy No. CGD7409749 03 issued to BOH BROS. CONSTRUCTION CO., L.L.C.

by Greenwich Insurance Company

THIS ENDORSEMENT CHANGES THE POLICY. PLEASE READ IT CAREFULLY.

**CANCELLATION NOTIFICATION TO OTHERS ENDORSEMENT**

In the event coverage is cancelled for any statutorily permitted reason, other than nonpayment of premium, advanced written notice will be mailed or delivered to person(s) or entity(ies) according to the notification schedule shown below:

| Name of Person(s) or Entity(ies)          | Mailing Address: | Number of Days Advanced Notice of Cancellation: |
|---|------------------|---|
| AS PER SCHEDULE ON FILE WITH THE COMPANY. |                  | 30  |

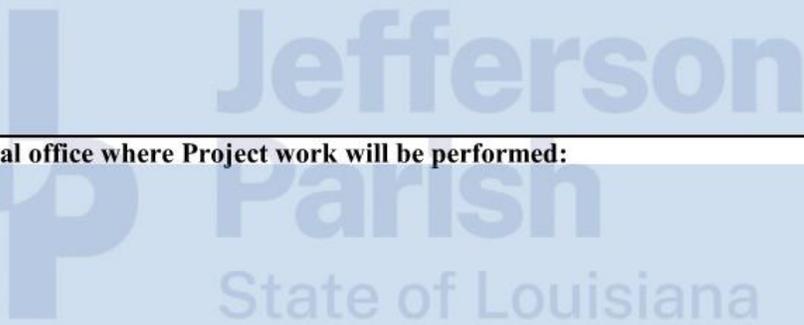
All other terms and conditions of the Policy remain unchanged.

## **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**

|  |
|--|
| <b>A. Project Name and Advertisement Resolution Number:</b><br>Construction Management at Risk (CMAR) Services for the EAT Fat City Center<br>Resolution No. 139770  |
| <b>B. Firm Name &amp; Address:</b><br>Broadmoor, L.L.C.<br>2740 N Arnoult Road<br>Metairie, LA 70002   |
| <b>C. Name, title, &amp; contact information of Firm Representative, as defined in Section 2-926 of the Jefferson Parish Code of Ordinances, with at least five (5) years of experience in the applicable field required for this Project:</b><br>Ryan Mouledous, President<br>ryanmouledous@broadmoorllc.com<br>phone: (504) 885-5400 |
| <b>D. Address of principal office where Project work will be performed:</b><br>2740 N Arnoult Road<br>Metairie, LA 70002   |
| <b>E. Is this submittal by a JOINT-VENTURE? Please check:</b> YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>  |
| If marked "No" skip to Section H. If marked "Yes" complete Sections F-G.   |
| <b>F. If submittal is by JOINT-VENTURE, list the firms participating and outline specific areas of responsibility (including administrative, technical, and financial) for each firm. Please attach additional pages if necessary.</b>   |
| 1.<br>N/A  |
| 2.<br>N/A  |



**General Professional Services Questionnaire**

**G. Has this JOINT-VENTURE previously worked together? Please check:** YES  NO  N/A

**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.<br>N/A       |            |                                      |
| 2.<br>N/A       |            |                                      |
| 3.<br>N/A       |            |                                      |
| 4.<br>N/A       |            |                                      |
| 5.<br>N/A       |            |                                      |

**General Professional Services Questionnaire**

|  |
|--|
| <b>I. Please specify the total number of support personnel that may assist in the completion of this Project:</b><br>11  |
| <b>J. List any professionals that may assist in the completion of this Project. If necessary, please attach additional documentation that demonstrates the employment history and experience of the Firm's professionals that may assist in the completion of this Project (i.e. resume). Please attach additional pages if necessary.</b> |
| <b>PROFESSIONAL NO. 1</b>  |
| <b>Name &amp; Title:</b><br>None   |
| <b>Name of Firm with which associated:</b><br>None   |
| <b>Description of job responsibilities:</b><br>None  |
| <b>Years' experience with this Firm:</b><br>None   |
| <b>Education: Degree(s)/Year/Specialization:</b><br>None   |
| <b>Other experience and qualifications relevant to the proposed Project:</b><br>None   |

**General Professional Services Questionnaire**

| <b>PROFESSIONAL NO. 2</b>  |
|--|
| <b>Name &amp; Title:</b>   |
| None   |
| <b>Name of Firm with which associated:</b>                                   |
| None   |
| <b>Description of job responsibilities:</b>                                  |
| None   |
| <b>Years' experience with this Firm:</b>                                     |
| None   |
| <b>Education: Degree(s)/Year/Specialization:</b>                             |
| None   |
| <b>Other experience and qualifications relevant to the proposed Project:</b> |
| None   |

**General Professional Services Questionnaire**

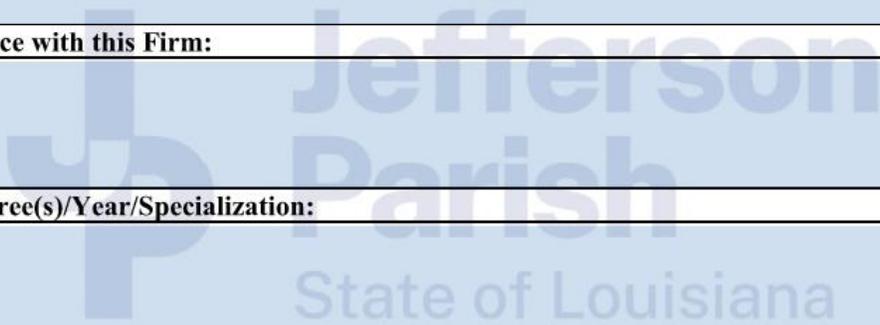
| <b>PROFESSIONAL NO. 3</b>  |
|--|
| <b>Name &amp; Title:</b>   |
| None   |
| <b>Name of Firm with which associated:</b>                                   |
| None   |
| <b>Description of job responsibilities:</b>                                  |
| None   |
| <b>Years' experience with this Firm:</b>                                     |
| None   |
| <b>Education: Degree(s)/Year/Specialization:</b>                             |
| None   |
| <b>Other experience and qualifications relevant to the proposed Project:</b> |
| None   |

**General Professional Services Questionnaire**

| <b>PROFESSIONAL NO. 4</b>  |
|--|
| <b>Name &amp; Title:</b>   |
| None   |
| <b>Name of Firm with which associated:</b>                                   |
| None   |
| <b>Description of job responsibilities:</b>                                  |
| None   |
| <b>Years' experience with this Firm:</b>                                     |
| None   |
| <b>Education: Degree(s)/Year/Specialization:</b>                             |
| None   |
| <b>Other experience and qualifications relevant to the proposed Project:</b> |
| None   |

**General Professional Services Questionnaire**

| <b>PROFESSIONAL NO. 5</b>  |
|--|
| <b>Name &amp; Title:</b>   |
| None   |
| <b>Name of Firm with which associated:</b>                                   |
| None   |
| <b>Description of job responsibilities:</b>                                  |
| None   |
| <b>Years' experience with this Firm:</b>                                     |
| None   |
| <b>Education: Degree(s)/Year/Specialization:</b>                             |
| None   |
| <b>Other experience and qualifications relevant to the proposed Project:</b> |
| None   |



**General Professional Services Questionnaire**

|   |  |
|---|--|
| <b>K. List all prior projects that best illustrate the Firm’s qualifications relevant to this Project. Please include any and all work performed for Jefferson Parish. Please attach additional pages if necessary.</b> |  |
| <b>PROJECT NO. 1</b>  |  |
| <b>Project Name, Location and Owner’s contact information:</b>  | <b>Description of Services Provided:</b>   |
| Career Tech Educational High School<br>1331 Kerlerec Street<br>New Orleans, LA 70116<br><br>Owner:<br>Recovery School District<br>Mr. Jonathan Perret, AIA<br>T: (504) 592-0157<br>E: jonathan.perret@jacobscsrs.com    | Renovation to existing 3 story High School. The building has been transformed into a state of the art career technical high school. Scope of work includes extensive selective demolition, site and drainage improvements, asbestos abatement, new HVAC systems, new electrical and data service, and new plumbing lines and fixtures, A new finish roof will be installed as well as two new roofs., addition of collaboration courtyard. New windows will be added to the exterior envelope, new partitions, doors, light fixtures, fire alarm, sprinkler, stand pipe, security systems, millwork, installation of food service equipment, culinary lab, restrooms, laundry, mens and womens culinary lockers. |
| <b>Length of Services Provided:</b>   | <b>Cost of Services Provided:</b>  |
| 25 months   | \$ 33,302,024  |

|  |  |
|--|--|
| <b>PROJECT NO. 2</b>   |  |
| <b>Project Name, Location and Owner’s contact information:</b>   | <b>Description of Services Provided:</b>   |
| East Garage North Terminal at Louis Armstrong International Airport<br>909 Airline Drive<br>Kenner, LA 70062<br><br>Owner:<br>Parking Facilities Corporation<br>William "Biff" Porter<br>T: (615) 915-7727<br>E: bporter.prg@gmail.com | New 7-story structure which accommodates over 2,700 vehicles in addition to access roads, steel canopies, and an extensive landscaping package. Broadmoor was able to provide feedback on value engineering solutions, including exploring cost-savings comparisons between cast-in-place concrete and precast concrete. |
| <b>Length of Services Provided:</b>  | <b>Cost of Services Provided:</b>  |
| 12 months  | \$63,440,196   |

**General Professional Services Questionnaire**

| <b>PROJECT NO. 3</b>  |  |
|---|--|
| <b>Project Name, Location and Owner's contact information:</b>  | <b>Description of Services Provided:</b>   |
| Son of a Saint Addition & Renovations<br>2803 St. Phillip Street<br>New Orleans, LA 70119<br><br>Owner:<br>Son of a Saint<br>2803 St. Phillip Street<br>New Orleans, LA 70119<br>Sonny Lee<br>T: (504) 561-7508<br>E: sonny@sonofasaint.org | Renovation of existing 13,8000 SF existing warehouse building into a community center and the addition of a 1,700 sf rooftop addition and 1,200 side yard addition. Work includes new foundation, exterior paving, exterior window replacement, exterior maintenance to existing building, HVAC, electrical, plumbing, partitions, and finishes. |
| <b>Length of Services Provided:</b>   | <b>Cost of Services Provided:</b>  |
| 10 months   | \$ 3,244,000   |

| <b>PROJECT NO. 4</b>   |   |
|--|---|
| <b>Project Name, Location and Owner's contact information:</b>   | <b>Description of Services Provided:</b>  |
| Tulane University Goldring Business Complex Expansion & Renovation<br>6823 St. Charles Avenue<br>New Orleans, LA 70118<br><br>Owner:<br>The Adm. of the Tulane Educational Fund<br>6823 St. Charles Ave.<br>New Orleans, LA 70118<br>Shawn Lege'<br>T: (504) 865-5145<br>E: slege@tulane.edu | The CMaR project features the convergence of two existing buildings, with a 44,000 square foot new building. This new space accommodates classrooms, offices and common spaces. It also includes a 3-story atrium, a monumental stair, and an expansive curved curtain wall . The most innovative construction methodology on this project was Brodadmoor's design and implementation of a custom double monorail system used to install glazing. |
| <b>Length of Services Provided:</b>  | <b>Cost of Services Provided:</b>   |
| 18 months  | \$ 28,062,770   |

**General Professional Services Questionnaire**

| <b>PROJECT NO. 5</b>   |   |
|--|---|
| <b>Project Name, Location and Owner's contact information:</b>   | <b>Description of Services Provided:</b>  |
| Tulane University Dining Commons<br>6823 St. Charles Avenue<br>New Orleans, LA 70118<br><br>Owner:<br>The Adm. of the Tulane Educational Fund<br>6823 St. Charles Ave.<br>New Orleans, LA 70118<br>Shawn Lege'<br>T: (504) 865-5145<br>E: slege@tulane.edu | New construction, 3-story, 77,000 square foot building. Houses a state-of-the art dining facility, and a new home for the Newcomb College Institute. With complex site logistics, and a custom curtainwall made-up of over 1,500 pieces of glass, the project team maintained a focus on safety. As the project's CMaR, Broadmoor was tasked to maintain the project's budget and fast-paced schedule, while providing value engineering options that did not compromise the design intent. This project was completed on-time. |
| <b>Length of Services Provided:</b>  | <b>Cost of Services Provided:</b>   |
| 23 months  | \$ 40,505,815   |

| <b>PROJECT NO. 6</b>  |   |
|---|---|
| <b>Project Name, Location and Owner's contact information:</b>  | <b>Description of Services Provided:</b>  |
| Ochsner Emergency COVID Build Out<br>1514 Jefferson Highway<br>Jefferson, LA 70121<br><br>Owner:<br>Ochsner Clinic Foundation<br>1514 Jefferson Highway<br>Jefferson, LA 70121<br>James Britsch<br>T: (504)-842-3677<br>E: jbritsch@ochsner.org | Build out the top three floors of the existing Ochsner West Tower . Building within the top 3 floors of the expansion, our team was required to overcome the logistic challenges of working above the occupied ICU levels, maintaining the ambulatory access road, and maintaining the safety of our team, hospital patients and hospital staff. The value engineering on this project was focused on safety and schedule. Broadmoor's team relentlessly pushed this project to completion battling constant uncertainties within the community, within the healthcare setting around teh, and in an around-the-clock fashion. These efforts proved successful when Ochsner was able to begin accepting patients by July of 2020. |
| <b>Length of Services Provided:</b>   | <b>Cost of Services Provided:</b>   |
| 100 days  | \$28,020,804  |

**General Professional Services Questionnaire**

| <b>PROJECT NO. 7</b>   |   |
|--|---|
| <b>Project Name, Location and Owner's contact information:</b>   | <b>Description of Services Provided:</b>  |
| Ochsner West Tower Expansion<br>1514 Jefferson Highway<br>Jefferson, LA 70121<br><br>Owner:<br>Ochsner Clinic Foundation<br>1514 Jefferson Highway<br>Jefferson, LA 70121<br>James Britsch<br>T: (504)-842-3677<br>E: jbritsch@ochsner.org | The Ochsner West Tower expansion included a 7-story addition to the existing 7-story main facility with over 186,000 square feet. The first three floors will be acuity adaptable nursing units capable of housing ICU-level patients. The next floor will be dedicated to mechanical, electrical, and plumbing equipment. And the final three floors will be shelled for future use. The building footprint will remain the same as the floors below in order to allow elevator and stair cores to extend up and column grid lines to be kept in their existing locations. |
| <b>Length of Services Provided:</b>  | <b>Cost of Services Provided:</b>   |
| 33 months  | \$56,065,084  |

| <b>PROJECT NO. 8</b>   |   |
|--|---|
| <b>Project Name, Location and Owner's contact information:</b>   | <b>Description of Services Provided:</b>  |
| Ochsner Parking Garage Expansion<br>509 John Hopkins Drive<br>Jefferson, LA 70121<br><br>Owner:<br>Ochsner Health System<br>1514 Jefferson Highway<br>Jefferson, LA 70121<br>James Britsch<br>T: (504)-842-3677<br>E: jbritsch@ochsner.org | Design-Build Parking Garage Expansion Addition of two new floors to existing parking garage. New parking structure to provide additional 316 additional parking spaces. Broadmoor constructed the new garage floors, within budget, all while maintaining access to at least 50% of the existing garage at all times throughout construction. |
| <b>Length of Services Provided:</b>  | <b>Cost of Services Provided:</b>   |
| 14 months  | \$5,547,841   |

**General Professional Services Questionnaire**

| <b>PROJECT NO. 9</b>  |  |
|---|--|
| <b>Project Name, Location and Owner's contact information:</b>  | <b>Description of Services Provided:</b>   |
| Ochsner West Metairie<br>4436 Veterans Blvd.<br>Metairie, LA 70006<br><br>Owner:<br>Ochsner Clinic Foundation<br>1514 Jefferson Highway<br>Jefferson, LA 70121<br>James Britsch<br>T: (504)-842-3677<br>E: jbritsch@ochsner.org | The Ochsner West Metairie consists of the renovation of two existing floors and additional third floor of an existing department store in the Clearview Shopping Center to develop an approximately 190,800 square foot medical office facility. Site consists of 518 surface parking spaces. New roofs will be 'flat' structure with tapered roof insulation to accommodate future expansion of building. A mechanical yard will house mechanical equipment. 1st and 3rd floor Health Care Clinic: 132,450 s.f. 2nd floor Surgery/Hospital 57,000 s.f., 1st floor retail pharmacy, well spa, vision center, retail 1,950 s.f. |
| <b>Length of Services Provided:</b>   | <b>Cost of Services Provided:</b>  |
| Current   | \$69,679,475   |

| <b>PROJECT NO. 10</b>   |   |
|---|---|
| <b>Project Name, Location and Owner's contact information:</b>  | <b>Description of Services Provided:</b>  |
| Ochsner Internal Medicine<br>1401 Jefferson Highway<br>Jefferson, LA 70121<br><br>Owner:<br>Ochsner Clinic Foundation<br>1514 Jefferson Highway<br>Jefferson, LA 70121<br>James Britsch<br>T: (504)-842-3677<br>E: jbritsch@ochsner.org | The new North Campus facility added a 91,000 square foot primary care clinic allowing for the addition of 12 new primary care doctors to their existing full time team fo 24. Inside this renovated warehouse, each team's examination rooms, desks, and support spaces were clustered, providing a similar feeling to small offices, an important comfort factor in current healthcare trends. The Primary Care Center is connected to the main campus with an elevated, air-conditioned 10,000 square foot pedestrian bridge, providing a safe route for patients across Jefferson Highway. This bridge was constructed in full, on the side of the highway, then lifted into place and installed in one day to minimize the traffic impact on the community. |
| <b>Length of Services Provided:</b>   | <b>Cost of Services Provided:</b>   |
| 32 months   | \$27,638,524  |

**General Professional Services Questionnaire**

| <b>PROJECT NO. 11</b>   |  |
|---|--|
| <b>Project Name, Location and Owner's contact information:</b>  | <b>Description of Services Provided:</b>   |
| Ochsner West Metairie<br>4436 Veterans Blvd.<br>Metairie, LA 70006<br><br>Owner:<br>Ochsner Clinic Foundation<br>1514 Jefferson Highway<br>Jefferson, LA 70121<br>James Britsch<br>T: (504)-842-3677<br>E: jbritsch@ochsner.org | The Ochsner West Metairie consists of the renovation of two existing floors and additional third floor of an existing department store in the Clearview Shopping Center to develop an approximately 190,800 square foot medical office facility. Site consists of 518 surface parking spaces. New roofs will be 'flat' structure with tapered roof insulation to accommodate future expansion of building. A mechanical yard will house mechanical equipment. 1st and 3rd floor Health Care Clinic: 132,450 s.f. 2nd floor Surgery/Hospital 57,000 s.f., 1st floor retail pharmacy, well spa, vision center, retail 1,950 s.f. |
| <b>Length of Services Provided:</b>   | <b>Cost of Services Provided:</b>  |
| Current   | \$69,679,475   |

| <b>PROJECT NO. 12</b>   |   |
|---|---|
| <b>Project Name, Location and Owner's contact information:</b>  | <b>Description of Services Provided:</b>  |
| Ochsner Internal Medicine<br>1401 Jefferson Highway<br>Jefferson, LA 70121<br><br>Owner:<br>Ochsner Clinic Foundation<br>1514 Jefferson Highway<br>Jefferson, LA 70121<br>James Britsch<br>T: (504)-842-3677<br>E: jbritsch@ochsner.org | The new North Campus facility added a 91,000 square foot primary care clinic allowing for the addition of 12 new primary care doctors to their existing full time team fo 24. Inside this renovated warehouse, each team's examination rooms, desks, and support spaces were clustered, providing a similar feeling to small offices, an important comfort factor in current healthcare trends. The Primary Care Center is connected to the main campus with an elevated, air-conditioned 10,000 square foot pedestrian bridge, providing a safe route for patients across Jefferson Highway. This bridge was constructed in full, on the side of the highway, then lifted into place and installed in one day to minimize the traffic impact on the community. |
| <b>Length of Services Provided:</b>   | <b>Cost of Services Provided:</b>   |
| 32 months   | \$27,638,524  |

**General Professional Services Questionnaire**

| <b>PROJECT NO. 13</b>   |  |
|---|--|
| <b>Project Name, Location and Owner's contact information:</b>  | <b>Description of Services Provided:</b>   |
| Ochsner West Metairie<br>4436 Veterans Blvd.<br>Metairie, LA 70006<br><br>Owner:<br>Ochsner Clinic Foundation<br>1514 Jefferson Highway<br>Jefferson, LA 70121<br>James Britsch<br>T: (504)-842-3677<br>E: jbritsch@ochsner.org | The Ochsner West Metairie consists of the renovation of two existing floors and additional third floor of an existing department store in the Clearview Shopping Center to develop an approximately 190,800 square foot medical office facility. Site consists of 518 surface parking spaces. New roofs will be 'flat' structure with tapered roof insulation to accommodate future expansion of building. A mechanical yard will house mechanical equipment. 1st and 3rd floor Health Care Clinic: 132,450 s.f. 2nd floor Surgery/Hospital 57,000 s.f., 1st floor retail pharmacy, well spa, vision center, retail 1,950 s.f. |
| <b>Length of Services Provided:</b>   | <b>Cost of Services Provided:</b>  |
| Current   | \$69,679,475   |

| <b>PROJECT NO. 14</b>   |   |
|---|---|
| <b>Project Name, Location and Owner's contact information:</b>  | <b>Description of Services Provided:</b>  |
| Ochsner Internal Medicine<br>1401 Jefferson Highway<br>Jefferson, LA 70121<br><br>Owner:<br>Ochsner Clinic Foundation<br>1514 Jefferson Highway<br>Jefferson, LA 70121<br>James Britsch<br>T: (504)-842-3677<br>E: jbritsch@ochsner.org | The new North Campus facility added a 91,000 square foot primary care clinic allowing for the addition of 12 new primary care doctors to their existing full time team fo 24. Inside this renovated warehouse, each team's examination rooms, desks, and support spaces were clustered, providing a similar feeling to small offices, an important comfort factor in current healthcare trends. The Primary Care Center is connected to the main campus with an elevated, air-conditioned 10,000 square foot pedestrian bridge, providing a safe route for patients across Jefferson Highway. This bridge was constructed in full, on the side of the highway, then lifted into place and installed in one day to minimize the traffic impact on the community. |
| <b>Length of Services Provided:</b>   | <b>Cost of Services Provided:</b>   |
| 32 months   | \$27,638,524  |

**General Professional Services Questionnaire**

| <b>PROJECT NO. 15</b>   |  |
|---|--|
| <b>Project Name, Location and Owner's contact information:</b>  | <b>Description of Services Provided:</b>   |
| Ochsner West Metairie<br>4436 Veterans Blvd.<br>Metairie, LA 70006<br><br>Owner:<br>Ochsner Clinic Foundation<br>1514 Jefferson Highway<br>Jefferson, LA 70121<br>James Britsch<br>T: (504)-842-3677<br>E: jbritsch@ochsner.org | The Ochsner West Metairie consists of the renovation of two existing floors and additional third floor of an existing department store in the Clearview Shopping Center to develop an approximately 190,800 square foot medical office facility. Site consists of 518 surface parking spaces. New roofs will be 'flat' structure with tapered roof insulation to accommodate future expansion of building. A mechanical yard will house mechanical equipment. 1st and 3rd floor Health Care Clinic: 132,450 s.f. 2nd floor Surgery/Hospital 57,000 s.f., 1st floor retail pharmacy, well spa, vision center, retail 1,950 s.f. |
| <b>Length of Services Provided:</b>   | <b>Cost of Services Provided:</b>  |
| Current   | \$69,679,475   |

| <b>PROJECT NO. 16</b>   |   |
|---|---|
| <b>Project Name, Location and Owner's contact information:</b>  | <b>Description of Services Provided:</b>  |
| Ochsner Internal Medicine<br>1401 Jefferson Highway<br>Jefferson, LA 70121<br><br>Owner:<br>Ochsner Clinic Foundation<br>1514 Jefferson Highway<br>Jefferson, LA 70121<br>James Britsch<br>T: (504)-842-3677<br>E: jbritsch@ochsner.org | The new North Campus facility added a 91,000 square foot primary care clinic allowing for the addition of 12 new primary care doctors to their existing full time team fo 24. Inside this renovated warehouse, each team's examination rooms, desks, and support spaces were clustered, providing a similar feeling to small offices, an important comfort factor in current healthcare trends. The Primary Care Center is connected to the main campus with an elevated, air-conditioned 10,000 square foot pedestrian bridge, providing a safe route for patients across Jefferson Highway. This bridge was constructed in full, on the side of the highway, then lifted into place and installed in one day to minimize the traffic impact on the community. |
| <b>Length of Services Provided:</b>   | <b>Cost of Services Provided:</b>   |
| 32 months   | \$27,638,524  |

**General Professional Services Questionnaire**

**L. List all prior and/or on-going litigation between Firm and Jefferson Parish. Please attach additional pages if necessary. *None***

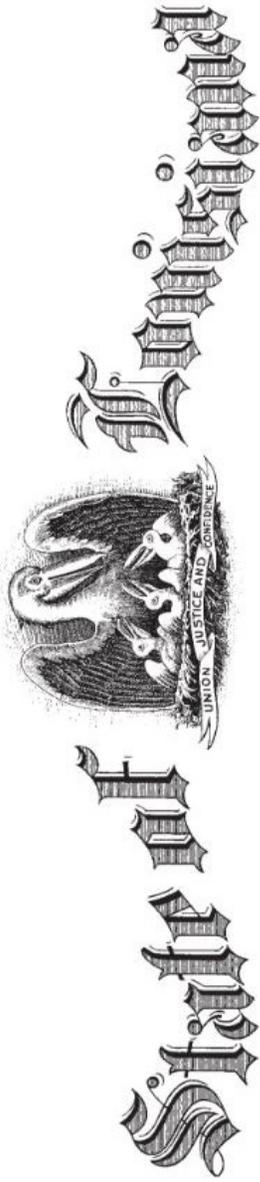
| Parties:   |            | Status/Result of Case: |
|------------|------------|------------------------|
| Plaintiff: | Defendant: |                        |
| 1.<br>None |            |                        |
| 2.<br>None |            |                        |
| 3.<br>None |            |                        |
| 4.<br>None |            |                        |

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

See attached qualification statement.

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

Signature:  Print Name: Ryan Mouledous  
 Title: President Date: June 30, 2022



# State of Louisiana State Licensing Board for Contractors

BROADMOOR, L.L.C.  
ATTN: Fran Lacour  
P. O. Box 8791  
Metairie, LA 70011

This is to Certify that:

is duly licensed and entitled to practice the following classifications

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



Witness our hand and seal of the Board dated,  
Baton Rouge, LA 10th day of September 2021

*Michelle M. O'Neil*  
Director

*Lee Malott*  
Chairman

*Andy Demme*  
Treasurer

Expiration Date: September 9, 2024

License No: 7908

This License Is Not Transferrable