



# CMAR SERVICES FOR THE EAT FAT CITY CENTER

## STATEMENT OF QUALIFICATIONS

FRIDAY, JULY 1, 2022

*We hereby acknowledge receipt of Addendum #1 (June 15, 2022)  
and Addendum #2 (June 28, 2022).*

prepared for |

GIBBS CONSTRUCTION  
5736 CITRUS BOULEVARD, SUITE 200  
NEW ORLEANS | LA | 70123  
504.733.4336 O | 504.734.0389 F  
[www.GibbsConstruction.com](http://www.GibbsConstruction.com)



**930 Poydras Apartments** |  
CMAR, New Construction, Multi-Unit, Mixed  
Use, Commercial, Parking Garage, Offices



**TABLE OF CONTENTS**

LETTER OF INTEREST

QUALIFICATIONS & EXPERIENCE SECTION 1

GIBBS TEAM SECTION 2

METHODOLOGY & APPROACH SECTION 3

**ATTACHMENTS** SECTION 4

BONDABILITY LETTER  
CERTIFICATE OF INSURANCE  
LA CONTRACTOR'S LICENSE  
QUESTIONNAIRE

**WHY GIBBS?**



July 1, 2022

**EAT FAT CITY CENTER**

Yenni Building  
1221 Elmwood Park Boulevard  
Jefferson, LA 70123

**RE: CMAR Services for the EAT Fat City Center**

*Dear Mr. Culverhouse & Selection Committee,*

*On behalf of Gibbs Construction, thank you for the opportunity to share our qualifications for your consideration. In the following pages you will find project and staff experience as it relates specifically to CMAR Services for the EAT Fat City Center project.*

*As a general contractor operating in Jefferson Parish continuously since 1976, we hold this opportunity near-and-dear to our heart. Not only is this our home, Gibbs' longstanding personal commitment to Jefferson Parish has been a fundamental value since our establishment. Our company continues to participate in local business and civic organizations including GNO Inc., JEDCO, Jefferson Business Council, and Jefferson Chamber of Commerce to name a few. In addition to this, our founder's dedication to future generations continues as he serves as the sitting President of East Bank Little League and represents Jefferson Parish as our leading local member of The American Legion.*

*Within this qualifications package, we have chosen to showcase an eclectic portfolio of work that parallels a number of similar elements to which the EAT Fat City Center was conceived. This list of project experience highlights the most important characteristics of the proposed technologically-forward development including a high-tech library, creative makerspaces, flexible offices and meeting spaces, an outdoor recreational park, and a transportation hub/parking garage. Additionally, this resume demonstrates our extensive experience as a CMAR and alternative-delivery contractor.*

*At Gibbs Construction, we believe that quality construction begins with collaboration. This project will require a general contractor that will listen, study, and understand the owner's leadership needs and the design professional's vision, provide professional contractor advise and implement best construction measures to seamlessly build Jefferson Parish's entrepreneurial incubator. We contribute our success to the understanding that building is the ultimate team activity requiring a broad base of varied talents.*

*We genuinely appreciate this opportunity to submit our qualifications for your project, and very much hope to be selected as your contractor of choice to continue our life-long commitment to the growth of Jefferson Parish.*

*Sincerely,*



Lauren R. Gibbs  
Chief Executive Officer  
lrgibbs@gibbsconstruction.com

**QUALIFICATIONS  
& EXPERIENCE**

GENERAL CONSTRUCTION TEAM

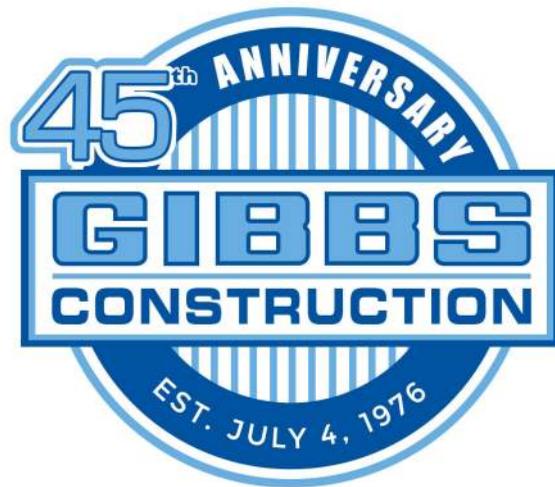
METHODOLOGY  
& APPROACH

ATTACHMENTS



# GIBBS OFFICE LOCATION

*Jefferson Parish is our home. Gibbs Construction is located only 5.5 miles away from the proposed project site and less than one mile away from Jefferson Parish's headquarters located within the Joseph S. Yenni Building.*



# FIRM HISTORY

Founded July 4, 1976 as a small general contracting business, **Gibbs Construction** has grown into an institutional, commercial and industrial construction leader in Louisiana and the Gulf Coast. Our construction management and design/build annual revenues average \$121 million. Over **45 years in business**, we have developed strong relationships and produced strong results by being responsive to clients' needs, working corroboratively with owners, designers and subcontractors, and consistently providing safe, high-quality construction services.

CEO Lauren R. Gibbs and President Matthew C. Moore provide corporate leadership. Lauren Gibbs is the second-generation owner of Gibbs Construction. A daughter of company founder Lawrence C. Gibbs, she took the helm in July 2019. Lauren is gifted with innate organizational skills which are complimented by her ability to quickly and clearly perceive the basic components of complex topics. She is a leader and collaborator with the insight and experience to elevate the team.

Matt Moore is an innovative, effective, and focused leader with demonstrated vision, energy, experience, intelligence and commitment. As president, Matt is responsible for the daily operations of the business. He is a balanced man whose wisdom and decisive management style have a positive impact on Gibbs Construction's projects.

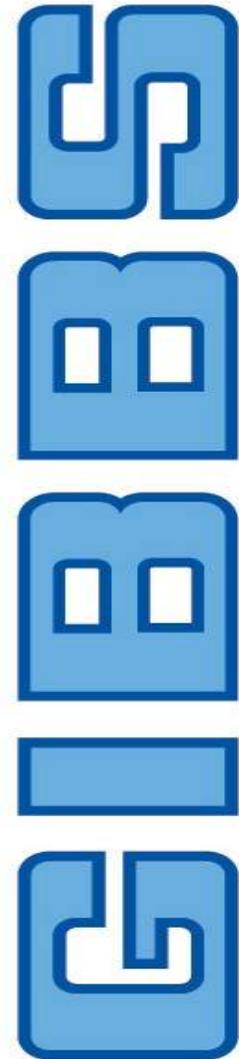
Team Gibbs unites 67 employees including skilled carpenters, detail oriented field engineers, proficient project managers, driven superintendents and a dedicated support staff for the benefit of our clients. Our project teams work proactively to arrive at solutions, take actions that deliver results and provide clear, direct and open communication.

We approach every situation founded in our core values:

## **Dignity, Integrity, Service & Leadership**

**Safety is always the first priority** on the job. To ensure the highest level of job safety we maintain full time staff of safety professionals and have clearly empowered each member of our team to take whatever action necessary to correct an unsafe condition. **Gibbs commitment to safety has been recognized by Associated Builders & Contractors as a 2022 Top Performer and is on track to receive our fourth consecutive Diamond STEP Award, which honors contractors whose safety records reflect a 645% safer practice than the Bureau of Labor Statistics average.**

We are proud of the impact of our work in the lives of our clients and this great state we call home. The relationships developed with owners, designers and subcontractors make this possible. We value each of these relationships and protect them by consistently honoring our commitments—by simply doing what we say we will do. Our excellent longstanding relationships with local subcontractors are indicative of the way we do business.



# SAFETY RECORD

Gibbs is committed to providing a safe and healthy work environment. We engage in continual education in safe work practices and follow the most current safety rules and regulations governing our industry. Our emphasis is on accident prevention, employee health protection and general loss control.

Our company management and operational workforce make safety a matter of the highest priority. In no instance is the safety of personnel, public or private property, the general public, or the environment sacrificed or disregarded for the sake of expedient operations. Because of this absolute commitment to safety, Gibbs Construction has an exemplary safety and health record.

Gibbs has been the proud recipient of the ABC Step Award, which recognizes the safest companies in twenty-five key components reducing jobsite incidents, for the last twenty years. The last four years, Gibbs was one-of-two Louisiana commercial contractors to receive this award in Diamond category and will again be honored to receive the STEP Diamond Award for the year 2022.

As of July 2022, Gibbs Construction has worked over 2.5 million manhours without a lost time injury and has had zero OSHA violations for over a decade.

## OSHA RATES

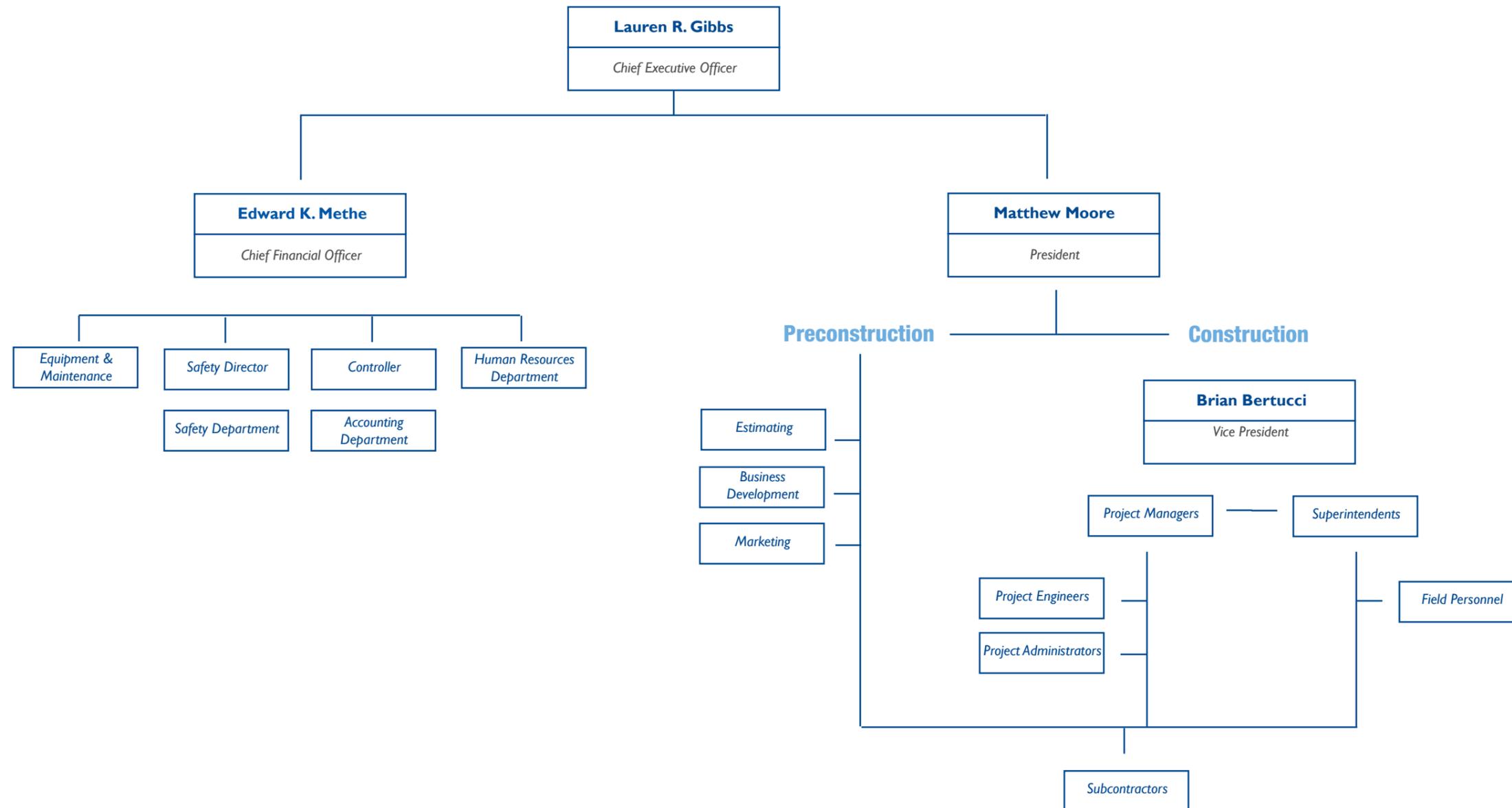
EMR	TRIR	LTR	DART
2022 - 0.77	2022 - 0	2022 - 0.0	2022 - 0
2021 - 0.75	2021 - 1.29	2021 - 0.0	2021 - 0
2020 - 0.76	2020 - 0.0	2020 - 0.0	2020 - 0
2019 - 0.75	2019 - 0.0	2019 - 0.0	2019 - 0
2018 - 0.88	2018 - 0.77	2018 - 0.0	2018 - 0

OSHA Reports/Citations	EXPOSURE HOURS
2022 - 0	2022 - 35,153 ytd
2021 - 0	2021 - 154,014
2020 - 0	2020 - 158,831
2019 - 0	2019 - 183,610
2018 - 0	2018 - 259,155





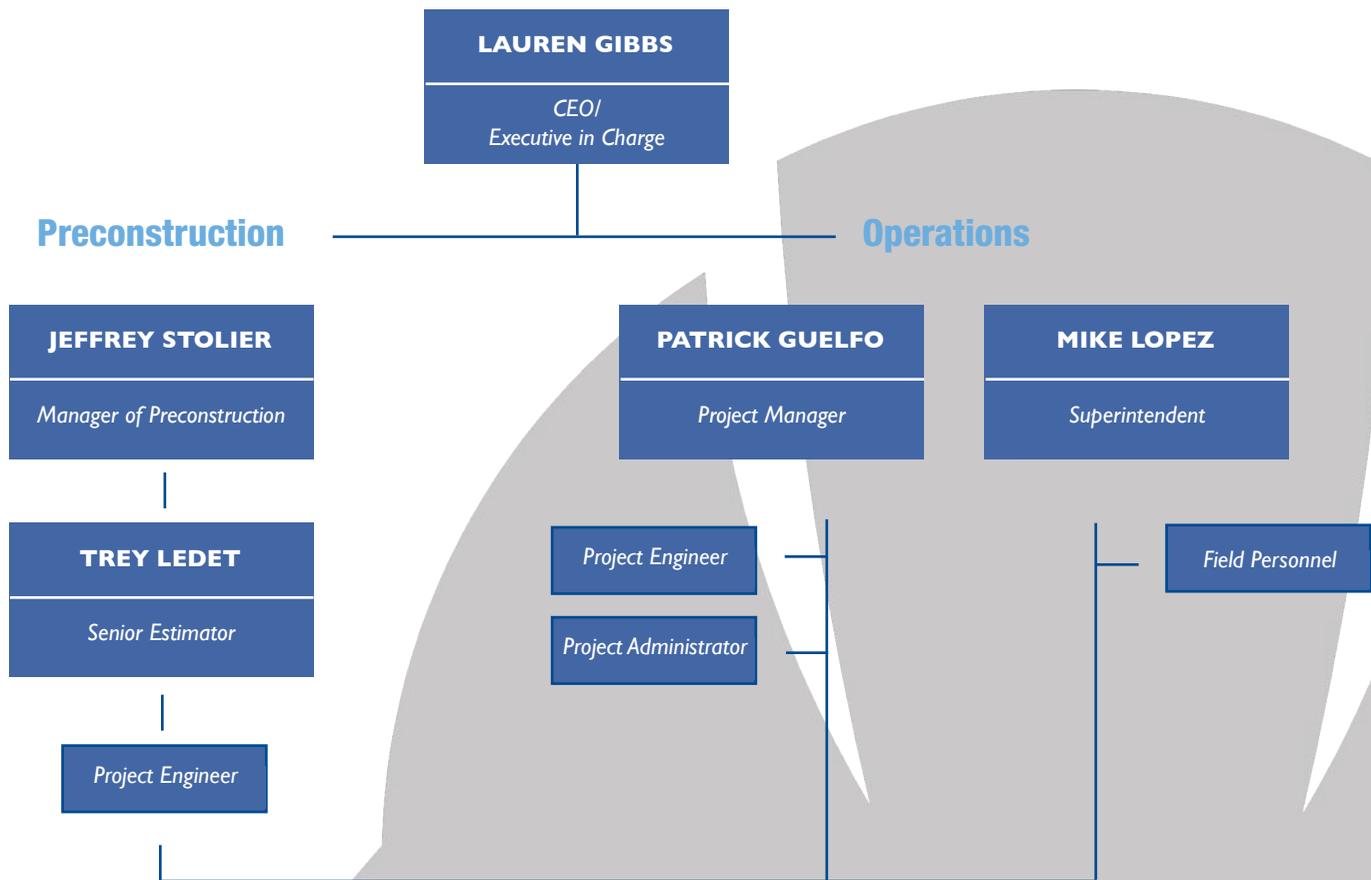
# COMPANY ORGANIZATIONAL CHART



# TEAM ORGANIZATIONAL CHART

EAT FAT CITY CENTER

COMMUNITY CAMPUS FOR ENTREPRENEURSHIP, ART & TECHNOLOGY



**GIBBS**  
CONSTRUCTION

*Gibbs Construction will assemble an experienced and talented project management team for the EAT Fat City Center project. Our team members have relevant experience working on construction projects of similar types with similar scopes. Our preconstruction team is committed to providing accurate, reliable budget and estimating services. Our operations team is committed to energetic, professional and accountable performance. Our team considers safety and quality critically important; the project will be staffed and managed to ensure it is delivered safely and that your building is of the highest quality.*

## **LAUREN GIBBS**

### **Executive in Charge**

Lauren will be responsible for the overall management of the project throughout its life cycle. During preconstruction, Lauren will lead estimating efforts, assist in project planning, and help determine project procurement strategies. During the construction phase, Lauren will mentor and support the project management staff and provide executive level project management.

## **JEFFREY STOLIER**

### **Manager of Preconstruction**

Jeff will be responsible for preconstruction project management. As the primary contact for the owner and architect during preconstruction, he will work with our estimating staff to oversee assembly of estimates and schedules, solicit subcontractors and vendors, study and propose value engineering options, conduct constructability reviews, and assemble the contract proposal. Jeff's Master in Architecture and occupational experience provides significant benefit to our preconstruction team. His experience and expertise is particularly valuable in design development of CMAR and alternative-delivery projects.

## **TREY LEDET**

### **Senior Estimator**

Trey will be responsible for gathering, calculating, and compiling subcontractor and supplier pricing and detailed quantity survey data to produce accurate estimates and the guaranteed maximum price proposal. He will work closely with subcontractors and material suppliers, including thoughtful and extensive outreach to disadvantaged and minority-owned subcontractors and suppliers, to engage and encourage interest in the project. He will interact with the owner and design team to resolve constructability issues, facilitate bidder communication, and to provide cost data for their use.

## **PATRICK GUELFO**

### **Project Manager**

Patrick will assist the preconstruction team, and once the project has transitioned from preconstruction to construction, Patrick will become the primary contact for the owner and architect. As project manager, his main duties are to plan, organize, lead and control the project efficiently and effectively. Patrick will set goals, provide coaching and guidance, identify resources, develop and execute an efficient internal communications strategy for the project team, and build and implement best practices for optimum team performance.

## **MIKE LOPEZ**

### **Superintendent**

Mike will be the main contact for the owner, architect and subcontractors on the project site. His knowledge and experience will be valuable to the coordination of the various subcontractors. Mike will also be the primary on-site contact for safety administration throughout the project. Furthermore, he will be responsible for the implementation of the quality control plan and the installation of all work put in place daily on the project site.



# LAUREN R. GIBBS LEED AP

## CEO - Executive in Charge

### EDUCATION

**University of New Orleans | 2014**  
*Master of Business Administration*

**Vanderbilt University | 2008**  
Masters of Engineering/Construction Mgt.

**Vanderbilt University | 2007**  
Bachelor of Science, Civil Engineering



### ABOUT LAUREN

Lauren Gibbs is the second-generation owner and CEO of Gibbs Construction. A daughter of company founder Lawrence C. Gibbs, she took the helm in July 2019. As CEO, she decides and pursues the company mission, vision, and strategy, providing the final decision for high-level business changes and overseeing future planning for operations.

Lauren also serves as executive-in-charge (EIC). In her role as EIC, she directly oversees successful completion of all phases of projects including estimating, construction feasibility, value engineering, and design-build project management. Her responsibilities also include subcontractor relations, strategic planning and business development.

As EIC, Lauren has the responsibility and opportunity to interact with the team; to offer experience and knowledge while supporting our staff in the successful delivery of services. The intent is to offer support while encouraging our staff to be autonomous, freethinking and entrepreneurial. The goal is professional and personal growth for each employee through collaboration for the benefit of individuals and the team.

Lauren came to Gibbs in 2011 after starting her career in Nashville, where she earned both a bachelor's in civil engineering and a master's of engineering/construction management from Vanderbilt University, and worked in project management for American Constructors. She also has an MBA from the University of New Orleans.

At Gibbs, Lauren has served as an estimator, project coordinator, project engineer, project manager, and executive in charge, and was named a vice president in October 2017.

Lauren is gifted with innate organizational skills which are complimented by her ability to quickly and clearly perceive the basic components of complex topics. She is a leader and collaborator with the insight and experience to elevate the team.

Energetic, enthusiastic, bold and aggressive, Lauren has the ability to see the big picture while also handling minute details very well. She is tenacious, digging into details, and diving deeper than most. She goes above and beyond the call of duty, both from the technical aspect and the task completion aspect, driving toward the resolution of issues and problems and pushing for completion.

Her very affable style of authentic, genuine communication is a boon to Gibbs Construction, its projects and its people, adding to the team-building necessary among the players.

### CERTIFICATIONS & TRAINING

**US Army Corps of Engineers | Construction Quality Control Management**

**USGBC | LEED Accredited Professional**

**Years Experience: 15**



# JEFFREY STOLIER AIA, NCARB

*Manager of Preconstruction Services*

## ABOUT JEFF

Before taking over the management of Gibbs' preconstruction department, Jeff was the director of design for WDG Architects and Engineers. He has 30 years of experience in the design and building industry.

Jeff's architectural expertise gives him a unique ability to handle all manner of preconstruction services for our diverse clientele. His insight, creativity and ability to communicate both verbally and visually enables him to link the conceptual development, design, pricing and operations phases of any project.

Jeff will be present throughout the process from the first preconstruction meeting until the commencement of construction, at which point Jeff will monitor the project as a resource to ensure continuity and that the high standards established throughout the preconstruction process are maintained or improved through construction.

## CERTIFICATIONS & TRAINING

**Registered Architect State of Louisiana #7156**

**National Council of Architecture Registration Board (NCARB) Certificate #68932**

## EDUCATION

**Tulane University School of Architecture | 2008**  
*Master of Architecture*

**Bard College of Annandale | 1992**  
*Bachelor of Arts*

## EXPERIENCE

**301 Magazine Street Condominiums | \$3.8M**

**618 Magazine Street Parking Garage | \$9.2M**

**Artspace Bell Campus Artists Lofts | \$25M**

**Artspace Trinidad Space to Create | \$15.4M**

**Dead Rabbit | \$5M**

**New Orleans International Airport North Terminal | \$901.3M**

**Omega Hospital | \$7M**

**Pinnacle Ambulatory Surgical Center | \$3.8M**

**Sadeghi Surgical Center | \$5M**

**Years Experience: 30**





# TREY LEDET

*Estimator*

## ABOUT TREY

Trey Ledet came to Gibbs early in his construction career immediately after earning his MBA in mid-2014. His initial assignment was as an estimator; he worked extensively on the long preconstruction phase of the New North Terminal at the Louis Armstrong New Orleans International Airport.

Trey then began a two-year stint (from December 2016 to December 2018) as project engineer working onsite on a trio of complex related multi-family projects, 618, 640, and 700 Magazine St., enhancing his field bona fides. Since late 2018, he has been back in the preconstruction department playing a major role in our procurement of work.

Trey's highly intelligent and thoughtful process allows him to perform multiple levels of analysis on a complex issue and provide an enhanced level of clarity. With a dedicated and conscientious approach, he organizes the Gibbs' preconstruction team and works to ensure that the appropriate personnel and subcontractors are contributing to the development of the project.

## EDUCATION

**Louisiana State University | 2014**

*Master of Business Administration*

**Louisiana State University | 2012**

*Bachelor of Science, Construction Management*

## EXPERIENCE

**618 Magazine Street Parking Garage | \$9.2M**

**3060 Dauphine Street Apartments | \$11.5M**

**Artspace Bell Campus Artists Lofts | \$25M**

**Artspace Trinidad Space to Create | \$15.4M**

**Dead Rabbit | \$5M**

**Dr. John Ochsner Discovery Health Sciences Academy | \$22.3M**

**Four Points by Sheraton French Quarter | \$4.2M**

**New Orleans International Airport North Terminal | \$901.3M**

**Octavia Books & Toast | \$2.2M**

**Pinnacle Ambulatory Surgical Center | \$3.8M**

**Sadeghi Surgical Center | \$5M**

**W New Orleans French Quarter | \$1M**



**Years Experience: 10**



# PATRICK GUELFO GREEN ASSOCIATE

*Project Manager*

## ABOUT PATRICK

Patrick Guelfo joined Gibbs Construction in 2013, coming to us from Cajun Constructors in Baton Rouge, where he served as a quality control manager on projects with contract values ranging from \$1,500,000 to \$300,000,000. During the earlier years of his career, Patrick also worked as an estimator and assistant project manager.

Patrick is detail-orientated, thoughtful, and deliberate. He knows his projects, thoroughly reviewing all drawings and specifications, and gathering all the facts needed to answer a question or arrive at a decision. He is mindful of costs and schedule. The well-managed and well-documented coordination meetings he holds with subcontractors are extremely effective in promoting quality and adherence to schedule.

## CERTIFICATIONS & TRAINING

**US Army Corps of Engineers | Construction Quality Control Management**

**USGBC | LEED Green Associate**

## EDUCATION

**Louisiana State University | 2008**

*Bachelor of Science, Construction Management*

## EXPERIENCE

**2424 Tulane Apartments | \$35.8M**

**3060 Dauphine Street Apartments | \$12.1M**

**Dead Rabbit | \$5M**

**Marrero Commons Housing Development | \$100.3M**

**Rosenwald Community Center | \$7.2M**



**Years Experience: 18**



# MIKE LOPEZ

Superintendent

## ABOUT MIKE

Mike Lopez joined Gibbs Construction as a superintendent and has continued to develop his significant skills over the last 23 years with us. He is highly knowledgeable in all aspects of commercial construction and is capable of running any type of project. He is energetic, conscientious, realistic, and easy to work with. He understands the big picture, recognizing potential issues that may arise and coming to the table with proposed solutions in hand. He is a good communicator and a good leader. Mike is a detail-oriented administrator, and a dedicated, motivating, team-oriented field supervisor.

## CERTIFICATIONS & TRAINING

**CPR Certified**

**Heavy Equipment Certified**

**Rigging/Signalman Certified**

## EDUCATION

**Delgado Community College | 1981**

Associates Degree, Welding

## EXPERIENCE

**Chalmette High School Sports Field | \$3.6M**

**CNG Parking Garage | \$7M**

**Dr. John Ochsner Discovery Sciences Academy | \$22.3M**

**Edward Livingston High School | \$30M**

**New Orleans International Airport North Terminal | \$901.3M**

**New Orleans East High School at Abramson | \$28.4M**

**NOIA North Terminal - Concrete Package | \$40.3M**

**Omega Office Building Parking Garage | \$20M**

**Val Reiss Multi-Purpose Building | \$12.3M**



**Years Experience: 35**

# CMAR/ ALT. DELIVERY EXPERIENCE

Gibbs Construction has successfully completed **over \$1.2 billion** in CMAR and similar alternative delivery projects. Listed below are a few examples of our projects which will fall into this particular category.



- \* 301 MAGAZINE STREET CONDOMINIUMS
  - \* 511 MARGNY LOFTS
  - \*\* 625 ST. CHARLES CONDOMINIUMS
  - \* 640 MAGAZINE STREET APARTMENTS
  - \* 700 MAGAZINE STREET CONDOMINIUMS
  - \* 900 POYDRAS APARTMENTS
  - \* 930 POYDRAS APARTMENTS
  - \*\* 3060 DAUPHINE STREET APARTMENTS
  - \*\* 3530 HOUMA ELEVATOR ADDITION
  - \*\* 3798 VETERANS RENOVATION
  - \* 6001 MAGAZINE STREET SHELL RETAIL
  - \*\* ALGIERS REGIONAL LIBRARY
  - \* ARTSPACE BELL CAMPUS ARTIST LOFTS
  - \* ARTSPACE TRINIDAD SPACE TO CREATE
  - \* CIVIC THEATRE
  - \* CIVIC LOFTS
  - \*\* HAND CENTER OF LOUISIANA
  - \*\* HANGARS 3 NAS REPAIRS
  - \*\* JACKSON BARRACKS REPLACEMENT
  - \*\* JACKSON BARRACKS PERIMETER FENCING & GATEHOUSE
  - \*\* JENCARE TENANT INTERIOR BUILDOUT
  - \*\* MHM URGENT CARE
  - \*\* MHM OCCUPATIONAL THERAPY
  - \*\* MODERNIZATION OF FLEMING HALL JACKSON BARRACKS
  - \*\* NORMAN MAYER LIBRARY
  - \*\* NEW ORLEANS EAST REGIONAL LIBRARY
  - \* NEW ORLEANS INTERNATIONAL AIRPORT CONCRETE PACKAGE
  - \* NEW ORLEANS INTERNATIONAL AIRPORT NORTH TERMINAL
  - \*\* OCHSNER HEALTH CHILD CARE CENTER
  - \*\* ONE SPINE INSTITUTE
  - \*\* PINNACLE AMBULATORY SURGERY CENTER
  - \*\* ROBERT E. SMITH LIBRARY
  - \*\* SADEGHI SURGICAL CENTER
  - \*\* THE SAXONY APARTMENTS
- \* INDICATES CMAR  
 \*\* INDICATES ALTERNATIVE DELIVERY

# FEATURED RELATED EXPERIENCE

	NEW CONSTRUCTION	RENOVATION	CMAR/ ALTERNATIVE DELIVERY	MAKERSPACE	MUNICIPAL	TECHNOLOGICAL DIGITAL/VISUAL	PERFORMING & COLLABORATIVE ARTS	FLEX SPACE	OFFICES	PARKING GARAGE	OUTDOOR PARK
1 - ARTSPACE BELL CAMPUS ARTIST LOFTS		■		■			■	■			
2 - MAUMUS CENTER	■	■		■		■	■	■			
3 - SADEGHI SURGICAL CENTER			■			■		■			
4 - 618 MAGAZINE STREET PARKING GARAGE	■	■								■	
5 - MANDEVILLE CROSSING	■			■							■
6 - NOLA MEDIA GROUP		■	■			■		■	■		
7 - DR. JOHN OCHSNER DISCOVERY HEALTH SCIENCE ACADEMY	■	■		■		■	■	■	■		■
8 - 2424 TULANE APARTMENTS	■		■							■	
9 - NEW ORLEANS INTERNATIONAL AIRPORT NORTH TERMINAL	■				■				■		
10 - ARTSPACE TRINIDAD SPACE TO CREATE	■	■		■		■	■	■			■





# Artspace Bell Campus Artist Lofts

Historic Renovation | Adaptive Reuse |  
Makerspace | Visual Arts | CMAR

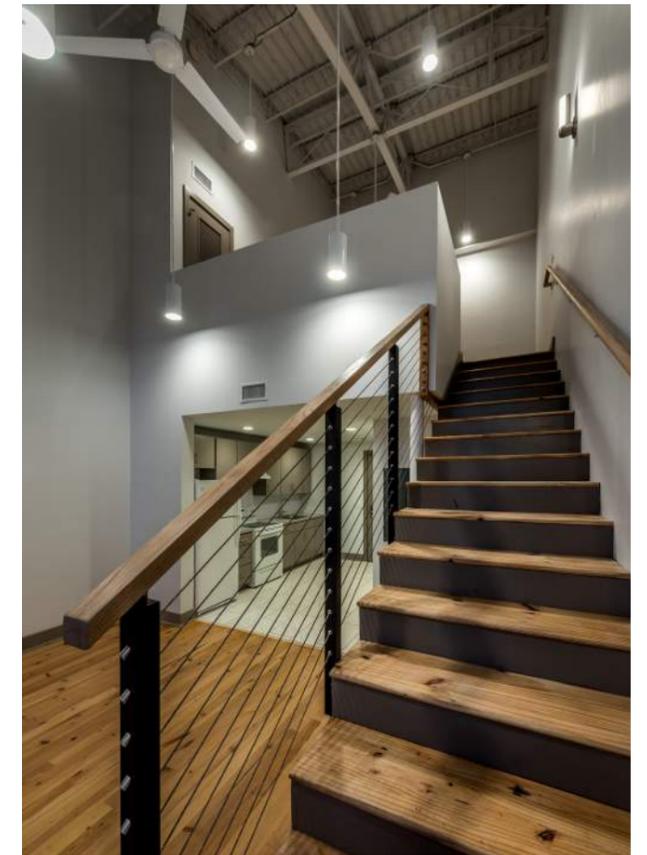
Awards:  
2018 Associated Builders & Contractors Excellence  
in Construction Historical Restoration/Renovation  
\$25M-\$100M; 2018 Louisiana Landmarks Society  
Award for Excellence in Historic Preservation

Artspace Bell School Limited Partnership selected Gibbs to assist their design team as a CMAR contractor for the adaptive reuse of two city blocks of historic school buildings in Treme. Over the course of preconstruction, Gibbs generated milestone estimates and schedules, offered cost-saving suggestions, performed exploratory work, collected subcontractor estimates and worked closely with the architect, historic consultant and structural engineer to efficiently plan construction for a myriad of repairs.

Gibbs transformed 61,332 square feet of the Gothic structure originally built in 1904 as St. Joseph's Academy into 51 affordable makerspace live-work housing units for low to moderate-income artists, cultural workers and families. Additionally, the circa-1927 Ben Franklin building, located on the former Andrew J. Bell campus, was transformed into 23 unique units. Specialty historic restoration included salvaging massive marble stair treads, casting duplicates of original plaster embellishments, rehabilitating failing masonry walls, and replicating the original profile of the doors, windows and millwork. The construction scope also included the refresh of MEP systems, sheetrock and painting, and the installation of modern amenities to complete the look of these industrial-style units.

As this project neared completion, a change order added selective interior demolition and the replacement of the slate roof on the circa-1887 chapel in preparation for the future development of community space.

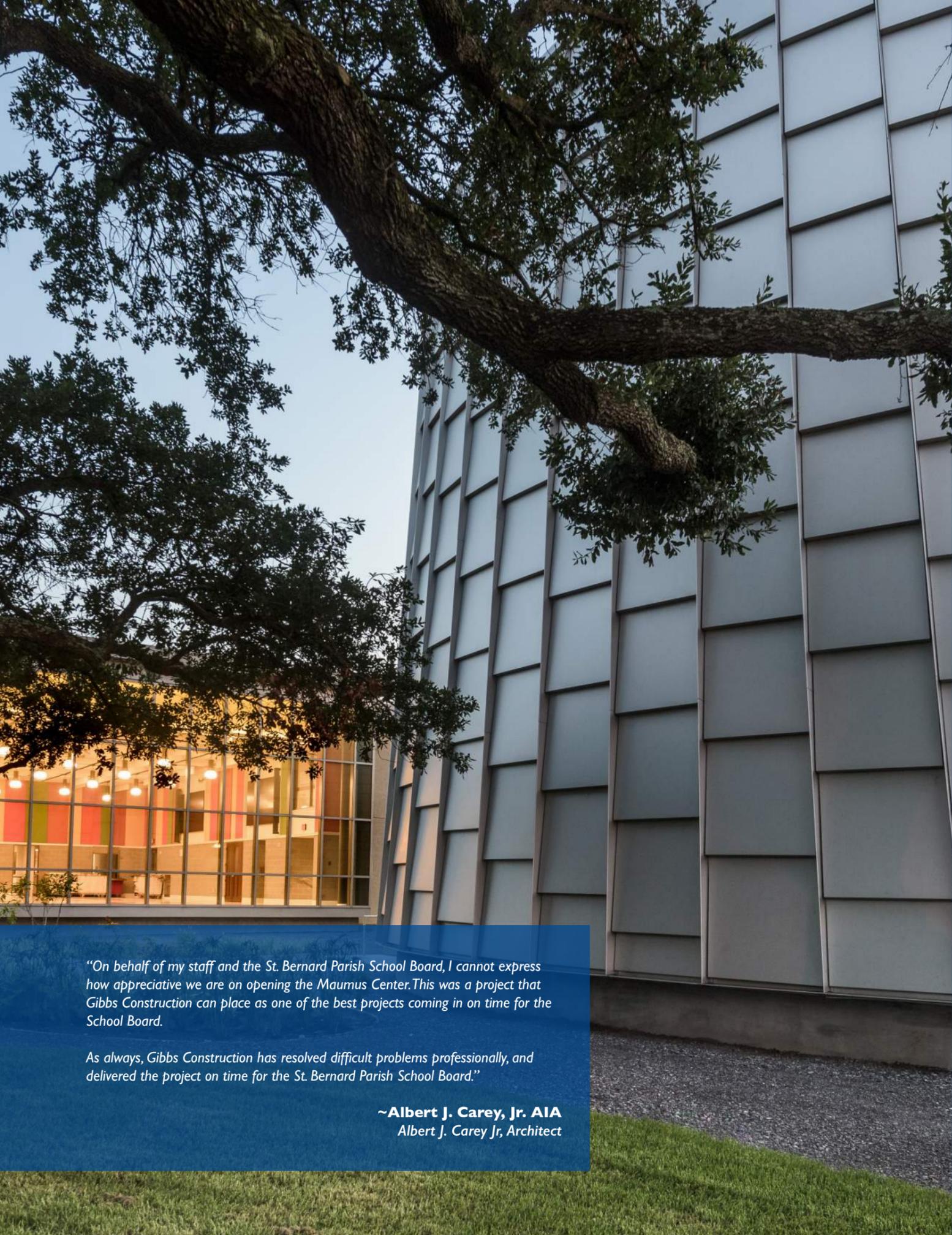
The success of this experience became the inception of a trusted owner-contractor relationship, which has provided Gibbs with further opportunities to build Artspace facilities as far as Trinidad, Colorado.



"The quality and leadership and professionalism on Gibbs Construction's team was outstanding. They responded quickly to all of the sometimes esoteric concerns of the historic preservation component of the project. They were always helpful and engaged. Their subcontractors were prepared to deliver the high level of construction demanded by this difficult project. Based on my 36 years working as a preservation architect I am very impressed by the work performed by Gibbs Construction on this project and recommend them without hesitation."

~Rick Fifield, AIA  
Historic Tax Credit Consultant

**LOCATION** | New Orleans, LA  
**OWNER CONTACT** | Will Law, COO  
Artspace Bell School LP  
612.465.2039  
will.law@artspace.org  
**DURATION** | 18 Months  
**CONTRACT** | \$25.1 M



St. Bernard Parish School Board awarded Gibbs the low-bid contract as general contractor for the Maumus Center. The scope included a combination of new construction and the historic renovations of the original Arabi Elementary School, dating back to the 1920s. The two-acre site is a hands-on art and science learning center for the children in this community.

A dominant scope of this historic renovation in the existing 28,000 square foot, two-story, wood-framed, and load-bearing brick structure, encompassed the revitalization of the Art Deco theatre. This performance space received new terrazzo flooring, electronically controlled auditorium seating, and a surround sound system. A team of specialized painters, commissioned to paint the famous Saenger Theatre in New Orleans, restored the hand-painted ceiling. Master craftsmen refurbished the original plaster capitals and arched plaster trim on the proscenium wall. Wood framing members were salvaged, remilled and applied as new hardwood flooring in the new north wing art exhibit and event flex space. New electrical floor receptacles were inlaid throughout to showcase individual art installations.

Additionally, the new construction of a two-story annex building, tied into the adjacent historic structure by a new atrium boasting a modern architectural glass canopy, provides Maumus with rich technologically forward classrooms and support spaces. New areas added to this campus included a 2,400 square foot full-service commercial kitchen with walk-in coolers and freezers, student food science labs, and a 3,100 square foot cafeteria enveloped with an aluminum-glazed storefront. The new neighboring 3,400 square foot cylindrical planetarium, skinned in scale-like metal panels, provide students an intense experience of our galaxy in an atypical classroom setting. This advanced high-tech space houses reclining auditorium seating with specialty fish-eye projectors and a state-of-the-art surround sound system immersing students into a captivating galactic experience.

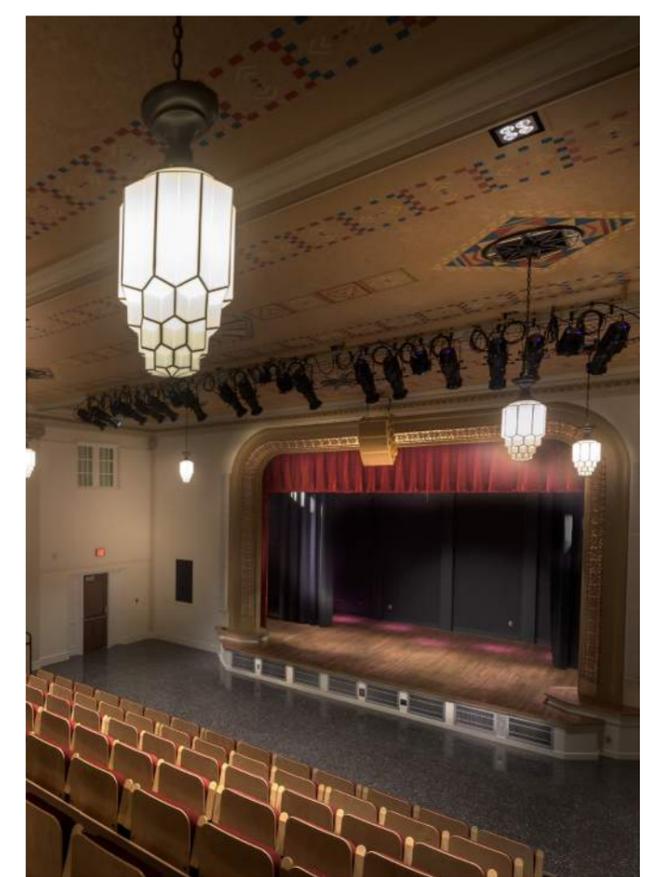
The true finishing touches of this one-of-a-kind institution lie in the outdoor student-grown vegetable garden. On the south side of campus, a wrought iron fenced yard containing concrete-walled planters, equipped with drip irrigation systems, add to the tactile learning experience this center has to offer. Here students learn about the science of agriculture which is heavily dictated by seasons. For this reason, a covered learning area, understatedly referred to as the "garden shed," literally and metaphorically sheds light on the subject of seasons. Here an award-winning terrazzo floor was laid, containing over 100 tiny brass pins, strips and words which make up the meticulously laid components of a working sundial. This architectural piece accurately indicates the time and date with a beam of sunlight that shines through an oculus of the shed's roof. The construction team's quality control process and attention to detail became imperative to successfully implement an accurately functioning learning tool and to maintain the architect's design intention.

Maumus Center now provides a recovering parish school system with a novelty hands-on learning facility. This project has left Gibbs with added lasting experience and knowledge of the importance of collaboration and teamwork through the ultimate opportunity to build this eclectic experiential educational facility.

# Maumus Center

**New Construction | Renovation | Municipal | Digital-Technological-Performing-Culinary Arts | Flex Space | Offices | Makerspaces**

*Awards:*  
 2015 Associated Builders & Contractors New Orleans/ Bayou Chapter Excellence in Construction - Historical Restoration/Renovation Less than \$25M; 2015 National Terrazzo and Mosaic Association - Honor Award



*"On behalf of my staff and the St. Bernard Parish School Board, I cannot express how appreciative we are on opening the Maumus Center. This was a project that Gibbs Construction can place as one of the best projects coming in on time for the School Board.*

*As always, Gibbs Construction has resolved difficult problems professionally, and delivered the project on time for the St. Bernard Parish School Board."*

**~Albert J. Carey, Jr. AIA**  
 Albert J. Carey Jr, Architect

**LOCATION |** Arabi, LA  
**OWNER CONTACT |** Jason Dewey, Facilities Supervisor  
 St. Bernard Parish School Board  
 504.301.2000  
 Jason.dewey@sbpsb.org  
**DURATION |** 28 Months  
**CONTRACT |** \$22.5 M



“Our experience working with Gibbs Construction on the Sadeghi Center for Plastic Surgery in New Orleans was stellar. The project was brought to us as a Design-Build project, which as Architects, we are often hesitant about. However, the project was both smooth and successful and opened our eyes to the benefits of Design-Build projects. This team was professional and marked by many great qualities including respect, transparency, organization and efficiency.”

~Julie Babin  
Studio WTA, LLC

Dr. Ali Sadeghi, a double board-certified plastic and reconstructive surgeon, partnered with Gibbs through a design-build contract to develop and construct a new private permanent office, which would provide flex space to accommodate a variety of services within his multi-functional practice.

The preconstruction team's diverse industry expertise and extensive collaboration generated a building concept that significantly minimized cost and reduced the duration of construction. During this time, Gibbs created milestone estimates and schedules, offered cost-saving suggestions, and evaluated subcontractor estimates and availability.

During the commencement of construction, the team avoided disrupting the flow of traffic on Metairie Road. With permission from the neighbor, Gibbs stationed the concrete pump truck in their parking lot, pumping 50% of the site's concrete through a line that extended over the mature intervening oak tree.

This new 10,000-square-foot, single-story stucco and masonry surgical center quickly advanced by implementing a less traditional premanufactured “tilt-up” construction process. As a design-build contractor, Gibbs brought a light gauge panelization subcontractor, LGS, to the design table. This suggestion, in lieu of traditional lumber framing, curtailed material waste, shortened the construction schedule and provided the owner a sustainable, noncombustible end product that will improve the building's life cycle cost.

The DIRTT (Do It Right This Time) modular wall system became paramount in providing Dr. Sadeghi with a customizable flex space with the ability to continuously reconfigure the spatial layout of this stationary structure. The pivoting and sliding doors within the interchangeable framework of this system make up 60% of the interior walls. By adopting DIRTT, Gibbs maximized space for the HVAC installation and preinstalled electrical conduit and outlet switches, minimizing assembly in the field.

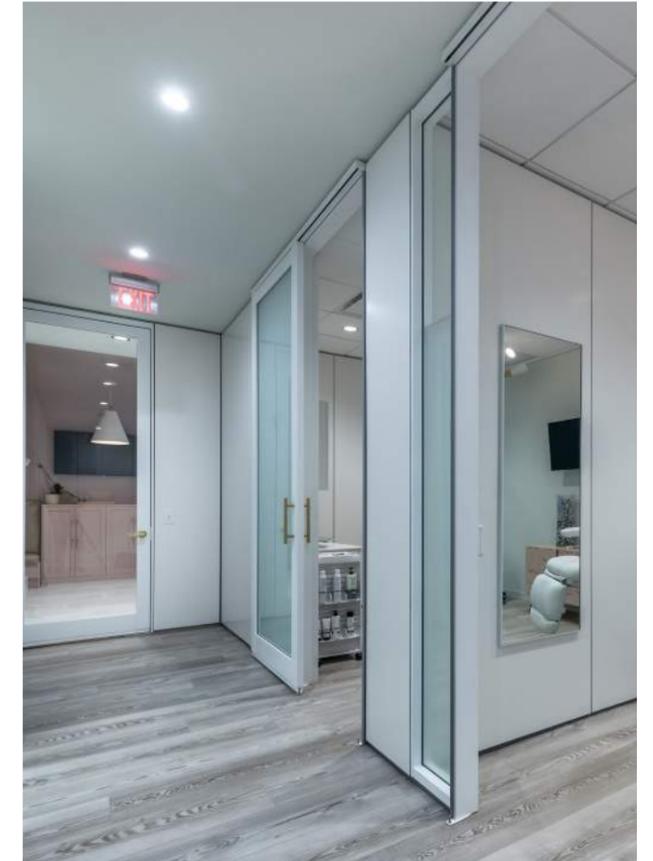
High-end finishing touches of this sophisticated surgery center and medi spa included white solid surface countertops, full-height white estate brick accent walls, and porcelain tile providing patients a calming serene ambiance.

Gibbs overcame several setbacks along the way. The construction of this building occurred during a record-breaking overactive hurricane season slowing down construction progress and delaying permanent power to the building. Untraditionally, we were forced to depend on temporary power for nine out of the eleven construction months. Additionally, Sadeghi Surgical Center began construction at the onset of the Coronavirus pandemic. Gibbs' commitment to our client resulted in zero shutdowns allowing us to maintain the original construction schedule.

## Sadeghi Surgical Center

New Construction | Alternative Delivery | Offices | Flex Space

Awards:  
2021 Associated Builders & Contractors New Orleans/  
Bayou Chapter Excellence in Construction - Healthcare  
Less Than \$10M



**LOCATION** | Metairie, LA  
**OWNER CONTACT** | Christina Rodrigue  
Exacta Management  
504.579.4918  
crodrigue@clearviewcenter.com  
**DURATION** | 11 Months  
**CONTRACT** | \$5 M



Through CMAR services, Gibbs joined the 618 Magazine Street Parking Garage team where we provided value engineering options, conducted constructability reviews, and assembled multiple estimates through each phase of design.

During the constructability review, our team studied concrete installation options and supplied the architect with a solution to arduous zoning requirements. Originally slated for precast concrete, the parking garage would not have met the required number of parking spaces due to site constraints. By suggesting the idea to utilize a post-tension, cast-in-place design, the new slab depth allowed our CMAR team to conquer this challenge.

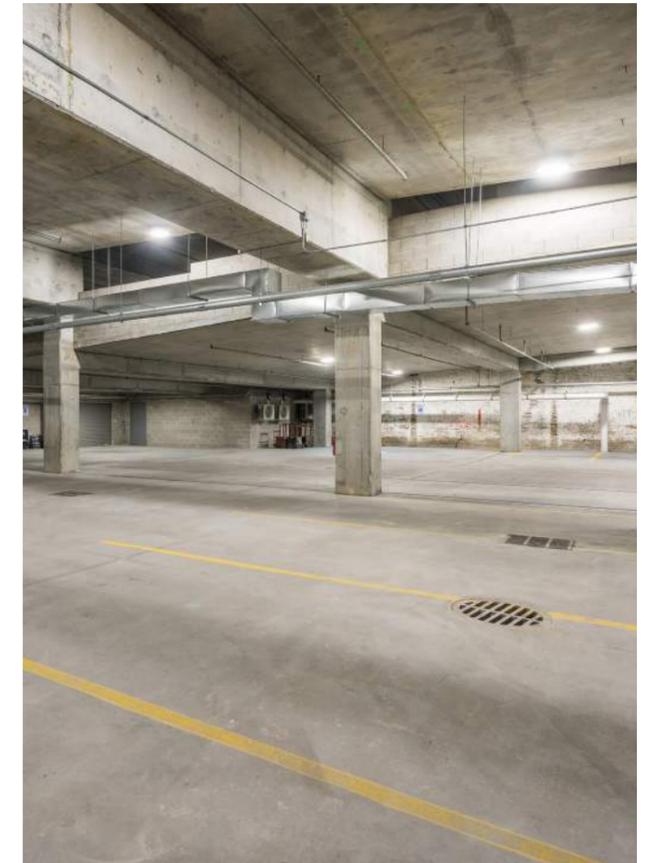
This 280-space, six-story, one-way, double helix structure houses 117,000 square feet of parking and 5,800 square feet of ground-floor retail space. The complex's façade mimics the surrounding architectural styles, disguising its utilitarian purpose by blending into its adjacent properties. The uncommon enclosed parking garage design and wedged placement between two existing buildings dictated the garage's beefed-up fire suppression and ventilation systems. Aside from intensifying these systems, this property became the second project in New Orleans to drill Dewaal piles. This rotational pile strategy eliminates driving nuisances related to hammer noise and vibration, material lead times, excessive material waste, and the need for large staging areas while providing higher load-bearing capacity and improved quality control.

With Gibbs' extensive experience building in tight urban constraints, deliveries were strategically scheduled through city-permitted street closures. Site restrictions mandated the use of a 165-foot tower crane to efficiently relocate concrete rebar and building material in and out of the job site. Nighttime concrete pours were instrumental in navigating the challenges of downtown daytime vehicular and pedestrian traffic.

This parking garage fulfills the need for off-street parking to service the new bustling beacon of nightlife located near the historic corner of Girod and Magazine Street. Gibbs has since had the opportunity to further develop this thriving neighborhood which included the construction of the new Kalorama Condominiums and the historically renovated 640 Magazine street apartments.

## 618 Magazine Street Parking Garage

New Construction | Parking Garage | CMAR



**LOCATION** | New Orleans, LA  
**OWNER CONTACT** | Kelly Parenton  
618 Magazine Street, LLC  
504.522.2250  
kellyp1@gmail.com  
**DURATION** | 15 Months  
**CONTRACT** | \$9.2 M



*"It has been a pleasure working with you and Gibbs Construction on the Mandeville Crossing. From the beginning of the project and continuing through construction, Gibbs' performance has been exemplary. The outcome of our team effort has been well received by the City of New Orleans and the residents of the Marigny and By-Water neighborhoods.*

*The Tobler Company is pleased with its association with Gibbs Construction on this and similar successful projects. Thank you for your diligent effort, professionalism, and cooperation on the project. Our office looks forward to working with your company in the future."*

**~Patrick A. Tobler**  
The Tobler Company

Often assumed as simply a vertical structure general contractor, some of Gibbs' most prized GC roles are anchored along the New Orleans Mississippi riverbank. Gibbs Construction has left its mark on nearly three miles of the Crescent City's water edge over the last thirty years as one of the leading outdoor parks and supporting space contractors.

Our part dates back to the early 1980s when Gibbs constructed the Korean Pavilion at the New Orleans-hosted World's Fair. A decade later, Gibbs was awarded the contract by the City of New Orleans for the construction of the iconic Woldenburg Park. This outdoor park has become a favorite local biker and jogger trail, a tourist attraction to enjoy open-air live music performances during French Quarter Fest, and the host of many city events, such as the New Orleans Saints Super Bowl Champion celebration ground.

A fortune stroke of serendipity led Gibbs back to the riverfront to construct Mandeville Crossing, a pedestrian bridge providing access to the river's newest public park. This 167-foot pedestrian bridge, assembled of 38 tons of weathering steel, ties this new structure to the city's industrial and maritime past. The project features 30,000 square feet of indigenous landscaping, 4,500 square feet of new pedestrian sidewalks, a monumental staircase, two 40-foot elevators enclosed in a precast concrete shaft, and an elevated walkway crossing over the active Public Belt Railroad and Mississippi River floodwall.

As the quintessence of coordination experience, the Mandeville Crossing project required immense strategic planning. Because of the site's unique restrictions, typical land surveying equipment could not be used. We worked with advanced scanning and optical technology for field data collection to correctly premanufacture and install this significant structure.

Preliminary work began with in-house engineering staff who determined coordinates in GPS technology to establish anchor bolt placement for the out-of-state manufacturer, as well as for field coordination to identify proper placement between the concrete footings and the bridge.

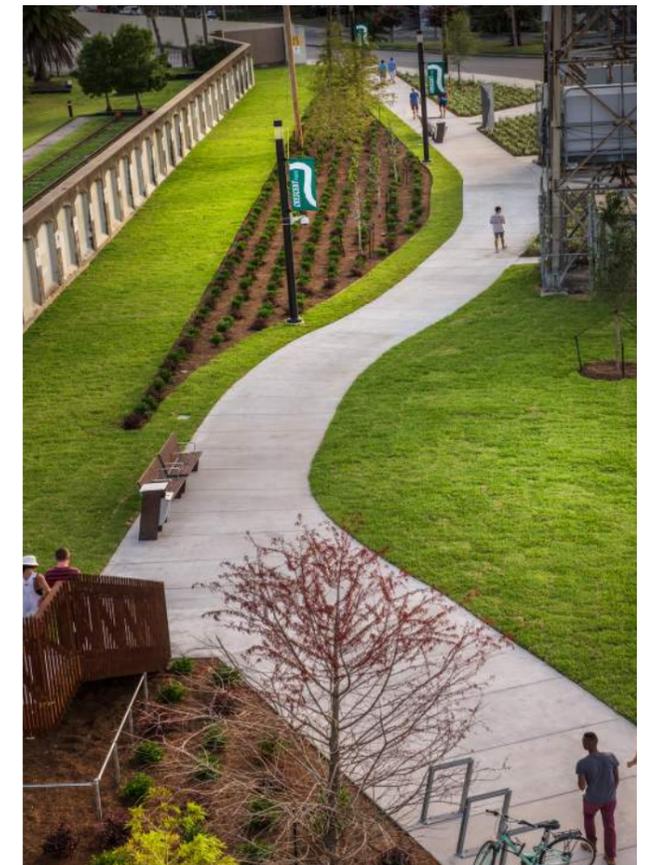
Precision and accuracy were paramount for the crew's limited window of opportunity to lift, place and secure the structure. Both active railroad companies required timely notification for planning purposes to close the tracks for a six-hour period to allow for the installation. Scheduling was critical in order to receive this pre-manufactured bridge concurrently with the shutdown of the tracks and the power shutdown of Entergy's high-voltage lines located directly above. The bridge was suspended 20 feet in the air by a 600-ton hydraulic crane, leaving no room for mistakes.

This elevator tower and bridge now stand as a sculptural invitation to explore what lies on the other side of the imposing floodwall that has long separated the city from one of its most beautiful and impressive features.

## Mandeville Crossing

New Construction | Municipal | Outdoor Park

*Awards:*  
2015 Associated Builders & Contractors New Orleans/ Bayou Chapter Excellence in Construction - Other Construction \$2 - \$100M; 2015 Associated Builders & Contractors National Excellence in Construction - Pyramid Award



**LOCATION** | New Orleans, LA  
**OWNER CONTACT** | Cedric Grant  
City of New Orleans  
504.585.2190  
csgrant@nola.gov  
**DURATION** | 15 Months  
**CONTRACT** | \$2.4 M



During the technological evolution of journalism communication, The Times-Picayune, an American newspaper published in New Orleans rooting back to 1837, modified its news distribution process from tossed bagged paper copies to instant digital access via the world wide web. This growth created the company's need to quickly find home offices for NOLA Media Group.

Chosen to renovate and build out two new locations, Gibbs' early involvement provided the client with a seamless transition into modern publishing. We worked with the architect and mechanical subcontractor in a design-build capacity to utilize the existing mechanical system throughout the new floor plan. This fast-paced office renovation of the 22,477-square-foot New Orleans office and the 2,200-square-foot Baton Rouge office was completed in a brief five months.

Gibbs converted these preexisting spaces into offices, conference rooms, kitchens, break rooms, and collaborative flex spaces. Additionally, the New Orleans location features a grand staircase connecting the two floors, a digital production studio, co-working offices, and flexible meeting rooms.

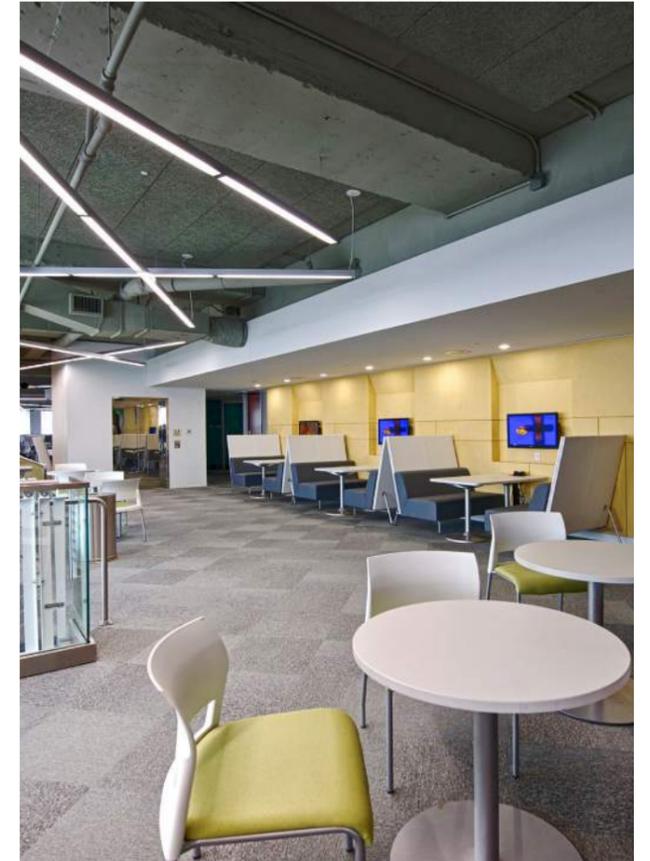
Gibbs' extensive experience working in occupied buildings minimized disruptions to the tenants of the 32-story high-rise, keeping One Canal Place fully operational during the renovation.

*"The team was able to take great benefit from Gibbs' relationship with the city offices and the Fire Marshall to accomplish these fast paced projects. Everyone I dealt with throughout our project was constructive, positive, pleasant and optimistic and seemed genuinely happy to be doing the job that they do. The Gibbs' character was always forward thinking and focused on resolving issues."*

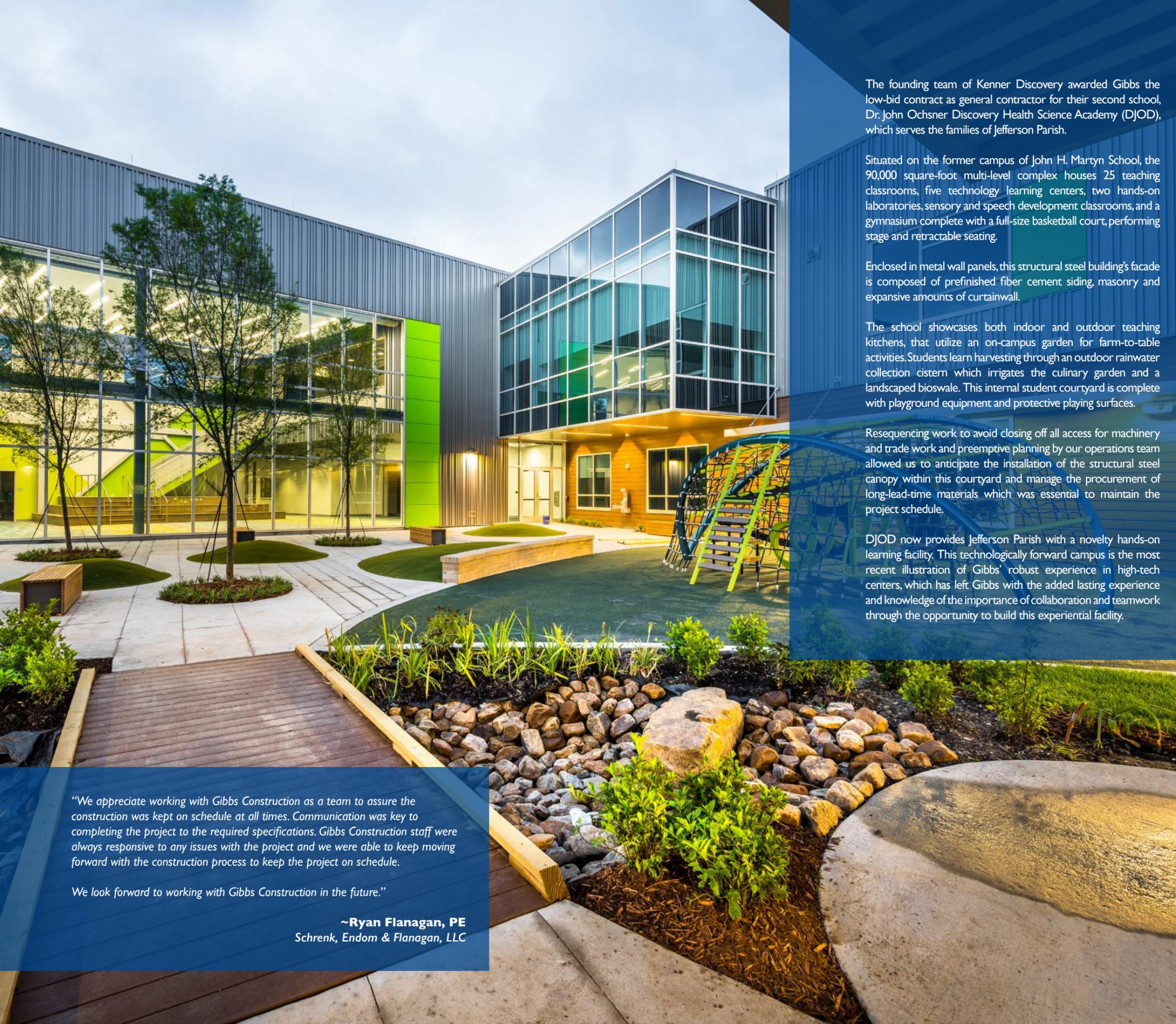
**~Bret Kronlein, AIA**  
PAEP Architecture Engineering, P.C.

## **NOLA Media Group**

**Renovation | Tenant Buildout | Offices |  
Alternative Delivery Method | Flex Space**



<b>LOCATION</b>		New Orleans, LA
<b>OWNER CONTACT</b>		Robert Schaad Newspaper Support Services, LLC 302.830.9709
<b>DURATION</b>		5 Months
<b>CONTRACT</b>		\$2.9 M



The founding team of Kenner Discovery awarded Gibbs the low-bid contract as general contractor for their second school, Dr. John Ochsner Discovery Health Science Academy (DJOD), which serves the families of Jefferson Parish.

Situated on the former campus of John H. Martyn School, the 90,000 square-foot multi-level complex houses 25 teaching classrooms, five technology learning centers, two hands-on laboratories, sensory and speech development classrooms, and a gymnasium complete with a full-size basketball court, performing stage and retractable seating.

Enclosed in metal wall panels, this structural steel building's facade is composed of prefinished fiber cement siding, masonry and expansive amounts of curtainwall.

The school showcases both indoor and outdoor teaching kitchens, that utilize an on-campus garden for farm-to-table activities. Students learn harvesting through an outdoor rainwater collection cistern which irrigates the culinary garden and a landscaped bioswale. This internal student courtyard is complete with playground equipment and protective playing surfaces.

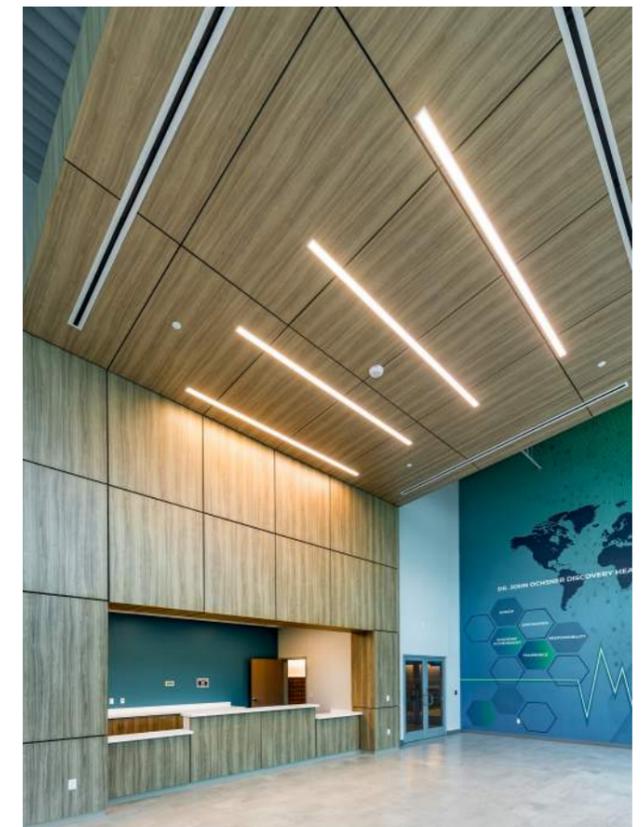
Resequencing work to avoid closing off all access for machinery and trade work and preemptive planning by our operations team allowed us to anticipate the installation of the structural steel canopy within this courtyard and manage the procurement of long-lead-time materials which was essential to maintain the project schedule.

DJOD now provides Jefferson Parish with a novelty hands-on learning facility. This technologically forward campus is the most recent illustration of Gibbs' robust experience in high-tech centers, which has left Gibbs with the added lasting experience and knowledge of the importance of collaboration and teamwork through the opportunity to build this experiential facility.

# Dr. John Ochsner Discovery Health Science Academy

**New Construction | Education |  
Municipal | Outdoor Park | Technology  
Library**

*Awards:  
2021 Associated Builders & Contractors New Orleans/  
Bayou Chapter Excellence in Construction - Institutional  
\$10M to \$25M; 2021 American Society of Landscape  
Architects Merit Award General Design: Built Work*



**LOCATION** | Jefferson, LA  
**OWNER CONTACT** | Patty Glaser  
Discovery Health Sciences Foundation  
504.229.2133  
Patty.Glaser@discoveryhsf.org  
**DURATION** | 15 Months  
**CONTRACT** | \$22.3 M

"We appreciate working with Gibbs Construction as a team to assure the construction was kept on schedule at all times. Communication was key to completing the project to the required specifications. Gibbs Construction staff were always responsive to any issues with the project and we were able to keep moving forward with the construction process to keep the project on schedule.

We look forward to working with Gibbs Construction in the future."

~Ryan Flanagan, PE  
Schrenk, Endom & Flanagan, LLC



2424 Tulane, LLC selected Gibbs to join their design team as a design-assist contractor for the construction of a new seven-story apartment building on the former site of a blighted motel in Mid-City, New Orleans.

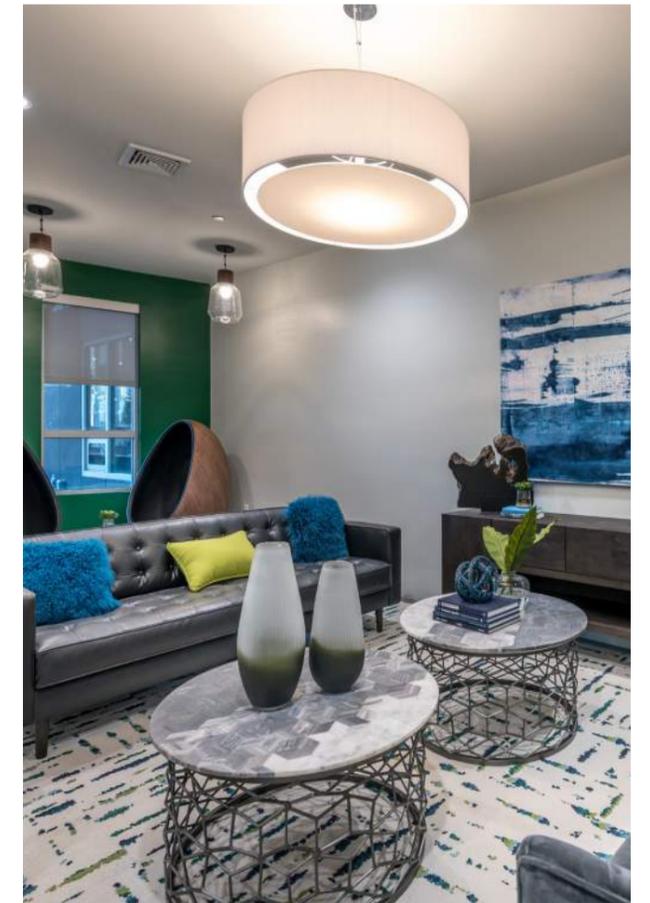
Over the course of preconstruction, Gibbs generated milestone estimates and schedules, offered cost-saving suggestions, performed exploratory work, collected subcontractor estimates and worked closely with the architect to collaboratively design a 250,919 square-foot multi-family, retail and parking complex.

The 72,350 square-foot, cast-in-place concrete parking structure provided precedence for the building's podium and elevated courtyard design. An extensive curtain wall wraps the front facade of future retail tenant spaces on Tulane Avenue. Gibbs' quickly built out 240 units in the six-floor apartment structure framed with a premanufactured metal panelized system. The exterior of this project was completed with oversized windows, a stucco-finished skin and topped with a thermoplastic polyolefin roofing membrane. Additionally, the second-floor outdoor rooftop pool and terrace provide a social space for residents to unwind and mingle.

This mid-rise National Green Building Standard certified structure provides a convenient housing option for the recently developed medical corridor.

## 2424 Tulane Apartments

New Construction | Alternative Delivery Method | Parking Garage



<b>LOCATION</b>	New Orleans, LA
<b>OWNER CONTACT</b>	Kevin Frischhertz 2424 Tulane, LLC 504.482.1146 kfrischhertz@frischhertz.com
<b>DURATION</b>	22 Months
<b>CONTRACT</b>	\$35.8 M



Gibbs Construction served as the lead local general contractor construction manager in the joint venture CMAR partnership of Hunt Gibbs Boh Metro for the Louis Armstrong New Orleans International Airport New North Terminal. The highly anticipated transformation of the 60-year-old airport became the first municipal CMAR project in the state of Louisiana.

This new crescent-shaped 35-gate airport terminal, approximately 1,000,000 square feet, spreads across 26 acres of reclaimed swampland. The three concourse mega-structure is comprised of 12,000 tons of structural steel, 55,000 cubic yards of concrete, and 170,000 square feet of glass curtainwall.

The nearly \$1 billion new terminal includes multiple tech-forward parking garages, surface parking lots, airline check-in counters and self-service kiosks. Its design to ease customer experience features an open-concept design of centralized local restaurants and retail shops, a new consolidated security checkpoint, and a complex multi-level inbound and outbound in-line baggage system.

Due to the poor existing soil conditions the entire facility is supported by more than 10,000 precast concrete piles, driven to an average depth of 100 feet. To mitigate settlement, the site was surcharged by hauling in 2 million cubic yards of nearby Mississippi River sand requiring the delivery of 460 to 600 truckloads six nights a week for nearly a year. The worse-than-anticipated soil conditions and the discovery of several underground century-old cypress tree stump obstructions led to resequencing of work and partial redesign of foundation, paving, and sewer systems.

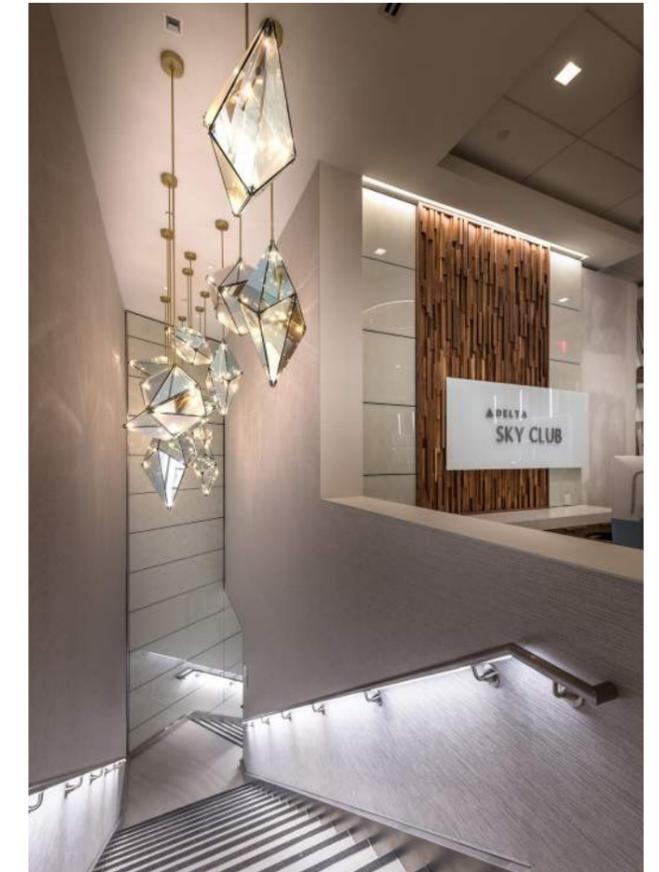
Preliminary work began with Gibbs' in-house engineering staff to determine coordinates in GPS technology establishing the precise locations of 5,893 anchor bolts for our trained field team to install by using advanced scanning and optical technology. Several months into construction, our team seamlessly adapted to the owner-driven addition of a third concourse, expanding the project by nearly 33%.

In addition to our CMAR joint venture role, Gibbs Construction provided services as a concrete subcontractor for the new north terminal. This \$40.8 million scope of work included 361 concrete columns ranging from 33 to 71 feet tall, and 987,372 square feet of concrete slabs, requiring a total of 5,312 truckloads equaling 53,121 cubic yards of concrete.

New Orleans Louis Armstrong International Airport now serves the traveling public with a modern world-class terminal complex, ranking as one of the nation's best large airports. Gibbs is honored to have served on our state's first CMAR team, making history in the evolution of municipal projects.

## New Orleans International Airport New North Terminal

New Construction | Municipal | CMAR |  
Offices |



**LOCATION** | Kenner, LA  
**OWNER CONTACT** | Kevin Dolliole, Director of Aviation  
Louis Armstrong International  
Airport  
504.303.7500  
kevind@flymsy.com  
**DURATION** | 44 Months  
**CONTRACT** | \$901.3 M



Subsequently following the construction of Artspace Bell Campus Artists Lofts in Treme, New Orleans, Artspace selected Gibbs to join the CMAR team in their next development located in Trinidad, CO.

Gibbs worked closely with the City of Trinidad, Artspace, and the design team to plan and build artists-in-residence live-work studios to transform an underdeveloped community into an art hub. Two discreet and dissimilar locations approximately 1,500 feet apart in Trinidad's urban center became the site of Space to Create.

Understanding and assessing the capabilities of the local subcontracting community and availability of materials drove the selection of appropriate construction methodologies. In support of attaining this understanding, Gibbs sought out local subcontractors for availability and hosted subcontractor outreach sessions to discuss the project and foster local interest. Also, a comprehensive exploratory effort to understand the historic sub and superstructural elements deemed imperative for the safe and efficient shoring and repair necessary to prepare this new art hub for the myriad of events and activities for which it was intended.

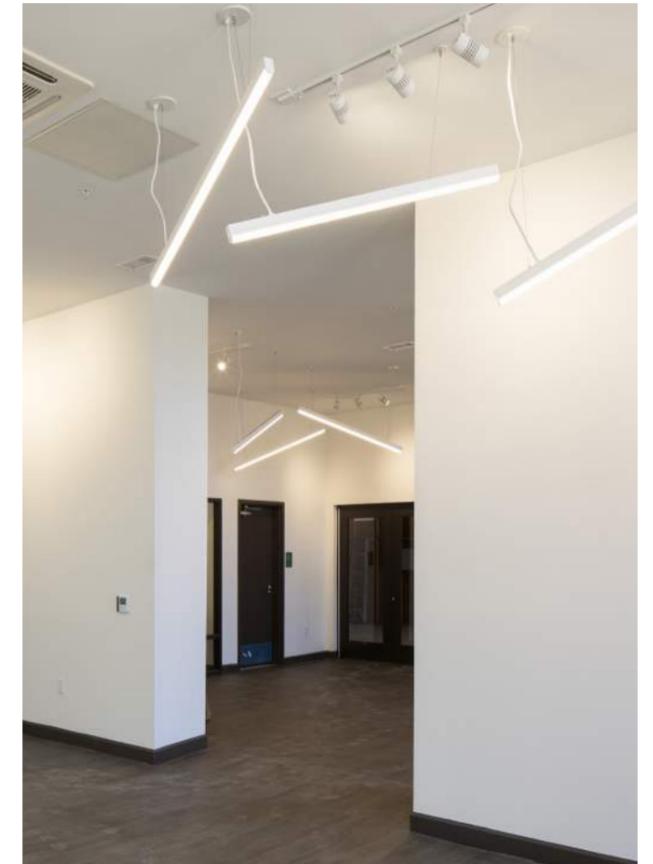
The sloped green field on Elm Street became the site to construct a new three-story live-work makerspace studio apartments, complete with flex space for residents to create technological, visual, performing and collaborative arts. For this location, Gibbs worked with the design team to generate a premanufactured panelized light-gauge framing solution. This suggestion, in lieu of traditional lumber framing, curtailed material waste, shortened the construction schedule and provided the owner with a sustainable, noncombustible end product that will improve the building's life cycle cost.

Main Street, the second site of interconnected historic structures transformed into a contiguous complex housing artist live-work makerspace studios, Trinidad's arts district offices, flex gallery space, large assembly space, ground-level restaurant and café. With the goal to have a cohesive campus to host community events and festivals, this site was complete with children's play equipment and an open-air eating area on the new adjacent outdoor lawn.

The cohesive unity between Artspace and Gibbs resulted in our team's second successful affordable and sustainable space for artists and art organizations. We look forward to our continued partnership with Artspace to create, foster, and preserve their accelerating national movement of artist-led community development.

## Artspace Trinidad Space to Create

**New Construction | Renovation | CMAR  
Municipal | Offices | Makerspace | Visual-  
Collaborative Arts | Flex Space | Outdoor  
Park**



**LOCATION |** Trinidad, Co  
**OWNER CONTACT |** Andrew Michaelson  
Artspace Projects, Inc.  
612.306.1145  
Andrew.Michaelson@artspace.org  
**DURATION |** 17 Months  
**CONTRACT |** \$15.4 M

# CMAR & ALT. DELIVERY PROJECTS



640 MAGAZINE STREET APARTMENTS | CMAR



700 MAGAZINE STREET CONDOMINIUMS | CMAR



900 POYDRAS APARTMENTS | CMAR



930 POYDRAS APARTMENTS | CMAR



511 MARIGNY LOFTS | CMAR



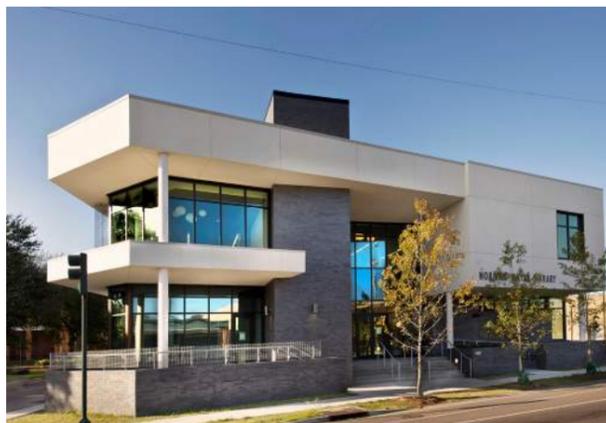
6001 MAGAZINE STREET SHELL RETAIL | CMAR



ALGIERS REGIONAL LIBRARY | DESIGN-BUILD



EAST ORLEANS REGIONAL LIBRARY | DESIGN - BUILD



NORMAN MAYER LIBRARY | DESIGN-BUILD



ROBERT E. SMITH LIBRARY | DESIGN-BUILD



THE SAXONY APARTMENTS | DESIGN-ASSIST



Want to see more?  
Check out jobsites here:

[gibbsconstruction.zenfolio.com](https://gibbsconstruction.zenfolio.com)

QUALIFICATIONS  
& EXPERIENCE

**GENERAL CONSTRUCTION TEAM**

METHODOLOGY  
& APPROACH

ATTACHMENTS



# WORKLOAD

CURRENT WORKLOAD			AVAILABLE STAFF	
	% COMPLETE	VALUE		COUNT
3060 DAUPHINE STREET APARTMENTS	94%	\$12.1 M	PROJECT MANAGERS	10
ROSENWALD COLLEGIATE ACADEMY	88%	\$12.4 M	PROJECT ENGINEERS	3
GRETNA FIRE STATION #1	46%	\$6.4 M	PROJECT ADMINISTRATORS	4
OCTAVIA BOOKS & TOAST	71%	\$2.2 M	SUPERINTENDENTS	10
ENTERGY METRO REGIONAL SERVICE CENTER	58%	\$6.8 M	CARPENTERS	11
LESON CHEVROLET	1%	\$3 M	LABORERS	4
OMEGA HOSPITAL	32%	\$7.6 M	ESTIMATORS	2
CHATEAU NAPOLEON APARTMENTS	1%	\$6.3 M	MARKETING	2
NEW IBERIA RETAIL CENTER	2%	\$2.2 M	ACCOUNTING	5
CLEARVIEW COMMONS	1%	\$3 M	EXECUTIVES	5
KENNER FIRE STATION #38	1%	\$4.1 M	SUPPORT STAFF	9
			SAFETY	1



# PHASE STAFFING PLANS

## PRECONSTRUCTION PHASE STAFFING

	QTY.	UNIT	COST/UNIT	TOTAL	PROPOSED TEAM MEMBERS				
					LG	JS	TL	PG	ML
DESIGN REVIEW COORDINATION MEETINGS	10	ea	250.00	\$ 2,500					
CONCEPTUAL DESIGN									
COMPARATIVE ANALYSIS	30	mh	75.00	\$ 2,250					
DETAILED ESTIMATE	48	mh	75.00	\$ 3,600					
COORDINATE EARLY SITE INVESTIGATION	4	mh	75.00	\$ 300					
SCHEMATIC ESTIMATE									
COMPARATIVE ANALYSIS	30	mh	75.00	\$ 2,250					
DETAILED ESTIMATE	80	mh	75.00	\$ 6,000					
SCHEDULE	14	mh	75.00	\$ 1,050					
SITE UTILIZATION PLAN	4	mh	75.00	\$ 300					
DBE OUTREACH & MARKET PARTICIPATION PLAN	10	mh	75.00	\$ 750					
VALUE ENGINEERING & LIFE CYCLE COST ANALYSIS	8	mh	75.00	\$ 600					
DESIGN DEVELOPMENT ESTIMATE									
COMPARATIVE ANALYSIS	20	mh	75.00	\$ 1,150					
DETAILED ESTIMATE	104	mh	75.00	\$ 7,800					
SCHEDULE	20	mh	75.00	\$ 1,500					
SITE UTILIZATION PLAN	4	mh	75.00	\$ 300					
DBE OUTREACH & MARKET PARTICIPATION PLAN	10	mh	75.00	\$ 750					
SUBCONTRACTOR INPUT	48	mh	65.00	\$ 3,120					
VALUE ENGINEERING	24	mh	75.00	\$ 1,800					
CONSTRUCTION DOCUMENTS/GMP									
DETAILED ESTIMATE	244	mh	75.00	\$ 18,300					
BASELINE SCHEDULE & NARRATIVE	30	mh	75.00	\$ 2,250					
SITE UTILIZATION PLAN	8	mh	75.00	\$ 600					
SUBCONTRACTOR INPUT	80	mh	65.00	\$ 5,200					
PROJECT REPORTING	6	mo	360.00	\$ 2,160					
DISCOUNT TO ACHIEVE STATED PRECON. FEE	1	ls	-24,880.00	\$ (24,800)					
<b>TOTAL</b>				<b>\$ 40,000</b>					

- LG** LAUREN GIBBS
- JS** JEFFREY STOLIER
- TL** TREY LEDET
- PG** PATRICK GUELFO
- ML** MIKE LOPEZ

## CONSTRUCTION PHASE STAFFING

	AVERAGE MONTHLY TIME ALLOCATION		
	LAUREN GIBBS	PATRICK GUELFO	MIKE LOPEZ
COORDINATION MEETINGS	3	10	2
SCHEDULE	4	6	2
MONTHLY REPORT	1	4	
COST CONTROL	4	8	
QUALITY CONTROL	2	12	18
DOCUMENT CONTROL	4	16	6
PAYMENT APPLICATIONS	1	5	
CHANGE MANAGEMENT	4	6	
SUBCONTRACT MANAGEMENT	6	12	96
DAILY LOGS			45
BIM COORDINATION		4	4
ACCOUNTING	1	3	
INSURANCE & BONDS		1	



QUALIFICATIONS  
& EXPERIENCE

GENERAL CONSTRUCTION TEAM

**METHODOLOGY  
& APPROACH**

ATTACHMENTS



# PHASE MANAGEMENT PLAN

## PRECONSTRUCTION PHASE MANAGEMENT

*Over the past few years, our construction industry has made a beneficial shift towards alternative delivery methods for construction projects. The CMAR delivery method allows the formation of the full project team during the initial design phases and places a higher emphasis on the quality and experience of the Preconstruction team. Per section 1.4 - Preliminary Project Schedule of the EAT Fat City Center request for qualifications identifies Preconstruction Phase Services lasting five months. This aggressive, but doable, target will rely on our executive level experience of the Gibbs' Preconstruction team.*

*Our team's collective experience working with clients on similar vision components, such as, CMAR/Alternate Delivery, municipal projects, office spaces, makerspaces, technology forward structures, performing and collaborative arts spaces, parking garages, outdoor parks and flex spaces will maximize the project's impact and meet the long-term goals of transforming the Fat City area into a entrepreneurial incubator for economic development and community engagement.*

As we integrate into the team, we will utilize what we learn from existing conditions exploration, meeting with the owner and design team, and from existing documentation to generate a control budget, schedule, and logistics plan. This control package will be an integrated set of documents that studies site access and staging which in turn informs schedule and pricing. The detailed cost estimate, schedule and logistics plan contained in the control package will allow us to gain an understanding of what is required to achieve the desired goals. As that understanding develops, we will be able to identify opportunities to accelerate or adjust to benefit pricing, schedule and constructability. Identified opportunities will be captured in the draft control package and shared as draft with the greater team for discussion. The team is encouraged to challenge each assumption and suggestion offered, and subsequently eliminate, amend or incorporate cost and/or time savings opportunities into the control package, and ultimately into the design documents. Once finalized with the integration of the team's contribution, the control package will be established as the estimate, schedule and logistics plan against which future decisions will be evaluated.

The control package will be updated with the regular, scheduled design package updates. Each design release will be studied in detail to confirm systems, details, counts, measurements, and annotations. From this study we will generate a standalone estimate, schedule and logistics plan that may be compared to prior estimates with any variations scrutinized. Each control package will be presented to the team as a draft, after which adjustments will be made and the package will be finalized.

Following is a practical outline of a proposed process that may be applied to the preconstruction phase of this project:

**PROJECT ORIENTATION** | The CMAR will participate in team meetings with owner's project team, the design team and other pertinent stakeholders and project contributors as necessary to establish rapport, develop a common appreciation for the goals of the project and advance the project to and through construction. The CMAR will attend a preliminary project meeting at the project site with the owner's project team, the design team and other pertinent stakeholders and project contributors.

The meeting agenda will include:

- A discussion of the history of the project to date
- A discussion of project goals
- A review and discussion of the project budget
- A discussion of the schedule of preconstruction activities and milestones
- A review of the program of spaces
- A review of available project documentation including but not limited to survey(s), geotechnical report and concept drawings
- Issuance of a digital copy of project documentation to the CMAR

- A discussion and physical observation of existing site conditions including but not limited to site access, any site restrictions and utility locations
- Any other pertinent and relevant project requirements
- The CMAR will assist in locating and/or confirming the location of utilities and services that may impact the project. The CMAR will identify required site information in addition to what is on the survey to be issued to the CMAR at the Project Orientation Meeting so that the owner may order updates and/or corrections from the surveyor.

**CONTROL ORIENTATION** | Based on their study of the initial project documentation received at the Project Orientation Meeting, the CMAR will generate a Control Package consisting of:

- Control Estimate - Based on the limited preliminary information available, the Control Estimate will use quantity surveys and historical cost data.
- Control Schedule - Based on discussions the CMAR will generate a baseline schedule of preconstruction activities and milestones. The CMAR will also generate a schedule of high-level construction activities that narrates the likely overall construction duration.
- Preliminary Logistics Plan - The CMAR will generate a preliminary plan demonstrating site access and staging location for construction activities.
- Constructability Review - The CMAR will review in-progress design documents and specifications and provide constructability comments as well as suggestions on potential systems and material selections that may result in cost and/or schedule benefit.

The CMAR will submit the Control Package to the Owner and Design Team for review. After a reasonable interval in which recipients are able to review the Control Package, the CMAR will adjourn a meeting wherein the contents of the Control Package and current design submission are discussed in detail. The CMAR will update Control Package with relevant adjustments as determined during the post draft submittal review meeting.

**CONTROL PACKAGE UPDATES** | The control package will be updated with the regular, scheduled design package updates.

- Each design package release will be studied in detail to review building systems and details and to confirm counts, measurements, and annotations.
- Each control package update will consist of a standalone estimate, schedule, logistics plan and constructability review that may be compared to prior control packages with any variations scrutinized.
- Each control package will be presented to the team as a draft, after which adjustments will be made and the package will be finalized.
- Each estimate will include a line-by-line comparison to prior estimates for comparison. Variations will be annotated with a description of their cause.
- With the additional design information provided at each subsequent design submission, the estimate will evolve.
- With the approval of Owner, the CMAR will seek control package pricing input on pricing from vendors and subcontractors.
- In seeking said input, the CMAR may identify building system components and materials that may provide cost and/or schedule benefit to procure prior to the completion of design documents due to long lead times or other complexities. If authorized by Owner, the CMAR will arrange for early procurement of approved items under a stand-alone agreement between Owner and the CMAR for the specific item being purchased or said items will be purchased directly by Owner.
- As the design nears completion, the CMAR will prepare bid packages for release to trade contractors and receive market pricing for assembly of a Guaranteed Maximum Price.

## CONSTRUCTION PHASE MANAGEMENT

Gibbs Construction has earned a reputation for providing high level professional construction management services by bringing teams together in partnership and by being responsive to client's needs. We seek proactive solutions, provide results-oriented action, and value open communication. Our management teams consist of enthusiastic, energetic, accountable leadership professionals. We believe consistent application of our core values—dignity, integrity, service, and leadership—results in high quality projects delivered on time and on budget.

Our commitment is to be a valuable partner with Jefferson Parish and Rome Office. We look forward to contributing our expertise as we seek solutions together to meet project goals. We take pride in building a quality product and understand the impact our projects have in the lives of our clients and the community.

From our perspective, quality begins with choosing a team that possesses the right tools for the trade whether they are design professionals, consultants, or contractors. Assembling a team that has the clarity to understand the task at hand, the curiosity to explore the available options, the creativity to arrive at the appropriate solution and the competency to enact the solution will be key to the success of these projects. Team Gibbs has these attributes.

### **APPROACH TO SITE CONSTRAINTS, WORKING IN THE AREA, & UNANTICIPATED CONDITIONS** |

Developments adjacent to occupied and residential sites require careful consideration in order to limit project delays and disturbance to adjacent properties and the public. Gibbs will develop a site use/logistics plan for owner review and will collaborate to solve any concerns generated by the owner or affected properties. Important considerations as a site logistics plan is developed are:

- Construction vehicle site access and circulation routes
- Vehicular site access and circulation for adjacent businesses and their customers
- Site parking
- Delivery routes
- Hoisting plans
- Identification of offsite staging or lay down yards
- Identification / locating of temporary office facilities
- Identification / locating of toilet facilities
- Generators and temporary power
- Existing pavement bearing capacity and heavy equipment circulation
- Road closures or restrictions
- Protection of pedestrian routes
- Protection of adjacent or neighboring properties
- Neighborhood notification and coordination
- SWPP plan
- Authorized work hours

Unanticipated Conditions - The best way to manage unanticipated conditions is to limit them. Historic research of the prior uses of the site through Sanborn maps and site soil testing is useful in determining the likelihood of contaminated soils and the potential for presence of historic detritus. However, there is no way to guarantee that such conditions do not exist; therefore, timely communication of any discovery must be balanced with generating an efficient plan for addressing any issues that may arise. Estimates will include recommended allowances for managing unforeseen conditions.

### **APPROACH TO CONSTRUCTION ADMINISTRATION & MANAGEMENT** |

A dedicated on-site superintendent is responsible for field activity at all Gibbs Construction project sites. The superintendent is in partnership with a project manager who manages communications, subcontracts, material procurement and scheduling. The superintendent and project manager work with a hands-on executive-in-charge (EIC) who monitors day-to-day construction activities, assists in problem solving and provides an extra layer of organizational experience. The EIC, superintendent and project manager are supported by a project appropriate / project specific number of project engineers (assistant project managers), assistant supers, foreman and administrative personnel.

# COST, SCHEDULE & QUALITY PLAN

## COST TRACKING & CONTROL

Gibbs Construction uses highly effective project cost management methodologies and procedures for the financial control and success of our clients' projects. Careful administration of the financial elements of project management is key to not only the success of the project but also our own corporate wellbeing. Our cost management tools include a professional accounting system, carefully crafted subcontracts and purchase orders, internal control checks and balances, regularly scheduled progress meetings, and a culture of transparency and open communication among project team members. Our experienced professionals, including our chief financial officer, accounting department, project manager, subcontractors, and suppliers, work together as a team for the successful cost management of a project. Our operations personnel are trained to meticulously monitor and evaluate production and cost at every stage of the project. While our cost management system is highly regimented, it is also flexible and customized for our individual client's objectives and their project's needs.

Gibbs will work with the project team to develop mutually agreeable cost control reporting and monthly billing formats. The cost control format will accurately track expenditures incurred on the project as the cost of the work. In addition, any stated allowances included in the GMP will be reconciled as the design of each item of work is completed and pricing is formalized. This reconciliation will be reviewed monthly at each regularly scheduled Monthly Progress Report meeting.

## SCHEDULE MANAGEMENT

The project schedule will evolve as the design and planning unfolds; early schedules will be level one and two schedules based on historical data and professional judgement. As the design unfolds, schedules will incorporate more detail; following establishment of the GMP, a baseline schedule and schedule narrative will provide a benchmark for the project duration. Monthly updates will demonstrate schedule adherence and document any changes. Granular planning will take the form of a three week look-ahead to ensure near term priorities are properly managed.

**PRECONSTRUCTION** | A schedule of preconstruction activities will be developed, with input from the owner, the design team, and the design consultants, to identify responsibilities among the various members of the project team. Key milestones such as design coordination meetings, budget delivery dates, code review submissions and review dates, release of documents for budgeting and tentative bid dates will be identified early. This schedule will establish a realistic overall timeline for the project and provide for accountability of the project team.

Early level one and level two iterations of the construction schedule will identify the work required by the developing design, register anticipated times for permit and AHJ reviews, show calendar constraints for holidays, weather, work hours or noise control. Early milestones will be set for notice to proceed, performance of the work, any required phasing, substantial completion, and final completion. Due dates for owner furnished materials or services or coordination of any work by separate contractors will be listed. Logistical decisions around site utilization and planning will shape the workflow and sequencing.

Following establishment of the GMP, Gibbs will provide a level three baseline schedule using Primavera P6 software as a tool. We will develop the baseline schedule by establishing key project milestones and holding planning work sessions to gain input from project team members (superintendent, PM, safety officer, QA/QC manager) and the general foreman and/or trade lead of the key subcontractors. All major activities are identified and organized in sequence. We will identify team member responsibilities, tasks, and the key players required to complete those tasks. Our methodology facilitates the input from all stakeholders and contributors to the flow of the project. It is helpful in the discovery of impediments to progress at the execution level and facilitates buy-in from those putting work in place. In each work session, the schedule is challenged and analyzed for conflicts, efficiencies, critical and near critical paths and issues resolved. Once approved, the schedule version becomes the project baseline against which project control is monitored. The work sessions are

repeated, as needed, to prepare for schedule submissions and at each milestone of design and for significant schedule updates /revisions. We strive to great lengths to produce an initial baseline schedule incorporating requirements from all divisions.

**CONSTRUCTION |** As we move into the construction phase and the baseline schedule is established, Gibbs field personnel will update the most current schedule monthly, taking care to review design, permitting, procurement, submittals, delivery times (especially long lead items), actual work in place, and field-verified production rates, commissioning, and close-out efforts. The health of the project will be monitored through analysis of project progress and work to be put in place. Should negative variances outside of a permissible range develop between schedule forecasts and completion milestones, the cause is studied and determined, and corrective actions are taken to bring the project back to in line.

Contract modifications requiring updates to the baseline schedule will be prepared by the Gibbs field team. A time impact analysis will be performed to determine if there is an impact to overall project duration. Schedule delay risks will be identified, assessed, and quantified subsequent to a delay or a change in scope. If a delay risk is determined to have a moderate or high impact to the project, mitigation measures will be explored. These control (avoidance and mitigation) measures for schedule delay risks include such strategies as work-around plans; adjusting work sequencing; and adding duration to activities, tightening float between activities, and expending budgeted contingencies. If needed and authorized, staff size may be augmented, work hours extended, non-workdays be used for production, a 6- or 7-day work schedule may be implemented, and work shifted to areas not affected by the delay to recover schedule.

Three week look-ahead schedules will be utilized by the superintendent to manage the granular planning of the work with the trade superintendents and foremen. These level four and five schedules will highlight near-term priorities, responsibilities, and interfaces. This detailed activity will identify interfaces between trades and coordinate labor, equipment, and materials resources to ensure efficient workflow.

## QUALITY CONTROL PLAN

During preconstruction, our quality assurance and control efforts take the form of the document reviews, constructability reviews and project planning.

As preconstruction activities transition to construction, we will generate a project-specific quality control plan. During construction, the three phases of quality control are preparation during the submittal and planning process, initial inspections to confirm and review appropriate knowledge of material and processes by the personnel doing the work, and follow-up during the execution to confirm the work in place is as designed and specified. By incorporating a focus on quality control as a part of the overall process from the initial submittal, prework planning, and in-process work activities, Gibbs emphasizes the requirement to execute the work in conformance with the plans and specifications during multiple steps of the construction process.

Management of the submittal process is a critical component in controlling the trades' coordination and the project's quality. We begin by establishing a due date for shop drawing submittals coordinated with the project schedule. This due date considers the time necessary for review and approval of the shop drawings, coordination of information with other trades, and the lead-time for procuring the materials. Each subcontractor must review and confirm these dates in the schedule upon receipt. All submittals must be carefully checked and coordinated before submission for review by the design team.

Once submittal approval is received, preparatory and prework meetings will be conducted with the subcontractor's field forces responsible for installing each definable feature of work. These meetings include a detailed review of the project specifications and the approved shop drawings and product data so that our management team and the subcontractor fully understand and have a shared expectation for the outcome of the work.

Gibbs utilizes a system identified as Three Phases of Control to cover both onsite and off-site work for each definable feature of work. The preparatory phase includes the submittal process and culminates in a meeting conducted by the project manager and superintendent with the subcontractor and its field foreman responsible for installing the definable feature of work. In a Preparatory Meeting, the team discusses each aspect of the work before field operations. In addition to the preparatory

meetings, coordination meetings will be held to coordinate the work between the trades.

After completing the first sequence of a given scope of work, the team will conduct an initial inspection to confirm the work results in the quality expectation established. The superintendent conducts these meetings with subcontractor field foremen. Results of initial inspections will be documented and distributed as appropriate. The initial phase is repeated for each new crew to work on-site or when acceptable levels of specified quality are not being met.

Following the initial inspection of each work item, the team will conduct follow-up inspections to confirm the ongoing work results in the quality expectation established. The superintendent conducts the inspections, and the results are documented and distributed as appropriate. Follow-up inspections are performed for ongoing work as frequently as necessary until the completion of each work item.

A quality control approach emphasizing planning and preparation coupled with follow-up is how we verify that quality expectations are met. The three phases of quality control – preparation during the submittal and planning process, initial meetings to confirm and review appropriate knowledge of material and processes by the personnel doing the work, and follow-up during the execution to confirm the work in place is as designed and specified – provide the overarching structure for our quality control plan.

**APPROACH TO PROJECT CLOSEOUT** | Successful close-out starts at the beginning of a project. Our team starts the process of retaining copies of relevant documents early in the project. We collect and catalogue key closeout documents, warranties and systems training manuals as relevant components of the work is completed, not just at the end of a project. We find that our team's ongoing focus on closeout documentation helps to prevent scrambling at the last minute for documents from sources that may no longer be readily available.

Gibbs coordinates a combination of onsite and administrative closeout tasks including:

- Completion of all punch list items and ensuring that subcontractors finalize their work in the field
- Demobilization of all job storage/ trailers, temporary facilities and equipment including temporary power poles and lavatory facilities from the work site
- Deliver, organize and store attic stock such as roofing, tile, HVAC filters, ceiling tile
- Ensure that permanent utilities are installed, tested and working and all project-related services and contracts, i.e., phone, water, power, gas and internet services are cancelled
- Ensure the site is completely clean and ready for occupancy
- Ensure all owner training of systems has been completed
- Review all contractual requirements and ensure that all terms have been met
- Review all change orders to ensure all have been accounted for and either voided, rejected or completed
- Obtain any outstanding insurance and maintenance bonds, to the extent required by contract
- Transfer inspection cards and official permit documents to the owner
- Review and ensure completeness of as-built drawings
- Confirm that all Operations & Maintenance Manuals have been provided to the owner by the contractor, that the owner has been trained and knows who & when to call
- Review all warranties including full information on warranty status, terms and contact information
- Obtain Unconditional Final Lien Waivers from subcontractors and suppliers
- Follow up to ensure any outstanding deposits, jurisdictional cash bonds, performance and payment bonds, etc., are released if applicable
- File a Notice of Completion with the appropriate jurisdictional authority within the time frame required by State statute; monitor the lien and privilege period and receive a clear L&P certificate at the conclusion thereof.
- Perform final accounting to have a complete record of all project expenses, for the purposes of completing expense records and to establish a cost basis for the project

# CAPABILITIES & RESOURCES

The EAT Fat City Center project's close proximity to our main office yard and offsite storage warehouse provides the opportunity to store materials and equipment for this job as needed. This valuable resource provides a cost mitigation option in the event our project manager needs to procure materials, appliances or equipment prior to its use on the jobsite. This allows purchases to be made at the most economic opportunity to avoid price increases in this volatile market and to pre-order long-lead items to avoid potential supply chain interruptions.

If in line with the project vision, Gibbs can provide access to our subsidiary, Light Gauge Systems (LGS), which designs and fabricates panelized, cold formed, load bearing building components in a controlled environment.

**CUSTOMIZABILITY** | If you can think it, we can create it. Project design teams are striving to help owners save time and money while pushing their own creative boundaries. Our product allows flexibility in design solutions while being efficient in the use of time & resources. Our panelized building components optimize the benefits of cold formed steel framing.

**DURABILITY** | Our product is noncombustible, will not warp, split, or crack and is impervious to insects, mold, and corrosion. It is durable, will last for years when properly installed and insulated, and is less likely to need to be repaired or replaced. In some instances, it can save cost on insurance premiums.

**SUSTAINABILITY** | Steel is infinitely recyclable cradle to grave. Our steel is a minimum of 25% recycled, and raw materials are readily available to improve this metric. Our products are eligible for several green rating system compliance credits. In addition to being 100% recyclable, our process reduces waste down to 2% or less.

**COST** | Light Gauge Systems panelized metal framing can reduce mechanic man-hours by 30-40% and reduce installation time up to 50%. Offsite fabrication in a controlled environment can significantly minimize weather impacts to a project.

**SYSTEM COORDINATION** | Just as each panel component is precisely coordinated, so are penetrations for plumbing, mechanical and electrical system components. The elements are engineered to maintain alignment from panel to panel for ease of installation in the field or in our manufacturing facility. Similarly, building systems can be incorporated into the engineering and BIM design process. Windows, sheathing, flashings and finishes can be installed in our manufacturing facility and shipped to the project for erection.

**QUALITY CONTROL** | All certifications, tests, engineering specifications, production details, delivery and installation data are linked through our integrated database. This enables us to seamlessly track materials through every step of the process. This results in high accuracy, on-time delivery, accurate scheduling, and predictably high quality.

Gibbs' extensive knowledge of existing under ground conditions in Fat City will benefit the project team during the design development.

# SAFETY MANAGEMENT PLAN & APPROACH

*Gibbs Construction has a proven track record of demonstrating world-class safety performance. Our life-long commitment to the safety and well-being of our employees, subcontractors and jobsite visitors is through Associated Builders & Contractors reoccurring recognition as a Top Performer and awarding us our fourth consecutive year as a Diamond STEP Award recipient. Gibbs Construction is one-of-two Louisiana general contractors to receive the Diamond Step award which honors those who have been evaluated on 25 key components of safety identifying us as 645% safer than the Bureau of Labor Statistics.*

Gibbs Construction's comprehensive safety program includes two full-time employees dedicated to the safety department. Gibbs reviews all safety rules applicable to a new project, and then actively tracks safety data which is reviewed and reported monthly. All Gibbs employees and subcontractors receive safety briefings before they are allowed on a jobsite. The safety department investigates all accidents, incidents and near misses and distributes the information as lessons learned. Additionally, we have a third-party risk management consultant provide an independent review of our program and procedures, and our corporate insurance program is tied to a drug-free workplace program.

**HOUSEKEEPING |** Gibbs' focus on safety starts with a focus on good housekeeping. We believe maintaining a clean and organized job is one of the most important factors in job safety, and everyone is responsible. Good housekeeping is not maintained by cleaning up once a week or even once a day, but by keeping cleaned up all the time. Having a plan and working that plan is best way to set up a crew for successfully executing their work and maintaining a clean workspace.

Thousands of construction workers are injured each year by tripping, stumbling, or stepping on objects in their path. Such accidents are often blamed on the worker for not looking or being someplace he had no business being, when these accidents are actually the direct result of poor housekeeping. Good housekeeping is very important in the prevention of other hazards and promotes the conservation of space, time and materials.

Good organization makes work easier and more productive. Good housekeeping improves job morale—workers feel better with an orderly place to work—and visitors judge the quality of our work by the orderliness of our housekeeping.

**HEALTH SAFETY PLAN & OSHA TRAINING REQUIREMENTS |** To ensure that each Gibbs project is free from recognized hazards and to ensure that accident prevention is given primary importance in all phases of construction, Gibbs requires that all subcontractors provide and demonstrate a sound and solid safety and health program including proof of training for all employees.

In addition to the basic elements of a safety plan, each subcontractor's project-specific plan must state the project-specific health and safety principles and objectives for the project and state-specific health and safety risks to workers and others associated with the work. Also, each subcontractor is required to indicate the specific methodologies they intend to utilize to ensure the following:

- No fatalities or serious injuries
- Reduction in injuries, lost workday accidents, and worker's compensation claims
- Accurate recording of all near misses and actual injuries
- Prevention of damage or destruction to company property or equipment

- Proper compliance in areas such as:
  - OSHA training requirements
  - Record keeping - OSHA 300 form, 300A & 301
  - Hazard Communication Program - Training & SDS forms
  - Safety Enforcement Policy
  - Drug and Alcohol Policy
  - Competent / Qualified Person
  - Site safety contact
  
- Effective hazard identification, analysis, and control strategies to prevent workplace injuries and illnesses by planning the following:
  - Site-specific safety plans
  - Jobsite safety inspections and industrial hygiene monitoring
  - Injury and illness records reviews
  - Accident and illness investigations
  - Project safety meetings
  - Hazard correction plans
  - Housekeeping plan

All above information is required to be submitted by each subcontractor before any work begins. This early communication establishes the importance of a clear safety program and sets expectations for all.

***Gibbs' commitment to safe and healthy work environments is foundational. Through continual education we emphasize accident prevention, employee health protection and loss control. This culture of safety as the highest priority is in the fabric of all we do. Safety is our commitment—safety is how we measure success.***

# COST MITIGATION PLAN

The industry has experienced the real effects of supply chain interruptions. Gibbs' most recent jobsite startups have given us real-time experience managing this current challenge. Recognizing long-lead components, while understanding volatile market fluctuations, requires the need to strategically procure building materials, equipment, and appliances. Gibbs' preconstruction team will study and assess real-time market variations and will assist the CMAR team to initiate buyout at the most opportune time.

Including Gibbs early in the design allows us to procure long-lead items effectively and without consequence. We will assist the design team in selecting the most economic building systems that are parallel to the intended design and aligned with the construction schedule. Our procurement control plan requires all vendors and subcontractors to provide lead time information as part of their proposal and our acceptance process. Through a collaborative CMAR team, we have the opportunity to initiate early release on submittals and procurement of long-lead items by finalizing building component details and incorporating the initial lead times into our master project schedule.

An advantage to Gibbs Construction being on your CMAR team is the jobsite's close proximity to our main office yard and offsite storage warehouse which provides the opportunity to store materials and equipment for this job as needed. This valuable resource provides a cost mitigation option in the event our project manager needs to procure materials, appliances or equipment prior to its use.

QUALIFICATIONS  
& EXPERIENCE

GENERAL CONSTRUCTION TEAM

METHODOLOGY  
& APPROACH

**ATTACHMENTS**



# CORY, TUCKER & LARROWE

## BONDS • INSURANCE

June 13, 2022

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

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

To Whom It May Concern:

We understand that Gibbs Construction, L.L.C. will be responding to your Statement of Qualifications for the referenced project and has asked that we write a letter confirming their bonding company and capacity. We have had the privilege of handling the bonds for Gibbs Construction, L.L.C. since 1992.

Gibbs Construction, L.L.C. is bonded by United States Fire Insurance Company, 305 Madison Avenue, Morristown, NJ 07960, (973) 490-6600. United States Fire Insurance Company, a member company of the Crum & Forster Insurance Group, has been assigned an A.M. Best rating of A XIV with a U.S. Federal Treasury underwriting limitation of \$136,838,000 per bond.

United States Fire Insurance Company provides a \$75,000,000 single project/\$150,000,000 aggregate surety program to Gibbs Construction, L.L.C. We do not anticipate a problem handling the bonds for this project subject to our review and the contractor's acceptance of the contract provisions and the bond forms, receipt of satisfactory financing of the project and other underwriting information available at the time of the request.

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

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

Kind regards,



Pamela K. Tucker

:pkt

cc: Mr. Matthew C. Moore, Gibbs Construction, L.L.C.



**CRUM & FORSTER®**

A FAIRFAX COMPANY

June 13, 2022

Mr. Matthew C. Moore  
Gibbs Construction, L.L.C.  
P.O. Box 2370  
New Orleans, LA 70183

Re: Bonding

Dear Mr. Moore:

This letter will confirm that Gibbs' bonds are underwritten through United States Fire Insurance Company, a member company of the Crum & Forster Insurance Group. United States Fire Insurance Company has an A. M. Best rating of A XIV with a U.S. Treasury listing of \$136,838,000 limit per bond.

We would not anticipate a problem handling the bonds for any project that you would be seriously interested in performing subject to our review and your acceptance of the contract provisions and the bond forms, receipt of satisfactory financing of the project and other underwriting information available at the time of the request.

Gibbs Construction, L.L.C. is a valued client and we do not hesitate to give our highest recommendation. You are a well-managed, financially sound company and have always been most professional in handling and conducting your business.

You enjoy excellent relationships with architects, owners, subcontractors and suppliers on the many unique projects you have performed.

If you should need any additional information or have any questions, please do not hesitate to contact us at any time.

Yours very truly,

Pamela K. Tucker

:pkt

Crum & Forster is part of Fairfax Financial Holdings Limited.  
C&F and Crum & Forster are registered trademarks of United States Fire Insurance Company.





State Licensing Board for Contractors

VPG GIBBS A JOINT VENTURE  
5736 Citrus Boulevard Suite 200  
New Orleans, LA 70123

This is to Certify that:

is duly licensed and entitled to practice the following classifications

BUILDING CONSTRUCTION



Witness our hand and seal of the Board dated,  
Baton Rouge, LA 6th day of January 2022

*Willis McCP* Director  
*see malott* Chairman

Expiration Date: January 6, 2023

License No: 73363

This License Is Not Transferrable

*Andy [Signature]* Treasurer

## **General Professional Services Questionnaire Instructions**

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

## General Professional Services Questionnaire

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

EAT Fat City Center  
Resolution No. 139770

**B. Firm Name & Address:**

Gibbs Construction, L.L.C.  
5736 Citrus Blvd., Suite 200, New Orleans, LA 70123

**C. Name, title, & contact information of Firm Representative, as defined in Section 2-926 of the Jefferson Parish Code of Ordinances, with at least five (5) years of experience in the applicable field required for this Project:**

Lauren R. Gibbs, Chief Executive Officer  
lrgibbs@gibbsconstruction.com  
O | 504.733.4336  
M | 504.416.9212  
F | 504.733.4335

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

5736 Citrus Blvd., Suite 200, New Orleans, LA 70123

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

YES  NO

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

**F. If submittal is by JOINT-VENTURE, list the firms participating and outline specific areas of responsibility (including administrative, technical, and financial) for each firm. Please attach additional pages if necessary.**

1.

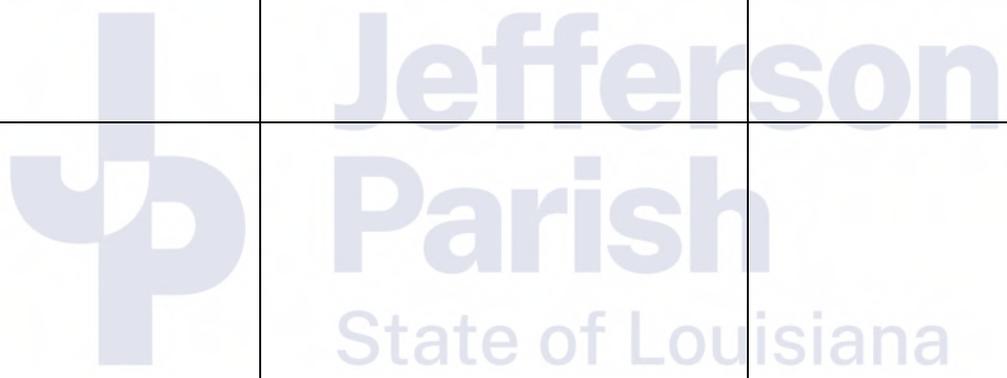
2.

## General Professional Services Questionnaire

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

H. List all subcontractors anticipated for this Project. Please note that all subcontractors must submit a fully completed copy of this questionnaire, applicable licenses, and any other information required by the advertisement. See Jefferson Parish Code of Ordinances, Sec. 2-928(a)(3). Please attach additional pages if necessary.

Name & Address:	Specialty:	Worked with Firm Before (Yes or No):
1.  None		
2.  None		
3.  None		
4.  None		
5.  None		



## General Professional Services Questionnaire

<b>I. Please specify the total number of support personnel that may assist in the completion of this Project:</b> 7 _____
<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>
Lauren R. Gibbs, CEO/Executive in Charge
<b>Name of Firm with which associated:</b>
Gibbs Construction, L.L.C.
<b>Description of job responsibilities:</b>
As Executive in Charge, Lauren will be responsible for the overall management of the project throughout its life cycle. During preconstruction, Lauren will lead estimating efforts, assist in project planning, and help determine project procurement strategies. During the construction phase, Lauren will mentor and support the project management staff and provide executive level project management.
<b>Years' experience with this Firm:</b>
10 Years
<b>Education: Degree(s)/Year/Specialization:</b>
University of New Orleans   Master of Business Administration   2014 Vanderbilt University   Master of Engineering/Construction Management   2008 Vanderbilt University   Bachelor of Science, Civil Engineering   2007
<b>Other experience and qualifications relevant to the proposed Project:</b>
2424 Tulane Apartments   \$35.8M 3060 Dauphine Street Apartments   \$11.5M Artspace Trinidad Space to Create   \$15.4M Dr. John Ochsner Discovery Health Sciences Academy   \$22.3M Edward Livingston High School   \$30M New Orleans East High School at Abramson   \$28.4M New Orleans International Airport North Terminal   \$901.3M Pinnacle Ambulatory Surgical Center   \$5M Sadeghi Surgical Center   \$5M

## General Professional Services Questionnaire

<b>PROFESSIONAL NO. 2</b>
<b>Name &amp; Title:</b>
Jeff Stoler, Manger of Preconstruction
<b>Name of Firm with which associated:</b>
Gibbs Construction, L.L.C.
<b>Description of job responsibilities:</b>
Jeff will be responsible for preconstruction project management. As the primary contact for the owner and architect during preconstruction, he will work with our estimating staff to oversee assembly of estimates and schedules, solicit subcontractors and vendors, study and propose value engineering options, conduct constructibility reviews, and assemble the contract proposal. Jeff's Master in Architecture and occupational experience provides significant benefit to our preconstruction team. His experience and expertise is particularly valuable in design development of CMAR and alternative-delivery projects.
<b>Years' experience with this Firm:</b>
6 Years
<b>Education: Degree(s)/Year/Specialization:</b>
Tulane University School of Architecture   Master of Architecture   2008 Bard College of Annandale, NY   Bachelor of Arts   1993
<b>Other experience and qualifications relevant to the proposed Project:</b>
301 Magazine Street Condominiums   \$3.8M 618 Magazine Street Parking Garage   \$9.2M Artspace Bell Campus Artists Lofts   \$25M Artspace Trinidad Space to Create   \$15.4M Dead Rabbit   \$5M New Orleans International Airport North Terminal   \$901.3M Omega Hospital   \$7M Pinnacle Ambulatory Surgical Center   \$3.8M Sadeghi Surgical Center   \$5M

## General Professional Services Questionnaire

<b>PROFESSIONAL NO. 3</b>
<b>Name &amp; Title:</b>
Trey Ledet, Senior Estimator
<b>Name of Firm with which associated:</b>
Gibbs Construction, L.L.C.
<b>Description of job responsibilities:</b>
Trey will be responsible for gathering, calculating, and compiling subcontractor and supplier pricing and detailed quantity survey data to produce accurate estimates and the guaranteed maximum price proposal. He will work closely with subcontractors and material suppliers, including thoughtful and extensive outreach to disadvantaged and minority-owned subcontractors and suppliers, to engage and encourage interest in the project. He will interact with the owner and design team to resolve constructability issues, facilitate bidder communication, and to provide cost data for their use.
<b>Years' experience with this Firm:</b>
8 Years
<b>Education: Degree(s)/Year/Specialization:</b>
Louisiana State University   Master of Business Administration   2014 Louisiana State University   Bachelor of Science, Construction Management   2012
<b>Other experience and qualifications relevant to the proposed Project:</b>
618 Magazine Street Parking Garage   \$9.2M 3060 Dauphine Street Apartments   \$11.5M Artspace Bell Campus Artist Lofts   \$25M Artspace Trinidad Space to Create   \$15.4M Dead Rabbit   \$5M Dr. John Ochsner Discovery Health Sciences Academy   \$22.3M Four Points by Sheraton French Quarter   \$4.2M New Orleans International Airport North Terminal   \$901.3M Octavia Books & Toast   \$2.2M Pinnacle Ambulatory Surgical Center   \$5M W New Orleans French Quarter   \$1M

## General Professional Services Questionnaire

<b>PROFESSIONAL NO. 4</b>
<b>Name &amp; Title:</b>
Patrick Guelfo, Project Manager
<b>Name of Firm with which associated:</b>
Gibbs Construction, L.L.C.
<b>Description of job responsibilities:</b>
Patrick will assist the preconstruction team, and once the project has transitioned from preconstruction to construction, Patrick will become the primary contact for the owner and architect. As project manager, his main duties are to plan, organize, lead and control the project efficiently and effectively. Patrick will set goals, provide coaching and guidance, identify resources, develop and execute an efficient internal communications strategy for the project team, and build and implement best practices for optimum team performance.
<b>Years' experience with this Firm:</b>
8 Years
<b>Education: Degree(s)/Year/Specialization:</b>
Louisiana State University   Bachelor of Science, Construction Management   2008
<b>Other experience and qualifications relevant to the proposed Project:</b>
2424 Tulane Apartments   \$35.8M 3060 Dauphine Street Apartments   \$12.1M Dead Rabbit   \$5M Marrero Commons Housing Development   \$100.3M Rosenwald Community Center   \$7.2M

## General Professional Services Questionnaire

<b>PROFESSIONAL NO. 5</b>
<b>Name &amp; Title:</b>
Mike Lopez, Superintendent
<b>Name of Firm with which associated:</b>
Gibbs Construction, L.L.C.
<b>Description of job responsibilities:</b>
As Superintendent, Mike will be the main contact for the owner, architect and subcontractors on the project site. His knowledge and experience will be valuable to the coordination of the various subcontractors. Mike will also be the primary on-site contact for safety administration throughout the project. Furthermore, he will be responsible for the implementation of the quality control plan and the installation of all work put in place daily on the project site.
<b>Years' experience with this Firm:</b>
23 Years
<b>Education: Degree(s)/Year/Specialization:</b>
Delgado Community College   Associate Degree, Welding   1981
<b>Other experience and qualifications relevant to the proposed Project:</b>
Chalmette High School Sports Field   \$3.6M CNG Parking Garage   \$7M Dr. John Ochsner Discovery Sciences Academy   \$22.3M Edward Livingston High School   \$30M New Orleans International Airport North Terminal   \$901.3M New Orleans East High School at Abramson   \$28.4M NOIA North Terminal - Concrete Package   \$40.3M Omega Office Building Parking Garage   \$20M Val Reiss Multi-Purpose Building   \$12.3M

## General Professional Services Questionnaire

**K. List all prior projects that best illustrate the Firm's qualifications relevant to this Project. Please include any and all work performed for Jefferson Parish. Please attach additional pages if necessary.**

### PROJECT NO. 1

Project Name, Location and Owner's contact information:	Description of Services Provided:
Project   Artspace Bell Campus Artist Lofts (101,109 SF)  Location   New Orleans, LA  Owner's Contact Information   Will Law, COO Artspace Bell School LP 612.465.0239 will.law@artspace.org	PRECONSTRUCTION - Generated milestone estimates and schedules - Offered cost-savings suggestions - Performed exploratory work - Collected subcontractor estimates - Collaborated with architect, historic consultant and structural engineer to efficiently plan construction for a myriad of repairs CONSTRUCTION As general contractor, we were responsible for the day-to-day oversight of construction and safety, management of vendors and subcontractors, and quality control and schedule management.
Length of Services Provided:	Cost of Services Provided:
18 Months	\$25.1 M

### PROJECT NO. 2

Project Name, Location and Owner's contact information:	Description of Services Provided:
Project   Maumus Center  Location   Arabi, LA  Owner's Contact Information   Jason Dewey, Facilities Supervisor St. Bernard Parish School Board 504.301.2000 Jason.dewey@sbpsb.org	CONSTRUCTION As general contractor, we were responsible for the day-to-day oversight of construction and safety, management of vendors, specialty trades and subcontractors, and quality control and schedule management.
Length of Services Provided:	Cost of Services Provided:
28 Months	\$22.5 M

## 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>
Project   Sadeghi Surgical Center  Location   Metairie, LA  Owner's Contact Information   Christina Rodrigue Exacta Management 504.579.4918 crodrigue@clearviewcenter.com	<b>PRECONSTRUCTION</b> - A collaborative partner in the design and constructability meetings for the development of flex spaces - Generated milestone estimates and schedules - Offered cost-savings suggestions - Performed exploratory work - Evaluated subcontractor estimates and availability - Developed a building concept that significantly minimized cost and reduced the duration of construction <b>CONSTRUCTION</b> As general contractor, we were responsible for the day-to-day oversight of construction and safety, management of vendors and subcontractors, and quality control and schedule management, as well as Light Gauge Systems subcontractor.
<b>Length of Services Provided:</b>	<b>Cost of Services Provided:</b>
11 Months	\$5 M

<b>PROJECT NO. 4</b>	
<b>Project Name, Location and Owner's contact information:</b>	<b>Description of Services Provided:</b>
Project   618 Magazine Street Parking Garage  Location   New Orleans, LA  Owner's Contact Information   Kelly Parenton 618 Magazine Street, LLC 504.522.2250 kellyp1@gmail.com	<b>PRECONSTRUCTION</b> - Generated milestone estimates and schedules - Offered cost-savings suggestions - Performed exploratory work - Evaluated subcontractor estimates and availability - Conducted a constructability review - Studied concrete installation options and supplied a solution to zoning issues <b>CONSTRUCTION</b> As general contractor, we were responsible for the day-to-day oversight of construction and safety, management of vendors and subcontractors, and quality control and schedule management.
<b>Length of Services Provided:</b>	<b>Cost of Services Provided:</b>
15 Months	\$9.2 M

## 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>
Project   Mandeville Crossing  Location   New Orleans, LA  Owner's Contact Information   Cedric Grant City of New Orleans 504.585.2190 csgrant@nola.gov	<b>CONSTRUCTION</b> As general contractor, we were responsible for the day-to-day oversight of construction and safety, management of vendors and subcontractors, and quality control and schedule management. We worked with advanced scanning and optical technology for field data collection in the manufacturing process.
<b>Length of Services Provided:</b>	<b>Cost of Services Provided:</b>
15 Months	\$2.4 M

<b>PROJECT NO. 6</b>	
<b>Project Name, Location and Owner's contact information:</b>	<b>Description of Services Provided:</b>
Project   NOLA Media Group  Location   New Orleans, LA  Owner's Contact Information   Robert Schaad Newspaper Support Services, LLC 302.830.9709	<b>CONSTRUCTION</b> As general contractor, we were responsible for the day-to-day oversight of construction and safety, management of vendors, specialty trades and subcontractors, and quality control and schedule management. We worked with the architect and mechanical subcontractor in a design-build capacity to utilize the existing mechanical system throughout the new floor plan.
<b>Length of Services Provided:</b>	<b>Cost of Services Provided:</b>
5 Months	\$2.9 M

## 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>
Project   Dr. John Ochsner Discovery Health Science Academy  Location   Jefferson, LA  Owner's Contact Information   Patty Glaser, Head of School Discovery Health Sciences Foundation 504.229.2133 Patty.Glaser@discoveryhsf.org	<b>CONSTRUCTION</b> As general contractor, we were responsible for the day-to-day oversight of construction and safety, management of vendors and subcontractors, quality control and phased schedule management and preemptive planning.
<b>Length of Services Provided:</b>	<b>Cost of Services Provided:</b>
15 Months	\$22.3 M

<b>PROJECT NO. 8</b>	
<b>Project Name, Location and Owner's contact information:</b>	<b>Description of Services Provided:</b>
Project 2424 Tulane Apartments  Location   New Orleans, LA  Owner's Contact Information   Kevin Frischhertz 2424 Tulane, LLC 504.482.1146 kfrischhertz@frischhertz.com	<b>PRECONSTRUCTION</b> - Initiated during schematic design to offer constructability cost-savings suggestions - Generated milestone estimates and schedules - Offered cost-savings suggestions - Performed exploratory work - Collected subcontractor estimates <b>CONSTRUCTION</b> As general contractor, we were responsible for the day-to-day oversight of construction and safety, management of vendors and subcontractors, and quality control and schedule management.
<b>Length of Services Provided:</b>	<b>Cost of Services Provided:</b>
22 Months	\$35.8 M

## General Professional Services Questionnaire

<b>PROJECT NO. 9</b>	
<b>Project Name, Location and Owner's contact information:</b>	<b>Description of Services Provided:</b>
<p>Project   New Orleans International Airport North Terminal</p> <p>Location   Kenner, LA</p> <p>Owner's Contact Information   Kevin Dolliole, Director of Aviation Louis Armstrong International Airport 504.303.7500 kevind@flymsy.com</p>	<p>PRECONSTRUCTION</p> <ul style="list-style-type: none"> <li>- Initiated during schematic design to offer constructability cost-savings suggestions</li> <li>- Generated milestone estimates and schedules</li> <li>- Offered cost-savings suggestions</li> <li>- Performed exploratory work</li> <li>- Collected subcontractor estimates</li> </ul> <p>CONSTRUCTION</p> <p>Worked as the local general contractor in a joint venture and were responsible for the day-to-day oversight of construction and safety, management of vendors and subcontractors, and quality control and schedule management. We worked with advanced scanning and optical technology for field data collection to establish anchor bolt placement.</p>
<b>Length of Services Provided:</b>	<b>Cost of Services Provided:</b>
44 Months	\$901.3 M

<b>PROJECT NO. 10</b>	
<b>Project Name, Location and Owner's contact information:</b>	<b>Description of Services Provided:</b>
<p>Project   Artspace Trinidad Space to Create</p> <p>Location   Trinidad, CO</p> <p>Owner's Contact Information   Andrew Michaelson Artspace Projects, Inc. 612.306.1145 andrew.michaelson@artspace.org</p>	<p>PRECONSTRUCTION</p> <ul style="list-style-type: none"> <li>- Generated milestone estimates and schedules</li> <li>- Offered cost-savings suggestions</li> <li>- Performed exploratory work</li> <li>- Collected subcontractor estimates</li> <li>- Collaborated with municipalities to gain subcontractor and community interest</li> </ul> <p>CONSTRUCTION</p> <p>As general contractor, we were responsible for the day-to-day oversight of construction and safety, management of vendors and subcontractors, and quality control and schedule management.</p>
<b>Length of Services Provided:</b>	<b>Cost of Services Provided:</b>
17 Months	\$15.4 M

**General Professional Services Questionnaire**

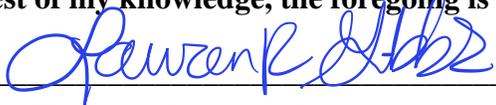
**L. List all prior and/or on-going litigation between Firm and Jefferson Parish. Please attach additional pages if necessary.**

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

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

Please refer to section 3, page 34 for additional resources that support Gibbs' qualifications for this project in addition to the comprehensive package we have provided.

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

Signature:  Print Name: Lauren R. Gibbs  
 Title: Chief Executive Officer Date: 07/01/2022

# WHY **GIBBS**?

COMPETITIVE IN THE NEGOTIATED & BID MARKETS

LOCAL FIRM WITH A STRONG FINANCIAL CAPACITY

EXTENSIVE EXPERIENCE WITH SIMILAR PROJECTS

100% WOMAN OWNED & WBE CERTIFIED COMPANY

DELIVERY ON TIME & ON BUDGET

STRONG RELATIONSHIPS & RESOURCES

WE LOOK FORWARD TO THE OPPORTUNITY TO POSITIVELY IMPACT THIS PROJECT.  
WE WOULD LIKE TO BE YOUR BUILDER.

At **GIBBS CONSTRUCTION**, our mission is to  
provide the very best construction service experience  
in an environment of **DIGNITY, INTEGRITY, SERVICE AND  
LEADERSHIP** resulting in the highest quality project  
delivered on time and on budget for our clients.

*Character, Capacity, Competence*  
**STRONG RELATIONSHIPS**  
**STRONG RESULTS**

5736 CITRUS BOULEVARD, SUITE 200  
NEW ORLEANS | LA | 70123  
504.733.4336 O | 504.734.0389 F  
[www.GibbsConstruction.com](http://www.GibbsConstruction.com)

