



REQUEST FOR STATEMENTS OF QUALIFICATIONS

Construction Management At Risk

Part A, Pre-Construction Services (Design Assist)

Part B, Construction Services

River Parishes Regional Juvenile Detention Center

Thibodaux, Louisiana

FP&C Project No. 50-R53-24-01

for the

Lafourche Parish Sheriff's Office

Post Office Box 5608

Thibodaux Louisiana 70302

(985) 449-4420

DATE RFQ ISSUED:

February 19, 2026

MANDATORY PRE-PROPOSAL CONFERENCE:

March 10, 2026 at 10:30 a.m.

STATEMENTS OF QUALIFICATIONS DUE:

March 26, 2026 at 4:00 p.m.

REQUEST FOR QUALIFICATIONS

ISSUE DATE: February 19, 2026.

TITLE: Construction Management At Risk
Part A, Preconstruction Services (Design-Assist)
Part B, Construction Services

River Parishes Regional Juvenile Detention Center
Lafourche Parish Sheriff's Office
Thibodaux, Louisiana

ISSUED BY: Lafourche Parish Sheriff's Office
Post Office Box 5608
Thibodaux Louisiana 70302

The submission of **“PROPOSALS” (Statements of Qualifications)** for furnishing the work **described herein** will be received until **4:00 p.m., local time, March 26, 2026, by the Lafourche Parish Sheriff's Office**. Responses are to be hand-delivered to the attention of Ms. Angela Labat, Lafourche Parish Sheriff's Office, 102 W. 2nd Street, Thibodaux, Louisiana 70301. The response **MUST** include required forms and all attachments stipulated herein.

The **“PROPOSAL”** must be labeled **“PART A: PRECONSTRUCTION SERVICES (Design-Assist) and PART B: CONSTRUCTION SERVICES, River Parishes Regional Juvenile Detention Center, FP&C Project No. 50-R53-24-01.**

CERTIFICATION AND AUTHORIZATION TO SUBMIT

(This Certification and Authorization to Submit Form must be completed and submitted as part of the Proposal.)

The undersigned certifies he/she has read and understands this RFQ and is authorized to sign this proposal for the Proposer.

The undersigned further certifies that the language in this document has not been altered in any way and appears as originally transmitted by the issuing authority.

NAME AND ADDRESS OF FIRM (PROPOSER):

_____ **DATE:** _____

_____ **BY:** _____

_____ **NAME:** _____

TITLE: _____

PHONE: _____

EMAIL: _____

PUBLIC NOTICE

LAFOURCHE PARISH SHERIFF'S OFFICE

REQUEST FOR STATEMENTS OF QUALIFICATIONS

CONSTRUCTION MANAGER AT-RISK SERVICES

Part A—Preconstruction Services (Design Assist)

Part B—Construction Services

RIVER PARISHES REGIONAL JUVENILE DETENTION CENTER

(64-BED FACILITY)

(FP&C Project No. 50-R53-24-01)

The Lafourche Parish Sheriff's Office (LPSO) is requesting statements of qualifications from qualified and licensed general contractors to provide comprehensive pre-construction and construction management at-risk services for the construction of the River Parishes Regional Juvenile Detention Center (64-bed facility).

Qualifications Statements will be evaluated by the Selection Review Committee based upon the following criteria:

1. Firm Background
2. Safety Record
3. Relevant Project Experience
4. CMAR/Alternative Delivery Project Experience
5. Methodology / Schedule
6. Staffing
7. Interview/Presentation (If requested by the LPSO)

The official Request for Qualifications Packet, along with preliminary plans, and other documents may be obtained from Mr. Bill Petersen, Grace Design Studios, via email at bpetersen@grace-design.com, beginning at 3:00 PM on Thursday, February 19, 2026.

A mandatory pre-submission project meeting will be held on March, 10 2026, at 10:30 am at the Lafourche Parish Sheriff's Office, 102 W. 2nd Street, Thibodaux, Louisiana 70301. Interested firms must attend the pre-submission project meeting to submit a qualifications statement and be considered responsive to this solicitation. Firms will be provided access to the project site following the meeting.

Proposals must be hand-delivered to the attention of Ms. Angela Labat, Lafourche Parish Sheriff's Office, 102 W. 2nd Street, Thibodaux, Louisiana 70301 before 4:00 PM on March 26, 2026 (the "Submission Deadline"). Any Proposals received after the submission deadline will not be considered. The LPSO reserves the right to reject any or all proposals for just cause.

Interested firms must maintain a current contractor license with the Louisiana State Licensing Board for Contractors for the major classification of Building Construction and certify that they are licensed contractors under Chapter 24 of Title 37 of the Louisiana Revised Statutes.

The LPSO does not discriminate based on social and economic disadvantage, race, color, sex, gender, age, disability, or national origin. All small and minority-owned firms and women's business enterprises are encouraged to submit Qualifications Statements.

Any person with disabilities requiring special accommodations must contact Mr. Bill Peterson, CMAR RFQ Coordinator via email at bpetersen@grace-design.com no later than seven (7) days prior to the submission deadline.

/s/ Craig Webre
Craig Webre, Sheriff
Lafourche Parish Sheriff's Office

PUBLICATION DATE
Thursday, February 19, 2026
Thursday, February 26, 2026
Thursday, March 05, 2026

**REQUEST FOR QUALIFICATIONS
CONSTRUCTION MANAGEMENT AT RISK
PART A—PRE-CONSTRUCTION SERVICES (Design-Assist)
and
PART B—CONSTRUCTION SERVICES**

**River Parishes Regional Juvenile Detention Center
Thibodaux, Louisiana
FP&C Project No. 50-R53-24-01**

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1.0 GENERAL INFORMATION

1.1 INTRODUCTION AND PURPOSE

The purpose of this Request for Qualifications (RFQ) is to solicit Proposals (Statements of Qualifications) from qualified respondents to award contracts for Part A: Pre-Construction Services (Design-Assist) and Part B: Construction Services for the Lafourche Parish Sheriff's Office (herein defined as "LPSO" or "Owner"). The Owner intends to contract with a qualified CMAR contractor to provide Pre-Construction Services and Construction Services, including guaranteeing the maximum cost of construction through a Guaranteed Maximum Price (GMP) contract. The contracting of Part B: Construction Services with the successful CMAR contractor will be at the Owner's option. Selection of the CMAR contractor will be a selection method based on the criteria evaluation and scoring addressed in Section 5 of this RFQ. The Owner seeks a qualified CMAR contractor to coordinate the day-to-day facilitation, communication and management of pre-construction design-assist and construction of this Project for the various components described in this RFQ. It is anticipated that the CMAR contractor will be responsible for and accountable to manage several second-tier contractors.

"If Owner and the CMAR contractor are not able to agree upon constructability, construction phasing and sequencing, the GMP for the project, the maximum number of contract days to complete the project, and to reach a negotiated agreement, then the project shall be re-advertised and publicly bid utilizing the design-bid-build delivery method, provided the CMAR contractor shall be prohibited from bidding on the project." La. R.S. 38:2225.2.4(G)(6).

1.2 GENERAL DESCRIPTION AND BACKGROUND

The project consists of a new regional juvenile detention center to house detained youth primarily from the Parishes of Ascension, Assumption, Lafourche, St. Charles, St. James, and St. John the Baptist, as well as detained youth for the Louisiana Office of Juvenile Justice.

The Center will be constructed on property owned by the Lafourche Parish Sheriff's Office on Veterans Boulevard, in the vicinity of the Lafourche Parish Correctional Complex and across from the existing Lafourche Juvenile Justice Facility.

The new campus will operate as a single regional center housing sixty-four (64) beds with the capacity to expand to eighty (80) beds in the future. The complex shall be a "rehabilitation focused" facility and will be designed to provide ample natural light, visitation area, medical/mental health unit,

recreational space/multipurpose rooms, administration and classroom space. Each sixteen (16) bed housing unit will have direct access to an exterior recreation space. Design shall comply with the requirements of all authorities having jurisdiction, including the Louisiana Office of Juvenile Justice. See Section 7 for further details.

Preliminary plans (30%) for the project have been completed by Grace Design Studios, with access after the date of the published CMAR request.

The budget and opinion of probable cost for the construction work associated with the Project is \$33,334,675.00 (Thirty-three million three hundred thirty-four thousand, six hundred seventy-five dollars and no cents).

Grace Design Studios LLC has been selected as the Designer (Professional of Record) for this Project. Proposers shall have no communication with the Designer regarding this RFQ prior to selection of the CMAR contractor.

The CMAR contractor shall determine whether certain elements of the entire project can be completed simultaneously while considering the Owner's priority in overall schedule and completion of the various subparts / phases as applicable and shall be responsible for making determinations on scheduling, the limits of construction amongst the various phases (where applicable), and the management of all aspects of the construction activities with the goal being the delivery of the subparts/ phases within the stipulated contract time (refer to Section 11: Project Schedule and the Owner/Construction Manager Agreement AIA A133-2019).

1.3 WORK TO SUPPORT AN ACCELERATED START

Advanced Construction Start (ACS) construction activities at the Owner's option may be amended into / become part of the Part A: Pre-Construction Services contract accompanied by a mutually agreed upon increase/adjustment in the pre-construction services fee, contract amount and contract time. Note that a 100% Performance and Payment Bond will be required for the total value of the construction activities amended into the Part A contract. Examples of related construction activities, include but are not limited to the following:

1.3.1 ENVIRONMENTAL REMEDIATION /SELECTIVE DEMO

(where applicable)

Accelerated delivery of the project is a priority within the overall program. The CMAR contractor shall develop fast track schedule(s) for delivery of the completed project inclusive of subcontracts, shop drawing approvals, fabrication, testing and installation. Mock-ups and related testing in a laboratory setting, if required, shall be coordinated and supervised by the CMAR contractor and observed/confirmed by the Designer.

1.3.2 TEST PILE PROGRAM

(where applicable)

It is anticipated that a Test Pile Program will be implemented prior to the award of the Part B: Construction Services contract. If required, the CMAR contractor may be asked to implement a program intended to gather data to verify loading conditions for pile supported structures (where applicable).

1.3.3 FILL, SURCHARGE AND WICKING

(where applicable)

If deemed necessary during the design phase, fill and surcharge fill may be placed to assist in elevating the grade and compacting underlying soils to prepare for construction. In that process, settlement would be anticipated. To accelerate settlement to allow construction to commence, a program of wicking excess water from the compacting soils may be required. If required, the CMAR contractor may be asked to implement the fill, surcharge and wicking program prior to the delivery of the GMP proposal and Part B: Construction Services contract. Geotechnical monitoring and/or testing, as deemed necessary, shall be provided by the Owner.

1.3.4 LONG LEAD ORDERS

Due to the Owner's desire to complete the project as soon as possible, the CMAR contractor shall identify long-lead items (i.e. lab casework, mechanical / electrical equipment, structural steel, etc.) for inclusion in the ACS activities.

1.4 STATEMENT OF INTENT

The Owner intends to use the CMAR delivery method for this Project due to the benefits it creates to the Owner and to the public interest through collaboration, a team approach, cost control, the ability for advance start work to accelerate the schedule, to alleviate cost risks and to ensure meeting the budget with a GMP proposal on time and in budget.

1.4.1 PROJECT TEAM

- 1.4.1.1 Owner will have a primary representative for the project who will provide oversight and assist in all matters of project coordination and decision-making. The CMAR contractor shall establish a field office on the project site upon Owner's Notice to Proceed for Part B: Construction Services.
- 1.4.1.2 Owner has or will contract with consultants for complete program management, space and functional programming, architectural, engineering, environmental, and other professional services.
- 1.4.1.3 Owner intends to pursue the selection method described in Section 5 of this RFQ for the CMAR contractor.
- 1.4.1.4 At this time, Owner intends to utilize a selection process to procure Construction Management Pre-Construction (Design-Assist) and Construction Services delivered under one contract.

The Part A: Pre-Construction Services–Owner/Construction Manager as Constructor Agreement AIA A133 -2019 as modified by Owner will bring the successful proposer into the Project to provide advice, estimating support, constructability analyses, scheduling support, site logistics, bid trade strategy, construction strategy, and optional ACS activities referenced in paragraph 1.3, if needed, and other services to aid the Owner and Designer in developing the most cost effective approach for the Project in an effort to negotiate a construction services agreement.

Part B: Construction Services–Owner/Construction Manager as Constructor Agreement AIA A133-2019 as modified by Owner shall be contracted separately. Owner reserves the right to award the Part B: Construction Services contract. If the Owner and CMAR contractor are able to negotiate, establish, and agree upon a GMP to render construction services for the project, and additionally, to agree on constructability,

construction phasing and sequencing, the maximum number of contract days to complete the project, the Owner may then award the contract for the construction services to the CMAR contractor for the construction phase of the contract.

1.4.1.5 After the issuance and execution of the Part A contract, the CMAR contractor, in conjunction with the Designer, shall implement a process for prequalification, selection and/or confirmation of key subcontractors. The key subcontractor prequalification, selection and confirmation process is anticipated to involve the CMAR contractor, the Designer, the Owner and others to in order to promote a selection method which will:

1.4.1.5.1 To the greatest extent possible, maximize the participation of construction contractors located within the River Parishes region, Disadvantaged Business Enterprise (DBE), Hudson Initiative Small Entrepreneurship (SE), and Veteran-Owned Firms.

1.4.1.5.2 Ensure that Owner's Key Project Values are achieved. (Section 8)

1.4.1.5.3 Ensure alignment with relevant sections of Owner/Construction Manager Agreement (AIA A133-2019 as modified by Owner), and General Conditions of the Contract (AIA A201-2017 as modified by Owner).

1.4.1.6 The CMAR contractor will be an integral member of the Project Delivery Team and accordingly will be actively involved in all aspects of design assistance, value engineering and creative problem solving related to the construction, occupancy and post occupancy of the Project. The CMAR contractor shall provide detailed design review(s) for constructability, analysis and recommendations regarding the performance of the design in relationship to quality, budget confirmation, phasing determinations, and schedule compliance all in a collective effort to deliver the most cost-effective

project. In providing services to the Owner, the CMAR contractor shall cooperate with and maintain a high-degree of professionalism with the entire Project delivery team.

2.0 ADMINISTRATIVE INFORMATION

2.1 DEFINITIONS

For purposes of this Request for Qualifications, the following words and terms shall have the meaning specified below:

1. **Amendment** shall mean a written order to the CMAR contractor signed by the Owner and CMAR contractor, issued after execution of the Contract, authorizing a change in the Work, Contract Sum and/or Time.
2. **Authorization Request (AR)** shall mean a written order to the CMAR contractor signed by the Owner, Designer and CMAR contractor, issued after execution of the Contract, authorizing a change in the Work utilizing contract contingency funds where applicable. The Authorization Request does not affect Contract Sum or Time.
3. **Available Funds for Construction (AFC)** shall mean the total funds available for construction of the project (exclusive of Owner, CMAR contractor, and Optional Items contingencies).
4. **Agreement** shall mean the terms and conditions outlined in the Owner/Construction Manager Agreement (Part A: Pre-Construction Services and/or Part B: Construction Services) AIA A133-2019 as modified by Owner (or contract).
5. **Designer** shall mean the licensed architectural or engineering firm retained by the Owner to provide design services for the Project, including its agents and representatives. **“Design professional”** means an engineer, architect, or landscape architect who has secured a professional license from the appropriate Louisiana registration board as required by state law and who is selected by the owner in accordance with state law. Referred to herein as “Designer.”
6. **Building Information Modeling (BIM)** shall mean the process of constructing, using and distributing electronic models of a facility’s building(s) and site. The CMAR contractor shall be expected to collaborate with Owner and Designer to develop a BIM implementation

plan to support a quality assurance program and expedite the construction process.

- 7. Construction Manager at Risk Contractor (CMAR contractor)** shall mean the successful proposer contracted to provide overall Construction Management at Risk services for the Project, as defined in La. R.S. 38:2225.2.4(B)(2).
- 8. Design-Assist** shall mean the role of the CMAR contractor in the design process in making early determinations regarding means/methods, cost analyses, selection of subcontractors (mechanical, electrical, etc.) prior to the completion of the contract documents in order to assist the Designer with field constructability issues, conflict resolution amongst the various trades, selection of long-lead-time equipment items and alignment of the design and program scope within an established budget.
- 9. General Conditions** shall mean those terms and conditions under which the Owner, CMAR contractor and Designer will work together during the construction process, as set forth in - General Conditions of the Contract as modified by Owner (AIA A201-2017).
- 10. Guaranteed Maximum Price (GMP)** shall mean the total maximum not-to-exceed dollar amount for construction of the project (inclusive of Owner, CMAR contractor, and Optional Items contingencies).
- 11. Key Subcontractor** shall mean any vendor with a direct contractual relationship under the selected CMAR contractor.
- 12. LEED** shall mean the “Leadership in Energy and Environmental Design” Green Building Rating System developed by the U.S. Green Building Council. Commissioning for the certification of **LEED is not part of this contract** unless specifically noted. Any reference in the contract documents to LEED is for the express purpose of establishing an equivalency standard.
- 13. Local Firm** shall mean any firm with an established office located in the State of Louisiana.
- 14. Owner** shall mean the Lafourche Parish Sheriff’s Office, including its agents and representatives.

- 15. Project Management Control System (PMCS)** shall mean Centerline or any other PMCS mutually agreed between Owner, Designer and CMAR contractor.
- 16. Project** shall mean the design, construction and/or renovations, furnishing and equipping of the new or existing facility.
- 17. Project Team or Project Delivery Team** shall mean the Owner, Designer, CMAR contractor and their respective agents and representatives.
- 18. Proposal(s)** shall mean a written Proposal (or Statement of Qualifications) based on the terms and conditions contained in this RFQ for the selection of a CMAR contractor to provide Pre-Construction Services and, at Owner's option, Construction Services for the Project.
- 19. Proposal Due Date** shall mean the deadline for receipt of Proposals established in the RFQ.
- 20. Proposer(s)** shall mean those entities or persons submitting a Proposal for this RFQ, including their agents and representatives.
- 21. RFQ** shall mean this Request for Qualifications, including all addenda, attachments, and exhibits thereto.
- 22. Selection Review Committee** shall mean a group of five (5) individuals appointed by the Owner comprised of one licensed design professional in the discipline of but not involved in the project, one licensed contractor, one owner representative, and two members at large in accordance with La. R.S. 38:2225.2.4(B)(5) to review RFQ Proposals, score and rank the proposers, and recommend award to the best-qualified firm(s) for CMAR services.

2.2 EXPECTED TIME PERIOD FOR CONTRACT

The period of any contract resulting from this RFQ is tentatively scheduled to begin with the award of the Part A: Pre-Construction Services contract and may extend through the Part B: Construction Services contract one-year contractor warranty period and formal closeout of the project, as outlined in Section 11 - Project Schedule.

The Part A: Pre-Construction contract shall be a total of 120 calendar days and shall extend through the delivery of an Owner approved GMP Proposal.

The Part B: Construction Services contract shall be an estimated total of 486 calendar days, exclusive of any Advance Construction Start activities amended into the Part A: Pre-Construction Services contract.

2.3 RFQ COORDINATOR

Requests for copies of the RFQ and written questions must be directed to the CMAR RFQ Coordinator below.

Mr. Bill Petersen
Grace Design Studios, LLC
Email: bpetersen@grace-design.com

2.4 SCOPE

This document contains instructions governing the Proposal (Statement of Qualifications) submittal; the submittal format, and the material contained therein; product requirements, evaluation criteria; and contractual terms and conditions.

2.5 INQUIRIES

The Owner will consider written Proposer inquiries regarding RFQ requirements or Scope of Services up until the deadline stipulated in the Schedule of Activities. The Owner reserves the right to modify this RFQ should modification be in the best interest of the LPSO.

2.6 COMMUNICATIONS

From the issuance of this RFQ until the Part A: Pre-Construction Services contract award, communications concerning this solicitation, its evaluation, and negotiations are formal. All correspondence must be in writing and transmitted directly to the CMAR RFQ Coordinator identified in Section 2.3. Proposers are not permitted to ask questions about competitor proposals, equipment, or services, or to seek information from the Owner's personnel, the Designer or their consultants, or the CMAR RFQ Coordinator regarding this RFQ prior to the written recommendation to award the contract by the selection review committee to the Owner. If a Proposer is approached by the Owner's personnel other than the CMAR RFQ Coordinator with information or questions concerning this RFQ, the Proposer shall immediately contact the CMAR RFQ Coordinator for direction. Failure to abide by this formal communication requirement may result in disqualification.

2.7 ADDENDA TO RFQ

Addenda to this RFQ may be issued in response to formal questions or to clarify requirements prior to the closing date stipulated in the Schedule of Activities (2.9) and will be posted on both the LPSO website at www.lpsso.net and online at www.publicpurchase.com. It is the responsibility of all potential proposers to monitor both sites closely to obtain copies of all addenda issued. The LPSO reserves the right to revise the Schedule of Activities or revise any part of the RFQ by issuing Addenda to the RFQ up to 72 hours prior to the deadline for receipt of Proposals. If an addendum is issued within 72 hours of the proposal deadline, an appropriate time extension for submission of Proposals will be granted. **The Acknowledgement of Addenda Form, (Section 13) shall be submitted with the Proposal.**

2.8 SCHEDULE OF ACTIVITIES

RFQ Publicly Advertised (First Run).....	February 19, 2026
RFQ Publicly Advertised (Second Run)	February 26, 2026
RFQ Publicly Advertised (Third Run)	March 05, 2026
Pre-Proposal Conference.....	March 10, 2026
Closing Date for Questions.....	7 Days Prior to submission deadline
Owner’s Response to Questions.....	72 hours prior to submission deadline
Proposals (Statements of Qualifications) due no later than 4:00 PM .	March 26, 2026
Selection/Recommendation of Proposers Interview	
If Required, Presentation Announced	TBD
If Required, Shortlist Interviews/Presentations.....	TBD
Owner Approval of Committee Selected CMAR	TBD
CMAR Selection Announcement Target Date.....	TBD

2.8.1 PRE-PROPOSAL CONFERENCE

A mandatory pre-submission project meeting will be held on March 10, 2026, at 10:30 am at Lafourche Parish Correctional Complex, 2594 Veterans Blvd., Thibodaux, LA 70301. Interested firms must attend the pre-submission project meeting to submit a qualifications statement to be considered responsive to this solicitation. Firms will be provided access to the project site following the meeting.

2.8.2 RIGHT TO AMEND/CHANGE SCHEDULE

The Owner reserves the right to amend and/or change this schedule of RFQ activities, as it deems necessary.

2.9 CONTRACTUAL DOCUMENT

This RFQ and the selected Proposal will become part of the legally binding Agreement (contract) between Owner and Proposer. Should the selected Proposer fail to meet the standards and obligations set forth in this RFQ and

the selected Proposer's Proposal, the Owner reserves the right to terminate and cancel the Agreement (Contract).

2.10 REPORT DISCREPANCIES, ERRORS AND OMISSIONS

If a Proposer discovers any discrepancy, error or omission in this RFQ or any Exhibits, the CMAR RFQ Coordinator shall be notified immediately via email as provided in Sections 2.3 and 2.6 and if necessary, a written clarification and/or notification will be issued by addendum. No Proposer will be entitled to additional compensation for any error or discrepancy that appears in this RFQ.

2.11 EXCEPTIONS TO TERMS AND CONDITIONS

The Owner reserves the right to negotiate the terms, conditions and services as outlined within this RFQ, the Agreement (contract) and General Conditions prior to execution of the contract.

2.12 PRE-CONSTRUCTION SERVICES

There will be a period of pre-construction services after contract award that will include, but not be limited to, design input, value engineering, schedule acceleration analysis, constructability reviews, and budget reconciliation.

During this time, CMAR may, subject to the Owner's approval, begin the procurement of subcontractors, commence early site work, grade beams, slabs-on-grade, and underground utilities. In effect, subject to the Owner's approval, all underground work can begin immediately upon receipt of a formal Notice-to-Proceed.

In accordance with La. Rev. Stat. Ann. §38:2225.2.4.G, after award and execution of the contract for pre-construction services, the Designer, in consultation with the selected contractor, shall proceed with design services. The Owner shall obtain an opinion of probable cost of the Project from both the selected contractor and the architect when final design of the project is not more than sixty percent (60%) complete, and again when final design of the project is not more than ninety percent (90%) complete. The selected contractor shall provide the Owner with a Guaranteed Maximum Price ("GMP") for construction of the Project, before or upon completion of the final design.

The period of pre-construction services is estimated to be approximately 120 calendar days after contract award and the scope of which shall include, but not be limited to, design input, value engineering, schedule acceleration analysis, constructability reviews, and budget reconciliation. During pre-construction, the CMAR may, subject to the Owner's approval concurrence, begin the procurement of subcontractors and commence early work. The

successful CMAR will continue to provide valuable engineering suggestions to reduce time and costs throughout the course of the Project while maintaining the basic design and operational intent of the Project.

The stipulated fee for pre-construction services, regardless of any reasonable extension thereof by the Owner, shall be fifty thousand dollars (\$50,000.00).

If the Owner and selected contractor are able to negotiate, establish, and agree upon a GMP to render construction services for the Project, constructability, construction phasing and sequencing, and the maximum number of contract days to complete the Project, the Owner may then award the contract for construction services to the selected contractor for the construction phase of the contract.

The Owner may determine and contract with the selected contractor to undertake specific items of construction services prior to complete agreement of a GMP for such items, provided such undertaking is for the benefit of the Project and a specific GMP for the particulate items can be agreed upon between the Owner and selected contractor. For example, such items may benefit the Project, may require a long lead time, or may further the understanding of unknown site conditions.

If, however, the Owner and selected contractor are not able to agree upon constructability, construction phasing and sequencing, the GMP, the maximum number of contract days to complete the Project, and to reach a negotiated agreement, then the Project shall be re-advertised by the Owner and publicly bid utilizing the design-bid-build delivery method. The CMAR, however, will not be eligible to bid on the project.

The Owner reserves right to extend pre-construction services beyond date indicated in Project Schedule without an increase in compensation owed the CMAR contractor.

3.0 PROPOSAL INFORMATION

3.1 MINIMUM QUALIFICATIONS OF PROPOSER

In order for proposer to be considered for this Project, Proposer must meet the following minimum qualifications. Proposers must be able to document:

1. Proposer shall certify that the person, corporation, limited liability company, limited partnership, limited liability partnership, general partnership, joint venture or any other type of legal entity signing any contract emanating from this RFQ is a duly licensed Louisiana General Contractor in the Building Construction classification required for performance of the Project and satisfy all legal requirements for licensure established by the State Licensing Board for Contractors for the Project.
2. A minimum of five (5) years of experience as a Construction Manager at Risk Contractor or a General Contractor having a portfolio consisting of at least one (1) completed project of similar means of construction within the last ten (10) years and/or renovation of commercial construction projects of over twenty thousand (20,000) gsf. In the event the Proposer is a joint venture, the years of experience of the constituent entities of said joint venture may be combined to arrive at the five (5) year experience and one (1) project requirements herein. In the event of acquired or merged companies, the acquired company's prior years of experience and projects can be counted by the newer acquiring company/Proposer towards fulfillment of the five (5) year experience and one (1) project requirements herein.

3.2 GENERAL REQUIREMENTS

Proposers interested in providing services under this RFQ must submit a Proposal containing the information specified in Section 4.0. The fully completed Proposal (including attachments) must be hand-delivered by the deadline date specified in the Schedule of Activities to the attention of Ms. Angela Labat, Lafourche Parish Sheriff's Office, 102 W. 2nd Street, Thibodaux, Louisiana 70301. Fax submissions are not acceptable.

All information requested should be submitted; failure to submit all requested information may result in an unfavorable evaluation or rejection of the Proposal. Documentation submitted with the Proposal should be a part of a single volume. Elaborate attachments and other representations beyond those sufficient to present a complete and effective Proposal are not required.

3.3 STANDARDS OF RESPONSIBILITY

The Proposer should ensure that his/her/its Proposal contains sufficient information for the Owner to make its determination by presenting acceptable evidence to perform the duties and obligations called for under the contract.

3.4 RFQ ADDENDA

Failure to acknowledge receipt of Addenda on the Acknowledgement of Addenda Form, provided in this RFQ, may result in a Proposal being considered non-responsive.

3.5 WAIVER OF ADMINISTRATIVE INFORMALITIES

The Owner reserves the right, at its sole discretion, to waive administrative informalities contained in any Proposal.

3.6 PROPOSAL REJECTION

The issuance of this RFQ does not constitute a commitment by the Owner to award a contract. The Owner reserves the right to accept or reject, in whole or in part, all Proposals submitted and/or cancel the announcement if it is determined to be in the Owner's best interest.

3.7 WITHDRAWAL AND RESUBMISSION OF PROPOSAL

A Proposal may be withdrawn at any time up to the date and time the Proposal is due. To accomplish this, a written request signed by the authorized representative of the Proposer must be submitted to the CMAR RFQ Coordinator.

3.8 SUBCONTRACTING INFORMATION

The Owner shall have a single CMAR contractor as the result of any contract negotiation, and that CMAR contractor shall be responsible for all deliverables referenced in this RFQ. This general requirement notwithstanding, a Proposer may enter into subcontractor agreements in accordance with the subcontractor selection goals outlined in Section 1.4.1.5 of this RFQ; however, a Proposer should acknowledge in its Proposal total responsibility for the entire contract.

3.9 OWNERSHIP OF PROPOSAL

All materials submitted in response to this request become the property of the Owner. Selection or rejection of a proposal does not affect this right.

3.10 PROPRIETARY INFORMATION

Only information that is in the nature of legitimate trade secrets or non-published financial data may be deemed proprietary or confidential. Any material within a Proposal identified as proprietary must be clearly marked in the Proposal and will be handled in accordance with the Louisiana Public Record Act R.S. 44:1-44 and applicable rules and regulations. With the Proposal, the Proposer must submit an additional fully redacted version of the Proposal which removes any and all proprietary information. The Proposer should be aware that the redacted version of the Proposal may be produced in response to a Public Records Request or posted on the Owner's website. The Owner shall not be held liable for the release of any proprietary information contained in the redacted version of the Proposal in response to a Public Records Request. In submitting a Proposal, the Proposer expressly agrees to indemnify and hold harmless the Owner in all actions or court proceedings (including attorney fees) which seek to order the Owner to disclose this proprietary, confidential, and/or trade secret information. Any Proposal marked as confidential or proprietary in its entirety may be rejected without further consideration or recourse.

3.11 COST OF PREPARING PROPOSALS

Costs associated with developing the Proposal, preparing for interviews/presentations, and any other expenses incurred by the Proposer in responding to this RFQ are entirely the responsibility of the Proposer. The Owner shall not be held liable for the reimbursement of any of these costs.

3.12 ERRORS AND OMISSIONS IN PROPOSALS

The Owner will not be liable for any errors and/or omissions in Proposals. The Owner reserves the right to make corrections or amendments due to errors identified in Proposal(s) by the Owner or Proposer. The Owner, at its option, has the right to request clarification or additional information from Proposers.

3.13 CODE OF ETHICS

Proposers are responsible for determining that there will be no conflict or violation of the Code of Governmental Ethics (La. R.S. 42:1101, *et seq.*) if he/she/it is awarded the contract. The Code of Governmental Ethics is interpreted by the Louisiana Board of Ethics. Proposers are required to disclose any and all conflicts of interest or issues that could reasonably be perceived as conflicts of interest or in violation of the Code of Governmental Ethics.

4.0 RESPONSE INSTRUCTIONS

4.1 PROPOSAL SUBMISSION

Proposals must be received on or before the date and time specified in the Schedule of Activities, unless said date is modified by the Owner. The Proposal must be hand-delivered to the attention of Ms. Angela Labat, Lafourche Parish Sheriff's Office, 102 W. 2nd Street, Thibodaux, Louisiana 70301 before 4:00 PM on March 26, 2026 (the "Submission Deadline"). It is solely the responsibility of the Proposer to assure that his/her/its Proposal is received prior to the deadline for submission.

Proposers must submit five (5) original signed Qualifications Statements and a single electronic copy on separate USB drive by the Submission Deadline.

Proposals that, for any reason other than the fault of the Owner, are not received timely may be deemed non-responsive and may not be considered.

4.2 PROPOSAL FORMAT

Proposals must be signed by person(s) or agent(s) duly authorized to sign proposals or contracts on behalf of the Proposer.

Proposals should not be more than fifty (50) pages in length and be no smaller than 10-point type. The page limit excludes covers, tabs and dividers. A page is defined as one 8 ½" x 11" page. All pages must be numbered.

4.3 SPECIFIC REQUIREMENTS OF THE PROPOSAL

The following information should be included in a cover letter titled "Qualifications Statements for Construction Manager At-Risk Services":

- Name of proposer
- Proposer address (of office that this Project would be run from)
- Proposer telephone number
- Proposer federal tax identification number
- Louisiana Contractor's license number
- Name, title address, telephone number, fax number, and email address of contact person authorized to contractually obligate the proposer.
- The signature of an individual who is authorized to submit the Qualifications Statement.

4.3.1 Contents of Proposal (Qualifications Statements)

Proposers should letter and number their Qualifications Statements exactly as presented herein. Qualifications Statements must contain all of the following information:

1. Firm Background
2. Safety Record
3. Relevant Project Experience
4. CMAR / Alternative Delivery Project Experience
5. Methodology/Schedule
6. Staffing
7. Exhibit A –Affidavit/Attestations; Regarding Criminal Convictions (La. Rev. Stat. Ann. §38:2227); Verification of Employees (La. Rev. Stat. Ann. §38:2212.10); Non-Collusions (La. Rev. Stat. Ann. §38:2224); and Prohibition of Discrimination of Firearm and Ammunition Industries (La. Rev. Stat. Ann. §38:2216.1).

4.3.2 Total Construction Management Fee Proposal (As a % of construction cost as defined in AIA 133)

- If released to perform construction phase services, the Owner will compensate the CMAR a construction phase management fee for satisfactory prosecution of the construction phase services. The proposed construction management fee is to be calculated (as a fixed percentage added to the Cost of the Work) and included as a separately-identified component of the Guaranteed Maximum Price proposal.
- The Construction Management at Risk Services Fee Proposal:
 1. Based on the construction cost preliminary budget, and
 2. Based on the estimated duration for Construction Phase services per the Preliminary Project Schedule,
 3. Our proposed Total Construction Management Fee as a percent is _____.

BY: _____
Authorized Representative Signature

Name _____
Print or Type **Date**

Note: The Proposer’s Fee proposal for the Construction Phase shall be placed in a separate sealed envelope and be submitted with his initial qualifications/proposal for services. Envelopes will

not be opened and the percent fees will not be part of the initial evaluation process. The percent fee will be opened and used as part of the final evaluation of the shortlisted firms.

4.4 Scoring Criteria

1. Firm Background (15 points)

Proposers shall:

- a. Describe your business structure (i.e., corporation, partnership, limited liability company, joint venture) and identify in which state it is incorporated, organized, or formed, the year in which it was incorporated, organized, or formed, and whether or not it is authorized to do business in Louisiana. If a joint venture, identify all ventures and describe in detail the percentage interest of each joint venture, the roles and responsibilities of each joint venture, the business structure of each joint venture (i.e., corporation, partnership, etc.) the bonding capacity of each joint venture for performance and payment bonds, and the purpose(s) for which the joint venture was organized. List the officers of the joint venture and identify those who will have direct responsibility for the project. Provide a copy of your executed project-specific joint venture agreement. List any projects in which you have worked together as a joint venture.
- b. Confirm, and provide evidence of appropriate and current state licensure and credentials to perform the requested services in the State of Louisiana.
- c. Confirm, and provide evidence that the proposer is active and in good standing with the Louisiana Secretary of State's Office.
- d. Confirm that the proposer has not had a record of substandard work within the last five (5) years.
- e. Confirm that the proposer has not engaged in any unethical practices within the last five (5) years.
- f. Identify any conflicts of interest your organization may have with the Project.
- g. Identify whether your organization has been involved in litigation within the past five (5) years? If so, please describe and note the disposition of all cases.

- h. Provide evidence of your organization's overall bonding capacity and current available bonding capacity.

2. Safety Record (15 points)

- a. Provide your worker's compensation experience modifier for the past five (5) years.
- b. Provide your organization's last safety record to include number of employees, exposure hours, current experience modification rate, total recordable incident rate, lost work time incident rate, fatalities, and regulatory citations.
- c. Please provide a digital copy of your organization's standard safety plan. If not covered in your organization's safety plan, please answer the following questions. If the following questions are addressed in the safety plan, please indicate which section.
 - Do you conduct a daily Job Safety Analysis (JSA), or equivalent?
 - Do you hold regularly scheduled safety meetings? If yes, how often?
 - Do you hold regularly scheduled safety inspections? If yes, how often? Who performs them?
 - Do you conduct and document onsite formal investigations of accidents?
 - Do you have a safety orientation program for new hires? If yes, please describe.
 - Do you provide safety training for your employees? If yes, please describe the types of safety and health training provided.
 - Do you have a written Drug and Alcohol Plan? (pre-employment, random, reasonable suspicion, post-accident testing)
 - Do you have a full-time employee responsible for safety? If yes, please provide name, title, phone, and email address.
- d. Please provide a copy of the following documents as an attachment to your qualifications statement (will not count towards total page limit):
 - Experience Modification Rate letter for last three (3) years
 - Last three (3) years of OSHA 300A logs
 - Drug and Alcohol Plan
 - JSA Form

3. Relevant Project Experience (25 points)

Proposers shall:

- a. Provide project profiles for projects of a similar size and complexity your firm has completed or begun construction over the past ten (10) years. For each project provide the following information:
 - Project name, location, and owner contact information
 - Office from which each project was managed.
 - Brief project description including but not limited to whether the project was public or private and a renovation or new construction.
 - Architect's original cost estimate.
 - Architect of Record (name, phone, and email address).
 - Contract Amount (include amount of base bid and any alternate bids if applicable)
 - Date of Notice to Proceed, Contract Time (working days or calendar days), and Substantial Completion Date based on initial contract time.
 - Total additional contract time and revised substantial completion date.
 - Actual date the project was considered substantially complete. If ongoing project provided anticipated completion date.
 - Amount of liquidated damages assessed, if any.
 - Net dollar amount of change orders incurred on the project.
 - Description of challenges faced during the project and what was done to overcome them.
 - Provide any lessons learned from the project and how that knowledge has helped or will help the proposer on future projects.
 - Any additional comments or explanation regarding change orders or contract time.

- b. For each of the past three (3) years, list your firm's overall:
 - Louisiana construction dollar volume (work-in-place)
 - Total construction dollar volume (work-in-place)
 - Construction dollar volume specific to public works contracts
 - Include breakdown of work performed as a prime contractor or subcontractor.

- c. Provide the contact information for a minimum of three (3) references which the proposer has completed public works projects for within the past ten (10) years. Include name, title, phone, and email address.

4. CMAR/Alternative Delivery Project Experience (10 points)

Proposers shall:

- a. Provide up to five (5) and no less than one (1) project profiles your firm has completed or begun construction over the past ten (10) years that used a delivery method other than the design-bid-build process. Experience with CMAR is preferred; however, experience with other methods of delivery that include involvement of the contractor in the design process (i.e., design-build) will be evaluated. Public sector projects should be listed first, and then private sector projects, if necessary. For each project provide the following information:
 - Project name, location, and owner contact information (name, phone, email address).
 - Office from which each project was managed.
 - Brief project description.
 - Total Construction Cost and Contract Time.
 - Liquidated damages amount per day and amount of liquidated damages assessed, if any.
 - Net dollar amount of change orders incurred on the project.
 - Describe how the project benefited from proposer's involvement during the design phase of the project.

- b. Provide the contact information for a minimum of three (3) references which the proposer has completed CMAR or other alternative delivery method for within the past ten (10) years, if different from references provided in Section 2 – Relevant Project Experience. Include name, title, phone, and email address.

5. Project Delivery Methodology/Schedule (25 points)

Proposers shall:

- a. Clearly describe the unique approach, methodologies, knowledge, and capability to be utilized in the performance of the work and completion of the Project. Describe any issue the characteristics of which would be uniquely relevant in evaluating the experience of proposer's firm to handle the Project. Include a description of the tools and strategy utilized to prepare the project schedule and subsequent updates.

- b. Provide a detailed trade bid and procurement strategy. Outline how bid packages will be set up to provide best pricing and maximize local participation by contractors within the River Parishes region. Provide details of the sub-contractor pre-qualification process, if any, and outline the procurement processes and expected Owner reviews and approvals.

- c. Provide the following in draft form:
 - Site Logistics Plan
 - Severe Weather Plan
 - Quality Control Plan
- d. Provide a project schedule based on your methodology for anticipated major scope of work items in Gantt chart format with the critical path identified including material procurement. This is a significant project for the Owner. Accelerated delivery and efficient completion of the project is a key project value.
- e. It is a key project value to maximize the participation of construction contractors in the River Parishes region as partners, joint venture participants, key subcontractors and suppliers. There will be value added in the scoring of this criterion on proposals demonstrating robust strategies in securing local participation.

6. Staffing (10 points)

Proposers shall:

- a. Provide a detailed project specific organization chart indicating titles and responsibilities with specific names of staff individuals who would be assigned to this Project, including officers. Provide a notation for part-time and full-time staff. Please indicate where a subcontractor will be used to complete any of the work or responsibilities.
- b. Provide personnel resumes, including past relevant project experience, for all staff proposed for the Project.
- c. Indicate office location where specific team members will be located during the Project.
- d. Provide a staffing plan, matched to your CMAR process, with project specific personnel, job-specific duties and amount of time dedicated to this Project.

4.5 Summary of Qualification Statements Scoring Criteria:

Firm Background	15 Points
Safety Record.....	15 Points
Relevant Project Experience	25 Points
CMAR/Alternative Delivery Method Project Experience.....	10 Points
Project Delivery Methodology / Schedule.....	25 Points
Staffing	10 Points
Maximum Total Points on Qualification Statement	100 Points

Interview/Presentation (If desired by Owner).....25 Points

At the sole discretion of the Owner, the three (3) firms scoring highest on the Proposals (Qualifications Statements) may be afforded an opportunity to present and be interviewed by the Selection Review Committee. The Committee will consist of no more than five (5) individuals as follows: (a) one design professional in the discipline of but not involved in the project; (b) one licensed contractor in the discipline of but not involved in the project; (c) one representative of RJDDR; and (d) two members at large. The presentation and interview process, if undertaken, will account for up to a maximum of twenty-five (25) additional points. The firm receiving the highest point total on the Proposal (Qualification Statement) and the presentation and interview will be recommended to the Owner for award.

5.0 EVALUATION AND SELECTION

5.1 EVALUATION TEAM

Proposals will be evaluated by a selection review committee designated by the Owner for the purpose of determining Proposers qualified to deliver the Project, taking into consideration evaluation factors set forth in this RFQ.

5.2 CLARIFICATION OF PROPOSAL

The Owner reserves the right to seek clarification of any Proposal for the purpose of identifying and eliminating minor irregularities or informalities.

5.3 ADMINISTRATIVE AND MANDATORY SCREENING

All Proposals will be reviewed to determine compliance with requirements as specified in the RFQ. Proposals found to be in non-compliance will be rejected from further consideration.

5.4 EVALUATION AND SELECTION PROCESS

Proposals and Interviews/Presentations will be evaluated/scored by the selection committee using the criteria set forth herein.

5.4.1 Selection Process

5.4.1.1 Scoring and Ranking of Proposals & Vote to Recommend To Owner or Interview

- **Scoring and Ranking Procedure of Proposals**

- The selection committee will score and rank each proposal in accordance with the scoring and ranking procedure set forth herein.
- After scoring and ranking the Proposers' Proposals, the selection review committee will grant an Interview/Presentation to the 3 Proposers having the highest score. In the event there are 1 or 2 Proposers, interviews will be granted to all Proposers meeting the minimum requirements.
- In the event that tied scores prevent a clear determination of the top 3 Proposers, the selection review committee will rank the highest scoring Proposals 1st, 2nd or 3rd to eliminate the tie(s).
- If a tie persists such that the selection review committee cannot determine the top 3 Proposers, a coin toss will be employed to break the tie.

5.4.1.2 Interview/Presentation

- The Proposers granted an interview by the selection review committee will be required to participate in the Interview/Presentation with the Owner.
- The Owner will schedule the time and location of the Interview/Presentation.
- Each Proposer will be responsible for travel and lodging costs associated with the Interview/Presentation.
- Interview/Presentation will be conducted as follows:
 1. Each Interview/Presentation will be 45 minutes.
 2. Of the 45 minutes, up to 30 minutes will be allowed for the presentation by the Proposer
 3. Of the 45 minutes, no less than 15 minutes will be allowed for a question-and-answer session with the selection review committee.
- The Interview/Presentation will be held pursuant to La. R.S. 42:17(A). See La. R.S. 38:2225.2.4(F)(4).

5.4.1.3 Scoring and Recommendation Following the Interview/Presentation

- **Scoring and Ranking Procedure Following the Interview/Presentation**

- The Proposer receiving the highest score will be recommended in writing to the Owner by the selection review committee for the Part A: Pre-Construction Services contract award.
- The scoring determinations of the selection review committee shall be final except as provided in La. R.S. 38:2225.2.4(D).

5.5 AWARD PROCEDURE AND ANNOUNCEMENT OF CONSTRUCTION MANAGER AT RISK CONTRACTOR

Once the Owner intends to award to the successful Proposer the Part A: Pre-Construction Services contract and proceeds to negotiate terms for the Part B: Construction Services contract, unsuccessful proposers will be notified in writing.

5.5.1 Any award of Part A: Pre-Construction Services and/or Part B: Construction Services shall be subject to the requirements of the contract documents.

5.5.2 If the successful Proposer is awarded Part A: Pre-Construction Services, he/she/it will be deemed the CMAR contractor.

5.5.3 Award of Part B: Construction Services will be by separate Contract and shall be in accordance with La. R.S. 38:2225.2.4(G)(4).

6.0 CMAR CONTRACTOR REQUIREMENTS

6.1 CORPORATION REQUIREMENTS

If the CMAR contractor is a corporation not incorporated under the laws of the State of Louisiana, the CMAR contractor shall be prepared to obtain a certificate of authority pursuant to La. R.S. 12:301-302 from the Secretary of State of Louisiana. In addition, if the CMAR contractor is a corporation whose stock is not publicly traded, CMAR contractor will be required to file a "Disclosure of Ownership" with the Secretary of State of Louisiana. Proposer must certify that the entity signing any contract emanating from this RFQ is a duly licensed General Contractor in the State of Louisiana.

6.2 CONFIDENTIALITY

All financial, statistical, personal, technical and other data and information relating to the Owner's operation which are designated confidential by the Owner and made available to the CMAR contractor in order to carry out the

Agreement (contract), shall be protected by the CMAR contractor from unauthorized use and disclosure through the observance of the same or more effective procedural requirements as are applicable to the Owner.

The identification of all such confidential data and information as well as the Owner's procedural requirements for protection of such data and information from unauthorized use and disclosure shall be provided by the Owner in writing to the CMAR contractor. If the methods and procedures employed by the CMAR contractor for the protection of the CMAR contractor's data and information are deemed by the Owner to be adequate for the protection of the Owner's confidential information, such methods and procedures may be used, with written consent of the Owner, to carry out the intent of this paragraph. The CMAR contractor shall not be required under the provision of the paragraph to keep confidential any data or information that is or becomes publicly available, is already rightfully in the CMAR contractor's possession, is independently developed by the CMAR contractor outside the scope of the contract, or is rightfully obtained from third parties. Under no circumstance is the CMAR contractor to discuss and/or release information to the media concerning this project without prior express written approval of the Owner.

7.0 PROJECT DESCRIPTION

This project consists of a new regional juvenile detention center to house detained youth primarily from the Parishes of Ascension, Assumption, Lafourche, St. Charles, St. James, and St. John the Baptist, as well as detained youth for the Louisiana Office of Juvenile Justice.

The Center will be constructed on property owned by the Lafourche Parish Sheriff's Office on Veterans Boulevard, in the vicinity of the Lafourche Parish Correctional Complex and across from the existing Lafourche Juvenile Justice Facility.

The new campus will operate as a single regional center housing sixty-four (64) beds with the capacity to expand to eighty (80) beds in the future. The complex shall be a "rehabilitation focused" facility and will be designed to provide ample natural light, visitation area, medical/mental health unit, recreational space/multipurpose rooms, administration and classroom space. Each sixteen (16) bed housing unit will have direct access to an exterior recreation space.

Design shall comply with the requirements of all authorities having jurisdiction, including the Louisiana Office of Juvenile Justice.

The CMAR contractor shall be responsible for all coordination between the Owner, User Agency and the Designer required to integrate and install the following Project

elements, which are included in the Project, but not in the CMAR contractor's contract scope:

- New equipment acquisitions and installation (non-building systems equipment)
- New non-fixed furniture acquisitions/installation and audio-visual (AV) equipment, if applicable
- Information Technology hardware (i.e. PCs, servers, etc.)

8.0 KEY PROJECT VALUES

In addition to meeting the basic programmatic needs for the Project, other key values and objectives of the Project include the following:

- Schedule** – The preliminary Project schedule is included and is based on certain advance construction start activities commencing during the Part A: Pre-Construction Services contract. This is a significant project for the user agency. Accelerated delivery and efficient completion of the project is a key project value.
- Cost** –The total budget for this Project, of which design and construction is only a component, must be kept to a minimum given the overall fiscal impact to the taxpayers.
- Efficiency** –It is imperative that construction activities do not adversely affect user agency or third party owner operations. All efforts to minimize disruption to the extent possible is a key project value. The CMAR contractor shall be required to identify the limits of construction, maintain the required fire separation between the construction zone and occupied portions of the adjacent user agency / owner facility where applicable and closely coordinate construction activities with the user agency in order to minimize disruption.
- Sustainability** – While the Owner has not committed to a specific LEED goal for the project, the State of Louisiana has established minimum construction and energy standards that must be met by the design and construction team.
- Team Attitudes and Behaviors** – The Project's success will be highly dependent on the attitudes and behaviors of the individuals and teams involved. Therefore, the Owner desires to foster an environment that rewards positive thinking, advanced problem solving, a "can do" attitude and highly collaborative behavior. The successful CMAR contractor will behave and act accordingly. Problem and issue identification is part of any creative process. The successful CMAR contractor will assist the design team in solutions deliberatively and collaboratively. The team will need to push beyond old ways of thinking and explore new ideas and approaches that streamline the project delivery and bring maximum value to the Owner. The team will need to think and relate differently than in traditional construction projects in order for the Owner to achieve its goals for speed, innovation and low cost.

F. **Opportunity for Local, DBE, and Veteran-Owned Firm Participation** – Since this capital reinvestment for the user agency will be paid for in part by the citizens of the State of Louisiana, it is a key project value to maximize the participation of local, Disadvantaged Business Enterprise (DBE), and Veteran-Owned firms as partners, joint venture participants, key subcontractors and suppliers. The process for pre-qualifying/selecting or confirming key subcontractors and suppliers will be in accordance with section 1.4.1.5 of this RFQ.

9.0 PRE-CONSTRUCTION SERVICES (DESIGN-ASSIST) SCOPE OF WORK - Key responsibilities of the selected CMAR contractor will be:

1. CMAR contractor shall ensure that the estimated cost of the project is kept current and shall ensure that the design of the project is progressing within budget and on schedule.
2. Assist Owner and Project team in refining and finalizing the project delivery strategy for the Project. CMAR contractor shall bring ideas, experience and expertise to the Project team and be involved in discussions related to Project delivery, with an emphasis on criteria of low cost, speed of delivery, high quality and safety.
3. CMAR contractor shall develop, based on in-progress construction documents and other documents furnished by the Designer, a detailed pre-construction and construction schedule for the Project. CMAR contractor shall offer innovative ideas to accelerate and/or otherwise improve project delivery.
4. CMAR contractor shall develop integration and coordination strategies that will bring the right vendors in at the right time to avoid re-work, eliminate waste and provide best value to the Owner.
5. CMAR contractor shall collaborate with Owner and Designer on the development and implementation of a BIM protocol.
6. CMAR contractor shall develop the construction budget as the basis of the control estimate intended to validate and confirm Owner's construction budget.
7. CMAR contractor shall cooperate with Project delivery team in the identification and selection of key subcontractors.
8. CMAR contractor shall develop and document a proposed safety plan for the construction of the Project for approval by Owner.

9. CMAR contractor may enlist support from appropriate key subcontractors and others to identify and act on design assist activities as appropriate.
10. CMAR contractor shall prepare submittals and place orders for long lead items.
11. CMAR contractor shall develop a trade / bid strategy to procure and manage subcontractor work and materials.
12. Proposer may be asked to prepare a mill order for steel to assist in accelerating the construction schedule and shall address this critical operation in the Proposal.
13. CMAR contractor may be requested to provide work to support an accelerated construction start including but not limited to:
 - a. Importation and placement of fill material on site
 - b. Importation and placement of surcharge fill material on project site
 - c. Wicking of soils
 - d. Soils and/or materials testing
 - e. Implementation of a pile testing program
 - f. Building enclosure/exterior skin program

Work of this nature, if any, may be performed on a cost of the work or time and materials basis and shall be included in the final GMP contract amount.

14. CMAR contractor shall develop a master construction schedule that will be used as a basis for the GMP.
15. CMAR contractor shall develop GMP proposal and issue to Owner for review and approval.
16. CMAR contractor shall enter into a contract with Owner to construct the project per the contract documents.
17. CMAR contractor shall prepare for and coordinate all testing required in the contract documents.
18. CMAR contractor shall develop a site logistics plan per section 3.13 in A201.
19. CMAR contractor shall develop a quality control plan.

10.0 CONSTRUCTION SERVICES SCOPE OF WORK

Key responsibilities of the selected CMAR contractor will be:

1. CMAR contractor shall collaborate with Owner and Designer on the implementation of a BIM Requirements (where applicable).
2. CMAR contractor shall procure, in accordance with the contract documents, other general or trade contractors as needed to construct the Project.
3. CMAR contractor shall coordinate with other vendors and contractors that may be hired by Owner or others in connection with the construction, equipping, furnishing or otherwise completing of the Project.
4. CMAR contractor shall utilize its resources to construct the Project quickly, efficiently and safely while complying with the contract documents.
5. CMAR contractor shall comply with methods outlined in the contract documents for utilization of contingency funds and submission and approval of Authorization Requests or Amendments.
6. CMAR contractor shall not unreasonably withhold acceptance of assignment of contract of certain specialty vendors Owner has hired prior to CMAR contractor being hired.
7. CMAR contractor shall continuously look for and recommend to Owner ways to speed project delivery, improve quality and save money. CMAR contractor shall collaborate closely with Owner, Designer and others to ensure these concepts are maintained throughout the project delivery process.
8. CMAR contractor shall be a leader for safety. CMAR contractor shall ensure all persons, equipment and processes connected with the construction of the project make safety the first order of business.
9. CMAR contractor shall provide financial transparency (open book financial records) to Owner.
10. Self-performance by the CMAR contractor may be allowed, not to exceed 20% of the GMP, providing the CMAR contractor can demonstrate that self-performance represents the best value to the Project based on current subcontractor market conditions. The scope of any and all self-performance is subject to Owner approval.

11.0 PROJECT SCHEDULE

The tentative Project Schedule is as follows:

Advertisements for CMAR Services. February 19, 2026 & February 26, 2026 & March 5, 2026
Award of CMAR Part A: Preconstruction (Design Assist) Service...April 16, 2026
GMP Proposal Due, Part B: Construction Services July 16, 2026
Award of Part B: Construction Services August 13, 2026
Substantial Completion, Part B: Construction Services..... December 16, 2027

The design team, with the assistance of the CMAR contractor, will investigate the merits of accelerated delivery to the extent practical. If included, Advanced Construction Start activities shall be included in the Part A: Pre-Construction Services contract. The remainder of the project will be included in the Part B: Construction Services contract, if awarded.

12.0 ACKNOWLEDGMENT OF RFQ ADDENDA

This form should be filled out, signed / dated, and included within the Proposal (Statement of Qualifications). The Proposer’s Authorized Representative shall initial the blanks provided as acknowledgement of receipt of Addenda.

Addendum No. 1: _____

Addendum No. 2: _____

Addendum No. 3: _____

Addendum No. 4: _____

Addendum No. 5: _____

Addendum No. 6: _____

Addendum No. 7: _____

By: _____
Authorized Representative Signature

Name: _____
Print or Type

Representing: _____
Print or Type

Date: _____

13.0 EXHIBITS

On the following page is:

- Exhibit A - Affidavit/Attestations; Regarding Criminal Convictions (La. Rev. Stat. Ann. §38:2227); Verification of Employees (La. Rev. Stat. Ann. §38:2212.10); Non-Collusions (La. Rev. Stat. Ann. §38:2224); and Prohibition of Discrimination of Firearm and Ammunition Industries (La. Rev. Stat. Ann. §38:2216.1).

EXHIBIT "A"

ATTESTATIONS AFFIDAVIT

River Parishes Regional Juvenile Detention Center – 64-Bed Facility – CMAR (FP&C Project No. 50-R53-24-01)

Before me, the undersigned notary public, duly commissioned and qualified in and for the parish and state aforesaid, personally came and appeared Affiant, who after being duly sworn, attested as follows:

LA R.S. 38:2227 PAST CRIMINAL CONVICTIONS OF BIDDERS

A. No sole proprietor or individual partner, incorporator, director, manager, officer, organizer, or member who has a minimum of a ten percent (10%) ownership in the bidding entity named below has been convicted of, or has entered a plea of guilty or nolo contendere to any of the following state crimes or equivalent federal crimes:

- | | |
|---------------------------------------|------------------------------------|
| (a) Public bribery (R.S. 14:118) | (c) Extortion (R.S. 14:66) |
| (b) Corrupt influencing (R.S. 14:120) | (d) Money laundering (R.S. 14:230) |

B. Within the past five years from the project bid date, no sole proprietor or individual partner, incorporator, director, manager, officer, organizer, or member who has a minimum of a ten percent (10%) ownership in the bidding entity named below has been convicted of, or has entered a plea of guilty or nolo contendere to any of the following state crimes or equivalent federal crimes, during the solicitation or execution of a contract or bid awarded pursuant to the provisions of Chapter 10 of Title 38 of the Louisiana Revised Statutes:

- | | |
|--|--|
| (a) Theft (R.S. 14:67) | (f) Bank fraud (R.S. 14:71.1) |
| (b) Identity Theft (R.S. 14:67.16) | (g) Forgery (R.S. 14:72) |
| (c) Theft of a business record
(R.S.14:67.20) | (h) Contractors; misapplication of
payments (R.S. 14:202) |
| (d) False accounting (R.S. 14:70) | (i) Malfeasance in office (R.S. 14:134) |
| (e) Issuing worthless checks
(R.S. 14:71) | |

LA R.S. 38:2212.10 VERIFICATION OF EMPLOYEES

- A. Appearer is registered and participates in a status verification system to verify that all employees in the state of Louisiana are legal citizens of the United States or are legal aliens.
- B. If awarded the contract, Appearer shall continue, during the term of the contract, to utilize a status verification system to verify the legal status of all new employees in the state of Louisiana.
- C. If awarded the contract, Appearer shall require all subcontractors to submit to it a sworn affidavit verifying compliance with Paragraphs (A) and (B) of this Subsection.

EXHIBIT "A"

LA R.S. 23:1726(B) CERTIFICATION REGARDING UNPAID WORKERS COMPENSATION INSURANCE

- A. R.S. 23:1726 prohibits any entity against whom an assessment under Part X of Chapter 11 of Title 23 of the Louisiana Revised Statutes of 1950 (Alternative Collection Procedures & Assessments) is in effect, and whose right to appeal that assessment is exhausted, from submitting a bid or proposal for or obtaining any contract pursuant to Chapter 10 of Title 38 of the Louisiana Revised Statutes of 1950 and Chapters 16 and 17 of Title 39 of the Louisiana Revised Statutes of 1950.
- B. By signing this bid/proposal, Affiant certifies that no such assessment is in effect against the bidding/proposing entity.

LA R.S. 38:2216.1 PROHIBITION OF CONTRACTS WITH COMPAINIES THAT DISCRIMINATE AGAINST FIREARM AND AMMUNITION INDUSTRIES

- A. R.S. 38:2216.1 prohibits public entities from entering into or renewing contracts valued at \$100,000 or more, funded primarily with public money, with for-profit companies of fifty or more employees that discriminate against firearm entities or firearm trade associations.
- B. By signing this bid/proposal, Affiant certifies:
 - (1) Affiant does not have a practice, policy, guidance, or directive that discriminates against a firearm entity or firearm trade association based solely on the entity's or association's status as a firearm entity or firearm trade association.
 - (2) Affiant will not discriminate against a firearm entity or firearm trade association during the term of the contract based solely on the entity's or association's status as a firearm entity or firearm trade association.

NAME OF BIDDER

NAME OF AUTHORIZED SIGNATORY OF BIDDER

DATE

TITLE OF AUTHORIZED SIGNATORY OF BIDDER

SIGNATURE OF AUTHORIZED
SIGNATORY OF BIDDER

WITNESSES:

EXHIBIT "A"

Sworn to and subscribed before me this _____ day of _____, 202__

Notary Public

LA R.S. 38:2224 CONTRACTOR NON-COLLUSION AFFIDAVIT

STATE OF LOUISIANA

PARISH OF _____

BE IT KNOWN, that on this _____ day of _____, 20_____, before me the undersigned Notary Public, duly commissioned and qualified, within and for the Parish of _____, State of Louisiana, personally came and appeared _____, as the duly authorized agent of _____, who after being by me first duly sworn, did depose and say:

That _____ is being considered as possible Contractor for the **River Parishes Regional Juvenile Detention Center – 64-Bed Facility – CMAR** project and that affiant employed no person, corporation, firm, association, or other organization, either directly or indirectly, to secure the public contract under which he received payment, other than persons regularly employed by the affiant whose services in connection with the construction, alteration or demolition of the public building or project or in securing the public contract were in the regular course or their duties for affiant; and

That no part of the contract price received by affiant was paid or will be paid to any person, corporation, firm, association, or other organization for soliciting the contract, other than the payment of their normal compensation to persons regularly employed by the affiant whose services in connection with the construction, alteration or demolition of the public building or project were in the regular course of their duties for affiant.

EXHIBIT "A"

APPEARER FURTHER DECLARES, that they will, in all respects, comply with the public contract laws of the State of Louisiana, including Title 38 of the Louisiana Statutes, and particularly Section 2224, as amended, of such Title 38 of the Louisiana Revised Statutes.

WITNESSES:

BY: _____

Sworn to and subscribed before me this _____ day of _____, 20__.

Notary Public