



The Sewerage & Water Board OF NEW ORLEANS

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July 23, 2024

Addendum No. 3

Your reference is directed to the Request for Proposal for: **2024-SWB-28 Real Estate Broker Services** for the Sewerage and Water Board of New Orleans which proposals are due on **August 7, 2024**, at **11:00 a.m.** CST.

This addendum provides for the following:

- a) Responses to Questions
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Questions by Vendors

- a. Do SWBNO have a publicly available Real Estate Strategy in place today?
No.
- b. Can you provide a list of real estate transactions / initiatives that have occurred within SWBNO portfolio within the past five years?
There is no comprehensive list of transactions and initiatives available.
- c. Who has been providing these services to SWBNO in recent years? What magnitude of fees were involved?
Services have been provided on an as needed basis and negotiated on a case-by-case basis.
- d. Do you have a database, or preferably an interactive GIS file of SWBNO portfolio? It would be useful to understand the geographic coverage, site locations, scale of sites – and, if you have it, the developability of these sites.
Please see listing below with most buildings' information.

Location	City	State	Zip	Parish	Year Built	Sq. Footage
Carrollton Water Plant						
8800 South Claiborne Ave.	New Orleans	LA	70118	Orleans	1930	9,672
8800 South Claiborne Ave.	New Orleans	LA	70118	Orleans	1920	1,008
8800 South Claiborne Ave.	New Orleans	LA	70118	Orleans	1930	10,800
8800 South Claiborne Ave.	New Orleans	LA	70118	Orleans	1930	2,430
8800 South Claiborne Ave.	New Orleans	LA	70118	Orleans	1960	4,185
8800 South Claiborne Ave.	New Orleans	LA	70118	Orleans	1920	7,134
8800 South Claiborne Ave.	New Orleans	LA	70118	Orleans	1960	5,190
8800 South Claiborne Ave.	New Orleans	LA	70118	Orleans	1930	280
8800 South Claiborne Ave.	New Orleans	LA	70118	Orleans	1960	6,048
8800 South Claiborne Ave.	New Orleans	LA	70118	Orleans	1935	41,100
8800 South Claiborne Ave.	New Orleans	LA	70118	Orleans	1920	2,592
8800 South Claiborne Ave.	New Orleans	LA	70118	Orleans	1950	1,188
8800 South Claiborne Ave.	New Orleans	LA	70118	Orleans	1935	14,400
8800 South Claiborne Ave.	New Orleans	LA	70118	Orleans	1935	117,800
8800 South Claiborne Ave.	New Orleans	LA	70118	Orleans	1920	24,804
8800 South Claiborne Ave.	New Orleans	LA	70118	Orleans	1930	29,280
8800 South Claiborne Ave.	New Orleans	LA	70118	Orleans	1960	240
8800 South Claiborne Ave.	New Orleans	LA	70118	Orleans	1930	11,780
8800 South Claiborne Ave.	New Orleans	LA	70118	Orleans	1950	9,072
8800 South Claiborne Ave.	New Orleans	LA	70118	Orleans	1920	12,531
8800 South Claiborne Ave.	New Orleans	LA	70118	Orleans	1960	2,988
8800 South Claiborne Ave.	New Orleans	LA	70118	Orleans	1920	4,212
8800 South Claiborne Ave.	New Orleans	LA	70118	Orleans	1920	11,970
8800 South Claiborne Ave.	New Orleans	LA	70118	Orleans	1950	720
8800 South Claiborne Ave.	New Orleans	LA	70118	Orleans	1930	2,592
8800 South Claiborne Ave.	New Orleans	LA	70118	Orleans	1920	9,520
8800 South Claiborne Ave.	New Orleans	LA	70118	Orleans	Unknown	Unknown
8800 South Claiborne Ave.	New Orleans	LA	70118	Orleans	2012	Unknown
8800 South Claiborne Ave.	New Orleans	LA	70118	Orleans	2011	Unknown
8800 South Claiborne Ave.	New Orleans	LA	70118	Orleans	2011	Unknown
8800 South Claiborne Ave.	New Orleans	LA	70118	Orleans	Unknown	Unknown
8800 South Claiborne Ave.	New Orleans	LA	70118	Orleans	Unknown	Unknown
8800 South Claiborne Ave.	New Orleans	LA	70118	Orleans	Unknown	Unknown
8800 South Claiborne Ave.	New Orleans	LA	70118	Orleans	Unknown	Unknown
8800 South Claiborne Ave.	New Orleans	LA	70118	Orleans	Unknown	Unknown
8800 South Claiborne Ave.	New Orleans	LA	70118	Orleans	Unknown	Unknown
8800 South Claiborne Ave.	New Orleans	LA	70118	Orleans	Unknown	Unknown
8800 South Claiborne Ave.	New Orleans	LA	70118	Orleans	Unknown	Unknown
8800 South Claiborne Ave.	New Orleans	LA	70118	Orleans	Unknown	Unknown
8800 South Claiborne Ave.	New Orleans	LA	70118	Orleans	Unknown	Unknown
8800 South Claiborne Ave.	New Orleans	LA	70118	Orleans	Unknown	Unknown

East Bank Waste Water Plant

6501 Florida Ave.	New Orleans	LA	70117	Orleans	1950	4,050
6501 Florida Ave.	New Orleans	LA	70117	Orleans	1950	4,050
6501 Florida Ave.	New Orleans	LA	70117	Orleans	1984	144,000

6501 Florida Ave.	New Orleans	LA	70117	Orleans	1950	2,000
6501 Florida Ave.	New Orleans	LA	70117	Orleans	1950	9,500
6501 Florida Ave.	New Orleans	LA	70117	Orleans	1980	Unknown
6501 Florida Ave.	New Orleans	LA	70117	Orleans	1980	Unknown
6501 Florida Ave.	New Orleans	LA	70117	Orleans	1980	Unknown
6501 Florida Ave.	New Orleans	LA	70117	Orleans	1980	Unknown
6501 Florida Ave.	New Orleans	LA	70117	Orleans	1980	Unknown
6501 Florida Ave.	New Orleans	LA	70117	Orleans	1980	Unknown
6501 Florida Ave.	New Orleans	LA	70117	Orleans	1980	Unknown
6501 Florida Ave.	New Orleans	LA	70117	Orleans	1980	Unknown
6501 Florida Ave.	New Orleans	LA	70117	Orleans	1980	Unknown
6501 Florida Ave.	New Orleans	LA	70117	Orleans	1980	Unknown
6501 Florida Ave.	New Orleans	LA	70117	Orleans	1980	Unknown
6501 Florida Ave.	New Orleans	LA	70117	Orleans	1980	Unknown
6501 Florida Ave.	New Orleans	LA	70117	Orleans	1980	Unknown

Algiers Water Plant

900 Lamarque	New Orleans	LA	70114	Orleans	1985	11,816
900 Lamarque	New Orleans	LA	70114	Orleans	1985	8,424
900 Lamarque	New Orleans	LA	70114	Orleans	1985	432
900 Lamarque	New Orleans	LA	70114	Orleans	1906	5,385
900 Lamarque	New Orleans	LA	70114	Orleans	1987	8,556
900 Lamarque	New Orleans	LA	70114	Orleans	1906	11,448
900 Lamarque	New Orleans	LA	70114	Orleans	1985	3,000
900 Lamarque	New Orleans	LA	70114	Orleans	1978	Unknown
900 Lamarque	New Orleans	LA	70114	Orleans	1978	Unknown
900 Lamarque	New Orleans	LA	70114	Orleans	1978	Unknown
900 Lamarque	New Orleans	LA	70114	Orleans	1978	Unknown
900 Lamarque	New Orleans	LA	70114	Orleans	1978	Unknown
900 Lamarque	New Orleans	LA	70114	Orleans	1978	Unknown
900 Lamarque	New Orleans	LA	70114	Orleans	1978	Unknown
900 Lamarque	New Orleans	LA	70114	Orleans	1978	Unknown
900 Lamarque	New Orleans	LA	70114	Orleans	1978	Unknown
900 Lamarque	New Orleans	LA	70114	Orleans	1978	Unknown
900 Lamarque	New Orleans	LA	70114	Orleans	1978	Unknown
900 Lamarque	New Orleans	LA	70114	Orleans	1978	Unknown
900 Lamarque	New Orleans	LA	70114	Orleans	1978	Unknown
900 Lamarque	New Orleans	LA	70114	Orleans	1978	Unknown
900 Lamarque	New Orleans	LA	70114	Orleans	1978	Unknown

West Bank Waste Water Plant

3501 E. Canal Street	New Orleans	LA	70131	Orleans	1986	4,752
3501 E. Canal Street	New Orleans	LA	70131	Orleans	1986	3,960
3501 E. Canal Street	New Orleans	LA	70131	Orleans	1986	720
3501 E. Canal Street	New Orleans	LA	70131	Orleans	1972	Unknown
3501 E. Canal Street	New Orleans	LA	70131	Orleans	1972	Unknown
3501 E. Canal Street	New Orleans	LA	70131	Orleans	1972	Unknown
3501 E. Canal Street	New Orleans	LA	70131	Orleans	1972	Unknown
3501 E. Canal Street	New Orleans	LA	70131	Orleans	1972	Unknown

Central Yard

2900 Peoples Ave.	New Orleans	LA	70122	Orleans	1969	44,838
2900 Peoples Ave.	New Orleans	LA	70122	Orleans	1987	15,030
2900 Peoples Ave.	New Orleans	LA	70122	Orleans	1998	71,055
2900 Peoples Ave.	New Orleans	LA	70122	Orleans	1960	450
2900 Peoples Ave.	New Orleans	LA	70122	Orleans	1969	15,972
2900 Peoples Ave.	New Orleans	LA	70122	Orleans	1987	31,500
2900 Peoples Ave.	New Orleans	LA	70122	Orleans	1969	5,292
2900 Peoples Ave.	New Orleans	LA	70122	Orleans	1969	17,820
Site Relocation Facility					2013	15561

Main Office

625 St. Joseph/ St. Charles	New Orleans	LA	70165	Orleans	1925	87,508
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Sewer Pump Stations

1321 Orleans Ave.	New Orleans	LA	70116	Orleans	1903	Unknown
4725 St.Claude At Jourdan	New Orleans	LA	70117	Orleans	1904	Unknown
1107 Pacific St.	New Orleans	LA	70114	Orleans	1914	Unknown
7336 Cohn At Lowerline	New Orleans	LA	70118	Orleans	1904	Unknown
8720 Olive Near Eagle	New Orleans	LA	70118	Orleans	1967	Unknown
5899 Fleur DE LIS	New Orleans	LA	70124	Orleans	1967	Unknown
3912 Erato St	New Orleans	LA	70125	Orleans	1956	Unknown
242 S. Solomon At Palmyra	New Orleans	LA	70119	Orleans	1916	Unknown
Corner of N.Broad & Toulouse	New Orleans	LA	70119	Orleans	1904	Unknown
2540 Annette At Law	New Orleans	LA	70119	Orleans	1972	Unknown
4000 Clara Dr	New Orleans	LA	70115	Orleans	1904	Unknown
2431 Palmyra Near Rochblave	New Orleans	LA	70119	Orleans	1904	Unknown
3751 N. Miro at Palmyra	New Orleans	LA	70117	Orleans	1929	Unknown
4975 Spain AT Selma	New Orleans	LA	70122	Orleans	1929	Unknown
Vicksburg at Florida	New Orleans	LA	70124	Orleans	1929	Unknown
3730 Jumonville At Milton	New Orleans	LA	70122	Orleans	1936	Unknown
328 37th St.	New Orleans	LA	70124	Orleans	1956	Unknown
6670 Memphis at Filmore	New Orleans	LA	70124	Orleans	1935	Unknown
5705 Perlita Near Reynes	New Orleans	LA	70122	Orleans	1950	Unknown
4500 Mithra	New Orleans	LA	70126	Orleans	1948	Unknown
5827 n.Tonti.St	New Orleans	LA	70126	Orleans	1956	Unknown
2245 Charbonnet At Tonti	New Orleans	LA	70117	Orleans	1956	Unknown
2244 St.Maurice at Tonti	New Orleans	LA	70117	Orleans	1930	Unknown
Alcee Fortier Blvd At Levee	New Orleans	LA	70129	Orleans	1968	Unknown
6789 Dwyer at Westlake	New Orleans	LA	70126	Orleans	1959	Unknown
4045 Jourdan Rd.	New Orleans	LA	70126	Orleans	1975	Unknown

6800 Almonster Blvd	New Orleans	LA	70126	Orleans	1984	Unknown
6000 Carlise Ct.	New Orleans	LA	70131	Orleans	1950	Unknown
11501 Morrison Rd	New Orleans	LA	70128	Orleans	1963	Unknown
4433 Chef Menteur Hwy	New Orleans	LA	70127	Orleans	1980	Unknown
13701 Morrison Rd	New Orleans	LA	70128	Orleans	1977	Unknown
2914 Vespasian St	New Orleans	LA	70114	Orleans	1961	Unknown
4950 Gwain St	New Orleans	LA	70127	Orleans	1955	Unknown
5001 Cerise St	New Orleans	LA	70127	Orleans	1954	Unknown
Chicsaw & Metropolitan	New Orleans	LA	70126	Orleans	1956	Unknown
5701 Marconia ct	New Orleans	LA	70124	Orleans	1985	Unknown
5500 Crowder blvd	New Orleans	LA	70127	Orleans	1967	Unknown
6051 Eastover	New Orleans	LA	70128	Orleans	1986	Unknown
2201 Stanton Rd	New Orleans	LA	70131	Orleans	1987	Unknown
123 1/2 Oak Alley	New Orleans	LA	70131	Orleans	1990	Unknown
400 English Turn Parkway	New Orleans	LA	70131	Orleans	1999	Unknown
3440 Eton st.	New Orleans	LA	70131	Orleans	1955	Unknown
14601 Gentilly rd	New Orleans	LA	70127	Orleans	1970	Unknown
5631 W.Forest Park Ln	New Orleans	LA	70131	Orleans	1971	Unknown
2701 France Rd	New Orleans	LA	70126	Orleans	1972	Unknown
3201 Memorial park Dr.	New Orleans	LA	70114	Orleans	1956	Unknown
5000 Papnia Dr at Vienna	New Orleans	LA	70127	Orleans	1952	Unknown
2799 Holiday Dr	New Orleans	LA	70131	Orleans	1957	Unknown
3301 Lawrence St.	New Orleans	LA	70114	Orleans	1955	Unknown
3201 Huntlee Dr.	New Orleans	LA	70131	Orleans	1952	Unknown
4200 Industrial Parkway	New Orleans	LA	70129	Orleans	1980	Unknown
Desire Pkwy at Gentilly Dr	New Orleans	LA	70126	Orleans	1994	Unknown
5057 Warren Dr	New Orleans	LA	70127	Orleans	1956	Unknown
6450 Morrison Rd	New Orleans	LA	70126	Orleans	1961	Unknown
12501 Morrison Rd	New Orleans	LA	70128	Orleans	1971	Unknown
3700 Old Woodland Hwy	New Orleans	LA	70131	Orleans	1961	Unknown
McCoy St. and Gentilly Rd	New Orleans	LA	70127	Orleans	1967	Unknown
3855 France Rd	New Orleans	LA	70126	Orleans	1984	Unknown
2501 Memorial Pk	New Orleans	LA	70114	Orleans	1961	Unknown
4400 Michoud Blvd	New Orleans	LA	70129	Orleans	2008	Unknown
14201 Michoud Blvd	New Orleans	LA	70129	Orleans	1981	Unknown
12001 Dwyer Dr	New Orleans	LA	70129	Orleans	1981	Unknown
4100 Lennox Blvd	New Orleans	LA	70131	Orleans	1973	Unknown
6155 Dwyer Rd	New Orleans	LA	70126	Orleans	1996	Unknown
14441 Morrison Rd	New Orleans	LA	70128	Orleans	1971	Unknown
Harbor Rd	New Orleans	LA	70126	Orleans	1975	Unknown
3800 Tall Pines Dr	New Orleans	LA	70131	Orleans	1971	Unknown
10141 Morrison Rd	New Orleans	LA	70127	Orleans	1963	Unknown
Willowbrook off Michoud	New Orleans	LA	70129	Orleans	1975	Unknown
7709 Wilson St	New Orleans	LA	70123	Orleans	1957	Unknown
4150 Woodland Dr.	New Orleans	LA	70131	Orleans	1971	Unknown
Wright Rd at Lake Forest Blvd	New Orleans	LA	70128	Orleans	1973	Unknown
9001 Morrison Road						

Drainage Pump Station

2501 S.Broad St.	New Orleans	LA	70119	Orleans	1899	Unknown
444 N.Broad St.	New Orleans	LA	70119	Orleans	1897	Unknown
2251 N.Broad St.	New Orleans	LA	70119	Orleans	1901	Unknown
5700 Warrington Dr	New Orleans	LA	70122	Orleans	1938	Unknown
4841 Florida Ave	New Orleans	LA	70117	Orleans	1913	Unknown
345 Orphum	New Orleans	LA	70005	Orleans	1897	Unknown
5741 Orleans Ave.	New Orleans	LA	70124	Orleans	1897	Unknown
9600 Haynes Blvd	New Orleans	LA	70127	Orleans	1913	Unknown
5301 East Sixth Street	New Orleans	LA	70131	Orleans	1951	Unknown
7223 Pontchartrain Blvd	New Orleans	LA	70124	Orleans	1959	Unknown
4201 Tall Spruce	New Orleans	LA	70131	Orleans	1964	Unknown
12200 Haynes Blvd	New Orleans	LA	70128	Orleans	1970	Unknown
Iwwy and Intercoastal Dr	New Orleans	LA	70129	Orleans	1963	Unknown
7200 Wales St	New Orleans	LA	70126	Orleans	1966	Unknown
2800 Florida Ave	New Orleans	LA	70117	Orleans	1898	Unknown
Michoud Bayou and Levee	New Orleans	LA	70129	Orleans	1965	Unknown
4500 Florida Ave	New Orleans	LA	70117	Orleans	1988	Unknown
6300 Interacoastal Water Way	New Orleans	LA	70129	Orleans	1983	Unknown
4500 Dwyer Rd	New Orleans	LA	70126	Orleans	1966	Unknown
3100 Elaine St	New Orleans	LA	70126	Orleans	1959	Unknown
3100 Grant St.	New Orleans	LA	70127	Orleans	1967	Unknown
9400 Oleander St.	New Orleans	LA	70814	Orleans	1979	Unknown
8400 Earhart Blvd	New Orleans	LA	70118	Orleans	1942	Unknown

Underpass Drainage Pump Station

Bay Street and R/R Track	New Orleans	LA	70122	Orleans	Unknown	Unknown
2251 N.Broad	New Orleans	LA	70119	Orleans	1949	Unknown
5500 Canal Blvd	New Orleans	LA	70124	Orleans	1938	Unknown
3100 Franklin Ave.	New Orleans	LA	70122	Orleans	Unknown	Unknown
Gulf Dr and I-610	New Orleans	LA	70124	Orleans	1953	Unknown
5741 Orleans Ave	New Orleans	LA	70124	Orleans	1951	Unknown
Carrollton Ave and I-10 Exit	New Orleans	LA	70118	Orleans	1976	Unknown
Carrollton Ave and Tulane Ave.	New Orleans	LA	70119	Orleans	1950	Unknown
3200 Peoples Ave.	New Orleans	LA	70122	Orleans	1952	Unknown
Pontchartrain and I-10	New Orleans	LA	70113	Orleans	1958	Unknown
Press Dr and Leon C Simon	New Orleans	LA	70126	Orleans	1960	Unknown
3300 St.Bernard ave.	New Orleans	LA	70119	Orleans	1952	Unknown
101 Academy Dr	New Orleans	LA	70124	Orleans	2001	Unknown

Raw Water Intakes

General Ogden	New Orleans	LA	70118	Orleans	1928	Unknown
Industrial Ct.	New Orleans	LA	70121	Orleans	1979	Unknown

The changes, additions, and/or deletions included herein are hereby made part of the solicitation documents for 2024-SWB-28 Real Estate Broker Services, as fully and completely as if the same were set forth therein. The bidder shall be responsible for having knowledge of all addenda issued for this RFP.

This addendum consists of two (2) pages

***** END OF ADDENDUM *****