



RECREATION AND PARK COMMISSION  
FOR THE PARISH OF EAST BATON ROUGE

**Addendum No. 2**

**August 29, 2025**

**Solicitation No. 237 – Request for Qualifications  
Professional Architectural Design Services for a  
New Contemporary Arts Center at City-Brook Community Park**

**Submittal Deadline 11:00 a.m. CT on September 16, 2025**

Recreation and Park Commission for the Parish of East Baton Rouge  
BREC Planning & Engineering Department

**The following additions/changes are being made to the solicitation:**

- See attached Pre-Submittal Meeting/Call Agenda, Notes, and Sign-in sheets
- See attached Schematic Design Program documents

This addendum is hereby officially made a part of the referenced solicitation and should be attached to the submitter's proposal or otherwise acknowledged therein.

If you have already submitted your proposal and this addendum causes you to revise your original submittal, please indicate changes herein and return to Purchasing prior to submittal opening in an envelope marked with the file number, bid opening date and time. If this addendum does not cause you to revise your submittal, please acknowledge receipt of the addendum by signing your name and company below and returning it in accordance with the provisions above.

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**(Name and Signature)**

**Date**

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**(Company Name)**

**RFQ 237 – Request for Qualifications  
Professional Architectural Design Services for a  
New Contemporary Arts Center at City-Brook Community Park**



Mandatory Pre-Proposal Meeting and Conference Call  
August 28, 2025 1:00 P.M. (CT)

**AGENDA:**

**HOUSEKEEPING ITEMS:**

- Send email today to Dedra Fountain, [dedra.fountain@brec.org](mailto:dedra.fountain@brec.org) to identify attendance on conference call as well as those attending in person and include any questions that you may have asked during the conference call so that they can be responded to in an Addenda.
- Send all inquiries via email to [dedra.fountain@brec.org](mailto:dedra.fountain@brec.org)
- **Addenda to be issued will include:**
  - Responses to Questions Received During Inquiry Period
  - Documentation from Non-Mandatory Pre-Bid Meeting & Conference Call
    - Will include responses to questions from mandatory pre-bid meeting and conference call.

<b><i>Contemporary Arts Center RFQ Schedule of Events</i></b>	<b><i>Dates</i></b>
Deadline to submit written inquiries	September 2, 2025; 11:00 A.M CT.
Deadline to issue addenda / answer inquiries	September 5, 2025; 11:00 A.M CT.
<b>Submittal Deadline</b>	<b>September 16, 2025; 11:00 A.M CT.</b>
Committee Review period	September 16, 2025 – September 17, 2025
Committee Selection	September 19, 2025
Short list notification (tentative)	September 22, 2025
Short list team interviews (tentative)	September 29, 2025 – September 30, 2025
Selection notification	October 1, 2025 (fee negotiations 10/1-10/10)
<b>Commission approval</b>	<b>October 23, 2025</b>

**PROJECT INTRO & BACKGROUND**

The existing Baton Rouge Gallery – center for contemporary art (BRG) is located at City-Brooks Community Park. It is near the center of the City of Baton Rouge and located at the northern edge of City Park Lake and just south of an older neighborhood known as the Garden District. The park houses the historic City Park Golf Course, a playground, open green space, tennis center, dog park, and the Knock Knock Children’s Museum. The site is currently accessed by the public from Dalrymple Drive, and/or Perkins Road. The site also has great access from Interstate 10 via Dalrymple Drive. The existing building is nearing its 100th anniversary, having been built and

designed in 1927 to serve as a public pool house. The existing building includes approximately 4,000 sf total which is used by both BRG and BREC's Golf department as the clubhouse and golfcart storage facilities.

The goal of the project is for BRG to expand its facilities to allow for the enhanced presentation of exceptional art and cultural programming, serve more East Baton Rouge Parish residents, and grow an audience of engaged, enthusiastic, and devoted visitors who support and cherish the arts.

The facility expansion will:

- Demonstrate the highest level of planning and design practices that capitalize on the essential natural, historic, and visual character of the site.
- Create a strong physical and synergistic connection with the existing park site and take into account other projects in the area that may have a direct impact on how the community engages with the site (i.e. the adjacent University Lakes environmental and recreational enhancement project currently in progress)
- Incorporate environmental sustainability and "green" standards that complement current regional planning practices and consider natural flood management.
- Incorporate contemporary aesthetics that can coexist with and complement the existing architecture within the park.
- Contribute to the ongoing development of the City-Brooks Community Park area as a destination for Baton Rouge residents and visitors alike.

#### **GUIDING PRINCIPLES**

- Universal access to quality art and culture experiences is vital.
- A vibrant, bustling contemporary art center, like the one envisioned here, presents a step change in a community's livability, exponentially enhances the economic impact on it, and ensures the accessibility of high-quality cultural programming for artists and audiences alike.
- The artist's voice and perspective should be central in determining how audiences engage
- with their work.
- Diverse perspectives make for more robust conversations and fuller understandings of contemporary art and contemporary questions alike.
- Local artists and local audiences benefit from simultaneous exhibition of works from both local and non-local artists.

#### **SCOPE OF SERVICES AND DELIVERABLES**

The selected Prime consultant shall be responsible for assembling a team of consultants to provide professional design services including:

- Completion of Schematic Design
  - The selected Prime Consultant shall utilize a partial (approximately 25% complete) Schematic Design package, initiated under a prior, previous contract in order to provide a complete and final Schematic Design package.
  - The Schematic Design phase will require some "Program Verification" and/or revisions to an existing incomplete program.
  - The existing partial Schematic Design Package will require review and verification as a part of the Schematic Design package completion.

- Design Development
- Construction Documents
- Bidding/Permitting
- Construction Administration
- Project Closeout
- One-year Correction Period Inspection
- other responsibilities that shall be outlined in the Owner/Architect contract.

A multi-disciplinary team with expertise in museum/exhibition space design, landscape architecture, land use planning, cultural resource planning, ecological planning and sustainability, public engagement, fundraising/development support, civil/site engineering, traffic engineering/parking planning and design, structural engineering, mechanical engineering, electrical engineering, landscape architecture, interior design, and operations and maintenance is desired.

If not included in the Consultant team, BREC will provide: Land Surveyor, Geotechnical Engineer, Environmental Engineer, and any other special consultants not identified that may be required and will be coordinated by the Architect.

The construction delivery method will be Construction Manager at Risk (CMaR).

BREC reserves the right to review the submitted design team and reject any consultants identified to be a part of the architect's team due to poor past performance.

#### **QUESTIONS & ANSWERS/CLARIFICATIONS:**

1. **QUESTION:** Is there an estimated hard construction budget for the Project? If not, a complete budget?
  - a. **ANSWER:** The range of \$15M to \$20 million is as close as we can get at this time. The project is dependent upon Louisiana State Capital Outlay funding and other outside funding sources. At this time, there is a wide range approach to securing funding, refinement of the scope of the facility, and refinement of the program.
2. **QUESTION:** May we ask why BREC is not moving forward with the Allied Works-led team & design?
  - a. **ANSWER:** Allied Works team contract was through Schematic Design. As work progressed, it was determined that we preferred to go in a different direction.
3. **QUESTION:** Is the primary difference between the previous RFQ and the new one the request for additional CMAR experience?
  - a. **ANSWER:** The main difference in this RFQ is that the selected firms will begin work from the previously completed 25% schematic design. The need for CMAR experience remains the same and will need to be shown by submitters.
4. **QUESTION:** What was completed to date and why are they not continuing with the project?
  - a. **ANSWER:** As work progressed, it was determined that we preferred to go in a different direction than what the team was providing. Programming and 25% Schematic Design was completed, though we expect some program refinement will be needed.

5. **QUESTION:** Can the previous firm submit?
  - a. **ANSWER:** Yes
6. **QUESTION:** Will there be a place to start from? Will plans or information be provided prior to the submittal deadline?
  - a. **ANSWER:** Yes, 25% Schematic Design. We will provide documents.
7. **QUESTION:** What is the target square footage?
  - a. **ANSWER:** Roughly 18,000 to 20,000 Square Feet
8. **QUESTION:** Was a style and/or materials selected?
  - a. **ANSWER:** A spirit of design was found that is preferred for the direction of the building design.
9. **QUESTION:** Will there be work with existing building?
  - a. **ANSWER:** There will not be a conditioned connection between the existing building and the new building but will need a strong relationship. The site and accessibility will be important to the overall design.
10. **QUESTION:** Has the existing clubhouse design effort started?
  - a. **ANSWER:** It has not been defined yet.
11. **QUESTION:** If the previous design firm is eligible, are any members on the team eligible?
  - a. **ANSWER:** There are no restrictions on anyone being eligible to submit.
12. **QUESTION:** Considering there is a spirit/vision that firms will be asked to start, will there be a specific design that will have to be used?
  - a. **ANSWER:** There is a spirit/vision that has been well received by relevant stakeholders to date that should serve as the starting point for the firm ultimately selected. Specific elements will need to be revisited but the firm ultimately selected should plan to advance the design presented via addenda.
13. **QUESTION:** Are there any impacts from the Lakes project that are different now than they were in 2023?
  - a. **ANSWER:** No. If anything there is even more synergy.
14. **QUESTION:** The schedule states that the shortlist and interviews are tentative. Is this predetermined in any way?
  - a. **ANSWER:** No, the need for a shortlist and interviews depends on the selection committee.
15. **QUESTION:** Will the Schematic Design docs that are issued via addenda included the approved program?
  - a. **ANSWER:** Refer to Part 1, section 1.4 for Programmatic needs. The program that will be issued via addenda will require greater refinement. It identifies adjacencies, goals, and needs.
16. **QUESTION:** Please elaborate on budget range – when would this be settled on?

- a. **ANSWER:** The budget will come more into focus as the design progresses and based on fundraising.

17. **QUESTION:** What will this contract go through?

- a. **ANSWER:** Construction Documents and Construction Administration. It will likely be phased with some starts and stops as needed to bring on a CMAR and fundraise.

18. **QUESTION:** CMAR process?

- a. **ANSWER:** Funding available for construction will determine when CMAR is brought on, per bid law.

19. **QUESTION:** Will the pre-submittal conference agenda be issued with addenda?

- a. **ANSWER:** Yes

20. **QUESTION:** Is there a timeline for operation?

- a. **ANSWER:** No, waiting for funding.

21. **QUESTION:** What is the funding source?

- a. **ANSWER:** Blend of public and private dollars.









**SIGN-IN SHEET**  
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**Mandatory Pre-Proposal Meeting and Conference Call**  
**August 28, 2025 1:00 P.M. (CT)**

	REPRESENTATIVE NAME (Please Print)	COMPANY NAME / DEPARTMENT	PHONE NUMBER	EMAIL ADDRESS	REPRESENTATIVE NAME (Signature)
1	Liza Feoli	NANO	203-470-3700	Lizafenanollc.net	Liza
2	BLAKE RAMBO	NANO	615-397-0177	blaker@nanollc.net	BLR
3	Natalie Hollis	BREC	(225) 273-6405	natalie.hollis@brec.org	N Hollis
4	Daijah Duncan	BREC	(225) 273-6405	daijah.duncan@brec.org	Daijah Duncan
5	Angela Harms	BREC			Angela Harms
6	Reed Richard	BREC			
7					
8					
9					
10					
11					
12					

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	REPRESENTATIVE NAME (Please Print)	COMPANY NAME / DEPARTMENT	PHONE NUMBER	EMAIL ADDRESS	REPRESENTATIVE NAME (Signature)
1	Lucie Carter	Tipton Associates	225.387.0101	lcarter@tipton-associates.com	
2	CLARKE GERNON, JR.	<del>BR</del> RHH ARCH	225.383.0002	gernon@rhharchitects.com	
3	ASHLEIGH VOISIN	MIA KAPLAN <sup>ITECTS</sup> STUDIO	504.919.1819	ASHLEIGH@MIAKAPLAN.COM	
4	ROHIT SOO	H/S ARCH.	<del>225</del> 985-345-5210	ROHIT@HOLYAMBSMITH.COM	
5	REX COBANIS	WHLC ARCHITECTURE	225.767.1530	REX@WHLCARCHITECTURE.COM	
6	JASON ANDREASEN	BR GALLERY	225.383.1470	JANDREASEN@BATONROUGEALLERY.ORG	
7	Gwen Palagi	BR Gallery	225-383-1470	gpalagi@batonrougegallery.org	
8	Trula Remson	RHH Architects	225 383 0002	trula@rhharchitects.com	
9					
10					
11					
12					



**Meeting title****Baton Rouge Gallery CAC - Mandatory Pre-Submittal Meeting**

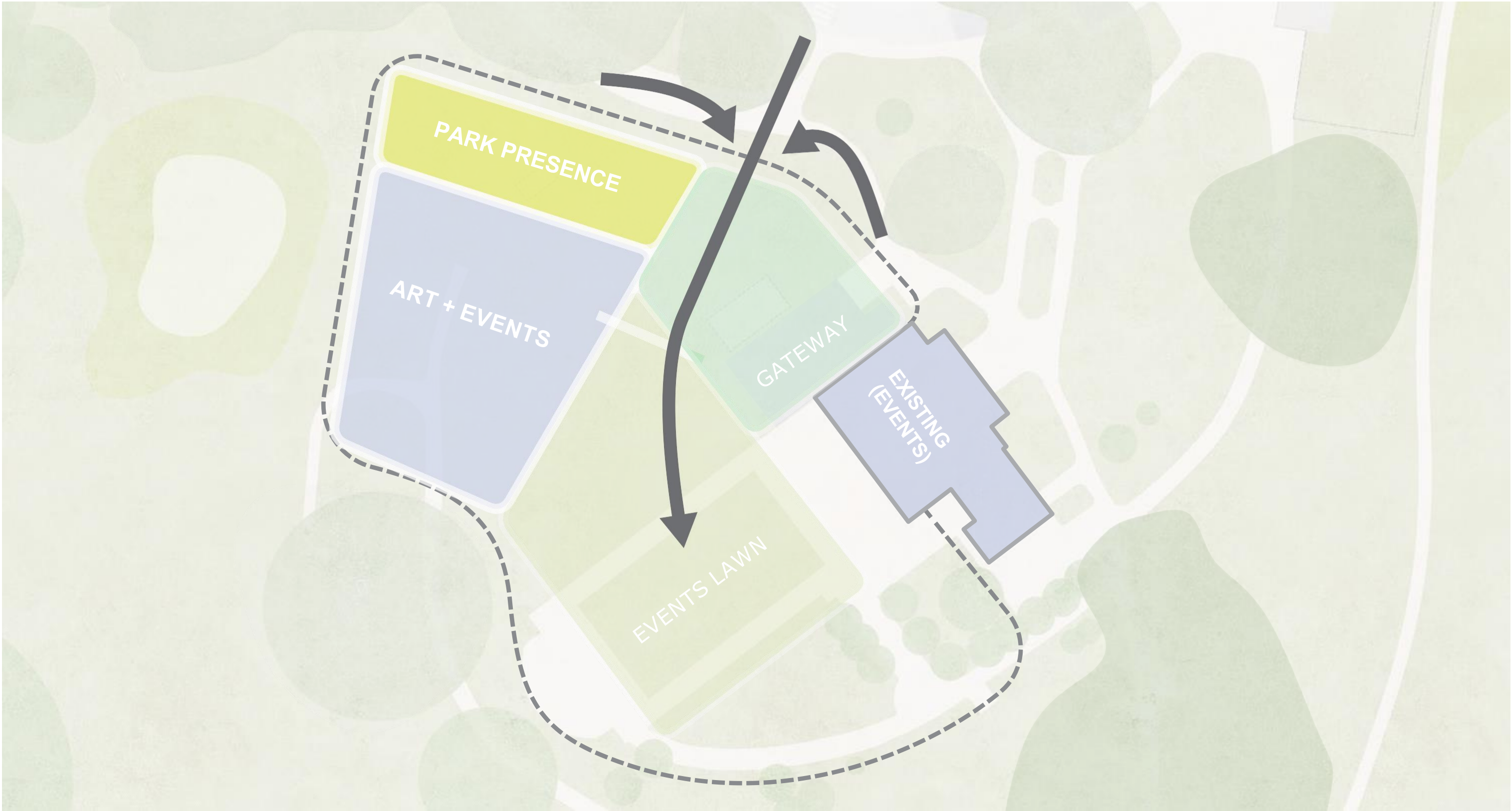
	<b>Name</b>	<b>Email</b>	<b>Firm</b>
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26	Peter Spera III	peter@nolagoat.com	
27	Matt Daigrepoint	matt@fusionapc.com	Fusion Architects
28	Welcome Youngs	welcome@fusionapc.com	
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30	Jennifer Soucy	Jennifer.Soucy@perkinswill.com	Perkins & Will
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33	Malcolm Davis	malcolm.davis@perkinswill.com	
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40	Michael Mantese	mmantese@eskewdumezripple.com	Eskew Dumez Ripple
41	Emma Ward	eward@eskewdumezripple.com	
42	Holly Morales	hmorales@rclconsultants.com	RCL Architecture, LLC.

43 Annie Langlois  
44 Sam Herpin  
45 Michele Steib  
46 Michelle Ricks

alanglois@sasaki.com  
sam@rhharchitects.com  
Michele@rhharchitects.com

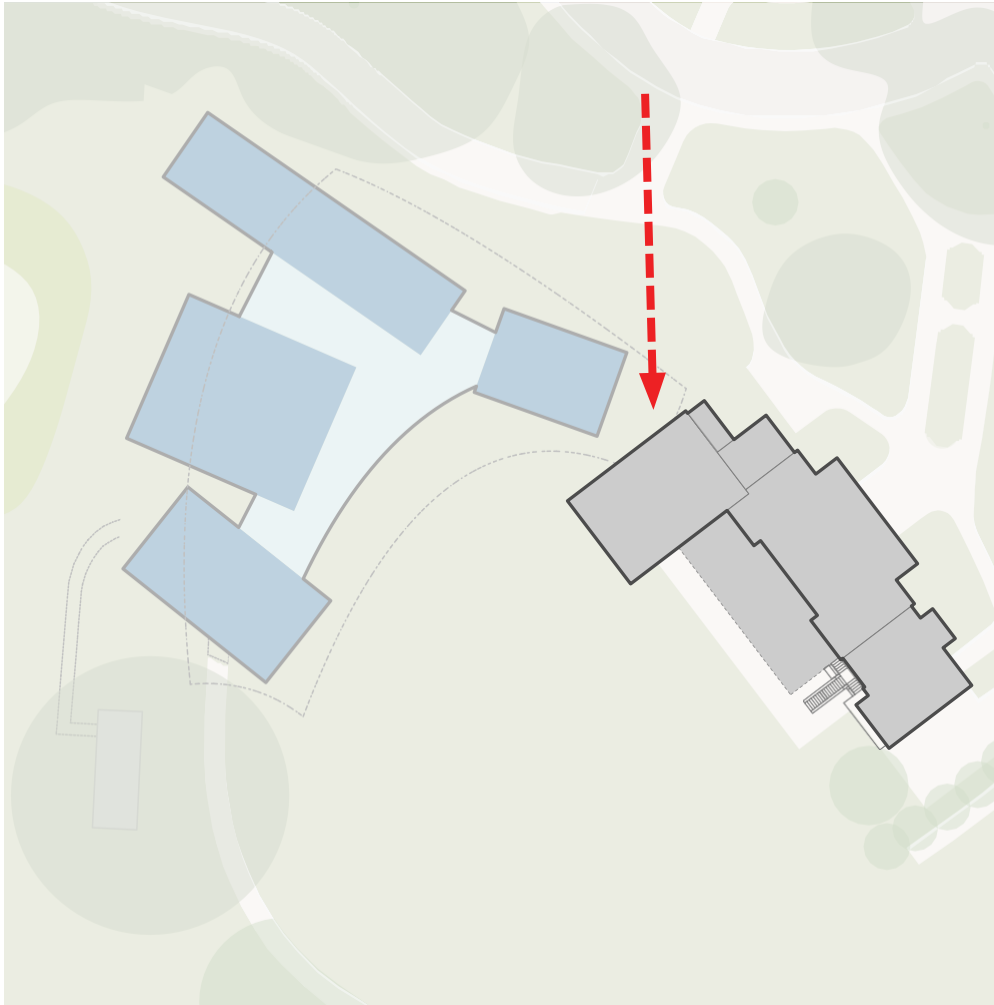
Sasaki  
RHH ARCHITECTS, APAC

Site Concepts  
Key Site Considerations

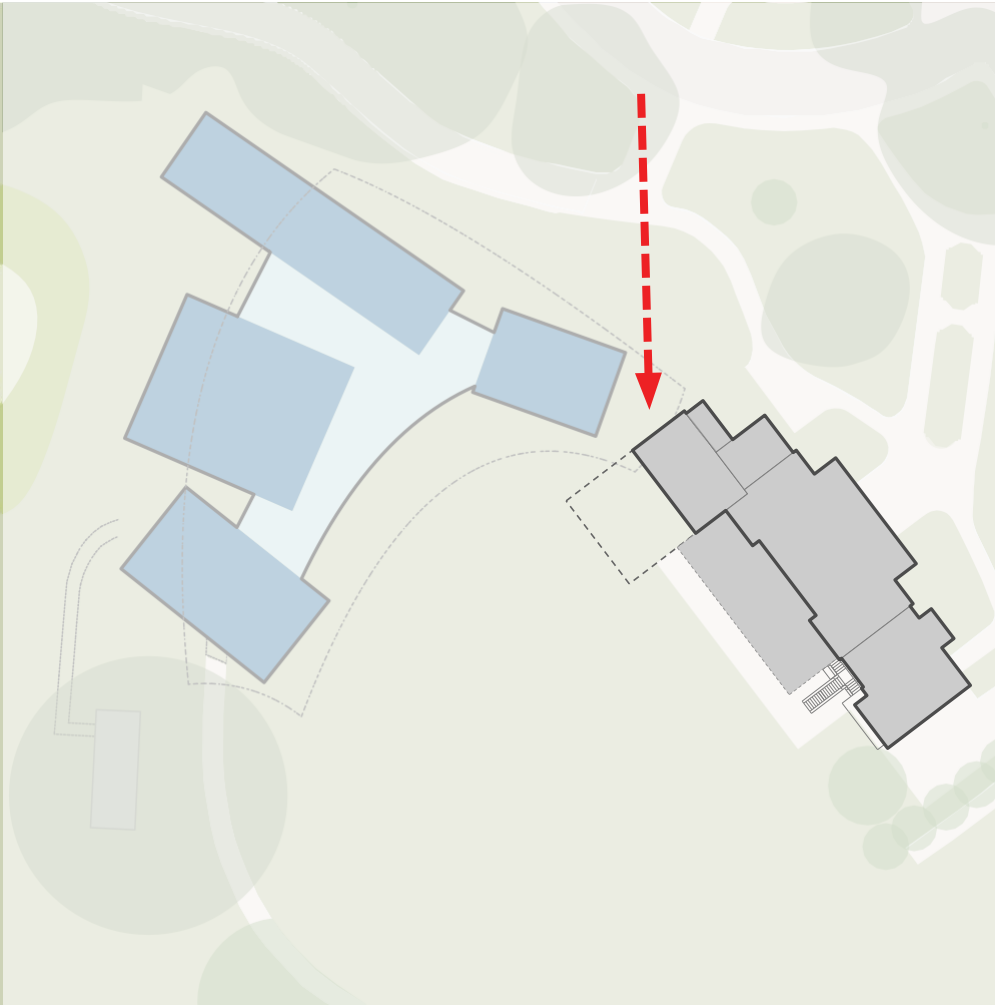


Programming  
Existing Building Scenarios

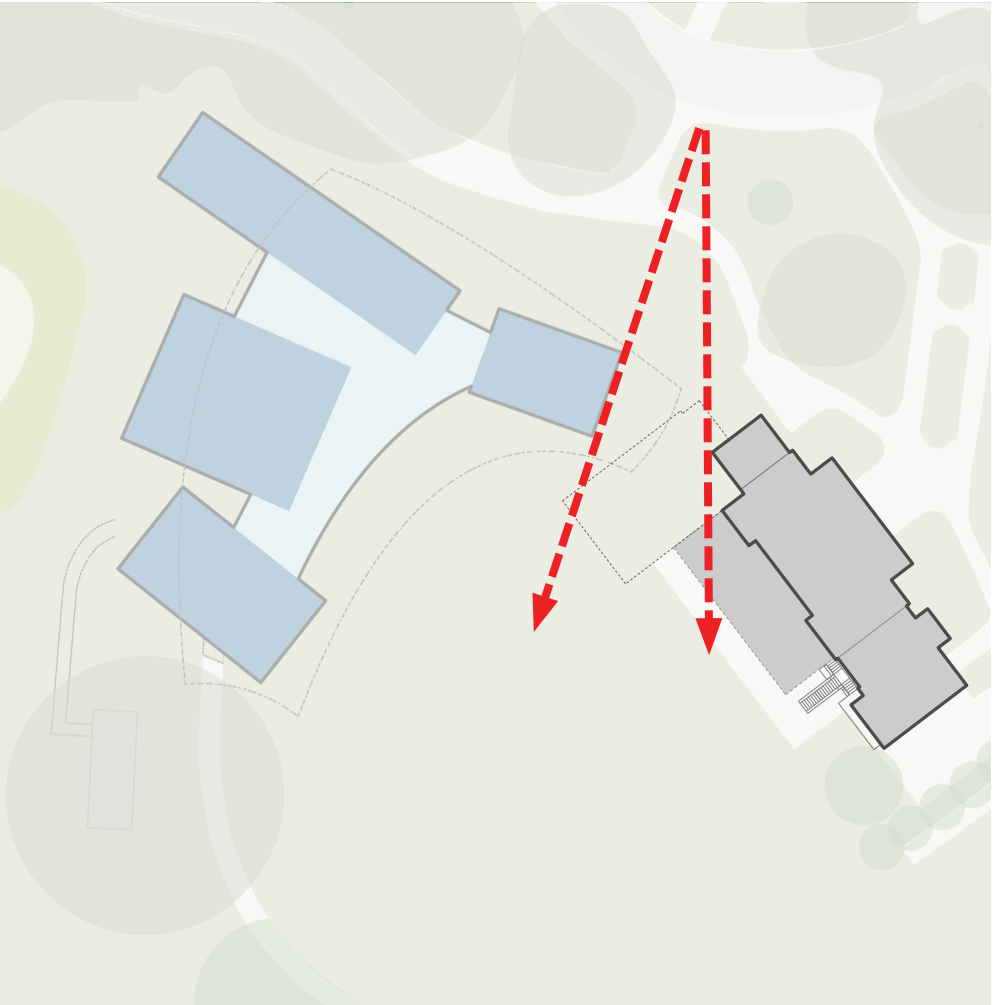
Existing Condition



Half demolition



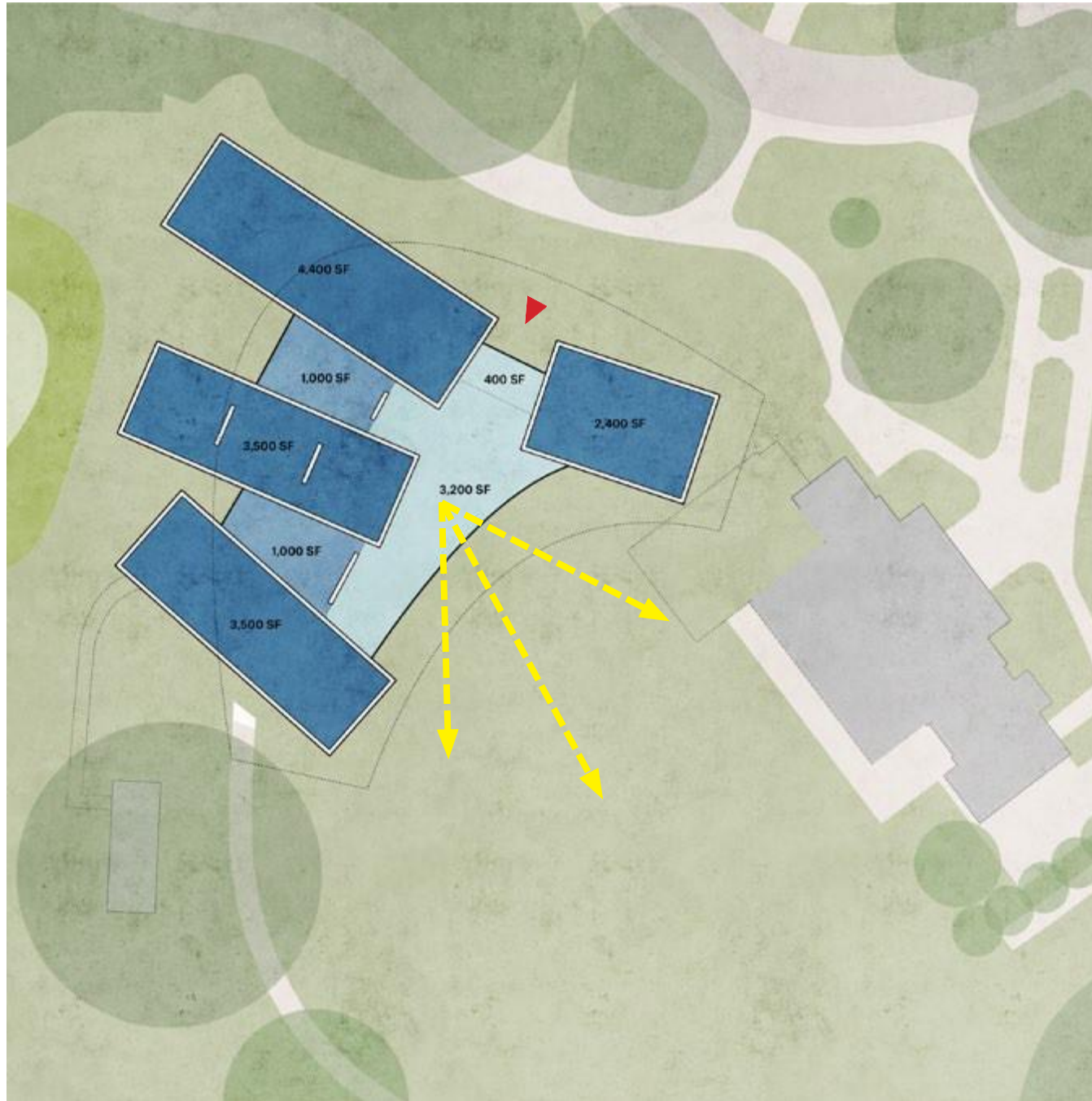
Full Demolition





# Porch Overlook

## Parti

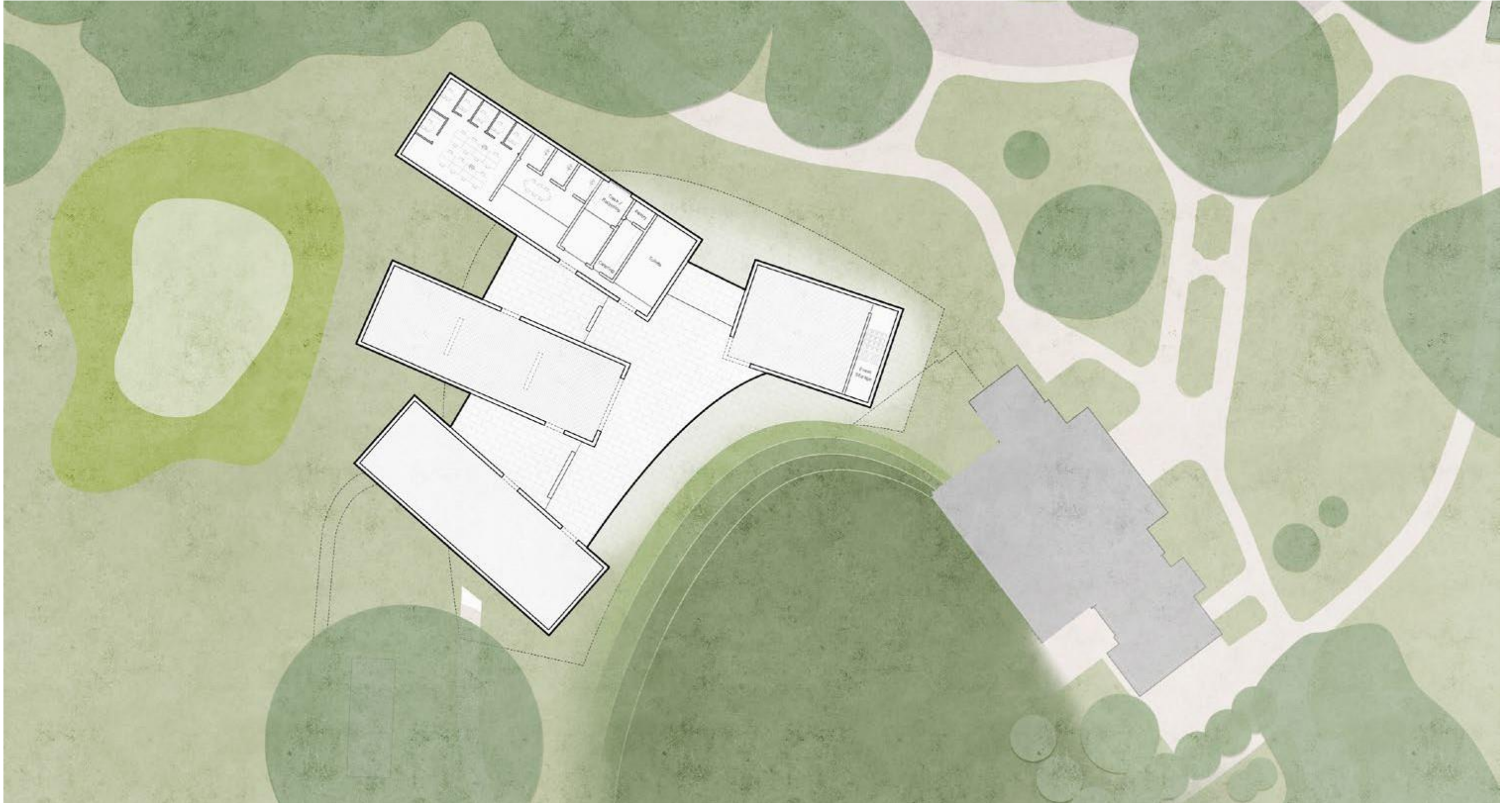


## Program Testfit





## Porch Overlook Schematic Plans





# Vignettes

## Lobby





# Vignettes

## Porch





# Vignettes

## Events Lawn - Night View





# Vignettes Gallery



# Vignettes

Aerial / Golfcourse view

