



RECREATION AND PARK COMMISSION
FOR THE PARISH OF EAST BATON ROUGE

Addendum No. 2
January 16, 2026

**Solicitation No. 238 – Request for Qualifications
Construction Management at Risk (CMAR) Contractor For
New Contemporary Arts Center at City-Brook Community Park**

Submittal Deadline 11:00 a.m. CT on January 29, 2026
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:

Updated Schedule of Events:

1. Closing Date for Questions: Monday, January 19, 2026; 11:00 A.M CT.
2. BREC's Response to Written Questions: Wednesday, January 21, 2026; 11:00 A.M CT.

Non-Mandatory Pre-Proposal Conference Documents attached:

1. Attendees List (In-person & Virtual)
2. Meeting Agenda with Questions & Answers from discussion

QUESTIONS & ANSWERS/CLARIFICATIONS

1. **Question:** Is there a desired completion date in mind? If so, is there an event or milestone the new center should be ready for?
 - a. **Answer:** There are no events or milestones planned for the completion of the Center as of now. A completion date has not been established yet. We will work with the Design Team and selected CMAR to bring this into focus as the design progresses.

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.

(Name and Signature)

Date

(Company Name)

ATTENDANCE SHEET
RFQ 238 – REQUEST FOR QUALIFICATIONS
CONSTRUCTION MANAGEMENT AT RISK CONTRACTOR FOR A
NEW CONTEMPORARY ARTS CENTER AT CITY-BROOK COMMUNITY PARK

NON-MANDATORY PRE-PROPOSAL MEETING/CONFERENCE CALL
JANUARY 14, 2026; 2:00 P.M. (CT)

VIRTUAL ATTENDEES

	Representative Name	Company Name/Department	Email Address
1	Nathan Hunter	Cangelosi Ward / Broadmoor LLC	nhunter@broadmoorllc.com
2	Vic Todd	Milton J. Womack	vtodd@mjwomack.com
3	John Berry	Milton J. Womack	jberry@mjwomack.com
4	Ryan Pruett	Milton J. Womack	rpruett@mjwomack.com
5	Dakota Ball	Arkel Constructors	dakotab@arkelconstructors.com
6	Gia Pieri	Woodward Design+Build, LLC	gpieri@woodwarddesignbuild.com
7	Cristin Cortez	Woodward Design+Build, LLC	ccortez@woodwarddesignbuild.com
8	Peter Spera	GOAT	peter@nolagoat.onmicrosoft.com
9	Blake Rambo	NANO	blaker@nanollc.net
10	Kristine Kobia	NANO	kristinek@nanollc.net
11	Kristin McAllister	Atlas, Program Manager	Kristin.McAllister@oneatlas.com

IN-PERSON ATTENDEES

	Representative Name	Company Name/Department	Email Address
1	Alyssa Reynolds	Stuart and Company, 225-293-8650	bid@stuartandcompany.com
2	Derek Fle	Arkel AC Joint Venture, 225-344-1023	derekf@arkelconstructors.com
3	Garrett Simms	Cangelosi Ward, 225-927-7258	garrett@cangelosiward.com
4	Floyd Luster, Jr.	The Luster Group, 225-329-6573	fluster@thelustergroup.com
5	Curtis Oby, Jr.	COBY Construction (AC Joint Venture), 225-955-2081	curtis@cobyconstruction.com
6	Karen Evans	BREC Finance	Karen.Evans@brec.org
7	Venice Fleming	BREC Finance	Venice.Fleming@brec.org
8	Latresha Banks	BREC Finance	Latresha.Banks@brec.org
9	Aneatra Boykin	BREC	Aneatra.Boykin@brec.org
10	Angela Harms	BREC Planning & Engineering	Angela.Harms@brec.org
11	Daijah Duncan	BREC Planning & Engineering	Daijah.Duncan@brec.org

REQUEST FOR QUALIFICATIONS No. 238 – Request for Qualifications

Construction Management at Risk (CMAR) Contractor For

New Contemporary Arts Center at City-Brook Community Park

Non-Mandatory Pre-Proposal Conference

January 14, 2026; 2:00 P.M. CT



WELCOME & INTRODUCTIONS

1. BREC Project Team:

- Angela Harms, Project Manager
- Kristin McAllister, Program Manager

2. Design Team:

- NANO - Architect of Record - Prime Management of Full Consultant team
- GS|ARCH - Associate Consulting Architect
- Reich Landscape Architects - Local Landscape Architecture role
- TLC Engineering Solutions - Mechanical, Electrical, and Plumbing Engineering
- Julien Engineering Consultants - Civil and Structural Engineering
- Reed Estimating Company - Cost Estimating

GENERAL HOUSEKEEPING

1. Send email today as verification of your attendance (phone & in-person) to:

- a. Karen Evans, Karen.Evans@brec.org, Senior Procurement Specialist, 225-272-9200 ext 1530
- b. Aneatra Boykin, Aneatra.Boykin@brec.org, Chief Legal Officer, 225-272-9200 ext 1442

2. Addenda to include:

- a. Updated schedule of events: (Section 1.7, pg 6)

<u>Event</u>	<u>Date</u>
1. Non-Mandatory Pre-Proposal Conference (Virtual Option offered)	Wednesday, January 14, 2026; 2:00 P.M. CT.
2. Closing Date for Questions	Monday, January 19, 2026; 11:00 A.M CT.
3. BREC's Response to Written Questions	Wednesday, January 21, 2026; 11:00 A.M CT
4. Proposal Submission Deadline	Thursday, January 29, 2026; 11:00 A.M CT.
5. Selection Review Committee review period	Monday, Jan. 30, 2026 – Friday, February 6, 2026
6. Shortlist Announced for Interviews	Friday, February 6, 2026
7. Shortlist Interviews	Friday, Feb. 13, 2026
8. Commission Approval/Notice of Intent to Award	Thursday, February 26, 2026
9. Contract Execution and start of work	March 2026

- b. Responses to Questions/Clarifications Received During Inquiry Period and Non-Mandatory Pre-Proposal Conference
- c. Documentation from Non-Mandatory Pre-Proposal Conference

PROJECT BACKGROUND

1. The Recreation and Park Commission for the Parish of East Baton Rouge (BREC) is seeking within this Request for Qualifications (RFQ) to select a contractor (CMAR Contractor) to provide Construction Management at Risk (CMAR) services for the New Contemporary Arts Center at City-Brooks Community Park (Project).
2. CMAR Contractor services associated with this RFQ are for the Pre-Construction and Construction Phases of the Project as more fully described in RFQ Part II (CMAR Scope of Work/Services).
3. 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.
4. The new facility 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 in consideration of other projects in the area that may have a direct impact on how the community engages with the site.
 - Contribute to the ongoing development of the City-Brooks Community Park area as a destination for Baton Rouge residents and visitors alike.
 - The design of the new facility and site, including its relationship to the historic clubhouse that currently houses the gallery, will be based on rigorous analysis of the site's natural systems, as well as existing and future Master Plan park amenities, and aligned with best environmental practices. Contemporary aesthetics should be incorporated in a manner that harmonizes with the existing architecture within the park. Programmatic and administrative needs of the new facility will include, but not be limited to the following:
 - Multiple substantial exhibition spaces that allow for works from local and national artists.
 - A central and dynamic entryway space that allows for a reception area
 - Space for arts education programming;
 - Flexible multi-use space able to be utilized for programming or private events;
 - Administrative offices
 - "Back-of-the-house" area that includes storage, preparatory area (including exhibit fabrication), accessible loading dock, and easy movement between back-of-the-house areas and public-facing spaces;
 - Covered outdoor space with unique visual impact that safeguards programming against inclement weather;
 - Possible incorporation of outdoor sculpture garden near facility.

RFQ SPECIFICS

1. Review of Proposal Format & Contents (Section 1.9, 1.10, 1.11 page 7)
2. Selection Process (Section 1.12 page 12)
3. CMAR Pre-Construction Fee and Preliminary Budget for Construction (Section 1.5,pg 4)

QUESTIONS & ANSWERS/CLARIFICATIONS

1. **Question:** Will the Selection Committee Members be disclosed?
 - a. **Answer:** No. The members will be assigned in accordance with La. R.S. 38:2225.2.4
2. **Question:** Will the scoring be weighted for any of the evaluation categories?
 - a. **Answer:** No. The scoring will be per RFQ Section 1.12 Selection Process.