

**NOLA Public School
Procurement Department
2401 Westbend Parkway, Suite 5076,
New Orleans, LA 70114
Paul A. Lucius, Executive Director of Procurement**

May 1, 2026

Addendum No. 4

REQUEST FOR QUALIFICATION NO. 26-0108

PROJECT AND CONSTRUCTION MANAGEMENT SERVICES

This Addendum and Clarification item forms a part of the RFQ Documents and modifies the original RFQ Documents issued April 2, 2026. Acknowledge receipt of this Addendum on the Addendum Form of the Request for Qualifications. Failure to do so may subject proposal to disqualification.

This Addendum consists of 33 Pages.

CLARIFICATION:

1. Question: Compensation and budget disclosure

During the April 17 preproposal meeting, Mr. Holm indicated that respondents could submit a written question on compensation ranges or the anticipated budget for this engagement. Would NOLA-PS please provide:

- a. the anticipated annual contract value range for the owner representation services;
- b. the anticipated fee structure (hourly, fixed fee per project, percentage of construction value, or hybrid);
- c. any information on historical compensation paid to the incumbent firm that would provide context for respondents' price proposals; and
- d. any specific budget considerations the evaluation committee will apply when reviewing fee proposals.

Answer: The district's budget for this project is \$1,680,000.00. Historically, these services have been compensated on an hourly basis, and the most recent consultant contract totaled \$2,600,000.00. Changes to the scope—including increased internal staffing, the elimination of data management and daily site visits, and revised planning and analytical needs—have significantly reduced the required level of service. Accordingly, the amount stated above represents the district's maximum available budget. Proposals will be evaluated based on the respondent's ability to deliver a strong partnership approach and effective service plan within these funding constraints.

2. Question: DBE participation | calculation methodology, team structure, and impact of federal program changes

The RFQ establishes a 35% DBE participation goal. Separately, on October 3, 2025, the U.S. Department of Transportation issued an Interim Final Rule that fundamentally restructured the federal Disadvantaged Business Enterprise program, suspending all existing DBE certifications pending individualized reevaluation under new standards that remove race- and sex-based presumptions of disadvantage. State Unified Certification Programs, including Louisiana's, are now reevaluating currently certified DBE firms under the new standards. Would NOLA-PS please clarify the following, taken together:

(a) whether the 35% is calculated on the total contract value or on the portion of work attributable to DBE-performable tasks;

Answer: DBE goal is calculated based on the total contract value.

(b) whether a DBE-certified prime firm satisfies the entire 35% goal, or whether DBE subcontractor participation is required regardless of prime certification status;

Answer: If the prime contractor is a DBE Prime, then the 35% goal is achieved.

(c) how DBE participation is calculated when a DBE firm is also a named teaming partner with prime-level responsibilities;

Answer: The DBE goal for this contract remains at 35%.

(d) whether the 35% DBE participation goal referenced in RFQ 26-0108 is tied to federal funding sources (which would implicate the federal IFR's temporary suspension of goal-setting) or is based on NOLA-PS's own locally-established program;

Answer: OPSB's DBE Program, Policy and Procedures are independent of the Federal DBE Program.

(e) if federal funding is involved, how NOLA-PS will reconcile the RFQ's 35% goal with the IFR's suspension of federal DBE goals until UCP reevaluations are complete;

Answer: OPSB's DBE Program, Policy and Procedures are independent of the Federal DBE Program.

(f) whether firms named as DBE partners in responses to this RFQ must be currently certified under the new individualized standard, or whether firms certified under the prior standard (and currently undergoing reevaluation) will satisfy the RFQ's DBE participation requirement;

Answer: OPSB will review the DBE firms submitted, and make the decision based on the supporting documentation within the proposal.

(g) how respondents should treat DBE partners whose reevaluation is pending at the time of submission — specifically, whether such firms can be named with a reservation or conditional commitment, or whether only fully recertified firms may be listed; and

Answer: OPSB will review the DBE firms submitted, and make the decision based on the supporting documentation within the proposal.

(h) whether NOLA-PS will accept good-faith-efforts documentation in lieu of the 35% goal given the current disruption in the DBE certification landscape, and if so, what standards will apply.

Answer: The Respondent, at a minimum, may submit qualitative and quantitative evidence of Good Faith Efforts to attain DBE Participation. However, the ability or desire of the Consultant/Prime Contractor to perform the services of a contract with its own organization, does not relieve the Consultant/Prime Contractor's responsibility to make a Good Faith Effort, to achieve the owner's DBE contract goal. (Please review DBE Policy & Provisions for additional information.)

3. Question: Conflict-of-interest provisions for teaming partners and subconsultants

What conflict-of-interest provisions apply to firms named as teaming partners, subconsultants, or DBE partners on this engagement? Specifically:

- (a) may a team member participate as a prime or subcontractor on other NOLA-PS projects during the term of this contract;
- (b) how are existing NOLA-PS contracts held by team members at the time of award treated;
- (c) may team members pursue future NOLA-PS procurement opportunities issued during the contract term, including any anticipated Facility Condition Assessment RFP;
- (d) is the COI scope defined project-by-project (i.e., team members are conflicted only out of projects where they provide owner representation services), or is COI applied broadly across all NOLA-PS work during the contract term?

Answer: Generally, we do not expect to have to navigate the selected vendor's availability. So if they are helping us manage capital projects, they should not be also bidding on projects. Also, while not issued, the FCA project forbids anyone who does that work from participating in any of the work identified through the assessment.

4. Question: Field inspection frequency | verbal vs. written guidance

During the April 17 pre-proposal meeting, NOLA-PS staff indicated that field inspection frequency on this engagement would be "weekly plus as-needed," a reduction from the incumbent's daily inspection posture. The RFQ language appears to reference a different frequency. Would NOLA-PS please clarify:

- (a) the anticipated field inspection frequency the successful team should plan to staff for (daily, weekly-plus-as-needed, or other);
- (b) whether inspection frequency varies by project type, size, or phase (e.g., pre-

construction, active construction, closeout);

- (c) if the RFQ language and the verbal guidance are inconsistent, which should govern the team's proposal scope and pricing; and
- (d) whether NOLA-PS has the flexibility to adjust inspection frequency during the contract term based on project conditions.

Answer: This will be on an as needed basis and to view and ensure work is being done as planned and in a safe and appropriate manner. The capital team is working on behalf of our customer, the campus operator, so an active presence in the project's management is expected. The current model of daily site visits, however, is not being utilized moving forward.

5. Question: Shortlist and oral presentation process

The RFQ indicates that shortlisted respondents may be invited to oral presentations on May 8, 2026. Would NOLA-PS please confirm:

- (a) the number of firms anticipated to be shortlisted;
- (b) the format, duration, and attendee composition of the oral presentations;
- (c) whether the scoring rubric weights described in the RFQ apply to oral presentations or whether a separate rubric governs; and
- (d) whether respondents will receive the evaluation committee's feedback on their written submission prior to orals.

Answer: Oral presentations, if utilized, will be discussed with the selected organizations at that time.

6. Question: Commissioning, code inspection, and testing and balancing

The scope of work for owner representation services references construction oversight. Would NOLA-PS please clarify:

- (a) whether commissioning services on mechanical, electrical, and life-safety systems are part of this engagement's scope or are procured separately;
- (b) whether code inspection and plan review coordination with the City of New Orleans Department of Safety and Permits is within the owner-rep team's scope or retained by the district; and
- (c) whether testing and balancing, independent special inspections, and other third-party testing services are within scope or procured separately.

Answer: These services are provided by the contractors and designers on the projects and are not a part of this agreement.

7. Question: Pre-bid peer review

Would NOLA-PS please clarify whether the owner representation team is expected to perform pre-bid constructability review, peer review of design documents prior to issuance for bid, or value engineering review, and if so, at what stages of the design process.

Answer: Plan review and coordination with the A&E partners is a normal part of the construction management process and therefore would be expected on assigned projects.

8. Question: Facility Condition Assessment (FCA) interface

The April 17 pre-proposal meeting indicated that the Facility Condition Assessment scope is being pulled out of this contract and procured separately under a forthcoming FCA RFP. Would NOLA-PS please clarify:

- (a) the anticipated interface between the owner representation team and the eventual FCA consultant (data sharing, coordination meetings, joint site visits, etc.);
- (b) whether the owner-rep team is expected to use FCA outputs as inputs to project planning and prioritization, and if so, at what cadence;
- (c) whether the FCA RFP is scheduled to be issued during the contract term of this RFQ, and if so, the anticipated timing; and
- (d) whether firms participating on the owner-rep team are eligible to pursue the FCA contract, either independently or through a separate entity.

Answer: The bid anticipates the final product software will be available to all members of the capital improvements team, internally and externally. The project lists are built with FCA data (of course), as well as the input of the campus operators and field inspections from the SFO site inspectors. We issue a list annually, but other projects are added as needed. We hope to issue the FCA RFP shortly (weeks, not months). The selected FCA vendor may not participate in any projects identified through the FCA project.

9. Question: Incumbent firm status and cone of silence

Would NOLA-PS please confirm:

- (a) whether the current incumbent owner's representation provider is submitting or resubmitting a response to RFQ 26-0108;
- (b) whether any individual currently or recently assigned to the incumbent engagement is participating as a team member in any submission to this RFQ, and whether such individuals are within the scope of the procurement's code of silence during the evaluation period; and
- (c) whether any NOLA-PS staff member with current or recent oversight responsibility for the incumbent engagement is serving on the evaluation committee for this RFQ.

Answer: We will not know who is submitting a response, until responses are received. The code of silence applies to any conversations related to the bid for this service. It is possible, through the normal course of business, the incumbent or their hired subcontractors, will have normal business interactions around existing services. Yes. It is possible for a NOLA-PS employee who provided oversight to the previous engagement to serve on the Evaluation Committee.

10. Question: Project pipeline and historical workload

To allow respondents to scope the engagement accurately, would NOLA-PS please provide:

- (a) a list of the approximately 18 projects anticipated to kick off in summer 2026, including project description, location, scope type, and estimated construction value for each;
- (b) a list of projects currently under consideration for the 36-month period following contract award, recognizing these may not be committed but reflect the district's planning horizon; and
- (c) a 36-month look-back of capital projects completed by the district, with project description, location, scope type, and construction value, to inform respondents' understanding of the typical project mix and scale.

Answer: The monthly report to the Board includes all this information, though we do not project beyond the next fiscal year. As mentioned, the current FCA is aged, and we are expecting to update these inputs. Please see a summary of this report attached (See Appendix A), or alternatively, the report provided monthly in the board Property committee meeting.

11. Question: Project type diversity and operational complexity

The RFQ references a subset of project types (e.g., roofing, HVAC, plumbing, subsidence remediation). Recognizing that the district's actual capital portfolio may include additional categories, and that project types vary materially in the operational effort they require, would NOLA-PS please provide:

- (a) a more complete list of project types the district has delivered in recent years or anticipates delivering during the contract term, beyond the categories referenced in the RFQ;
- (b) which project types the district's capital projects team finds most operationally complex or resource-intensive to deliver (e.g., projects requiring after-hours sequencing, multi-phase scheduling, hazardous materials coordination, or extensive stakeholder engagement); and
- (c) which project types tend to proceed with the least friction, so respondents can appropriately allocate supplemental support across the portfolio.

Answer: Please see the previously provided summary (presented monthly to the Board) of the SFPP program projects from FY23 forward. Time to implement is driven by project complexity and often equipment availability (i.e., shipping times for chillers).

12. Question: Project seasonality and scheduling

Because certain project types (e.g., tuckpointing, interior finish work, HVAC replacements requiring extended shutdowns) are often constrained to summer recess while others (e.g., roofing, limited-impact mechanical work) can proceed during the school year, would NOLA-PS please clarify:

- (a) what percentage of the district's typical annual capital program is scheduled for summer recess versus during the school year;
- (b) how the district sequences projects that cannot be accommodated in a single summer window; and
- (c) whether respondents should model their staffing approach around a concentrated summer peak period or a steadier year-round workload.

Answer: While there is certainly more activity during school closures, there is some activity, from planning, procurement, and scheduling, throughout the year. Sequencing depends on the project, sometimes being phased, at others performing tasks in bursts as facilities become available. We have, but do not foresee in the near term, utilization of swing space. Steadier modeling is ideal, but again, we are busiest in terms of simultaneous projects, during school closures.

13. Question: Fee structure | hourly vs. fixed fee

Supplementing Question 1 on compensation, and based on the verbal guidance at the April 17 pre-proposal meeting that the engagement is structured to provide supplemental support to the district's capital projects team on an as-needed basis, would NOLA-PS please clarify:

- (a) whether this engagement is intended to be structured as an hourly professional services contract with billable rates by labor category, or as a fixed fee contract with a defined annual or project-based fee;
- (b) if fixed fee, how respondents are expected to scope and price the commitment without visibility into the specific project list and project values (per Question 10);
- (c) if hourly, whether respondents should submit labor rates by category (principal, project manager, owner's representative, construction inspector, administrative support, DBE participant roles, etc.) and whether those rates will be evaluated separately from qualifications; and
- (d) whether respondents may propose a hybrid structure (e.g., fixed fee for routine project management plus hourly for as-needed additional tasks).

Answer: The district's budget for this project is \$1,680,000.00. We have historically paid for this service on an hourly basis, and the previous consultant's budget was higher, most recently \$2,600,000.00. The addition to internal staff, removal of the data management and daily site visits, and the updated planning and analysis have changed the scope of the previous services. The funds stated above are the limit of our budget. Consideration will be given to who can take those funds and provide the best plan for partnering on the project.

The current invoicing indicates personnel assigned, tasks, hours and rate and rolls to a monthly amount. Some months are higher than others, but there is a strong consistency typically across the months. Again, as mentioned before, the capital project list from inception through the new FY27 list is published monthly, and a summary has been provided here.

14. Question: On-site supervision | prime contractor vs. owner's representative

The RFQ language appears to contemplate daily or near-daily field inspection by the owner's representative, while verbal guidance at the April 17 pre-proposal meeting suggested a lighter "weekly plus as-needed" posture with the district's capital projects team providing primary oversight. In traditional governmental construction programs, the owner's representative often provides full-time on-site QA/QC. In private-sector programs, the prime contractor provides on-site supervision and the owner's representative performs periodic oversight. Would NOLA-PS please clarify:

- (a) whether the owner's representative is expected to provide full-time on-site supervision during active construction, or whether the prime contractor is expected to carry that responsibility with the owner's representative performing periodic oversight;
- (b) whether the expectation varies based on the prime contractor's firm profile (e.g., a general contractor may have dedicated on-site supervision staff, while a specialty trade prime such as a roofer or HVAC contractor may not);
- (c) whether NOLA-PS's capital projects team provides any of the daily on-site oversight function during active construction; and
- (d) how this expectation aligns with or differs from the compensation model in Question 13 above, since full-time on-site staffing has a materially different cost profile from periodic oversight.

Answer: This will be on an as needed basis and to view and ensure work is being done as planned and in a safe and appropriate manner. The capital team is working on behalf of our customer, the campus operator, so an active presence in the project's management is expected. The current model of daily site visits, however, is not being utilized moving forward.

Additional information: As to (d), the submitted financial compensation model proposed should NOT include daily site supervision.

15. Question: Peer review | in-house vs. third-party

Supplementing Question 7, would NOLA-PS please clarify whether pre-bid constructability review, peer review of design documents, and value engineering review must be performed by a third party independent of the owner's representation team, or whether such review may be performed by qualified personnel within the owner's representation team or its named teaming partners.

Answer: Qualified members of the partner's team are acceptable. Generally, it is hoped that we have chosen the most qualified A&E providers, and their expertise will not normally require third party review. In those rare cases, the district will hire that outside of this agreement.

16. Question: What is the scope of work for projects planned in 2026, 2027 and 2028? For example, roof, mechanical, interior, replacing window seal, etc.?

Answer: The planned capital projects are reported monthly in the District capital project report, and the FY27 projects will be released at the April Board meeting on April 28th. The report is comprehensive and covers all open planned and unplanned capital projects. A copy of the March report is attached (See Appendix A).

17. Question: What is the projected budget for planned projects associated with question #1 above?

Answer: The monthly capital report lists the known budget for each project. The figure changes as projects move from projected, to designed, procured, constructed, and completed. The report referenced above can be used to review the budgets as reported at the March Board Meeting.

18. Question: Please clarify what content is included in the 20-page limit. Specifically, are Appendix materials (including required forms, resumes, and DBE documentation) excluded from the page count?

Answer: The 20-page limit applies to the Qualifications Response narrative only. Required forms, appendices, resumes, and DBE documentation are excluded from the page count.

19. Question: Are tab dividers, cover pages, and section separators included in the 20-page limit?

Answer: No. Tab dividers, cover pages, and section separators are considered organizational materials and are not included in the page count.

20. Question: Should Tab 10 include only the provided cost form, or is additional narrative/explanation permitted or expected?

Answer: As clarified in the addendum, Tab 10 is designated for References. Cost is identified as Tab 9; however, cost is not required and will not be evaluated as part of this RFQ. Cost Form should be submitted only if requested. Please use the updated Cost Form in this Addendum.

21. Question: Should references be included both in Tab 9 narrative format and on Appendix forms, or is one sufficient?

Answer: As clarified in the addendum, Tab 10 is designated for References. References must be submitted using the required format outlined in the RFQ. Including references within the narrative response is optional; however, submission of the required reference information is mandatory.

22. Question: Which DBE forms are required at the time of proposal submission versus post-award reporting requirements?

Answer: All required DBE documentation must be submitted at the time of proposal submission, including DBE Responsiveness Form 1, DBE Responsiveness Form 2, DBE Certification Letter(s) (if applicable), and the DBE Professional Services Compliance Certification Checklist. Failure to include these documents shall result in the proposal being deemed non-responsive. Post-award DBE reporting will be required in accordance with contract requirements.

23. Question: Can OPSB provide an estimated annual volume, size range, and funding sources (local, state, federal) for projects anticipated under this contract?

Answer: Virtually all capital projects, following the end of ESSER funds, are funded through the district milage for the SFPP. Familiarity with the SFPP and how it controls the funding of the capital projects is a critical component of being able to successfully perform the tasks set forth in this request.

24. Question: What level of on-site presence is required for PM and field inspection personnel across projects?

Answer: This will be on an as needed basis and to view and ensure work is being done as planned and in a safe and appropriate manner. The capital team is working on behalf of our customer, the campus operator, so an active presence in the project's management is expected. The current model of daily site visits, however, is not being utilized moving forward.

25. Question: Will the PM/CM Consultant be expected to lead procurement activities (e.g., bid development, contractor selection support), or provide advisory support only?

Answer: Support only. At this time, all procurement efforts are led by NOLA Public Schools Procurement Department.

26. Question: How will emergency/unplanned projects be scoped, authorized, and funded under this contract?

Answer: As those projects arise, if the time needed to cover these circumstances exceeds the availability of the selected team, change orders will be considered. This is particularly true in a major incident such as a named storm.

27. Question: Does OPSB currently use a project management or capital program tracking system (e.g., e-Builder, Procore, Primavera), and will the selected Consultant be required to integrate into or enhance this system?

Answer: No, but we are considering adding one. If so, yes, the expectation is that all work would be documented in this system, as currently we do not have a centralized process. Training would be provided by the District. Additionally, please recall from the pre-bid meeting, the District will be completing a new FCA process, and that software will also be used by both internal and external members of the capital project management team. Primary responsibility for the maintenance and upkeep of both systems would be a NOLA-PS task.

DELETE the Following on Pages 13 and 23:

2.4 Field Inspection Services

The PM/CM Consultant shall provide field inspection services to verify compliance with project requirements related to schedule, budget, quality, and the Contract Documents.

Services shall include, but are not limited to, the following:

- a. Performance of routine and periodic site inspections;
- b. Verification that materials and workmanship conform to approved plans, specifications, and submittals;
- c. Identification and documentation of deficiencies and non-conforming work, and coordination of corrective actions;
- d. Monitoring of contractor adherence to project schedules;
- e. Review of field conditions and coordination of resolution of discrepancies;
- f. Preparation of daily inspection reports and photographic documentation;
- g. Observation of testing and inspection activities performed by others;
- h. Verification of implementation of approved change orders;
- i. Monitoring of site safety practices and reporting of observed deficiencies;
- j. Coordination with OPSB staff, contractors, and design professionals to resolve field issues;
- k. Assistance with punch list development and tracking; and
- l. Verification of completed work.

REPLACE WITH:

2.4 Field Inspection Services

The PM/CM Consultant shall provide field inspection services to verify compliance with project requirements related to schedule, budget, quality, and the Contract Documents.

Services shall include, but are not limited to, the following:

- a. Performance of routine and periodic site inspections;
- b. Verification that materials and workmanship conform to approved plans, specifications, and submittals;
- c. Identification and documentation of deficiencies and non-conforming work, and coordination of corrective actions;
- d. Monitoring of contractor adherence to project schedules;
- e. Review of field conditions and coordination of resolution of discrepancies;
- f. Preparation of as needed inspection reports and photographic documentation;
- g. Observation of testing and inspection activities performed by others;
- h. Verification of implementation of approved change orders;
- i. Monitoring of site safety practices and reporting of observed deficiencies;
- j. Coordination with OPSB staff, contractors, and design professionals to resolve field issues;
- k. Assistance with punch list development and tracking; and
- l. Verification of completed work.

6.0 EVALUATION CRITERIA /PROCESS

EVALUATION OF QUALIFICATIONS

The evaluation of the qualifications response will be performed by a committee consisting of designees of NOLA-PS. While cost is an important factor, it should be understood that NOLA-PS is under no obligation to accept the lowest cost. In evaluating qualifications responses, the following criteria will be taken into account for award recommendations (if applicable).

Each proposal will be reviewed by a selection committee to determine if the proposal is in compliance with the RFQ as outlined in the specifications. Upon determination of compliance of ALL proposal specifications, the proposal(s) deemed to be the most responsive and responsible will be evaluated based on the following:

Evaluation Criteria	Elements	Score
1.	Relevant Experience & Past Performance	25
2.	Organizational Capacity & Key Personnel	25
3.	Project Management & Operational Approach	25
4.	Safety, Quality & Regulatory Compliance	10
5.	Maintenance, Asset Stewardship & Closeout	10
6.	Disadvantaged Business Enterprise (DBE) participation – 35% goal (DBE Forms submitted with Notary)	5
Total Points		100 Points

REPLACE WITH:

6.0 EVALUATION CRITERIA /PROCESS

EVALUATION OF QUALIFICATIONS

The evaluation of qualifications responses will be performed by a committee consisting of designees of NOLA-PS. Cost will not be considered during the qualifications evaluation phase and will be requested only from the top-ranked firm for negotiation purposes.

Each proposal will be reviewed to determine compliance with the requirements of this RFQ. Only proposals deemed compliant will be evaluated and scored based on the criteria outlined below. Only the evaluation criteria and point values outlined below will be used in the evaluation of qualifications. The purpose of this evaluation is to rank firms and identify the most qualified proposer.

Evaluation Criteria	Elements	Score
7.	Relevant Experience & Past Performance	25
8.	Organizational Capacity & Key Personnel	25
9.	Project Management & Operational Approach	25
10.	Safety, Quality & Regulatory Compliance	10
11.	Maintenance, Asset Stewardship & Closeout	10
12.	Disadvantaged Business Enterprise (DBE) participation – 35% goal (DBE Forms submitted with Notary)	5
Total Points		100 Points

DELETE: PAGE 32

9.0 COST FORM



ORLEANS PARISH SCHOOL BOARD

**Procurement Department
2401 Westbend Parkway, Suite 5055
New Orleans, Louisiana 70114**

**RFQ NO. 26-0108
PROJECT AND CONSTRUCTION MANAGEMENT SERVICES**

The total **ANNUAL** fee for providing: _____

Fee: _____
(in figures)

Fee: _____
(in words)

NAME: _____ TITLE: _____

COMPANY: _____

SIGNATURE: _____ DATE: _____

ORLEANS PARISH SCHOOL BOARD (NOLA-PS) reserves the right to consider/approve additional products/services available during the life of this agreement that have yet to be developed but would enhance the products/services provided under this agreement. Such considerations should be made available as part of the routine products/services included in this agreement and made available to client similar to ORLEANS PARISH SCHOOL BOARD (NOLA-PS) at no additional fee.

Should additional fees be required for products/services not yet developed, ORLEANS PARISH SCHOOL BOARD (NOLA-PS) shall receive a cost justification proposal for the added product or service and shall have the right to accept or reject any such offer independent of the original agreement, to negotiate with the successful vendor for additional value and to counteroffer additional value, which may include pricing, additional warranty, technical support and/or training.

Signature _____ Date _____

REPLACE WITH:

9.0 Cost Form (FOR POST-RANKING SUBMISSION ONLY)



ORLEANS PARISH SCHOOL BOARD

**Procurement Department
2401 Westbend Parkway, Suite 5055
New Orleans, Louisiana 70114**

RFQ NO. 26-0108

PROJECT AND CONSTRUCTION MANAGEMENT SERVICES

This Cost Proposal Form is provided for reference only and shall NOT be submitted with the RFQ response. Only the top-ranked firm will be requested to submit a completed Cost Proposal Form after the qualifications evaluation process for negotiation purposes.

A. PROGRAM / ON-CALL SERVICES – ANNUAL FEE:

Proposer shall provide pricing for the following service structures, as applicable to their proposed approach:

	<u>Services</u>	<u>Hourly Rate</u>
<u>Project Management Services</u>		
<u>Construction Management Services</u>		
<u>Combined Project and Construction Management Services (if applicable)</u>		

Total Annual Fee for Program Management and On-Call Services:

\$ _____

(This fee shall represent the cost for providing program-level support services, including coordination, reporting, scheduling, and general oversight as described in the Scope of Work. This fee does not represent unlimited project execution services.)

(All costs shall be fully inclusive of labor, supervision, overhead, profit, travel, materials, and all expenses required to perform the services described in this RFQ. Final pricing shall be subject to negotiation and must be determined fair and reasonable by the District.)

B. COST BREAKDOWN BY SERVICE CATEGORY

Proposer shall provide a detailed cost breakdown aligned with the Scope of Work, which may include but is not limited to:

	Services	Hourly Rate
Program-Level Support and Reporting		
Design Phase Management		
Construction Phase Management		
Field Inspection Services		
Project Closeout and Documentation		

Proposer may provide additional detail or subcategories consistent with their proposed approach.

TOTAL COST FOR SERVICES \$ _____

C. HOURLY RATES (FOR ADDITIONAL SERVICES)

Project Manager (or equivalent) \$ _____

Senior Staff (or equivalent) \$ _____

Technical Staff (or equivalent) \$ _____

Administrative Support (or equivalent) \$ _____

Proposer may identify alternative staffing classifications consistent with their organizational structure and proposed approach.

(These rates will be used for any additional services not included in the base scope or for task order-based work as authorized by the District and shall remain fixed for the duration of the contract unless otherwise negotiated and approved by the District.)

D. COST VALIDITY

This pricing shall remain valid for a period of 120 days from the date of submission and may be extended upon mutual written agreement to allow for contract execution.

E. CERTIFICATION

I certify that the pricing submitted herein is complete, accurate, and inclusive of all costs required to perform the services as described in this RFQ. I further acknowledge that final pricing is subject to negotiation and must be determined fair and reasonable by the Orleans Parish School Board.

NAME: _____ **TITLE:** _____

COMPANY: _____

SIGNATURE: _____ **DATE:** _____

ORLEANS PARISH SCHOOL BOARD (NOLA-PS) reserves the right to consider/approve additional products/services available during the life of this agreement that have yet to be developed but would enhance the products/services provided under this agreement. Such considerations should be made available as part of the routine products/services included in this agreement and made available to client similar to ORLEANS PARISH SCHOOL BOARD (NOLA-PS) at no additional fee.

Should additional fees be required for products/services not yet developed, ORLEANS PARISH SCHOOL BOARD (NOLA-PS) shall receive a cost justification proposal for the added product or service and shall have the right to accept or reject any such offer independent of the original agreement, to negotiate with the successful vendor for additional value and to counteroffer additional value, which may include pricing, additional warranty, technical support and/or training.

THIS COST FORM SHOULD ONLY BE SUBMITTED IF REQUESTED.

APPENDIX A

**SUMMARY OF CAPITAL
PROJECTS**

March Capital Projects Updates

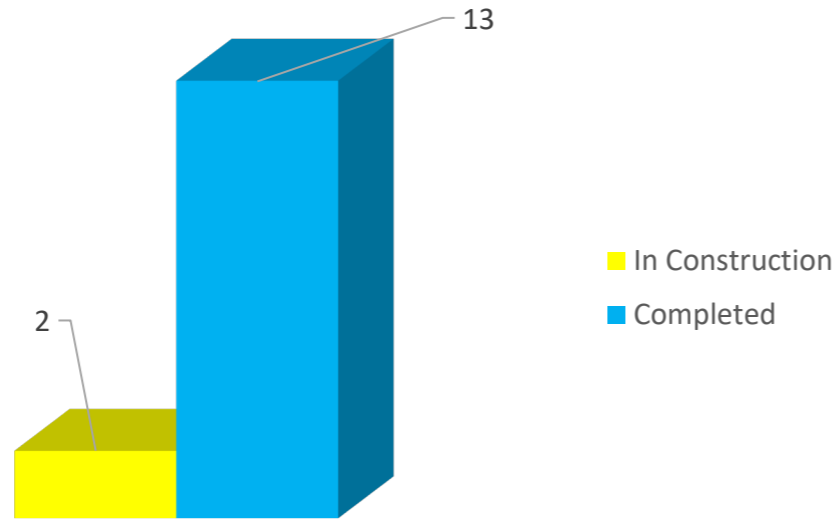
Douglass & Williams	Projects at F. Douglass and S. Williams in pre design moved to hold
Fischer, William	Building interior improvements moved to paused pending occupancy
Frantz, William	Building interior improvements moved to in design
Gaudet, Frances	Replacement of package units moved to complete
Gentilly Terrace	HVAC project budget was reduced by \$1.1M to \$3,890,278.56
Guste, William	ADA improvements (capital grant) moved to in construction
Height, Dorothy	Field improvements and fencing additions moved to pre design
Hynes, Edward	Mechanical replacements moved to in design
Jackson, Mahalia	Chiller replacement moved to paused pending funding
Lawless, Alfred	Sidewalk and downspout replacement moved to in construction
Marshall, Thurgood	Backflow preventor moved to pre design
Nelson, Medard	Playground addition moved to bids & awards
Ortique, Revious	Sewer line replacement moved to pre design
Zervigon, Mary	Roof replacement moved to in construction

Summer 2026 Capital Projects Planned Work

CAMPUS	PROJECT DESCRIPTION
Abramson	Begin HVAC plant equipment work for replacement when received
Becnel, Dr. Milton	Begin HVAC plant equipment work for replacement when received
Bethune, Mary McLeod	Begin HVAC plant equipment work for replacement when received
Bethune, Mary McLeod	Chiller compressor replacement
Gaudet, Frances	Complete environmental study for window and fire alarm project
Guste, William	ADA improvements complete
Height, Dorothy	Interior improvements
Height, Dorothy	Field improvements and fencing additions
Johnson, Katherine	Fire alarm replacement
Kennedy, John F.	Chiller compressor replacement
King Jr., Martin Luther	Domestic hot water system replacement
King Jr., Martin Luther	Sidewalk replacement and backflow preventer instalation
Lake Forest	Fire alarm panel replacement
Lawless, Alfred	All ongoing projects will complete during summer
McKenna, Leah	Building door replacement project
McMain, Eleanor	Chiller replacement work will begin, swap when unit arrives
Nelson, Medard	Playground additions
Nelson, Medard	Plumbing improvements
Nelson, Medard	HVAC chiller order placed, planning on quick delivery
Ortique, Revious	Sewer line replacement
Taylor, Dorothy Mae	Stucco and stair tile waterproofing at entry
Tubman, Harriet	Annex building improvements completed before school starts
Tubman, Harriet	Flooring project completed during summer
Tubman, Harriet	Artificial turf replacement complete before school

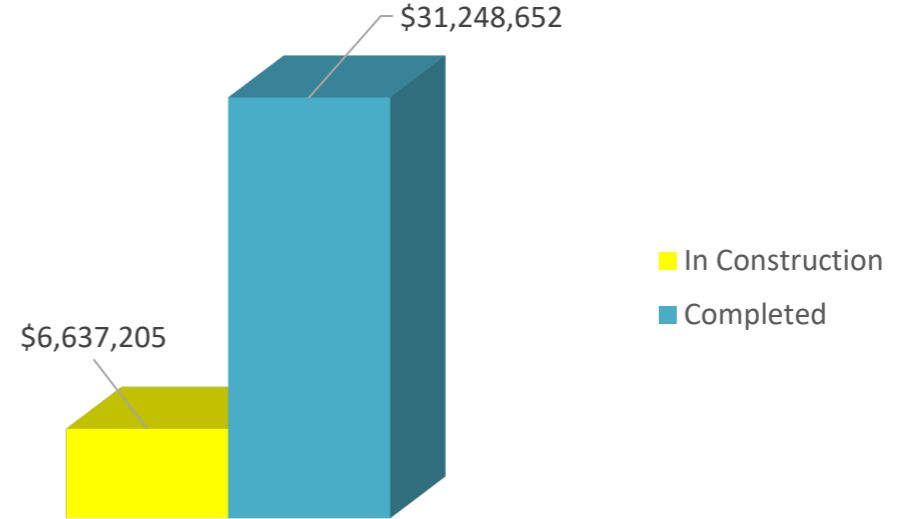
School Facilities Preservation Program FY 2023 Project Status

FY 2023 Phase by Number of Projects



Total FY23 Projects: 15

FY 2023 Phase by Projected Budget



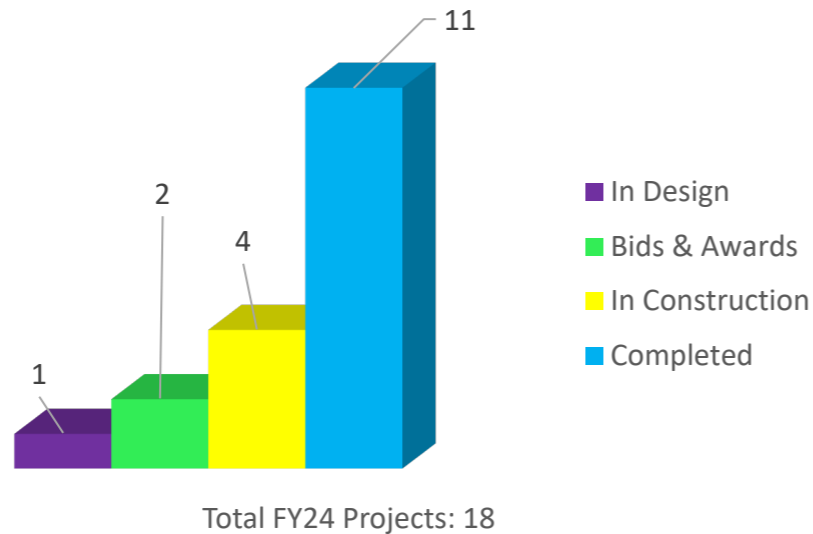
Total FY23 Projected Budget: \$37,885,857

FY 2023 Capital Projects – Project Status

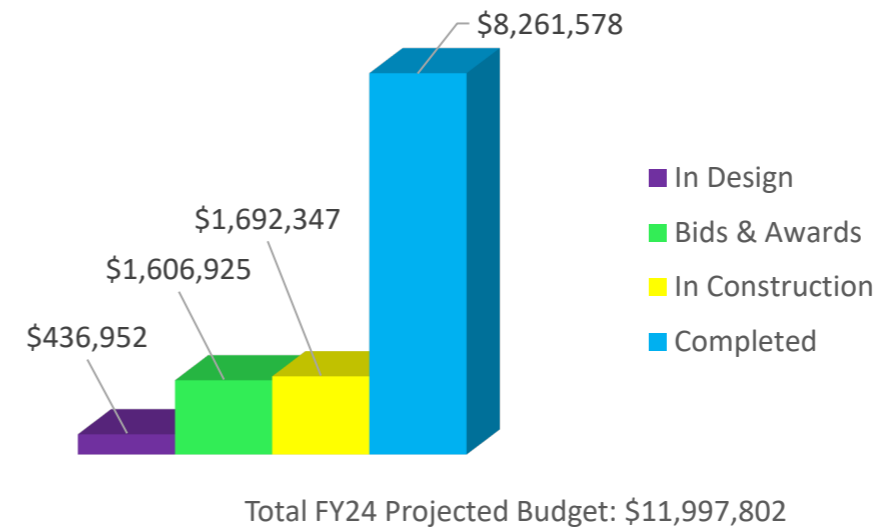
CAMPUS	PROJECT DESCRIPTION	PHASE	BUDGET
Brimmer, Elijah	Masonry and roof repairs, window replacement	Completed	\$18,850,304.58
Chase, Leah	Exterior masonry and window restoration/repairs	Completed	\$439,562.11
Crocker, Lawrence	Roof replacement (lower)	Completed	\$522,090.00
Douglass, Frederick	Replacement of chiller, and fire alarm system	Completed	\$784,659.90
Drew, Charles	Roof replacement	Completed	\$887,284.80
Gaudet, Frances	Replacement of package units	Completed	\$1,159,935.20
Johnson, Katherine	Replacement of HVAC, roofing and fluid cooler	In Construction	\$6,212,204.00
Laurel	Exterior masonry repairs	Completed	\$535,960.73
Marsalis, Ellis	New hot water heaters, HVAC, and handrails	Completed	\$439,772.40
McNair, Ronald	Replacement of package units	Completed	\$647,311.60
Osborne, Mildred	Roof replacement - metal panels remain	In Construction	\$425,001.12
Plessy, Homer	Chiller replacement and roof/building envelope	Completed	\$5,240,699.49
Reed, Sarah	Replacement of boiler and rooftop package unit	Completed	\$635,167.78
Schaumburg, Henry	Chiller(s) replacement	Completed	\$518,617.20
Williams, Sylvanie	Masonry repairs & fire alarm system replacement	Completed	\$587,286.53
		FY 23 TOTAL	\$37,885,857

School Facilities Preservation Program FY 2024 Project Status

FY 2024 Phase by Number of Projects



FY 2024 Phase by Projected Budget

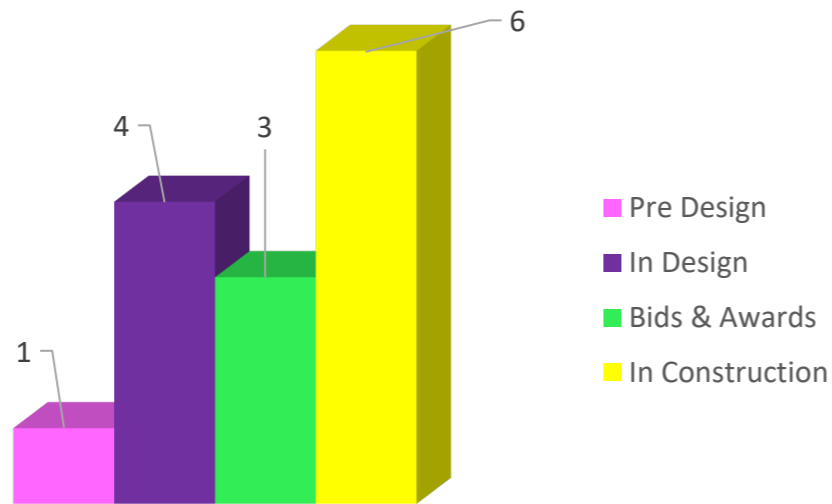


FY 2024 Capital Projects – Project Status

<u>CAMPUS</u>	<u>PROJECT DESCRIPTION</u>	<u>PHASE</u>	<u>BUDGET</u>
Alferez, Enrique	Security and fire alarm systems	In Design	\$436,951.80
Craig, Joseph	Valve and BAS replacements	Completed	\$722,099.69
Easton, Warren	Foundation repair	Bids & Awards	\$367,209.60
Eisenhower, Dwight	Roof replacement	Completed	\$1,188,090.18
Gaudet, Frances	New fire alarm system and window repair	In Construction	\$1,053,452.83
Green, Samuel	Chiller replacement and door repair	Completed	\$1,433,446.20
Guste, William	Window replacement	Completed	\$580,724.88
Johnson, Katherine	Kitchen water heater replacement	Completed	\$83,462.40
Lawless, Alfred	Roof, downspouts and flashing repairs	In Construction	\$231,129.60
Luong, D.M.T.	Roof replacement	Completed	\$1,530,408.12
Marsalis, Ellis	Boiler replacement	Completed	\$335,539.20
Marshall, Thurgood	Chillers replacement	Completed	\$400,684.80
McKenna, Leah	Building repairs	In Construction	\$121,444.20
Ortique, Revius	Roof replacement	Completed	\$575,188.80
Reed, Sarah	Exterior door replacement	Completed	\$262,483.32
Taylor, Dorothy Mae	Stucco and stair tile waterproofing at entry	In Construction	\$286,320.00
Williams, Sylvanie	Roof replacement	Completed	\$1,149,450.84
Zervigon, Mary	Chiller replacement	Bids & Awards	\$1,239,715.44
		FY 24 TOTAL	\$11,997,802

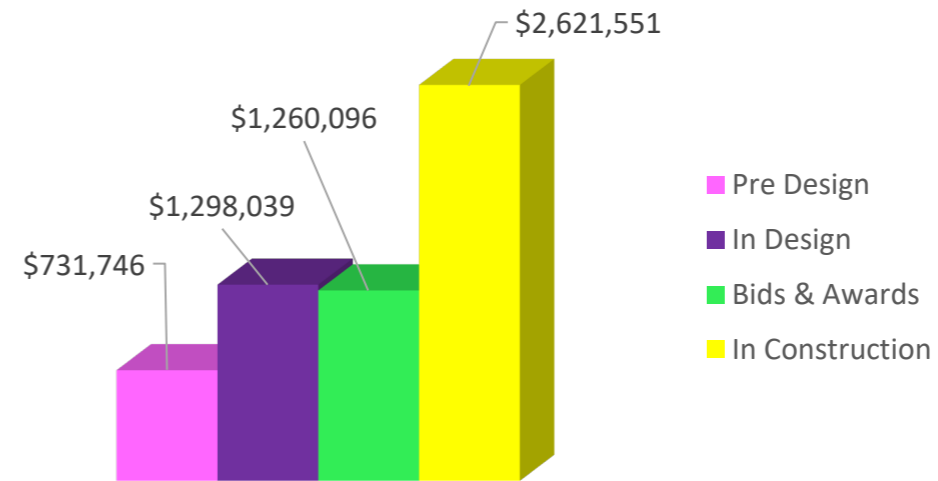
School Facilities Preservation Program FY 2025 Project Status

FY 2025 Phase by Number of Projects



Total FY24 Projects: 14

FY 2025 Phase by Projected Budget



Total FY24 Projected Budget: \$5,911,432

FY 2025 Capital Projects – Project Status

<u>CAMPUS</u>	<u>PROJECT DESCRIPTION</u>	<u>PHASE</u>	<u>BUDGET</u>
Eisenhower, Dwight	Building improvements	In Design	\$441,533.52
Guste, William	Mechanical replacements	In Design	\$164,322.96
King Jr., Martin Luther	Domestic hot water system replacement	In Construction	\$105,546.00
Lake Forest	Fire alarm panel replacement	Bids & Awards	\$149,653.80
Landry, L.B.	Partial roof replacement	Pre Design	\$731,746.08
Lawless, Alfred	Sidewalk and downspout replacement	In Construction	\$222,888.72
McMain, Eleanor	Mechanical replacement	Bids & Awards	\$499,667.64
Schaumburg, Henry	Building improvements	In Design	\$237,507.72
Tubman, Harriet	Building improvements for annex	In Construction	\$390,617.16
Tubman, Harriet	Flooring replacement	In Construction	\$405,168.84
Waters, Vorice J.	Plumbing systems replacement	Bids & Awards	\$610,774.44
Wicker, Albert	HVAC systems & building improvements	In Design	\$454,675.08
William, Dr. Everett	HVAC replacement	In Construction	\$876,510.48
Zervigon, Mary	Roof replacement	In Construction	\$620,819.64
		FY 25 TOTAL	\$5,911,432

FY 2026 Capital Projects – Project Status

<u>CAMPUS</u>	<u>PROJECT DESCRIPTION</u>	<u>PHASE</u>	<u>BUDGET</u>
Craig, Joseph	Electrical surge protection	Pre Design	\$347,892.00
Easton, Warren	HVAC replacement	In Design	\$696,591.84
Eisenhower, Dwight D.	Window replacement	Paused	\$337,800.00
Fischer, William	Building improvements	Paused	\$626,268.84
Frantz, William	Building improvements	In Design	\$1,783,247.52
Gentilly Terrace	Mechanical improvements	Pre Design	\$3,890,278.56
Guste, William	BAS replacement	Pre Design	\$427,179.84
Harte, Alice	Miscellaneous interior improvements	Pre Design	\$1,782,246.96
Hynes, Edward	Mechanical replacement	In Design	\$331,841.52
King, Martin Luther	Mechanical pump replacement	Pre Design	\$218,800.00
King, Martin Luther	Stair refurbishment	Pre Design	\$300,840.00
Laurel	Stair refurbishment	Pre Design	\$318,000.00
Laurel	HVAC replacements	In Design	\$1,750,301.88
Lawless, Alfred	Secure shutter protection	Paused	\$176,750.76
Marsalis, Ellis	Roof replacement	In Design	\$171,822.00
Marshall, Thurgood	Domestic boiler replacement	Pre Design	\$323,470.08
Marshall, Thurgood	Backflow preventer installation	Pre Design	\$246,832.20
McKenna, Leah	Exterior door replacement	Pre Design	\$120,000.00
Nelson, Medard	Playground addition	Bid & Awards	\$268,511.75
Waters, Vorce J.	Window replacement	Pre Design	\$2,118,328.32
Williams, Dr. Everett	Roof replacement - Goldring Bldg.	In Design	\$422,894.51
Wright, James Skelly	Install zero maintenance windows	Pre Design	\$5,619,610.08
Zervigon, Mary	Flooring and door hardware improvements	Pre Design	\$43,722.00
		FY 26 TOTAL	\$22,323,231

Other Current Capital Projects – Page 1 of 2

<u>CAMPUS</u>	<u>PROJECT DESCRIPTION</u>	<u>PHASE</u>	<u>BUDGET</u>
9th Ward Stadium	Construction of new stadium complex	Bids & Awards	\$12,631,594.04
Abramson	Chiller replacements	Bids & Awards	\$1,831,142.00
Abramson	Sewer line replacement	In Design	\$689,202.00
Baudit	Backflow preventor installation	Pre Design	\$320,000.00
Becnel, Dr. Milton	Chiller replacement	Bids & Awards	\$1,830,390.00
Bethune, Mary McLeod	Chiller replacement	In Construction	\$701,332.77
Bethune, Mary McLeod	Chiller compressor replacement	In Construction	\$85,000.00
Brimmer, Elijah	Gym RTU replacements	Pre Design	\$604,890.00
Easton, Warren	Courtyard resurfacing	Pre Design	\$80,000.00
Easton, Warren	Locker room refurbishment	Pre Design	\$225,000.00
Guste, William	ADA improvements (Capital grant)	In Construction	\$1,000,000.00
Height, Dorothy	Interior improvements	Bids & Awards	\$519,585.00
Height, Dorothy	Field improvements and fencing addition	Pre Design	\$152,096.37
Jackson, Mahalia	Chiller replacement	Paused	\$706,672.78
Kennedy, John F	Chiller compressor replacements	In Construction	\$302,374.35
King, Martin Luther	Building sanitary drain partial replacement	In Construction	\$100,100.00
King, Martin Luther	Sidewalk replacement & backflow addition	Pre Design	\$150,000.00
		Sub total p1	\$21,929,379

Other Current Capital Projects – Page 2 of 2

<u>CAMPUS</u>	<u>PROJECT DESCRIPTION</u>	<u>PHASE</u>	<u>BUDGET</u>
Marshall, Thurgood	Stairwell improvements	Pre Design	\$150,000.00
Marshall, Thurgood	Plumbing improvements	Pre Design	\$80,000.00
Morris Jeff	Building envelope repairs from water intrusion	In Construction	\$384,881.75
Nelson, Menard	Chiller replacement (2)	In Construction	\$384,598.50
Nelson, Menard	Plumbing improvements	Pre Design	\$85,000.00
Ortique, Revious	Cottage interior improvements	Bids & Awards	\$110,250.47
Ortique, Revious	Sewer line replacement	Pre Design	\$80,000.00
Parkview	RTU replacements	In Construction	\$102,850.00
Plessy, Homer (FQ)	Interior improvements (phase 2) + HVAC	Pre Design	\$825,000.00
Rosenwald	Playground canopy	Pre Design	\$225,000.00
Timbers Office	Chiller replacement	In Construction	\$542,612.40
Tubman, Harriet	Artificial turf installation	In Construction	\$100,000.00
Williams, Fannie C.	Sidewalk replacement	Pre Design	\$80,000.00
Williams, Fannie C.	Gutter replacement	Pre Design	\$80,000.00
Woodson, Carter	Chiller plant replacement	Pre Design	\$1,227,930.00
Woodson, Carter	Chiller compressor replacement	Bids & Awards	301,991.16
		Sub total p2	\$4,760,114.28
		Total Other	\$26,689,493.59

Phase 1 FY 27 Capital Projects

Campus	Project Description	Budget
Aaron, Delorest T	Rekey entire school to updated keyway, and code compliant locking	\$125,000.00
Abramson	Convert emergency generator from battery to NG	\$500,000.00
Brimmer, Elijah	Phase 1 of 2, HVAC rooftop replacements	\$1,500,000.00
Colton, Charles	Chiller, air handling units and cooling tower controls are having issues with starting and other complications.	\$420,000.00
Crocker, Lawrence	Replacement of upper roof, scope TBD	\$750,000.00
Easton, Warren	Renovation of locker rooms and restrooms	\$220,000.00
Eisenhower, Dwight	Replacement of modular classrooms with 12 classroom and restroom installation	\$2,500,000.00
Guste, William	Roof replacement	\$1,100,000.00
Height, Dorothy	Field drainage and site fencing	\$350,000.00
Hynes Parkview	Window with ruptured seals replacement	\$175,000.00
Hynes Parkview	Replacement of acoustical panels	\$30,000.00
Lake Forest	Lobby Window replacement	\$345,000.00
Loving, Rosemary	Investigate and correct water intrusion issues	\$1,700,000.00
Marshall, Thurgood	Plumbing replacement for sanitary drainage system	\$75,000.00
Marshall, Thurgood	Based on the age of the pumps they should be replaced.	\$32,500.00
Nelson, Menard	Plumbing replacement for sanitary drainage system	\$100,000.00
Nelson, Menard	Playground additions and improvements	\$250,000.00
Tubman, Harriett	Replacement of windows to hurricane proof zero maintenance	\$2,300,000.00
Wheatley, Phillis	Fencing and turf instalation	\$225,000.00
Williams, Everett	Need to improve water drainage from the area around modular buildings	\$225,000.00
Williams, Everett	Switchgear and panel replacements	\$625,000.00
	Sub total FY 27 (phase 1)	\$13,547,500.00

Phase 2 FY 27 Capital Projects

<u>Campus</u>	<u>Project Description</u>	<u>Budget</u>
Ashe, Arthur	Add boiler for redundancy	\$200,000.00
Bauduit	Switchgear and panel replacements	\$575,000.00
Craig, Joseph	Additional chilled water booster pump	\$25,000.00
Gaudet	Intrusion alarm system replacement	\$50,000.00
Hughes, Langston	Boiler addition for redundancy	\$180,000.00
Hynes Lakeview	Domestic Hot Water heater replacement	\$250,000.00
Live Oak	Switchgear and panel replacements	\$585,000.00
Marshall, Thurgood	Based on the R-22 refrigerant the units should be replaced.	\$225,000.00
McMain, Eleanor	Investigate and correct water intrusion issues	\$1,700,000.00
Taylor, Dorothy Mae	No redundancy for cooling	\$600,000.00
Williams, Everett	Wall mounted HVAC units appear to be in poor condition	\$120,000.00
Wilson, Andrew	Boiler replacements	\$375,000.00
Wilson, Andrew	Building in need of exterior refresh (water tightness, painting, etc.)	\$350,000.00
	Sub total FY 27 (phase 2)	\$5,235,000.00
	FY 27 Total	\$18,782,500.00

Phase 2 FY 27 Capital Projects

<u>Campus</u>	<u>Project Description</u>	<u>Budget</u>
Ashe, Arthur	Add boiler for redundancy	\$200,000.00
Bauduit	Switchgear and panel replacements	\$575,000.00
Craig, Joseph	Additional chilled water booster pump	\$25,000.00
Gaudet	Intrusion alarm system replacement	\$50,000.00
Hughes, Langston	Boiler addition for redundancy	\$180,000.00
Hynes Lakeview	Domestic Hot Water heater replacement	\$250,000.00
Live Oak	Switchgear and panel replacements	\$585,000.00
Marshall, Thurgood	Based on the R-22 refrigerant the units should be replaced.	\$225,000.00
McMain, Eleanor	Investigate and correct water intrusion issues	\$1,700,000.00
Taylor, Dorothy Mae	No redundancy for cooling	\$600,000.00
Williams, Everett	Wall mounted HVAC units appear to be in poor condition	\$120,000.00
Wilson, Andrew	Boiler replacements	\$375,000.00
Wilson, Andrew	Building in need of exterior refresh (water tightness, painting, etc.)	\$350,000.00
	Sub total FY 27 (phase 2)	\$5,235,000.00
	FY 27 Total	\$18,782,500.00

End of Addendum No. 4