

REQUEST FOR QUALIFICATIONS

PART A: PRE-CONSTRUCTION SERVICES (Design-Assist) and PART B: CONSTRUCTION SERVICES (Construction Management at Risk)

New Southeast Louisiana State Office Building

Office of State Buildings

Harvey, Louisiana

Project No. 01-107-24-OFC, F.01004573

The State of Louisiana, Division of Administration, Office of Facility Planning and Control hereby solicits Proposals (Statements of Qualifications) from qualified applicants who are licensed under LA. R.S. 37:2150-2192 for the classification of **Building Construction** to provide Part A: Pre-Construction Services (Design-Assist) and Part B: Construction Services (Construction Management at Risk) for **New Southeast Louisiana State Office Building, Office of State Buildings**, Harvey, Louisiana, Project No. 01-107-24- OFC, F.01004573.

This RFQ is available in electronic form on the Division of Administration's Office of State Purchasing & Travel Louisiana Procurement and Contract Network (LaPAC) website at <https://www.wcfprd.doa.louisiana.gov/osp/lapac/pubMain.cfm>. All addenda, written inquiries and the State's response to written inquiries will be posted on the website and made part of this RFQ.

Proposals (including all attachments) shall be submitted in PDF format and in the possession of the Office of Facility Planning and Control no later than **2:00 PM local time, Wednesday, October 1, 2025**. Proposals shall be submitted electronically to the following email address: FPC-RFQ@la.gov

Information regarding this Request for Qualifications (RFQ) may be obtained by emailing:

Roy Dowling, CMAR Coordinator, Facility Planning and Control
Email: Roy.Dowling@la.gov

The Owner intends on awarding Part A: Pre-Construction Services to the successful Proposer. The stipulated fixed fee for Part A: Pre-Construction Services is set at **\$240,000.00**. The estimated Guaranteed Maximum Price for this project is **\$84,000,000.00** and the target date for completion of construction is **12/2/2028**. The Owner will have the option to award subsequent Part B: Construction Services. Note that during Part A: Pre-Construction Services, should the Construction Manager and Owner be unsuccessful at arriving at an agreed to GMP (Guaranteed Maximum Price) and negotiated Construction Services Agreement, the Part A: Pre-Construction Services Agreement shall be terminated. In accordance with State of Louisiana revised statute RS 38:2225.2.4 subparagraph G.(6):

"If the owner and the CMAR contractor are not able to agree upon constructability, construction phasing and sequencing, the GMP for the project, the maximum number of contract days to complete the project, and to reach a negotiated agreement, then the project shall be readvertised and publicly bid utilizing the design-bid-build delivery method, provided the CMAR contractor shall be prohibited from bidding on the project."

A non-mandatory **Pre-Proposal Conference** will be held at **10:00 AM local time on Tuesday, September 16, 2025 in Claiborne Bldg, Louisiana Purchase Rm 1-100, 1201 North Third St., Baton Rouge. 70802**. Prospective Proposers are encouraged to attend.

This announcement does not commit the Office of Facility Planning and Control to award a contract or pay any costs incurred in the preparation of proposals. The Office of Facility Planning and Control

reserves the right to accept or reject, in whole or in part, all proposals submitted and/ or to cancel the announcement. Any contract awarded shall be based upon the State's assessment of the statements of qualifications, their compliance with the minimum qualifications, content, and format requirements, and the proposal that provides the best value and highest quality of service to the State. All contracts are subject to availability of funds.

The Selection Review Committee for the referenced project will convene in a public meeting on **September 30, 2025 at 1:00 PM local time in Iowa Rm 1-153** of the Claiborne Building, 1201 North Third Street, Baton Rouge, LA 70802, for the review of procedures regarding the CMAR contractor selection process.

The Selection Review Committee for the referenced project will convene in a public meeting on **October 16, 2025 at 9:00 AM local time in Louisiana Purchase Rm 1-100** of the Claiborne Building, 1201 North Third Street, Baton Rouge, LA 70802, for the scoring and ranking of proposers.

The Selection Review Committee will convene in a public meeting for interviews, scoring and final recommendation on **October 28, 2025 at 9:00 AM local time in Louisiana Purchase Rm 1-100** of the Claiborne Building, 1201 North Third Street, Baton Rouge, LA, 70802. An interview schedule will be determined once a list of the 3 most qualified Proposers has been selected by the Committee. Interviews will be conducted in executive session and the public meeting will reconvene after the final interview. The finalized agenda will be posted to the RFQ Documents page of the Facility Planning and Control website, <https://www.doa.la.gov/doa/fpc/rfq-documents/>.

If you have a disability and would like to request an accommodation in order to participate in these meetings, please contact Christina Cardona at Christina.Cardona@la.gov or (225) 342-6060 as soon as possible but no later than 48 hours before the scheduled meeting.