

ADDENDUM No. 02: November 27, 2024

Project: Jefferson Parish Economic Development Commission (JEDCO)
New Orleans Food & Beverage Incubator
700 Churchill Parkway
Avondale, LA 70094
Churchill Parkway in Avondale, LA (26-A1-A)

JEDCO RFQ #: 24-1211

From: JEDCO
700 Churchill Parkway
Avondale, LA 70094

To all Firms/Individuals Responding:

This Addendum forms a part of the RFQ Documents and modifies the original RFQ Documents dated 11/06/2024. Changes made by this Addendum take precedence of the original RFQ Documents of earlier date.

RESPONSES TO QUESTIONS:

1. Is the applicant expected to include Pre-Construction and Construction Management Services in addition to A/E services listed above?
ANSWER: *Yes, please include all three.*
2. Is the applicant expected to include kitchen and equipment design services in their proposal?, or Will this service be contracted separately by the client?
ANSWER: Yes, it is expected to include kitchen equipment and design services for kitchens.
3. Is the applicant expected to include FF&E design services in their proposal?
ANSWER: *The design related to FF&E kitchen spaces is included.*
4. Considering a 15,000sf facility, has the user group identified the average size or min. space requirement for each of the proposed program components?
ANSWER: Below is an initial estimate of the breakdown of the building, however it is not final. See Page 7 of the Food & Beverage Incubator Recommendations Report. All spaces are subject to change as work progresses.
Kitchens 3 @ 1,000 sq ft each = 3,000 sq ft
Reception & 3 offices, Show kitchen / Breakroom, Computer / Copy room = 946 sq ft
Training room = 536 sq ft
Restrooms = 920 sq ft
Storage (3 times kitchen space) = 9,000
Total 14,402 sq ft. (Before adding loading dock and halls)
5. What's the estimated FF&E budget?
ANSWER: The initial budget is \$850,000
6. Is Kitchen Equipment excluded or included in the FF&E budget?

ANSWER: It is both included and not included. Mounted equipment such as hoods should be included in the kitchen equipment. Portable equipment (on wheels) should not be included in kitchen equipment, it will be FF&E.

7. Are you able to provide a site plan or have the project area identified?

ANSWER: Yes, see attached.

8. Is there a limit to the number of projects (references) we can submit?

ANSWER: It is preferred to include 3 projects.

9. Please clarify if both hard copy AND electronic submittals are required? If hard copies are required, please specify how many? If hard copies are required, please specify maximum page limit?

ANSWER: You may submit electronically on Central Bidding or in person at JEDCO. Either is acceptable. If submitting hard copies, only one copy will be needed and there is no page limit on the package.

10. Please confirm that the solicitation is NOT exclusively looking for a response from a firm who must provide all (3) services – Design & Engineering, Pre-Construction Services and Construction Management?

ANSWER: It is expected that the selected firm can provide all three (3) services.

11. Please clarify if a firm specializing in Design / Engineering, can submit individually, as well as additionally partner with firms specializing in Pre-Construction and Construction Management? (i.e. provide multiple submittals)

ANSWER: It is expected if the firm cannot provide all services, the firm partner to fulfill the scope of the RFQ.

12. Please clarify if a Design-Build Firm can submit a response applicable to address all (3) requirements?

ANSWER: A design-build firm may submit a proposal as requested in the RFQ, however this is not a design-build project.

13. Please confirm that a professional / licensed Architect is acceptable in lieu of an engineer?

ANSWER: Yes, a professional/licensed architect is acceptable.

14. Please clarify if the TEC Form is supposed to be utilized exclusively for the response, or in combination with other submittal criteria as indicated under Section 8.0.

ANSWER: Please use the TEC Form exclusively for the response, additional pages may be added to the TEC form to fulfill the firm's response.

15. Please identify the limits of additional / supplemental information that may be included with the TEC response and maximum number of pages.

ANSWER: There is no total page limit on the response.

16. Please clarify if the TEC form is to be utilized only and additionally, if consulting engineer must submit a completed TEC form, or if they can be included within the Architect's submission?

ANSWER: If a firm plans to you a consulting firm, the consulting firm should submit on the prime contractor's TEC form.

17. Can a more definitive location be provided.

ANSWER: Yes, see attached site map.

18. Is there a survey of the property that can be shared.

ANSWER: Yes, see attached. Please note that the subject property shares the same parcel as the

JEDCO administrative complex.

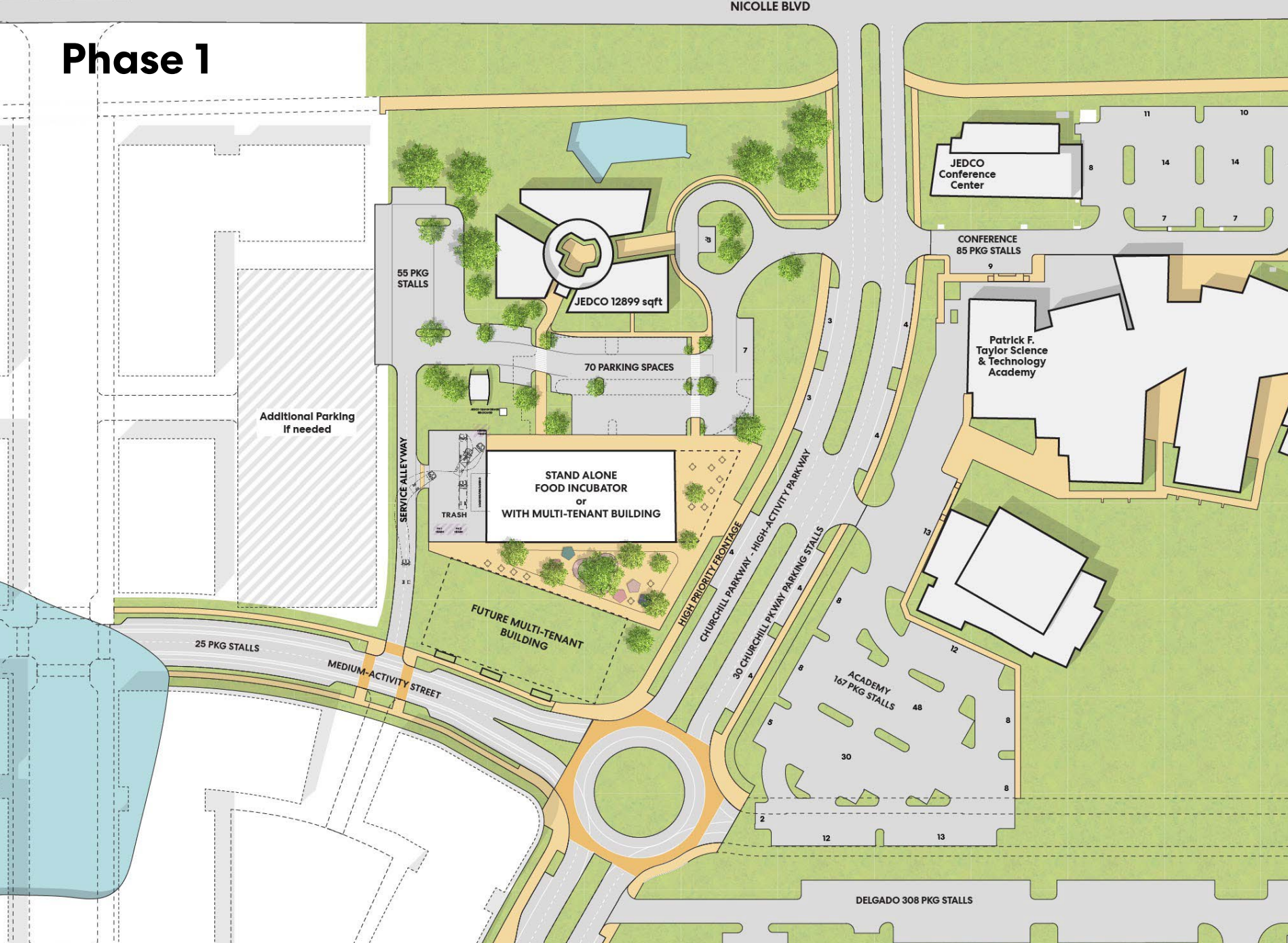
19. Is their soil boring / engineering data available.

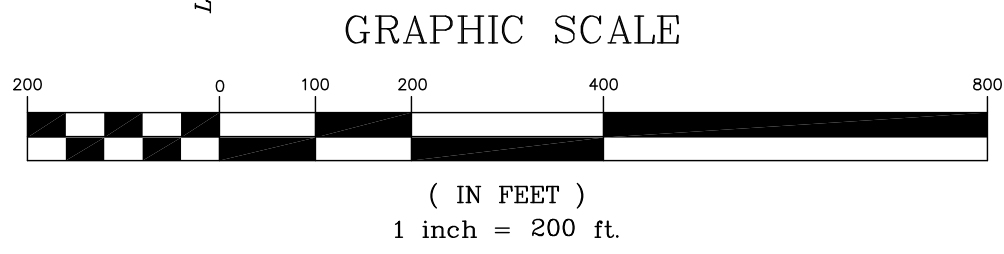
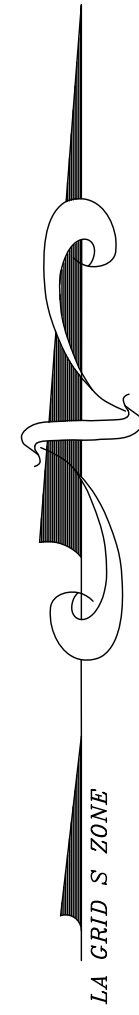
ANSWER: No, not for this specific site.

20. Is parking / loading / storm water management and retention all considered in the reflective budget?

ANSWER: Yes, this is part of the overall project budget.

Phase 1





58-A-1A

SURVEY MADE AT THE REQUEST OF: JEDCO

NOTE: The Locations Of Underground And Other Non Visible Utilities Shown Hereon Have Been Determined From Data And/or Extracted From Records Made Available To Us By Agencies Controlling Such Records. Where Found, The Surface Features Or Locations Are Shown. The Actual Non-Visible Locations May Vary From Those Shown Hereon. Each Agency Should Be Contacted Relative To The Precise Location Of Its Underground Installation Prior To Any Reliance Upon The Accuracy Of Such Locations Shown Hereon, Including To Excavation And Digging.

NO.	DATE	DESCRIPTION	BY

GENERAL NOTES: BEARINGS AND COORDINATES REFER TO L.A. GRID SOUTH ZONE NAD 83, USING GPS OBSERVATIONS REFERENCED TO HAMMOND, LOUISIANA AND COVINGTON CORRS STATIONS WITH AN OPUS SOLUTION.

LANDMARK SURVEYING, INC. 1513 Kuebel Street Harahan, Louisiana 70123 Fax: 504-734-8357 Phone: 504-733-3303

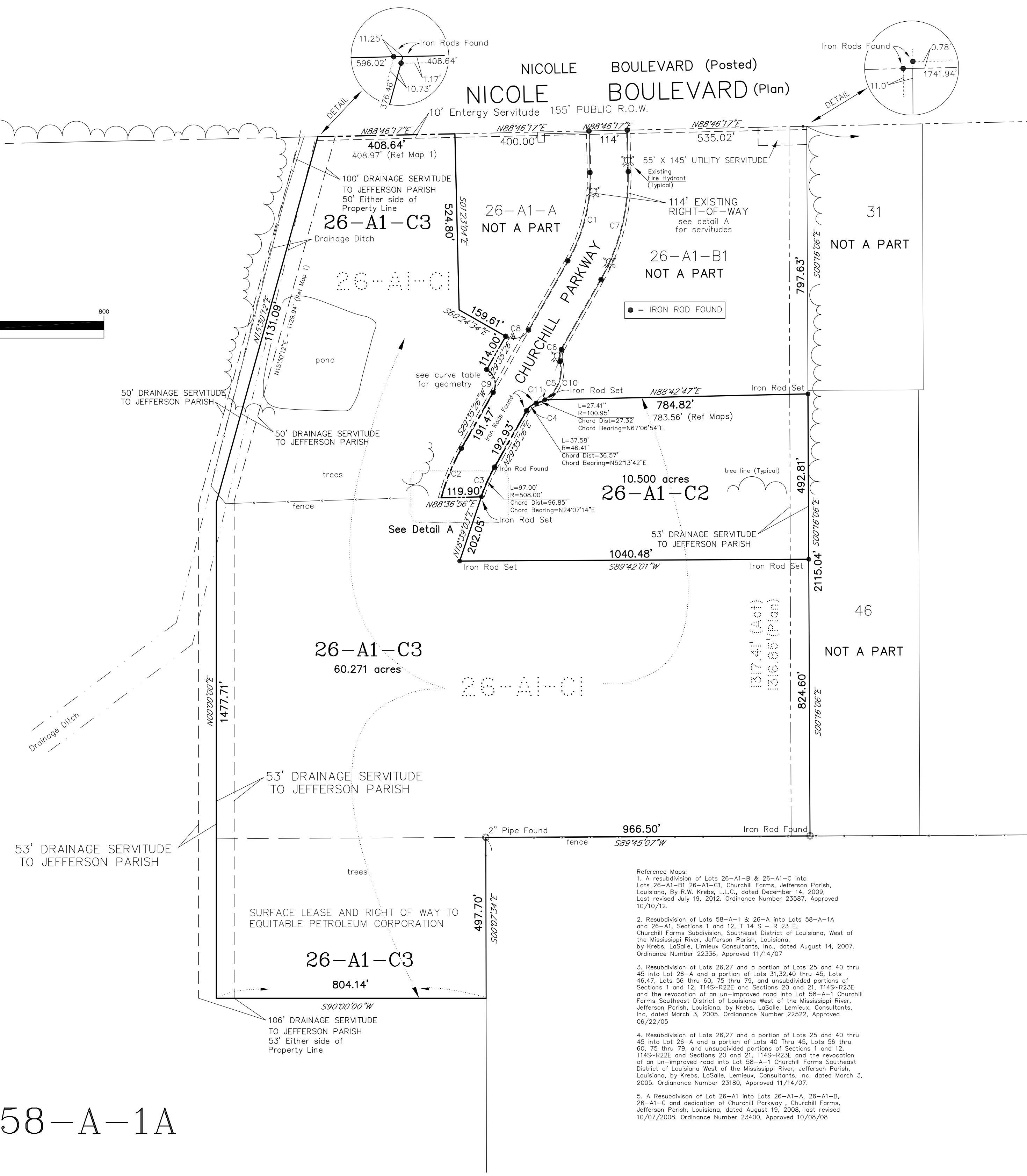
There is no representation that all applicable servitudes and/or restrictions have been shown hereon. Any servitudes and/or restrictions shown on this plot are limited to those set forth in the description and/or information furnished the undersigned. A title or public record search for such information was not made by the undersigned in compiling the data for this survey.



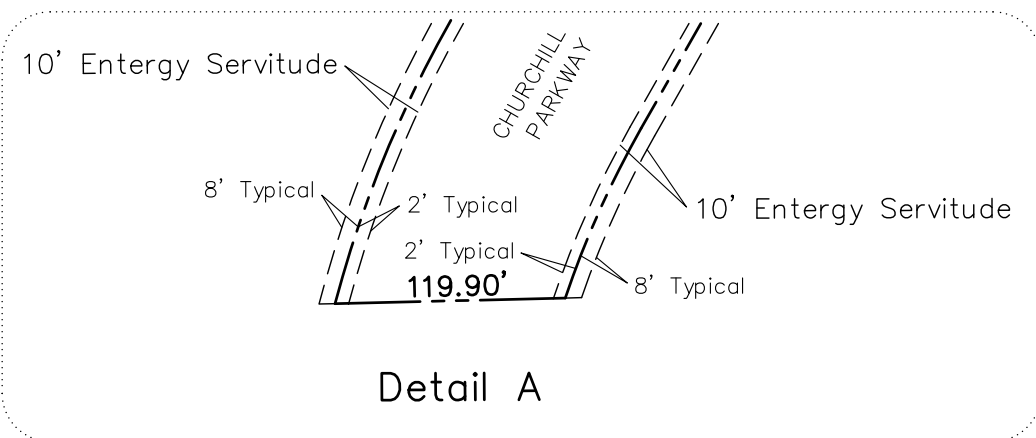
J.F. Ruello PROFESSIONAL LAND SURVEYOR

RESUBDIVISION OF LOT 26-A1-C1 INTO LOTS 26-A1-C2 & 26-A1-C3 CHURCHILL FARMS SUBDIVISION JEFFERSON PARISH LOUISIANA

JOB NO. 15-0081 DATE: March 11, 2015 DRAWING No. 150081

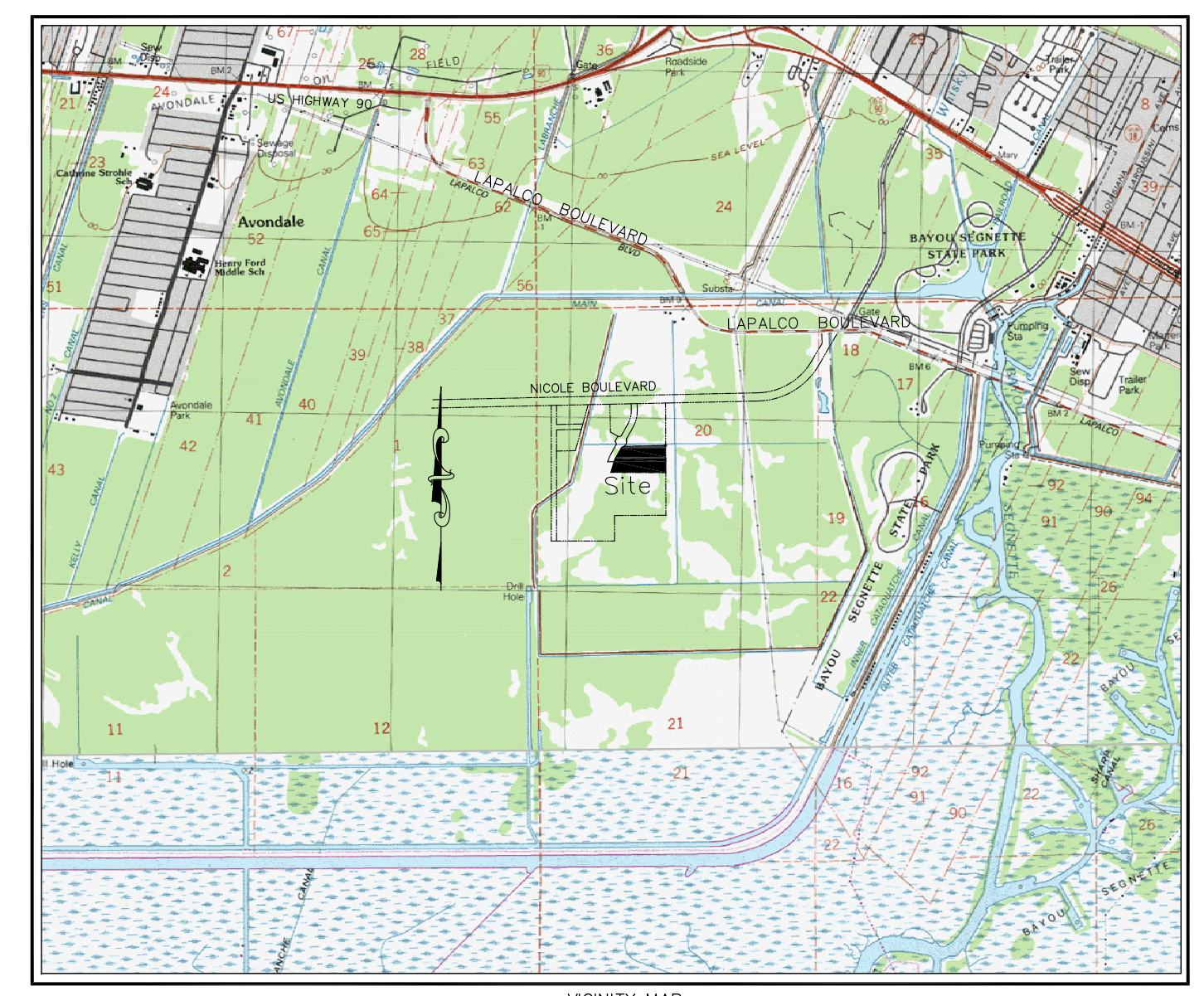
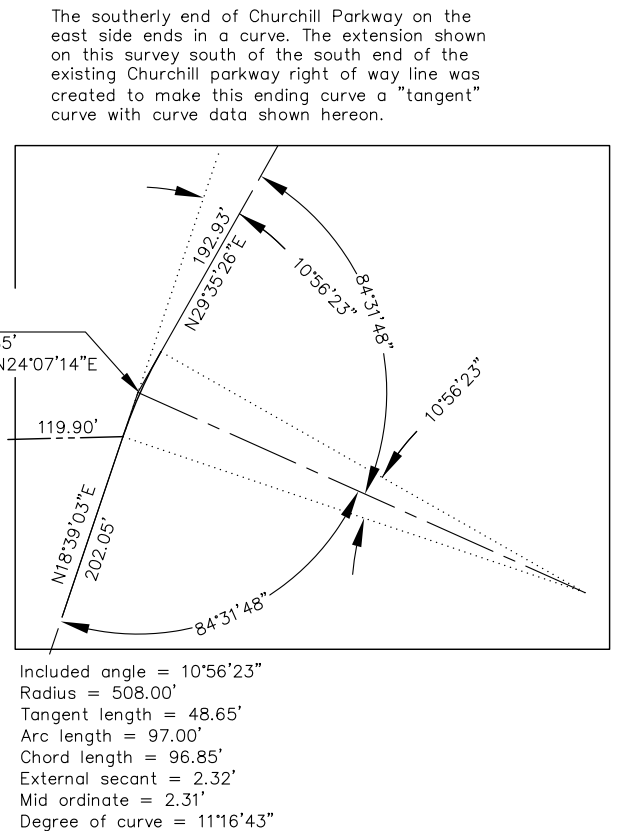


1741.94' (Actual) 1741.53' (Ref Map 1) 1752.53' (Ref Map 3)



CURVE TABLE

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C1	508.00'	274.63'	271.30'	S14°06'11"W
C2	622.00'	159.87'	159.43'	S22°13'39"W
C3	508.00'	97.00'	96.85'	N24°07'14"E
C4	46.41'	37.58'	36.57'	N52°13'42"E
C5	100.95'	159.64'	143.52'	N29°35'26"E
C6	47.28'	37.54'	36.57'	N06°57'11"E
C7	622.00'	336.26'	332.18'	N14°06'11"E
C8	50.00'	78.54'	70.71'	S74°35'26"W
C9	50.00'	78.54'	70.71'	S15°24'34"E
C10	100.95'	132.23'	122.98'	N21°48'46"E
C11	100.95'	27.41'	27.32'	N67°06'54"E



"Jefferson Parish has not examined or reviewed the title of any portion of land shown, or any restrictive covenants or restrictions placed on said property, and that the action of the Parish in this matter does not (1) imply that the applicant's title or ownership is valid, (2) that there are or are not any restrictive covenants or other restrictions on said property, or (3) that any restrictive covenants or restrictions that may be on said property are enforceable or are not enforceable."

PRELIMINARY PLAT/FINAL PLAT CERTIFICATE OF PLANNING DEPARTMENT REVIEW Summary No. _____ Docket No. _____ has been reviewed by the Planning Department Planning Director _____ Date _____ CERTIFICATE OF COUNCIL APPROVAL Ordinance No. _____ has been approved by The Jefferson Parish Council on _____ Date _____ Council Chairman _____ Date _____ Owner(s): Jefferson Parish Economic Development and Port District