

ADVERTISEMENT FOR BIDS

Sealed bids will be received by the Lakefront Management Authority (LMA), 6001 Stars & Stripes Blvd., Suite 219, New Orleans, Louisiana 70126 until **2:00 p.m. on Wednesday, November 1, 2023.**

FOR: **Orleans Marina Harbormaster Office Renovations**

Complete Bid Documents for this project are available in electronic and printed form. Printed bid documents are available upon payment of forty dollars (\$40.00) per set. Payment for drawings is non-refundable. Electronic bid documents may be obtained without charge and without deposit at **Nolalakefront.com** as well as **Centralauctionhouse.com**. Bid Documents may be obtained from:

VergesRome Architects
320 N. Carrollton Avenue
New Orleans, LA 70119
Attn: David Reed
Email: david@vergesrome.com &
sarah@vergesrome.com
Phone: 504.488.7739

All bids shall be accompanied by bid security in the form of certified check, cashier's check, or Bid Bond as prescribed by LA RS 38:2218.A.C, in the amount equal to at least five percent (5%) of the total amount bid and payable without conditions to the Owner as a guarantee that the Bidder, if awarded the Contract, will promptly execute a Contract in accordance with bid proposal and all terms and conditions of the Bid Documents.

The successful Bidder shall be required to furnish a Performance and Payment Bond written as described in the Instructions to Bidders included in the Bid Documents for this project.

A NON-MANDATORY PRE-BID CONFERENCE WILL BE HELD
at 10:00 AM CST on October 11, 2023 at the
Orleans Marina – Harbormaster Building
221 Lake Marina Ave, New Orleans, LA 70124.

Bids shall be accepted only from those bidders who attend the Mandatory Pre-Bid Conference in its entirety. A **highly-encouraged jobsite visit** will be held following the Pre-Bid Conference. The jobsite visit is not mandatory, but it is highly encouraged for those submitting a bid. The jobsite visit being conducted by LMA will facilitate access to project features that are located on private property. Outside of the recommended site visit, the Contractor may not have access to the features located on private property.

ANY PERSON REQUIRING SPECIAL ACCOMMODATIONS SHALL NOTIFY LMA OF THE TYPE(S) OF ACCOMMODATION REQUIRED NOT LESS THAN SEVEN (7) DAYS BEFORE THE BID OPENING.

Contact the Lakefront Management Authority at (504) 355-5990 if directions are needed to the Mandatory Pre-Bid Conference or the highly encouraged Jobsite Visit.

Bids shall be accepted from Contractors who are licensed under LA. R.S. 37:2150-2163 for the classification of **Building Construction**.

The Owner reserves the right to reject any and all bids for just cause. In accordance with La. R.S. 38:2212 (A)(1)(b), the provisions and requirements of this Section, those stated in the advertisement bids, and those required on the bid form shall not be considered as informalities and shall not be waived by any public entity.

ATTACHMENT 2

VergesRome Architects

320 North Carrollton Ave., Suite 100
New Orleans, Louisiana 70119
504-488-7739 phone
504-488-7743 fax

Project: Lakefront Management
Authority

Orleans Marina Harbormaster Office Renovation
221 Lake Marina Avenue; New Orleans, LA 70124
Proj. No. #e04-22-07
VergesRome Project No. 22052

NON-MANDATORY PRE-BID CONFERENCE AGENDA & MINUTES

Subject: Pre-Bid Conference Date and Time: Wednesday, October 10, 2023

A Pre-Bid Conference held at 10:00 a.m. Wednesday, 11 October 2023 at the project site, 221 Lake Marina Avenue; New Orleans, Louisiana 70124. The Agenda includes:

1. Introductions.
 - A. Lakefront Management Authority:
 - 1.) Adam Gulino.
 - 2.) Introduce Other Lakefront Management Authority Members
 - 3.) Harbormaster – Michael Sciacicco
 - 4.) Facilities Maintenance – Marc Lucas
 - B. VergesRome Architects
 - 1.) David Reed – Architect – Project Manager (david@vergesrome.com)
 - 2.) Megan Ripoll – (megan@vergesrome.com)
 - C. Mechanical Engineer:
 - 1.) Damien W. Serauskas, P.E. (damienpe@cox.net)
2. Attendee Sign-in sheets is going around; please sign-in.
3. This is a NON-MANDATORY pre-bid conference.
4. A brief description of the project history and scope of work.
 - A. This is a FEMA funded project.
 - B. Alternate work(not FEMA funded)
5. There is a Base Bid and One (1) Alternate in the project.
6. There are currently no Unit Prices.
May end up with unit price when drawings are reissued.
7. Construction Contract Time (To be Added by future Addendum): **Ninety (90)** consecutive calendar days. If Bidder sees that this amount of time is inadequate for work required, please notify the Architect prior to bid with enough time to issue an addendum without changing the bid date.
8. Liquidated damages (To be Added by Future Addendum): **Five Hundred (\$500.00)** per calendar day.
9. Range of Estimated Probable Construction Cost: \$325,000.00 to \$415,000.00
That includes Alternate Work

10. Parking is as available in parking lot. Please be cognizant that the parking lot is for Lessors of slips in marina.
11. Staging Area: Staging area is limited and will be determined with the successful bidder at the time of the Pre-Construction Conference.
12. **Only Sealed Bids** will be received by Lakefront Management Authority (LMA) on Monday, **November 23**, 2023 at 2:00 p.m. at 6001 Stars & Stripes Blvd. Suite 219, New Orleans, Louisiana 70126. Sealed Bids will be opened publicly.
13. Bid Procedure will be in accordance with Article 5 of the Instructions to Bidders.
14. Bid Security: Bids shall be accompanied by bid security in the amount identified in the Advertisement for Bids.
15. An Attestations Affidavit and Affidavit is required to be submitted within 10 Day of the Bid opening. **Only needed from the apparent low but the apparent second should be prepared with those documents as well.**
16. Other Post-Bid information and documents must be submitted by the bidder, in accordance with the Bid Documents.
17. A Corporate Resolution or written evidence of the authority of the person signing the bid for the public work as prescribed by LA R.S. 38:2212(B)(5) must be included with the bids.
18. Each bidder must be registered in the State of Louisiana, in the category of Building Construction.
19. The construction contract will be issued under a single prime contract.
20. State Fire Marshal review will be submitted by the Architect.
21. Building Permit has been applied for by the Architect. **Architect pays review fee.** The Contractor will pay for and pick up permit. Each Building is Permitted separately. **Contractor needs to include permit cost in bid unless otherwise stated in addendum.** The Contractor is responsible for all other fees, inspections, and obligations to agencies.
22. All communications during bidding and construction shall be through the Architect. Questions and other request for information should be sent in writing to David Reed (p. 504.488.7739, david@vergesrome.com and Megan Ripoll megan@vergesrome.com. Please copy both David and Megan on emails. **Last day for questions: November 17th at 2:00.**
23. Addendum Number 1 will be issued later this week or early next week. Minutes will be included in contract documents.
24. Requests for prior approval of products may be submitted up until **five-working-days-of the bid-opening November 17th, 2:00pm.** Any substitute products must be prior approved. Submit in accordance with Specification Section 01 25 00 – Substitution Procedures to same email addresses as noted in Item 19 above.
25. Bid documents are available through Nolalakefront.com and Centralauctionhouse.com. Addenda will also be available through these two sites.

26. Each bidder is responsible to be knowledgeable of the scope of work in the Bid Documents and existing site conditions, and make sure his subcontractors and suppliers are also aware of the completed scope of work, phasing, temporary facilities, and existing site conditions for a fully complete project.
27. **Additional site visits during the bidding period: Can be arranged through VergesRome Architects (David and Megan). Site visits are required to be escorted by Lakefront Management Authority.**
28. **Working hours limitations: Work Hours, Monday through Friday 6:00 a.m. – 4:30 p.m.**
- ~~29. No work times during testing are limited and/or restricted. To be discussed by Tulane.~~
- ~~30. Excess noise task limitations. To be discussed by Tulane.~~
31. Notify Owner of utility interruptions and blocking off selected and limited portions of the building and site a minimum of 72 hours prior to need. ~~Shouldn't have a need to shut down utilities.~~
32. Prompt payments will be made for regularly submitted Payment Applications. Documentation must be complete and in accordance with the Contract Documents. Initial payment will not be made until the Schedule of Values, List of Subcontractors and Suppliers, Construction Schedule, and other required information have been submitted and approved.
33. No payments will be made for materials stored off-site.
34. It is encouraged that shop drawings and other required submittals be submitted electronically. All submittals must be complete, produced for this specific project, and fully coordinated with all other affected trades. ~~One complete hard copy of signed and coordinated submittals must accompany each digital submittal.~~ An FTP site, or other similar method, will be provided for digital submittals.
35. A hurricane protection plan must be submitted post-bid by the Contractor.

~~Work included in General Notes on Contract Documents and Discussed during Pre-Bid Conference:~~

~~A lot of refinishing work.~~

~~Resecure loose woodwork.~~

~~Windows will be wet sealed on interior and exterior. Removal of existing wet seals on exterior side of all windows will become a requirement.~~

~~Repainting all wood and gyp board.~~

~~Lots of sealant work.~~

~~Carpet removal and New Carpet Tiles.~~

~~Furniture relocation in order to perform work will be a Contractor requirement. Owner will remove loose items and files prior to Contractor occupying site.~~

Exterior: Remove existing guard and handrails. Install new code compliant guard rails and handrails. Method of attachment is being reviewed and any modifications will be issued by Addendum.

Clean and paint wood siding, wood trim and wood soffits.

Addendum will add cleaning and painting metal siding on south side of building.

Lighting may be added to alternate work in back office in an addendum.

The Matterport hyperlink will also be added to the contract documents for reference.

<https://my.matterport.com/show/?m=L1oN23mqnab>

Interior shades will be required to be logged, removed and reinstalled in previous locations as required to complete work on or around windows.

Alternate No. 1 work includes modification to HVAC ductwork and dehumidification.

VERGES ROME ARCHITECTS

David Glen Reed, AIA

cc: Office File

ATTENDANCE LOG

PROJECT:

Lakefront Management Authority
Orleans Marina Harbormaster Office Renovation
221 Lake Marina Avenue
New Orleans, Louisiana, 70124
Proj. No. #E04-22-07

VR DATE:

22 10/10/2023

TYPE OF MEETING:

Pre-Construction Conference

NAME:

COMPANY:

PHONE:

EMAIL:

Adam Gulino

Lakefront Management Authority

504.355.5990

agulino@nolalakefront.com

David Reed

VergesRome Architects

504.488.7739

david@vergesrome.com

Megan Ripoll

VergesRome Architects

504.488.7739

megan@vergesrome.com

Hayden Tagano

Sage Construction

985-413-3101

htagano@sageconstruction.net

Jose Fiscal

Naquin's Painting

832-605-8775

paintnaquin@att.net

KELSEY TROSCLAIR

TUNA CONSTRUCTION

504.305.2249

bids@tunaconstruction.com

Marc Lucas

LMA

504-874-0400

msciavico@nolalakefront.com

Michael Sciaivico

LMA