

ORLEANS PARISH CRIMINAL SHERIFF'S OFFICE
Construction of Temporary Inmate Housing

New Orleans, Louisiana



February 17, 2010

John Sens
Orleans Parish Criminal Sheriffs Office
2614 Tulane Avenue
New Orleans, LA 70119

RE: Orleans Parish Criminal Sheriff's Office
Construction of Temporary Inmate Housing
Letter of Interest

Dear Sir:

Broadmoor appreciates this opportunity to present the qualifications of it team for this design build project. We are very eager to participate in this procurement and have the necessary team, resources and experience to provide an excellent project for the Criminal Sheriffs Office.

If you have any questions, please do not hesitate to contact me.

Sincerely,

BROADMOOR, L.L.C.

JOHN A. STEWART
PRESIDENT

Attached questions for your review.

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1. Identify "Design-Builder", individual, sole-proprietorship, or corporate identity of the "Design-Builder" responsible for the performance of the work of this solicitation. "Design-Builder" shall be either a Louisiana licensed Architect, Engineer or Contractor. Provide contract information, and if a corporation of any type, the representative of the corporation authorized to execute the "Design-Build" contract, as well as Louisiana Corporation information and Louisiana Professional License Number of "Design-Builder." NOTE: The Design-Builder can sublet responsibility for professional design services, construction services, or engineering services.

Broadmoor, LLC (Louisiana Contractors License No. 7908, since 1973) is a Louisiana Limited Liability Company whose members are Boh Bros. Construction Co. LLC and Boh Company LLC. Broadmoor LLC is primarily a commercial, institutional construction firm while Boh Bros. Construction Co., LLC is a heavy civil and highway contractor. Boh Company, LLC is a services company housing shared services such as Legal, Marketing, Accounting, Data Processing, and so forth. We are separate companies with the same ownership.

2. List Louisiana architect and Louisiana licensed engineers to complete the design portion of the work, the type of work they will be in charge of, and their Louisiana license numbers both individual and in the instance of a corporation their Louisiana corporation license number.

BROADMOOR, LLC – DESIGN

License Number

Dean M. Duplantier, AIA, Architect, Vice President	3091
Eileen K. Long, AIA, Architect, Vice President	5055
Raymond J. Brown, AIA, Architect, Senior Project Director	3601
Michael Carboni, AIA, Architect, Senior Project Director	2057
Tim G. Young, AIA, Architect, Senior Project Director	3792
John H. Conkerton, III, Architect, Senior Project Director	3869
Thomas E. Crane, Architect, Senior Project Director	2621
Robert Boyd, AIA, Architect, Project Architect	4660

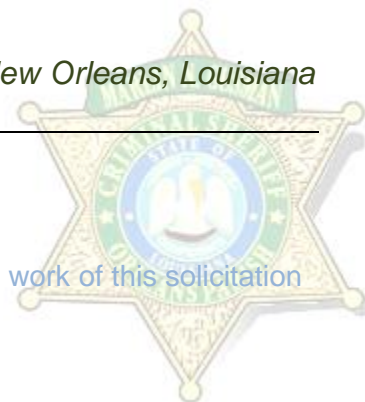
CONSULTING ENGINEERS

COAST CONCRETE SERVICES INC. –Foundation/StructuralEngineers

Jeremy DeVille, P.E., Vice President	31317
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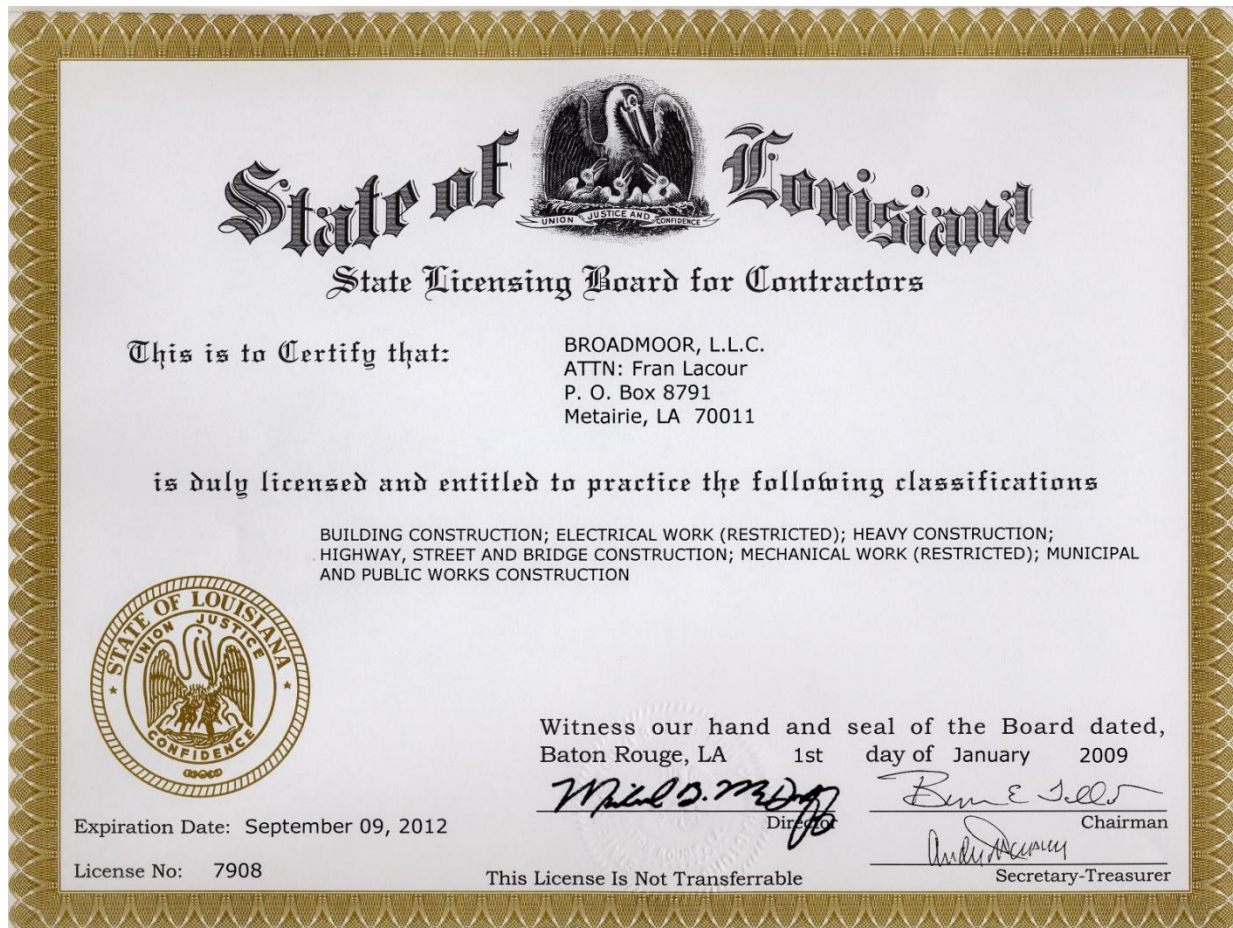
IMC CONSULTING ENGINEERS – Mechanical/Electrical Engineers

Ken McLaughlin, P.E.	16796
Richard Nichols, P.E.	25896
Paul Vlosich, P.E.	31006



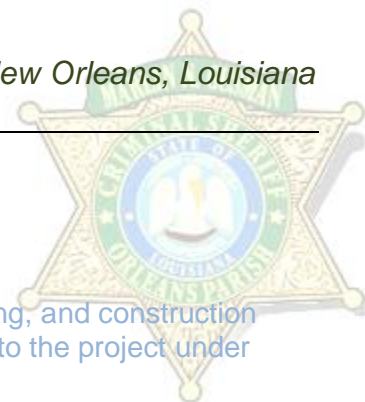
3. List Louisiana licensed general contractor which is to complete the work of this solicitation and their Louisiana license number.

Broadmoor, LLC, Louisiana License No. 7908



4. Provide a written description of why your team can best perform the work of this solicitation.

Broadmoor specializes in fast-track commercial, government, institutional and industrial construction projects, large and small. Broadmoor is in its 37th year of operation. In 1982, Broadmoor, LLC developed an in-house design staff in pursuit of an emerging design-build market. **Broadmoor Design** has been architect-of-record on some of the largest design-build projects in the South. Our team of professionals is unsurpassed in its ability to provide fast-track design-build projects.



5. Professional training and experience of both the design, engineering, and construction entity components and of key personnel in general and as related to the project under construction.

Broadmoor's approach to the project is to assemble a Design/Build team that can effectively respond to the specific challenges of this fast-track project. **Our team will partner with the Owner to produce common goals and clearly define the teams' objectives.**

Our execution strategy is to assemble a team that can quickly and effectively respond to the project's design approaches, project logistics and scheduling objectives. Broadmoor has assembled a team of professionals which comprised the knowledge, depth of experience and professional resources to provide the design and construction of this project with innovation and efficiency.

The following organizational chart highlights the specifics of our project approach and strategy and shows the lines of authority and communications for the management of all design disciplines, construction team members and our Strategic Alliance Design/Build partners.

The organizational team assembled for this project shall be lead by Broadmoor, LLC, as Design/Build Contractor. Broadmoor, LLC's design department shall head the design effort, including coordination of all design disciplines. Our construction department participates in the design stage of all design/build projects to offer cost effective means and methods that will ensure the owner receives the best value possible on all projects.

The Broadmoor team will be under the leadership of **Roy Mouledous, Vice President**, acting as **Project Executive**, or Design/Build Project Manager. Mr. Mouledous is experienced with public projects and has extensive knowledge of the processes and procedures. His oversight will manage both the design and construction coordination for the project. Construction Management will be provided by Christopher Watermeier. Mr. Watermeier will administer the project, assuming oversight of project planning and guarantee of all contractual obligations. Assisting Mr. Watermeier will be our Senior Project Scheduler, Michael Thibodaux, providing CPM schedule development and updates and Joshua Gettys providing preconstruction and estimating support

Dean Duplantier, AIA, Vice President of Broadmoor, will be in charge of coordinating all design consultants and oversight of the design effort and production. Working with the Broadmoor Design team will be the consulting engineers in conjunction with our

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Design/Build partners.

Broadmoor has assembled a team of experienced design-build companies that are experienced in the Design/Build process and a team that has successfully worked together on many projects in the Greater New Orleans area.

Providing foundation/structural engineering is Coast Concrete Services, an experienced Design/Build company with extensive knowledge of New Orleans unique concrete foundation and structural design needs. Established in 1994, Coast Concrete Services is state licensed in Building/Highway, Street and Bridge Construction license #29543 and specializes in slab on grade, concrete paving and post-tensioned design. Coast Concrete Services specializes in design-build projects and has an in-house engineering department which provides slab on grade design, steel framing loading and any other criteria relative to the project. Coast's engineering division is managed by Mr. Jeremy DeVille, P.E., Vice President/Engineering who is licensed in Louisiana #31317.

Our mechanical and electrical design services will be provided by teamed mechanical and electrical engineers and contractors. IMC Consulting Engineers Inc., HTE Electrical Contractors and Gootee Construction Mechanical Contractors. This group of design and construction professionals has an established working relationship. Our prior association on New Orleans area building projects will enable the Broadmoor Design/Build team to meet the challenges of designing and constructing this project.

Roy A. Mouledous

Vice President

Assignment: Project Executive and Design/Build Team Leader

Mr. Mouledous has been in the construction industry since 1974. His experience gained on projects that have included numerous hospitals and other medical facilities, educational institutions, hotels, major retail and office facilities, and two major sports arenas. Mr. Mouledous has a strong rapport with architects, engineers, and major subcontractors/ labor force throughout the New Orleans area gained through extensive local experience. His responsibility for overall on-site administration and technical management of projects in the field, includes scheduling, coordinating subcontractor's work on jobsite, site management, equipment management, safety, and personnel management. With strong administrative/ strategic planning, organizational and time management skills, Mr. Mouledous is a leader in the project execution team. As Vice President Mr. Mouledous skills are strategically utilized for Broadmoor's more intense project management and organizational tasks.

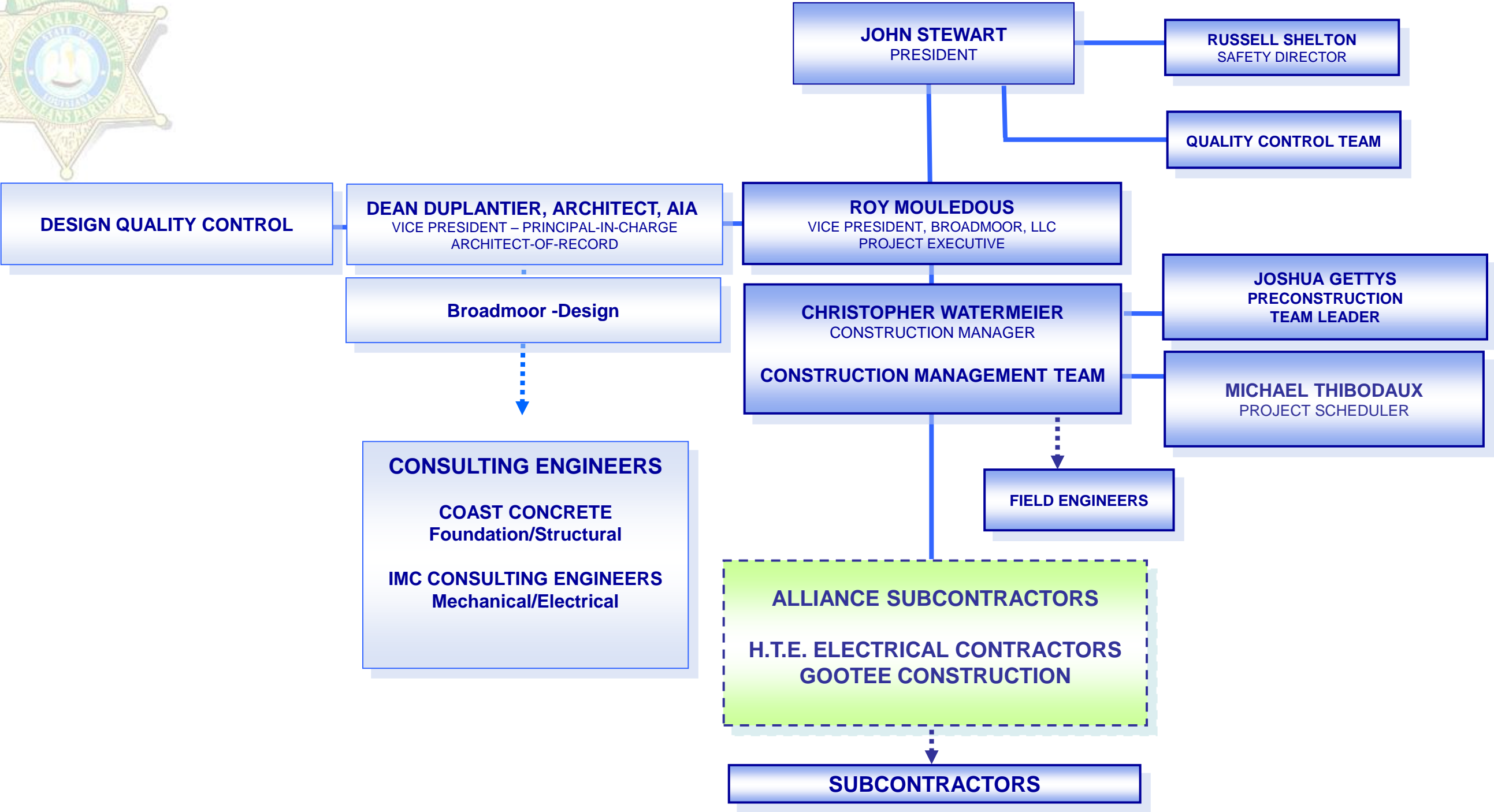


Mr. Mouledous was Project Executive for the **Repairs to the Louisiana Superdome** in New

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TEMPORARY INMATE HOUSING

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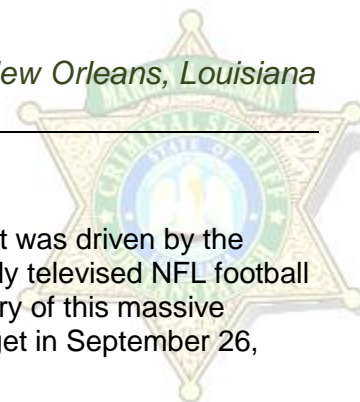
PROJECT ORGANIZATION



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Orleans after the devastation wrought by Hurricane Katrina. This project was driven by the schedule to provide the facility to the SMG management for the nationally televised NFL football game between the New Orleans Saints and the Atlanta Falcons. Delivery of this massive restoration and renovation project was provided on time and within budget in September 26, 2006.

Mr. Mouledous has overseen many of our largest projects in recent years, including the \$38 million repairs to the **U. S. Navy's Naval Air Technical Training Center at Pensacola NAS** after Hurricane Ivan destroyed most of the operational capability of this naval base. The \$38 million project was delivered in a 90-day period for the U. S. Navy, in budget and with a significant addition to the scope of work valued at \$15 million (with no loss in time to the original schedule).

Other major projects include the \$73 million **Navy Family Housing** development at the New Orleans NAS-JRB in Belle Chasse, LA, which was brought in ahead of schedule and under budget. Another milestone project by Mr. Mouledous, the Navy Family Housing project was phased over two years and was successfully delivered to the clients great satisfaction.

As Senior Project Superintendent on the \$75 Million **Jazzland Theme Park**, he was essential to the delivery of this demanding project in time for it's successful grand opening in May of 2000. Mr. Mouledous is also provided project management services on the Revitalization of the \$24 Million Runway and Taxiway at the New Orleans International Airport, Moisant Field. Mr. Mouledous holds a Bachelor of Arts in Business Administration, University of New Orleans, 1974.

Dean M. Duplantier, AIA, Architect

Vice President, Broadmoor, LLC - Design

Assignment: Architect-of-Record

Since establishing the Broadmoor Design Group in 1982, Mr. Duplantier has served as architect-of-record on the broad array of projects which Broadmoor has provided design/build or traditional design services to. This body of work represents in excess of \$1 billion in construction value.

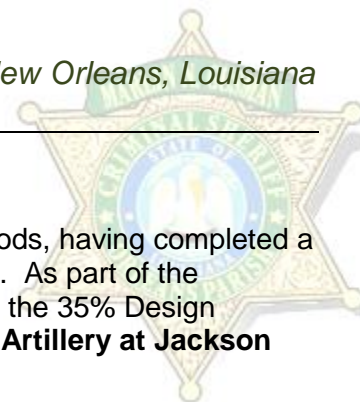
Mr. Duplantier's development of the Broadmoor Design has maintained a staff of dedicated and talented design professionals for twenty-five years. Our present organization represents one of the South's premier firms specializing in services for the design-build market and is the "in-house" firm of Broadmoor, LLC, one of Louisiana's largest commercial contractors.

Mr. Duplantier has been greatly involved in the **Holy Cross School** projects to restore the school back with an exceptional facility in Gentilly, LA. From the modular classrooms installed at the schools historic site to the new school site, his efforts have provided this client with a completely new state-of-the-art facility.

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Mr. Duplantier and his team are well versed in public procurement methods, having completed a long list of Army, Navy, and Coast Guard projects across the Gulf South. As part of the Louisiana Military Reconstruction Program, Broadmoor Design provided the 35% Design Documentation for the **Readiness Center for 1st Battalion, 141st Field Artillery at Jackson Barracks** on an accelerated schedule of 84-days.

Since Hurricane KATRINA, the **Louisiana Dept of the Military** contracted with Broadmoor on two other design-build projects for which Mr. Duplantier is architect-of-record, as part of the Broadmoor, LLC design build team. The **LAARNG Army Aviation Support Facility**, located in Hammond, LA is currently under construction and the National Guard **Multi-Use Readiness Center** recently completed. These projects are both located directly adjacent to the Hammond Airport.

One milestone NAVFAC initiative, was the Public Private Venture to provide Navy Family Housing at Belle Chasse, for which our firm was awarded the **2005 Commanders Design Award for the Navy Family Housing** design at the Naval Air Station, Belle Chasse, LA. This \$73 million development included the design and construction of 525 new homes and the renovation of over 200 existing homes.

In 1993, he led the firm's success in executing one of the first design-build construction contracts to be awarded by the Department of Defense through **Naval Facilities Engineering Command, Southern Division**. Since those initial projects at the home ports of Mobile, AL and Pascagoula, MS, the firm has completed in excess \$200 million in defense-related projects at bases located throughout the southeast.

He holds a Bachelor of Architecture, 1979, University of Louisiana at Lafayette, and is a registered architect in the **State of Louisiana, No. 3091**, 1982. He also holds architectural licenses in Florida, Georgia, District of Columbia, Massachusetts, Mississippi, New York, North Carolina, South Carolina and Texas.

Ken McLaughlin, P. E. , IMC Consulting Engineers

Electrical Engineer

Ken McLaughlin, P. E. is a founder of IMC Consulting Engineers, Inc. and its President. He has served as electrical engineer for Louisiana Power and Light Co. (presently Entergy Corp.), Walk Haydel and Associates, and for Leo S. Weil and Walter B. Moses, Inc., where he was Chief Electrical Engineer and Vice-President. He has designed electrical power and lighting systems for commercial, industrial, and institutional facilities since 1973. Early in his career he specialized in high voltage substation design and construction, then moved into the commercial power and lighting area. He has taught lighting design at Tulane, through the Continuing Education Division, at UNO, and has lectured at the New Orleans Regional Votecnical Institute on electrical power and lighting design. Ken has designed electrical systems for numerous Governmental facilities for the GSA, the Army Corps of Engineers and the Navy. He was the IMC Project Manager for the Job Corps project constructed a few years ago at Carville, Louisiana.

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Mr. McLaughlin is a Licensed Professional Engineer: LA Lic #16796.

Seminars include: 2009: Mass Notification Overview NFPA 2010, 2008: Integrated Classroom Lighting Design III, Lightning Protection Basics-LSA101, Lighting & Florescent Performance, Florescent Lighting Applications, Ballast Basics, IEEE 3-Day ETAP-Device Evaluation and Analyses Workshop 2007: Last Chance Seminar, Lighting for Healthcare Facilities, LES Life Safety Code Seminar 2006: ACEC Conference on the Built Environment 2005: Life Safety Code Seminar 2004: NFPA Certified Fire Protection Specialist Primer 2003: Principles of Fire Protection Engineering, Fuse protection Seminar

- **Lawrence D. Crocker Elementary School New Orleans, Louisiana** ,Jan. 2008, \$9 million renovation project addressing flood damage repair and building upgrades for New Orleans Recovery School District. Electrical design of 80,000 sq. ft. school which included power, lighting, fire alarm, security, intercom, and communications systems
- **Vehicle Maintenance Facility LADOTD – Crescent City Connection**, May 2004, Provided electrical design for garage facility including lighting, power, CCTV, access control, fueling payment system and site utility
- **U.S. Custom House Renovation New Orleans, Louisiana** , Dec. 2005 Lighting and electrical design of multiple major renovations (300,000 sq. ft.) projects of Historical Federal Building operated by GSA. Designed Custom Lighting fixtures for both interior and exterior areas to capture turn of the century atmosphere. Renovations also included standby generation, power, special systems, etc

Joshua Gettys, LEED, AP

Estimator, Preconstruction Services, LEED AP

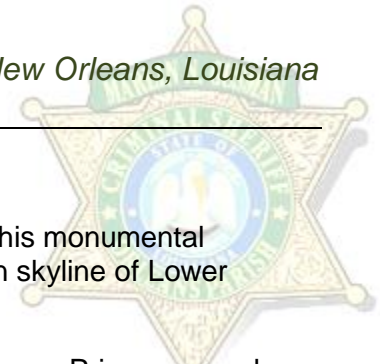
Josh brings 13 years of experience in estimating and preconstruction services on a wide range of projects including educational/university facilities, stadiums, research facilities, and commercial office buildings in excess of \$20 billion. As a director of estimating on many complex projects, Mr. Gettys has great understanding of the development of cost, schedule and project execution. These skills are further enhanced by an organized and proactive management style. He has an understanding of life safety systems, structural engineering and environmental responsibility, as Mr. Gettys is a LEED Accredited Professional. He has worked with several major construction institutions on the East Coast. Major career projects include:

- American Pharmacists Association (APhA) Headquarters Redevelopment, Washington, DC - Director of Estimating and Preconstruction, 10-story 313,585 sf addition. Value: \$70 million.
- GSA Upgrade to APhA Headquarters, Washington, DC, 165,000 sf, a high security GSA client. Value: \$23 million.

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- Freedom Tower, New York - Mr. Gettys provided estimating on this monumental endeavor. 70-story, 2.6 million sf tower reclaiming the downtown skyline of Lower Manhattan. LEED Gold Certified. Value: \$3 billion.

Mr. Gettys specializes in the Timberline Estimating system, Prolog Manager, Primavera and Sure Trac scheduling software tools. His management of these estimating tools provides a high level of accuracy and expertise in the planning of Broadmoor projects. He is experienced in subcontractor solicitation, formulation of bid packages, pricing, scope and buyout.

Mr. Gettys studied Business Administration at East Carolina University, Greenville, NC. He was a member of the US Army Special Operations Command. He is 10 & 30-Hour OSHA Certified; a Professional Member of the Construction Specification Institute), and is a CSI Masterformat Accredited Instructor.

Michael Thibodaux

Scheduler/Project Planner

Mr. Thibodaux is a senior project planner with 31 years experience in construction utilizing computer based planning and scheduling. Mr. Thibodaux's skills are in scheduling and manpower management in an integrated multi-disciplined project team environment. Mr. Thibodaux is a certified Project Management Professional (PMP) by the Project Management Institute since 1999 and is a current member of the New Orleans Chapter of PMI. He has 15 years experience using Primavera Project Planner and Primavera for Engineering and Construction scheduling software.



Mr. Thibodaux's strength is interfacing with project managers, client representatives, subcontractor personnel, and field supervisors to ensure the accuracy of schedules. He solicits information for compiling all-encompassing project schedules. One of his main roles as a scheduler is to analyze schedule data and suggest corrective actions to the project team. He designs status reports for project team, owner and subcontractor project management, and field supervisory personnel. Mr. Thibodaux has maintained Intranet and Extranet project communications websites for onsite and offsite project stakeholders, incorporating reports, graphs, and progress photographs. He has actively participated in lessons learned and risk analysis processes.

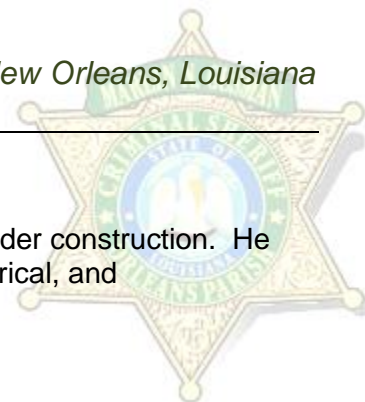
His major projects at Broadmoor include the **Louisiana Superdome Katrina Repairs & Renovation, Morial Convention Center Katrina Repairs, Tulane University Center Renovation, Riverside Hilton Katrina Repairs, La. National Guard Hammond Readiness Center and Army Air Support Facility, and La. National Guard Jackson Barracks Joint Force Headquarters.**

Mr. Thibodaux is a Graduate of Nicholls State University with a Bachelor of Science in Operations/Production Management. For 29 years his career was in the offshore oil industry.

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His technical skills included dimensional control of offshore platforms under construction. He was involved in the planning of complex installation of mechanical, electrical, and instrumentation scopes onto offshore oil and gas platforms.

Christopher Watermeier

Senior Project Manager

Mr. Watermeier has many years of experience on projects for the **Naval Facilities Engineering Command, Southeast**. He is currently project manager of the **Package 3a** project on the NAS-JRB Belle Chasse. This constitutes his second IDIQ MACC for NAVFAC. The Package 3a project includes six distinct and separate projects on this Base with a total project value of \$56, 911,894, including:

- **Utility Hardening**
- **Command and Control Hardening**
- **Public Works Complex**
- **Structure Facility**
- **Hangar 263**
- **Fire Crash Rescue Station**
- **Youth Center**

Mr. Watermeier was also project manager on the eight design/build projects awarded to Broadmoor under another IDIQ contract at the Naval Air Station – Joint Reserve Base in Belle Chasse, LA. In that DBOC he managed construction of the several distinct facilities:

- **\$700,000 Admin Supply Facility (Bldg 31)**
- **\$2.4 million Passenger Holding Area (Bldg 1)**
- **Communications Infrastructure Upgrades**
- **Roof Replacement to Bldgs 202, 204 and 261**
- **Hazardous Storage Materials/Engine Maintenance Repair**
- **Perimeter Security Enhancements and the Munitions Facility Upgrade.**

In the municipal arena, Mr. Watermeier was project manager for the repairs to the **Ernest N. Morial Convention Center, Phases I, II and III** after damages from Hurricane Katrina. Mr. Watermeier was also project manager on the **Harrah's Poydras Street Hotel** in downtown New Orleans during Hurricane Katrina. He simultaneously managed the repairs to that project during the repairs to the Convention Center. The 26-story hotel structure was successfully completed and delivered on time and within budget.

Mr. Watermeier was a member of the project management team on the \$75 million **Jazzland Theme Park** in New Orleans. Mr. Watermeier had responsibility for the construction of two of the five themed areas of the park. In addition, his responsibilities extended to all of guardrails and handrails throughout the entire park, and all patterned and stained concrete throughout the park. The project presented many site challenges, not the least of which was access and mobility for construction equipment. Carefully planned construction sequencing was required to facilitate the logistics of concurrent concrete placement.

Mr. Watermeier began his career with a Bachelor Science in Construction, Louisiana State University, 1995.

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Sparkman Long

Superintendent

Mr. Long was an integral member of the Louisiana Superdome construction management team on this two-phase project. In Phase 1, Mr. Long served as superintendent and his duties included all concession stand repairs and enhancements; all bathroom repairs and enhancements; concourse painting, ceilings, plumbing, HVAC, electrical, flooring, new food service equipment and kitchen renovations on five levels of the Superdome. During Phase 2, Mr. Long was project superintendent of this \$26 million project and successfully completed on time in five months. He was responsible for the Clubroom concourse and suite enhancements. This phase was an extensive renovation that included new HVAC and electrical systems, new plumbing fixtures, new millwork with granite countertops, upgraded high end ceiling systems, Italian tile flooring, new bathroom finishes, new food service equipment and upgraded concession and kitchen areas. Also included in the job were frameless glass wall systems and custom aluminum column covers.

Mr. Long holds a degree in Business Management, Southeastern Louisiana University, 2002, with eight years experience in the commercial construction industry. Mr. Long joined Broadmoor's construction team in 1998 on the \$76 million Jazzland Theme Park project leading carpentry crews. As a carpenter foreman at the UNO/Navy Parking Garage on the New Orleans lakefront, Mr. Long ran crews to construct cast-in-place structural concrete and the erection of pre-cast concrete columns for the 230,000 square foot parking structure. His supervisory skills brought him to the Renaissance Pere Marquette Hotel conversion where he coordinated and supervised the delivery, storage and installation of all doors and hardware in the eighteen-story historic structure.

Mr. Long was a field superintendent on the \$73 million New Orleans Navy Housing project at the Naval Air Station/Joint Reserve Base in Belle Chasse, LA. This massive project had Mr. Long coordinating and placing 103 post-tensioned building slabs and 525 slabs for the garage units of the newly constructed homes. He oversaw the flatwork/hardscaping, sitework, installation of asphalt roads and underground utilities. He was responsible for implementing and maintaining manpower schedules and critical path production scheduling activities. Mr. Long received his Construction Quality Control Management Certification by the U. S. Army Corps of Engineers while on this project.

He has Continuing Education credits for Construction Quality Control and is Management Certified by the U. S. Army Corps of Engineers.

Other major projects include the Jazzland Theme Park, New Orleans, LA, UNO/Navy Technology Park Parking Garage, New Orleans, LA, Renaissance Pere Marquette Hotel, New Orleans, LA, Navy Family Housing PPV, NAS/JRB, Belle Chasse, LA.

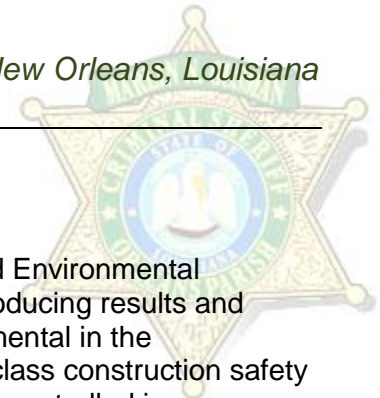
Russell M. "Rusty" Shelton

Corporate Safety Director

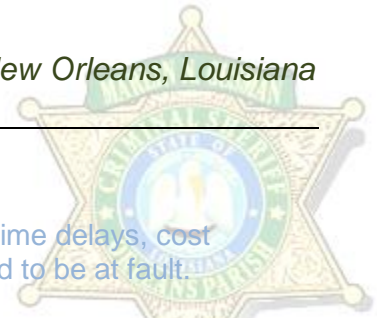
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Mr. Shelton has 28 years of experience in the field of Safety/Health/ and Environmental management. New to our team, Mr. Shelton brings a solid history of producing results and exceeding expectations at all organizational levels. He has been instrumental in the development, implementation, and successful management of a world-class construction safety process that includes safety, environmental, health, security, and owner controlled insurance. Mr. Shelton has worked in an executive capacity in the field of corporate safety for several large commercial construction, manufacturing concerns. He holds an Associate Degree in Emergency Medicine, University of Tennessee, Nashville, TN and Emergency Medical Technician, Tennessee Technical University.



6. Past performance on public projects, including any problems with time delays, cost overruns, and design inadequacies for which the designer was held to be at fault.

Broadmoor specializes in fast-tracked projects since it's inception. Broadmoor has a very good reputation for on time, within budget project execution. Our clients return to us for our services many times with the complete confidence that we can bring their projects to successful completions even on projects with very demanding schedules.

Broadmoor has provided fast-track projects to numerous public entities and has never been found at fault for any inadequacies, cost overruns, or time delays.

7. Any project-specific criteria as may apply to project needs.

Review of your project revealed two particular needs which Broadmoor has proven experience with: **fast-track projects** and an **expedited permitting process**.

After Katrina, Broadmoor was asked to design and build **Temporary Facilities** for the **Holy Cross School** in time to get their students in classrooms by the following fall of 2006. Broadmoor designed, procured and installed modular building at the schools original campus on Dauphine Street in the lower Ninth Ward in time for classes. The students were provided modular classrooms, library, band practice areas, restrooms, and covered walkways linking the buildings on their campus.

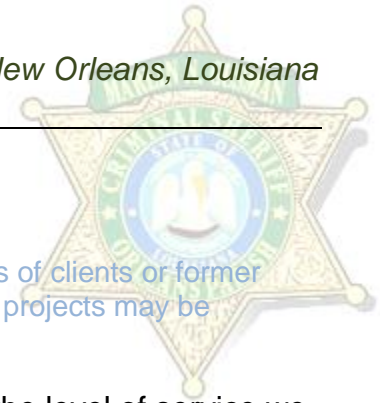


Broadmoor was also contracted to design and build the **New Modular Campus for Holy Cross School** at Paris Avenue, again with a rigorous schedule. The students were then provided with another modular campus on their new site. While the new campus was being built, the students again had a completely functional temporary school with all of the functions necessary to get them into the new permanent buildings.

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8. Past and current professional accomplishments, for which opinions of clients or former clients and information gathered by inspection of current or recent projects may be considered.

Broadmoor invites you to contact our past clients to discuss the level of service we provide. We pride ourselves on delivering a great project and developing long-standing relationships with our clients to continue to provide those services for years to come. Our repeat business is exemplary and one which are very proud of and work very hard to maintain.

Please review some of our favorite letters of appreciation which we have been honored to over the years:

Exhibits on following pages.

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Private Management for Public Facilities

J. Douglas Thornton
Regional Vice President

October 9, 2006

John Stewart, President at Broadmoor, LLC:
2740 North Arnoult Road
Metairie, LA 70002

Dear Mr. Stewart:

As Construction Managers for the Louisiana Stadium and Exposition District (LSED), Broadmoor LLC met the biggest challenge in the history of stadium construction in the USA. The \$185 million refurbishment of the Louisiana Superdome was completed in less than eight months and is unprecedented in terms of its scope.

There was no margin of error with the eyes of the nation watching and a nationally televised Monday Night Football game serving as the deadline.

With a severely depleted labor market and widespread uncertainty about the availability of equipment and materials, we decided implementing a "Construction Manager at Risk" methodology was the only solution to fast-track the project.

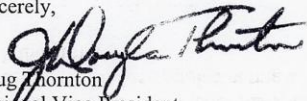
The intricate coordination of 35 subcontractors, many of which suffered severe damage to their businesses, demanded constant scrutiny, daily meetings, and 24/7 scheduling. Broadmoor's team approach in working with the State, the LSED, SMG, FEMA, and the multitude of subcontractors resulted in a seamless, efficient operation.

Despite great personal sacrifice in the wake of Hurricane Katrina, Roy Mouledous and his staff focused on the project at hand. This mammoth effort could not have been completed without their total dedication and perseverance.

The international news coverage of Hurricane Katrina made the Superdome one of the most recognized edifices in the country. The image was one of a severely damaged building in a ravaged city.

On Sept. 25, a record ESPN audience, a sold-out crowd and media from around the globe saw a bright, new symbol of the future. The Saints won that night, but so did the entire state of Louisiana, thanks to the outstanding team effort led by Broadmoor.

Sincerely,


Doug Thornton
Regional Vice President

JDT:ca

RECEIVED

OCT 16 2006

BROADMOOR

C:\BROADMOOR\LTRJOHNSTEWART100906

Stadiums ♦ Arenas ♦ Convention Centers ♦ Theatres

Louisiana Superdome ♦ 1500 Sugar Bowl Drive ♦ New Orleans, LA 70112 ♦ Voice: 504.587.3827 ♦ Fax: 504.587.3584
E-Mail: dthornton@superdome.com

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DEPARTMENT OF THE NAVY
OFFICER IN CHARGE OF CONSTRUCTION, IVAN
520 TURNER STREET
NAVAL AIR STATION
PENSACOLA, FLORIDA 32508-5225

IN REPLY REFER TO:

January 26, 2005

Mr. John A. Stewart
President
Broadmoor, LLC
2740 N. Arnoult, Road
Metairie, LA 70002

Dear Mr. Stewart,

It is with great pleasure that I award Broadmoor LLC, the Naval Facilities Engineering Command, Southern Division, Commander's Letter of Commendation in recognition of your firm's outstanding performance in repairing Hurricane Ivan damages to Chevalier Hall, Building 3460, Naval Air Station, Pensacola FL, under contract N62467-04-C-0200.

Chevalier Hall is the primary training facility of the Naval Air Technical Training Center. As such, the facility is extremely critical to the air mission of the United States Navy. In September 2004, Chevalier Hall sustained extensive interior and exterior damage during Hurricane Ivan. Because of your firm's skilled and exceptionally effective project management and quality control, Chevalier Hall was restored to use within 90-days of contract award. This was a tremendous accomplishment, under extremely adverse conditions in the aftermath of a category 4 hurricane. In spite of scarce resources, in both manpower and material, you exceeded the Navy's greatest expectations. Of particular note was your ability to absorb \$15 M in additional work without extending the contract completion date. The exceptional professionalism, technical skills, resourcefulness and cooperation of Broadmoor LLC were major factors in achieving this outstanding accomplishment.

You are commended on your firm's significant contributions to the mission of the United States Navy.

Sincerely,

A handwritten signature in black ink, appearing to read "R. B. Raines", is written over a horizontal line.

R. B. RAINES
Captain, CEC, U. S. Navy
Commander, Southern Division

ORLEANS PARISH CRIMINAL SHERIFF'S OFFICE
Construction of Temporary Inmate Housing

New Orleans, Louisiana



PM

Patrician Management

FAX: 504-885-6065

January 10, 2005

John A. Stewart, President
Dean M. Duplantier, Vice President
Broadmoor, LLC
2740 North Arnoult Road
Metairie, LA 70002

RE: Navy Multi-Family Housing
Naval Air Station – Joint Reserve Base
Belle Chasse, LA

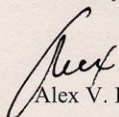
Dear John and Dean:

We have had the good fortune to work together on a project that has become a poster image of what military housing should be. The success of the project has a reputation across the country in the military, has won a national award in the private sector for multi-family housing design, and has brought us all a great deal of pride and accomplishment.

The knowledge and organization necessary to coordinate and successfully manage the design and construction of a project of this nature is considerable, but it is not the only aspect of a successful working relationship. The success of this team lies in its ability to absorb and create the most effective solutions to complex problems and the dedication of the design and the construction professionals to see all aspects of a project through to its most effective resolution.

Thank you for providing the resources and the dedication.

Sincerely,


Alex V. Lewis

AVL/jd

Alex/Navy

8027 Jefferson Highway • Baton Rouge, LA 70809 • 225-924-4828 • FAX 924-4945

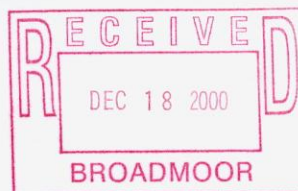
ORLEANS PARISH CRIMINAL SHERIFF'S OFFICE
Construction of Temporary Inmate Housing

New Orleans, Louisiana



December 14, 2000

Broadmoor, LLC
John A. Stewart, President
2740 North Arnoult Road
Metairie, LA 70002



RE: Jazzland Theme Park
New Orleans, LA

Dear John:

I am writing to thank you for a job well done. During this holiday season we all reflect on the things that got us through the year, and as we reflect here at Jazzland I have remembered what it took to get this park open. The construction of this major theme park, which was literally carved out of undeveloped wilderness, required a company with an aggressive approach to project management. Your dedication to the project is evidenced by the fact that, in spite of numerous delaying factors, this park was completed and opened on schedule.

Your team of designers created a themed architectural environment that is superior to the cute and clichéd environments one generally finds in parks of this size. The architecture is exciting and innovative with a refreshing touch of realism. The schedule required an aggressive posture by all the design and construction professionals in order to achieve success. The engineering challenges solved by your firm not only made the task at hand manageable, but greatly reduced the project construction time as well. Even under tight time constraints, quality and detail did not suffer.

I appreciate your enthusiasm, dedication, and continuing participation in Jazzland Theme Park. Your dedication and creativity were indispensable to making Jazzland a premier family entertainment venue.

Have A Great Holiday Season,

A handwritten signature in blue ink, appearing to read "Terry W. Prather".

Terry W. Prather
General Manager



12301 Lake Forest Blvd • New Orleans LA • 70128



ORLEANS PARISH CRIMINAL SHERIFF'S OFFICE
Construction of Temporary Inmate Housing

New Orleans, Louisiana



DEPARTMENT OF THE NAVY
NAVAL FACILITIES ENGINEERING COMMAND
WASHINGTON NAVY YARD
1322 PATTERSON AVENUE SE SUITE 1000
WASHINGTON NAVY YARD DC 20374-5064

IN REPLY REFER TO

31 March 2005

RECEIVED

APR 08 2005

BROADMOOR

Mr. Dean M. Duplantier, AIA
Broadmoor Design Group
2740 North Arnoult Road
Metairie, LA 70011

Dear Mr. Duplantier

Recently, a jury of experts (Attachment A) met in Washington, DC and reviewed 24 entries for recognition under the 2005 Design Awards Program of the Naval Facilities Engineering Command. From this review, 12 projects were identified for formal recognition.

I am very pleased to inform you that a project designed by your firm for the Naval Facilities Engineering Command (NAVFAC) is the recipient of an award. The complete list of winners and the associated awards is provided as Attachment B.

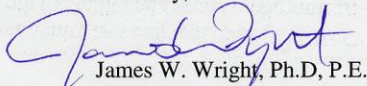
The NAVFAC Design Awards Program seeks to: (1) recognize specific design achievements by both the design community and employees of NAVFAC; (2) promote design excellence in all aspects of both the built and natural environment; (3) demonstrate responsible stewardship of public resources; and, (4) motivate all NAVFAC personnel toward creating the best possible facilities and infrastructure in satisfying the needs of its customers. It is extremely important to NAVFAC to have the kind of support from the planning, design, and construction communities that you and your firm have provided. Together, we will continue to improve the quality of the built environment.

I encourage you to consider submitting your award-winning project for recognition in other venues such as those administered by various professional organizations, industry organizations, and publications. We are available to provide the endorsements or other assistance needed.

Awards ceremonies to recognize winning projects will be conducted by our component offices.

Congratulations for a job well done! Your dedicated leadership in design excellence is an asset to the Navy.

Sincerely,


James W. Wright, Ph.D., P.E.
Chief Engineer

ORLEANS PARISH CRIMINAL SHERIFF'S OFFICE
Construction of Temporary Inmate Housing

New Orleans, Louisiana



DEPARTMENT OF THE NAVY
SOUTHERN DIVISION
NAVAL FACILITIES ENGINEERING COMMAND
P.O. BOX 190010
2155 EAGLE DRIVE
NORTH CHARLESTON, S.C. 29419-9010

08 MAR 1996

Broadmoor/Boh Brothers, A Joint Venture
2740 North Arnoult Road
P. O. Box 8791
Metairie, LA 70002-5916

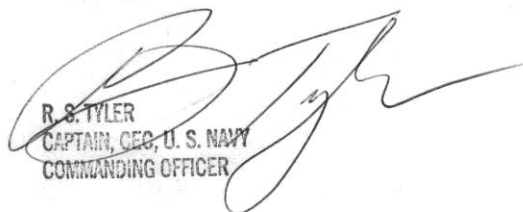
Subj: CONTRACT N62467-91-C-0588, C-130 MAINTENANCE HANGAR,
NAVAL AIR STATION, NEW ORLEANS, LA

Gentlemen:

I want to take this opportunity to express my sincere appreciation for your outstanding performance on the subject contract. This \$14 million contract provided a 59,000 square foot hangar, with shops, administrative spaces and a 500,000 square foot concrete parking apron for the Naval Air Station, Joint Reserve Base in New Orleans. Due in large part to your submission of a Value Engineering Change Proposal (VECP) that resulted in a \$440,000 savings, this project was completed one year ahead of the original contract completion date. Your teamwork with our local ROICC personnel, in support of our Naval Air Station and squadron customers, has produced a superb facility that has dramatically improved the operational readiness of the local C-130 squadron, VR-54. The quality construction produced by both your construction companies and your subcontractors will benefit the Navy in New Orleans today and for many years to come.

Thank you for your superb efforts. Well Done!

Sincerely,


R. S. TYLER
CAPTAIN, CGO, U. S. NAVY
COMMANDING OFFICER

Copy to:
ROICC New Orleans, LA

ORLEANS PARISH CRIMINAL SHERIFF'S OFFICE
Construction of Temporary Inmate Housing

New Orleans, Louisiana



DEPARTMENT OF THE NAVY
NAVAL FACILITIES ENGINEERING COMMAND
WASHINGTON NAVY YARD
1322 PATTERSON AVENUE SE SUITE 1000
WASHINGTON NAVY YARD DC 20374-5064

IN REPLY REFER TO

5 September 2003

Mr. John Stewart, President
Broadmoor L.L.C.
2740 N. Arnold Rd.
Metairie, LA 70002

Dear Mr. Stewart:

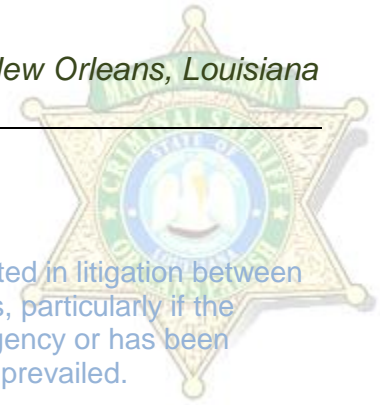
As construction of the New Orleans PPV draws to a close, I would like to express my personal thanks to you and your staff for delivering such a wonderful project. I have had many compliments on the design and the quality of the construction, as well as the creativity and professionalism of your staff. In addition, it looks like you are going to finish ahead of schedule and under-budget.

Thanks again for an excellent effort. Our Navy and Marine Corps families will reap the benefits of your work for years to come.

Sincerely,

A handwritten signature in black ink, appearing to read "S. Forrest", is written over the typed name.

Scott D. Forrest
Director, Special Ventures Acquisition
Naval Facilities Engineering Command



9. Whether problems as indicated in Subclause 6 above herein resulted in litigation between the public agency and the person performing professional services, particularly if the designer is currently involved in unsettled litigation with a public agency or has been involved in litigation with a public agency where the public agency prevailed.

Broadmoor has not filed any lawsuits or instituted any arbitration proceedings against any party arising out of any construction contract within the last five years.

Broadmoor is not involved in litigation now, nor in the past, with a public agency in which it was found to be at fault.

10. References – past and current client references

LCMR John F. Baressi, P. E., Director of Gulf Coast Reconstruction, USCG FDCC, 757-274-3095

Relocation of U. S. Coast Guard Integrated Support Command and Tenants
New Orleans, LA

Square Footage: 142,720 buildings, 800 linear foot pier, 25-acre site development

Architect: Broadmoor, LLC - Design

\$ 75,936,791

Paul Mullins, Construction Manager, 228-688-4715

Navy SOF Riverine and Combat Craft Operation Facility

Stennis Space Center, MS

Square Footage: 32,000 sf

Naval Facilities Engineering Command, Southeast Division

Architect: Dammon Engineering, Robert Wiltse, 985-649-5832

\$ 9,699,786

Charlie DiGange, Headmaster, 504-942-3100

New Campus for Holy Cross School

New Orleans, LA

Square Footage: 200,000 sf on 20-acres

Holy Cross School Board of Trustees

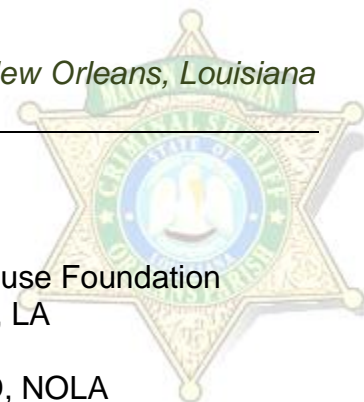
Architect: Broadmoor/Blitch Knevel

\$86,000,000

ORLEANS PARISH CRIMINAL SHERIFF'S OFFICE

Construction of Temporary Inmate Housing

New Orleans, Louisiana



Ens. Kirby Linck, 504-678-9713

F-15 CIRC Jet Engine Maintenance Facility Addition and Hush House Foundation
New Orleans Naval Air Station-Joint Reserve Base, Belle Chasse, LA
Square Footage: 12,502
Naval Facilities Engineering Command, Southeast Division, FEAD, NOLA
\$ 5,950,000

David Gallagher, ROICC Construction Manager, 504-678-9080

Package 3a (0062) – Multiple Award Construction Contract
Naval Air Station-Joint Reserve Base, Belle Chasse, LA
Naval Facilities Engineering Command – Southeast
Architect: Broadmoor, LLC - Design
*Remote Hangar 263, Command and Control Facility, Public Works, Crash/Fire
Rescue Facility, Comprehensive Utilities, Youth Center*
\$56,911,894

PROJECTS COMPLETED 2010:

Army Aviation Support Facility

Louisiana Army National Guard
State of Louisiana Military Department
Broadmoor/Blitch Knevel - Architect
Hammond, LA
\$60,705,411
Completed January 2010

PROJECTS COMPLETED 2009:

Joint Forces Headquarters

Louisiana Army National Guard
State of Louisiana Military Department
John T. Campo Architects
Jackson Barracks, LA
\$40,000,000
Completed August 2009



Hammond Readiness Center

Louisiana Army National Guard
State of Louisiana Military Department
Broadmoor/Blitch Knevel - Architect

ORLEANS PARISH CRIMINAL SHERIFF'S OFFICE
Construction of Temporary Inmate Housing

New Orleans, Louisiana



Hammond, LA
\$34,707,912
Completed January 2009

PROJECTS COMPLETED IN 2008:

St. Bernard Housing Development - Demolition

St. Bernard Redevelopment, LLC
New Orleans, LA
\$11,000,000 (fee)
October 2008

Lakeside Shopping Center Parking Garage #2

Causeway, LLC
Metairie, LA
Broadmoor, LLC - Architect
\$31,004,786
December 2008

Willowbrook Apartments – Hurricane Repairs

State Of Louisiana, Office of Facility Planning and Control
New Orleans, LA
\$28,876,063
Complete May 2008



Shell Robert Training Facility

Shell Offshore
Robert, LA
\$19,233,770
Completed September 2008

Ernest N. Morial Convention Center Damage Survey

New Orleans Exhibition Hall Authority
\$11,004,389
Completed October 2008





PROJECTS COMPLETED IN 2007:

University Center Expansion

Tulane University
New Orleans, LA
\$20,929,676
Completed July 2007

Lakeside Shopping Center Parking Garage #3

Causeway, LLC
Metairie, LA
Broadmoor, LLC - Architect
\$16,490,860
Completed October 2007

Repairs to the Louisiana Superdome

Louisiana Stadium and Exposition District

State of Louisiana, Office of Facility Planning and Control
Trahan, Billes, Sizeler Architects, A Joint Venture
\$127,419,537
Completed November 2007

Erato Street Cruise Terminal and Parking Garage

Port of New Orleans
New Orleans, LA
\$ 28,680,980
Completed November 2007

Ernest N. Morial Convention Center Phase I, II, III

Glass Repairs

New Orleans Exhibition Hall Authority
\$ 12,366,727
Completed April 2007

Department of the Navy

Naval Facilities Engineering Command, Southern Division

New Orleans Naval Air Station, Belle Chasse, LA
IDIQ Design/Build projects including:

Child Development Center

Small Arms Range

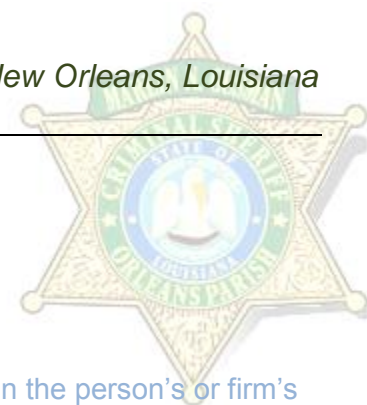
Broadmoor, LLC - Architect



ORLEANS PARISH CRIMINAL SHERIFF'S OFFICE

Construction of Temporary Inmate Housing

New Orleans, Louisiana



Total Contract Value: \$6,426,732
Completed August 2007

11. Capacity for timely completion of the work, taking into consideration the person's or firm's current and projected workload and professional and support manpower.

Our resources to mobilize on this project are in place and will be ready for the start date. Our current backlog is below normal levels and we have experienced personnel in-house that are ready to be engaged on this project. We will not have to hire any additional personnel to accomplish this project.

As one of the largest regional design/build contractors in the state, Broadmoor has solid relationships with the subcontracting trades and suppliers in the greater New Orleans area, as well as the surrounding Louisiana and the Mississippi Gulf Coast region. Broadmoor is the commercial building division of Boh Bros. Construction Co., LLC, the largest contractor in the state of Louisiana. Boh Bros. provides a vast resource of equipment and manpower with 1,200 employees, and a \$70 million equipment inventory. We will use our years of knowledge and experience in the regional commercial construction industry along with our long standing relationships with the subcontractors in this region to provide the resources required for this project in this post-Katrina market. The volume of government projects Broadmoor has delivered has provided our professionals with the depth of experience necessary to provide exceptional design/build services, coupled with a first hand grasp of what the Gulf Coast contracting market has been through and evolved to over the years since Katrina.

We have successfully manned and completed several key hurricane repair projects including the Louisiana Superdome, the New Orleans Convention Center, the Hilton Hotel, Harrah's Casino and Holy Cross School and are confident in the resources we have to provide all of the manpower necessary to complete this project on time and within budget. We are currently providing services to three major installations for the Louisiana Army National Guard here in New Orleans region and a significant project for the U.S. Navy at New Orleans Naval Air Station/Joint Reserve Base, Belle Chasse.

We are providing a management team that has worked together for many years both in house and with our Strategic Alliance Partners.

The depth of our team coupled with that of our Strategic Alliance Partners creates a pool of technical and management professionals, as well as seasoned craftsmen available to this project.



The Broadmoor Team Resource Base and Strategic Alliance Partners

**BROADMOOR, LLC
COAST CONCRETE SERVICES
HTE ELECTRICAL CONTRACTORS
GOOTEE CONSTRUCTION**

12. The nature, quantity, and value of public entity work awarded to both the design and construction components of the applicant entity, it being generally desirable to allocate such work among persons who are desirous and qualified to perform such work.

The majority of Broadmoor's construction revenues are for public work. Our clients include the following public entities:

U. S. Naval Facilities Engineering Command, Southeast
Homeland Security, the United State Coast Guard
NASA
Louisiana Department of the Military
Louisiana Army National Guard
State of Louisiana – Office of Facilities Planning and Control
The City of New Orleans
New Orleans Exhibition Hall Authority
Housing Authority of New Orleans



PUBLIC PROJECTS IN PROGRESS 2010:

NASA Vertical Assembly Building

Location: New Orleans, LA
Owner Rep/Architect: Jacobs Technology, Inc., Eric Shoemaker, 504-257-1257
Contract Amount: \$22,513,347
43.4% complete
Completion date: Oct 2010

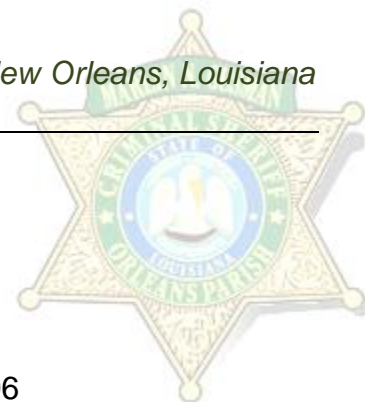
NASA Machining Center - \$1,744,425

Location: New Orleans, LA
POC: Jacobs Technology, Inc., Keith Campo, PM, 504-257-0470
74.2% complete
Completion date: May 2010

ORLEANS PARISH CRIMINAL SHERIFF'S OFFICE

Construction of Temporary Inmate Housing

New Orleans, Louisiana



NASA – Robotic Weld Tool - \$2,679,962

Location: New Orleans, LA

Owner's Rep/Architect: Jacobs Technology, Inc.

POC: Jacobs Technology, Inc., William Bouchereau, 504-257-1896

72.5% complete

Completion date: May 2010

Lafitte Housing Development

New Orleans, LA

Lafitte Infrastructure \$ 11,500,000 – 80% – April 2010

Lafitte Housing Units \$ 20,500,000 – 0% - December 2010

Lafitte Housing Development, LLC

POC: Jim Kelly, 504-592-5683

Engineer: Schrenk & Peterson Consulting Engineers, Ryan Flanagan, PE, 504-482-7856

F-15 CIRC Jet Engine Maintenance Facility Addition and Hush House Foundation

New Orleans Naval Air Station-Joint Reserve Base, Belle Chasse, LA

Square Footage: 12,502

Naval Facilities Engineering Command, Southeast Division, FEAD, NOLA

POC: Ens. Kirby Linck, 504-678-9713

Architect: Broadmoor, LLC

\$ 5,950,000



Calibration Laboratory

New Orleans Naval Air Station-Joint Reserve Base, Belle Chasse, LA

Square Footage:

Naval Facilities Engineering Command, Southeast Division

POC: Ens. Ryan White, 504-678-9711

Architect: Waldemar S. Nelson Engineering, Inc., Robert Olivier, 504-523-5281

\$ 8,000,000

Relocation of U. S. Coast Guard Integrated Support Command and Tenants

New Orleans, LA

Square Footage: 142,720 buildings, 800 linear foot pier, 25-acre site development

POC: LCMR John F. Baressi, P. E., Director of Gulf Coast Reconstruction, USCG

FDCC, 757-274-3095

Architect: Broadmoor, LLC - Design

\$ 75,936,791

ORLEANS PARISH CRIMINAL SHERIFF'S OFFICE

Construction of Temporary Inmate Housing

New Orleans, Louisiana



Navy SOF Riverine and Combat Craft Operation Facility

Stennis Space Center, MS

Square Footage: 32,000 sf

Naval Facilities Engineering Command, Southeast Division

POC: Paul Mullins, Construction Manager, 228-688-4715

Architect: Dammon Engineering, Robert Wiltse, 985-649-5832

\$ 9,699,786



The following is a list of many of Broadmoor's projects illustrating a wide range of experience for public entities.

Administrative

- C-130 Hangar and Administration Building, NAVFAC Southeast, New Orleans NAS-JRB, Belle Chasse, LA
- Administration Building No. 31, NAVFAC Southeast, New Orleans NAS-JRB, Belle Chasse, LA
- UNO/Navy Technology Center Buildings, U. S. Navy, New Orleans, LA
- Claiborne Office Building, Louisiana Capital Complex, Louisiana Facility Planning and Control, Baton Rouge, LA
- Galvez Office Building, Louisiana Capital Complex, Louisiana Facility Planning and Control, Baton Rouge, LA
- LAARNG Multi-Use Readiness Center, Louisiana Army National GuardHammond, LA
- Joint Forces Headquarters, Louisiana Army National Guard, Jackson Barracks, LA

Entertainment – Hospitality

- Louisiana Superdome Repairs, State of Louisiana Facility Planning and Control, New Orleans, LA
- Ernest N. Morial Convention Center Phase II and III, New Orleans Exhibition Hall Authority, New Orleans, LA



Aircraft Support Facilities

- C-130 Aircraft Hangar, NAVFAC Southeast, New Orleans NAS-JRB, Belle Chasse, LA
- Passenger Terminal Expansion, Building No. 1 NAVFAC Southeast, NAS-JRB Belle Chasse, LA
- Control Tower Renovation, NAVFAC Southeast, , NAS-JRB, Belle Chasse, LA
- Naval Air Technical Training Center, Chevalier Hall, NAVFAC Southeast, ,NAS Pensacola, FL
- LAARNG Army Aviation Support Facility, Hammond, LA

Medium Industrial Buildings

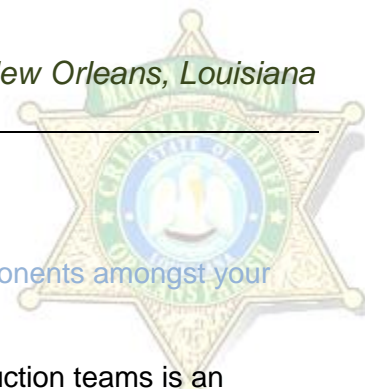
- Humidity Controlled Warehouses, Navy SeaBee Base, Biloxi MS
- Hazardous Material Storage and Engine Repair, NAVFAC Southeast, New Orleans NAS-JRB, Belle Chasse, LA
- Upgrade Munitions Storage, NAVFAC Southeast, New Orleans NAS-JRB, Belle Chasse, LA
- Re-roofing Buildings 202, 204, and 261, NAVFAC Southeast, NAS-JRB, Belle Chasse, LA
- Mississippi Army Ammunition Plant LAP and Warehouse Facilities Expansion, Stennis Space Center, Harrison County, MS
- Central Warehouse, New Orleans Sewerage and Water Board, New Orleans, LA
- Central Warehouse, U. S. Army, Fort Polk, LA

Civil Construction - drainage, and sewage, potable water

- Communications Infrastructure Upgrade, NAVFAC Southeast, New Orleans NAS-JRB, Belle Chasse, LA
- Navy Multi-Family Housing – Complete Site Infrastructure, (Public Private Venture) New Orleans NAS-JRB, Belle Chasse, LA (exempt from evaluation – please see letters)
- Desire HOPE VI Housing Development Infrastructure, New Orleans, LA

Multi-Family Housing Developments

- Navy Multi-Family Housing Renovation of 216 existing units, and 512 new homes, New Orleans NAS-JRB, Belle Chasse, LA
- Willowbrook Apartment Renovations, State of Louisiana Facilities Planning and Control Office, New Orleans, LA



13. How do you propose to allocate the construction and design components amongst your team.

The interaction and allocation of services among our design and construction teams is an inherent process of the design/build tradition at Broadmoor. One of Broadmoor's unique aspects in the allocation between the design and construction disciplines is that we are truly a design/build firm in partnership with our clients.

We are an integrated Design/Build firm that has provided comprehensive services to public and private clients for over thirty years including some of the most significant projects recently built in south Louisiana.

What differentiates us from most other groups that pursue design-build work is that **we are Design/Builders**, a construction company with an in-house architectural firm, and not separate companies consisting of Contractors that contract with design firms to perform design/build work together. This is important because we can afford our clients and their management teams the distinct advantages of working with a combined staff of experienced professionals focused on both design and construction aspects of their project under one roof with a single line of accountability. This integration simplifies all aspects of project coordination with interface being between just Broadmoor and the Owner's management team, and not several separate entities.

The D/B interface, management controls and communication are structured with in-house team interaction. Our office environment is such that the design and construction professionals are co-workers that interact between each others offices. We meet at a moments notice to review plans together or discuss design and construction issues. It is commonplace to find our in house teams together around the table resolving project issues inherent with Design/Build projects.

Design/Build Process: The activities and responsibility of our team change as the project moves from design to construction to move-in. An outline of our approach to the phases of the design build process is outlined below.

Design Phase: Design services will commence upon release of approved project RFP Plans and program data in a kick-off teaming session with Owner representatives after award. Broadmoor's design team will then coordinate technical support and produce design documents necessary to support the design review and approval process.

During the design phase of the project, weekly meetings are held with all parties to discuss the progress of the design and construction processes. Interaction with the architects and engineers and the construction management teams in order to define all aspects of the project, including materials and methods, long lead items and the schedule will be discussed to assure the timely and cost effective product.

During this design document development process our team of design and construction professionals work together to solve design issues and put management controls in place. Coordination meetings and integrated design reviews are conducted throughout this phase of the project. While our designers are in drawing production mode our builders take on a support and planning role in this process.

Preconstruction Support: Our team of design and construction professionals utilizes an interactive design review process to evaluate the design and to identify and highlight potential problems. As discrepancies are identified, our team objectively works together to find potential solutions and to provide information which can be used to make informed decisions.

Key objectives of this design support planning effort include:

- Constructability Assessment
- Value Engineering
- Site Logistics Planning
- Integrated Schedule Development
- Bid Package Development
- Subcontractor/Supplier Solicitations
- Detailed Estimating
- SBE Plan Strategies

Management Controls will be initiated during the design phase to manage and integrate design and construction activities. These controls will continue and be expanded as on-site operations become engaged. We utilize a number of management systems and tools to provide management controls for project documentation, scheduling, procurement, expediting, site management, cost control.

Construction Phase: Managing the construction process is our primary specialty. Our on-site team's ability to deliver on this core aspect of every project is one of our most valuable strengths. Our management systems for coordination of work, tracking construction costs and job progress allow us to identify field problem quickly and resolve them. As on-site operations are engaged our management controls are expanded to undertake all construction management duties including quality control, scheduling, cost control, change management, subcontractor management, project documentation, self-performed work.

A key strength is that our on-site management teams will engage our field forces to self performed work controlling the flow of key activities including piling, formwork, concrete, masonry, and carpentry.



14. The Orleans Parish Criminal Sheriff's Office (OPCSO), requests that the contractors consider utilizing state and local "Disadvantaged Business Enterprise Program Contractors".

DBE Participation Efforts and Commitment

Broadmoor, L.L.C. agrees to apply its Best Efforts to fully comply with the DBE Program, including all reporting requirements and any specific contract goals for DBE participation.

Broadmoor is experienced in the implementation of various programs with goals as have been instituted on federal, military and city projects we have completed. Our achievements in these program endeavors have been successful and highly praised.

Broadmoor LLC promotes full and equal opportunity for any individual who may desire to garner gainful employment or business that may desire to pursue and participate in contracting opportunities with Broadmoor LLC or any of its subcontractors and consultants. Broadmoor does not, and will not engage in hiring or contracting practices that are discriminatory or otherwise unlawful and will not tolerate such practices by its consultants or subcontractors.

Broadmoor will take all necessary and reasonable steps to ensure that DBE's shall be made aware of and have the maximum opportunity to compete for and participate in the project.

Broadmoor has had a significant amount of experience in working with New Orleans area DBE firms and meeting goals on projects for the City of New Orleans, the New Orleans Aviation Board, the Sewerage and Water Board, the Housing Authority of New Orleans and the Orleans Levee District. We have standing relationships with all of the qualified firms in the region and understand their capabilities. This allows us to organize (subdivide) work packages to facilitate DBE involvement without taking any significant risk with the project schedule.

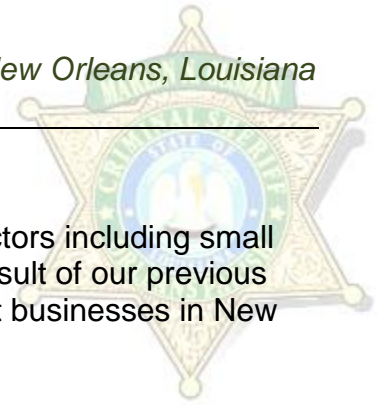
Broadmoor will strive to involve as many local subcontractors and suppliers as possible and communicate opportunities to the Orleans Parish contracting industry to the best of our abilities.

- Broadmoor has a strong contingent of local subcontractors dedicated to rebuilding New Orleans.

ORLEANS PARISH CRIMINAL SHERIFF'S OFFICE

Construction of Temporary Inmate Housing

New Orleans, Louisiana



- Broadmoor has developed a database of local area contractors including small and disadvantaged construction related businesses as a result of our previous programs. We will use our database to identify and contact businesses in New Orleans and solicit their involvement in the project.
- Broadmoor will work in good faith to support the utilization of Orleans Parish businesses by networking with local industry associations.