

**RESPONSE TO
RFQ NUMBER 24-1211**

TO

**JEFFERSON PARISH ECONOMIC DEVELOPMENT COMMISSION
700 CHURCHILL PARKWAY, AVONDALE LA 70094**

FOR

NEW ORLEANS FOOD AND BEVERAGE INCUBATOR

SUBMITTED BY:

CICADA

**4933 Magazine St, Suite 202
New Orleans, LA 70115**

WITH

TIPTON ASSOCIATES

**449 Westmoreland Dr
Baton Rouge, LA 70806**

DECEMBER 11, 2024

EXECUTIVE SUMMARY

Scott Rojas
Jefferson Parish Economic
Development Commission
700 Churchill Pkwy
Avondale, LA 70094

December 11, 2024

Dear Mr. Rojas:

CICADA, as the prime architect, in partnership with **TIPTON ASSOCIATES** as an integral sub-contractor, is prepared to fulfill the **Jefferson Parish Economic Development Commission's (JEDCO)** vision for the Greater New Orleans Food & Beverage Incubator. This RFQ presents an opportunity to establish a state-of-the-art, 15,000-square-foot facility that fosters economic growth by supporting food and beverage entrepreneurs. With over 20 years of collaborative experience, **CICADA** and **TIPTON** bring unmatched expertise in design, engineering, pre-construction, and construction management to this project.

CICADA, a New Orleans-based firm, specializes in delivering cutting-edge design solutions that integrate technology with thoughtful, community-focused principles. As the prime architect, **CICADA** will lead all phases of the project, ensuring efficient coordination and precise execution from conceptual planning to construction completion. By leveraging advanced visualization techniques and a proven ability to manage complex projects, **CICADA** ensures a seamless process aligned with **JEDCO's** objectives.

TIPTON ASSOCIATES, based in Baton Rouge, serves as an essential consultant of the team, contributing nationally recognized expertise in culinary design and community development. With a proven history of creating functional and inspiring spaces, **TIPTON** will provide critical design input for the facility's kitchens, storage spaces, and demonstration areas. Their deep understanding of operational needs, regulatory requirements, and multipurpose space integration will enhance the incubator's ability to serve as a hub for education, innovation, and business growth.

Our team's approach envisions 3 crucial goals to ensure the project's success:

- **ECONOMIC ACTIVATION:** The incubator will drive economic growth by fostering the development of food and beverage entrepreneurs, offering versatile spaces designed to promote collaboration and innovation.
- **COMMUNITY ENGAGEMENT:** The incubator will serve as an accessible, inclusive hub for events, training, and demonstrations, fostering engagement among local residents and stakeholders while connecting the community with entrepreneurs in a vibrant social space.
- **SUSTAINABILITY AND BUDGET-CONSCIOUS DESIGN:** The incubator should prioritize energy-efficient systems, green infrastructure, and adaptable spaces, ensuring sustainability while maintaining strict budget adherence to establish a practical and responsible foundation for its development.

With over two decades of collaboration, **CICADA** and **TIPTON ASSOCIATES** are uniquely equipped to deliver a facility that embodies the innovation, resilience, and entrepreneurial spirit of the Greater New Orleans community. Our combined expertise, collaborative approach, and shared dedication to excellence will ensure the Food & Beverage Incubator becomes a cornerstone of regional economic development.

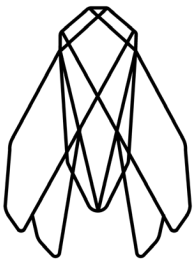
Sincerely,



Seamus McGuire
Partner

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Technical Evaluation Committee (TEC) Questionnaire

Instructions

- The Technical Evaluation Committee (TEC) Questionnaire shall be used for professional services related to architecture, engineering, or survey projects.
- **The TEC Questionnaire should be completely filled out. Complete and attach ALL sections. Insert “N/A” or “None” if a section does not apply or if there is no information to provide.**
- Questionnaire must be dated and signed by an authorized representative of the Firm. Failure to sign the questionnaire shall result in disqualification of proposer pursuant to J.P. Code of Ordinances Sec. 2-928.
- All subcontractors must be listed in the appropriate section of the Questionnaire. Each subcontractor must provide a complete copy of the TEC Questionnaire, applicable licenses, and any other information required by the advertisement. Failure to provide the subcontractors' complete questionnaire(s), applicable licenses, and any other information required by the advertisement shall result in disqualification of proposer pursuant to J.P. Code of Ordianances Sec. 2-928.
- If additional pages are needed, attach them to the questionnaire and include all applicable information that is required by the questionnaire.

TEC Professional Services Questionnaire

A. Project Name and Advertisement Resolution Number:

JEDCO New Orleans Food and Beverage Incubator JEDCO RFQ Number: 24-1211

B. Firm Name & Address:

CICADA
4933 MAGAZINE ST, SUITE 202
NEW ORLEANS, LA 70115

C. Name, title and contact information of Principal, as defined in Section 2-926 of the Jefferson Parish Code of Ordinances, who is a registered, licensed architect, professional engineer, or surveyor in the State of Louisiana:

SEAMUS McGUIRE
PRINCIPAL
SEAMUS@CICADATEAM.COM
504.559.3103

D. Name and contact information of employee who is a registered and licensed architect, professional engineer, or surveyor in the State of Louisiana in the applicable discipline. A subcontractor may be substituted here only if the advertised Project requires more than one discipline.

LANE KOZICZ
ARCHITECT
LANE@CICADATEAM.COM
504.810.5142

E. Please provide the number of employees whose primary function corresponds with each category:

<u> 1 </u> Administrative	<u> </u> Estimators	<u> </u> Specification Writers
<u> 5 </u> Architects (Licensed)	<u> </u> Geologists	<u> </u> Structural Engineers
<u> </u> Chemical Engineers	<u> </u> Geotechnical Engineers	<u> </u> Graduate Engineers
<u> </u> Civil Engineers	<u> 1 </u> Interior Designers	<u> </u> Project Managers
<u> </u> Construction Inspectors	<u> </u> Landscape Architects	<u> </u> Clerical
<u> </u> Ecologists	<u> </u> Land Surveyor	<u> </u> Grant/Funding Specialist
<u> </u> Electrical Engineers	<u> </u> Mechanical Engineers	<u> </u> Sanitary Engineers
<u> 1 </u> Engineer Intern	<u> </u> Environmental Engineers	
<u> </u> Professional Land Surveyors		<u> 8 </u> TOTAL

F. Is this submittal by a JOINT-VENTURE? Please check: YES ☐ NO ☒

If marked "No" skip to Section I. If marked "yes" complete Sections G-H.

TEC Professional Services Questionnaire

G. If submittal is by JOINT-VENTURE, list the firms participating and outline specific areas of responsibility (including administrative, technical, and financial) for each firm. Please attach additional pages if necessary.

1.

2.

H. Has this JOINT-VENTURE previously worked together? Please check:

YES ☐ NO ☐

I. List all subcontractors anticipated for this Project. Please note that all subcontractors must submit a fully completed copy of this questionnaire, applicable licenses, and any other information required by the advertisement. See Jefferson Parish Code of Ordinances, Sec. 2-928(a)(3). Please attach additional pages if necessary.

Name & Address:	Specialty:	Worked with Firm Before (Yes or No):
1. Tipton Associates 449 Westmoreland Dr Baton Rouge, LA 70806	Architecture // Facility Planning // Food Service Design	Yes
2. Marais Consultants 1813 Baronne St New Orleans, LA 70113 Certified DBE/WBE	Civil Engineer Structural Engineer	Yes
3. Salas O'Brien 541 Julia St #200 New Orleans, LA 70130	Mechanical, Plumbing and Technology Engineering	Yes
4. Electrical Design Solutions 13430 N. Leah St, Ste B. Gonzales, LA 70737 Certified DBE	Electrical Engineering	CICADA - NO Tipton Associates - YES
5. Food Facilities Concepts, Inc. 1100 Washington Avenue, Suite 302 Carnegie, PA 15106	Food Service Consultant	CICADA - NO Tipton Associates - YES

J. Please specify the total number of support personnel that may assist in the completion of this Project:

4 (at CICADA)

TEC Professional Services Questionnaire

K. List the professional in charge, key persons, specialists, and individual consultants anticipated for this Project and provide their relevant information below. If necessary, please attach additional documentation (i.e. resume) that demonstrates the employment history and experience of the Firm's key persons that may assist in the completion of this Project. Please attach additional pages if necessary.

PROFESSIONAL IN CHARGE OF PROJECT:

Name & Title:



Seamus McGuire, RA, LEED AP BD+C
Principal

Project Assignment:

Seamus McGuire
Principal-in-Charge
Project Director

Name of Firm with which associated:

CICADA

Years' experience with this Firm:

7

Education: Degree(s)/Year/Specialization:

Bonnabel High School // 2004
LSU School of Architecture // 2010 // BArch
University of Kansas // 2012 // MArch Design Build

Active registration: Year first registered/discipline:

2014 // LA #8120

Other experience and qualifications relevant to the proposed Project:

Seamus, born and raised in Jefferson Parish, has a deep understanding of design, engineering, and construction processes allowing him to effectively manage day-to-day facilitation, communication, and coordination among project stakeholders. His proven ability to deliver complete, coordinated, and code-compliant projects ensures alignment with JEDCO's goals. Having successfully led projects for clients such as Jefferson Parish Schools, ERG, MCC Group, and Long Branch Group, Seamus is adept at managing complex timelines and integrating diverse teams. His strong relationships with regional contractors and developers further enhance his ability to navigate the construction administration process, making him an invaluable leader for this transformative project.

Select Project Experience


THE WHIT // POR // Under Construction

JP PROJECT# 2024-01 -MARQUIS SIGN UPGRADE (MULTIPLE SITES) // POR //Complete

RUBENSTEIN HOTEL // POR // Complete

THE BATTURE // Architect // Active

TEC Professional Services Questionnaire

KEY PERSON, SPECIALIST, OR INDIVIDUAL CONSULTANT:	
Name & Title:	
	Paulo Perkins, RA Principal
Project Assignment:	
Construction Management / QC	
Name of Firm with which associated:	
CICADA	
Years' experience with this Firm:	
7	
Education: Degree(s)/Year/Specialization:	
LSU School of Architecture // 2008 // BArch	
Active registration: Year first registered/discipline:	
2017 // LA #8724	
Other experience and qualifications relevant to the proposed Project:	
<p>Paulo Perkins, a founding partner at CICADA and licensed architect, combines expertise in computational design with extensive experience in construction administration. He has successfully led construction management for numerous CICADA projects, ensuring alignment between design intent and on-site execution. With proficiency in contract oversight, RFIs, submittal reviews, and site inspections, Paulo delivers projects on time, within budget, and to the highest standards, meeting the construction management requirements of the JEDCO RFP.</p> <p>Raised in New Orleans' French Quarter by a restaurateur family, Paulo's appreciation for Euro-Caribbean architecture and cultural context informs his work. His passion for technology bridges historical design with modern methodologies, ensuring cohesive transitions from concept to construction.</p> <p>Before CICADA, he collaborated directly with Tipton and Aramark, delivering dining and food service design assistance. His portfolio includes collaborations with leaders in the restaurant and hospitality industries, reflecting his ability to integrate culture, business, and design. Paulo's dual expertise in design and construction administration ensures the success of the JEDCO Food & Beverage Incubator project.</p>	
<p>Select Project Experience</p> <p>BRASA // POR // Complete</p> <p>THE WHIT // CA lead // Construction</p>	<p>RUBENSTEIN HOTEL // Design // complete</p> <p>THE BATTURE // CA Lead // Design + Permit</p> <p>PURDUE MEMORIAL UNION // Consultant for Tipton Associates // Design Assistance</p> <p>LSMSA / NSU INNOVATION CENTER // Consultant for Tipton Associates // Design Assistance</p>

TEC Professional Services Questionnaire

KEY PERSON, SPECIALIST, OR INDIVIDUAL CONSULTANT:

Name & Title:



Matt DeCotiis, RA, LEED AP
Principal

Project Assignment:

Programming // Design

Name of Firm with which associated:

CICADA

Years' experience with this Firm:

7

Education: Degree(s)/Year/Specialization:

Northeastern University School of Architecture // 2008 // BS Architecture
Tulane University // 2012 // MArch

Active registration: Year first registered/discipline:

2017 // LA #8662

Other experience and qualifications relevant to the proposed Project:

Licensed in New York and Louisiana, Matt has worked on projects ranging from small residential developments to large-scale commercial facilities in New York City and New Orleans. His proficiency in master planning, zoning review, and contemporary design ensures a comprehensive approach to programming and initial planning, meeting JEDCO's requirements for design and pre-construction services.

Matt's work is distinguished by a balance of international modern aesthetics and deep respect for regional history. Honing his skills in Seville, Spain, and New York, he blends innovative design methodologies with the cultural fabric of Greater New Orleans. Notably, Matt led the design and development of The Batture, a transformative riverfront park featuring local restaurants and shops, where he led the creation of development guidelines that harmonize new structures with the existing industrial landscape. Additionally, with Seamus McGuire, he directed the re-envisioning of six historic buildings at the corner of St. Charles Avenue and Canal Street into the Rubensteins Hotel, a 38-room boutique establishment that meticulously restored existing structures while modernizing interior spaces.


Select Project Experience

RUBENSTEIN HOTEL // Design Lead // complete


THE BATTURE // POR // Design + Permit

THE WHIT // Design Assistance + Site Planning // Under Construction

TEC Professional Services Questionnaire

KEY PERSON, SPECIALIST, OR INDIVIDUAL CONSULTANT:	
Name & Title:	
	James Catalano, RA Principal
Project Assignment:	
Production Coordination	
Name of Firm with which associated:	
CICADA	
Years' experience with this Firm:	
7	
Education: Degree(s)/Year/Specialization:	
LSU // 2013 // BArch	
Active registration: Year first registered/discipline:	
2024 // LA #10182	
Other experience and qualifications relevant to the proposed Project:	
<p>James Catalano, a licensed architect and founding partner of CICADA, specializes in producing high-quality design and construction documents that align with the owner's vision, project goals, and budget. His decade of experience in advanced architectural technology, including aerial photogrammetry, 3D printing, and scan-to-BIM processes, ensures precise, efficient, and innovative project execution. James excels at translating complex design concepts into actionable documentation, bridging creative vision with technical feasibility to deliver exceptional results.</p> <p>Notable projects include 3D modeling and quality control for the Mercedes-Benz Superdome in New Orleans and the historic tax credit renovation of the Landmark Theater at 1733 Constantinople. Both required meticulous attention to detail, adherence to budget constraints, and alignment with stringent regulatory standards. Additionally, as a former employee, James has collaborated extensively with Tipton Associates, including on large-scale projects such as campus dining facilities and makerspaces.</p> <p>Select Project Experience</p> <p>BRASA // Design + Production Lead // Complete RUBENSTEIN HOTEL // Production Lead // complete THE BATTURE // Design Assistance // Design + Permit THE WHIT // Design Assistance // Under Construction</p>	

TEC Professional Services Questionnaire

KEY PERSON, SPECIALIST, OR INDIVIDUAL CONSULTANT:	
Name & Title:	
	Lane Kozicz, RA Architect
Project Assignment:	
Project Manager // Interior Design	
Name of Firm with which associated:	
CICADA	
Years' experience with this Firm:	
2.5	
Education: Degree(s)/Year/Specialization:	
LSU // 2015 // Bachelor of Interior Design Tulane University // 2018 // MArch	
Active registration: Year first registered/discipline:	
2024 // LA #10062	
Other experience and qualifications relevant to the proposed Project:	
<p>Lane Kozicz brings a wealth of interior design and project management experience to CICADA. Since joining CICADA in 2022, Lane has contributed her expertise to high-profile projects like Brasa, where she led the interior design efforts to transform a dark, confined space into a vibrant and inviting dining environment inspired by South American culture. Her keen eye for detailing custom millwork, furniture, and lighting has elevated the aesthetic and functionality of numerous hospitality projects across New Orleans.</p> <p>In addition to her design expertise, Lane's project management skills have been exemplified on The Whit, a renovation of a historic mansion where she ensures the project's vision and execution meets the client's expectations and budgetary requirements. Lane's ability to coordinate between diverse teams and manage intricate timelines ensures seamless project delivery from initial programming through construction administration.</p> <p>Select Project Experience</p> <p>BRASA // Project Manager // Complete THE WHIT // Project Manager // Under Construction</p>	

ORGANIZATION CHART AND STAFFING PLAN

Our management plan ensures a collaborative, efficient, and client-focused approach to fulfilling JEDCO’s vision for the Greater New Orleans Food & Beverage Incubator. With defined roles and extensive expertise, the CICADA team, in partnership with Tipton Associates, will provide comprehensive Design, Pre-Construction, and Construction Management services throughout the duration of the project

TEAM ROLES AND RESPONSIBILITIES

SEAMUS MCGUIRE: As Principal in Charge and the main point of contact, Seamus will oversee the project’s overall direction, ensure alignment with JEDCO’s goals, and maintain open communication between stakeholders. With his extensive experience managing large-scale projects, Seamus will facilitate the seamless coordination of all project phases.

LANE KOZICZ: Serving as Project Manager, Lane will coordinate day-to-day operations, managing schedules, budgets, and team deliverables. Her experience in hospitality design and restaurant design ensures attention to detail and functionality, particularly in interior and operational spaces.

MATT DECOTIIS: As the lead for Programming and Site Planning, Matt will develop site strategies and spatial programming that align with the project’s vision and operational goals. Drawing from his expertise in master planning and zoning, Matt will ensure the incubator fits seamlessly into its community context.

JAMES CATALANO and **PAULO PERKINS:** Acting as points of contact for Tipton Associates, James and Paulo bring over 20 years of collaborative experience to the team. James’s technical expertise in documentation and technology integration ensures precise design execution, while Paulo contributes extensive experience in Construction Administration. Paulo will also lead coordination with Tipton Associates, leveraging their expertise in facility planning, innovative kitchen design, and the development of teaching kitchens and incubators.

COLLABORATIVE APPROACH AND CONSTRUCTION MANAGEMENT

CICADA and **TIPTON ASSOCIATES** will collaborate across all phases of the project to ensure design, functionality, and operational success. Regularly scheduled bi-weekly coordination meetings will provide opportunities to address progress, refine designs, and resolve challenges proactively. In addition, our teams will provide monthly coordination reviews of each other’s work to ensure well coordinated documents are delivered for construction. The Construction Documents Construction Administration will include:

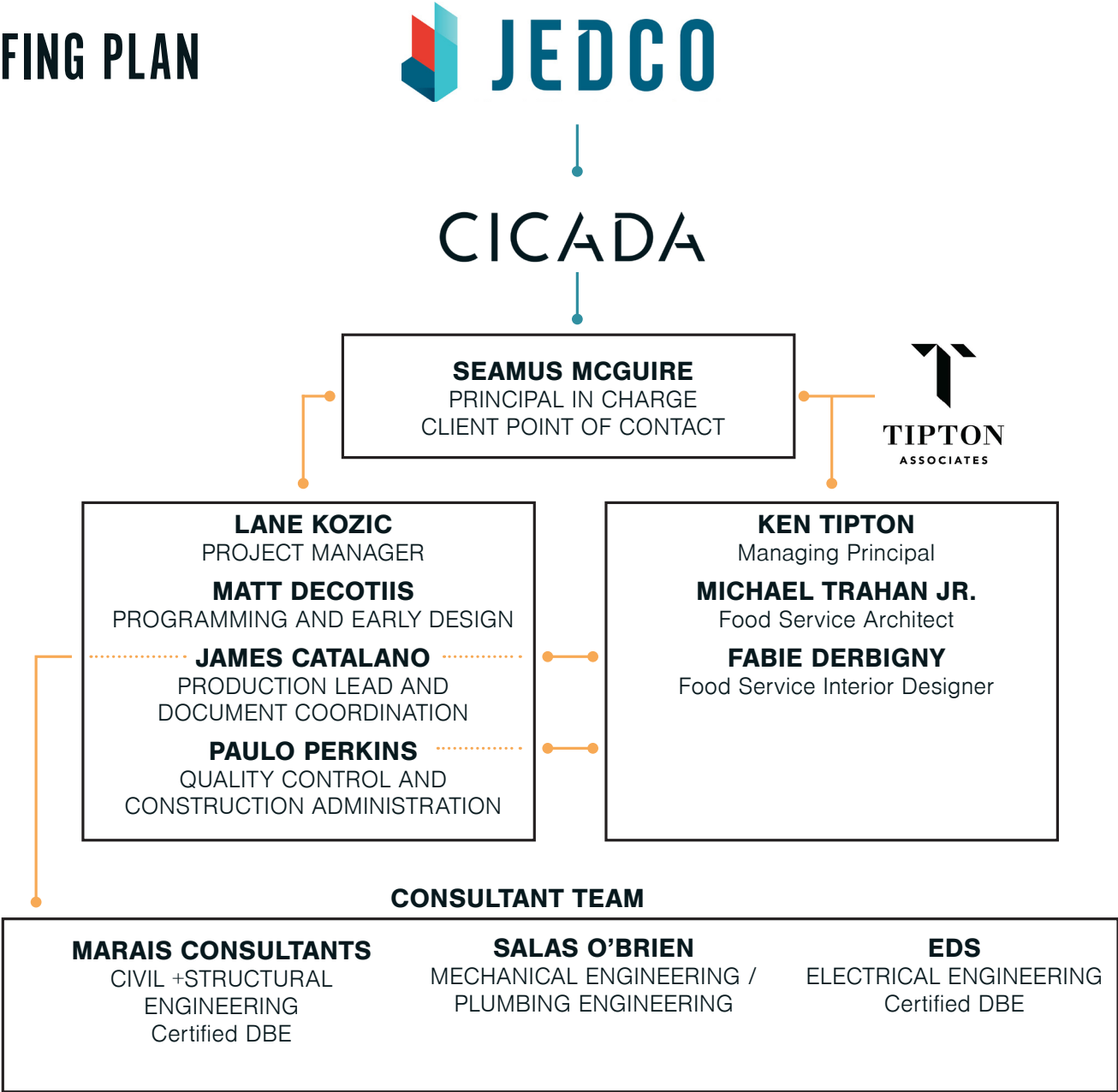
SITE INSPECTIONS: Conducted bi-monthly to ensure compliance with design intent and construction quality.

RFI TURNAROUND: Responses provided within five business days to maintain construction timelines.

SPECIALIZED INSPECTIONS: Civil, structural, mechanical, plumbing and electrical engineers will perform milestone inspections to ensure adherence to technical requirements.

This integrated approach will leverage **CICADA’s** leadership and **TIPTON’s** ingrained expertise in culinary and community-focused design, ensuring the incubator exceeds **JEDCO’s** expectations as a facility that fosters innovation, entrepreneurship, and regional economic growth.


ORGANIZATION
CHART AND
STAFFING PLAN




TEC Professional Services Questionnaire

L. Work by Firm or Joint-Venture members which best illustrates current qualifications relevant to this Project. Please include any and all work performed for Jefferson Parish. Please attach additional pages if necessary.


PROJECT NO. 1


Project Name, Location and Owner's contact information:	Nature of Firm's Responsibility:	
BRASA Steakhouse CARO MATA GROUP Antonio Mata 504-669-3008 teakgroupllc@gmail.com Edgar Caro 504-473-8865 edgarcaro81@gmail.com	The contemporary design for Brasa, a steakhouse in Canal Place Mall, draws inspiration from South America's vibrant culture. CICADA transformed a previously dark, confined second-floor space into a luminous, welcoming environment by emphasizing warmth, natural light, and lush plant life. Strategic material and light fixture selection, along with window modifications to reveal surrounding streets, created a space that enhances the dining experience and complements Brasa's exceptional culinary offerings.	
Completion Date (Actual or estimated):	Estimated Cost:	
	Entire Project:	Work for which Firm was Responsible:
2024	\$1.6 million	\$89,000

PROJECT NO. 2

Project Name, Location and Owner's contact information:	Nature of Firm's Responsibility:	
Rubenstein Hotel Kenny Rubenstein Chief Experience Officer and General Manager Rubensteins 102 St Charles Ave, New Orleans, LA 70130 504-931-7364 kennyr@rubensteinonline.com	Rubensteins, a historic haberdashery on Canal Street, is transforming into a boutique hotel through CICADA's design vision. CICADA is reimagining six historic buildings into a 38-room mixed-use hotel, integrating a bar and public lobby on the ground floor while preserving architectural integrity and modernizing interior spaces.	
Completion Date (Actual or estimated):	Estimated Cost:	
	Entire Project:	Work for which Firm was Responsible:
2024	\$8.6 million	\$398,000

TEC Professional Services Questionnaire

PROJECT NO. 3		
Project Name, Location and Owner's contact information:	Nature of Firm's Responsibility	
<p>The Batture</p> <p>Ben Jacobson Developer, Owner Ben + Burka 25 Walnut Street, New Orleans, LA 70118 504-301.1002 thebatture@gmail.com</p>	<p>CICADA created the development guidelines for the Batture, a vibrant mixed use 10 acre site housing restaurants and shops. blending public and private commerce through the adaptive reuse of industrial structures and new buildings.</p> <p>The guidelines emphasize maintaining neighborhood-scale design, integrating sustainable strategies, and preserving un-obstructed views of the Mississippi River. CICADA is currently working closely with DDG on site planning and infrastructure development for the site.</p> 	
Completion Date (Actual or estimated)	Estimated Cost:	
	Entire Project:	Work for which Firm was Responsible:
2026 (Estimated)	Confidential	\$76,020

PROJECT NO. 4		
Project Name, Location and Owner's contact information:	Nature of Firm's Responsibility:	
<p>The Whit</p> <p>Emerson Gibbs Emerson Development, LLC 400 Poydras St., Suite 2620 New Orleans, LA 70130 504-559-9182 (Cell) 504-208-9015 (Office)</p>	<p>The Whit is a CICADA-led project blending preservation and modernization. The historic mansion will be restored and receiving interior upgrades to enhance functionality while respecting its character.</p> <p>The project also includes a 2,000-square-foot event venue, revitalizing the courtyard. This space harmonizes with the historic context, offering a dynamic setting for gatherings. The Whit honors New Orleans' rich history while addressing modern needs.</p> 	
Completion Date (Actual or estimated):	Estimated Cost:	
	Entire Project:	Work for which Firm was Responsible:
2024	\$4 million	\$200,000

TEC Professional Services Questionnaire

M. List all prior and/or on-going litigation between Firm and Jefferson Parish. Please attach additional pages if necessary.

Parties:		Status/Result of Case:
Plaintiff:	Defendant:	
1. N/A		
2.		
3.		
4.		

N. Use this space to provide any additional information or description of resources supporting Firm's qualifications for the proposed project.

CICADA and Tipton Associates share a long-standing partnership rooted in mutual expertise and a collaborative approach to design and project delivery. Their combined efforts have successfully addressed complex architectural and operational challenges, blending innovative design strategies with practical implementation. Both firms have a strong focus on community-driven projects, creating spaces that not only meet functional requirements but also enhance the cultural and social fabric of their environments. From adaptive reuse to state-of-the-art facilities, CICADA and Tipton have worked together to craft thoughtful, impactful designs that prioritize user experience and sustainability.

This partnership extends across diverse project types, including hospitality, education, and foodservice, where both firms' strengths complement each other seamlessly. CICADA's mastery of advanced visualization and project coordination aligns with Tipton's expertise in foodservice design and operational efficiency, resulting in projects that are both technically robust and aesthetically engaging. Their shared dedication to fostering collaboration with stakeholders ensures that every project reflects the unique needs and aspirations of its users, setting a standard for excellence that resonates across their portfolio. This synergy positions CICADA and Tipton Associates as ideal partners for delivering projects that drive innovation and elevate community impact.

The firm philosophies and approach are attached on the following pages.

O. To the best of my knowledge, the foregoing is an accurate statement of facts.

Signature:  Print Name: SEAMUS MCGUIRE

Title: PRINCIPAL Date: 12/11/24

PHILOSOPHY + STYLE

CICADA

Founded in 2017 in New Orleans, CICADA is a multidisciplinary design firm specializing in architecture, master planning, historic renovation, and contemporary construction. CICADA balances preservation with innovation, integrating advanced technology—such as laser scanning, Building Information Modeling (BIM), and 3D visualization—into its processes to ensure precision and efficiency.

Led by founding partners Paulo Perkins, James Catalano, Matt DeCotiis, and Seamus McGuire, CICADA emphasizes collaboration and transparent communication. The firm excels in coordinating complex projects, including the Rubensteins Hotel renovation and the Batture Master Plan, creating spaces that are functional and community-focused.

CICADA's philosophy centers on adaptive, resilient spaces that respect historical contexts while embracing forward-thinking solutions. Their work reflects a commitment to sustainability and cultural relevance, making them a trusted partner in innovative architectural projects.

TIPTON ASSOCIATES

Founded in 1879, Tipton Associates is Baton Rouge's oldest architecture firm, specializing in architecture, interior design, and planning. Tipton has built a legacy of designing spaces that inspire creativity, collaboration, and community engagement. Over 25 years, the firm has become a national leader in foodservice design, completing over 180 projects in 30 states.

Tipton's expertise extends to multifaceted food and beverage facilities, collaborating with self-operated dining programs and third-party providers like Aramark. Their designs focus on operational efficiency, sustainability, and user experience, making them a trusted partner for teaching kitchens, incubators, and large-scale foodservice operations. This depth of knowledge ensures every aspect of the Greater New Orleans Food & Beverage Incubator will meet the highest standards for functionality and innovation.

COMBINED EXPERTISE

CICADA's strong partnerships with consultants enable seamless project integration. Marais Consultants provided civil and structural expertise for The Whit and contributed to master planning and new construction for a wellness facility in Abita Springs. Salas O'Brien brought mechanical and plumbing expertise to the Mercedes-Benz Superdome's existing conditions model. These collaborations ensure engineering needs are addressed with precision and innovation.

Together, CICADA and Tipton Associates bring a blend of technical expertise, cultural sensitivity, and innovative design to the Greater New Orleans Food & Beverage Incubator project. CICADA's advanced technologies and project coordination, paired with Tipton's expertise in foodservice design, create a partnership uniquely suited to fulfilling JEDCO's vision.

Our 20-year partnership with Tipton and Aramark has enabled the completion of hundreds of commercial kitchens and dining facilities nationwide. Offering services from conceptual design to construction documentation, we ensure the incubator will be operationally efficient and user-friendly. Together, this team will deliver a state-of-the-art incubator that fosters entrepreneurship, celebrates local culture, and drives economic growth in Greater New Orleans.

PROJECT APPROACH

CICADA + 
TIPTON
ASSOCIATES

PRELIMINARY
DESIGN

Stakeholder Engagement

- Conduct initial meetings with JEDCO representatives, including economic development, regulatory, and operations teams.
- Identify project goals, operational challenges, and expectations for the incubator's design and functionality.

Programming and Site Analysis

- Assess site conditions, zoning requirements, and infrastructure needs with consultants.
- Develop a phased approach for construction to accommodate financial and operational priorities.

Preliminary Cost Estimation and Planning

- Establish a comprehensive budget and scope with prioritized interventions.
- Incorporate value engineering opportunities to ensure alignment with fiscal goals.

Design Integration and Collaboration

- Engage with design consultants and stakeholders to align goals.
- Schedule bi-weekly meetings for updates and strategy adjustments.

DELIVERABLES

- Site and programming analysis.
- Conceptual design documents including massing, renderings, and plans.

Collaborative Development

- Work closely with JEDCO and stakeholders to refine project goals and establish a clear vision for the incubator.
- Further develop a design that integrate operational requirements, sustainability goals, and community-focused aesthetics.

Cost Estimation and Budget Planning

- Establish a comprehensive budget early in the process, incorporating prioritized interventions and phased construction plans if necessary based on budgetary constraints.
- Utilize value engineering to maximize design impact while maintaining fiscal responsibility.

Consultant Coordination

- Engage engineering consultants for seamless integration of civil, structural, mechanical, plumbing, and electrical systems.
- Work closely with Tipton Associates to leverage their decades of experience in the food-service industry and ensure the execution of the Construction Documents are well coordinated and ensure all necessary information for bidding and construction.
- Ensure designs align with regulatory standards and operational efficiency.

Regulatory Approvals and Visualizations

- Collaborate with city, state, and health officials for early feedback and preliminary approvals.
- Use renderings and BIM models to provide visual clarity and secure stakeholder alignment.

DELIVERABLES:

- Visualizations for Owner review and documentation ready for regulatory submission and stakeholder approval.
- Comprehensive Construction Documents and specifications ready for Permitting, Bidding, and Construction

Coordination and Oversight

- Conduct bi-monthly OAC Meeting to track progress.
- Review progress through regular site visits, providing detailed reports to JEDCO.

Construction Administration

- Ensure timely RFI responses (within 5 business days).
- Monitor adherence to design intent, budget, and schedule.

Quality Assurance

- Perform milestone inspections with structural, mechanical, and electrical engineers.
- Address issues proactively to prevent delays.

DELIVERABLES

- Construction progress reports and updated timelines.
- Final inspection and punch list documentation.
- Completed facility, ready for occupancy and operational setup.

CICADA + 
TIPTON
ASSOCIATES

DESIGN // PRE-
CONSTRUCTION

CICADA

CONSTRUCTION
ADMINISTRATION

PAST

PERFORMANCE

PROVEN EXPERTISE IN STRATEGIC DESIGN AND BUDGET MANAGEMENT

Our team’s ability to deliver projects on budget is rooted in our collaborative approach to design, thorough programming, and meticulous budgetary planning at the outset of every project. At The Batture, we developed a phased approach to implementation, allowing the owner to prioritize investments and achieve incremental progress within financial constraints. For The Whit, we worked closely with the owner to establish a realistic budget early in the process, helping prioritize critical interventions that balanced preservation, modernization, and functionality. With Brasa, we demonstrated strategic thinking by selecting high-impact design moves, such as integrating natural light and lush greenery, while saving costs on less visible elements to maximize the overall aesthetic on a limited budget. These examples illustrate our ability to think creatively, align design vision with financial realities, and deliver beautiful, functional spaces that meet client goals.

ERRORS + OMISSIONS

Our team takes a proactive and transparent approach to minimizing errors and omissions, prioritizing quality assurance at every stage of the project. We implement rigorous internal review processes, including cross-disciplinary design checks, to identify and address potential issues early in the design phase. Advanced technologies like Building Information Modeling (BIM) and 3D visualization allow us to detect and resolve coordination challenges before construction begins. Regular team meetings and stakeholder reviews ensure alignment between design intent and project goals, reducing the likelihood of unexpected changes during construction. If errors do arise, our team is committed to swift, effective resolution, maintaining open communication with JEDCO to address issues without compromising project timelines or budgets. With a CICADA Principal assigned as the quality control and construction administration lead, there will always be a decision-making professional readily available to resolve RFIs from design through construction. This proactive approach has allowed us to successfully resolve challenges and RFIs early over the past seven years, without the need to use our E&O insurance. If insurance term limits are required, we can easily provide the necessary coverage.

Fiscal responsibility is at the forefront of our approach, ensuring efficient use of resources while delivering high-quality results. We establish clear budgetary guidelines from the outset and adhere to them throughout all project phases. Cost estimates are reviewed and refined at key milestones to maintain alignment with project constraints, while value engineering is applied strategically to achieve optimal cost-benefit solutions without sacrificing quality or functionality. Our team’s experience managing complex projects ensures disciplined oversight, providing JEDCO with a facility that is both operationally effective and fiscally responsible.

REFERENCES

Emerson Gibbs Emerson Development 504-559-9182 (Cell) 504-208-9015 (Office)	Marguerite Oestreicher Executive Director New Orleans Area Habitat for Humanity 504.861.2077 marguerite@habitat-nola.com	Joey Jaeger MCC Real Estate, LLC Cell 504.453.0079 joey@mccgroup.com
Ben Jacobson Owner / Developer Ben+Burka 504-301.1002 thebatture@gmail.com	Edgar Caro Caro Mata Group 504-473-8865 edgarcaro81@gmail.com	

Technical Evaluation Committee (TEC) Questionnaire

Instructions

- The Technical Evaluation Committee (TEC) Questionnaire shall be used for professional services related to architecture, engineering, or survey projects.
- **The TEC Questionnaire should be completely filled out. Complete and attach ALL sections. Insert “N/A” or “None” if a section does not apply or if there is no information to provide.**
- Questionnaire must be dated and signed by an authorized representative of the Firm. Failure to sign the questionnaire shall result in disqualification of proposer pursuant to J.P. Code of Ordinances Sec. 2-928.
- All subcontractors must be listed in the appropriate section of the Questionnaire. Each subcontractor must provide a complete copy of the TEC Questionnaire, applicable licenses, and any other information required by the advertisement. Failure to provide the subcontractors' complete questionnaire(s), applicable licenses, and any other information required by the advertisement shall result in disqualification of proposer pursuant to J.P. Code of Ordinances Sec. 2-928.
- If additional pages are needed, attach them to the questionnaire and include all applicable information that is required by the questionnaire.

TEC Professional Services Questionnaire

A. Project Name and Advertisement Resolution Number:

New Orleans Food & Beverage Incubator
RFQ 24-1211

B. Firm Name & Address:

Tipton Associates
449 Westmoreland Dr.
Baton Rouge, LA 70806

C. Name, title and contact information of Principal, as defined in Section 2-926 of the Jefferson Parish Code of Ordinances, who is a registered, licensed architect, professional engineer, or surveyor in the State of Louisiana:

Kenneth W. Tipton, Jr., Managing Principal
225.387.0101
k_tipton@tipton-associates.com

D. Name and contact information of employee who is a registered and licensed architect, professional engineer, or surveyor in the State of Louisiana in the applicable discipline. A subcontractor may be substituted here only if the advertised Project requires more than one discipline.

Kenneth W. Tipton, Jr., Managing Principal
225.387.0101
k_tipton@tipton-associates.com

E. Please provide the number of employees whose primary function corresponds with each category:

<u>8</u> Administrative	<u> </u> Estimators	<u>1</u> Specification Writers
<u>10</u> Architects (Licensed)	<u> </u> Geologists	<u> </u> Structural Engineers
<u> </u> Chemical Engineers	<u> </u> Geotechnical Engineers	<u> </u> Graduate Engineers
<u> </u> Civil Engineers	<u>4</u> Interior Designers	<u> </u> Project Managers
<u> </u> Construction Inspectors	<u>1</u> Landscape Architects	<u> </u> Clerical
<u> </u> Ecologists	<u> </u> Land Surveyor	<u> </u> Grant/Funding Specialist
<u> </u> Electrical Engineers	<u> </u> Mechanical Engineers	<u> </u> Sanitary Engineers
<u>10</u> Engineer Intern Architectural Intern	<u> </u> Environmental Engineers	
<u> </u> Professional Land Surveyors		<u>34</u> TOTAL

F. Is this submittal by a JOINT-VENTURE? Please check: YES ☐ NO ☒

If marked "No" skip to Section I. If marked "yes" complete Sections G-H.

TEC Professional Services Questionnaire

G. If submittal is by JOINT-VENTURE, list the firms participating and outline specific areas of responsibility (including administrative, technical, and financial) for each firm. Please attach additional pages if necessary.

1.

2.

H. Has this JOINT-VENTURE previously worked together? Please check:

YES ☐ NO ☐

I. List all subcontractors anticipated for this Project. Please note that all subcontractors must submit a fully completed copy of this questionnaire, applicable licenses, and any other information required by the advertisement. See Jefferson Parish Code of Ordinances, Sec. 2-928(a)(3). Please attach additional pages if necessary.

Name & Address:

Specialty:

Worked with Firm Before (Yes or No):

1.

2.

3.

J. Please specify the total number of support personnel that may assist in the completion of this Project:

TEC Professional Services Questionnaire

K. List the professional in charge, key persons, specialists, and individual consultants anticipated for this Project and provide their relevant information below. If necessary, please attach additional documentation (i.e. resume) that demonstrates the employment history and experience of the Firm's key persons that may assist in the completion of this Project. Please attach additional pages if necessary.

PROFESSIONAL IN CHARGE OF PROJECT:

Name & Title:

Kenneth Tipton, Jr., AIA, Managing Principal

Project Assignment:

Foodservice Managing Principal

Name of Firm with which associated:

Tipton Associates, APAC

Years' experience with this Firm:

41

Education: Degree(s)/Year/Specialization:

Bachelor of Architecture, Louisiana State University/1981/magna cum laude

Active registration: Year first registered/discipline:

LA-3201 1983/Architecture

Other experience and qualifications relevant to the proposed Project:

Leading the Tipton team since 1983, Ken Tipton serves as Project Architect on numerous architectural and planning projects. Under his leadership, Tipton Associates has grown from a local firm to one that works nationally, in more than 30 states across 180+ campuses and communities.

Relevant projects include: LSMSA/NSU Innovation Center (JV), Purdue Memorial Union, University of Kentucky The 90, West Feliciana CTEC, LSU AgChem Lab, LDAF Dairy Production Facility

TEC Professional Services Questionnaire

KEY PERSON, SPECIALIST, OR INDIVIDUAL CONSULTANT:
Name & Title:
Michael Trahan, Jr., AIA, Planner/Architect
Project Assignment:
Foodservice Architect
Name of Firm with which associated:
Tipton Associates, APAC
Years' experience with this Firm:
12
Education: Degree(s)/Year/Specialization:
Bachelor of Architecture, Louisiana State University/2013
Active registration: Year first registered/discipline:
LA-8444 2016/Architecture
Other experience and qualifications relevant to the proposed Project:
<p>A gifted planner and architect, as well as a New Orleans native, Mike works closely with leading foodservice providers to articulate visions for how dining can bolster community and culture in 30+ states. His expertise in wholistic foodservice design results in facilities that satisfy the diverse needs of users for years to come.</p> <p>Relevant projects include: LSU Dining Visioning & Planning, Purdue Memorial Union, University of Kentucky The 90, University of South Florida Residential & Retail Dining + Teaching Kitchen</p>


TEC Professional Services Questionnaire

KEY PERSON, SPECIALIST, OR INDIVIDUAL CONSULTANT:
Name & Title:
Fabie Derbigny, NCIDQ, Lead Interior Designer
Project Assignment:
Foodservice Interior Designer
Name of Firm with which associated:
Tipton Associates, APAC
Years' experience with this Firm:
14
Education: Degree(s)/Year/Specialization:
Bachelor of Interior Design, Louisiana State University/2011
Active registration: Year first registered/discipline:
LA-1437/2014/Interior Design
Other experience and qualifications relevant to the proposed Project:
<p>Fabie began at Tipton as a student intern and is currently the leader of the Interior Design studio. A talented designer, she has worked on dining and civic projects across the national from conceptual design through project implementation. Because of her leadership, the studio has evolved a collaborative, hands-on approach to all phases of design, blurring the boundary between Architecture and Interior.</p> <p>Relevant projects include: West Feliciana High CTEC, University of Kentucky The 90 (with RTA), JMU D-Hall Transformation Kitchens, LSU Huey Long Fieldhouse Renovation (JV)</p>


TEC Professional Services Questionnaire

L. Work by Firm or Joint-Venture members which best illustrates current qualifications relevant to this Project. Please include any and all work performed for Jefferson Parish. Please attach additional pages if necessary.


PROJECT NO. 1


Project Name, Location and Owner's contact information:	Nature of Firm's Responsibility:	
LSMSA/NSU Innovation Center Natchitoches, LA Laurie Morrow Northwestern State University 318.357.4414		Joint Venture with Ashe Broussard Weinzettle Architects for programming and conceptual design. The \$15 million facility includes an entrepreneurial center, makerspace, and event venue and promote economic development and education in Natchitoches.
Completion Date (Actual or estimated):	Estimated Cost:	
	Entire Project:	Work for which Firm was Responsible:
Programming & Conceptual Design completed March 2024	\$15 million	\$15 million (as joint venture with ABW)

PROJECT NO. 2

Project Name, Location and Owner's contact information:	Nature of Firm's Responsibility:	
LSU Ag Chem Building Baton Rouge, LA Roger Husser State of Louisiana Facility Planning & Control 225.342.0849		Full Architectural Services for building design and construction (1992) Building Survey (2009) with programming and conceptual design for Sensory Foods Lab and Functional Foods Lab
Completion Date (Actual or estimated):	Estimated Cost:	
	Entire Project:	Work for which Firm was Responsible:
1992 (full building) 2009 (programming and probable cost for food labs)	\$7.5 million	\$7.5 million

TEC Professional Services Questionnaire

PROJECT NO. 3		
Project Name, Location and Owner's contact information:	Nature of Firm's Responsibility	
Purdue Memorial Union with Workshop Architects West Lafayette, IN Zane Reif Purdue University 765.494.8902		Associated architect engaged by university and dining provider to design foodservice environments of \$47 million, 67,000 historic union renovation. The transformation of a basement space into a modern food hall includes 12 retail dining revenues, regional restaurant partnerships, and vegan and halal options.
Completion Date (Actual or estimated)	Estimated Cost:	
	Entire Project:	Work for which Firm was Responsible:
2022	\$47 million	\$10 million

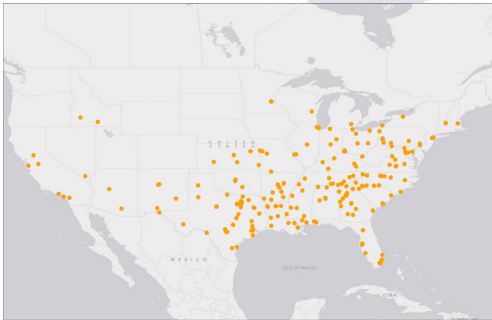
PROJECT NO. 4		
Project Name, Location and Owner's contact information:	Nature of Firm's Responsibility:	
University of Kentucky, "The 90" with RossTarrant Architects Lexington, KY Penny Cox University of Kentucky 859.257.4375		Associated architect responsible for comprehensive design of dining environments. The two-story dining commons features a demonstration kitchen, flexible classroom space, and emergency operations center, and eleven service platforms including a worry-free allergen zone.
Completion Date (Actual or estimated):	Estimated Cost:	
	Entire Project:	Work for which Firm was Responsible:
2015	\$32 million	\$6 million

TEC Professional Services Questionnaire

M. List all prior and/or on-going litigation between Firm and Jefferson Parish. Please attach additional pages if necessary.

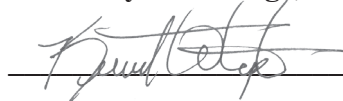
Parties:		Status/Result of Case:
Plaintiff:	Defendant:	
1.		
2.		
3.		
4.		

N. Use this space to provide any additional information or description of resources supporting Firm's qualifications for the proposed project.



Tipton Associates offers a 145-year history of meaningful work in the state of Louisiana, supporting communities and residents with designs and facilities that last. Our specialty in foodservice design, with unparalleled market leadership across 30+ states on more than 180 campuses, is aided by our longtime partnership with **CICADA**. We frequently collaborate on the visioning and planning of foodservice and dining spaces, supporting multimillion-dollar capital investments from the country's foremost dining providers. Our proven team and unique expertise will ensure a food and beverage incubator that exceeds all expectations and promotes culinary prowess and economic development in Greater New Orleans.

O. To the best of my knowledge, the foregoing is an accurate statement of facts.

Signature:  Print Name: Kenneth W. Tipton, Jr., AIA
 Title: Managing Principal, Tipton Associates Date: 12/09/2024

Technical Evaluation Committee (TEC) Questionnaire

Instructions

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- **The TEC Questionnaire should be completely filled out. Complete and attach ALL sections. Insert “N/A” or “None” if a section does not apply or if there is no information to provide.**
- Questionnaire must be dated and signed by an authorized representative of the Firm. Failure to sign the questionnaire shall result in disqualification of proposer pursuant to J.P. Code of Ordinances Sec. 2-928.
- All subcontractors must be listed in the appropriate section of the Questionnaire. Each subcontractor must provide a complete copy of the TEC Questionnaire, applicable licenses, and any other information required by the advertisement. Failure to provide the subcontractors' complete questionnaire(s), applicable licenses, and any other information required by the advertisement shall result in disqualification of proposer pursuant to J.P. Code of Ordianances Sec. 2-928.
- If additional pages are needed, attach them to the questionnaire and include all applicable information that is required by the questionnaire.

TEC Professional Services Questionnaire

A. Project Name and Advertisement Resolution Number:

New Orleans Food & Beverage Incubator
RFQ Number: 24-1211

B. Firm Name & Address:

Marais Consultants LLC
2018 Jena Street
New Orleans, LA 70115

C. Name, title and contact information of Principal, as defined in Section 2-926 of the Jefferson Parish Code of Ordinances, who is a registered, licensed architect, professional engineer, or surveyor in the State of Louisiana:

Jennifer Snape, PE
Owner and Lead Designer
Phone: 504.350.2644
Email: jenny@maraisconsultants.com

D. Name and contact information of employee who is a registered and licensed architect, professional engineer, or surveyor in the State of Louisiana in the applicable discipline. A subcontractor may be substituted here only if the advertised Project requires more than one discipline.

Jennifer Snape, PE
Owner and Lead Designer
Phone: 504.350.2644
Email: jenny@maraisconsultants.com

E. Please provide the number of employees whose primary function corresponds with each category:

<u>1</u> Administrative	<u> </u> Estimators	<u> </u> Specification Writers
<u> </u> Architects (Licensed)	<u> </u> Geologists	<u>2</u> Structural Engineers
<u> </u> Chemical Engineers	<u> </u> Geotechnical Engineers	<u>2</u> Graduate Engineers
<u>1</u> Civil Engineers	<u> </u> Interior Designers	<u> </u> Project Managers
<u> </u> Construction Inspectors	<u> </u> Landscape Architects	<u> </u> Clerical
<u> </u> Ecologists	<u> </u> Land Surveyor	<u> </u> Grant/Funding Specialist
<u> </u> Electrical Engineers	<u> </u> Mechanical Engineers	<u> </u> Sanitary Engineers
<u>3</u> Engineer Intern	<u> </u> Environmental Engineers	
<u> </u> Professional Land Surveyors		<u>9</u> TOTAL

F. Is this submittal by a JOINT-VENTURE? Please check: YES ☐ NO ☒

If marked "No" skip to Section I. If marked "yes" complete Sections G-H.

TEC Professional Services Questionnaire

G. If submittal is by JOINT-VENTURE, list the firms participating and outline specific areas of responsibility (including administrative, technical, and financial) for each firm. Please attach additional pages if necessary.

1.

N/A

2.

N/A

H. Has this JOINT-VENTURE previously worked together? Please check:

YES ☐ NO ☐

I. List all subcontractors anticipated for this Project. Please note that all subcontractors must submit a fully completed copy of this questionnaire, applicable licenses, and any other information required by the advertisement. See Jefferson Parish Code of Ordinances, Sec. 2-928(a)(3). Please attach additional pages if necessary.

Name & Address:	Specialty:	Worked with Firm Before (Yes or No):
1. N/A	N/A	N/A
2.		
3.		

J. Please specify the total number of support personnel that may assist in the completion of this Project:

9 _____

TEC Professional Services Questionnaire

K. List the professional in charge, key persons, specialists, and individual consultants anticipated for this Project and provide their relevant information below. If necessary, please attach additional documentation (i.e. resume) that demonstrates the employment history and experience of the Firm's key persons that may assist in the completion of this Project. Please attach additional pages if necessary.

PROFESSIONAL IN CHARGE OF PROJECT:

Name & Title:

Jennifer Snape, PE
Owner and Lead Designer

Project Assignment:

Lead Engineer

Name of Firm with which associated:

Marais Consultants LLC

Years' experience with this Firm:

2 years

Education: Degree(s)/Year/Specialization:

Master's Certificate /2012/ Coastal Engineering
B.S./2004/Civil Engineering

Active registration: Year first registered/discipline:

2010/LA Civil Engineering PE # 35470
Also in CA, AL, FL, MS, MT, HI, CO
ASCE Sustainable Infrastructure Certificate

Other experience and qualifications relevant to the proposed Project:

Jennifer Snape, PE is owner and lead designer at Marais Consultants LLC and has 22 years of experience in the engineering field. She has a wide range of project experience including structural design for both residential and commercial structures for renovations and new construction; civil site design for sites ranging from less than an acre to over 1000 acres; hydrologic and hydraulic modeling; stormwater management plans for urban, rural, and coastal systems; environmental consulting and due diligence studies; sewer design; grading and drainage design; coastal erosion protection systems design; and permitting through federal, state, and local agencies. She has successfully managed and delivered projects for private and public clients, including the City of New Orleans, Sewerage & Water Board of New Orleans, Plaquemines Parish, St. Bernard Parish, St. Tammany Parish, and others. At Marais, she oversees, manages, and designs all engineering projects.

TEC Professional Services Questionnaire

KEY PERSON, SPECIALIST, OR INDIVIDUAL CONSULTANT:
Name & Title:
Trevor Paitz, PE Professional Engineer
Project Assignment:
Structural Engineer
Name of Firm with which associated:
Marais Consultants, LLC
Years' experience with this Firm:
1 year
Education: Degree(s)/Year/Specialization:
BS/ 2020/ Civil Engineering BS/ 2012/ Construction Management
Active registration: Year first registered/discipline:
2023/LA Civil Engineering PE #0048389
Other experience and qualifications relevant to the proposed Project:
<p>Trevor Paitz, PE is a Structural Engineer at Marais Consultants, LLC. Mr. Paitz started his career in Construction Management working as a civil and structural field engineer and project engineer. To further his engineering knowledge, Trevor completed a Bachelor's degree in Civil and Environmental Engineering at the University of New Orleans. After graduation, Trevor worked as a Civil/Structural Engineer for 6 years with other local firms before joining Marais Consultants. In addition to his extensive experience in construction administration and management, Trevor has designed marine and commercial structures for renovations and new construction. At Marais, Trevor performs structural inspections and assessments for residential and commercial buildings including wind analysis for framing and foundations. He utilizes his project management skills for cost estimating and value engineering to ensure budget compliance and avoid unforeseen overages.</p>

TEC Professional Services Questionnaire

KEY PERSON, SPECIALIST, OR INDIVIDUAL CONSULTANT:
Name & Title:
Jake Yemma, PE Professional Engineer
Project Assignment:
Civil Engineer
Name of Firm with which associated:
Marais Consultants LLC
Years' experience with this Firm:
1 year
Education: Degree(s)/Year/Specialization:
BS/ 2016/ Civil Engineering BS/ 2010/ Music Science and Technology
Active registration: Year first registered/discipline:
2023/LA Civil Engineering PE #0048432
Other experience and qualifications relevant to the proposed Project:
Jake Yemma, PE is a Civil Engineer at Marais Consultants, LLC with more than 10 years of experience. While in school, he interned for the Louisiana DOTD where he honed his skills in data collection and Arc GIS. He spent several years in New York working on private and public roadway and infrastructure projects and returned to New Orleans to work for the Louisiana DOTD as an EIT. Mr. Yemma has extensive experience with permitting, cost estimating, project management, roadway design, grading and drainage, traffic analysis and reporting, construction staging, inspection, and MPT, stormwater management, surveying, cost. He is also proficient in construction administration, including submittal and shop drawing reviews for residential and commercial projects.

TEC Professional Services Questionnaire

KEY PERSON, SPECIALIST, OR INDIVIDUAL CONSULTANT:
Name & Title:
Phil Aucoin, EI Project Designer
Project Assignment:
Structural Designer
Name of Firm with which associated:
Marais Consultants LLC
Years' experience with this Firm:
2 years
Education: Degree(s)/Year/Specialization:
BS/ 2015/ Civil Engineering
Active registration: Year first registered/discipline:
2016 / LA Civil Engineering EI #32861
Other experience and qualifications relevant to the proposed Project:
<p>Philip Aucoin, EI is a civil and structural designer at Marais specializing in residential and small to medium commercial projects. After graduating with a B.S. in Civil Engineering from LSU, he began working as a field engineer for a roadway and utility construction company. He has 9 years of experience in civil site design (including sewer and wastewater), roadway/parking lot design, and structural design for various projects throughout the Southeastern United States. Mr. Aucoin has worked directly with design engineers and inspectors on a variety of public and private projects. Some of these projects spanned across many years and cost \$10+ million to complete. At Marais, Mr. Aucoin assists with the preparation of civil and structural engineering drawings; prepares and modifies calculations and reports; conducts data research and field investigations; and coordinates with public and government agencies.</p>

TEC Professional Services Questionnaire

KEY PERSON, SPECIALIST, OR INDIVIDUAL CONSULTANT:
Name & Title:
Cleo Pappas, EI Project Designer
Project Assignment:
Structural Designer
Name of Firm with which associated:
Marais Consultants LLC
Years' experience with this Firm:
2 years
Education: Degree(s)/Year/Specialization:
BS/ 2021/ Civil Engineering Master's Certificate/ 2024/ Coastal Engineering
Active registration: Year first registered/discipline:
2021 / LA Civil Engineering EI #34841
Other experience and qualifications relevant to the proposed Project:
Cleo Pappas, EI is a Civil and Structural Designer at Marais Consultants LLC. In 2020, she worked as a student intern at a local engineering firm, and after graduating with a B.S. in Civil Engineering from LSU, she began working as an Engineer Intern full-time. While interning/working, she has gained experience and assisted in the design of stormwater management systems and civil design projects as well as hydrologic and hydraulic modeling in SWMM and HEC-RAS. She also assisted in the design of residential and commercial structures. Cleo has increased her experience in structural and civil calculations and is adept in the AutoCAD, ArcGIS, and RISA.

TEC Professional Services Questionnaire

KEY PERSON, SPECIALIST, OR INDIVIDUAL CONSULTANT:
Name & Title:
Anne Gutierrez, EI Project Designer
Project Assignment:
Structural Designer
Name of Firm with which associated:
Marais Consultants LLC
Years' experience with this Firm:
1 year
Education: Degree(s)/Year/Specialization:
BS/ 2020/ Civil Engineering
Active registration: Year first registered/discipline:
2023/ FL Civil Engineering EI # 1100026549 2023/ Certificate of Training - Suspended Scaffold Competent Person 2023/ Remote (Drone) Pilot - Small Unmanned Aircraft Systems (UAS) #4926504
Other experience and qualifications relevant to the proposed Project:
<p>Anne Gutierrez, EI recently joined Marais as a Project Designer. Ms. Gutierrez completed her bachelor's degree in Civil Engineering at the University of Louisiana in Lafayette in 2020. Anne has extensive experience with structural design, forensic investigations and assessments, restoration and historic renovation, residential design, and construction administration. Following graduation, Anne worked with a small local structural engineering firm in Santa Rosa, Florida where she conducted residential inspections for hurricane damages homes and oversaw construction for home renovations. Anne continued gaining experience with a nationwide firm in Tampa where she performed structural design for small to medium residential and commercial buildings. She also applied her design skills to restorations of a large apartment complex and a hotel roof/envelope. At Marais, Anne is performing structural design for small to medium residential and commercial sites throughout southern Louisiana and is continuing to add to her impressive skill set as she works toward her Professional Engineer certification.</p>

TEC Professional Services Questionnaire

KEY PERSON, SPECIALIST, OR INDIVIDUAL CONSULTANT:
Name & Title:
Alexander Vu Project Designer
Project Assignment:
Project Designer
Name of Firm with which associated:
Marais Consultants LLC
Years' experience with this Firm:
2 years
Education: Degree(s)/Year/Specialization:
BS/ 2021 / Civil Engineering
Active registration: Year first registered/discipline:
2021/ Procore Certified Project Manager 2021/ USACE Construction Quality Mgmt/ SE9-04-19-00231
Other experience and qualifications relevant to the proposed Project:
Alexander Vu is a civil and structural designer and project manager at Marais. He specializes in project management and estimating; site supervision; scheduling; quality control; project financials and budgets; value engineering; civil design; and structural design. He is experienced with ProCore, BIM360, Submittal Exchange, and AutoCAD/Civil 3D. Mr. Vu is a member of the American Concrete Institute (ACI), American Society of Civil Engineers (ASCE), and the Society of American Military Engineers (SAME). Alexander is a Procore Certified: Project Manager and is certified through the USACE: Construction Quality Management for Contractors (SE9-04-19-00231)

TEC Professional Services Questionnaire

L. Work by Firm or Joint-Venture members which best illustrates current qualifications relevant to this Project. Please include any and all work performed for Jefferson Parish. Please attach additional pages if necessary.

PROJECT NO. 1		
Project Name, Location and Owner's contact information:	Nature of Firm's Responsibility:	
<p>ADA-Accessible Restroom Facility at Westwego WHARF Development</p> <p>Westwego, LA</p> <p>Prime - Aptim Environment & Infrastructure Gerard Gillen 504.832.4880 gerard.gillen@aptim.com</p>	<p>Marais is part of a team providing structural design services for the construction of an ADA accessible facility at the WHARF. The facility will house restrooms, offices, storage areas, and a small event space. The building will be approximately 4,818 SF upon completion and will include a wrap-around deck, stairs, and a ramp. Due to flood risk, the building will be elevated above the Base Flood Elevation and incorporates building standards for being located in AE flood zone and a high velocity wind area. The design of the building includes an elevated concrete deck over a system of concrete columns and beams. The framing of the building consists of a series of HSS steel scissor truss frames connected with purlins and cross-bracing. The walls of the enclosed space are cold-formed steel. The entire structure, including the ramp, is supported on piles on a system of grade beams.</p>	
Completion Date (Actual or estimated):	Estimated Cost:	
	Entire Project:	Work for which Firm was Responsible:
Estimated 2024	N/A	\$20,000

PROJECT NO. 2		
Project Name, Location and Owner's contact information:	Nature of Firm's Responsibility:	
<p>Adaptive Reuse for Co-working Office</p> <p>519 Huey P. Long Ave. Gretna, LA</p> <p>Prime - Studio BKA Ben Allen, AIA 504.486.3272 ben@studiobka.com</p>	<p>This project consists of the adaptive reuse of an historic school building into a co-working space. The structure is 3 stories (approximately 18,650 sf) with brick masonry exterior walls and wood framing. The renovation will include minor modifications and repairs on the interior of the structure to support the new use. Our structural scope on this project includes:</p> <ul style="list-style-type: none"> Study of existing conditions including analysis of existing framing Site visit to analyze historic masonry for repair Design for removal of walls and repairs of masonry and wood structure Assisting with design Documents for Public Bidding Construction Administration 	
Completion Date (Actual or estimated):	Estimated Cost:	
	Entire Project:	Work for which Firm was Responsible:
Estimated 2025	N/A	\$13,000

TEC Professional Services Questionnaire

PROJECT NO. 3		
Project Name, Location and Owner's contact information:	Nature of Firm's Responsibility	
1450 L&A Road Office and Warehouse Renovations Metairie, LA Prime - RGND - A Palmisano Company Erin Comeaux 504.620.8022 ecomeaux@rngd.com	This project consists of renovating an existing approximately 70,000 SF office and warehouse facility located on an approximately 100,952 SF site into a new office and training facility for RNGD Headquarters. The site is located on L and A Road between McDermott Road and Hauser Road in Metairie. Office area to include approximately 30,000 SF of workspace to house +150 employees. Training center to include state of the art conference space, showroom, amenities, and training area. The project will be a collaborative process with RNGD Builders LLC in the lead though each team member will be accountable for direct communication with other team members to ensure both the design and construction schedules are met. Marais is providing civil engineering services for this project including a demolition plan, site plan, and utility plan.	
Completion Date (Actual or estimated)	Estimated Cost:	
	Entire Project:	Work for which Firm was Responsible:
Estimated 2024	N/A	\$38,000

PROJECT NO. 4		
Project Name, Location and Owner's contact information:	Nature of Firm's Responsibility:	
Ninth Ward Stadium New Orleans, LA Orleans Parish School Board Prime - Williams Architects Andrew Stephens 504.566.0888 astephens@williamsarchitects.com	This new construction school sports facility will include an artificial turf football field, an 8-lane track with field events included, a grandstand seating 3,000 - 5,000 spectators plus a pressbox and scoreboard, restrooms, concessions and ticketing, parking and site amenities. Marais's scope of work consists of civil and structural design for the complete construction of the stadium facility. Site Improvements include stadium lighting, access drives and parking, entry plaza and ticket booth, and perimeter fencing. The design focuses on incorporating green infrastructure and a storm water retention system in the site design through pervious concrete, stormwater detention/native planting areas, pervious pavers, and stormwater bioswales. The site's infrastructure will include electric vehicle charging stations, bicycle parking, dark sky compliant LED lighting, water-efficient plumbing, and recycled field turf.	
Completion Date (Actual or estimated):	Estimated Cost:	
	Entire Project:	Work for which Firm was Responsible:
Estimated 2025	N/A	\$97,000

TEC Professional Services Questionnaire

PROJECT NO. 5		
Project Name, Location and Owner's contact information:	Nature of Firm's Responsibility:	
Riverqueen Greens Chicken Processing Building 1020 Kentucky St. New Orleans, LA 70117 Private Client Prime - Colectivo Seth Welty 504.232.6013 seth@colectivonola.com	Marais is providing structural engineering for this project which consists of an outbuilding for chicken processing located on the Riverqueen Greens Farm. The structure will consist of two shipping containers with a roof between them. Our scope includes foundation and framing design.	
Completion Date (Actual or estimated):	Estimated Cost:	
	Entire Project:	Work for which Firm was Responsible:
Estimated 2025	N/A	\$1,000

PROJECT NO. 6		
Project Name, Location and Owner's contact information:	Nature of Firm's Responsibility:	
SUNO Cafeteria and Office Design New Orleans, LA Office of Facility Planning and Control Prime - Bell Butler Design & Architecture Lindsay Butler, AIA 504.754.1118 lindsay@bell-butler.com	Marais is providing civil and structural design for this project involving construction of a new one-story cafeteria at the Southern University of New Orleans campus. The existing cafeteria will be demolished to make way for the new building, which will include a dining room, kitchen, storage rooms, walk-in cooler and freezer, staff offices, restrooms, mechanical rooms, electrical rooms, corridors, and other necessary spaces. The project also includes modifications to site features, parking, pavement, and sidewalks. Coordination with external vendors for kitchen equipment is essential to ensure seamless integration of utilities and mechanical connections. The scope of the proposal covers design services up to the construction documents phase, excluding bidding or construction administration. Drainage design will comply with the campus stormwater master plan.	
Completion Date (Actual or estimated):	Estimated Cost:	
	Entire Project:	Work for which Firm was Responsible:
Estimated 2025	N/A	\$37,000

TEC Professional Services Questionnaire

PROJECT NO. 7		
Project Name, Location and Owner's contact information:	Nature of Firm's Responsibility:	
Lincoln Beach Redevelopment Master Plan New Orleans, LA City of New Orleans Prime - Sasaki Joshua Brooks, PE 720.776.4675 jbrooks@sasaki.com	Lincoln Beach is an approximately 15-acre property located on the shore of Lake Pontchartrain bordered on the southeast by a railroad track, flood protection levee, and a large roadway. It was established along the shores of the Lake in 1939 as a recreational area for the city's African American population and managed by the City of New Orleans until its closing in 1964. Since then, the structures and facilities at Lincoln Beach have gradually deteriorated over time due to lack of maintenance and a barrage of hurricane impacts, causing unsafe conditions at the site. The master planning process will facilitate additional public input and engage residents in formulating and implementing a plan that truly belongs to the community. It will include improved amenities for ongoing use of the site as well as shoreline improvements, beach nourishment, and new structures. Marais is providing civil and structural design and assistance with permitting.	
Completion Date (Actual or estimated):	Estimated Cost:	
	Entire Project:	Work for which Firm was Responsible:
Estimated 2025	N/A	\$132,000

PROJECT NO. 8		
Project Name, Location and Owner's contact information:	Nature of Firm's Responsibility:	
524 Bienville St. Restaurant Renovations New Orleans, LA Private Client Prime - Cicada James Catalano 504.723.2565 james@cicadateam.com	This project consists of two existing buildings on Bienville Street between Chartres Street and Decatur Street in New Orleans. The buildings are 100+ years old and are currently used as storage. The downstairs will be converted into a café while the other spaces will receive life-safety updates and new MEP throughout. The assumption is that the roof will need some reinforcement for any new penetrations and AC units. Scope will encompass existing conditions, potential roof reinforcement, slab-pour back details, and checking framing sizing for floor to ceiling partitions.	
Completion Date (Actual or estimated):	Estimated Cost:	
	Entire Project:	Work for which Firm was Responsible:
Estimated 2025	N/A	Hourly

TEC Professional Services Questionnaire

PROJECT NO. 9		
Project Name, Location and Owner's contact information:	Nature of Firm's Responsibility:	
757 St. Charles Hotel Renovations New Orleans, LA RGND - A Palmisano Company Erin Comeaux 504.620.8022 ecomeaux@rngd.com	A former St. Charles Avenue office building in the Warehouse District is being renovated into a boutique hotel. The existing three-story structure was originally built as a hotel in 1920 and renovated into an office building in 1985. The full renovation of the office building into a large-format hotel will feature 11 suites and a 2,000 square feet café/bar concept on the ground floor. Marais assumed structural design and engineer-of-record responsibilities from the previous engineer including the permit drawings. Our scope includes design and detailing needed to support the VE efforts and early construction, slab/foundation design on first floor historic building, shoring up of joists for 2nd and 3rd floors, stair design, new masonry openings at café, pool structure (including weight of planters), structural support in lobby, preparation of CD drawings, and construction phase services to include reviewing RFIs and Submittals and site visits as needed.	
Completion Date (Actual or estimated):	Estimated Cost:	
	Entire Project:	Work for which Firm was Responsible:
Estimated 2025	N/A	\$33,000

PROJECT NO. 10		
Project Name, Location and Owner's contact information:	Nature of Firm's Responsibility:	
Coushatta Education Building Historic Renovations Coushatta Reservation Elton, LA Nelson Worldwide Rebecca Muchow 612.638.6324 rmuchow@nelsonww.com	The current Coushatta educational building is the oldest facility on the Reservation, and in extreme state of disrepair that makes renovations infeasible. A number of educational and social programs critical to support the community that have traditionally been provided are no longer being offered on-site due to the condition of the existing building. A new facility with greatly expanded programming is planned to provide large community gathering space, cultural education space, and multi-generational educational facilities. Early learning, educational assistance, kids tutoring, college research area, K-12 support programming, and Elder services will be supported by the new facility. Marais is providing civil and structural engineering services for this project to include structural (wind) analysis, framing and foundation drawings, civil site design, and construction phase services.	
Completion Date (Actual or estimated):	Estimated Cost:	
	Entire Project:	Work for which Firm was Responsible:
Estimated 2025	N/A	\$40,000

TEC Professional Services Questionnaire

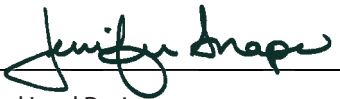
M. List all prior and/or on-going litigation between Firm and Jefferson Parish. Please attach additional pages if necessary.

Parties:		Status/Result of Case:
Plaintiff:	Defendant:	
1. N/A		
2. N/A		
3. N/A		
4. N/A		

N. Use this space to provide any additional information or description of resources supporting Firm's qualifications for the proposed project.

Whether partnering with government agencies or working with developers, contractors and private enterprises, our team provides structural engineering and design services for new construction, rehabilitation, and restoration projects. Beginning with initial discussions all the way through project closeout, we make quality control and assurance a part of every building project phase. We have developed a deep expertise of wood-framed and brick buildings in southern Louisiana through our design work with existing buildings and new construction. Our structural design services typically start with a structural analysis that includes a wind tolerance assessment. This information is essential for developing framing, foundation, and roof plans down the road. We also incorporate these standards into our designs to ensure stability and safety of the buildings we work on. Well-informed, detailed and accurate structural engineering ensures structures are durable, suitable for their purpose, and make efficient use of materials.

O. To the best of my knowledge, the foregoing is an accurate statement of facts.

Signature:  Print Name: Jennifer Snape
 Title: Owner and Lead Designer Date: 12/3/2024

Technical Evaluation Committee (TEC) Questionnaire

Instructions

- The Technical Evaluation Committee (TEC) Questionnaire shall be used for professional services related to architecture, engineering, or survey projects.
- **The TEC Questionnaire should be completely filled out. Complete and attach ALL sections. Insert “N/A” or “None” if a section does not apply or if there is no information to provide.**
- Questionnaire must be dated and signed by an authorized representative of the Firm. Failure to sign the questionnaire shall result in disqualification of proposer pursuant to J.P. Code of Ordinances Sec. 2-928.
- All subcontractors must be listed in the appropriate section of the Questionnaire. Each subcontractor must provide a complete copy of the TEC Questionnaire, applicable licenses, and any other information required by the advertisement. Failure to provide the subcontractors' complete questionnaire(s), applicable licenses, and any other information required by the advertisement shall result in disqualification of proposer pursuant to J.P. Code of Ordianances Sec. 2-928.
- If additional pages are needed, attach them to the questionnaire and include all applicable information that is required by the questionnaire.

TEC Professional Services Questionnaire

A. Project Name and Advertisement Resolution Number:

New Orleans Food & Beverage Incubator, RFQ Number: 24-1211

B. Firm Name & Address:

Salas O'Brien LLC
541 Julia St.
Suite 200
New Orleans, LA 70130

**C. Name, title and contact information of Principal, as defined in Section 2-926 of the Jefferson Parish Code of Ordinances, who is a registered, licensed architect, professional engineer, or surveyor in the State of Louisiana:**

David Bonaventure, PE, CEM, Principal
E | david.bonaventure@salasobrien.com
P | 225.372.6961

D. Name and contact information of employee who is a registered and licensed architect, professional engineer, or surveyor in the State of Louisiana in the applicable discipline. A subcontractor may be substituted here only if the advertised Project requires more than one discipline.

David Bonaventure, PE, CEM, Principal
E | david.bonaventure@salasobrien.com
P | 225.372.6961

E. Please provide the number of employees whose primary function corresponds with each category:

<u>2</u> Administrative	<u> </u> Estimators	<u>1</u> Specification Writers
<u> </u> Architects (Licensed)	<u> </u> Geologists	<u> </u> Structural Engineers
<u> </u> Chemical Engineers	<u> </u> Geotechnical Engineers	<u>1</u> Graduate Engineers
<u> </u> Civil Engineers	<u> </u> Interior Designers	<u>1</u> Project Managers
<u> </u> Construction Inspectors	<u> </u> Landscape Architects	<u> </u> Clerical
<u> </u> Ecologists	<u> </u> Land Surveyor	<u> </u> Grant/Funding Specialist
<u>4</u> Electrical Engineers	<u>8</u> Mechanical Engineers	<u> </u> Sanitary Engineers
<u>5</u> Engineer Intern	<u> </u> Environmental Engineers	<u>25</u> Other
<u> </u> Professional Land Surveyors		<u>47</u> TOTAL

F. Is this submittal by a JOINT-VENTURE? Please check: YES ☐ NO ☒

If marked "No" skip to Section I. If marked "yes" complete Sections G-H.

TEC Professional Services Questionnaire

G. If submittal is by JOINT-VENTURE, list the firms participating and outline specific areas of responsibility (including administrative, technical, and financial) for each firm. Please attach additional pages if necessary.

1.

2.

H. Has this JOINT-VENTURE previously worked together? Please check:
YES ☐ NO ☐

I. List all subcontractors anticipated for this Project. Please note that all subcontractors must submit a fully completed copy of this questionnaire, applicable licenses, and any other information required by the advertisement. See Jefferson Parish Code of Ordinances, Sec. 2-928(a)(3). Please attach additional pages if necessary.

Name & Address:	Specialty:	Worked with Firm Before (Yes or No):
1. Salas O'Brien LLC 541 Julia St. Suite 200 New Orleans, LA 70130	Mechanical, Electrical and Plumbing Engineering Design	Yes
2.		
3.		

J. Please specify the total number of support personnel that may assist in the completion of this Project:

TEC Professional Services Questionnaire

K. List the professional in charge, key persons, specialists, and individual consultants anticipated for this Project and provide their relevant information below. If necessary, please attach additional documentation (i.e. resume) that demonstrates the employment history and experience of the Firm's key persons that may assist in the completion of this Project. Please attach additional pages if necessary.

PROFESSIONAL IN CHARGE OF PROJECT:

Name & Title:

David Bonaventure, PE, CEM
Managing Principal - Director of Baton Rouge and New Orleans Offices

Project Assignment:

Principal in Charge - Mechanical & Plumbing

Name of Firm with which associated:

Salas O'Brien

Years' experience with this Firm:

24 Years

Education: Degree(s)/Year/Specialization:

Master of Business Administration, University of Houston (2003); Bachelor of Science, Mechanical Engineering, Louisiana State University (1999)

Active registration: Year first registered/discipline:


PE, LA #: 0031064
First Issued: 2004

Other experience and qualifications relevant to the proposed Project:



David joined Salas O'Brien in 2000 and is a Managing Principal of the southern region offices, leading a team of over 40 engineering and technical staff in Louisiana. He is a professional mechanical engineer with experience in management, design, and specifications of both large and small projects. As a Certified Energy Manager (CEM) for over a decade, David is dedicated to advancing energy-efficient practices.

TEC Professional Services Questionnaire

KEY PERSON, SPECIALIST, OR INDIVIDUAL CONSULTANT:	
Name & Title:	
Joe Starring, PE Project Manager	
Project Assignment:	
Project Manager - Mechanical Engineering	
Name of Firm with which associated:	
Salas O'Brien LLC	
Years' experience with this Firm:	
1 Year	
Education: Degree(s)/Year/Specialization:	
Bachelor of Science, Mechanical Engineering, Louisiana State University (2014)	
Active registration: Year first registered/discipline:	
PE, LA #: 43014 First Issued: 2018	
Other experience and qualifications relevant to the proposed Project:	
	Joe Starring has recently joined Salas O'Brien as an experienced mechanical engineer with over 11 years in designing mechanical and plumbing systems. He has completed several large-scale projects in hospitality and education. Joe manages a multi-discipline team, ensuring clear communication between clients and the design team. With a commitment to high standards, he excels in solving complex engineering problems and delivering quality results.

TEC Professional Services Questionnaire

L. Work by Firm or Joint-Venture members which best illustrates current qualifications relevant to this Project. Please include any and all work performed for Jefferson Parish. Please attach additional pages if necessary.

PROJECT NO. 1

Project Name, Location and Owner's contact information:	Nature of Firm's Responsibility:	
LSU Food Incubator & Bottling Facility <i>Baton Rouge, LA</i> (Worked for Architect) Bailey & Associates Architects Roger Bailey 504.309.9213	Salas O'Brien provided Mechanical, Electrical, and Plumbing Engineering Services for Louisiana State University AgCenter Food Incubator. The expansion converted a 4,500-square-foot warehouse at the intersection of Gourrier Avenue and West Parker Boulevard on the LSU campus into a bottling plant. This new facility was designed to process up to 1,400 gallons of liquid products per day, significantly increasing production capacity for items such as dressings and beverages.	
Completion Date (Actual or estimated):	Estimated Cost: Fee: \$28,000	
	Entire Project:	Work for which Firm was Responsible:
2018	N/A	Mechanical, Electrical, and Plumbing Consulting Engineering Services

PROJECT NO. 2

Project Name, Location and Owner's contact information:	Nature of Firm's Responsibility:	
Jefferson Parish Computer Lab Dorothy Watson <i>Metairie, LA</i> Manning Architects Travis Martin 504.412.2000 tlm@manning.xyz	Salas O'Brien provided Structural, Mechanical, Electrical and Plumbing Consulting Engineering Services for A new computer lab designed and constructed in the interior of the existing building.	
Completion Date (Actual or estimated):	Estimated Cost: N/A	
	Entire Project:	Work for which Firm was Responsible:
2023	Fee: \$3,000	Mechanical, Electrical and Plumbing Engineering Design

TEC Professional Services Questionnaire

PROJECT NO. 3		
Project Name, Location and Owner's contact information:	Nature of Firm's Responsibility	
Jefferson Parish Gretna Park Upgrades <i>Marrero, LA</i> (Worked for Architect) Manning Architects Tighe Kirkland 504.412.2000 tbk@manning.xyz	Salas O'Brien provided Mechanical, Electrical, Plumbing and Structural Consulting Engineering Services for Covid Memorial Park. The Memorial Park includes the Covid Memorial, the walking trail, parking stalls, and picnic shelters. The Farmer's Market includes the stage, canopies, benches, washing station, and parking area. The Kids Splash Zone includes the flow-thru splash zone facility and picnic shelters.	
Completion Date (Actual or estimated)	Estimated Cost: Fee: \$65,000	
	Entire Project:	Work for which Firm was Responsible:
06/2023	N/A	Mechanical, Electrical, Plumbing and Structural Consulting Engineering Services

PROJECT NO. 4		
Project Name, Location and Owner's contact information:	Nature of Firm's Responsibility:	
Audubon Zoo Capital One Pavilion <i>New Orleans, LA</i> (Worked for Architect) Eskew Dumez Ripple Architects Mike Johnson 504.561.5686 mjohnson@eskewdumezripple.com	The Capital One Field and Stage (or Audubon Zoo Pavilion) is located at Audubon Zoo in New Orleans adjacent to the Audubon Tea Room. Salas O'Brien worked as a subconsultant for Eskew Dumez Ripple Architects and the Audubon Nature Institute on electrical conceptual plans for improvements to the pavilion and surrounding area.	
Completion Date (Actual or estimated):	Estimated Cost: Fee: \$2,500	
	Entire Project:	Work for which Firm was Responsible:
02/2023	\$318,933.61	Electrical Engineering

TEC Professional Services Questionnaire

M. List all prior and/or on-going litigation between Firm and Jefferson Parish. Please attach additional pages if necessary.

Parties:		Status/Result of Case:
Plaintiff:	Defendant:	
1. N/A		
2.		
3.		
4.		

N. Use this space to provide any additional information or description of resources supporting Firm's qualifications for the proposed project.

Please See Additional Pages Attached

O. To the best of my knowledge, the foregoing is an accurate statement of facts.

Signature:  **Print Name:** David Bonaventure, PE, CEM

Title: Managing Principal **Date:** 11/27/2024

Firm Overview

Salas O'Brien is an engineering facility planning, design, construction management, and commissioning firm with 90+ offices and 3,800+ employees across the United States and Canada. We use our experience at the intersection of energy, infrastructure, and sustainability to help high-profile clients meet their critical needs.

Salas O'Brien's multi-disciplinary teams include mechanical, electrical and plumbing engineers, technology and control systems designers, commissioning agents, fire protection engineers, construction administrators, and task-oriented professionals.

Over the past 45 years, Salas O'Brien has developed particular expertise in planning, design, and construction in a variety of markets, such as education, commercial, retail, mixed use, etc.

Experience in Jefferson Parish

- ▲ Bridge City Center for Youth - Bridge City, LA
- ▲ Jefferson Parish Computer Lab JC Simons - Bridge City, LA
- ▲ JPPS Airline Park Academy Administration Building - Metairie, LA
- ▲ John A. Alario Event Center Renovation - Westwego, LA
- ▲ Blue Cliff College Renovation - Metairie, LA
- ▲ Cubesmart, Labarre Rd & Airline Hwy - Jefferson Parish, LA
- ▲ Free To Be Power Yoga Studio, 2328 Metairie Rd - Metairie, LA
- ▲ Priority Floors Renovation, 5403 Powell St - Harahan, LA
- ▲ Superior For Men - Gretna, LA
- ▲ Surgical Center, 1041 Veterans Blvd - Metairie, LA
- ▲ Office & T-Shirt Print Shop, 658 Leson Ct. - Gretna, LA
- ▲ Sugar Mill Apartments - Kenner, LA
- ▲ Chuckles Comedy Club - Gretna, LA
- ▲ Westside Center South Smoke Infiltration Analysis - Gretna, LA
- ▲ Coldwell Banker Office Renovation, 320 Hessmer St. - Metairie, LA
- ▲ HotWorx Studio - Gretna, LA
- ▲ Bowers Ford Veterans Blvd - Metairie, LA
- ▲ Lakeview Self-Storage, Phase II - Metairie, LA
- ▲ Keller Williams, 3197 Richland - Metairie, LA
- ▲ Investar Banks Veterans Generator Upgrade - Metairie, LA
- ▲ Brookwood Storage Ames Blvd - Marrero, LA
- ▲ Investar Bank Elmwood - Metairie, LA
- ▲ The Dog Stop Buildout - Kenner, LA
- ▲ Terrytown Storage Renovation - Gretna, LA



90+

Offices throughout North America

600+

Registered professionals

3,800+

Passionate team members

RECOGNITION

Our consistent recognition among top-performing organizations in our industry reflects our commitment to excellence and solid year-over-year performance.

Engineering News Record 2024

#39 on the Top 500 Design Firms List

MEP Giants 2024

#9 top 100 MEP firms in North America

Inc. 5000 2024

12x honoree

BD+C Giants 400 2024

#3 on the Top 70 Engineering Firms list

Zweig Group Hot Firms 2024

#3 fastest-growing AEC firms in North America

Services

Mechanical Engineering

Our mission is to create environments that are functional and beneficial to the occupant's culture and quality of life. By providing unique responses to the individual needs of each client, we achieve a successful design that is an amalgamation of ideas from building owners and users. The resulting designs express a respect for people, community, and character, while meeting the more tangible goals of cost, schedule, and function.

Mechanical Design Capabilities:

- ▲ Heating Ventilation Air Conditioning (HVAC)
- ▲ Building Systems Evaluations
- ▲ Chilled & Hot Water Environments
- ▲ Chiller & Cogeneration Plants
- ▲ Heating Hot Water Distribution
- ▲ Utility Coordination
- ▲ Facility Flood Assessment
- ▲ Energy Code Consultation
- ▲ Energy Modeling Capabilities

Plumbing Engineering

Our team will provide real-world, field-tested perspective. We are experienced with multi-faceted teams to provide highly specialized designs. By providing unique responses to the individual needs of each client, utilizing technology specifically tailored to accomplish the highest quality sustainable infrastructure appropriate for each project. We have a long history of project design and construction and can accommodate evening and weekend installations. Our techniques and procedures assist in making sure that the project team can schedule and complete the documents, and, ultimately, construct the project to the client's as needed schedule.

Plumbing Design Capabilities:

- ▲ Sanitary Waste and Vent
- ▲ Domestic Hot & Cold Water
- ▲ Facility Flood Assessment
- ▲ Fire Protection Performance Specifications
- ▲ Coordination with Civil Engineers
- ▲ Assisting Civil Engineer with MUD Coordination
- ▲ Roof Drainage
- ▲ Domestic Water Booster
- ▲ Natural Gas
- ▲ Specialty Plumbing Piping Systems critical

Technical Evaluation Committee (TEC) Questionnaire

Instructions

- The Technical Evaluation Committee (TEC) Questionnaire shall be used for professional services related to architecture, engineering, or survey projects.
- **The TEC Questionnaire should be completely filled out. Complete and attach ALL sections. Insert “N/A” or “None” if a section does not apply or if there is no information to provide.**
- Questionnaire must be signed by an authorized representative of the Firm. Failure to sign the questionnaire shall result in disqualification of proposer pursuant to J.P. Code of Ordinances Sec. 2-928.
- All subcontractors must be listed in the appropriate section of the Questionnaire. Each subcontractor must provide a complete copy of the TEC Questionnaire, applicable licenses, and any other information required by the advertisement. Failure to provide the subcontractors' complete questionnaire(s), applicable licenses, and any other information required by the advertisement shall result in disqualification of proposer pursuant to J.P. Code of Ordinances Sec. 2-928.
- If additional pages are needed, attach them to the questionnaire and include all applicable information that is required by the questionnaire.

TEC Professional Services Questionnaire

A. Project Name and Advertisement Resolution Number:

New Orleans Food & Beverage Incubator RFQ

RFQ Number: 24-1211

B. Firm Name & Address:

EDS, Inc

13430 N Leah St. Ste B, Gonzales, LA 70737

C. Name, title and contact information of Principal, as defined in Section 2-926 of the Jefferson Parish Code of Ordinances, who is a registered, licensed architect, professional engineer, or surveyor in the State of Louisiana:

Raul Valdes, PE

(844) 337 1990

raul@ewithd.com

D. Name and contact information of employee who is a registered and licensed architect, professional engineer, or surveyor in the State of Louisiana in the applicable discipline. A subcontractor may be substituted here only if the advertised Project requires more than one discipline.

Raul Valdes, PE

(844) 337 1990

raul@ewithd.com

E. Please provide the number of employees whose primary function corresponds with each category:

2__ Administrative	__ Estimators	__ Specification Writers
__ Architects (Licensed)	__ Geologists	__ Structural Engineers
__ Chemical Engineers	__ Geotechnical Engineers	__ Graduate Engineers
__ Civil Engineers	__ Interior Designers	2__ Project Managers
__ Construction Inspectors	__ Landscape Architects	__ Clerical
__ Ecologists	__ Land Surveyor	__ Grant/Funding Specialist
2__ Electrical Engineers	__ Mechanical Engineers	__ Sanitary Engineers
__ Engineer Intern	__ Environmental Engineers	
__ Professional Land Surveyors		6 __ TOTAL

F. Is this submittal by a JOINT-VENTURE? Please check: YES ☐ NO ☒

If marked "No" skip to Section I. If marked "yes" complete Sections G-H.

TEC Professional Services Questionnaire

G. If submittal is by JOINT-VENTURE, list the firms participating and outline specific areas of responsibility (including administrative, technical, and financial) for each firm. Please attach additional pages if necessary.

1.
N/A

2.
N/A

H. Has this JOINT-VENTURE previously worked together? Please check:
YES ☐ NO ☐ N/A

I. List all subcontractors anticipated for this Project. Please note that all subcontractors must submit a fully completed copy of this questionnaire, applicable licenses, and any other information required by the advertisement. See Jefferson Parish Code of Ordinances, Sec. 2-928(a)(3). Please attach additional pages if necessary.

Name & Address:	Specialty:	Worked with Firm Before (Yes or No):
1.		
2.		
3.		

J. Please specify the total number of support personnel that may assist in the completion of this Project:

N/A

TEC Professional Services Questionnaire

K. List the professional in charge, key persons, specialists, and individual consultants anticipated for this Project and provide their relevant information below. If necessary, please attach additional documentation (i.e. resume) that demonstrates the employment history and experience of the Firm's key persons that may assist in the completion of this Project. Please attach additional pages if necessary.

PROFESSIONAL IN CHARGE OF PROJECT:

Name & Title:

Raul Valdes
President
PE 36832

Project Assignment:

Electrical Engineer

Name of Firm with which associated:

EDS, Inc

Years' experience with this Firm:

8 Years

Education: Degree(s)/Year/Specialization:

LeTourneau University Longview, TX - May 2004
Bachelor's of Science, Engineering w/ Electrical Concentration
University Of New Orleans, New Orleans, LA - May 2012
Master's in Business Administration, Finance Concentration

Active registration: Year first registered/discipline:

12/20/2011
Electrical and Computer Engineer

Other experience and qualifications relevant to the proposed Project:

Raul Valdes, PE; has over 15 years of experience working on commercial and institutional projects in Southeast of Louisiana. Major projects include the New North Terminal at MSY.
He is currently working on the LSU Food Incubator.

TEC Professional Services Questionnaire

KEY PERSON, SPECIALIST, OR INDIVIDUAL CONSULTANT:
Name & Title:
Cody James LeBlanc Senior Electrical Engineer
Project Assignment:
Project Manager
Name of Firm with which associated:
EDS, Inc
Years' experience with this Firm:
Since 2017
Education: Degree(s)/Year/Specialization:
Louisiana State University Bachelor's of Science in Electrical Engineering
Active registration: Year first registered/discipline:
Baton Rouge - May 2010 PE: 41073
Other experience and qualifications relevant to the proposed Project:
LSU Food Incubator

TEC Professional Services Questionnaire

L. Work by Firm or Joint-Venture members which best illustrates current qualifications relevant to this Project. Please include any and all work performed for Jefferson Parish. Please attach additional pages if necessary.

PROJECT NO. 1

Project Name, Location and Owner's contact information:	Nature of Firm's Responsibility:	
LSU Food Incubator Baton Rouge, LA BBI Architects Brent Bueche 1111 S. Foster Drive Suite D Baton Rouge, LA 70808	Prepare construction documents and provide construction administration services for the expansion which consisted of approximately 10k to 11k sq. ft. which included a shared-use area for cold and hot processing.	
Completion Date (Actual or estimated):	Estimated Cost:	
	Entire Project:	Work for which Firm was Responsible:
October 2026	Estimated budget \$20 M	Responsible for electrical engineering

PROJECT NO. 2

Project Name, Location and Owner's contact information:	Nature of Firm's Responsibility:	
Completion Date (Actual or estimated):	Estimated Cost:	
	Entire Project:	Work for which Firm was Responsible:

TEC Professional Services Questionnaire

M. List all prior and/or on-going litigation between Firm and Jefferson Parish. Please attach additional pages if necessary.

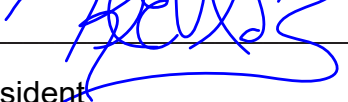
Parties:		Status/Result of Case:
Plaintiff:	Defendant:	
1. N/A	N/A	N/A
2.		
3.		
4.		

N. Use this space to provide any additional information or description of resources supporting Firm's qualifications for the proposed project.

With over 17 years of professional experience, 12 in the Southeast Louisiana market, Raul Valdes established EDS, Inc in 2017. Since then EDS, has been a valuable design partner on several commercial and governmental projects through the region. Our recent client lists include East Baton Rouge Public School System, City of New Orleans, LA National Guard, CSRS, City of New Orleans, and several other private entities. EDS, Inc is certified DBE with LAUCP and certified as a Small Entrepreneurship (SE) through Louisiana Economic Development (LED).

Raul Valdes is a member of the Illuminating Engineering Society (IES) and is president of the local chapter. The IES publishes the design guidelines for lighting in commercial, institutional, and roadway applications that most of the industry follows. EDS has offices in Louisiana and El Salvador. Our stateside location has 2 Professional Engineers, while our office in El Salvador has 6 junior electrical engineers/drafters.

O. To the best of my knowledge, the foregoing is an accurate statement of facts.

Signature:  Print Name: Raul Valdes
 Title: President Date: 12/09/2024

Technical Evaluation Committee (TEC) Questionnaire

Instructions

- The Technical Evaluation Committee (TEC) Questionnaire shall be used for professional services related to architecture, engineering, or survey projects.
- **The TEC Questionnaire should be completely filled out. Complete and attach ALL sections. Insert “N/A” or “None” if a section does not apply or if there is no information to provide.**
- Questionnaire must be signed by an authorized representative of the Firm. Failure to sign the questionnaire shall result in disqualification of proposer pursuant to J.P. Code of Ordinances Sec. 2-928.
- All subcontractors must be listed in the appropriate section of the Questionnaire. Each subcontractor must provide a complete copy of the TEC Questionnaire, applicable licenses, and any other information required by the advertisement. Failure to provide the subcontractors' complete questionnaire(s), applicable licenses, and any other information required by the advertisement shall result in disqualification of proposer pursuant to J.P. Code of Ordinances Sec. 2-928.
- If additional pages are needed, attach them to the questionnaire and include all applicable information that is required by the questionnaire.

TEC Professional Services Questionnaire

A. Project Name and Advertisement Resolution Number:

B. Firm Name & Address:

Food Facilities Concepts, Inc.
1100 Washington Avenue, Suite 302
Carnegie, PA 15106

C. Name, title and contact information of Principal, as defined in Section 2-926 of the Jefferson Parish Code of Ordinances, who is a registered, licensed architect, professional engineer, or surveyor in the State of Louisiana:

N/A

D. Name and contact information of employee who is a registered and licensed architect, professional engineer, or surveyor in the State of Louisiana in the applicable discipline. A subcontractor may be substituted here only if the advertised Project requires more than one discipline.

N/A

E. Please provide the number of employees whose primary function corresponds with each category:

<input type="checkbox"/> Administrative	<input type="checkbox"/> Estimators	<input type="checkbox"/> Specification Writers
<input type="checkbox"/> Architects (Licensed)	<input type="checkbox"/> Geologists	<input type="checkbox"/> Structural Engineers
<input type="checkbox"/> Chemical Engineers	<input type="checkbox"/> Geotechnical Engineers	<input type="checkbox"/> Graduate Engineers
<input type="checkbox"/> Civil Engineers	<input type="checkbox"/> Interior Designers	<input type="checkbox"/> Project Managers
<input type="checkbox"/> Construction Inspectors	<input type="checkbox"/> Landscape Architects	<input type="checkbox"/> Clerical
<input type="checkbox"/> Ecologists	<input type="checkbox"/> Land Surveyor	<input type="checkbox"/> Grant/Funding Specialist
<input type="checkbox"/> Electrical Engineers	<input type="checkbox"/> Mechanical Engineers	<input type="checkbox"/> Sanitary Engineers
<input type="checkbox"/> Engineer Intern	<input type="checkbox"/> Environmental Engineers	
<input type="checkbox"/> Professional Land Surveyors		5 TOTAL

F. Is this submittal by a JOINT-VENTURE? Please check: YES ☐ NO ☒

If marked "No" skip to Section I. If marked "yes" complete Sections G-H.

TEC Professional Services Questionnaire

G. If submittal is by JOINT-VENTURE, list the firms participating and outline specific areas of responsibility (including administrative, technical, and financial) for each firm. Please attach additional pages if necessary.

1.

2.

H. Has this JOINT-VENTURE previously worked together? Please check:

YES ☐ NO ☐

I. List all subcontractors anticipated for this Project. Please note that all subcontractors must submit a fully completed copy of this questionnaire, applicable licenses, and any other information required by the advertisement. See Jefferson Parish Code of Ordinances, Sec. 2-928(a)(3). Please attach additional pages if necessary.

Name & Address:	Specialty:	Worked with Firm Before (Yes or No):
1.		
2.		
3.		

J. Please specify the total number of support personnel that may assist in the completion of this Project:

5

TEC Professional Services Questionnaire

K. List the professional in charge, key persons, specialists, and individual consultants anticipated for this Project and provide their relevant information below. If necessary, please attach additional documentation (i.e. resume) that demonstrates the employment history and experience of the Firm's key persons that may assist in the completion of this Project. Please attach additional pages if necessary.

PROFESSIONAL IN CHARGE OF PROJECT:

Name & Title:

Michael Ventresca - President of FFC, Inc. and Principal in Charge

Project Assignment:

Lead food service design consultant

Name of Firm with which associated:

Food Facilities Concepts, Inc.

Years' experience with this Firm:

26

Education: Degree(s)/Year/Specialization:

Associates in Specialized Technology

Active registration: Year first registered/discipline:

N/A

Other experience and qualifications relevant to the proposed Project:

Member of Foodservice Consultant Society International

TEC Professional Services Questionnaire

L. Work by Firm or Joint-Venture members which best illustrates current qualifications relevant to this Project. Please include any and all work performed for Jefferson Parish. Please attach additional pages if necessary.

PROJECT NO. 1

Project Name, Location and Owner's contact information:	Nature of Firm's Responsibility:	
Campbell University Student Union Dining Facility Buies Creek, NC	FFC, Inc was responsible for the design and layout of multiple outlets on campus including the multi-station food hall with open production kitchen, catering kitchen, and fast casual snack/smoothie concept. FFC, Inc. collaborated with the design team to integrate the open kitchen concepts utilizing design methods and technology that would not negatively impact the customer/student experience. The design of the new dining venues embraces the concept of transparency, food safety, and highly varied menu with food cooked and then served with little to no holding times. The facility was completed and opened during the COVID-19 pandemic. This was done without any adjustments to the original design due to the careful attention to food safety, process flow, line queuing and flexibility in equipment that was already implemented in the original design.	
Completion Date (Actual or estimated):	Estimated Cost:	
	Entire Project:	Work for which Firm was Responsible:
2020		\$5,000,000.00

PROJECT NO. 2

Project Name, Location and Owner's contact information:	Nature of Firm's Responsibility:	
Mississippi Department of Safety Employee Dining Hall Jackson, MS	Foodservice facility layout and programming of production kitchen and serving areas. Food Facilities Concepts, Inc. worked closely with the client in programing and equipment selection process in order to meet the facilities needs and budget restraints.	
Completion Date (Actual or estimated):	Estimated Cost:	
	Entire Project:	Work for which Firm was Responsible:
On Going		\$590,000.00

TEC Professional Services Questionnaire

PROJECT NO. 3		
Project Name, Location and Owner's contact information:	Nature of Firm's Responsibility	
University of South Carolina Beaufort - School of Hospitality Management Hilton Head South Carolina	Food Facilities Concepts, Inc. worked closely with the design team in developing the program to achieve a double Green Globes certification. The first floor food service program included a multipurpose demonstration kitchen, central storage, and beverage production lab. The upper level includes a quick serve fast casual bistro/coffee shop. The teaching lab was developed to provide students individual work stations as well as to hold private teaching events for the community, and be reconfigured as needed for catering of special events.	
Completion Date (Actual or estimated)	Estimated Cost:	
	Entire Project:	Work for which Firm was Responsible:
2020		\$800,000.00

PROJECT NO. 4		
Project Name, Location and Owner's contact information:	Nature of Firm's Responsibility:	
Completion Date (Actual or estimated):	Estimated Cost:	
	Entire Project:	Work for which Firm was Responsible:

TEC Professional Services Questionnaire

M. List all prior and/or on-going litigation between Firm and Jefferson Parish. Please attach additional pages if necessary.

Parties:		Status/Result of Case:
Plaintiff:	Defendant:	
1.		
2.		
3.		
4.		

N. Use this space to provide any additional information or description of resources supporting Firm's qualifications for the proposed project.

Food Facilities Concepts, Inc. specializes in meeting the design requirements of the institutional food service industry. Our design team has experience in planning projects for health care, long-term care, educational, hospitality and industry food service facilities, as well as teaching facilities for culinary schools.

We have experience in all phases of design - from determining project feasibility through installation management. Food Facilities Concepts, Inc.'s design projects encompass small and large scale endeavors; from the renovation of small, outdated servicing areas, to the total development of expansive food service departments for new multi-unit facilities.

O. To the best of my knowledge, the foregoing is an accurate statement of facts.

Signature: Michael Ventresca Digitally signed by Michael Ventresca
Date: 2024.12.10 16:01:04 -05'00'
Print Name: Michael Ventresca
Title: President of Food Facilities Concepts, Inc.
Date: December 10, 2024