

Request for Qualifications
Former Charity Hospital Building
Addendum #1: Questions and Answers
April 27, 2018

1. Are other non-primary structures associated with Charity Hospital included in any way at this time or possibly in the future?
 - A. Only those structures within the area defined in the “Dimensions” paragraph of the RFQ are included in the Project.
2. Will Women Owned Businesses (WBEs) be recognized by the Selection Committee, in addition to DBEs, as part of a respondent’s commitment to equity?
 - A. Proposers are encouraged to utilize local small business participation to the extent possible through the pursuit of Certified Diverse Suppliers (Minority-Owned, Women-Owned, Veteran-Owned, Small, Emerging, or Disadvantaged Business) when selecting subcontractors, consultants, and other team members for the Project.
3. Is the owner interested in proposals that include the purchase of the building or other financial models in lieu of the just partnership or lease?
 - A. At this time, Pursuant to La. R.S. 17:1519.2, the LSU Board of Supervisors owns Charity Hospital and may only lease the property for up to 99 years, enabling project financing similar to a fee simple equivalent. While a purchase of the property is contemplated in La. R.S. 17:1519.2, a proposal to purchase the property under the subsequent RFP will not be considered.
4. Who is on the selection committee for the project?
 - A. The selection committee will be made up of members of the Charity Hospital Redevelopment Project Management Committee of the LSU Real Estate & Facilities Foundation (“REFF”). REFF is the entity that engaged the Urban Land Institute for the related Advisory Services Panel study on the Charity Hospital Building.
5. There appears to be about 30 firms on the team registration list. Will there be an industry forum or pre-proposal conference?
 - A. No. Respondents are encouraged to contact potential team members directly. The list of registered firms can be found here:
<http://www.charityprojectneworleans.com/team-registration-list.html>.
6. What is the weighting of each section of the RFQ responses?
 - A. Though a relative weighting was established for each informational item identified in the RFQ prior to its release, the weightings will not be disclosed. Proposers should

consider all RFQ materials in determining the relative importance of the extent of information provided in Submissions.

7. What is the expectation for the extent of team members identified in proposals? Should we respond with team principals, or include everyone we anticipate working with?
 - A. Respondents should submit Qualifications Packages that include all entities, and key personnel from those entities, that they intend to team with should they be selected for the Project. Per the RFQ, Respondents' submissions will be evaluated, in part, on both team organization and key personnel as presented in Qualifications Packages.
8. We are a local firm that wants to partner with other local and national partners. How do we get on a team?
 - A. Respondents are encouraged to register for and view the Team Registration list on the solicitation website as well as to reach out to prospective partners that may not be listed. The list of registered firms can be found here:
<http://www.charityprojectneworleans.com/team-registration-list.html>.
9. Must a responder list every team member at RFQ stage to qualify them as team members for RFP?
 - A. Per page 20 of the RFQ, Respondents shall be evaluated based on the breadth and depth of their team members and how each team member will contribute to the success of the Project. However, Respondents may add team members upon being selected to respond to the RFP as a Qualified Respondent. Respondents may also substitute team members that were present in the Qualifications Package with team members listed in the RFP response accompanied by an explanation. The validity of substitution explanations will be evaluated in the subsequent RFP process.
10. Given the number of RFI's, RFP's, etc. related to Charity in the past, are bidders that had responded to previous solicitations already shortlisted?
 - A. No. This initiative stands alone from any and all prior solicitation efforts; only the information in Qualifications Packages will be evaluated.