

BATTURE LLC
engineers + land surveyors

September 01, 2023

New Orleans Regional Transit Authority
Attn: Joanna Farley
2817 Canal Street
New Orleans, LA 70119

Subject: RTP # 2032-02
Design Services for Algiers Ferry Buildings Renovation
Project # 2019-MA-01

Ms. Farley,

Batture is dedicated to the idea that a highly inspired team can deliver outstanding results while also creating powerful social and environmental change. That's why every one of our engineering or surveying projects is energized by this unique purpose. Because our clients deserve our best efforts and so does our amazing city. We are thrilled you contacted us and look forward to collaborating with the Regional Transit Authority on this project.

Our team members are the same ones we submitted in our response to your RFQ in March 2021. We have a great working relationship with our team members Studio West Design & Architecture, Synergy Consulting Engineers, and VGP, LLC. We have included some supplemental projects and resumes that reflect our experience working together and working on similar building renovation projects.

If you have any questions, please contact me at (504) 261-7143 at your convenience.

Thank You,
BATTURE, LLC

Robert Mora, PE, PLS, ENV-SP
Managing Partner

Contractor Information

PRIME CONTRACTOR

Batture LLC
5110 Freret Street
New Orleans, LA 70115
Point of Contact
Robert Mora
504-261-7143
bmora@batture-eng.com



SUB CONTRACTORS

STUDIO WEST Design & Architecture
2340 Dauphine Street
New Orleans, LA 70117



Synergy Consulting Engineers, LLC
805 Howard Avenue, Suite 101
New Orleans, LA 70113



VGP, LLC
P.O. Box 57588
New Orleans, LA 70157



Project Understanding

Objectives of the Project

The primary objective of this project is to revitalize and enhance both the Algiers Point Ferry Terminal and Maintenance Facility, embracing modernization, operational efficiency, and community input. Through the removal of the obsolete pedestrian bridge, addition of a second floor for functional office space, and conversion of the main floor for community and commercial use, the project aims to transform the terminal into a dynamic hub of activity while reducing operating expenses. Simultaneously, the Maintenance Facility will undergo improvements including waterproofing, HVAC replacement, and enhanced layout for heightened operational efficiency. By integrating sustainable design principles, resiliency measures, and engaging local stakeholders, the project seeks to create a harmonious blend of functionality, aesthetic appeal, and positive impact on the community and environment.

Significant Opportunities

The RTA has identified numerous opportunities in the request for proposals that align with our company values of creating positive social and environmental impact through our work. These include:

- Adding Vendors to the Ferry Building.
- Improved Energy efficiency
- Improved stormwater management
- Add offices (increase usable square footage)
- Improve the aesthetics of the building
- Resilience - add a generator, better lighting, security cameras, signage, landscaping

With the recent ribbon cutting and opening of the east bank Ferry Terminal, there exists an opportunity to upgrade the Algiers Ferry Building to provide users a first-class experience at each stopping point.



Constraints

We have completed projects as a firm both on and adjacent to the Mississippi River. We fully understand the constraint this creates on the project during design, permitting, and construction. Another constraint we are considering is the continued operation of the Ferry Terminal and the Maintenance Building during construction.

Key Issues

The upgrades to these two buildings need to address a number of critical items in order to consider the project a success.

- Accessibility – ADA compliance
- Improving Energy Efficiency of both Buildings
- Waterproofing the maintenance building

Experience

EXPERIENCE

Our original response to the RTA's request for qualifications included projects with a focus on infrastructure and transportation projects. Of those submitted projects we would like to highlight the Lakeshore Landing Phase I, Gretna Resilience, and 1009 Poydras.

Lakeshore Landing Phase I is relevant because the project was a marine project (on Lake Pontchartrain) which also included revitalization of existing commercial buildings along with new construction.

The Gretna Resilience Project is relevant due to the consideration of accessibility as well as highlighting our firm's wide range of capabilities. We provided land surveying, civil engineering, structural engineering, H&H modeling, and arborist services on the project. Also of note was our subconsultant Synergy MEP provided the electrical design on this project.

1009 Poydras highlights our structural engineering, civil engineering and landscape architecture capabilities, along with our subconsultant StudioWest's architectural, interior design, and project management capacity. Synergy MEP provided mechanical and electrical design on this project.

SUPPLEMENTAL EXPERIENCE

We are providing the following additional projects to highlight our capabilities relevant to this RTP. The project data is on the next page in the original CQ – 2012 format.

Interior Renovations

Center for Engaged Learning & Teaching at Howard-Tilton Memorial Library

Second Line Stages

Building Renovations

Carrollton Courthouse

Second Line Stages

Projects on or adjacent to the MS River

Changeover Point

Diamond B Asphalt Plant

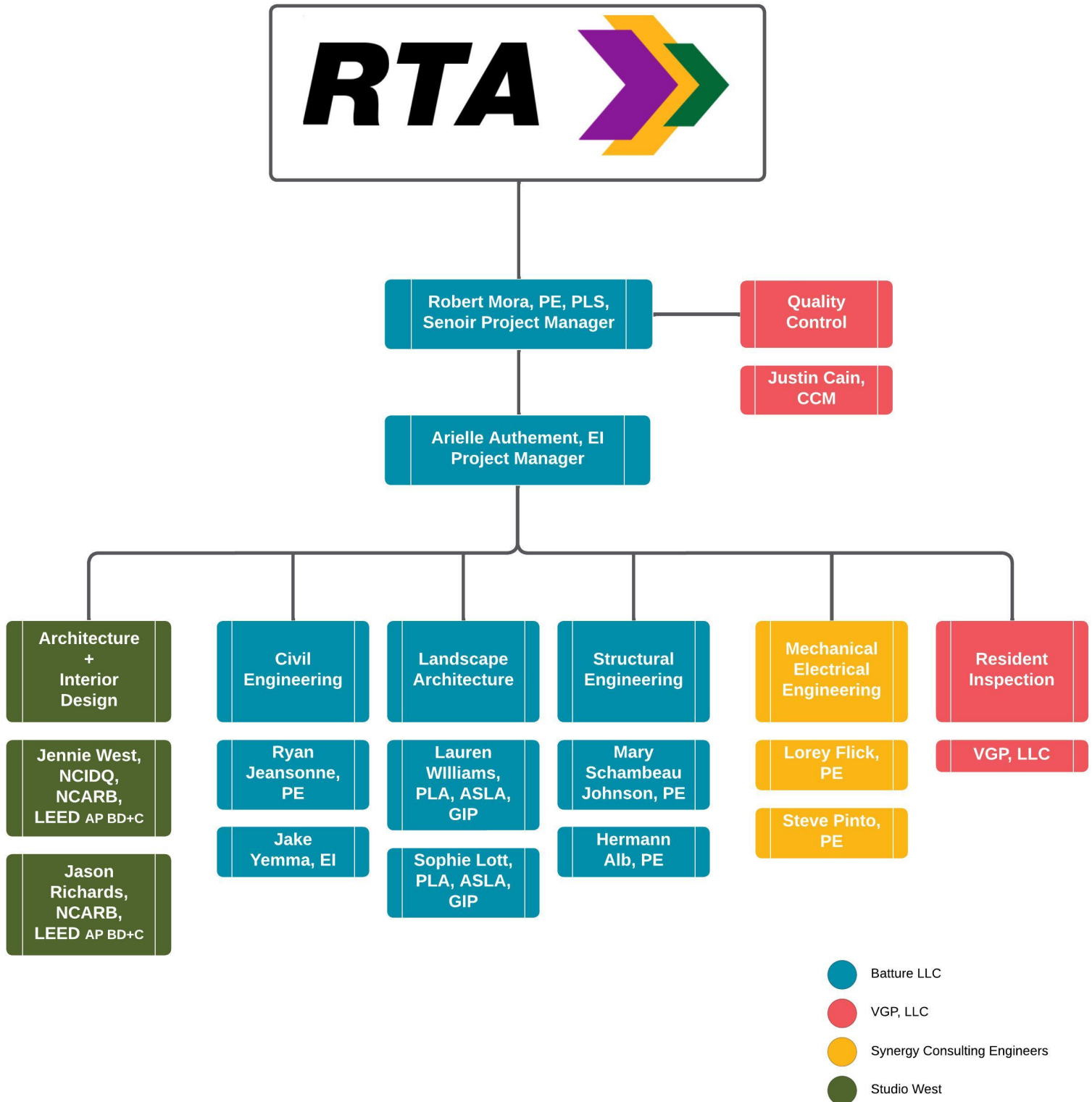
Hillaryville Survey

15. List work by firm and the firm's personnel to be assigned to this project which best illustrates current qualifications relevant to this project (limit 15 projects).

a. Project name, location, and owner's name	b. Reference contact name, telephone number, and e-mail	c. Project description	d. Nature of firm's responsibilities	e. Completion date (actual or estimate)	f. Estimated fees (000's)	
					Entire project	Firm's work
Center for Engaged Learning & Teaching at Howard-Tilton Memorial Library, New Orleans, Tulane University	Julie Hadzor, Tulane University 504-862-8130 jhadzor@tulane.edu.	Renovation of 9,nterior office and classroom spaces. Reconfiguration existing underutilized office and classroom areas into a faculty hub, with a central gathering area and kitchenette, around which offices for faculty resource staff are located. Graduate carrels at the third floor were renovated into more flexible spaces for graduate students	Studio West as Prime: Architecture, Interior Design, & Furniture Selection	01/2015	\$114,000	\$81,000
Second Line Stages, New Orleans, Second Line Stages	Trey Burvant 504-224-2243 tburant@secondlinestages.com	Historic warehouses renovation. The existing building is one of the few remaining cotton press warehouses in the Lower Garden District and dates by to the 1880s. The project required careful integration of stormwater management into the historic site area.	Studio West as Prime: Architecture & Interior Design Batture as Sub: Structural, Civil, Stormwater, Landscape Architecture, & Survey	01/2022	\$131,000	\$61,000
Carrollton Courthouse, New Orleans, Felicity Property Company	Patrick Schindler 504-586-8305 patrick@felicitypropertyco.com	Re-development of the Carrollton Courthouse into a retirement facility.	Batture as Sub: Structural	03/2022	unk	\$134,200
Changeover Point, Algiers Point, New Orleans, Changeover Point, LLC	Dan Goodman dg@jarcorp.net	The development of an entire vacant block in Algiers Point.	Batture as Sub: Structural, Civil, Stormwater, Landscape Architecture, Survey, USACE permitting	10/2024	unk	\$202,000
Diamond B Asphalt Plan - Westwego, Louisiana	Reldon Owens rowens@diamondb.com	Development of an asphalt plan on MS River in Westwego.	Batture - Civil Engineering, USACE permitting, truck sweep path analysis	12/2016	unk	\$20,000
Hillaryville Survey, Ascension Parish, Louisiana	Jim Wilson jwilson@msmmeng.com	Topographic Survey for permitting and design of a sewer effluent discharge line crossing the MS River levee.	Batture - Land Surveying	12/2014	unk	\$15,000

Project Team

We are proposing the following team members and structure for the Algiers Ferry and Maintenance Building Project. Additional Resumes are included for individuals not included on our March 2021 RFQ response.



14. Brief resumes of key persons anticipated for this project (clearly identify if alternate office location if different than listed in item 3).

a. Name and title: Sophie Lott, PLA, ASLA, GIP	a. Name and title: Lauren Williams, PLA, ASLA, GIP
b. Position or assignment for this project: Professional Landscape Architect	b. Position or assignment for this project: Professional Landscape Architect
c. Years of professional experience with this firm: 1 With other firms: 4	c. Years of professional experience with this firm: 1 With other firms: 4
d. Education: College or University/ Degree / Year / Specialization Louisiana State University/ MLA / 2019 / Master of Landscape Architecture New Mexico State University/ BA / 2012 / Business Administration Marketing (Major) Advertising (minor)	d. Education: College or University/ Degree / Year / Specialization North Carolina State University / B.L.A / 2016 / Design Studies (Major), Landscape Architecture (Minor) North Carolina State University / M.L.A / 2018/ Landscape Architecture
e. Active registration or applicable certifications: State / Discipline/ License number / First year registered LA / Landscape Architect / L-259 / 2022 LA / Green Infrastructure Professional / n/a/ 2020	e. Active registration or applicable certifications: State / Discipline/ License number / First year registered LA/ Landscape Architecture/ W-266/ 2022 LA/ Arborist/ 23-2610/ 2022 LA/ Green Infrastructure Professional/ 1226
f. Experience and qualifications relevant to this project: Sophie Lott is a Landscape Architect, where she has been shaping beautiful, functional outdoor spaces since 2018. Combining her understanding of human ecology with her expertise in design, Sophie creates landscapes that are both visually stunning and deeply connected to the people who use them. She specialized in urban design, green infrastructure, stormwater management, and complete streets. Annunciation and Nazareth Inn, New Orleans, LA: Site design for renovations to two senior living facilities which aim improve accessibility and enrich the lives of senior residents with the creation of communal areas that foster a stronger connection to the outdoors and their community, ultimately encouraging socialization, improving health, and reducing stress. Safety, security, and comfort are a cornerstone of this renovation. Loyola Dorms, New Orleans, LA: Site design for a courtyard and building exterior areas for a new dormitory at Loyola University. The project will be a hub for pedestrian activity and an important landmark as a gateway into the university. Paving patterns will encourage movement and will be softened by planting to create intimate seating and gathering spaces. Green infrastructure highlights include rain gardens and permeable pavers all intertwined to capture the site's stormwater runoff. Charity Hospital, New Orleans, LA: Site design and planting design for a historic facility with deep ties to the community that is slated for adaptive reuse. Improvements include a new transportation hub, renovations to the historic courtyard, bioretention areas with native planting, and a stormwater management system that captures site stormwater runoff and the building's condensate to be used for irrigation. Gretna City Hall Plaza, Gretna, LA: Construction administration assistance for outdoor plaza improvements which consisted of permeable parking, seating, and planted parking bump outs for stormwater management. American Airlines Campus, Fort Worth, TX: Assisted site design for multi-modal corporate campus. Design included work-enabled courtyards, active recreation areas, woodland trail systems and regional multi-use connection paths, encouraging employees to walk between buildings, spend time in the fresh air and collaborate with coworkers across departments.	f. Experience and qualifications relevant to this project: Lauren Williams, PLA, GIP, is a licensed Professional Landscape Architect at Batture with a focus on green infrastructure site interventions in an urban environment. Lauren has extensive experience in community engagement and public outreach for sustainable stormwater management solutions. As a Green Infrastructure Professional, (GIP), she played a key role in multiple award-winning green infrastructure projects in both Louisiana and North Carolina. Ms. Williams' experience includes design of large-scale neighborhood stormwater management projects. As a project manager, she has overseen several private jobs that focus on nature-based solutions for pedestrian-oriented design.

14. Brief resumes of key persons anticipated for this project (clearly identify if alternate office location if different than listed in item 3).

<p>a. Name and title: Joseph (Jake) Yemma, EI</p>	<p>a. Name and title: Justin Cain, CCM (VGP, LLC employee)</p>
<p>b. Position or assignment for this project: Civil Engineer</p>	<p>b. Position or assignment for this project: Senior Project Manager</p>
<p>c. Years of professional experience with this firm: 1 With other firms: 7</p>	<p>c. Years of professional experience with this firm: 6 mo With other firms: 20</p>
<p>d. Education: College or University/ Degree / Year / Specialization Louisiana State University / B.S. / 2016 / Civil Engineering</p>	<p>d. Education: College or University/ Degree / Year / Specialization Bachelor of Science in Construction Management, Louisiana State University, 05/1999 Certified Construction Manager OSHA 30 Certified US Army Corps of Engineers Construction Quality Management Certification LEED Green Associate Transportation Work Identification Credential – TWIC</p>
<p>e. Active registration or applicable certifications: State / Discipline/ License number / First year registered LA / EI / 33794 / 2018</p>	<p>e. Active registration or applicable certifications: State / Discipline/ License number / First year registered</p>
<p>f. Experience and qualifications relevant to this project: Jake Yemma is a civil engineer with 7 years of experience in site development and transportation design. He has specialized in designs involving pedestrian access, complete streets, storm water management, drainage improvements, green infrastructure and site grading. Relevant project experience includes: -St John the Baptist Parish Library - Design of a brand new library in St John the Baptist Parish along River Rd. Focus on site grading, levee permitting, parking lot design and drainage improvements. -Hicksville Train Station Transit hub: Study and conceptual design to revitalize a major transit hub on Long Island with a focus on pedestrian access and safety, pick up/ drop off of passengers, and circulation of traffic around the area. -Bayshore Bay-Way: Multi-modal street revitalization design, to connect a train station to the nearby ferry terminal. Focus on pedestrian and bike safety/access, functional and efficient pick up drop off areas, and circulation of traffic. -Suffolk Community College Parking and Roundabout - A multiphase overhaul of the existing parking on campus and conversion of an existing signalized intersection to a roundabout. Focus on master planning, pedestrian safety, efficient use of space to maximize parking, stormwater management, site grading, traffic circulation, and signage.</p>	<p>f. Experience and qualifications relevant to this project: RTA Street Car Expansion Program – Construction Management Plus, New Orleans, LA Project Manager for the multi-phase program merging the rails of 3 major streetcar lines and the along the main Central Business District corridor in New Orleans and impacts public and private underground utilities, communications, parks and roadways, local businesses and residents. Mr. Cain leads construction management services include inspections, document administration, a portion of the engineering management, and change order management. This also involves field inspections to observe demolition, excavation, utility re-location, piling, concrete, asphalt, earthwork, and track-work to ensure compliance with drawings and specifications. RTA Canal Street Ferry Terminal, Project Manager, Regional Transit Authority of New Orleans, New Orleans, LA Royal was selected by the New Orleans Regional Transit Authority to provide project management services for their new Canal Street Ferry Terminal Project. This \$30M project includes the demolition and new construction of the Ferry Terminal at the foot of Canal Street. The RTA is using the Construction-Manager-At-Risk (CMAR) procurement method for the first time. In this role, Royal managed design consultants, provided scheduling services, performed cost estimates, tracked design information, managed compiling of contract documents for bid, assisted in creating Construction-Manager-At-Risk procurement, and various other tasks as requested.</p>

Proposed Project Approach

Our team envisions the Algiers Point Ferry Terminal and Maintenance Facility renovation project as an opportunity to weave together our expertise and creativity to rejuvenate these integral components of New Orleans' transportation and community landscape. Guided by a commitment to excellence, innovation, and sustainable design, our proposed project approach is grounded in a comprehensive strategy that addresses both the functional and communal aspects of these facilities. We approach this endeavor not merely as a project, but as an opportunity to infuse life and vibrancy into these vital spaces. We pledge to work hand in hand with the client and community stakeholders to transform these structures into beacons of functionality, community engagement, and enduring elegance.

Kick off Meeting

The project commences with a deep dive into the project scope, objectives, and constraints. Collaborative discussions with the client will provide insights into their aspirations, enabling us to tailor our approach to align with their vision. We understand the significance of these facilities for the community and the broader transportation network, and our multidisciplinary team is prepared to embark on a journey characterized by innovation, sensitivity, and meticulous attention to detail. Communication channels with the client and stakeholders are established to foster clear and open lines of dialogue.

Preliminary Design

The team, in conjunction with thoroughly reviewing the existing drawings, undertakes site visits and data gathering to comprehend the existing conditions of the Algiers Point Ferry Terminal and Maintenance Facility. Engaging with community stakeholders and collaborating with the City of New Orleans Department of Public Works helps in

developing a comprehensive understanding of the community's needs and traffic requirements. Preliminary design concepts for the terminal renovation and maintenance facility upgrades are crafted to serve as a foundation for further development.

30% Design

Building upon the preliminary concepts, the team delves into the refinement of design ideas for the Algiers Point Ferry Terminal. The focus lies in conceptualizing the removal of the outdated pedestrian bridge, reimagining pedestrian pathways, and enhancing site circulation. Design concepts are presented to the client for feedback and approval, ensuring alignment with their vision.

Concurrently, the design development phase at 30% focuses on conceptualizing the future of the Maintenance Facility. Initial plans for waterproofing, HVAC replacement, and layout enhancements are sketched out to provide a preliminary framework. These design concepts, which incorporate functional efficiency and aesthetic factors, are then presented to the client for input and collaborative refinement.

60% Design

As we progress to the 60% design stage, the Algiers Point Ferry Terminal's evolution gains further clarity. The pedestrian pathways are taking shape, and the envisioned retail spaces are now more defined in their purpose. The second-floor office layout is becoming concrete, promising heightened functionality and cost reduction.

Sustainability remains a focal point, with our incorporation of LEED design principles continuing to guide energy-efficient choices that harmonize with the terminal's surroundings.

Inside the Maintenance Facility, our innovative design solutions continue to unfold. The replacement of the roof and

Proposed Project Approach

exterior waterproofing measures are taking form, ensuring the facility's resilience. Internally, the redesigned HVAC system and layout are progressing to a stage where their positive impact on operational efficiency and employee satisfaction is becoming apparent.

90% Design

At the 90% design milestone, the Algiers Point Ferry Terminal's transformation is near completion on paper. Pedestrian pathways are refined, retail spaces are taking on their final form, and the second-floor office layout is now a well-defined space that promises practicality and savings. Our unwavering commitment to sustainability, expressed through LEED design principles, is now deeply ingrained in the terminal's design, ensuring an environmentally conscious facility that blends seamlessly with nature. Within the Maintenance Facility, the 90% design stage signifies the realization of our vision for improved functionality. Roof replacement and exterior waterproofing solutions are now fully detailed, ensuring the facility's durability. Internally, the redesigned HVAC system and layout alterations are reaching their final iteration, ready to create a workspace that promotes efficiency and enhances the well-being of its occupants.

100% Design: Construction Documents

The journey culminates in the 100% design phase, where the final design documents, specifications, and construction drawings are

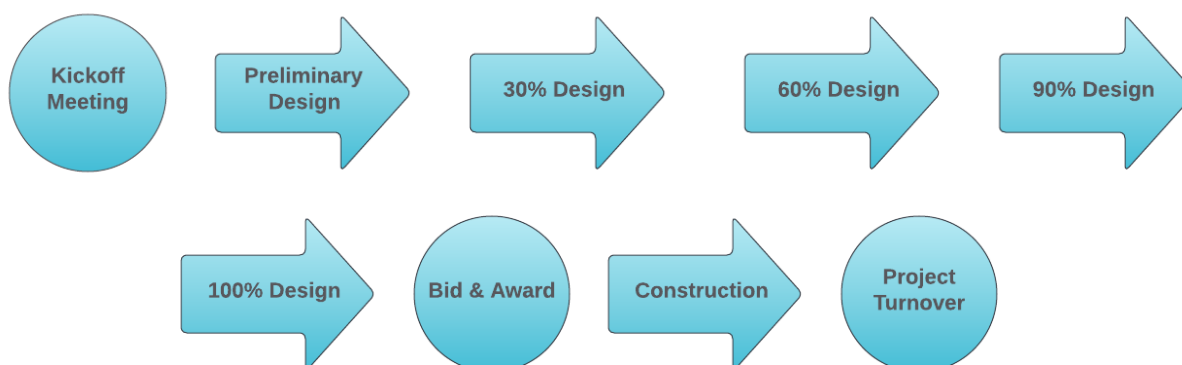
perfected. The entire design package is rigorously reviewed to ensure complete compliance with regulatory requirements and stakeholder expectations. Detailed design packages are prepared to facilitate bid processes, ensuring that the transition from design to construction is seamless.

Phased Demolition and Construction Planning

With design completion, the focus shifts to coordinated demolition and construction planning for the Algiers Ferry Terminal. A phased demolition plan, including selective forensic activities, carefully orchestrated at 30%, is developed to ensure safe and efficient execution. Bid packages for the demolition phase are meticulously prepared, aligning with the overall project timeline and objectives.

Construction Administration

Our commitment to functional brilliance extends beyond the drawing board. During the construction phase, we are dedicated to assuring quality, scrutinizing every detail to ensure alignment with design intent. Prompt review and approval of shop drawings, coupled with our agility in responding to Architectural Supplemental Instructions (ASI) and Requests for Information (RFI), will foster a cooperative atmosphere that nurtures excellence. These efforts collectively contribute to the successful execution of the design vision on-site.



Proposed Project Approach

Quality Management Plan

The Batture Team is committed to providing Quality Management on all of our projects. The Batture Team accepts full responsibility for the quality of design documents and reports we produce and will be accountable for the accuracy and completeness of the work. Our Quality Management Plan consists of both Quality Control and Quality Assurance as two distinct practices.

Quality Control

Our Quality Control plan is tailored to any project we undertake based on the project's unique set of design requirements. We will submit a quality control plan that addresses the structure and format of the reviews and checks that will take place to ensure a quality project. Reviews by independent experts will take place at key strategic times during the design process. The review will focus on ensuring that the project stays within budget, the plans and information generated are at a satisfactory level, and that all questions are being addressed and answered. The project manager will work closely with the quality assurance reviewer to make sure that all areas identified during the quality control checks are identified to all members of the design team and addressed completely. We will utilize internal checklists and procedures to track review comments and note when the required changes have been completed. The comments will not be closed out until they have been fully addressed.

Quality Assurance

Quality Assurance is an often-misunderstood part of the overall Quality Management of engineering and construction projects. Our team will ensure Quality Control and Quality Assurance are implemented in concert at the onset of the project and continue all the way through construction. We have assigned a Quality Assurance Manager for this project whose role will be to ensure that Quality Control is taking place, being properly documented, and corrective actions are taking place to resolve all quality deficiencies. This person's role will require them to view our work from the perspective of the RTA and the residents of New Orleans. They will assure we are performing in the best interests of those parties.

Design Standards

As a young company, we are constantly working to improve and expand our design standards. Issues that arise and are resolved during the QA/QC reviews will become part of our design standards and lessons learned for future projects.

Hourly Billing Rates

Batture LLC

Principal Engineer	\$225
Senior Engineer	\$165
Project Manager	\$145
Engineer in Training	\$120
CAD Technician	\$ 90
Administrative	\$ 65
Prof. Landscape	\$110

Synergy Consulting Engineers, LLC

Partner	\$225
Senior Engineer	\$175
Engineer	\$150
Designer	\$120
Technician	\$ 95

STUDIO West Design & Architecture

Principal	\$180
Senior Architect	\$140
Interior Designer	\$120
Architect	\$100
Design Staff	\$ 80
Design Support	\$ 60

VGP, LLC

Senior PM	\$145
Resident Inspector	\$ 95