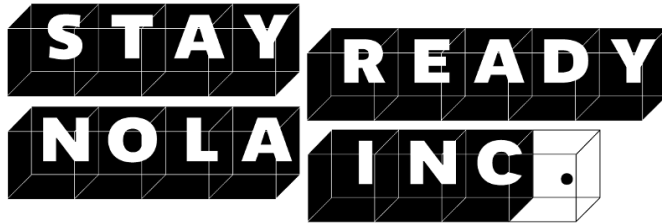


Request for Proposals Architectural Design Services

JAPONICA ST. RESILIENCE HUB v.1.0



Date: 2-24-25

Introduction & Background

Project Owner Stay Ready NOLA, Inc. (SRN) is a 501 (c) (3) non-profit organization in New Orleans, LA . SRN is seeking proposals from qualified architectural firms to provide architectural design services for the Japonica St. Resilience Hub. Funding for the Japonica St. Resilience Hub is provided through a \$20 million EPA Community Change Grant to support the development of the Resilience Hub and a Community Solar Facility in New Orleans East. This RFP focuses solely on the design and development of the Japonica St. Resilience Hub.

This grant enables the development of critical infrastructure and a community space that serves both everyday needs and emergency response functions. During “Everyday” or “Blue Sky” operations the resilience hub is the location of a traditional warehouse for industrial tenants, a data warehouse for servers, a community dog park, traffic garden, maker space, vocational training classrooms, and offices. During “Disruption,” and “Recovery” modes the facility will shift focus and provide temporary lodging and parking for Linemen and other first responders

The facility will integrate innovative design strategies, including the use of 20’ and 40’ ISO containers for key hardening infrastructure components, ensuring resilience, flexibility, and efficiency.

The project will utilize a Modified Construction Manager at Risk (CMAR) delivery method, where the Owner will self-perform significant portions of the work. The Architect is responsible for creating drawings and specifications that ensure the final project complies with all grant specific requirements and general regulatory requirements associated with projects being built with federal funds. The project application, grant agreement, general conditions to the contract and general conditions to community change grants will be incorporated by reference into what is expected to be a modified AIA B101-2017 Standard Form Agreement between Owner and Architect.

Exhibits to this Request for Proposals

The following documents will be provided upon execution of a confidentiality agreement:

- A. Stay Ready Nola Community Change Grant Application
- B. Community Change Grant Agreement.
- C. Contract for Laser Scanning Services.
- D. SRN Procurement Policy.

Project Location

The project location consists of three separate parcels and a public right of way. (All s/f calculations are approximate.)



1. **4611 N Robertson.**
35,000 s/f lot. 4,500 s/f open-air, covered structure.
2. **1435 Japonica St.**
80,476 s/f lot. 37,590 s/f.
3. **1333 Japonica St.**
36,756. 4,186 s/f Bldg.

General Programmatic Requirements

4611 Robertson.

- Community Gathering Space.
- Parking for Vehicles and Equipment
- Linemen Training
- Dog Park (Could also be at 1333 Japonica St)

1435 Japonica St.

- Warehouse
- Maker Space
- Classrooms

- Offices and Conference Rooms (SRN, Bike Easy, Ride, Blue Bikes, Governor's Office of Homeland Security and Emergency Preparedness)

1333 Japonica St.

- Temporary "Man Camp" for 250 workers
 - Dog Park (Could also be at 4611 N. Robertson)
 - Traffic Garden
1. Fully permittable and code compliant drawings for the entire project, taking into account the Owner and its contractors are self-performing a significant portion of the work.
 2. Organizing and Hosting 3 Neighborhood Meetings over the course of the project for the purpose of community outreach as described in the Community Change Grant application.
 3. Providing support in the selection and management of project consultants, including developing scopes of work, assisting in drafting RFPs, and assisting with the procurement process. Once selected, the architect will coordinate and oversee the consultants' work in close collaboration with the Owner. This includes managing and integrating the contributions of the following consultants:
 - Structural Engineer
 - Mechanical Engineer
 - Electrical Engineer
 - Plumbing Engineer
 - Civil Engineer
 - Specification Writer
 - Network Consultant
 - ADA Consultant
 - Graphic Designer
 - Branding Consultant
 - Government Relations Consultant
 - Permitting Consultant
 - Solar Consultant
 - Energy Consultant
 - Data Center Design Consultant

Note: The Owner intends to procure the services of a Design Coordinator under a separate RFP. The Design coordinator will be responsible for assembling and distributing the design drawings of the Architect and various consultants to each other, the Owner, the Owners subs, the CMR, the CMR's subcontractors, permitting officials, and stakeholders as needed.

4. Wayfinding
5. Drawings and Submissions required for the abandonment of the N. Villere Street right-of-way between Japonica Street and the New Orleans Public Belt Railroad.
6. Submission of Plans to the Port of New Orleans, as required by the lease agreement between SRN and The Port of New Orleans for the property at 4611 N. Robertson.
7. Ultimate responsibility for securing all necessary permits for critical infrastructure components. This includes interconnection with Entergy New Orleans for upgraded electrical service, and any applications and permits associated with power generation, fuel storage, water filtration, and any other required permits associated with the operation of the Japonica St. Resilience Hub.
8. Drawings and application for possible lot re-subdivision (to segregate the Bike Easy Headquarters from the rest of the project.)
9. Allowance for 60 hours of "Design-within-the Design" projects that are not are not described within this scope of work but that are nonetheless necessary for the project. As directed by Owner.
10. Permitting for the Owner-performed fiber connection from the nearest AT&T access point to the site, as well as managing the interconnection between the Stay Ready NOLA (SRN) site and the Entergy New Orleans (ENO) grid, ensuring sufficient service to support all project uses, including the approximately 0.7 MW data warehouse.
11. Design for site-wide access control and security systems.

Fast Tracking of the Project

Time is of the essence. The architect will be expected to assist the Owner in developing a fast track schedule for the project. The property at 1435 Japonica will be vacated between April 22nd and May 22nd at which time the Owner would like to begin interior demolition and site work under a separate demolition permit.

Given the fast-track nature of this project and the limited scope of interior work, the selected Architect will be expected to develop a strategic plan for issuing phased construction documents that enable construction to begin as early as possible while design work continues.

The Architect will be responsible for proposing a phased documentation plan that identifies key project components suitable for early release, such as demolition and site work packages, foundations and utility routing, core and shell construction, critical MEP systems, and site access control and security infrastructure. The goal is to allow site work, utility connections, and core structural elements to proceed concurrently with the completion of the full construction documentation, expediting the overall project timeline.

The Architect should coordinate closely with the CMAR and Owner to ensure constructability and sequencing align with the proposed phasing. Respondents should include in their proposal an outline of how they would approach phased documentation, detailing the recommended breakdown of phased packages, proposed timelines for each package release, and strategies for maintaining quality and code compliance while accelerating the work. In addition, the Architect should anticipate potential long-lead time items—such as utility interconnection or specialized equipment—that could delay the overall project if not addressed proactively. In such cases, the project may need to be strategically phased to ensure that critical components are completed and operational on schedule, with non-essential elements added in subsequent phases. This adaptive approach is expected and will be essential to maintaining project momentum and meeting key deadlines.

Repair and Reuse

Our ethos goes beyond conventional notions of ‘green’ building or sustainability. We are deeply committed to a philosophy of repair and reuse that challenges the prevailing ‘tear down and replace’ mindset. Inspired by the principles of the ‘Right to Repair’ movement, we prioritize extending the life of existing materials and systems, repairing rather than replacing wherever possible. We reject the common misconception that ‘it’s cheaper to just replace it,’ recognizing that thoughtful repair is often more cost-effective, environmentally responsible, and culturally meaningful. This approach demands more than surface-level sustainability—it requires a fundamental shift in how we design, specify materials, and approach construction. The Project Architect must fully embrace

this philosophy, integrating it into every stage of the design process and creating specifications that prioritize reuse and repair.

Collaboration with Owner

The Owner will be deeply engaged in the design process, playing a more active role than is typical in traditional project structures. **The Owner** approaches this project with a well-developed vision shaped through extensive planning since the grant application stage. Many key programmatic elements and spatial relationships have been considered, with specific ideas about how spaces should function and relate to one another.

That said, this project offers significant creative opportunities within defined parameters. The real design challenge—and opportunity—lies in, thoughtful site design, access control and circulation, innovative ways to layer overlapping uses while maintaining code compliance, and compliance with Build America Buy America requirements through creative use of components manufactured elsewhere, delivered to the site fully assembled.

Work for Hire

This is a work-for-hire agreement. All deliverables, including but not limited to CAD files, drawings, designs, plans, or related documentation, created or produced under this agreement will become the property of Stay Ready NOLA, Inc. (SRN) upon payment. The selected Architect agrees to irrevocably assign all rights, title, and interest in the deliverables to SRN, including any copyrights, trademarks, or other intellectual property rights arising from the work performed under this agreement. SRN will grant a perpetual license to the architect for any reasonable use.

Project Delivery Method

The project will utilize a **Modified Construction Manager at Risk (CMAR)** approach, with unique considerations for scope division and project coordination. In this model, the Owner will self-perform significant portions of the work, focusing primarily on non-critical path tasks.

The CMAR will be solicited and selected midway through the Design Development phase. We are aware that this is later than is typical. The Architect will be expected to help solicit and interview CMAR's.

Submission Requirements

Respondents should submit proposals including the following:

- A. Firm Overview
- B. Relevant Experience
- C. Number of Days required for each of the following phases:
 - Pre-Design / Programming Phase
 - Schematic Design
 - Design Development – A
CMAR Solicited and Selected
 - Design Development – B
 - Construction Documents
 - Construction Administration (to be determined as construction schedule is completed)
 - Post-Construction / Closeout
- D. Fee Proposal. (Note any special payment terms you are able to provide that will allow you to continue work if federal funds are delayed. Note any special payment terms you require in light of the source of funds for the project and the related executive orders and/or spending freezes associated with the funding source for the project.)
- E. Any modifications you expect to make to the AIA Document B101* -2017 Standard Form of Agreement Between Owner and Architect.

Evaluation Criteria

Proposals will be evaluated based on Relevant Experience & Qualifications, Phased Documentation Plan, Philosophical Alignment, Design Approach & Methodology, Fee Proposal, References & Past Performance. Significant weight will be given to firms willing and able to continue work for an extended period of time if project funding is delayed. All procurement is done in accordance with Stay Ready Nola, Inc's procurement policy and federal regulations outlined in 2 CFR Part 200.

Site Visits and Informational Interview

Due to the fast track nature of this project there will be no opportunity for presentations. However, respondents are encouraged to schedule a site visit and an informational interview in which they may ask questions of one or more members of the project team.

Submission Instructions

Proposal Due Date: 3-3-25 by 5:00pm Central Time

Submission Format: Two (2) hard copies. One (1) digital copy (PDF).

Delivery Address:

Stay Ready Nola, Inc.

Attention: Ryan Gregory

2420 St. Claude Ave.

New Orleans, LA

70117

To schedule a site visit, informational interview, and to submit your proposal please email Project Manager Ryan Gregory at ryan@stayreadynola.org.