

CS & Associates



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Introduction

Founded in 1989, CS & Associates offers a full line of custom Project and Construction Management services including specific consulting assignments and full-scale project development and management. Proud to call New Orleans home, we are located at 7136 Washington Avenue, New Orleans, Louisiana.

For more information please contact the office, (504) 484-0575 or shosch@cs-associates.net.

Company Profile

- ◆ CS & Associates was formed in 1989 by William (Bill) E. Cruse and Timothy L. Mayer.
- ◆ CS & Associates offers diversified services in the construction industry which included Construction Management, Project Management, Estimating Services, Scheduling Services, Budgeting, Property Management, Inspection Services, Commercial Construction, Industrial Construction and Residential Construction.
- ◆ CS & Associates manages the daily routine to keep your project within budget, on schedule and without litigation, while allowing the client to control the aesthetic values.
- ◆ The Partners of CS & Associates have over 60 years of direct experience in design review, construction and management of all types of projects.

Features & Benefits

- ◆ CS & Associates is a Licensed General Contractor and has been successful in completing projects within time and cost for over 15 years.
- ◆ CS & Associates is especially qualified in Construction Budgeting, Construction Estimates, Scheduling, Value Engineering, Plans & Specification Review, On-site Project Inspections, Cash Flow Projections, Monthly Reporting, Negotiation of Plan Changes and Time Changes and Billing Reviews.

Commitment

- ◆ CS & Associates is proud to call New Orleans, Louisiana home.
- ◆ CS & Associates employs a highly qualified staff dedicated to success and excellence.
- ◆ CS & Associates carries current licenses and insurance and ensures that all subcontractors will be held to the same standards.
- ◆ CS & Associates believes no job is complete until the client is satisfied.

Project Management

- **Develop project recommendations through Site/Master Plan Analysis, Market Analysis, Conceptual Estimating and Proforma Projections.**
- **Establish, administer and evaluate performance of project development schedules.**
- **Qualify and recommend architect for selection by Owner.**
- **Evaluate and recommend approval of architect's selection of project design and engineering team as well as other required consultants.**
- **Define and recommend design and engineering standards based on project requirements and Owner's criteria.**
- **Coordinate and administer the design process including schedule of document production and Owner review.**
- **Provide Value Engineering to minimize development costs.**
- **Qualify and recommend general contractor and major sub-contractors for Owner selection.**

Project Management

- **Oversee and administer the bid process.**
- **Prepare and negotiate general contractor agreement for Owner.**
- **Provide construction management through jobsite presence and regular on-site meetings.**
- **Review and recommend to the client all project costs.**
- **Negotiate and recommend to the client all change orders.**
- **Establish and administer the tenant development process.**
- **Develop and administer leasing and marketing plans.**
- **Review and assist in the selection, purchasing and placement of all project amenities.**
- **Assist in obtaining permits and approvals from governmental and regulatory agencies.**
- **Coordinate completion of punch list and construction closeout activities.**
- **Develop and administer property management plans.**

Tenant Development Process

- **Development analysis and implementation of marketing and leasing programs.**
- **Review and recommend standard lease document for Landlord.**
- **Review and recommend non-standard lease documents for Landlord.**
- **Preparation and administration of tenant information package to include design and engineering standards for tenant construction.**
- **Qualify and recommend space planners and tenant contractors.**
- **Review and approve tenant construction plans for compliance with quality standards and regulatory codes.**
- **Monitor FF&E purchases and installation.**
- **Provide Construction Management during the tenant build out process.**
- **Assist in obtaining permits and approvals from governmental and regulatory agencies.**
- **Establish and monitor tenant construction schedules.**
- **Coordinate completion of punchlist and tenant construction close-out activities.**
- **Coordinate tenant move-in.**

Lender Representations, Inspections and Financial Evaluations

- **Review building plans and specifications.**
- **Analyze building function.**
- **Evaluate project cost.**
- **Review schedule and make recommendations.**
- **Verify percentage of completion for contractor draws.**
- **Review change orders for approval.**
- **Inspect for compliance with plans and specifications.**
- **Review and approve loan draws.**
- **Inspect existing buildings for purposes of refinancing, redevelopment or permanent financing.**
- **Provide inspections for disaster relief.**
- **Provide inspections for Mechanical, Electrical, Civil, Structural.**

Construction Management

- ◆ **CS & Associates has provided Construction Management Services for:**
- ◆ **New Orleans Sports Arena (\$110 million)**
- ◆ **Louisiana Superdome Renovation (\$20 million)**
- ◆ **New Orleans Sports Arena Hornets Upgrade (\$12 million)**
- ◆ **Goldring-Woldenberg Jewish Community Campus (\$10 million)**
- ◆ **Whitney National Bank Main Office (\$15 million)**
- ◆ **Whitney National Bank Parking Garage (\$10 million)**
- ◆ **InterContinental Hotel Renovation (\$15 million)**
- ◆ **New Orleans Saints Training Facility Renovation (\$12 million)**
- ◆ **Expansion of A.B. Freeman School of Business at Tulane University (\$20 million)**
- ◆ **Whitney National Bank New Branch Banking Facility (\$3.3 million)**

Construction Management Scope of Services

PRE-CONSTRUCTION PHASE

- ◆ Design Phase – Oversee and coordinate work of design and engineering consulting services and separate contractors employed by Owner.

CONSTRUCTION PHASE

- ◆ Construction Management Phase – Coordinate the work of the Contractors to complete the project in accordance with project schedule.
- ◆ Coordination – Keep Owner's staff informed of project schedule; inform Owner of Owner's responsibilities and obligations as needed to ensure all aspects of project are completed for Owner's occupancy and use of project site.
- ◆ Project Closeout Phase – Direct completion of punch-list items by Contractors; collect warranties, as-builts and other closeout documentation. Collect all for presentation to Owner.

Construction Projects - Current

- ◆ Currently CS & Associates is serving as Construction Managers for a \$55 million expansion program at the Tulane National Primate Research Center in Covington, Louisiana. The program includes Construction Management Services to monitor construction of a \$30 million BSL-3, Regional Bio-containment Laboratory, a \$15 million Nursery & Breeding Facility and a \$10 million Quarantine Facility.

Selected Projects (Mixed Use)

◆ Canal Place - New Orleans, LA

Parking – 1,500 Cars

\$202,000,000

◆ Place St. Charles - New Orleans, LA

Office – 52 Story – 900,000 square feet

Retail - \$200,000 square feet

Parking – 500 Cars

\$150,000

Selected Projects (Office Buildings)

◆ **Louisiana Land & Exploration Tower, New Orleans, LA**

Office – 36 Story – 550,000 square feet

Parking – 500 Cars

\$100,000,000

◆ **1515 Poydras Street, New Orleans, LA**

Office – 26 Story – 600,000 square feet

Parking – 300 Cars

\$75,000,000

◆ **400 Poydras/Texaco Center, New Orleans, LA**

Office – 33 Story – 588,000 square feet

Parking – 250 Cars

\$100,000,000

◆ **Lakeway II, Metairie, LA**

Office – 22 Story – 450,000 square feet

Parking – 450 Cars

\$50,000,000

Selected Projects (Hotels)

◆ **Marriott Hotel - New Orleans, LA**

Tower – 42 Story – 1,000 Rooms

Parking – 500 Cars

\$90,000,000

◆ **Inter-Continental Hotel – New Orleans, LA**

22 Story – 500 Rooms

\$75,000,000

Selected Projects (Hospitals)

◆ **Tulane Ambulatory - New Orleans, LA**

Medical facilities consisting of Laboratories, Forensic Lab, Psychotherapy Area, Emergency Rooms and Operating Rooms

\$48,000,000

◆ **East Jefferson General Hospital—Metairie, LA**

240 Bed Addition to Existing Facilities Including Intensive Care and Critical Care Units

\$21,000,000

◆ **West Jefferson General Hospital-Marrero, LA**

130 Bed Addition to Existing Facility Including a Linear Accelerator, Laboratories, Emergency Rooms, Cobalt Treatment Facilities and Helipad.

\$22,000,000

Other Projects

◆ Hotels

Hilton Hotel – New Orleans, LA - \$35,000,000

Hilton Hotel – Biloxi, MS - \$15,000,000

◆ Hospitals

St. Bernard General Hospital – St. Bernard, LA - \$9,000,000

Mobile Infirmary – Mobile, AL - \$30,000,000

Southern Baptist Hospital – New Orleans, LA - \$20,000,000

◆ Condominiums

Lido Villa – Kansas City, MO - \$8,500,000

Perdido Beach & Yacht Club – Perdido, FL - \$9,000,000

One River Place – New Orleans, LA - \$18,000,000

Palm Bay Condominiums – Palm Bay, FL - \$10,000,000

Other Projects

◆ Apartments

Wildridge – Colorado Springs, CO - \$13,000,000

Madeira Beach & Yacht Club – Madeira Beach, FL - \$8,000,000

Presbyterian Apartments – Huntsville, AL - \$10,000,000

Palmetto Apartments – New Orleans, LA - \$6,800,000

◆ Shopping Centers

Jax Brewery I – New Orleans, LA - \$45,000,000

Old Metairie Village – Metairie, LA - \$11,000,000

◆ Parking Garages

Centroplex Parking Facilities – Baton Rouge, LA - \$12,000,000

601 Tchoupitoulas Garage – New Orleans, LA - \$9,000,000

◆ Schools

CEBA – Baton Rouge, LA - \$22,000,000

VOTECH – Baton Rouge, LA - \$6,500,000

Other Projects

◆ Tenant Work

Texaco Center – New Orleans, LA - \$11,000,000

Energy Centre – New Orleans, LA - \$10,000,000

LL&E Co., Inc. – New Orleans, LA - \$8,000,000

Gulf Oil – New Orleans, LA - \$5,000,000

Exxon, USA – New Orleans, LA - \$3,000,000

Macy's Department Store – New Orleans, LA - \$2,000,000

Godchaux's Department Store – New Orleans, LA - \$2,000,000

Jax Brewery Annex – New Orleans, LA - \$2,000,000

Dean Witter Reynolds, Inc. – New Orleans, LA - \$1,000,000

◆ Louisiana World Exposition

International Pavilion – New Orleans, LA - \$37,000,000

◆ Country Clubs

English Turn Clubhouse – New Orleans, LA - \$10,000,000

Other Projects

◆ HUD Apartments

St. Martin Manor – New Orleans, LA - \$9,000,000

Nazareth I – New Orleans, LA - \$15,000,000

Villa St. Maurice – New Orleans, LA - \$10,000,000

Wynhoven II – New Orleans, LA - \$10,000,000

◆ Prisons and Jails

St. Bernard Complex – St. Bernard Parish, LA - \$6,500,000

Bogalusa Penal Institution – Bogalusa, LA - \$32,500,000

Marianna Federal Prison – Marianna, FL - \$8,000,000

◆ Athletic Facilities

Tulane Athletic Facility – New Orleans, LA - \$2,500,000

◆ Pumping Stations

Harvey Affluent Station – Harvey, LA - \$6,500,000

Harvey Station – Harvey, LA - \$2,500,000

Other Projects

◆ Renovations

California Building – New Orleans, LA - \$3,000,000

Gulfport Courthouse – Gulfport, MS - \$3,000,000

UTNO Health & Welfare – New Orleans, LA - \$1,200,000

William E. Cruse - Partner

- ◆ **Over 38 years practical experience in major project construction and construction management**
- ◆ **Experienced as an estimator, field engineer, negotiator, supervisor or manager**
- ◆ **Direct experience includes hospitals, office buildings, parking garages, schools, athletic facilities, shopping centers, condominiums, prisons and multi-purpose projects**
- ◆ **Professional affiliations include or have included Advisory Council to the School of Building Construction, Northeast Louisiana University and the American Institute of Contractors**
- ◆ **Civic affiliations include serving on the Board of Directors of the Rich Mauti Cancer Fund and the Juvenile Diabetes Golf Tournament.**
- ◆ **Bachelors Degree in Building Construction from Northeast Louisiana University**
- ◆ **Holds General Contractor's Licenses in Five (5) States**
- ◆ **Qualifying party for the General Contractor's license held by CS & Associates.**

Timothy L. Mayer – Partner

- ◆ **25 years experience**
- ◆ **Experience includes estimating, value engineering, supervision, scheduling coordination and managing construction projects**
- ◆ **Responsible for field operations on approximately 150 projects in the last fifteen years**
- ◆ **Responsible for management of multiple projects on a concurrent basis**
- ◆ **Served in various capacities as an estimator, scheduler, project coordinator and project manager**
- ◆ **Bachelor of Science Degree in Construction Management and Technology from Louisiana State University**
- ◆ **Qualified to hold a General Contractor's License in Louisiana**

Susan Collins – Senior Project Manager

- ◆ **29 years experience**
- ◆ **Experience includes estimating, coordinating and managing construction projects**
- ◆ **Responsible for field operations on approximately 28 projects**
- ◆ **Served in various capacities as an estimator, project engineer and contractor, and quality control inspector**
- ◆ **Over 5 years experience working for architectural firms as an architectural and mechanical draftsman**
- ◆ **Experience as a quality control inspector for several U.S. Government projects and also the Corps of Engineers**
- ◆ **Served as a Field Engineer for the Air National Guard**
- ◆ **Holds an Architectural Drafting Degree and Construction Technology Degree**
- ◆ **Certified by the Louisiana Department of Environmental Quality as a Lead Inspector**

Staff Members

- Adrian Rodriguez – Project Manager
- Robert F. Lacy, Sr. – Project Manager
- Jeremy Dobson – Project Manager
- Sal Larock – Project Manager
- Ronald D. Bianchini – Project Manager
- Patrick S. Dugan – Project Manager
- Shannen Hosch – Office Manager

References

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