

Project history includes:

- New Orleans Sports Arena (\$110 million)
- Louisiana Superdome Renovation (\$20 million)
- New Orleans Sports Arena Hornets Upgrade (\$12 million)
- Goldrin-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)

Currently CS & Associates is serving as Construction Manager for a \$55 million expansion program at the Tulane National Primate Research Center in Covington, LA. 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.

William E. Cruse

- 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
- Qualifying party for the General Contractor's license held by CS & Associates.

Timothy L. Mayer

- 26 years experience
- Experience includes estimating, value engineering, supervision, 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
- Bachelors Degree in Building Construction from Louisiana State University
- Qualified to hold a General Contractor's License in Louisiana

CS & ASSOCIATES

General Contracting Project and Construction Management

**7136 Washington Avenue
New Orleans, LA 70125
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Company Profile

CS & Associates, formed in 1989 by William (Bill) E. Cruse and Timothy L. Mayer, offers a full line of custom Project and Construction Management services including specific consulting assignments and full-scale project development and management.

We believe that every job deserves a crew of professionals to fulfill every requirement. Management and administration of the design, engineering, construction and tenant coordination phases of new development projects, and the renovation of existing projects are only a few of the specialties offered by CS & Associates.

Our goal is to allow the client to retain control of the aesthetic values of each project while CS & Associates manages the daily routine to keep your project on schedule.

With a combined total of over 60 years direct experience in design review, construction, and management of all types of projects, and a combined value of projects in excess of \$2 billion dollars, the partners at CS & Associates have the knowledge and experience to manage a variety of projects. In addition, previous capacities as General Contractor and Owner's Representative provide a unique perspective on issues of primary concern to owners and developers and special insight into the variety of resolutions, which fit each specific, need.

Project Management

The following services are only a small sample of the services provided by CS & Associates to protect the Owner's goals and objectives:

- Develop project recommendations
- Establish, administer and evaluate performance of project development schedules.
- Qualify and recommend architect
- Evaluate and recommend approval of architect's selection of project design and engineering team and other required consultants.
- Define and recommend design and engineering standards
- Coordinate & administer the design process
- Provide Value Engineering to minimize development costs.
- Qualify and recommend general contractor and major sub-contractors
- Oversee and administer the bid process.
- Prepare and negotiate general contractor agreement for Owner.
- Provide construction management through jobsite presence and on-site meetings.
- Review and approve all project costs.
- Negotiate and approve all change orders.
- Establish & 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
- Coordinate completion of punch list and construction closeout activities.
- Develop and administer property management plans.

Tenant Development Process

CS & Associates' involvement in the tenant development process ranges from marketing plans to move-in.

CS & Associates administers the tenant development process through the organization of landlord and tenant responsibilities to insure the economic success of a project.

Lender Representation, Inspections and Financial Evaluations

CS & Associates representation on behalf of the Lender will keep them informed of the progress of projects under construction as well as existing projects by providing complete inspection reports.

Construction Management

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
- Coordination – Keep Owner's staff informed of project schedule; inform Owner of Owner's responsibilities
- Project Closeout Phase – Direct completion of punch-list items by Contractors; collect warranties, as-builts and other close-out documentation