

# TPC-NOLA, INC.

February 23, 2021

City of New Orleans  
Bureau of Purchasing  
1300 Perdido Street, 4W07  
New Orleans, Louisiana 70112

RE: RFQ #961 - Six Flags/Jazzland Site Redevelopment

To Whom It May Concern:

TPC-NOLA, Inc., respectfully submits these qualifications for consideration. We look forward to the opportunity to present qualifications and to answer any further questions the review committee, IDB board members, City officials, and citizens of Orleans Parish may have.

Local team representative:

Tonya Pope, President  
TPC-NOLA, Inc.  
10175 Mammoth Ave.  
Baton Rouge, LA 70814

225-395-9449  
225-216-1782 fax

[RFQ@JazzlandPark.com](mailto:RFQ@JazzlandPark.com)

Respectfully,



Tonya Pope  
President

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**RESPONSE TO**

**CITY OF NEW ORLEANS**  
**REQUEST FOR QUALIFICATIONS**  
**FOR**  
**Six Flags/Jazzland Site Redevelopment**

**RFQ NO. 961**  
**ADDENDUMS 1, 2, 3, 4, 5**

**TPC-NOLA, INC.**  
**Baton Rouge, LA**  
**[www.JazzlandPark.com](http://www.JazzlandPark.com)**

**SUBMISSION DATE: February 23, 2021**

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## Letter of Transmittal

TPC-NOLA, Inc., (“TPC-NOLA”) seeks to partner with The City of New Orleans (“the City”) on the redevelopment of the approximately 227-acre Six Flags/Jazzland site in eastern New Orleans through this Request for Qualifications (“RFQ”). This response is directed towards the entirety of the site. While a fully developed project proposal is available, we are focusing this response on the qualifications of the development team (“the Team”) with which the City can partner to pursue a transformative, long-term, sustainable redevelopment of the Six Flags/Jazzland site.

The Team’s goal is to bring the site back into commerce as an amenity that will benefit the community and make use of the site’s assets and location. By working with locally owned small businesses, our envisioned anchor project will make appropriate commercial usage of the site and will create a catalytic economic development that will spur job-creation and investment in alignment with the City’s priority economic development industries. Our overall, “20 Year Plan” incorporates adjacent land uses and spaces to create a coherent, unified environment, emphasizing green and blue site design elements, while spurring vibrancy in the New Orleans economy by providing new, well-paying permanent jobs in priority industries and/or industries appropriate to the use.

TPC-NOLA, Inc., is a Louisiana corporation formed for the purpose of redeveloping the former Jazzland/Six Flags site in New Orleans. Our principal offices are located at 10175 Mammoth Avenue, Baton Rouge, Louisiana 70814. Tonya Pope, TPC-NOLA President, is local representative and authorized to make representations for TPC-NOLA, with contact via phone at 225-395-9499, and via facsimile at 225-216-1782. Representatives of TPC-NOLA can be reached via email at [RFQ@JazzlandPark.com](mailto:RFQ@JazzlandPark.com).

## Executive Summary

TPC-NOLA proposes to partner with the City of New Orleans on the redevelopment of the approximately 227-acre Six Flags/Jazzland site in eastern New Orleans. Based on community input and expansive research of the site, we believe a destination quality family entertainment complex is the best and highest use of the property. This aligns with one of the uses indicated in the 2019 economic assessment of the site. However, final development plans will ultimately evolve after continued due diligence that includes, but is not limited to, site geotechnical, environmental, feasibility, and transportation studies, discussions with stakeholders, and feedback from community meetings.

TPC-NOLA will be partnering with "*Partner Company*", an owner and operator of amusement parks and water parks throughout the United States. As we are finalizing the terms of our relationship, Partner Company must remain confidential at this time. Partner Company's information can be shared with the RFQ Selection Committee, and will be made public in the coming weeks, during the RFQ evaluation period, prior to the committee's final selection. Partner Company is part of a larger portfolio of investments of a private investment firm with the financial resources to accommodate the redevelopment proposed herein.

The TPC-NOLA team has decades of experience in the location based entertainment industry, and has an in depth knowledge of the former Six Flags site. The team is composed of industry veterans that have completed similar projects. Each individual's role within TPC-NOLA correlates with similar roles and duties performed for major entertainment companies on other successfully completed projects. From site selection and evaluation for new location based entertainment venues, to interaction with public officials with regard to approvals, permits, leases, etc., to production and technical design of attractions at Disney's Shanghai park, to responsibility and oversight of the construction of visitor attractions and hospitality venues that include Universal Studio's Islands of Adventure and the Atlantis Resort in the Bahamas, to operations management of visitor attractions, the team has direct experience spanning the entire life cycle of a development project.

Combined, Partner Company and TPC-NOLA have the necessary experience and track record to successfully complete the development project requested in this RFQ. The goal of the TPC-

NOLA team is to create a viable commercial project that brings commerce back to the site and acts as a new economic driver for the area. By working closely with the community and stakeholders, we will craft a development plan that is financially viable and has the approval of the community.

We anticipate that the due diligence phase will extend into 2022. During this phase we will commission the necessary site studies (geotechnical, environmental, traffic, etc), while creating avenues for public comment. DBE firms will be included in the sourcing opportunities for work during the due diligence phase. This phase will also include identifying potential DBE architectural and engineering firms that can participate in the design work.

## Master Plan and Development Strategy

While TPC-NOLA's team members work primarily in the location based entertainment sector, our development planning began from a design neutral position. Just because the site was previously an amusement park, does not close the door to other potential options.

In addition to the obvious use as a theme park, we looked at what the best possible use of the site might be, exploring options across the commercial property spectrum. The existing park infrastructure, primarily the concrete and foundations, is sound. While aged roofing has led to water infiltration in the last few years, many of the building structures could be taken back to their aluminum stud framing to be restored and repurposed. The existing layout of the parking area versus the "venue" area does not lend itself easily to alternative uses. It was designed to be an amusement park, which is what the existing layout is best suited for.

For alternative uses, a complete demolition would be needed. A previous demolition estimate of \$1 to \$1.5 million was for the removal of vertical improvements only. A complete demolition so that the property could be repurposed to another use would be comparable in cost to the demolition of Astroworld in Houston, or approximately \$20 million. Large tracts of nearby vacant land could be purchased and utilized for such alternative uses at a much lower overall development cost.

With the level of vacancies of commercial properties in this area of New Orleans, we do not believe that retail or office space would be a viable options for the park site itself. Likewise, there is an abundance of available acreage in the area that would be a more economical option for alternative uses, including a transportation hub, than demolishing the existing infrastructure to change the purpose.

Because of the existing layout, the excessive true cost of demolition, and availability of nearby raw acreage, restoring the property to an expanded entertainment venue is the most feasible option and would be the best use of the property. This use also has the support of the local community. While an entertainment venue is the most feasible, it still has to be viable.

In order to fully understand the proposed strategy, it is important to understand the decision making process that went into it. With any major property redevelopment, it is important to

first review the facility's history to determine what assets have been popular in the past, as well as what issues may have existed that limited the property's previous success. When reviewing the Jazzland/Six Flags property, both versions of the park were examined to determine what the best path moving forward would be. As it has now been closed for longer than it was open, the condition of the infrastructure and improvements and the feasibility of their restoration must also be considered.

Research indicates that operations were profitable every year the park was open. Specifically, SEC filings show that in 2003, the New Orleans park generated \$23.2 million in revenues, while having operating expenses of \$9.6 million. It did, however, fall short of some projections. There were also legitimate criticisms regarding the park's offerings that may have led to the shortcomings. Specifically, the lack of shade and water attractions has often been noted. Changes in the region that may impact the site's future potential were also evaluated. Since the park's closing in 2005, regional competition has decreased with the closing of Six Flags Astroworld in Houston. The site is now centrally located within a large region that is void of any major parks. Lack of competition, however, will not ensure success. Any new facility must correct the previous shortcomings and make the best use of the available acreage. As the property is city owned, it is also our opinion that it should serve to benefit the community.

While a new park would be the anchor attraction, it alone is not the answer. In addition to the existing park footprint, the entire site includes a significant amount of unused acreage that should be incorporated into the larger destination entertainment resort. This can be done by redeveloping the theme park, adding a water park, esports stadium, hotel and a retail/dining/entertainment complex. This would then be grown into a larger destination resort. This generalized plan is subject to change prior to final site agreement based on further due diligence and input from stakeholders and community members. The generalized plan for the IDB owned land is illustrated below:





There are several large tracts of land adjacent or near the subject property that can be utilized to expand the overall resort. From discussions we have had, property owners have been amenable to purchase agreements and/or long term leases that would allow for the resort to encompass over 1000 acres in the years to come. That additional land would be used to create additional resort amenities that the community has identified as desirable. This includes a youth sports complex, experiential science center, additional entertainment venues, expansion of retail, additional hotels, and an RV Resort Campground that ties into Bayou Sauvage.





The overall master plan, including additional nearby acreage, assumes a twenty year build out.

## Proposed Timeline and Phasing

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Our construction plan is based on an estimate of when a decision to move forward might be made. The actual time length of the review and contract negotiation period may either shorten or lengthen the final construction timeline. The Final Site Agreement is a critical date that controls construction and in commerce timelines. A summary is included here.

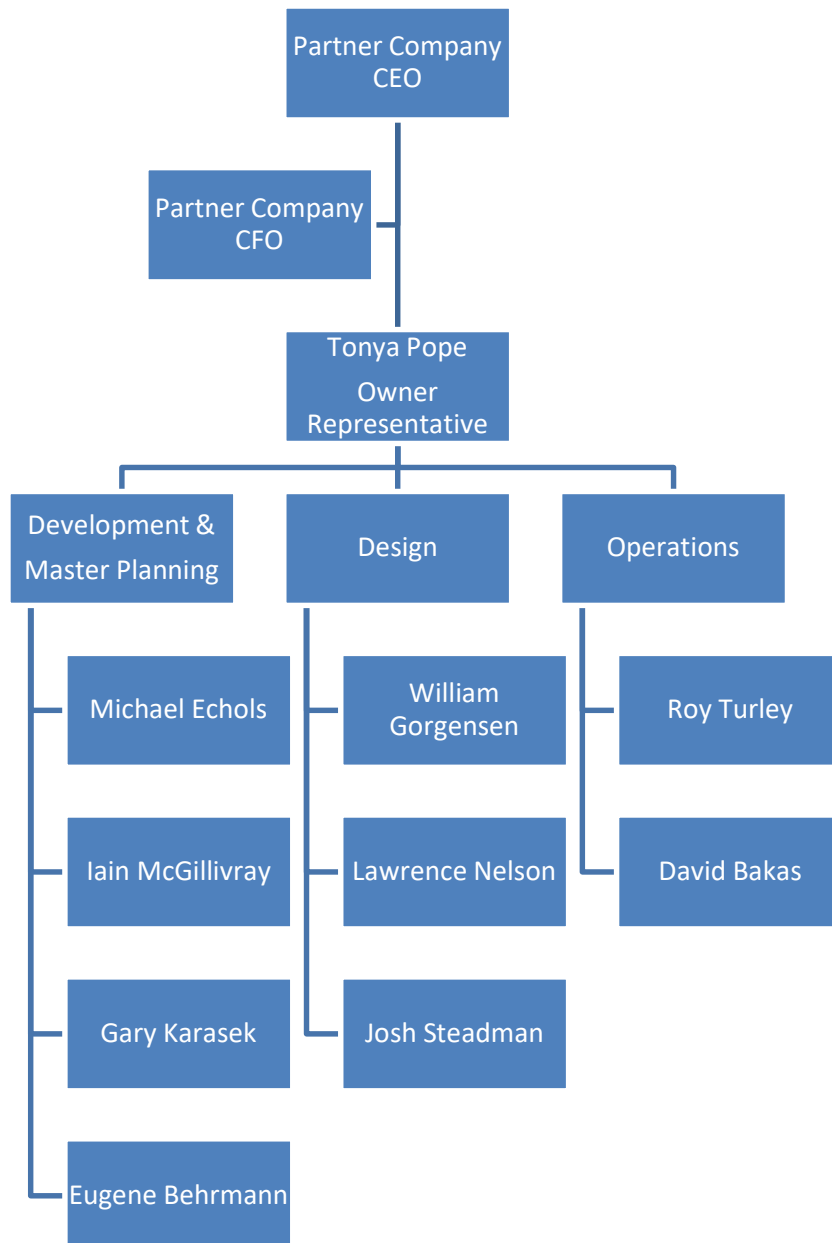
Pre-Award Period	Present – June 2021
Due Diligence Period	June 2021 – June 2022
Final Site Agreement	August 2022
Phase 1: Architectural & Engineering Design, Preliminary Approvals	August 2022 – July 2023
This phase will include a rolled out construction plan for the existing park footprint, and Esports Stadium. The City Council must approve the reinstatement of the Special Use permit previously governing the park footprint and approve our modification plans for the main park area. Permits and use must also be approved for the smaller parcel so that the Esports Stadium construction can commence.	
Phase 1: Site Prep	August 2022 – March 2023
This phase will include removal of un-used equipment, vegetation removal, building stabilization, as well as general cleanup work of the overall site. Site clearing and preparing of the smaller parcel for the Esports Stadium.	
Phase 1: Main Construction	January 2023 – Spring 2025
The main park area will undergo significant construction work during this period.	
Phase 1: Esports Soft Opening	January 2024
Esports Stadium open for events.	
Phase 2: Architectural & Engineering Design, Preliminary Approvals	August 2023 – July 2024
This phase will include a rolled out construction plan for the mixed-use venues on the smaller parcel.	
Phase 2: Main Construction	August 2024 – August 2025
Mixed-use infrastructure construction with shell spaces for tenants as tenant leases are secured.	
Phase 1: Soft Opening	Spring 2025
Park soft re-opening will only see the original circular walkway open. Some individual attractions may not open with the park.	
Phase 1: Completion	Summer 2025
Main park area fully opened and returned to commerce.	
Phase 2: Mixed-use Soft Opening	Fall 2025
Phase 2: Completion	Summer 2026
Mixed use retail, dining, entertainment venue core infrastructure complete. Venue to grow as new tenants open.	
Phase 3: Hotel(s)	Fall 2025 – Fall 2026
Phase 4: Waterpark	Spring 2026-Summer 2027

## Master Development Team

As appropriate for a project of this magnitude, Partner Company/TPC-NOLA has a large team of experienced, talented, and qualified individuals that will be involved throughout the process. For the purposes of this RFQ, the following key personnel represent our leadership team.

### Organizational Chart

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## Resumes

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### *Tonya Pope*

Tonya Pope, has owned and operated themed entertainment consulting businesses for the past twenty years. Ms. Pope started her career in the aerospace industry working for Lockheed at NASA's Johnson Space Center. While developing and programming simulators used for crew training, management duties were quickly earned. After gaining from this memorable experience, Ms. Pope chose to leave the aerospace industry to pursue creative opportunities in the technology and video game sectors. She earned several awards for creative work prior to founding her themed entertainment consulting business, including the Cyberlion for Interactive at the Cannes International Advertising Festival. Over the course of her career, she has consulted for and collaborated with entertainment industry leaders, including Merlin/LEGOLAND, Discovery Communications, Disney, Nickelodeon, MGM, 20th Century Fox, and Six Flags.

Ms. Pope has established close working relationships with equipment suppliers, entertainment vendors, contractors, architects and design teams. She has focused most of her career to new business development, site identification and evaluation, including redevelopment opportunities, and construction project management, successfully managing over \$100 million in total construction contracts. Construction management within Louisiana includes the following new construction projects: the Livingston Parish Courthouse building, LSU's Gymnastic facility, Delgado's Sidney-Collier campus, West Feliciana Parish Hospital, Broadmoor Elementary School (Baton Rouge), and SLU's Computer Science & Technology Building.

She has been a member of several groups, including IAAPA, WWA, Mensa, and the Society of Computer Simulation. Tonya received a Bachelor of Science in Electrical and Computer Engineering from Louisiana State University.

With respect to the New Orleans opportunity, Ms. Pope will act as Owner Representative with responsibilities centered on project management, coordination, facilitation, oversight, and monitoring during the design, procurement, and construction phases of the project. Once we have a notification to proceed, she will be devoting 100% of her time to this project.

## *Roy Turley*

Roy Turley has been involved in the operation of theme parks, water parks, civic parks, museums and attractions for over 35 years, having developed, constructed, managed and operated various projects in the US, U.A.E. and India.

His career in theme parks began at Silver Dollar City in Branson, Missouri and included the opening of Dollywood in Pigeon Forge, Tennessee. Turley was recruited by Gaylord Entertainment, Opryland USA in Nashville, Tennessee as Operations Supervisor and later became Manager of Operations of Fiesta Texas in San Antonio, Texas. Turley was recruited by Leisure and Recreation Concepts of Dallas, Texas to become the Project and General Manager of Park City Silver Mine Adventure in Park City, Utah. While with Leisure and Recreation Concepts he also was involved with WonderLand Theme Park in Dubai, United Arab Emirates and later became the Vice President/General Manager of Royal Gorge Bridge in Canon City, Colorado. Turley was recruited to be the Director of Guest Experience for the Kansas City Museum and Science City at Union Station in Kansas City, Missouri.

Turley took his park experience and applied it to government operated parks as the Parks Division Manager for Travis County, Texas. This included 34 parks (5000 acres), 6300 acres of nature preserves and construction of two new metropolitan parks and expansion of three existing metropolitan parks and the acquisition and operation of the largest parkland and open space in the county's history. His team selected and developed new metropolitan parks associated with \$174 million bond election with the Commissioners Court and voter approval. Turley was recognized for professional expertise in putting together the 2001 and 2005 bond programs for \$24 million and \$150 million, respectively. He was recognized for the on time and under budget performance in 2003, 2004 in park projects and the acquisition of the largest park property in the history of Travis County in 2005. Turley implement guest satisfaction programs that increased guest satisfaction survey results 90% overall positive to 97% overall positive ratings. While at Travis County he was responsible for all aspects of operating 34 parks including Operations, Maintenance, Marketing, Revenue Collection/Admissions, EMS, Law Enforcement and Grounds/Greens Keeping.

Turley was the General Manager of Rawhide Western Town Theme Park in Chandler, Arizona. Rawhide is part of the Gila River Indian Community and was operated and managed by



Starwood Resorts and Hotels International. Turley was responsible for all aspects of the operation including rides, special events, event pavilion, rodeo arena, marketing, sales, attractions, entertainment, maintenance, food and beverage, retail, ticketing and security.

Turley is currently the owner Roy Turley where clients have included SMART Ecological Park, Panvel, India, Casa de Shenandoah Tour and Wayne Newton Museum, Las Vegas, Nevada and the San Antonio Children's Museum/The DoSeum, San Antonio, Texas.

With respect to the New Orleans opportunity, during the due diligence period Mr. Turley will guide the development process through the governmental channels, parlaying his experience with Travis County. Throughout the design phase, he will add insight from an operations perspective. Mr. Turley will become the park's General Manager upon opening. During the due diligence phase, he will be devoting 50% of his time to this project. Once we have site control, he will be devoting 100% of his time to this project.

### *Michael Echols*

In 2015, Mike Echols founded Nvision Development Group, a Los Angeles MBE, and currently serves as its CEO. A native of Chicago, Illinois, Mike is a graduate of Cal Poly Pomona and an avid fitness enthusiast. After college, he embarked on a career in executive management in both the public and private sectors and for over 30 years Mike has collaborated on a wide assortment of development projects worldwide. From the development of Magdeburg-Cochstedt International Airport near Berlin, Germany to the conceptualization of Golden Adventure Theme Park and Resort in Shijiazhuang, China, Mr. Echols applies sound and proven management principles to all Nvision projects, ensuring effective team building and the successful and timely execution of every project.

In 2001, Mike founded BizHelper, an international business and real estate development consulting firm. Servicing a wide range of industries from hospitality and entertainment to transportation and aviation, Mike applies knowledge and principles gleaned from the wide variety of clients he has assisted with the "nuts and bolts" of their businesses and the common factors and concepts that ultimately lead to their successful management and operation.

In the public sector, Mr. Echols has led or participated in numerous public-private partnerships with a variety of municipalities in Southern California including the city of Los Angeles. He also

works with other community-oriented nonprofits such as the Los Angeles Metropolitan YMCA and the Boys and Girls Club of Southern California.

With respect to the New Orleans opportunity, during the due diligence period Mr. Echols will guide the development process through the governmental channels and will play a key role in the master planning process. During the due diligence phase, he will be devoting up to 50% of his time to this project. Once we have site control, he will be devoting 100% of his time to this project.

### *Iain McGillivray*

Mr. McGillivray brings more than 35 years of experience with emphasis on project and cost management, motivational and problem-solving skills complemented with excellent personnel management, scheduling and negotiating skills. His career is comprised primarily of the following areas: Quantity surveying, estimating, cost control and value engineering – 25 years/Contracts management, claims evaluation and preparation – 17 years/Project and construction management – 15 years. The combined broad based experience enables a very experienced and balanced approach to project management, backed up with very strong hands on technical knowledge and problem solving ability. That experience also enhances the overall project management, cost estimating and preconstruction services provided by Mr. McGillivray because each project's challenges and risks are more easily identified and appropriate solutions implemented.

Mr. McGillivray has provided project and cost management services on capital construction projects for both private and public sector entities. He specializes in major theme parks, attractions, retail, restaurant, education, municipal and commercial facilities, as well as first-class hotel, resort and timeshare properties, worldwide.

Projects have ranged in size from under \$1 million to more than \$1 billion. Iain brings to each project, regardless of its size, a reputation for trustworthiness and reliability; an unwavering commitment to meeting deadlines and, of course, maintaining confidentiality in all client relationships.

With respect to the New Orleans opportunity, during the due diligence period Mr. McGillivray will guide the master planning process, navigating the public-private partnership and drawing on



his broad experience that includes visitor attractions, retail, restaurants, and hotel resorts. His experience includes public sector projects, and private-public partnerships. During the due diligence phase, he will be devoting up to 50% of his time to this project. Once we have site control, he will be devoting 100% of his time to this project.

### *William Gorgensen*

For over 40+ years, Bill Gorgensen has proven his talent across the Entertainment world. For almost 15 years, he was Set and Lighting Designer for several of America's top 10 Opera Houses. He has held Resident Designer's post for three of these Houses and toured many world-famous Casino Show Rooms in Las Vegas, Atlantic City, and Lake Tahoe. He has lit 110 productions during this period and design 21 significant productions in Theatre, Opera, Ballet, and Television.

In 1987, Bill made a significant change in his career by joining Walt Disney Imagineering on the Disneyland Paris Project. As Show Designer for the Adventureland zone, Bill designed all of the new scenes for the Pirates of the Caribbean Attraction. Relocating to France, Bill took on Assistant Show Producer and Overall Art Director roles when he represented the Show Producer for Adventureland who remained in California.

After the Park's opening in 1992, Bill stayed on as the Overall Art Director for the Show Quality Standards group. He designed most of the new enhancements and additions to the existing attractions in the Park.

In 1998, he shifted his responsibilities to the outside Resort, including the Entertainment Center of Disney Village and the Property's Hotels. Working as the Creative Consultant for the Resort Development Department, Bill worked on the future master planning of the Resort and provided design and design input on the expansion of the new shops, restaurants, and facility design within the Resort.

After 14 years with Disney, Bill left Paris and relocated to Germany in 2001 to assumed Head of Design for the Space Park Bremen Project, upgrading the design and overseeing its quality. In 2003, Bill shifted his freelance status to take on more responsibilities and projects linked to the Park.

During this freelance period, Bill worked internationally in China, Turkey, Russia, and Europe, including designing and art directing the installation of a new Visitor/Attraction center at the famous Nürburgring Race Track in Germany.

After returning from China, Bill became Senior Art Director for the DreamWorks-themed attraction in Dubai, for which he won a Thea Award for Outstanding Achievement.

In 2017, having completed his assignment in Dubai, Bill returned to the US. He assumed the Creative Director's role for Universal Studios, where he remained until 2020 when the Pandemic affected the industry.

With respect to the New Orleans opportunity, during the due diligence period Mr. Gorgensen will have a key role in the design process, drawing from his extensive experience within the destination resort industry. During the due diligence phase, he will be devoting up to 50% of his time to this project. Once we have site control, he will be devoting 100% of his time to this project.

### *David Bakas*

David Bakas is a dedicated themed entertainment professional with experience in both the creative development and operational management of world class theme parks and attractions. For the past 30 years, David has served as CEO of Dreamscapes Vacation/B.I.G., Inc., a travel agency and tour operator group dedicated to leisure travel destinations worldwide. Concurrently, he has held multiple roles, including Guest Services Manager for nearly 20 years at Walt Disney World, both directly for Disney and as an Operating Participant. He has provided magical experiences in various lines of business including merchandise, attractions and foods. David currently serves as the Chief Operating Officer for Odyssey Parks & Resorts, a cooperative consortium that teams several theme park development projects worldwide. As an Operating Participant, David has an ongoing role as General Manager for an amusement industry firm operating games and rides at theme park and resort venues throughout Central Florida, including at the Walt Disney World and Universal Orlando Resorts.

With respect to the New Orleans opportunity, during the due diligence period Mr. Bakas will have a key role in the overall master planning process, including hotel and retail areas, drawing from his extensive experience within the destination resort industry. Throughout the design

phase, he will add insight hospitality, food service, operations, merchandising, and entertainment perspectives. During the due diligence phase, he will be devoting up to 50% of his time to this project. Once we have site control, he will be devoting 100% of his time to this project.

### *Lawrence Nelson*

Lawrence Nelson, co-founder and President of NDG, holds degrees in industrial design and design education. He is an accomplished and acclaimed artist and architectural designer who has lent his extraordinary talents to an impressive number of projects and a long list of clients spanning the last 30 years. Widely considered one of the most gifted designers working in entertainment design today, Lawrence is efficient at applying his skills to all phases of the development process. From initial inspiration, full concept branding and program design through the advanced stages of implementation, problem solving and logistics. Lawrence' unique ability to conceptualize three-dimensional spaces and to understand how the public will experience them is unparalleled.

Lawrence' skills include master planning, sketching, creating eye-catching presentations, program oversight, art direction and the development of brand identity and marketing strategies. He has applied these skills to a broad spectrum of industries including film, animation, architecture, retail, hospitality, advertising products, toys, transportation, and live entertainment.

With respect to the New Orleans opportunity, during the due diligence period Mr. Nelson will have a key role in the design process, including hotel and retail areas. During the due diligence phase, he will be devoting up to 50% of his time to this project. Once we have site control, he will be devoting 100% of his time to this project.

### *Josh Steadman*

With 20 years of set design experience, art direction, and hands on in-park operations, theme parks have become Josh Steadman's expertise. From Dec 2011 to January 2015, he worked at Walt Disney Imagineering, specifically on the Shanghai Disneyland portfolio and as the Production Designer for the Enchanted Storybook Castle and its attraction as well as the Gardens of Imagination. In addition, he was also the show designer for the Enchanted Storybook

Castles' attraction as well as several other items in three lands on the Disney Shanghai portfolio. For two years, Josh was the only PD to cover three lands scope for this future park. His duties included, conceptualizing designs and actually realizing the designs through fabrication and install. Over 200 of his concepts and drawings were fabricated for Mickey Avenue, Gardens of Imagination, and the Enchanted Storybook Castle.

Mr. Steadman has also worked as a freelance designer and illustrator in television, film and theater. He has a Masters Degree of Fine Arts from the University of California-Davis in Scenic Design for film and theater. Josh has also served as an instructor in the arts, as well as with troubled youth in art therapy and wilderness/outdoor therapy.

With respect to the New Orleans opportunity, during the due diligence period Mr. Steadman will have a key role in the conceptual and production design process. During the due diligence phase, he will be devoting up to 30% of his time to this project. Once we have site control, he will be devoting 100% of his time to this project.

#### *Gary Karasek, AIA*

Gary Karasek is the founder and professional of record of U-Studios, a nationwide multi-disciplined group of architectural and engineering professionals providing services in production and award-winning design for multi-unit restaurant and retail, theme parks, hospitality and corporate architecture. He has worked with several entertainment centers and parks over the years, including Holiday World/Splashin' Safari to help them achieve their goal of growing annual attendance by 50%. Services include existing park evaluation, park realignment and planning, attraction capacity calculations, as well as overall master planning.

U-studios, Incorporated offers a broad scope of experience to their national clients, with experience in new, retrofit, remodel, and re-imaged projects. Services include LEED certification opportunities. Gary creates environments that emotionally connect to the guest through highly immersive, story-driven design that draws them in and brings them back. Gary and his design team have completed dozens of intriguing projects from initial concept through installation; providing services that include concept development, show treatments, story-boarding, script writing, show directing and choreography, set and custom design, renovation and group-up architecture.

With respect to the New Orleans opportunity, Mr. Karasek will serve as Master Planner professional, overseeing and coordinating the design and engineering teams involved in the overall resort development. He has been involved with our efforts for ten years and is familiar with the site. Gary will help identify local architect and engineering firms, including DBE firms, that will be involved in the design process. Under his guidance, local firms will be selected to create construction drawings, with Mr. Karasek's oversight ensuring consistent design standards across the development. During the due diligence phase, he will be devoting up to 50% of his time to this project. Once we have site control, he will be devoting 100% of his time to this project.

*Eugene Behrmann, AIA, CSI, LEED AP*

Eugene Behrmann has over 40 years of architectural design and construction experience. His Project Architect responsibilities include document production and/or construction administration, and has acted in an advisory capacity to a broad variety of complex project types of various scopes and was also responsible for project coordination and constructability/quality assurance document reviews and / or specification preparation for a vast array of projects. Of similar nature to the subject site, Mr. Behrmann serviced as Project Architect at SeaWorld's Water Park in San Antonio, Texas. The project consisted of the expansion of an existing water park to system-branded Aquatica guest experience, with flat pools, beaches, wave pool, water slides, leisure river, retail, food and beverage, and sting-ray encounter exhibit. Scope included extensive expansion of saltwater systems for the animals and freshwater pool filtration for guest pools.

With respect to the New Orleans opportunity, Mr. Behrmann will contribute to the design team. During the due diligence phase, he will be devoting up to 30% of his time to this project. Once we have site control, he will be devoting 100% of his time to this project.

## *Project Experience*

The key leadership have been involved in the successful completion of the following projects.

### **EDUCATION PROJECTS**

Ascension Middle School at Bluff Road – Prairieville, Louisiana  
Belleville Township High School District 201 West New Campus - Belleville, Illinois  
Broadmoor Elementary School – Baton Rouge, Louisiana  
“CCC” High School - St. Lucie County, Florida  
Colonial High School – Orlando, Florida  
Daytona Beach Community College, Computer Center - Daytona Beach, Florida  
Delgado Sidney-Collier Campus – New Orleans, Louisiana  
Department of Defense Education Activity - Various Locations, Germany District  
Dr. Phillips Center for the Performing Arts – Orlando, Florida  
Evangeline Technical College – St. Martinville, Louisiana  
Florida International University, Recreation Center – Miami, Florida  
La Jolla Playhouse Performing Arts Center - La Jolla, California  
Louisiana State University, Gymnastics Facility – Baton Rouge, Louisiana  
Northside School – Erwinville, Louisiana  
Oviedo High School – Oviedo, Florida  
Prototype High Schools AAA & BBB - St. Johns County, Florida  
River Parishes Community College – Gonzales, Louisiana  
Rollins College, Cornell Fine Arts Museum - Winter Park, Florida  
Rollins College, Crummer School of Business – Winter Park, Florida  
Rollins College, Keene Music Building - Winter Park, Florida  
Seminole Community College Master Plan - Sanford, Florida  
Southeastern Louisiana University, Computer Science & Tech. Center – Hammond, Louisiana  
Southeastern Louisiana University, Residence Halls – Hammond, Louisiana  
University of Central Florida, Student Union, Phase IV – Orlando, Florida  
University of Florida, Engineering Building - Gainesville, Florida  
University of Florida, Microbiology & Cell Science Building - Gainesville, Florida  
University of Illinois at Springfield Student Recreation Center - Springfield, Illinois  
University of Missouri at Columbia Materials Testing Facility - Columbia, Missouri  
Valencia Community College, Liberal Arts & Health Science Bldg – Orlando, Florida  
Wolf Branch School District No. 113 Middle School - Swansea, Illinois

### **ENTERTAINMENT**

Angel City Entertainment Complex - Los Angeles, California  
Aquadria Entertainment City – Los Angeles, California  
Aquatica, SeaWorld’s Water Park - San Antonio, Texas  
Baltimore Zoo - Baltimore, Maryland  
BBC Dr. Who Experience -- London  
Boynton Beach Race Track – Boynton Beach, Florida  
Bremen Space Park - Bremen, Germany  
Busch Gardens Williamsburg Tempesto Roller Coaster -Williamsburg, Virginia  
Chicago Navy Pier - Chicago, Illinois

Desert Kingdom – Dubai, U.A.E.  
Disneyland, Indiana Jones - Los Angeles, California  
Disneyland Paris Imagineering/Adventureland – Paris, France  
Dalian Dreamport—Dalian, China  
Dinner Theater - Palma, Spain  
Discovery World—Taiwan  
Fox Studio Backlot - Sydney, Australia  
Freestyle Park – Myrtle Beach, SC  
Georgia Heritage Theme Park – Brunswick, Georgia  
Gold Rush City – Lathrop, California  
Globopark - Rio de Janeiro, Brazil  
Gulf World Marine Park – Mississippi  
Hard Rock Theme Park & Hotel – Myrtle Beach, SC  
Hershey Factory Tour - Hershey, Pennsylvania  
Houston Zoo – Houston, Texas  
Jacksonville Zoo – Jacksonville, Florida  
Kennedy Space Center Master Plan - Titusville, Florida  
LEGO Theme Park - Carlsbad, California  
LEGO Theme Park – Gunzburg, Germany  
LEGO Theme Park – Sentosa Island, Singapore (proposed)  
LEGO Theme Park – Washington, DC (proposed)  
Los Angeles Zoo, World of Birds - Los Angeles, California  
LoroParque – Canary Islands  
MGM Project X - Confidential  
Miami Metro Zoo Aviary - Miami, Florida  
Miami Metro Zoo Rhythm of The Tropics – Miami, Florida  
Milwaukee County Zoo Otter Exhibit and West Entrance – Milwaukee, Wisconsin  
Motiongate/ Dubai Parks & Resorts -- Dubai  
Movie Tavern – Baton Rouge, Louisiana  
Movie Tavern – Denham Springs, Louisiana  
Paramount Studio Theme Park - China  
Paramount Park – Japan (proposed)  
Pop Las Vegas – Las Vegas, Nevada  
RAK Theme Park - Ras Al Khaimah, U.A.E.  
Rook’s Revenge—Valdosta, Georgia  
SeaWorld Discovery Point - San Antonio, Texas  
SeaWorld Pacific Point Preserve - San Antonio, Texas  
Six Flags Dubai / Dubai Parks & Resorts -- Dubai  
Universal Studios Islands of Adventure - Orlando, Florida  
Universal Studios Citywalk Expansion - Los Angeles, California  
Universal Studios Florida—Orlando, Florida  
Universal Studios Shanghai – Shanghai, China  
Universal Studios Japan - Osaka, Japan  
Universal Studios Motor City – Italy  
Universal Studios Germany - Germany  
Universal Studios Port Aventura - Terragona, Spain  
Wuhan Monkey Kingdom Theme Park—Wuhan, China  
Walt Disney Imagineering, Euro Disney’s MGM Studios - Glendale, Calif.

Walt Disney World, Animal Kingdom - Orlando, Florida  
Walt Disney World, Blizzard Beach—Orlando, Florida  
Walt Disney World, MGM Studios - Orlando, Florida  
Wild Adventure Theme Park—Valdosta, Georgia  
Wonderful World of Oz - Kansas City, Kansas  
Zhongguancun Life Science Park—China

## **HOSPITALITY**

Clearwater Beach Hotel - Clearwater Beach, Florida  
Desert Kingdom - Dubai, U.A.E.  
De Soleil – Miami Beach, Florida  
DoubleTree Hotel – Orlando, Florida  
Doubletree New Orleans Lakeside Hotel – New Orleans, Louisiana  
Embassy Suites - Auburn Hills, Michigan and Orlando, Florida  
Fairfield Grand Desert Resort – Las Vegas, Nevada  
Fairfield Ocean Walk Resort - Daytona Beach, Florida  
Fairfield Ocean Pier - San Diego, California  
Fairfield Sales Center—Hawaii  
Fairfield Star Canyon Resort & Hotel - Palm Springs, California  
Grand Sandestin – Sandestin, Florida  
Hard Rock Hotels – Orlando, Florida and Myrtle Beach, South Carolina  
Holiday Inn Ft. Lauderdale – Ft. Lauderdale, Florida  
Hilton Grand Vacation Club - Orlando, Florida  
Hilton Paris Resort & Casino - Las Vegas, Nevada  
Hyatt Grand Cypress – Orlando, Florida  
Hyatt West Hollywood – Hollywood, California  
J.W. Marriott and Ritz-Carlton, Grande Lakes Resort - Orlando, Florida  
LaQuinta Motor Inn – Orlando, Florida  
Marriott Annapolis Waterfront – Annapolis, Maryland  
Marriott Orlando World Center - Orlando, Florida  
Marriott Vacation Club - KoOlina, Hawaii  
Marriott Vacation Club Lake Tahoe Inn – California  
Marriott Vacation Club Playa Mujeres – Mexico  
Marriott Vacation Club Fountain Grove – California  
Marriott Vacation Club Dos Mares – Puerto Rico  
Marriott Vacation Club Big Sky - Montana  
Marriott Vacation Club Frenchman’s Reef - St. Thomas, USVI  
Marriott Vacation Club De Soleil - Miami, Florida  
Marriott Vacation Club Horizons—Orlando, Florida  
Residence Inn - Orlando, Florida  
Ritz-Carlton Resort, Naples - Naples, Florida  
Ritz Carlton Beach Club Lido Key – Lido Key, Florida  
Ritz-Carlton, Reynolds Plantation - Lake Oconee, Georgia  
Ritz-Carlton Club, St. Thomas - St. Thomas, USVI  
Sanibel Resort & Spa - Fort Myers, Florida  
Shore Club – Miami Beach, Florida



Sheraton West Palm Beach – West Palm Beach, Florida  
Summerland – Houston, Texas  
Universal Inn - Orlando, Florida  
Walt Disney World - All-Star Resort Hotel- Orlando, Florida  
Walt Disney World Animal Kingdom Lodge - Orlando, Florida  
Walt Disney World Boardwalk Resort Hotel - Orlando, Florida  
Walt Disney World Caribbean Beach Resort Hotel - Orlando, Florida  
Walt Disney World Coronado Springs Hotel - Orlando, Florida  
Walt Disney World Fort Wilderness Lodge - Orlando, Florida  
Walt Disney World Hong Kong Hotel – Hong Kong  
Westin Key Largo – Key Largo, Florida  
Westin Rio Mar- Puerto Rico  
Woodfin Suites – Orlando, Florida  
Wyndham Miami Intl. Airport Hotel – Miami, Florida

### **MUNICIPAL**

Apopka Vineland Park - Orlando, Florida  
City of Maitland Public Works Buildings - Maitland, Florida  
City of Maitland City Hall – Maitland, Florida  
DeBary Community Park – DeBary, Florida  
Florida Concrete Multi-Family Structural - Orlando, Florida  
Forest County State Correctional Institute – Marienville, PA  
Knight’s Key Trailhead – Everglades, Florida  
Livingston Parish Courthouse – Livingston, Louisiana  
Miami Beach Regional Library—Miami, Florida  
Miami Beach Fire Station – Miami Beach, Florida  
NTC Main Base Community Park—Orlando, Florida  
Orange County Convention Center - Orlando, FL  
Seminole County Convention Center - Sanford, FL  
Summer Land – Livingston, Texas  
Suntrust Plaza Parking Garage- Winter Park, Florida

### **RETAIL**

Albertsons— Orlando, Florida  
Angel City Entertainment Complex - Los Angeles, California  
Baby GAP Stores - Miscellaneous Locations  
Bally’s - Las Vega, Nevada  
Cuffy’s Resort Store – Cape Cod, Massachusetts  
Design Center of the Americas - Dania, Florida  
Disneyland Paris Imagineering/Disney Village – Paris, France  
Epcot Centorium - Orlando, Florida  
Esplanade - Marco Island, Florida  
GAP Stores - Miscellaneous Locations  
Juban Crossing – Denham Springs, Louisiana  
Kmart Series - Miscellaneous Locations  
LEGO Retail Store - Chicago, Illinois and Downtown Disney, Anaheim, California

Nighttime Entertainment/Retail Complex - Shanghai, China  
Marriott World Center/Retail Stores - Orlando, Florida  
Old Navy - Miscellaneous Locations  
Paris Resort Hotel & Casino - Las Vegas, Nevada  
Panasonic-Orlando, FL  
Romac International - Tampa, Florida  
Sanibel Harbour Resort & Spa - Naples, Florida  
Slauson Central Plaza – Los Angeles, California  
Suntrust Plaza Retail - Winter Park, Florida  
Tanforan Retail Center - San Francisco, California  
The Groves Retail Center - Los Angeles, California  
TOSCO Redevelopment – Torrance, California  
Universal Studios, CityWalk - Hollywood, California and Orlando, Florida  
Valencia & McBean – Valencia, California  
Walt Disney World, Magic Kingdom Emporium - Orlando, Florida  
Walt Disney World, Wide World of Sports/Foot Locker - Orlando, Florida  
Walt Disney World, Downtown Disney - Anaheim, California  
Westhaven Plaza - Fountain Valley, California  
Westridge North Commercial Center – Valencia, California

## Technical Capability

### Development Experience

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The Team members bring forward years of development and construction experience. Work has included all forms of commercial construction including world class destinations, hotel resorts, sports and performance venues, retail complexes, educational and governmental buildings. Partner Company's experience financing and operating park entities is a perfect complement to TPC-NOLA's experience with design and construction, creating a Team with experience over the full life cycle of development from pre-planning to ongoing operations.

### Advanced Site Knowledge

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TPC-NOLA has been involved with the redevelopment efforts of this site for over ten years. We have conducted years of research, gathering documents generated before, during, and after operations and have gained extensive knowledge about the site, the history, existing conditions, and the community. Original engineers and the original architect are available as resources. We have also had communications with surrounding large tract owners with respect to future expansion opportunities. Community members can be assured from our diligence and persistence that future hurdles will not deter us. Whatever the future holds, from storms to pandemics, we will continue to stand with the community for years to come.

### Public Sector Experience

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Every development project has interaction with the public sector on some level. Team members have direct experience navigating the zoning approval and permit processes. Mr. Turley has worked in a management and consulting capacity with public entities, with direct experience in park management for Travis County, Texas. His experience includes leading successful bond referendums to expand the park system. Mr. Echols and Mr. Nelson have successfully worked with Los Angeles on public-private partnerships. Ms. Pope successfully represented Merlin/LEGOLAND during discussions with New York public entities for the new LEGOLAND-New York.

## Multiple Tasks

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The leadership teams at Partner Company and TPC-NOLA each routinely manage multiple organization and projects successfully. Mr. McGillivray seamlessly managed the construction and opening of Universal's Islands of Adventure, which included thousands of construction contracts. Ms. Pope manages multiple construction projects on a daily basis that involve several different owners, architects, engineers, and contractors. Mr. Gorgensen coordinated between design and construction teams in California and Paris for successful completion of the Adventureland area of Disneyland Paris.

Once the development work begins, the key leaders will each have experienced and talented staff to assist in the management of this expansive project.

## Financial Structure

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In the past, we have offered both a long term lease and a straight purchase of the property. While either of those arrangements are acceptable, the ultimate financial structure will be determined during the due diligence phase. Partner Company's experience will guide our approach. We anticipate making use of existing federal and state incentive programs, including state tax credit programs such as Live Performance Production, and the site's designation as an Opportunity Zone.

## Stakeholders, governmental entities, and community groups

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We believe that community involvement is crucial to future success. With that in mind, we have created a community advisory board, the Jazzland Rhythm Section, to help guide us as we move forward. Board members are all residents of the area surrounding the park site. The Rhythm Section will remain an active component of our development team. Each neighborhood in the New Orleans East area will have representation facilitating direct contact between the community and the development team. We have an established email newsletter distribution list that allows us to update community members and stakeholders, as well as social media presences that keep our team accessible to stakeholders, governmental entities, community groups, and area residents. The Rhythm Section members also have a private Facebook group where they can communicate directly with our team.

Our team has met with several area homeowner associations, and will continue to interface with community groups whenever requested. During the due diligence phase, we intend to continue our transparent approach to redeveloping the property and will increase community interaction via surveys, open comment periods, as well as virtual and in person, when appropriate, meetings so that the community can have a voice in the development.

## **Financial Capability**

The Partner Company has a long track record of successfully raising funds for projects in a multitude of industries including within the amusement park sector. We expect the terms of the relationship with Partner Company with respect to the Jazzland redevelopment will be finalized in short order and are confident the committee would be extremely pleased with the experience and financial wherewithal of our combined companies.

While we are cognizant of the committee's need to evaluate this information, the public nature of the response document does not lend itself to being the proper format.

## DBE Participation

We have an internal DBE goal to meet or exceed those required by the City and IDB. Our intentions with this goal is not to merely meet a quota, but to encourage the use of a diversified portfolio of Louisiana companies and to bring meaningful opportunities to disadvantaged businesses.

In order to achieve these goals, we have utilized the City's SLDBE directory and the state's LA-UCP directory to identify potential contractors, service providers, vendors and consultants for our project during both construction and for continuing operations. We have reached out to several of these companies. For one of our first needs upon gaining site control, Elliott Security Solutions a New Orleans based DBE firm, has been selected to provide security services for the site.

While the prudent use of our funding requires a competitive bidding process for contracting services, qualified DBE firms will be given invitations to bid without unnecessary obstacles such as bid bonds and deposits that may hinder their opportunity. During the bidding process, all efforts will be made to receive an adequate number of bids from DBE firms so that a meaningful number of contracts can be awarded to them. Locally owned firms that may meet DBE requirements, but have not gone through the certification process, will be encouraged to work with the Mayor's Supplier Diversity office to get certified. By utilizing the SLDBE directory and reviewing potential firms, we can also identify specific scopes of work for service contracts that are within the services offered.

With the extensive construction experience of our executive team, we are also in the unique position of being able to be contract directly with subcontractors, rather than allowing a general to make the choices. We can break out contract work in an economically feasible manner that includes the potential for maximum DBE involvement. Our construction schedule lends itself to smaller contracting opportunities as each individual attraction will be treated as its own project. For example, there will not be one large contract for HVAC work across the entire property. Instead, there will be contract opportunities for HVAC for each individual building. Similarly, architectural service contracts will be available at the individual building level and vary from new

construction to remodel work, increasing the ability to reach DBE firms who may not have the bonding capacity for large scale projects.



## References



### TRANSPORTATION AND NATURAL RESOURCES

STEVEN M. MANILLA, P.E., COUNTY EXECUTIVE MANAGER

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411 West 13th Street  
Executive Office Building  
PO Box 1748  
Austin, Texas 78767  
Phone: (512) 854-9383  
Fax: (512) 854-4697

December 5, 2011

TO: New Orleans Recreation Development Commission  
FROM: Charles Bergh, Parks Director, Travis County  
RE: Chief Executive Officer, New Orleans Recreation Development Corporation

#### To Whom It May Concern:

I had the opportunity to work with Roy Turley as his supervisor while he was the Parks Division Manager for Travis County, Texas. During that time Roy was involved in all aspects of the day-to-day management of 34 County parks. Roy is strategic in nature and plans for the short and long term operations. He has the ability to work with all types of people and situations, from front line employees to the elected officials of the Commissioners Court and the many constituents of Travis County. He values employees as an asset to the operation, and ensures they are performing by inspecting what he expects. As an administrator, Roy balances the people, product, bottom line and safety.

In the six years that Roy worked at Travis County he oversaw several transformations of the County park system. He was involved in the selection and development of two new, multimillion dollar County parks. He was recognized for his professional expertise and being on time and under budget on various projects. He is willing to step up for doing the right thing in regards to taking care of the tax payers funding to ensure that he and his team was efficient as possible by implementing a cost accounting system and performance measuring tools.

Roy is comfortable with making presentations to the Commissioners Court elected officials and to constituents during public meetings and hearings of various projects.

If you need further information, please email ([charles.bergh@co.travis.tx.us](mailto:charles.bergh@co.travis.tx.us)) or phone (512.854.9408).



February 27, 2014

To Whom It May Concern:

I have known Tonya Pope for nearly ten years and have had the opportunity to work with her on various business opportunities during that interval. I can attest to her abilities to recognize and evaluate viable site locations for themed entertainment projects. She has demonstrated the ability to take control and guide a project from idea to fruition, with remarkable determination. She has a great deal of knowledge about the industry and what is required for a project to be a success. I look forward to continuing to work with her as projects move forward.

Best regards,

A handwritten signature in blue ink, appearing to read "John Ussher".

John Ussher

General Manager, LEGOLAND Development





Bunty Ahamed  
GENERAL MANAGER

December 2, 2011

To Whom It May Concern

Mr. Roy Turley has asked me for a letter of reference and it is with great pleasure that I oblige. I had the privilege of working with Roy when he was the general manager for Rawhide Western Town in Chandler, Arizona and I was his supervisor. When we found him after an extensive nationwide search, we knew we had the right leader to manage a 25 million dollar theme park, in every dimension.

Roy was exceptional in many ways. He leads from the heart and mind; has the ability to get results through collaboration with his team with everyone working toward a common goal. He communicates in a way that is respectful, effective yet understated; is passionate about the business and its objectives and has the ability to "sell it versus tell it" to his team and works long hours to get the job done and the goals met.

Roy has a delicate touch in dealing with the politics of the organization. Rawhide is owned by a Native American Tribe and it employs members of the tribe, creating a situation where your employee is also your owner. Political savvy is a key attribute to be successful in this environment and Roy had a healthy dose of this talent and was very successful in dealing with the stakeholders to find common ground. His style and approach was appreciated and respected by his team, our owners and our customers.

I highly recommend Roy for any position that requires leading a team, that requires making tough decisions but in a way that is respectful and sensitive; that has high expectations as the end goal. He is a self-starter, a great leader and a manager with multi-dimensional skills. If I ever have an opportunity to work with Roy again, I would consider that an absolute privilege. I wish Roy Turley the very best in his endeavors.

Sincerely,

A handwritten signature in black ink, appearing to read "Bunty Ahamed". The signature is fluid and cursive, with a large, sweeping flourish at the end.

## Contact Information

More information about our preliminary plans, including interactive map, is available at our website or on Facebook:

<http://www.JazzlandPark.com>

<http://www.facebook.com/JazzlandPark>

Local team representative:

Tonya Pope, President  
TPC-NOLA, Inc.  
10175 Mammoth Ave.  
Baton Rouge, LA 70814

225-395-9449

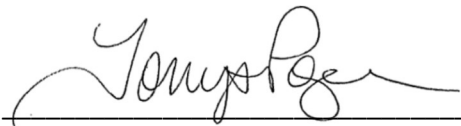
225-216-1782 fax

[RFQ@JazzlandPark.com](mailto:RFQ@JazzlandPark.com)

## Conclusion


TPC-NOLA, Inc., respectfully submits these qualifications for consideration. We look forward to the opportunity to present qualifications and to answer any further questions the review committee, IDB board members, City officials, and citizens of Orleans Parish may have.

TPC-NOLA, Inc.

A handwritten signature in cursive script, appearing to read "Tonya Pope", is written over a solid horizontal line.

By: Tonya Pope, President

# Appendix - Required Attachments



**OFFICE OF SUPPLIER DIVERSITY**  
**CITY OF NEW ORLEANS**  
 DBE Responsiveness Form-3  
 DBE Participation Plan

Contact Office of Supplier Diversity for questions on completing this form.  
 Via email: [supplierdiversity@nola.gov](mailto:supplierdiversity@nola.gov)  
 OR  
 1340 Poydras Street, 18<sup>th</sup> Floor  
 New Orleans, LA 70112

**RESPONDENTS: This completed form must be furnished to the Bureau of Purchasing with your proposal. You must complete every section of the form or your proposal will be deemed non-responsive. If a section is not applicable to your proposal, you must explain why it is not applicable or your proposal will be deemed non-responsive. You must submit your response on the DBE Responsiveness Form 3 or your proposal will be deemed non-responsive. You may use additional pages as warranted.**

RFP/RFQ/Solicitation #: 961 Date: 02/23/2021

Description: RFQ for SIX FLAGS/JAZZLAND SITE REDEVELOPMENT

Name of Respondent: TPC-NOUA, Inc

Please check the appropriate space:

The proposer is committed to the contract goal of 35 % DBE utilization. (If selected, you must complete and submit DBE Compliance Form 1 in order to be awarded a contract.)

The proposer is unable to meet the DBE contract goal, however is committed to a minimum of \_\_\_\_\_% DBE utilization and will submit documentation demonstrating good faith efforts. (If selected, you must complete and submit DBE Compliance Form 1 and/or DBE Compliance Form-2 along with all required supporting documentation in order to be awarded a contract.)

**SECTION I - DBE COMMITMENT TO CONTRACT GOAL: You must list all DBE firms that you have identified to participate on the contract. PLEASE NOTE: Every DBE firm listed must be utilized on the project. To remove and/or replace a DBE firm you must submit a DBE Removal/Substitution Request Form 4 and receive approval from the Office of Supplier Diversity to remove and/or replace the firm.**

DBE FIRM & NAME OF DBE	PHONE	SOURCE OF CERTIFICATION (SLDBE or LAUCP)	SCOPE OF WORK TO BE PERFORMED BY THE DBE	ESTIMATED VALUE OF PROPOSED DBE CONTRACT (If known)	ESTIMATED % OF TOTAL CONTRACT
1. <u>TBD</u>				\$	%
2.				\$	%
3.				\$	%
4.				\$	%
5.				\$	%
6.				\$	%
7.				\$	%
8.				\$	%
9.				\$	%
10.				\$	%
<b>TOTALS</b>				\$	%





**OFFICE OF SUPPLIER DIVERSITY**  
**CITY OF NEW ORLEANS**  
 DBE Responsiveness Form-3  
**DBE Participation Plan**

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 Via email: [supplierdiversity@nola.gov](mailto:supplierdiversity@nola.gov)  
 OR  
 1340 Poydras Street, 18<sup>th</sup> Floor  
 New Orleans, LA 70112

**SECTION II - DBE CONFIRMATION:** For the DBE firms listed above, please provide the name and signature of the firm's authorized representative.

NAME OF DBE FIRM	PRINT NAME OF DBE FIRM'S AUTHORIZED REPRESENTATIVE	SIGNATURE OF DBE FIRM'S AUTHORIZED REPRESENTATIVE	DATE

**SECTION III - SPECIFIC PORTIONS OF WORK IDENTIFIED FOR DBE SUBCONTRACTOR:** You must list all selected scopes or portions of work that you identified to be performed by DBE(s) and the estimated percentage value of each scope of work identified in order to increase the likelihood of meeting the contract goal for this project.

SCOPE OR PORTIONS OF WORK IDENTIFIED FOR DBE PARTICIPATION		ESTIMATED % OF CONTRACT VALUE
1.		
2.		
3.		
4.		
5.		
6.		
7.		
8.		
9.		
10.		
<b>TOTAL</b>		



OFFICE OF SUPPLIER DIVERSITY  
**CITY OF NEW ORLEANS**  
 DBE Responsiveness Form-3  
**DBE Participation Plan**

Contact Office of Supplier Diversity for questions on completing this form.  
 Via email: [supplierdiversity@nola.gov](mailto:supplierdiversity@nola.gov)  
 OR  
 1340 Poydras Street, 18<sup>th</sup> Floor  
 New Orleans, LA 70112

**SECTION IV - PAST PERFORMANCE:** You must provide details of your firm's past performance in compliance with DBE goals.

AGENCY NAME	PROJECT NAME	COMPLETION DATE	DBE PARTICIPATION ACHIEVED	OSD VERIFICATION

**SECTION V - OTHER:** Please provide narrative details of any other efforts your firm will conduct to attain the DBE goal.

WE WILL UTILIZE SLDBE DIRECTORY AND STATE'S LA-UCP DIRECTORY TO HELP IDENTIFY POTENTIAL PROVIDERS. PLEASE SEE RFQ RESPONSE FOR FURTHER INFORMATION



Attachment "F"

CONFLICT OF INTEREST DISCLOSURE AFFIDAVIT

STATE OF LOUISIANA

PARISH OF EAST BATON ROUGE

Before me, the undersigned authority, came and appeared TONYA POPE, who, being first duly sworn, deposed and said that:

4. He/She is the PRESIDENT and authorized representative of TPC-NOCA, INC, hereafter called "Respondent."

5. The Respondent submits the attached proposal in response to City of New Orleans Proposal # 961.

6. The Respondent hereby confirms that a conflict(s) of interest (check the applicable box)

- does not exist
- exists
- may exist

in connection with this solicitation which might impair Respondent's ability to perform if awarded the contract, including any familial or business relationships that the Respondent, the proposed subcontractors, and their principals have with city officials or employees.

(If a conflict(s) of interest exists and/or may exist, describe in a letter the nature of the conflict, the parties involved and why there is a conflict. Attach said letter to this form).

Tonya Pope  
Respondent Representative (Signature)

TONYA POPE  
(Print or type name)

10175 MAMMOTH AVE, BATON ROUGE, LA 70814  
(Address)

Sworn to and subscribed before me, James Galladora Notary Public, this 23 day of Feb.

James Galladora  
Notary Public (signature) James Galladora  
Notary ID#/Bar Roll # Notary Public #312  
East Baton Rouge, Louisiana  
My Commission is for Life.