

# **ARCHITECTURAL SERVICES WANTED**

Applications for ARCHITECTURAL Services for the following projects will be accepted until **2:00 p.m., Wednesday, March 02, 2022.**

**(Your attention is called to the 2:00 p.m. deadline -- exceptions WILL NOT be made). Applications shall be submitted on the standard LSB - 1 (September 2019 edition) only, with no additional pages attached. Please be sure to use an up-to-date copy of the form. These forms are available at the selection board office and on the Facility Planning & Control website at <https://www.doa.la.gov/doa/fpc/>. Do not attach any additional pages to this application. Applications with attachments in addition to the pre-numbered sheets or otherwise not following this format will be discarded. One fully completed signed copy of each application shall be submitted. The copy may be printed and mailed or printed and delivered or scanned in PDF format and e-mailed. Printed submittals shall not be bound or stapled. E-mailed PDF copies, as well as printed copies, shall be received by Facility Planning & Control within the deadline stated above. The date and time the e-mail is received in the Microsoft Outlook Inbox at Facility Planning & Control shall govern compliance with the deadline for e-mailed applications. Timely delivery by whatever means is strictly the responsibility of the applicant. By e-mailing an application the applicant assumes full responsibility for timely electronic delivery. DO NOT submit both printed and e-mail copies. Any application submitted by both means will be discarded.**

## **1. Collective Training / Unaccompanied Housing at Camp Minden, Minden, Louisiana, Project No. LA22-A-026.**

This project consists of a new Collective Training and Unaccompanied Housing facility at Camp Minden, Minden, LA. The program consists of, but is not limited to, new building(s) totaling approximately 28,362 s.f., with open bay barracks up to approximately 13,950 s.f., senior officer quarters up to approximately 4,095 s.f., administration space of up to approximately 4,111 s.f., a dining facility with kitchen up to approximately 6,206 s.f., and support spaces such as latrines, showers, etc. Design is to include exterior ancillary components such as paving, access, landscaping, physical security, lighting, etc. Comprehensive interior design services are required. Project will be required to reach LEED Silver status, inclusive of photovoltaic power generation. Design will be based on previous building design(s) of similar program provided by Owner. Design and construction of the project shall at a minimum follow Design Guide (DG) 415-1, DG 415-5, Louisiana National Guard Design Guide and National Guard Pam 415-12; as well as all applicable federal, state and local building codes, including life safety code. The Design will include all investigative site surveys: topographic, geotechnical, utility survey, drainage, and other investigations as required for a complete program. Investigative services may be authorized as an increase to the Designer's fee. Project must be completely designed and ready to bid not later than September 9, 2022. The Designer shall prepare and submit all required drawings to Military in AutoCAD and hard copy. Drawings shall follow the format specified in the "Instructions to Designers for AutoCAD Drawings Submittal". The available funds for construction (AFC) are approximately **\$13,800,000.00** with a fee of approximately **\$985,354.00**. Contract design time is **163** consecutive calendar days; including **54** days review time. Thereafter, liquidated damages in the amount of **\$400.00** per day will be assessed. Further information is available from **Colonel (Ret) Michael Deville, Military, michael.p.deville.nfg@mail.mil, (318)641-5909.**

## **2. Renovations, Floors 1 and 7, Claiborne Building, State Capitol Park, Baton Rouge, Louisiana, Project No. 01-107-22E-OFC, F.01004295.**

This project consists of two components. The first is to update the interior finishes of select spaces within the Claiborne Conference Center (10,367 s.f.) on the First Floor. The second component is the renovation of lease space on the Seventh Floor (58,197 s.f.). Five state agencies are located on this floor and programming the various subsections within these agencies will be required. Both the Conference Center and Claiborne 7th Floor will remain in full operation during design and construction, with construction phased for minimal impact on

the occupants. The Designer is required to develop detailed phasing diagrams for inclusion in the bidding documents. Upon award of the project, the Designer will make adjustments to the phasing diagrams in consultation with the Owner and Contractor in order to meet the occupancy and operational goals of the Owner. A separate project is underway to update interior design and furniture standards for the project spaces to be modified. The resulting deliverable will be provided to the selected Designer for use in development of design options and construction documents. All furniture and associated telecom modifications are to be handled under separate contracts, although coordination of the furniture and the construction areas on the part of the Designer will be necessary. Design services and fees are based on and limited to Program Completion through Construction Document Approval (60%). At the Owner's option, the contract may be amended to include additional phases with a corresponding fee adjustment. The Designer shall prepare and submit all required drawings to Facility Planning & Control in AutoCAD and hard copy. Drawings shall follow the format specified in the "Instructions to Designers for AutoCAD Drawings Submittal". The available funds for construction (AFC) are approximately **\$8,570,500.00** with a fee of approximately **\$436,223.00**. Contract design time is **365** consecutive calendar days; including **122** days review time. Thereafter, liquidated damages in the amount of **\$400.00** per day will be assessed. Further information is available from **Matthew Baker, Facility Planning & Control, matthew.baker@la.gov, (225)219-4789**.

### **3. Athletic Academic Training and Ancillary Athletic Facility, Southeastern Louisiana University, Hammond, Louisiana, Project No. 19-634-21-01, F.19002386.**

This project consists of an approximately 42,000 s.f. facility which will provide a state-of-the art facility for the education of students in a master's level degree athletic training program. The facility will provide innovative learning environments and spaces designed for the master's level degree program for future athletic trainees. Appropriate classrooms, class labs and group areas will have state-of-the-art equipment with appropriate space needed for clinical experience. All spaces will be accessible for students and faculty. The Percent for Art program will apply to this project and the Designer shall cooperate with the selected artist to incorporate the artwork into the design of the building. This project also includes demolition of the 26,995 s.f. building that is currently on the building site. Should suspect asbestos containing items require abatement to accomplish the demolition, the Designer's contract may be amended to include testing, abatement design and/or air monitoring at the Owner's discretion. Design services and fees are based on, and limited to, Program Completion through Construction Documents (60%). At Owner's option, the contract may be amended to include additional phases with corresponding fee adjustment. The Designer shall prepare and submit all required drawings to Facility Planning & Control in AutoCAD and hard copy. Drawings shall follow the format specified in the "Instructions to Designers for AutoCAD Drawings Submittal". The available funds for construction (AFC) are approximately **\$7,865,000.00** with a fee of approximately **\$350,189.00**. Contract design time is **240** consecutive calendar days; including **80** days review time. Thereafter, liquidated damages in the amount of **\$300.00** per day will be assessed. Further information is available from **David Poche, Facility Planning & Control, david.poche@la.gov, (504)568-8547**.

### **4. Baton Rouge Nursing Center Renovations, Southeastern Louisiana University, Baton Rouge, Louisiana, Project No. 19-634-21-02, F.19002387.**

This project consists of interior renovations to the existing 68,333 s.f. facility which contains classrooms, labs and offices. Renovations consist of upgrading and reconfiguring the space for greater efficiency, development of state-of-the-art clinical simulation laboratories and classrooms with upgraded electrical, data, and technological enhancements. Design services shall include comprehensive mold and asbestos remediation, including sampling and testing, and coordination of third party air monitoring during environmental remediation. Third party sampling, testing, and air monitoring will be a reimbursable expense. The Percent for Art program shall apply to this project and the Designer shall cooperate with the selected artist to incorporate the artwork into the design of the building. Design services shall be limited to the Program Completion through Construction Document phases (60%). At the Owner's option, the design contract may be amended to include the additional phases of basic design services with the corresponding fee and design time adjustment. The Designer shall prepare and submit all required drawings to Facility Planning & Control in AutoCAD and hard copy. Drawings shall follow the format specified in the "Instructions to Designers for AutoCAD Drawings

Submittal". The available funds for construction (AFC) are approximately **\$7,350,000.00** with a fee of approximately **\$378,138.00**. Contract design time is **350** consecutive calendar days; including **100** days review time. Thereafter, liquidated damages in the amount of **\$300.00** per day will be assessed. Further information is available from **Michael Johnson, Facility Planning & Control, michael.johnson@la.gov, (225)342-0962**.

**5. John M. Parker Agricultural Center Coliseum and Livestock Show Barn Renovation, Louisiana State University Agricultural Center, Baton Rouge, Louisiana, Project No. CM-21-02163.**

This project consists of renovations and abatement to the John M. Parker Agricultural Center Coliseum and the adjoining Livestock Show Barn. This project is part of a larger, comprehensive, phased renovation to upgrade and enhance the usability of the Coliseum Facilities as additional funding becomes available. Phase 1 scope of work for the Coliseum will be abatement of hazardous materials in the entire building. The Coliseum is a 133,839 s.f. facility built in 1937. Phase 1 for the Livestock Show Barn work will consist of abatement of hazardous materials, building code and ADA upgrades, renovations to all areas to accommodate the sheep and swine programs, adding a new roof over an arena and stock pens on the north side, and upgrades to lighting, public address system, HVAC systems, and the sprinkler system. The Livestock Show Barn is a 102,312 s.f. facility built in 1939 and will be reconfigured to accommodate the Sheep and Swine Show Program. The Designer's contract includes hazardous materials confirmation testing and abatement design. Third party environmental sampling and testing will be a reimbursable expense. Design services and fees are based on and limited to Program Completion only (5%). At the Owner's option, the contract may be amended to include additional phases with a corresponding fee and time adjustment. The Designer shall prepare and submit all required drawings to LSU AgCenter in AutoCAD and hard copy. Drawings shall follow the format specified in the "Instructions to Designers for AutoCAD Drawings Submittal". The available funds for construction (AFC) are approximately **\$5,600,000.00** with a fee of approximately **\$24,476.00**. Contract design time is **60** consecutive calendar days; including **20** days review time. Thereafter, liquidated damages in the amount of **\$200.00** per day will be assessed. Further information is available from **Dale Frederick, LSU AgCenter, [dfrederick@agctr.lsu.edu](mailto:dfrederick@agctr.lsu.edu), (225)281-9464**.

**6. Burton Business Center Exterior Envelope Repairs, McNeese State University, Lake Charles, Louisiana, Project No. 19-627-21-01, F.19002385.**

This project consists of removal and replacement of approximately 33,000 s.f. of masonry façade, sheathing, window wall, and glazing on the exterior of the building and sealing of approximately 22,000 s.f. of masonry. This project will also require removal and replacement of 23,800 s.f. of damaged gypsum wall board, insulation, and ceilings. The project objective is to repair and restore the building envelope in order to create a weather tight facility. Design services and fees are based on, and limited to, Program Completion through Design Development (35%). At the owner's option, the contract may be amended to include additional phases with the corresponding fee adjustment and time. The Designer shall prepare and submit all required drawings to Facility Planning & Control in AutoCAD and hard copy. Drawings shall follow the format specified in the "Instructions to Designers for AutoCAD Drawings Submittal". The available funds for construction (AFC) are approximately **\$3,483,000.00** with a fee of approximately **\$110,314.00**. Contract design time is **150** consecutive calendar days; including **45** days review time. Thereafter, liquidated damages in the amount of **\$125.00** per day will be assessed. Further information is available from **Michael Johnson, Facility Planning & Control, michael.johnson@la.gov, (225)342-0962**.

**7. McNeese Autism Program Building Renovation, McNeese State University, Lake Charles, Louisiana, Project No. 19-627-21-01, F.19002384.**

This project consists of a complete demolition of the interior of the existing 5,146 gross s.f. McNeese Police Department Building including, but not limited to, all interior walls, plumbing, electrical, and HVAC in order to build out to McNeese Autism Program requirements. The new layout will have session rooms and clinical rooms along with circulation, restrooms, utility rooms, and ancillary spaces. Site modifications will include driveway paving and fencing. All areas are to be ADA accessible as required. Design services and fees are based on, and limited to, Program Completion through Design Development (35%). At the owner's option, the contract may be amended to include additional phases with the corresponding fee adjustment and time. The

Designer shall prepare and submit all required drawings to Facility Planning & Control in AutoCAD and hard copy. Drawings shall follow the format specified in the "Instructions to Designers for AutoCAD Drawings Submittal". The available funds for construction (AFC) are approximately **\$1,440,000.00** with a fee of approximately **\$48,802.00**. Contract design time is **180** consecutive calendar days; including **45** days review time. Thereafter, liquidated damages in the amount of **\$100.00** per day will be assessed. Further information is available from **Michael Johnson, Facility Planning & Control, michael.johnson@la.gov, (225)342-0962**.

**8. Main Street Market Renovations, Galvez Parking Garage, State Capitol Park, Baton Rouge, Louisiana, Project No. 01-107-22F-OFC, F.01004303.**

This project consists of renovations to the current Main Street Market Space, approximately 8,000 s.f. on the first floor of the Galvez Parking Garage. The general scope of work includes demolition of existing interior partitions, finishes, and associated mechanical / electrical, and construction of new interior spaces with all associated finishes (floors, walls, ceilings, acoustical treatments, millwork), mechanical, electrical power and lighting, sprinkler and fire alarm system modifications as required. The Designer is to also complete a plumbing count evaluation, and if needed, add restrooms to the facility in order to bring the space into code compliance. The Designer will be required to complete a programming exercise with the tenant (Main Street Market, BREADA) in order to determine their needs for the refurbished space and incorporate these needs into a project that will provide the best use of the space with the funds available for construction.

Furniture/fixtures/equipment, custom signage, and associated telecom system modifications are to be handled under separate contracts, although coordination of these systems with the design will be required on the part of the Designer. The Designer shall prepare and submit all required drawings to Facility Planning & Control in AutoCAD and hard copy. Drawings shall follow the format specified in the "Instructions to Designers for AutoCAD Drawings Submittal". The available funds for construction (AFC) are approximately **\$850,000.00** with a fee of approximately **\$74,693.00**. Contract design time is **225** consecutive calendar days; including **75** days review time. Thereafter, liquidated damages in the amount of **\$125.00** per day will be assessed. Further information is available from **Matthew Baker, Facility Planning & Control, matthew.baker@la.gov, (225)219-4789**.

**9. Roof Replacement, Health and PE Majors Building, Northwestern State University, Natchitoches, Louisiana, Project No. 01-107-18-02, F.01004284.**

This project consists of removal and replacement of the existing, approximately 48,000 s.f. modified bitumen roofing. The building is single story. The existing roof has features such as rooftop mounted equipment, roof penetrations, electrical conduit, etc. These features must be modified, if required, to allow for proper roof system installation. The roofing assembly to be used will be one of the State of Louisiana approved modified bitumen/polyisocyanurate insulation systems installed according to manufacturer's requirements and must provide a 20 year NDL warranty. The Designer will be required to verify that the existing roof deck is capable of accepting the new roof system. Primary and secondary drainage systems must meet current codes. Existing conditions must be verified. The building will be occupied throughout construction and Designer should develop plans accordingly. The Designer shall prepare and submit all required drawings to Facility Planning & Control in AutoCAD and hard copy. Drawings shall follow the format specified in the "Instructions to Designers for AutoCAD Drawings Submittal". The available funds for construction (AFC) are approximately **\$750,000.00** with a fee of approximately **\$56,606.00**. Contract design time is **120** consecutive calendar days; including **30** days review time. Thereafter, liquidated damages in the amount of **\$100.00** per day will be assessed. Further information is available from **Sara McCann, Facility Planning & Control, sara.mccann2@la.gov, (318)676-7984**.

**10. Replace Fournet Hall Roof, Northwestern State University, Natchitoches, Louisiana, Project No. 19-631-19-02; 01-107-18-02 (Supplement), F.19002301; F.01004297.**

This project consists of removal and replacement of the existing, approximately 35,000 s.f. spray foam and modified bitumen roofing. The building is three stories. The existing roof has features such as rooftop mounted equipment, roof penetrations, electrical conduit, etc. These features must be modified, if required, to allow for proper roof system installation. The roofing assembly to be used will be one of the State of Louisiana approved

modified bitumen/polyisocyanurate insulation systems installed according to manufacturer's requirements and must provide a 20 year NDL warranty. The Designer will be required to verify that the existing roof deck is capable of accepting the new roof system. Primary and secondary drainage systems must meet current codes. Existing conditions must be verified. The building will be occupied throughout construction and Designer should develop plans accordingly. The Designer shall prepare and submit all required drawings to Facility Planning & Control in AutoCAD and hard copy. Drawings shall follow the format specified in the "Instructions to Designers for AutoCAD Drawings Submittal". The available funds for construction (AFC) are approximately **\$550,000.00** with a fee of approximately **\$42,616.00**. Contract design time is **120** consecutive calendar days; including **30** days review time. Thereafter, liquidated damages in the amount of **\$100.00** per day will be assessed. Further information is available from **Sara McCann, Facility Planning & Control, sara.mccann2@la.gov, (318)676-7984**.

**11. Storm-Damage Repairs to Covered Walkway System (Campuswide), Bridge City Center for Youth, Office of Juvenile Justice, Bridge City, Louisiana, Project No. 01-107-18-02, F.01004279.**

This project consists of the repairs to the approximately 20,000 s.f. covered walkway system including, but not limited to, demolition of existing walkway roof deck throughout, demolition of storm-damaged columns and beams, and the installation of new roof deck and the associated repair and/or replacement of column and beams where required. Designer shall be responsible for conducting a detailed assessment of the existing canopy system to facilitate the design. Design, construction, and the logistics of site access, staging, and personnel clearances shall take into consideration that the project will be completed within the facility's security fencing perimeter and be coordinated with the Office of Juvenile Justice and Bridge City Center for Youth facility staff. The facility will remain operational for the duration of the project. The Designer shall prepare and submit all required drawings to Facility Planning & Control in AutoCAD and hard copy. Drawings shall follow the format specified in the "Instructions to Designers for AutoCAD Drawings Submittal". The available funds for construction (AFC) are approximately **\$400,000.00** with a fee of approximately **\$35,051.00**. Contract design time is **120** consecutive calendar days; including **40** days review time. Thereafter, liquidated damages in the amount of **\$100.00** per day will be assessed. Further information is available from **Mark Bradley, Facility Planning & Control, mark.bradley@la.gov, (504)568-8545**.

**12. Addition of Two Warehouse/Storage Buildings and Renovation to Create Behavioral Intervention Rooms, Acadiana Center for Youth, Office of Juvenile Justice, Bunkie, Louisiana, Project No. 08-403-21-01, F.08000140.**

This project consists of a new 800 s.f. Warehouse/Storage building and a new 800 s.f. Investigative Services Office building complete with Evidence Storage and IT Room including all required utilities infrastructure extensions. This project shall also include the conversion of an existing Dayroom and Holding Room located within Building F to create two new Behavioral Intervention Rooms. Design for the new buildings shall take into consideration the use of pre-engineered and/or modular construction in an effort to maximize program and also include heavy gauge door units and security glazing. Sound attenuation treatment shall be required at the perimeter of the Investigative Offices. The Designer shall prepare and submit all required drawings to Facility Planning & Control in AutoCAD and hard copy. Drawings shall follow the format specified in the "Instructions to Designers for AutoCAD Drawings Submittal". The available funds for construction (AFC) are approximately **\$400,000.00** with a fee of approximately **\$41,237.00**. Contract design time is **180** consecutive calendar days; including **60** days review time. Thereafter, liquidated damages in the amount of **\$100.00** per day will be assessed. Further information is available from **Charles Funderburk, Facility Planning & Control, charles.funderburk@la.gov, (225)219-4124**.

**GENERAL REQUIREMENTS APPLICABLE TO ALL PROJECTS:**

Applicants are advised that design time ends when the Documents are "complete, coordinated and **ready for bid**" as stated in to Article 3.3.1 (4) of the Capital Improvements Projects Procedure Manual for Design and Construction. Documents will be considered to be "complete, coordinated and ready for bid" only if the advertisement for bid can be issued with no further corrections to the Documents. Design time will not

necessarily end at the receipt of the initial Construction Documents Phase submittal by Facility Planning and Control. Any re-submittals required to complete the documents will be included in the design time.

In addition to the statutory requirements, professional liability insurance covering the work involved will be required in an amount specified in the following schedule. This will be required at the time the Designer's contract is signed. Proof of coverage will be required at that time.

## **SCHEDULE**

### **LIMITS OF PROFESSIONAL LIABILITY**

| <u>Construction Cost</u>     | <u>Limit of Liability</u> |
|------------------------------|---------------------------|
| \$0 to \$10,000,000          | \$1,000,000               |
| \$10,000,001 to \$20,000,000 | \$1,500,000               |
| \$20,000,001 to \$50,000,000 | \$3,000,000               |
| Over \$50,000,000            | To be determined by Owner |

Applicant firms should be familiar with the above stated requirements prior to application. The firm(s) selected for the project(s) will be required to sign the state's standard Contract Between Owner and Designer. When these projects are financed either partially or entirely with Bonds, the award of the contract is contingent upon the sale of bonds or the issuance of a line of credit by the State Bond Commission. The State shall incur no obligation to the Designer until the Contract Between Owner and Designer is fully executed.

Firms will be expected to have all the expertise necessary to provide all architectural services required by the Louisiana Capital Improvement Projects Procedure Manual for Design and Construction for the projects for which they are applying. Unless indicated otherwise in the project description, there will be no additional fee for consultants.

Facility Planning and Control is a participant in the Small Entrepreneurship Program (the Hudson Initiative) and applicants are encouraged to consider participation. Information is available from the Office of Facility Planning and Control or on its website at <https://www.doa.la.gov/doa/fpc/>.

ANY PERSON REQUIRING SPECIAL ACCOMMODATIONS SHALL NOTIFY FACILITY PLANNING AND CONTROL OF THE TYPE(S) OF ACCOMMODATION REQUIRED NOT LESS THAN SEVEN (7) DAYS BEFORE THE SELECTION BOARD MEETING.

Applications shall be delivered or mailed or emailed to :

**LOUISIANA ARCHITECTURAL SELECTION BOARD**  
**c/o FACILITY PLANNING AND CONTROL**

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|--|---|
| <b><u>E-Mail:</u></b><br>selection.board@la.gov                            | <b><u>Deliver:</u></b><br>1201 North Third Street   |
| <b><u>Mail:</u></b><br>Post Office Box 94095<br>Baton Rouge, LA 70804-9095 | <b>Claiborne Office Building</b><br><b>Seventh Floor, Suite 7-160</b><br><b>Baton Rouge, LA 70802</b> |

**Use this e-mail address for applications only. Do not send any other communications to this address.**

The tentative meeting date for the Louisiana Architectural Selection Board is **Wednesday, March 16, 2022 at 10:00 a.m.** in room 1-100, Louisiana Purchase, of the Claiborne Building, 1201 North Third Street, Baton Rouge, LA 70802.