

# **ARCHITECTURAL SERVICES WANTED**

ADDENDUM NO. 1

MODIFICATIONS TO SEPTEMBER 19, 2024 ADVERTISEMENT

**New Southeast Louisiana State Office Building, Harvey, Louisiana, Project No. 01-107-24-OFC, F.01004573.**

Contract design time is **450** consecutive calendar days; including **150** days review time.

Reference SEPTEMBER 19, 2024 advertisement for application submittal requirements.

# **ARCHITECTURAL SERVICES WANTED**

Applications for ARCHITECTURAL Services for the following projects will be accepted until **2:00 p.m., Thursday, October 03, 2024.**

**(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 Office of Facility Planning and Control and on the Selection Board page of the Facility Planning & Control website at <https://www.doa.la.gov/doa/fpc/selection-boards/>. 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. New Southeast Louisiana State Office Building, Harvey, Louisiana, Project No. 01-107-24-OFC, F.01004573.**

This project consists of an approximately 190,000 s.f. new state office building to be located at 2150 Westbank Expressway in Harvey and will include complete demolition of the seven story, approximately 130,200 s.f. existing Senator Chris Ullo Building along with all site features and paving. Site development will be a part of the project, including site preparation, landscaping, parking, service access, site lighting and landscaping, security and surveillance systems. The program includes office spaces for state agencies, public service areas, a conference center and associated building support spaces. All design including building structure, envelope, roof, all associated exterior and interior finishes, interior and exterior signage, mechanical, electrical power and lighting, plumbing, with sprinkler, fire alarm, building controls management, security cameras, access control, and the infrastructure necessary for the installation and construction of these elements are to be included in the project. Furniture, fixtures, equipment and data/telephone will be provided under separate contracts, although coordination of these items and systems with the work will be necessary on the part of the Designer. Hazardous materials, including asbestos, are known to be present at the site and will require abatement. The Designer shall retain an accredited LDEQ Asbestos Inspector to complete an inspection of all suspect building materials that will be removed/impacted by this project as a reimbursable expense. If any materials are found to contain asbestos, the Designer shall provide, as part of their basic services, an accredited LDEQ Asbestos Designer to design the asbestos abatement specifications. If asbestos air monitoring will be required during abatement activities, the Designer will obtain an air-monitoring firm as a reimbursable expense. The Designer will survey the site for other hazardous materials and include in the specifications. If lead-based paint or mold inspections are required these will be provided as a reimbursable expense. The Percent for Universal Design program shall apply to this project. Designer shall identify and develop features that utilize universal design principles and incorporate them into the project. The cost of these features shall be at least 2% of the estimated construction cost. Percent for Art program will also apply to this project. The Designer shall cooperate with the artist to incorporate the artwork into the design of the building. Pre-Construction and Construction services may be provided by a Construction Manager at Risk. Should the CMAR delivery method be utilized, the design team shall collaborate with the CMAR at the time in which they are engaged for the work. Designer selection for this project will utilize the Interview Procedure defined in Section 128 of the Rules of the Louisiana Architects Selection Board. Applicants will be selected for interview at this meeting. The prospective Designer shall

present a team with an established history of work in mid to high rise design and construction. Interviewees will be advised by letter of additional information to be provided and when it must be received at the Selection Board Office. Interview Meeting is tentatively scheduled for Wednesday, October 30, 2024. 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 **\$80,000,000.00** with a fee of approximately **\$4,719,856.00**. Contract design time is **90** consecutive calendar days; including **30** days review time. Thereafter, liquidated damages in the amount of **\$1,000.00** per day will be assessed. Further information is available from **Mark Bradley, Facility Planning & Control, mark.bradley@la.gov, (504)568-8545**.

## **2. New Louisiana State Police Troop L Facility, Department of Public Safety, Mandeville, Louisiana, Project No. 08-419-23-02, F.08000156.**

This project consists of an approximately 25,000 s.f. new facility for Troop L of the Louisiana State Police in Mandeville and will include demolition of the existing Troop L Headquarters facility (S00814) and Maintenance Generator Building (S00819). Site development and site master planning will be a part of the project, and the fee has been adjusted to account. The master plan will include, but is not limited to, the new Troop L facility, and mechanic garage, helipad, site generator, radio tower hut, along with several existing structures to remain on site. The work will include all necessary site preparation, utilities infrastructure improvements, landscaping, parking, service access, site lighting and landscaping, security and surveillance systems needed to implement the site master plan. The selected Designer will engage with the umbrella/user agency to develop a program for the new Troop L facility that will be utilized as a guideline for future Troop facilities. The Designer will provide, as a part of their basic services, a separate programming deliverable containing, but not limited to, guidelines, sample room/space floorplans. The fee has been adjusted to account for this. This program is to include, but is not limited to, spaces for the Covington Office of Narcotics and Detectives, Insurance Fraud, and Gaming Program, as well as offices, conference rooms, file rooms, squad rooms, interview rooms, detention cells, locker rooms, gym, two twenty-bunk bunk rooms, kitchen, secured evidence storage and armory. The work shall also include a new approximately 3,000 s.f. mechanic garage. All design including building structure, envelope, roof, all associated exterior and interior finishes, interior and exterior signage, mechanical, electrical power and lighting, plumbing, with sprinkler, fire alarm, building controls management, security cameras, access control and the infrastructure necessary for the installation and construction of these elements are to be included in the project. Furniture, fixtures, equipment and data/telephone will be provided under separate contracts, although coordination of these items and systems with the work will be necessary on the part of the Designer. The Design shall comply to the current FEMA BFE/Local Flood Plain ordinances. The Designer shall retain an accredited LDEQ Asbestos Inspector to complete an inspection of all suspect building materials that will be removed/impacted by this project as a reimbursable expense. If any materials are found to contain asbestos, the Designer shall provide, as part of their basic services, an accredited LDEQ Asbestos Designer to design the asbestos abatement specifications. If asbestos air monitoring will be required during abatement activities, the Designer will obtain an air-monitoring firm as a reimbursable expense. The Designer will survey the site for other hazardous materials and include in the specifications. If lead-based paint or mold inspections are required these will be provided as a reimbursable expense. The Percent for Universal Design program shall apply to this project. Designer shall identify and develop features that utilize universal design principles and incorporate them into the project. The cost of these features shall be at least 2% of the estimated construction cost. Percent for Art program will also apply to this project. The Designer shall cooperate with the artist to incorporate the artwork into the design of the building. Design services shall be limited to the Program Completion through Construction Documents Submittal Phases (55% of basic services). 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 **\$22,000,000.00** with a fee of approximately **\$891,251.00**. Contract design time is **450** consecutive calendar days; including **150** days review time. Thereafter, liquidated damages in the amount of **\$750.00** per day will be assessed. Further information is

available from **Charles Funderburk, Facility Planning & Control, charles.funderburk@la.gov, (225)219-4124.**

**3. Roof Replacement and Interior Repairs, Leonce E. Gaiter Hall (US Army ROTC), Southern University, Baton Rouge, Louisiana, Project No. 01-107-24-05, F.01004581.**

This project consists of removal and replacement of roofing for the approximately 16,800 s.f. Leonce E. Gaiter Hall, constructed in 1921, on the Baton Rouge Campus of Southern University. The existing roofing is a Polyurethane Foam system. The scope consists of the removal of the existing roofing system to the roof deck, installation of tapered and un-tapered polyisocyanurate insulation and cover board to achieve the required R-value and positive drainage, pre-finished metal and liquid flashings, reinstallation of existing roof drains (replace as required), and installation of a State of Louisiana approved 2-Ply SBS modified bitumen (cold-applied) 20-year warranty roofing system. The Designer shall be responsible for evaluating and confirming the existing roofs deck condition and to verify the extent of water migration to the interior of the building. Design will include replacements (and/or adjustments as required) to rooftop equipment curbs and supports for rooftop mounted items (pipe, conduit, HVAC lines, lightning protection, etc.). If there is no roof access' roof hatch or ladder, some will be included for access. Additionally, the selected Designer will evaluate, assess and address interior repairs resulting from the leaking roof. The building will remain occupied during the design and construction of this project, with construction coordinated with the user and scheduled for minimal impact to the occupants. The Designer should consider that the protection of the occupants during construction is of the utmost importance. The Designer shall retain an accredited LDEQ Asbestos Inspector to complete an inspection of all suspect building materials that will be removed/impacted by this project as a reimbursable expense. If any materials are found to contain asbestos, the Designer shall provide, as part of their basic services, an accredited LDEQ Asbestos Designer to design the asbestos abatement specifications. If asbestos air monitoring will be required during abatement activities, the Designer will obtain an air-monitoring firm as a reimbursable expense. The Designer will survey the site for other hazardous materials and include in the specifications. If lead-based paint or mold inspections are required these will be provided as a reimbursable expense. The building is a contributing structure within the historical district of the campus and will require a degree of coordination on the part of the Designer with the State Historic Preservation Office (SHPO) during the design and prior to letting of the work. The Designer shall prepare and submit all required drawings to Southern University 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 **\$4,300,000.00** with a fee of approximately **\$356,724.00**. Contract design time is **180** consecutive calendar days; including **60** days review time. Thereafter, liquidated damages in the amount of **\$500.00** per day will be assessed. Further information is available from **Kenneth Dawson, Southern University, kenneth.dawson@sus.edu, (225)771-2786.**

**4. MEB 4th Floor Gross Anatomy and Virtual Anatomy Labs, Medical Education Building, Louisiana State University, New Orleans, Louisiana, Project No. 19-604N-24-01, F.19002616.**

This project consists of a partial renovation to the fourth floor of the approximately 366,000 s.f., seven story Medical Education Building at Louisiana State University Health Sciences Center in New Orleans. This project will expand the existing 7,000 s.f. Gross Anatomy Lab to create an approximately 10,000 s.f. lab, convert an adjacent classroom area into a state-of-the-art Virtual Gross Anatomy Lab of approximately 4,000 s.f., and provide all associated work required in adjacent spaces and as needed to fully integrate the project into all building systems and renovation of existing IT/AV Support room. Work may also include repairs to the existing exterior envelope in the project area, if needed. The building will remain in full operation during the design and construction of this project, with site access, building access, staging and phasing coordinated with the campus staff during both design and construction so as to minimize the impacts to the inhabitants and operation of the campus. The Designer shall retain an accredited LDEQ Asbestos Inspector to complete an inspection of all suspect building materials that will be removed/impacted by this project as a reimbursable expense. If any materials are found to contain asbestos, the Designer shall provide, as part of their basic services, an accredited LDEQ Asbestos Designer to design the asbestos abatement specifications. If asbestos air monitoring will be required during abatement activities, the Designer will obtain an air-monitoring firm as a

reimbursable expense. The Designer will survey the site for other hazardous materials and include in the specifications. If lead-based paint or mold inspections are required these will be provided as a reimbursable expense. The Percent for Universal Design program shall apply to this project. Designer shall identify and develop features that utilize universal design principles and incorporate them into the project. The cost of these features shall be at least 2% of the estimated construction cost. Percent for Art program will also apply to this project. The Designer shall cooperate with the artist to incorporate the artwork into the design of the building. Design services shall be limited to the Program Completion through Construction Documents Submittal Phases (55% of basic services). 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 **\$4,000,000.00** with a fee of approximately **\$200,987.00**. Contract design time is **450** consecutive calendar days; including **150** days review time. Thereafter, liquidated damages in the amount of **\$200.00** per day will be assessed. Further information is available from **Mark Bradley, Facility Planning & Control, mark.bradley@la.gov, (504)568-8545**.

##### **5. School of Construction Practice Lab Building, University of Louisiana Monroe, Monroe, Louisiana, Project No. 19-629-23-01, F.19002614.**

This project consists of approximately 12,500 s.f. addition to the existing approximately 21,575 s.f. Construction School Building at the University of Louisiana at Monroe. The program includes spaces for a construction practice lab, soils and testing lab, demonstration lab, computer lab, along with all associated building support spaces. All design including building structure, envelope, roof, all associated exterior and interior finishes, interior and exterior signage, mechanical, electrical power and lighting, plumbing, with sprinkler, fire alarm, building controls management, security cameras, access control and the infrastructure necessary for the installation and construction of these elements are to be included in the project. Furniture, fixtures, equipment and data/telephone will be provided under separate contracts, although coordination of these items and systems with the work will be necessary on the part of the Designer. The Designer shall retain an accredited LDEQ Asbestos Inspector to complete an inspection of all suspect building materials that will be removed/impacted by this project as a reimbursable expense. If any materials are found to contain asbestos, the Designer shall provide, as part of their basic services, an accredited LDEQ Asbestos Designer to design the asbestos abatement specifications. If asbestos air monitoring will be required during abatement activities, the Designer will obtain an air-monitoring firm as a reimbursable expense. The Designer will survey the site for other hazardous materials and include in the specifications. If lead-based paint or mold inspections are required these will be provided as a reimbursable expense. The Percent for Universal Design program shall apply to this project. Designer shall identify and develop features that utilize universal design principles and incorporate them into the project. The cost of these features shall be at least 2% of the estimated construction cost. Percent for Art program will also apply to this project. The Designer shall cooperate with the artist to incorporate the artwork into the design of the building. 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 **\$3,670,000.00** with a fee of approximately **\$294,085.00**. Contract design time is **350** consecutive calendar days; including **117** days review time. Thereafter, liquidated damages in the amount of **\$300.00** per day will be assessed. Further information is available from **Roy Dowling, Facility Planning & Control, roy.dowling@la.gov, (318)840-0803**.

##### **6. Exterior Envelope Repairs, Power House Buildings, Louisiana State University, Baton Rouge, Louisiana, Project No. 01-107-24-05.**

This project consists of the exterior refurbishment of three structures that make up the Power House Complex for the Baton Rouge Campus of Louisiana State University: Co-Gen System Building/Power Plant (Approx. 24,200 s.f.) (S11514), Power House (Approx. 14,700 s.f.) (S11086) and Boiler Control Room (Approx. 800 s.f.) (S10106). The refurbishment is to include waterproofing, replacement of all exterior joint materials, painting, replacement of exterior doors and windows and general repairs to the exterior as may be required. Additionally,

the scope includes the evaluation and repair or replacement of removal of the existing roofing systems. Roofing systems consist of a variety of types, including clay tile, modified bitumen, thermoplastic polyolefin (TPO), gravel ballasted flat roofing and metal. If replacement, rather than repair is deemed necessary after assessment, the scope of roofing for modified bitumen, thermoplastic polyolefin (TPO) and gravel ballasted flat roofing systems will consist of removal to the existing roof deck, installation of tapered and un-tapered polyisocyanurate insulation and cover board to achieve the required R-value and positive drainage, pre-finished metal and liquid flashings, reinstallation of existing roof drains (replace as required) and installation of a State of Louisiana approved 2-ply SBS modified bitumen (cold-applied) 20-Year warranty roofing system. Clay tile and metal roofing systems will be replaced in kind and to achieve 20 year no dollar value limit warranties. The Designer shall be responsible for evaluating and confirming the existing roofs deck condition, and to verify that no water is migrating to the interior of the building. Design will include replacements (and/or adjustments as required) to rooftop Equipment Curbs, and supports for rooftop mounted items (pipe, conduit, HVAC lines, lightning protection, etc.). If there is no roof access roof hatch or ladder, some will be included for access. The Designer shall retain an accredited LDEQ Asbestos Inspector to complete an inspection of all suspect building materials that will be removed/impacted by this project as a reimbursable expense. If any materials are found to contain asbestos, the designer shall provide, as part of their basic services, an accredited LDEQ Asbestos Designer to design the asbestos abatement specifications. If asbestos air monitoring will be required during abatement activities, the Designer will obtain an air-monitoring firm as a reimbursable expense. The Designer will survey the site for other hazardous materials and include in the specifications. If lead-based paint or mold inspections are required these will be provided as a reimbursable expense. The buildings are part of the historical district of the campus and will require a degree of coordination on the part of the Designer with the State Historic Preservation Office (SHPO) during the design and prior to letting of the work. Design services shall be limited to the Program Completion through Construction Documents Submittal Phases (55% of basic services). 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 Louisiana State University 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 **\$1,940,000.00** with a fee of approximately **\$103,055.00**. Contract design time is **300** consecutive calendar days; including **30** days review time. Thereafter, liquidated damages in the amount of **\$125.00** per day will be assessed. Further information is available from **Paul Favaloro, Louisiana State University, pfavalo@lsu.edu, (225)578-5591**.

#### **7. Renovations, Nuclear Science Annex, Louisiana State University, Baton Rouge, Louisiana, Project No. 01-107-24-05, F.01004575.**

This project consists of renovations to portions of the existing Nuclear Science buildings of the Baton Rouge Campus of Louisiana State University. These areas to be renovated house functions to regulate, store and manage nuclear materials used in research across campus. The existing two story approximately 16,500 s.f. facility is of brick construction. The renovation will focus primarily on the research spaces in the building that are in disrepair and are limited to the interior with some possible incidental work related to the exterior if needed. It is anticipated that there will be some mechanical and electrical upgrades associated with the repurposing of interior spaces. Access is highly controlled and limited to designated staff and faculty. The Designer shall retain an accredited LDEQ Asbestos Inspector to complete an inspection of all suspect building materials that will be removed/impacted by this project as a reimbursable expense. If any materials are found to contain asbestos, the Designer shall provide, as part of their basic services, an accredited LDEQ Asbestos Designer to design the asbestos abatement specifications. If asbestos air monitoring will be required during abatement activities, the Designer will obtain an air-monitoring firm as a reimbursable expense. The Designer will survey the site for other hazardous materials and include in the specifications. If lead-based paint or mold inspections are required these will be provided as a reimbursable expense. The buildings are part of the historical district of the campus and will require a degree of coordination on the part of the Designer with the State Historic Preservation Office (SHPO) during the design and prior to letting of the work. The Designer shall prepare and submit all required drawings to Louisiana State University 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 **\$1,700,000.00** with a fee of approximately **\$165,913.00**. Contract design time is **150** consecutive calendar days; including **30** days review time. Thereafter, liquidated damages in the amount of **\$200.00** per day will be assessed. Further information is available from **Paul Favaloro, Louisiana State University, pfavaloro@lsu.edu, (225)578-5591**.

**8. Roof Replacement, Buildings A/B/C, South Louisiana Community College, Opelousas Campus, Opelousas, Louisiana, Project No. 01-107-24-05, F.01004576.**

This project consists of removal and replacement of Roofing for Buildings A, B, and C at the Opelousas Campus of South Louisiana Community College. The existing roofing is comprised of a modified bitumen flat roofing assembly on Building A (Approx. 26,620 s.f.), and a granulated modified roofing system on buildings B (Approx. 31,250 s.f.), and C (Approx. 22,140 s.f.). The scope consists of the removal of the existing roofing systems to the existing roof deck, installation of tapered and un-tapered polyisocyanurate insulation and cover board to achieve the required R-value and positive drainage, pre-finished metal and liquid flashings, reinstallation of existing roof drains (replace as required), and installation of a State of Louisiana approved 2-ply SBS modified bitumen (cold-applied) 20-Year warranty roofing system. The Designer shall be responsible for evaluating and confirming the existing roofs deck condition, and to verify that no water is migrating to the interior of the building. Design will include replacements (and/or adjustments as required) to rooftop equipment curbs, and supports for rooftop mounted items (pipe, conduit, HVAC lines, lightning protection, etc.). If there is no roof access roof hatch or ladder, some will be included for access. The building will remain occupied during the design and construction of this project, with construction coordinated with the user and scheduled for minimal impact to the occupants. The Designer should consider that the protection of the occupants during construction is of the utmost importance. The Designer shall retain an accredited LDEQ Asbestos Inspector to complete an inspection of all suspect building materials that will be removed/impacted by this project as a reimbursable expense. If any materials are found to contain asbestos, the Designer shall provide, as part of their basic services, an accredited LDEQ Asbestos Designer to design the asbestos abatement specifications. If asbestos air monitoring will be required during abatement activities, the Designer will obtain an air-monitoring firm as a reimbursable expense. The Designer will survey the site for other hazardous materials and include in the specifications. If lead-based paint or mold inspections are required these will be provided as a reimbursable expense. The Designer shall prepare and submit all required drawings to LCTCS 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 **\$1,450,000.00** with a fee of approximately **\$113,308.00**. Contract design time is **90** consecutive calendar days; including **5** days review time. Thereafter, liquidated damages in the amount of **\$250.00** per day will be assessed. Further information is available from **Anthony Brown, LCTCS, anthonybrown@lctcs.edu, (225)922-2330**.

**9. Colfax Readiness Center Sustainment, Colfax, Louisiana, Project No. LA24-A-030.**

This project consists of complete interior and exterior sustainment and renovation work at the Colfax Readiness Center. The 1984 Readiness Center is approximately 15,200 s.f. and the project scope includes, but is not limited to, renovation of interior offices, kitchen, classroom, storage, latrines, drill hall and associated spaces. Replacement of interior and exterior openings, repairs to exterior facade, code improvements as required, new interior finishes and MEP system improvements. Design and construction of the project shall follow the Louisiana National Guard Guiding Principles, BABA and NG Pam 415-12; as well as all applicable local, state and federal codes. The design will include all investigative site surveys as necessary including, but not limited to, topographic, geotechnical, survey, drainage, and other investigations as required. Design and construction will take into account that the building will remain occupied for the duration of the project. Investigative services may be authorized as an increase to the Designer's fee. The Designer shall retain an accredited LDEQ Asbestos Inspector to complete an inspection of all suspect building materials that will be removed/impacted by this project as a reimbursable expense. If any materials are found to contain asbestos, the Designer shall provide, as part of their basic services, an accredited LDEQ Asbestos Designer to design the asbestos abatement specifications. If asbestos air monitoring will be required during abatement activities, the Designer will obtain an air-monitoring firm as a reimbursable expense. The Designer will survey the site for other hazardous materials and include in the specifications. If lead-based paint or mold inspections are required these will be

provided as a reimbursable expense. Design services shall be limited to the Program Completion through Construction Documents Acceptance Phases (60% of basic services). 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 the 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 **\$1,390,000.00** with a fee of approximately **\$71,935.00**. Contract design time is **120** consecutive calendar days; including **40** days review time. Thereafter, liquidated damages in the amount of **\$125.00** per day will be assessed. Further information is available from **Colonel (Ret) Michael Deville, Military, michael.p.deville.nfg@army.mil, (318)641-5396**.

#### **10. Winnsboro Readiness Center Sustainment, Winnsboro, Louisiana, Project No. LA24-A-031.**

This project consists of complete interior and exterior sustainment and renovation work at the Winnsboro Readiness Center. The 1980 Readiness Center is approximately 14650 s.f. and the project scope includes, but is not limited to, renovation of interior offices, kitchen, classroom, storage, latrines, drill hall and associated spaces, replacement of interior and exterior openings, repairs to exterior facade, code improvements as required, new interior finishes and MEP system improvements. Design and construction of the project shall follow the Louisiana National Guard Guiding Principles, BABA and NG Pam 415-12; as well as, all applicable local, state and federal codes. The Design will include all investigative site surveys as necessary including, but not limited to, topographic, geotechnical, survey, drainage and other investigations as required. Design and construction will take into account that the building will remain occupied for the duration of the project. Investigative services may be authorized as an increase to the Designer's fee. The Designer shall retain an accredited LDEQ Asbestos Inspector to complete an inspection of all suspect building materials that will be removed/impacted by this project as a reimbursable expense. If any materials are found to contain asbestos, the Designer shall provide, as part of their basic services, an accredited LDEQ Asbestos Designer to design the asbestos abatement specifications. If asbestos air monitoring will be required during abatement activities, the Designer will obtain an air-monitoring firm as a reimbursable expense. The Designer will survey the site for other hazardous materials and include in the specifications. If lead-based paint or mold inspections are required these will be provided as a reimbursable expense. Design services shall be limited to the Program Completion through Construction Documents Acceptance Phases (60% of basic services). 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 the 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 **\$1,390,000.00** with a fee of approximately **\$71,935.00**. Contract design time is **120** consecutive calendar days; including **40** days review time. Thereafter, liquidated damages in the amount of **\$125.00** per day will be assessed. Further information is available from **Colonel (Ret) Michael Deville, Military, michael.p.deville.nfg@army.mil, (318)641-5396**.

#### **11. Window and Door Replacements, Charleston Building, SOWELA Technical Community College, Lake Charles, Louisiana, Project No. 01-107-24-05, F.01004577.**

This project consists of the removal and replacement of all existing exterior doors and windows at the Charleston Building on the campus of SOWELA Technical Community College, in Lake Charles. The existing Charleston Building is an approximately 57,000 s.f. two story structural steel building with stucco exterior finish. All exterior doors and windows are to be replaced with hurricane impact rated systems compliant with current building and energy codes. The building will remain occupied during the design and construction of this project, with construction coordinated with the user and scheduled for minimal impact to the occupants. The Designer should consider that the protection of the occupants during construction is of the utmost importance. The Designer shall retain an accredited LDEQ Asbestos Inspector to complete an inspection of all suspect building materials that will be removed/impacted by this project as a reimbursable expense. If any materials are found to contain asbestos, the Designer shall provide, as part of their basic services, an accredited LDEQ Asbestos Designer to design the asbestos abatement specifications. If asbestos air monitoring will be required during abatement activities, the Designer will obtain an air-monitoring firm as a reimbursable expense. The Designer will survey the site for other hazardous materials and include in the specifications. If lead-based



paint or mold inspections are required these will be provided as a reimbursable expense. The Designer shall prepare and submit all required drawings to LCTCS 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 **\$1,325,000.00** with a fee of approximately **\$109,516.00**. Contract design time is **90** consecutive calendar days; including **5** days review time. Thereafter, liquidated damages in the amount of **\$250.00** per day will be assessed. Further information is available from **Anthony Brown, LCTCS, anthonybrown@lctcs.edu, (225)922-2330**.

## **12. Exterior Stair Connector, Seton and CALS Walkways, Louisiana State University Health Sciences Center, New Orleans, Louisiana, Project No. 19-604N-24-03, F.19002618.**

This project consists of a custom, covered, exterior stair connected to the existing elevated campus walkway between the Seton Clinic Building and the Center for Advanced Learning and Simulation (CALS) building located on the campus of the LSU Health Sciences Center in New Orleans. The new stair will require landings, guard rails and handrails. The stair will need to be self-supporting and may not be supported by the existing walkway structure above. Existing campus systems, including hydronic piping, will be affected and will need to be coordinated with the new construction. New lighting, emergency systems, security systems and electronic access are to be provided and coordinated with existing systems. The work also includes a ground level walkway and exterior access door at the Seton Clinic Building, which will require some reworking of the interior plan to provide a corridor from the new door to the interior elevator lobby. The buildings and walkways will remain in full operation during the design and construction of this project, with site access, building access, staging and phasing coordinated with the campus staff during both design and construction so as to minimize the impacts to the inhabitants and operation of the campus. The Designer shall retain an accredited LDEQ Asbestos Inspector to complete an inspection of all suspect building materials that will be removed/impacted by this project as a reimbursable expense. If any materials are found to contain asbestos, the Designer shall provide, as part of their basic services, an accredited LDEQ Asbestos Designer to design the asbestos abatement specifications. If asbestos air monitoring will be required during abatement activities, the Designer will obtain an air-monitoring firm as a reimbursable expense. The Designer will survey the site for other hazardous materials and include in the specifications. If lead-based paint or mold inspections are required these will be provided as a reimbursable expense. Design services shall be limited to the Program Completion through Construction Documents Submittal Phases (55% of basic services). 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 **\$1,200,000.00** with a fee of approximately **\$60,500.00**. Contract design time is **135** 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 **David Poche, Facility Planning & Control, david.poche@la.gov, (504)568-8547**.

### **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/>.

Applications shall be delivered or mailed or emailed to:

#### **LOUISIANA ARCHITECTURAL SELECTION BOARD**

**c/o FACILITY PLANNING AND CONTROL**

**E-Mail:**

**selection.board@la.gov**

**Mail:**

**Post Office Box 94095**

**Baton Rouge, LA 70804-9095**

**Deliver:**

**1201 North Third Street**

**Claiborne Office Building**

**Seventh Floor, Suite 7-160**

**Baton Rouge, LA 70802**

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

The meeting date for the Louisiana Architectural Selection Board is **Thursday, October 17, 2024 at 10:00 AM** in room **1-136C Thomas Jefferson Room** of the Claiborne Building, 1201 North Third Street, Baton Rouge, LA 70802.

If you have a disability and would like to request an accommodation in order to participate in this meeting, please contact Christina Cardona at [Christina.Cardona@la.gov](mailto:Christina.Cardona@la.gov) or (225) 342-6060 as soon as possible but no later than 48 hours before the scheduled meeting.