

ARCHITECTURAL SERVICES WANTED

Applications for ARCHITECTURAL Services for the following projects will be accepted until **2:00 p.m., Wednesday, May 07, 2025.**

(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. Louisiana School for Math, Science and the Arts and Northwestern State University Innovation Center, Natchitoches, Louisiana, Project No. 19-657-24-01, F.19002646.

This project consists of a new, approx. 29,000 s.f. Innovation Center for the Louisiana School for Math, Science and the Arts and Northwestern State University (LSMSA/NSU) in Natchitoches. The LSMSA/NSU Innovation Center will provide a lively, stimulating and collaborative environment for education and economic development for students from both institutions, the business community and the Natchitoches community. The center will include spaces for innovative and hands-on learning through making and creating, incubator spaces for start-up businesses, co-working spaces to share resources and develop networking opportunities and continuing educational, professional and career development. The Innovation Center is intended to be designed as an educational tool, incorporating sustainable practices like recycled materials, solar power, natural ventilation, abundant light, landscaping with native plants and rainwater reuse. The project is a collaborative effort between the two entities and will be located on a 12+ acre tract of land on the corner of University Parkway and Sibley Drive, immediately adjacent to both campuses. It is anticipated that the Innovation Center will be located on the eastern side of the site, with the western site reserved for future retail and other business development. The site is to incorporate a covered outdoor area, an events lawn and a small outdoor amphitheater. 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 is comprised of three principal building elements. Building element one is a makerspace (approx. 10,450 s.f.), complete with building support spaces. Building element two is a business development center (approx. 11,350 s.f.), with spaces to include, but not limited to, offices, lobby, storage areas, meeting rooms, conference center for 60 occupants and all necessary support spaces. Building element three is a conference center (approx. 8,000 s.f.), with space to include, but not limited to, a lobby and welcoming area, a large conference area capable of a 240-seating capacity for banquet with buffet tables, a 330-seating capacity for lecture layout, a 165-seating capacity for classroom layout and all necessary support spaces. Appropriate support facilities, including offices, will be provided for the use of each institution. 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, data/telephone systems, 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 and equipment 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 Percent for Universal Design program will apply to this project. The Designer will identify and develop features that utilize universal design principles and incorporate them into the project. The cost of these features will be at least 2% of the estimated construction cost. The Percent for Art program will apply to this project and the Designer will cooperate with the selected artist to incorporate the artwork into the design of the building. Design services for this project will be limited to the Program Completion, Schematic Design, Design Development and Construction Documents (up to 60%) according to the Louisiana Capital Improvement Projects Procedure Manual for Design and Construction, 2020 Edition. The fee has been adjusted to account for this. At the owner's option the contract may be amended to include additional phases with the corresponding fee adjustment. Additional program information is available at https://drive.google.com/drive/folders/1wgkmKSqNsXid_jQxV4528OL3_HQLSYDI?usp=sharing. 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 **\$12,000,000.00** with a fee of approximately **\$482,791.00**. Contract design time is **400** consecutive calendar days; including **133** days review time. Thereafter, liquidated damages in the amount of **\$300.00** per day will be assessed. Further information is available from **Charles E. Robinson, Facility Planning & Control, charles.robinson3@la.gov, (318)840-0805**.

2. Renovation of Nursing Education Center at Warrington Place (Shreveport Campus), Northwestern State University, Shreveport, Louisiana, Project No. 19-631-24-01, F.19002645.

This project consists of renovations to the Nursing Education Center at Warrington Place, located on the Shreveport Campus of Northwestern Louisiana University. Originally constructed in 1966, the existing 5-story Warrington Hall, approximately 46,500 s.f., was designed to house academic and dormitory facilities for the College of Nursing. The scope of work includes, but is not limited to, renovations to include spaces for the NSU Child and Family network, spaces for the College of Nursing and Allied Health's Nursing and Radiological Sciences program including updated classrooms, clinical simulation areas, large computer lab and student services areas. The renovations will also address critical infrastructure needs, including the replacement of electrical and HVAC systems. Additionally, the scope includes the removal of the existing roofing systems down 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 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 roof 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. All pertinent design including structure, envelope, roof, all needed exterior and interior finishes, interior and exterior signage, mechanical, electrical power and lighting, data/telephone, 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 and equipment 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 Percent for Universal Design program will apply to this project. The Designer will identify and develop features that utilize universal design principles and incorporate them into the project. The cost of these features will be at least 2% of the estimated construction cost. The Percent for Art program will apply to this project and the Designer will cooperate with the selected artist to incorporate the artwork into the design of the building. 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. If any materials are found to contain lead-based paint or mold, the Designer shall provide, as part of their basic services, an industrial hygienist to design the abatement specifications. Design services for this project will be limited to the Program Completion, Schematic Design, Design Development and Construction Documents (up to 60%) according to the Louisiana Capital Improvement Projects Procedure Manual for Design and Construction, 2020 Edition. The fee has been adjusted to account for this. At the owner's option the contract may be amended to include additional phases with the 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 **\$10,500,000.00** with a fee of approximately **\$490,341.00**. Contract design time is **400** consecutive calendar days; including **133** days review time. Thereafter, liquidated damages in the amount of **\$300.00** per day will be assessed. Further information is available from **Charles E. Robinson, Facility Planning & Control, charles.robinson3@la.gov, (318)840-0805**.

3. Renovations, Old Greenhouse No. 437 (Headhouse), Louisiana State University, Baton Rouge, Louisiana, Project No. 01-107-06-17, F.01004483.

This project consists of renovations to the existing Old Greenhouse No. 437 building (historically referred to as the "Headhouse") at the greenhouse complex on the campus of Louisiana State University in Baton Rouge. Site development will be a part of the project, including site preparation, service access, site accessories including bike racks, site lighting, landscaping and security systems. The scope includes the renovation of approximately 3,470 s.f. to provide for a food service establishment and gathering space in this area of campus. Constructed in 1940, this building is listed as a contributing structure to the Louisiana State University Campus Historic District on the National Register of Historic Places. Experience in historic preservation work is required. The Designer will plan and coordinate design options for the project with the User and State Historic Preservation Officer (SHPO) so as not to endanger the status of this historic property and obtain the necessary Certificate of Appropriateness (COA). All design including building structure, envelope including new windows and doors, 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, food service equipment, furniture and the infrastructure necessary for the installation and construction of these elements are to be included in the project. Considering the scope of the work, it will be required that the Designer retain a food service design consultant as a part of their team. 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. If any materials are found to contain lead-based paint or mold, the Designer shall provide, as part of their basic services, an industrial hygienist to design the abatement specifications. 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 **\$4,389,000.00** with a fee of approximately **\$363,775.00**. Contract design time is **365** consecutive calendar days; including **122** 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**.

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 **Wednesday, May 21, 2025 at 10:00 AM** in room **1-100 Louisiana Purchase 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 or (225) 342-6060 as soon as possible but no later than 48 hours before the scheduled meeting.