



**EXHIBIT C
PROGRAM**

REQUEST FOR QUALIFICATIONS

**PART A: PRE-CONSTRUCTION SERVICES (Design-Assist) and
PART B: CONSTRUCTION SERVICES (Construction Management at Risk)**

**New Nursing Building
Nicholls State University
Thibodaux, Louisiana
Project No. 19-621-22-01, F.19002436**

October 9, 2023



Program Completion Submittal

**New Nursing Building
Nicholls State University**
Thibodaux, Louisiana

State Project No. 19-621-22-01, F.19002436
State ID: NEW Site Code: 3-29-003

Owner:

**STATE OF LOUISIANA
DIVISION OF ADMINISTRATION
FACILITY PLANNING AND CONTROL**

User Agency:

**NICHOLLS STATE UNIVERSITY
THIBODAUX, LOUISIANA**

Architect:

GROS FLORES POSITERRY, LLC
&
DUPLANTIS DESIGN GROUP, PC

A JOINT VENTURE



THIBODAUX, LOUISIANA
(GFP Project No. 2284)
Date: March 31, 2023

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8. EXHIBIT "PC-2": Initial Space Program / Opinion of Probable Cost, New Nursing Building, Nicholls State University, Dated March 30, 2023

1. GENERAL PROJECT INFORMATION

This project consists of the design of a new, approximately 33,000 s.f. facility for the Nicholls State University Nursing Program, located in Thibodaux, Louisiana. Currently, the nursing college has reached capacity despite growing regional and national demand for more degreed nurses. The new facility is anticipated to be a free-standing multi-story building adjacent to the existing nursing college building, Ayo Hall. The new building is anticipated to be located adjacent to Ayo Hall in the location of a portion of the nursing college parking lot, with a new plaza between the two buildings. The plaza will include amenities such as seating, landscaping and possibly exterior art, funded under the percent for art program. Displaced parking will be located in the existing Guidry Stadium parking lot adjacent to the proposed site.

This new facility will include classrooms, lecture space, office space for faculty and support staff, and space for technical, laboratory and clinical training and complement the nursing program functions of Ayo Hall.

All areas of the building will be properly 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. Designer services shall include all phases of design.

The architecture of the building should complement Ayo Hall and utilize a similar architectural language to express the integrated function of the two buildings and enhance the brand and identify of the College of Nursing.

2. BUILDING PROGRAM

A Pre-Design Conference was held on February 8, 2023, between the Owner and design team. Minutes of the meeting are attached as "PC-1". An initial Space Program was then provided by the Owner to the design team on March 17, 2023, and was revised at a Programming Meeting held on March 21, 2023, attached as "PC-2".

3. OPINION OF PROBABLE COST:

This opinion of probable cost is based on our recent experience bidding similar projects in this construction market, discussions with our consulting engineers and local contractors who are experienced with this type of work and consulting recently completed projects and industry standards.

See figure 1.0 below: *Excerpt from Exhibit "PC-1" - "Initial Space Program / Opinion of Probable Cost, New Nursing Building, Nicholls State University, Dated March 17, 2023rd.*

Figure 1.0 – Opinion of Probable Cost

OPINION OF PROBABLE COSTS			
New Construction:	32,603 s.f. @	\$415 /s.f. =	\$13,530,112
IT Package Allowance:	1 l.s. @	\$150,000 /ea. =	\$150,000
Fiber Optic Connection	1 l.s. @	\$100,000 /ea. =	\$100,000
Sitework Allowance:	1 l.s. @	\$500,000 /ea. =	\$500,000 Grading / Utilities
Walkways & Drives Allowance	1 l.s. @	\$250,000 /ea. =	\$250,000
Site Demolition	1 l.s. @	\$200,000 /ea. =	\$200,000
Percent for Arts	1 l.s. @	\$300,000 /ea. =	\$300,000 2% of project cost
Landscaping Allowance:	1 l.s. @	\$300,000 /ea. =	\$300,000
Subtotal:			\$15,330,112

4. BUDGET ANALYSIS

- A. Project Budget: \$15,350,000.00
- B. Estimated cost of project: \$15,330,112.
- C. Presently, the estimated cost of the work is under the project A.F.C. by \$19,888.
- D. Recommendation: Presently the program of work within budget and we recommend moving forward with the design of the project into the Schematic Design Phase and continuing to update the estimated cost of construction during each subsequent design phase.

5. PROJECT TIME SCHEDULE

A. Date Prepared: March 31, 2023

TIME SCHEDULE

Project Name: New Nursing Building, Nicholls State University

User: Nicholls State University

Location Thibodaux, Louisiana

Project No. 19-621-22-01 WBS No. F.19002436

Date of Pre-Design Conference February 28, 2023

Original Contract Time 365 (Per Exhibit "A") of original contract

Number of Review Days 65 (Per Exhibit "A") of original contract

Number of Design Days 300

PHASE SUBMITTAL	ORIGINAL DATE DUE	DAYS EXT.	REVISED DUE DATE	REVIEW DAYS
Program Completion	<u>3/31/2023</u>	<u>0</u>	<u></u>	<u>15</u>
Schematic Design	<u>07/31/2023</u>	<u>0</u>	<u></u>	<u>15</u>
Design Development	<u>10/21/2023</u>	<u>0</u>	<u></u>	<u>15</u>
Con. Documents	<u>01/15/2024</u>	<u>0</u>	<u></u>	<u>20</u>
Bid Documents	<u>02/08/2024</u>	<u>0</u>	<u></u>	<u></u>

NOTE: This form is to be completed and submitted with the minutes of the Pre-Design Conference, and with each Design Submittal.

6. OUTSIDE CONSULTANT COORDINATION

1. **Geotechnical Analysis:** If deemed necessary by the Structural Engineer, geotechnical services will be solicited in accordance with FP&C protocol. Prior to soliciting proposals, existing investigations from nearby projects will be evaluated by the Structural Engineer. Prior to soliciting geotechnical services preliminary design information must be assimilated and available to the Geotechnical Engineer. This information is anticipated to be available at the conclusion of the schematic design phase for the project.
2. **Topographic Survey:** Proposals are presently being solicited from three professional land surveyors for topographic surveying and utility location services. Upon review of the proposals, a recommendation of engaging the low proposer will be made to the Project Manager, with anticipated approval granted shortly thereafter. The low proposer will be authorized to perform services accordingly.



Kevin M. Gros, AIA
Chief Executive Officer

Amy Connor-Flores, IIDA, CHID
Chief Design Officer

L. "Andy" Positerry, II, AIA, LEED AP
Chief Operating Officer

PRE-DESIGN CONFERENCE MEETING MINUTES

Project Name:	New Nursing Building, Nicholls State University				
Project Number:	19-621-22-01, WBS No. F.19002436				
Owner:	Facility Planning & Control				
User Agency:	Nicholls State University				
Architect:	Gros Flores Positerry, LLC & Duplantis Design Group, PC, A Joint Venture				
GFP Project No.:	2284	Meeting Date:	2/8/2023	Meeting Time:	10:00 a.m.
Meeting Type:	<input checked="" type="checkbox"/> In Person at (indicate location)			<input type="checkbox"/> Phone/Video Call	
Purpose of Meeting:	Pre-Design Conference				
Attendees Present:	See attached Pre-Design Conference Sign-In Sheet				

The following items were discussed and noted:

1. Stakeholders, Owner and Design Team were introduced.
2. Meeting was conducted by Owner's Rep., David Poche, Architect. David is the project manager for the Owner, FP&C.
3. David led a review of the Facility Planning and Control, Pre-Design Conference Agenda, which is attached to these notes for reference.
4. Attendance Record was passed around and signed by all in attendance.
5. Project Reps. are:
 - a. Owner-David Poche, Architect, FP&C
 - b. User Agency-Danielle Breaux, Facilities Director, Nicholls
 - c. Designer-Kevin Gros, Architect, GFP
 - d. Designer-Stephen Viguerie, Architect, DDG
 - e. Umbrella Agency-N/A.
6. Project Budget is \$15,350,000.
7. Design Time is 365 Calendar Days.
8. A cost estimate will be provided with the program document, including validation of the project scope/budget.
9. No wage requirements for this project.
10. Invoices may be submitted electronically to David Poche. Kevin will discuss with David again when Invoice No.1 if being prepared.
11. Project to comply with International Codes, 2021 editions.
12. Surveying and Geotechnical services will be performed under the Owner-Architect Agreement as reimbursable services.
13. Project procurement will be CMAR.
14. Testing Lab will attend pre-construction conference.

15. Discussion about site/building placement identified likely area of building between Ayo Hall and Football Stadium parking lot, on Audobon Drive.
16. Building location likely to be in area of existing parking lot with plaza between new building and Ayo Hall.
17. Consider paving stadium parking to be used by nursing school during week. Parking could still be used by stadium visitors outside of regular hours/weekend.
18. Testing & Balancing Services to be included in the construction contract.
19. Being a CMAR project, it is advantageous to engage contractors earlier (as early as useful).
20. Discussion about fire alarm system, closed specs., Johnson Controls was had. Design Team with work with Owner to ensure the proper way forward.
21. Johnson Controls presently administers and provides fire alarm systems on NSU's campus.
22. Investigate existing utilities, infrastructure, etc. which could impact location of building/site development.
23. Consider utility location survey.
24. There is no need for David Poche to attend all programming meetings, however David asked to be invited either for an in-person meeting or via Teams.
25. Brief discussion was had about space needs and other requirements for new building. Design Team will tour existing facility with stakeholders to observe current operations and discuss needs.
26. NSU will begin putting together a list of spaces and other requirements.
27. Design for future expansion.

END OF NOTES



Kevin Gros, Architect
Gros Flores Positerry, LLC

KMG/s

Attachments: Pre-Design Conference Agenda/Attendance Record
Time Schedule

Copy: David Poche, FP&C
Danielle Breaux, NSU
Stephen Viguerie, DDG
Ashley Webre, DDG
Scott Kinnaird, GFP

New Nursing Building**Nicholls State University**

Thibodaux, Louisiana

Project No. 2284

AFC: \$15,350,000

March 30, 2023

Initial Space Program / Opinion of Probable Costs

INITIAL SPACE PROGRAM						
Space / Room	Size		Net Area (s.f.)	Quantity	Total Area	Remarks
	Width (ft.)	Depth (ft.)				
Nursing Building						
Administration						
Recep./Welcome	20	15	300	1	300	
Conference Room	20	30	600	1	600	
Administrative Reception	10	13	130	1	130	
Admin. Kitchen/Break	15	12	180	1	180	
Faculty Offices	11	12	132	20	2,640	
Admin. Work Area	18	20	360	1	360	
Clerical	11	12	132	1	132	
Admin. Restroom Men	9	8	72	2	144	
Admin. Restroom Women	9	8	72	2	144	
Classrooms						
Auditorium 1	50	50	2,500	1	2,500	150 Students Max., 15 sf/Student
Auditorium 1 Storage	10	10	100	1	100	
Auditorium 2	50	50	2,500	1	2,500	150 Students Max./ 15 sf/Student
Auditorium 2 Storage	10	10	100	1	100	
Large Classroom 1	35	45	1,575	1	1,575	100 Students Max.
Large Classroom 2	35	45	1,575	1	1,575	100 Students Max.
OB Simulation						
OB Simulation Lab	25	30	750	1	750	3 Beds (Birthing Beds)
OB Lab Control Room	8	10	80	1	80	3 Faculty Min. (4 Ideal) Room for Sim Capture
OB Lab Storage	9	15	135	1	135	
OB Pre-Briefing/Observation	12	18	216	1	216	20 Students Max.
OB Sim. Nurse Station	8	12	96	1	96	Inside Lab with Charting Desk
OB Debriefing	12	18	216	1	216	20 Students Max.
Pediatric (Ped.) Simulation						
Pediatric Simulation Lab	25	30	750	1	750	3 Beds (2 Cribs)
Ped. Lab Control Room	8	10	80	1	80	3 Faculty Min. (4 Ideal) Room for Sim Capture
Ped. Lab Storage	9	15	135	1	135	
Ped. Lab IV Storage	9	9	81	1	81	Secure Room for IV Pumps
Ped. Pre-Briefing/Observation	12	18	216	1	216	20 Students Max.
Ped. Sim. Nurse Station	8	12	96	1	96	Inside Lab with Charting Desk
Ped. Debriefing	12	18	216	1	216	20 Students Max.
Adult Health (AH) Simulation						
AH Sim. Lab	25	30	750	1	750	6 Beds
AH Pre-Briefing/Observation	12	18	216	1	216	20 Students Max.

AH Lab Storage	9	15	135	1	135 Storage for 6 Manequins
AH Lab IV Storage	9	9	81	1	81 Secure Room for IV Pumps
AH Lab Control Room	8	15	120	1	120 5 Faculty Max.
AH Lab Sim. Nurse Station	8	12	96	1	96 Inside Lab with Charting Desk
AH Debriefing	12	18	216	1	216 20 Students Max.
Lab Support					
Labs Technology Office	10	12	120	1	120
Labs Coordinator Office	10	12	120	1	120
Assit. Labs Coord. Office	10	12	120	1	120
Nursing Skills Labs					
Nursing Skills Lab 1	28	30	840	1	840 7-10 Beds, Max. 3 Students Per Bed. 30 Students Max.
Nursing Skills Lab 1 Storage	9	12	108	1	108 Storage for 10 Manequins
Nursing Skills Lab 1 IV Stor.	9	8	72	1	72
Nursing Skills Lab 2	28	30	840	1	840 7-10 Beds, Max. 3 Students Per Bed. 30 Students Max.
Nursing Skills Lab 2 Storage	9	12	108	1	108 Storage for 10 Manequins
Nursing Skills Lab 2 IV Stor.	9	8	72	1	72
Nursing Skills Lab 3	28	30	840	1	840 7-10 Beds, Max. 3 Students Per Bed. 30 Students Max.
Nursing Skills Lab 3 Storage	9	12	108	1	108 Storage for 10 Manequins
Nursing Skills Lab 3 IV Stor.	9	8	72	1	72
Linen					
Soiled Linen Holding	9	11	99	1	99
Linen Receiving	9	11	99	1	99
Support/Util.					
Public Restroom - Men	13	25	325	2	650
Public Restroom - Women	13	25	325	2	650
General Storage Room	8	10	80	4	320
Elevator 1	8	12	96	2	192
Elevator 2	8	12	96	2	192
IT 1	8	10	80	1	80
IT 2	8	10	80	1	80
Elec. 1	8	10	80	2	160
Elec. 2	8	10	80	2	160
Mech. 1	10	12	120	2	240
Mech. 2	10	12	120	2	240
Sprinkler Riser 1	6	8	48	1	48
Sprinkler Riser 2	6	8	48	1	48
Storage 1	8	10	80	1	80
Storage 2	8	10	80	1	80
Housekeeping 1	10	10	100	1	100
Housekeeping 2	10	10	100	1	100
Subtotal					24,699
Burden Space				32%	7,904 circulation, mechanical, eletrical, etc...
Total Area New Nursing Bldg.					32,603
Total New Nursing Building					32,603 Target 30,000

OPINION OF PROBABLE COSTS

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