

ARCHITECTURAL SERVICES WANTED

Item #12 - Removed from the Agenda, at the request of the User Agency.

Applications for ARCHITECTURAL Services for the following projects will be accepted until **2:00 p.m., Wednesday, March 05, 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. Community Based Program, Juvenile Justice Improvements, New School Building and Renovation of Holly Dormitory / Yellow Brick School, Swanson Center for Youth, Monroe, Louisiana, Project No. 08-403-04-02, F.08000162.

This project consists of several components all located at the Swanson Center for Youth in Monroe, Louisiana. The work will include all necessary site preparation and planning, utilities infrastructure improvements, landscaping, parking, service access, site lighting and landscaping, security and surveillance systems needed to implement the stated components of the project. Project component 1 consists of the demolition of seven structures (Security Office, Staff Residence, Magnolia, Catholic Church, Catholic Church Rectory, Legal Programs and Greenhouse) totaling approximately 18,053 s.f. and one concrete in-ground swimming pool approximately 8,835 s.f. Project component 2 consists of the renovation of Holly Dormitory. The existing approximately 12,800 s.f. structure is of concrete and masonry construction. Project component 2 (Holly Dormitory Renovation) will upgrade the existing building components and interior finishes to detention grade construction and to eliminate hazards. Additionally, it is anticipated that replacements of the existing HVAC and plumbing systems will be required and will include the renovation of all bathroom facilities to meet current codes. Upgrades to electrical, fire alarm and security cameras systems are needed and consist of the refinishing of existing electrical panels, wiring and lighting upgrades, replacement of security controls cabinets and the provision of security and lighting controls systems. Project component 3 consists of the renovation of the Yellow Brick School. The existing approximately 16,125 s.f. structure is of non-combustible masonry with a wood framed roof. Project component 3 (Yellow Brick School Renovation) will upgrade the existing building components and interior finishes to detention grade construction and to eliminate hazards. Additionally, it is anticipated that replacements of the existing HVAC and plumbing systems will be required and will include the renovation of all restroom facilities to meet current codes. Upgrades to electrical, fire alarm and security cameras systems are needed and consist of the replacement of the main distribution panel, upgrades to wiring and lighting, replacement of security controls cabinets, the provision of security and lighting controls systems and addition of infrastructure for the installation of smart boards and televisions for instructional use. Project component 4 consists of the construction of a new approximately 11,000 s.f. school building on the campus that is anticipated to be of non-combustible masonry construction. The program is to include a control center, eight classrooms, four offices, copy/break room, learning resource center (LRC), single occupant youth restrooms,

staff restrooms, storage and housekeeping as required, along with all auxiliary spaces required (mech., elec., IT, etc.) for the operation of the building. 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 with the current FEMA BFE / Local Flood Plain ordinances. 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 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. Universal Design 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. Design services shall be limited to the Program Completion through Construction Documents Approval phases (60% of basic services). The fee and design time have been adjusted to account for this. 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 **\$11,950,000.00** with a fee of approximately **\$579,117.00**. Contract design time is **400** consecutive calendar days; including **133** days review time. Thereafter, liquidated damages in the amount of **\$500.00** per day will be assessed. Further information is available from **Evan Dowden, Facility Planning & Control, evan.dowden@la.gov, (318)840-0802**.

2. New Legislative Housing, Pentagon Barracks, State Capitol Park, Baton Rouge, Louisiana, Project No. N/A.

This project consists of an approximately 17,000 s.f. new legislative housing building to be located on the ground of the Pentagon Barracks in State Capitol Park, Baton Rouge. Site development will be a part of the project, including site preparation, landscaping, tree preservation, service access, site lighting and landscaping, security and surveillance systems. The program is comprised of housing units for state legislators. Each housing unit will include bedrooms, living areas, kitchen, bathrooms, along with any ancillary spaces needed for the function of the unit. 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 property is located within the State Capitol Park historic district and is listed on the National Register of Historic Places. The Designer will need to plan and coordinate design options for the site and complex with the State Historic Preservation Officer (SHPO) so as not to endanger the status of this historic property. The Pentagon Barracks will remain fully occupied during design and construction of this project, with design and construction activities scheduled so as to make minimal impact on the occupants. Access to the facility is tightly controlled to approved and screened persons. The Design shall comply with the current FEMA BFE / Local Flood Plain ordinances. 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. Design services shall be limited to the Program Completion

through Construction Documents Approval phases (60% of basic services). The fee and design time have been adjusted to account for this. 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. 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. 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 historic preservation / including the addition of buildings to historic properties. 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, April 16, 2025. 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 **\$8,400,000.00** with a fee of approximately **\$344,830.00**. 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 **Cheryl Cloud, Facility Planning & Control, cheryl.cloud@la.gov, (225)219-4422**.

3. Cell Block Door Controls Replacement, Multiple Buildings, Elayn Hunt Correctional Center, St. Gabriel, Louisiana, Project No. 01-107-24-03, F.01004646.

The project consists of the removal and replacement of detention door controls in six (6) cell blocks, B-1 (S02941), B-2 (S02942), B-3 (S02943), B-4 (S02944), B-5 (S02945) and D-1 (S02903) at Elayn Hunt Correctional Center in St. Gabriel. At cell blocks B-1, B-2, B-3, B-4 and B-5, the work includes, but is not limited to, removal/replacement of existing sliding cell door operator devices and components, including mechanical release system (sixty-four (64) per cell block), removal/replacement of existing sliding tier door operator devices and components (six (6) per cell block) and removal/replacement of existing electronic door control system (five (5) per cell block). Provide new wire harnesses at new doors and reuse existing grating doors and grating cell fronts (modify as needed). At cell block D-1, the work includes, but is not limited to, removal/replacement of ninety-six (96) existing sliding cell door operator devices, components and mechanical release system, removal/replacement of six (6) existing sliding shower door operator devices and components, removal/replacement of six (6) existing sliding tier door operator devices and components, removal/replacement of one (1) existing sliding corridor door operator device and component and removal/replacement of three (3) existing electronic door control systems. Provide new wire harnesses at new doors and reuse existing grating doors and grating cell fronts (modify as needed). Access is highly controlled and limited to designated staff and faculty. All buildings 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 and the operation of the facility (1 tier at a time). 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 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 **\$8,000,000.00** with a fee of approximately **\$604,172.00**. Contract design time is **365** consecutive calendar days; including **122** days review time. Thereafter, liquidated damages in the amount of **\$500.00** per day will be assessed. Further information is available from **Charles Funderburk, Facility Planning & Control, charles.funderburk@la.gov, (225)219-4124**.

4. Remediation and Repairs, Ashford O. Williams Hall, Southern University, Baton Rouge, Louisiana, Project No. 01-107-24-03, F.01004652.

The project consists of remediation and repairs to eliminate water, vapor intrusion and to improve indoor air quality and HVAC issues at Ashford O. Williams Hall on the campus of Southern University in Baton Rouge. A.O. Williams Hall is a two-story, 30,000 s.f., brick veneer facility originally constructed in 2000. To eliminate water and vapor intrusion at the facility, the Designer will perform a detailed technical review of the exterior envelope to determine areas that need repair or replacement including, but not limited to, the following components: brick veneer, building insulation, windows, gutters, masonry, wall sheathing, moisture/vapor barriers and interior finishes adjacent to the exterior envelope. The project also includes a detailed technical review by the Designer of the environmental and building systems conditions present at the facility in order to facilitate the proposal of operations adjustments and the design of HVAC systems alterations that may be necessary to reduce the possibility of the recurrence of interior conditions conducive to the growth of mold and other contributing factors to poor indoor air quality. It is anticipated that major components for the existing HVAC system may require modifications or replacement. There is to be a building-wide remediation of the A.O. Williams building, the full scope which is to be determined by the Designer with cleaning and treatment of affected areas and contents to remediate and prevent the regrowth of mold. The Designer will be required to employ the services of a Remediation Consultant as a part of the design team, unless the Designer possesses such capabilities. Post-remediation verification testing will be conducted to verify remediation is complete, the cost of which will be reimbursed to the Designer via amendment to their contract. Hazardous Materials, including mold, 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. 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 fee has been adjusted to account for detailed technical reviews of the existing conditions present at the facility. Design services shall be limited to the Program Completion through Construction Documents Approval 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 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 **\$8,000,000.00** with a fee of approximately **\$398,753.00**. 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 **Cheryl Cloud, Facility Planning & Control, cheryl.cloud@la.gov, (225)219-4422**.

5. New Staff Residences and Training / Multi-Purpose Building, Acadiana Center for Youth, Bunkie, Louisiana, Project No. 08-403-04-02, F.08000161.

This project consists of 2 components both located at the Acadiana Center for Youth (ACY) in Bunkie. The work for both project components will include all necessary site preparation and planning, utilities infrastructure improvements, landscaping, parking, service access, site lighting and landscaping, security and surveillance systems needed to implement the stated components of the project. Project component 1 is the construction of two new staff duplex residences on the north side of the ACY complex. Each duplex residence building shall be approximately 3,000 s.f. comprised of two 1,500 s.f. units. Each unit is to include a 1 car garage, 2 bedrooms, 1 bath, living room, laundry, basic kitchen, along with any ancillary spaces needed. Project component 2 is the construction of a training/multi-purpose building within the current fence line of the ACY complex. The training/multi-purpose building shall be approximately 5,500 s.f. Preliminary space requirements for component 2 include two large (approximately 35'x35') training rooms, approximately six (6) offices, conference/break room, copy room, staff restrooms, along with any ancillary spaces needed for the function of the facility. Special considerations shall include vandal proof construction, heavy commercial doors

and OJJ approved security systems. For both project components, 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. Access is highly controlled and limited to designated staff and faculty. The exterior aesthetics shall be similar to the ACY with sloped shingle roofs. The Design shall comply to the current FEMA BFE / Local Flood Plain ordinances. 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. Universal Design 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. Design services shall be limited to the Program Completion through Construction Documents Approval 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 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 **\$4,700,000.00** with a fee of approximately **\$201,218.00**. Contract design time is **300** consecutive calendar days; including **100** days review time. Thereafter, liquidated damages in the amount of **\$200.00** per day will be assessed. Further information is available from **Charles Funderburk, Facility Planning & Control, charles.funderburk@la.gov, (225)219-4124**.

6. Flight Training School, SOWELA Technical Community College, Lake Charles, Louisiana, Project No. N/A.

The project consists of the construction of a Flight Training School at the Chennault International Airport located near the SOWELA Technical Community College Campus in Lake Charles. Site development will be a part of the project, inclusive of parking, drives, fencing, exterior lighting, paving connecting the facility to an existing taxiway, associated hardscape, landscaping, utilities infrastructure and any FAA required lighting. The facility will consist of an approximately 12,400 s.f. pre-engineered metal hanger for the storage of aircraft with an approximately 4,200 s.f. multi-purpose lab housing equipment, flight training and flight simulators, along with offices, restrooms, storage and housekeeping as required, along with all auxiliary spaces required (mech., elec., IT, etc.) for the operation of the building. 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, audio-visual systems; donor, interior, exterior and wayfinding signage 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 with the current FEMA BFE / Local Flood Plain ordinances. Design services shall be limited to the Program Completion through Construction Documents Approval 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 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 **\$3,726,000.00** with a fee of approximately **\$162,304.00**. Contract design time is **180** consecutive calendar days; including **60** days review time. Thereafter, liquidated damages in the amount of **\$200.00** per day will be assessed. Further information is available from **Anthony Brown, LCTCS, anthonybrown@lctcs.edu, (225)922-2330**.

7. Roof Replacements, Multiple Buildings, Elayn Hunt Correctional Center, St. Gabriel, Louisiana, Project No. 01-107-24-03, F.01004643.

This project consists of the removal and replacement of existing exposed fastener metal roofing systems with

concealed fastener metal roofing systems on multiple buildings throughout Elayn Hunt Correctional Center in St. Gabriel. Administration Building (S02878) 62,784 s.f., F-2 Dormitory (S02907) 12,063 s.f., F-6 Dormitory (S02883) 12,063 s.f., G-1 Dormitory (S02908) 12,063 s.f., G-3 Dormitory (S02884) 12,063 s.f., and Tower 18 (S15673) 162 s.f. The Designer shall be responsible for evaluating and confirming the existing roof deck condition along with its suitability to accept the desired new roofing system and to verify that no water is migrating to the interior of the building. The work shall include, but is not limited to, necessary repairs to/reinforcing of structural systems as required, new insulation, necessary flashing, gutters and trim pieces, replacement of existing rooftop fans, ductwork and conduits along with replacements and/or adjustments, as required, of rooftop equipment curbs and supports for rooftop mounted items, pipe, conduit, HVAC lines, lightning protection, etc. Access is highly controlled and limited to designated staff and faculty. All buildings 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 and the operation of the facility one building at a time. The Designer should consider the protection of the occupants during construction to be 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 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 **\$2,800,000.00** with a fee of approximately **\$207,741.00**. Contract design time is **300** consecutive calendar days; including **100** days review time. Thereafter, liquidated damages in the amount of **\$200.00** per day will be assessed. Further information is available from **Charles Funderburk, Facility Planning & Control, charles.funderburk@la.gov, (225)219-4124**.

8. Roof and Opening Replacements, Buildings 01 and 02, Delgado Community College - WestBank Campus, New Orleans, Louisiana, Project No. N/A.

This project consists of 2 project components that will remove and replace the roofs and openings at Buildings 01 (S00368) and 02 (S00369) on the Delgado Community College - WestBank Campus in New Orleans. Buildings 01 and 02 are single-story buildings of non-combustible masonry construction and are approximately 23,300 s.f. and 23,000 s.f. respectively. Project component 1 is the removal/replacement of existing roofing systems at Buildings 01 and 02. The existing roof of Building 01 is comprised of a modified bitumen system cementitious cover board and tapered insulation on a metal roof deck while the roof of Building 02 is comprised of an exposed fastener corrugated metal roofing system over vinyl faced insulation on metal purlins. At each building the Designer shall be responsible for evaluating and confirming the existing roof deck condition, its suitability to accept the desired new roofing systems and to verify that no water is migrating to the interior of the building. The work shall include, but is not limited to, necessary repairs to/reinforcing of structural systems as required, new insulation, necessary flashing, gutters and trim pieces, along with replacements and/or adjustments as required of rooftop equipment curbs and supports for rooftop mounted items (pipe, conduit, HVAC lines, lightning protection, etc). Project component 2 is the removal and replacement of openings (window and door systems) at Buildings 01 and 02. The existing openings of Building 01 are comprised of non-insulated, single glazed aluminum window systems while the openings of Building 02 are comprised of a primarily non-insulated, single glazed aluminum window system along with hollow metal doors/frames and glass block. At each of the buildings the Designer shall be responsible for evaluating all existing openings, and specifying the appropriate code compliant replacement systems. Miscellaneous repairs and reconfiguration of materials/structure at openings are also required as needed to achieve a clean installation. All buildings 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 and the operation of the facility one building at a time. The Designer should consider the protection of the occupants during construction to be 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. Design services shall be limited to the Program Completion through Construction Documents Approval phases (60% of basic services). The fee and design time have been adjusted to account for this. 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 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 **\$2,710,000.00** with a fee of approximately **\$120,942.00**. Contract design time is **270** consecutive calendar days; including **90** days review time. Thereafter, liquidated damages in the amount of **\$125.00** per day will be assessed. Further information is available from **Anthony Brown, LCTCS, anthonybrown@lctcs.edu, (225)922-2330**.

9. DeQuincy Readiness Center Sustainment, DeQuincy, Louisiana, Project No. LA25-A-023.

This project consists of complete interior and exterior sustainment and renovation work at the Readiness Center in DeQuincy. The 1984 facility is approximately 12,900 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 Program Completion through Bidding Phases (65% of basic services). At the owner's option, the design contract may be amended to include the additional phases of basic design and supervision 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 **\$77,930.00**. 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. Houma Readiness Center Sustainment, Houma, Louisiana, Project No. LA25-A-024.

This project consists of complete interior and exterior sustainment and renovation work at the Readiness Center in Houma. The 1956 facility is approximately 10,300 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 Program Completion through Bidding Phases (65% of basic services). At the owner's option, the design contract may be amended to include the additional phases of basic design and supervision 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 **\$77,930.00**. 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. Gonzales Readiness Center Modernization, Gonzales, Louisiana, Project No. LA25-A-027.

This project consists of modernization work at the Readiness Center in Gonzales. The 1977 facility is approximately 16,825 s.f. and the project scope includes, but is not limited to, internal layout and modernization of interior offices, kitchen, classroom, storage, latrines, drill hall and associated spaces, replacement of interior and exterior openings, repairs to exterior facade, upgrades to existing POV lot, 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 Program Completion through Bidding Phases (65% of basic services). At the owner's option, the design contract may be amended to include the additional phases of basic design and supervision 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 **\$1,380,000.00** with a fee of approximately **\$77,414.00**. 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**.

12. ADA Cell Renovation, Sun Dormitory / Cellblock, B.B. Sixty Rayburn Correctional Center, Angie, Louisiana, Project No. 01-107-24-03, F.01004641. **Removed from the Agenda, at the request of the User Agency.**

The project consists of renovations to the Sun Dormitory/Cellblock (Tier R2) at B.B. Sixty Rayburn Correctional Center in Angie. The work shall include conversions of three (3) existing holding cells to two (2) Americans with Disabilities Act (ADA) compliant holding cells. This work includes, but is not limited to, the

demolition of two (2) existing masonry cell division walls, detention cell bar walls/sliding bar doors, plumbing fixtures, beds and lighting with new work including, but not being limited to, installation of a prefabricated steel security wall panel system (divider walls), detention cell bar walls/ADA compliant bar doors with manual & electronic cellblock door controls, institutional grade ADA compliant bed rack, writing surface, ADA compliant combination lavatory bowl & off set toilet/handrails, extension of existing utilities and lighting. The Designer shall also provide modifications to the existing shower and exit(s) serving Tier R2 as ADA requires. All design including structure, envelope, all associated exterior and interior finishes, 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. Access is highly controlled and limited to designated staff and faculty. While Sun Dorm/Cellblock will remain occupied during the design and construction of this project, Tier R2 will be vacated during construction. Regardless, construction will be coordinated with the user and scheduled for minimal impact to the occupants and the operation of the facility. 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 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 **\$1,000,000.00** with a fee of approximately **\$92,651.00**. Contract design time is **180** consecutive calendar days; including **60** days review time. Thereafter, liquidated damages in the amount of **\$125.00** per day will be assessed. Further information is available from **Charles Funderburk, Facility Planning & Control, charles.funderburk@la.gov, (225)219-4124**.

13. FMS 12 Sustainment, Plaquemine, Louisiana, Project No. LA25-A-028.

This project consists of complete interior and exterior sustainment and renovation work at the FMS 12 Building in Plaquemine. The 1949 facility is approximately 7,700 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 Program Completion through Bidding Phases (65% of basic services). At the owner's option, the design contract may be amended to include the additional phases of basic design and supervision 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 **\$940,000.00** with a fee of approximately **\$54,429.00**. 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 **Colonel (Ret) Michael Deville, Military, michael.p.deville.nfg@army.mil, (318)641-5396.**

14. Security Doors Replacement, Multiple Buildings, B.B. Sixty Rayburn Correctional Center, Angie, Louisiana, Project No. 01-107-24-03, F.01004642.

The project consists of the removal and replacement of approximately seventy-five (75) interior and exterior doors and frames located in multiple buildings throughout B.B. Sixty Rayburn Correctional Center in Angie. Buildings are to include, Sun (S09480), Wind (S03562), Rain (S03563), Snow (S03584), Sleet (S03564), Armory (S23010), Education (S03556), Gym (S03560), Infirmary (S03555), Kitchen (S03357) and Laundry (S03559). The work shall include the removal of doors located in walls of Concrete Masonry Unit (CMU) construction along with the selective removal of associated sealants and flashings. The replacement doors will be of varying types, from hollow core metal pass-thru doors to detention grade security doors along with the installation of new sealants and flashings as needed to achieve a weather tight condition. The existing electronic controlled locks at detention grade steel security doors shall be reused and any non-functioning locks shall be refurbished and/or replaced as warranted by condition. Access is highly controlled and limited to designated staff and faculty. All buildings 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 and the operation of the facility. 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 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 **\$800,000.00** with a fee of approximately **\$75,527.00**. Contract design time is **250** consecutive calendar days; including **83** days review time. Thereafter, liquidated damages in the amount of **\$125.00** 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/>.

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

Deliver:

1201 North Third Street

Mail:

Post Office Box 94095

Baton Rouge, LA 70804-9095

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, March 19, 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.