

ARCHITECTURAL SERVICES WANTED

Applications for ARCHITECTURAL Services for the following projects will be accepted until **2:00 p.m., Wednesday, July 06, 2022.**

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

1. Phase II Renovations, Northwest Louisiana State Office Building, Shreveport, Louisiana, Project No. 01-107-22H-OFC, F.01004348.

This overall project consists of two phases (Phase I and Phase II) to be undertaken by separately selected design teams concurrently. This project is located at 500 Fannin Street, in downtown Shreveport, Louisiana. Phase I consists of the selective demolition of the existing 9 story, 152,205 s.f. mid-rise office tower to its foundations and primary structural elements, demolition of the existing structured parking in its entirety and the demolition of site paving and elements along with all associated hazardous materials abatement to facilitate Phase II construction. Phase II consists of renovations and additions to the existing office tower and the construction of new structured parking to serve the office tower. Site development will be a part of the project, including site preparation, parking, service areas, a conference center, associated building support spaces and site development inclusive of parking, drives, associated hardscape, landscaping and utilities infrastructure. All designs including building structure and possible modifications, envelope, roof, selective demolition, 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. The Designer is to include day lighting strategies and a MEP System that when combined achieves the performance standards established by ASHRAE 189.1-2017 / IgCC and a site Energy Use Index (EUI) of 25-30. Furniture/Fixtures/Equipment and data/telephone will be provided under separate contracts, although coordination of these items and systems with the construction will be necessary on the part of the Designer. Design services shall be full architectural services Program Completion through Construction Administration. The fee and design time will be 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. Construction may be managed by an independent 3rd-party responsible for Construction Management at Risk. The Design team shall collaborate with the construction Manager at Risk at the commencement of the Design Development phase of the design services and continue through Construction and Construction Closeout. 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 and the Designer shall cooperate with the selected artist to incorporate with the selected 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 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 **August 4, 2022**. 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 **\$52,000,000.00** with a fee of approximately **\$1,957,759.00**. Contract design time is **457** consecutive calendar days; including **152** days review time. Thereafter, liquidated damages in the amount of **\$800.00** per day will be assessed. Further information is available from **Matthew Baker, Facility Planning & Control, matthew.baker@la.gov, (225)219-4789**.

2. Health Performance Center, Northwestern State University, Natchitoches, Louisiana, Project No. 19-631-22-01, F.19002404.

This project consists of a new annex to the existing athletic field house which will provide additional spaces for the student athletes on campus. Upon completion of the annex, the existing field house weight room will then be renovated to accommodate the new athletic department's main sports medicine center. The two phases will include the following: Phase I New construction of an approximately 14,500 s.f. sports training facility with dedicated areas for weight racks, turf area, free weights, cardio areas and office/support spaces. Phase II will include renovation of the adjacent field house of approximately 5,700 s.f. The renovated area will be designed to include spaces for training, equipment, laundry, office space, treatment tables, training areas and hot and cold whirlpools. Locker rooms, exam rooms, storage, ice areas, etc. will also be required. Design services for this project will be Programming Phase to Construction Closeout. 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. Refer to La R.S.25:900.1 for requirements. 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 **\$6,021,316.00** with a fee of approximately **\$436,245.00**. Contract design time is **240** consecutive calendar days; including **80** days review time. Thereafter, liquidated damages in the amount of **\$600.00** per day will be assessed. Further information is available from **Sara McCann, Facility Planning & Control, sara.mccann2@la.gov, (318)676-7984**.

3. Phase I Demolition and Abatement, Northwest Louisiana State Office Building, Shreveport, Louisiana, Project No. 01-107-22H-OFC, F.01004337.

This overall project consists of two phases (Phase I and Phase II) to be undertaken by separately selected design teams concurrently. The project is located at 500 Fannin Street, in downtown Shreveport, Louisiana. Phase I consists of the selective demolition of the existing 9 story, 152,205 s.f. mid-rise office tower to its foundations and primary structural elements, demolition of the existing structured parking in its entirety and the demolition of site paving and elements along with all associated hazardous material abatement to facilitate Phase II construction. Hazardous materials abatement will be necessary to complete the demolition work and is included in the scope and in the Designer's fee. Designer services will include a comprehensive asbestos survey, including sampling, testing and air monitoring during the abatement. Third party sampling, testing and air monitoring will be a reimbursable expense. Phase II consists of renovations and additions to the existing office tower and the construction of new structured parking to serve the office tower. 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 **\$298,558.00**. Contract design time is **175** consecutive calendar days; including **58** days review time. Thereafter, liquidated damages in the amount of **\$300.00** per day will be assessed. Further information is available from **Matthew Baker, Facility Planning & Control, matthew.baker@la.gov, (225)219-4789**.

4. Renovations, Junior Surgery, Louisiana State University School of Veterinary Medicine, Louisiana State University, Baton Rouge, Louisiana, Project No. 19-601-20-01, F.19002402.

This project consists of renovations to approximately 8,800 s.f. of existing Junior Surgery space to support teaching basic surgery skills. Renovations will include an indoor dog kennel, forty teaching bays with integration for audiovisual equipment, laundry space, storage, office space and a 270 s.f. walk-in freezer. Design services also include comprehensive mold and asbestos remediation, including sampling, testing and coordination of third party air monitoring during environmental remediation. Third party sampling, testing and air monitoring will be a reimbursable expense. The Percent for Art program shall apply to this project and the Designer shall cooperate with the selected artist to incorporate the artwork into the design of the building. 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 **\$328,413.00**. Contract design time is **350** 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 **Michael Johnson, Facility Planning & Control, michael.johnson@la.gov, (225)342-0962**.

5. Renovations, Auditorium, Restrooms and Laboratory, Louisiana State University School of Veterinary Medicine, Louisiana State University, Baton Rouge, Louisiana, Project No. 19-601-20-01, F.19002403.

This project consists of renovations to three primary, but separate, spaces within the LSU School of Veterinary Medicine: auditorium, restrooms and laboratories. The auditorium renovations include the removal of seats on the sloped floor and installation of a new structural floor to create a level floor in the room, as well as audiovisual equipment integration. In addition, exits from the east end of the room and the existing HVAC system will require modifications, along with new ceiling, lighting and finishes. The restroom renovations consist of three pairs of existing men's and women's toilet rooms (6 rooms total) on the second floor which will be completely renovated. One pair is expected to be renovated into new men and women restrooms and the other two pairs will potentially be converted into unisex restrooms. In addition, lockers will be added to the existing corridors. The laboratory renovations involve the merging of smaller existing adjacent laboratories into larger laboratories. In each case, this will involve removal of partitions and casework, reorganization of the overall layout, and new ceilings, finishes and lighting. Design services shall include comprehensive mold and asbestos remediation, including sampling, testing and coordination of third party air monitoring during environmental remediation. Third party sampling, testing and air monitoring will be a reimbursable expense. The Percent for Art program shall apply to this project and the Designer shall cooperate with the selected artist to incorporate the artwork into the design of the building. 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 **\$3,465,000.00** with a fee of approximately **\$287,538.00**. Contract design time is **350** consecutive calendar days; including **117** days review time. Thereafter, liquidated damages in the amount of **\$200.00** per day will be assessed. Further information is available from **Michael Johnson, Facility Planning & Control, michael.johnson@la.gov, (225)342-0962**.

6. Roof Replacement, Fant-Ewing Coliseum, University of Louisiana - Monroe, Monroe, Louisiana, Project No. 01-107-18-02, F.01004341.

This project consists of removal and replacement of the existing approximately 64,000 s.f. spray-foam roof. The building is two stories. The existing roof has features such as rooftop mounted equipment, roof penetrations, electrical conduit, etc. These features must be modified if required to allow for proper roof system installation. The roofing assembly to be used will be one of the State of Louisiana approved systems installed with manufacturer's requirements and must provide a 20 year NDL warranty. The Designer will be required to verify that the existing roof deck is capable of accepting the new roof system. Primary and secondary drainage systems must meet current codes. Existing conditions must be verified and temporary roofing may be required. The building will be occupied throughout construction and Designer should develop plans accordingly. Design services also include comprehensive hazardous materials remediation, including sampling, testing, and coordination of third party air monitoring during environmental remediation. Third party sampling, testing, and

air monitoring will be a reimbursable expense. Design services and fees are based on, and limited to, Program Completion through Construction Documents (60%). At the owner's option, the contract may be amended to include additional phases with the corresponding fee adjustment and time. The Designer shall prepare and submit all required drawings to Facility Planning & Control in AutoCAD and hard copy. Drawings shall follow the format specified in the "Instructions to Designers for AutoCAD Drawings Submittal". The available funds for construction (AFC) are approximately **\$2,000,000.00** with a fee of approximately **\$80,241.00**. 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 **Sara McCann, Facility Planning & Control, sara.mccann2@la.gov, (318)676-7984**.

7. Modernization, Breaux Bridge Readiness Center, Breaux Bridge, Louisiana, Project No. LA23-A-007. This project consists of modernization to the existing Breaux Bridge Readiness Center. Scope of work includes, but is not limited to: interior layout adjustments and modernization of the center's existing approximately 16,439 s.f. consisting of administration, classroom, supply and maintenance spaces; an increase in building space of up to 4,500 s.f.; and upgrades to building systems: electrical, mechanical, fire detection/alarm systems, etc. for a complete modernization. Additional hard surface parking up to 1,500 SY may be installed as required. Design and construction of the project shall follow the Design Guide (DG) 415-1, DG 415-5, Louisiana National Guard Design Guide and National Guard Pam 415-12; as well as all applicable federal, state and local building codes, including life safety code. The Design will include all investigative site surveys: topographic, geotechnical, survey, drainage and other investigations as required. Investigative services may be authorized as an increase to the Designer's fee. Design and construction shall take into account that the building will remain occupied for the duration of the project. Project must be completely designed and ready to bid not later than March 01, 2023. 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 **\$2,000,000.00** with a fee of approximately **\$157,336.00**. Contract design time is **120** consecutive calendar days; including **40** days review time. Thereafter, liquidated damages in the amount of **\$200.00** per day will be assessed. Further information is available from **Colonel (Ret) Michael Deville, Military, michael.p.deville.nfg@army.mil, (318)641-5909**.

8. Modernization, St. Martinville Readiness Center, St. Martinville, Louisiana, Project No. LA23-A-005. This project consists of modernization of the existing St. Martinville Readiness Center. Scope of work includes, but is not limited to: internal layout adjustments and modernization of the center's existing approximately 12,650 s.f. of administration, classroom, supply and maintenance spaces; an increase in building space of up to 5,000 s.f. and addressing building systems: electrical, mechanical, fire detection/alarm systems, etc. for a complete modernization. Design and construction of the project shall follow the Design Guide (DG) 415-1, DG 415-5, Louisiana National Guard Design Guide and National Guard Pam 415-12; as well as all applicable federal, state and local building codes, including life safety code. The Design will include all investigative site surveys: topographic, geotechnical, survey, drainage and other investigations as required. Investigative services may be authorized as an increase to the Designer's fee. Design and construction shall take into account that the building will remain occupied for the duration of the project. Project must be completely designed and ready to bid not later than March 01, 2023. 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 **\$1,675,000.00** with a fee of approximately **\$133,614.00**. Contract design time is **120** consecutive calendar days; including **40** days review time. Thereafter, liquidated damages in the amount of **\$150.00** per day will be assessed. Further information is available from **Colonel (Ret) Michael Deville, Military, michael.p.deville.nfg@army.mil, (318)641-5909**.

9. Modernization, Field Maintenance Shop #3, Monroe, Louisiana, Project No. LA23-A-006. This project consists of alterations and an addition to the existing Field Maintenance Shop (FMS) #3 in Monroe. Scope of work includes, but is not limited to: renovation of approximately 11,500 s.f. with an approximately 1,800 s.f. addition. Work includes upgrades to all existing utilities and infrastructure, new fire alarm and

protection systems and renovations to existing administration, work bay areas and latrines and showers. Work within the addition includes, but is not limited to, new work bay areas with all required mechanical and communication spaces. Exterior work includes new paving, fencing and security lighting as required to meet current ATFP regulations. Design and construction of the project shall follow the Design Guide (DG) 415-1, DG 415-5, Louisiana National Guard Design Guide and National Guard Pam 415-12; as well as all applicable federal, state and local building codes, including life safety code. The design will include all investigative site surveys: topographic, geotechnical, survey, drainage and other investigations as required. Investigative services may be authorized as an increase to the Designer's fee. Design and construction shall take into account that the building will remain occupied for the duration of the project. Project must be completely designed and ready to bid not later than March 01, 2023. 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 **\$750,000.00** with a fee of approximately **\$63,880.00**. Contract design time is **120** consecutive calendar days; including **40** days review time. Thereafter, liquidated damages in the amount of **\$150.00** per day will be assessed. Further information is available from **Colonel (Ret) Michael Deville, Military, michael.p.deville.nfg@army.mil, (318)641-5909**.

GENERAL REQUIREMENTS APPLICABLE TO ALL PROJECTS:

Applicants are advised that design time ends when the Documents are "complete, coordinated and **ready for bid**" as stated in to Article 3.3.1 (4) of the Capital Improvements Projects Procedure Manual for Design and Construction. Documents will be considered to be "complete, coordinated and ready for bid" only if the advertisement for bid can be issued with no further corrections to the Documents. Design time will not necessarily end at the receipt of the initial Construction Documents Phase submittal by Facility Planning and Control. Any re-submittals required to complete the documents will be included in the design time.

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

SCHEDULE

LIMITS OF PROFESSIONAL LIABILITY

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

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

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

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

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

Applications shall be delivered or mailed or emailed to:

LOUISIANA ARCHITECTURAL SELECTION BOARD
c/o FACILITY PLANNING AND CONTROL

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 tentative meeting date for the Louisiana Architectural Selection Board is **Wednesday, July 20, 2022 at 10:00 AM** in room **1-100 Louisiana Purchase Room** of the Claiborne Building, 1201 North Third Street, Baton Rouge, LA 70802.