

**Minutes**  
**LCTCS Facilities Corporation**  
**Board Conference Call**  
**Thursday October 22, 2015**  
**4:00 p.m.**

A duly called meeting of the Board of Directors of LCTCS Facilities Corporation was conducted by conference call on Thursday October 22, 2015. Directors of the Corporation present included: Stevie Smith, Chair/President, Director Billy Montgomery and Director Gene Thibodeaux, representing a quorum of the Board. Other participants included: Jan Jackson, Gretchen Lindquist, Ed Jenkins, and Bill Obier.

**ITEM 1: Welcome and Approval of September 3, 2015 Minutes**

Chair Smith welcomed the group and asked for approval of the September 3, 2015 minutes.

**BOARD ACTION:** Director Montgomery moved to accept and approve the minutes with a second by Director Thibodeaux and the motion carried.

**ITEM II: Annexation of ACT 391 South Louisiana Community College Evangeline Campus St Martinville**

Jan Jackson, LCTCS, reported that the nine acres of land, donated by LEVERT-ST. JOHN, L.L.C., in cooperation with the City of St. Martinville, is located near the intersection of LA Hwy. 31 and Moore Ave., alongside the St. Martin Parish Industrial Park in St. Martinville. She said that the land consists of approximately 9 acres of land and is currently outside of the city limits of St. Martinville and the city will be annexing 25 acres of land that surrounds that campus. She added that officials have proposed annexing the recently acquired site of the new campus into the city limits. Ms. Jackson said that she had personally spoken to Mr. Allen Durand, Attorney for the City of St. Martinville and he assured her that regardless of annexation, as agreed in the Cooperative Endeavor Agreement, the City will continue to fulfill its infrastructure commitment to the project, including installing water lines and an additional access road to the campus. She related to the Board that annexing the campus within the City of St. Martinville will make it easier for the city to provide fire and police protection as well as other critical city services. She mentioned that approval of annexation of the land owned by LCTCS is on the LCTCS Board agenda for the November 11<sup>th</sup> meeting.

**BOARD ACTION:** Director Thibodeaux moved that contingent upon favorable action of the LCTCS Board of Supervisors on November 11, 2015 and the City of St. Martinville, City Council, the LCTCS Facilities Corporation concurs with annexation of the Act 391 South Louisiana Community College Evangeline Campus into the city limits of St. Martinville, La. The motion was seconded by Director Montgomery and the motion carried.

**ITEM III: Selection of General Contractor for ACT 360 SOWELA Technical Community College Student Services Center Building, Lake Charles**

Bill Obier, LCTCS said that on October 8, 2015 the Advisory Committee convened and reviewed the Request for Qualifications responses submitted by general building contractors interested in bidding on the SOWELA Technical Community College Student Services Center Building in Lake Charles. He shared that the Advisory Committee members present and participating were: Bill Obier, LCTCS Director of Facilities; Lisa Smeltzer, FP&C Representative; Chris Herring, Board of Regents Representative; and SOWELA Director of Facilities David Darbonne.

Mr. Obier said that a total of seven RFQ responses were received and evaluated by the committee, applying the Board approved criteria. The committee scored all Request for Qualifications with a maximum of 100 points possible. Based on the scoring and evaluation of criteria the Advisory Committee recommends all seven respondents be invited to submit bids as follows:

- 1 – Alfred Palma, LLC of Lake Charles
- 2 – Brown Builders, Inc. of and Bossier City and Baton Rouge
- 3 – Guy Hopkins Construction Co., Inc. of Baton Rouge
- 4 – Keiland Construction, LLC of Lake Charles
- 5 – Pat Williams Construction, LLC of Lake Charles and Leesville
- 6 – Rudick Company, Inc. of Lafayette
- 7 – Trahan Construction, LLC of Lake Arthur

Mr Obier noted that Alfred Palma, LLC was the contractor on SOWELA Technical Community College Arts & Humanities Building and is current contractor for the college's Regional Training Facility. Pat Williams Construction was the contractor on the college's Allied Health Facility. Keiland Construction was the builder on the college's Campus Improvements project.

**BOARD ACTION:** Director Thibodeaux moved that the Board approve the seven listed contractors as qualified for response to Request for Qualifications for bids for General Contractor for the ACT 360 SOWELA Technical Community College Student Services Center Building, Lake Charles Campus. Director Montgomery seconded the motion and the motion carried.

**ITEM IV: Qualified Bidders' List for Act 360 Northwest Technical College Workforce Development Building Minden Campus**

Bill Obier, LCTCS, said that on October 8, 2015 the Advisory Committee convened and reviewed RFQ responses submitted by general building contractors interested in bidding on the ACT 360 Northwest Technical College Workforce Development Building, Minden Campus. He named the Advisory Committee members present and participating: Bill Obier, LCTCS Director of Facilities; Lisa Smeltzer, FP&C Representative; Chris Herring, Board of Regents Representative; and Northwest La. Technical College Director Diane Clark.

Mr. Obier discussed the process for reviewing and evaluating three RFQ responses by the Advisory committee which included applying the Board approved criteria and scoring accordingly with a maximum of 100 points possible. He said that based on the scoring and evaluation of criteria the Advisory Committee recommends all three respondents be invited to submit bids as follows:

- Brown Builders, Inc. of Bossier City with office in Baton Rouge
- McInnis Brothers Construction, Inc. of Minden and Shreveport
- Pat Williams Construction LLC of Leesville and Lake Charles

He noted that Pat Williams Construction LLC was the contractor for SOWELA Technical Community College Allied Health Facility in Lake Charles

**BOARD ACTION:** Director Montgomery moved that the Board approve three contractors, listed above, to the Request for Qualifications for bids for General Contractor for the ACT 360 Northwest Technical College Workforce Development Building, Minden Campus. Director Thibodeaux seconded the motion and the motion carried.

**ITEM V: Award of Design/Build contract for the ACT 360 Northshore Technical Community College STEM Building**

Ed Jenkins, CSRS, said the Advisory Committee concurred with the CSRS recommendation<sup>l</sup> to move forward with execution of a contract with the low bidder, Lincoln Builders, Inc./ Chenevert Architects for the Northshore Technical Community College STEM Building. He mentioned that on March 12, 2015, the Facilities Corporation Board qualified 8 teams to bid on the project. CSRS received bids on July 23<sup>rd</sup> with all exceeding the budget. Ed said his subsequently team began a thorough Value Engineering of the scope of work which was carried out over the past several weeks, yielding a savings of \$1,200,431.

Mr. Jenkins noted that Lincoln Builders, Inc. is headquartered in Ruston Louisiana with an office in Baton Rouge and was the contractor for the Act 391 Shelby Jackson project and, is the contractor for the Louisiana Delta Community College Jonesboro Campus project. He also said that if the Board approves this contract, the CSRS team will immediately begin preparing contracts with subsequent launching by the Design Build team. Chair Smith asked about the expected completion date of the project. Mr. Jenkins replied that the expected date is September 2016.

**BOARD ACTION:** Director Montgomery moved that Board approve award of a Design/Build contract for the ACT 360 Northshore Technical Community College STEM Building project in Lacombe, to Lincoln Builders, Inc. /Chenevert Architects in the amount of \$9,350,000 with a concurrently executed deductive value engineering change order in the amount of \$1,200,431 for the net contract amount of \$8,149,569. Director Thibodeaux seconded the motion and the motion carried.

**ITEM VI: Act 360 Change Order for South Louisiana Community College Allied Health Building, Lafayette**

Ed Jenkins, CSRS, said his team thoroughly reviewed three add alternates for inclusion in Change Order #1 for the South Louisiana Community College Allied Health Building. He mentioned the three proposed add alternates were included among five alternates provided as addenda to the original design/bid bids for South Louisiana Community College, received on July 30, 2015. He added that the college requested addition of the three alternates proposed in this action. Mr. Jenkins stated that the first add alternate is interior finishing and completion of Wet and Dry Labs at a cost of \$320,800, with no time extension, the Second add alternate consists of clean agent fire extinguishing systems for Data and File Rooms at a cost of \$37,700, with no time extension and the third add alternate is a Telescopic Platform Seating System for the Auditorium at a cost of \$271,010, with no time extension. He said the cost of the change order including the three add alternates is \$629,510 and if approved by the Board, CSRS will revise the contract and direct the Architect to execute. Director Thibodeaux asked if the three add alternates were called for and present in the initial bid and if the college approved. Mr. Jenkins responded affirmatively.

**BOARD ACTION:** Director Thibodeaux moved approval of change order #1 inclusive of three Alternate Bids in amount of \$629,510 for a revised contract amount of \$15,599,510 for the ACT 360 South Louisiana Community College Allied Health Building, Lafayette, La. Director Montgomery seconded the motion and the motion carried.

**ITEM VII: Act 360 South Central Louisiana Technical College Marine Campus, Morgan City, General Contractor Award**

Ed Jenkins, CSRS, on August 13, 2015, the Board approved the list of three qualified bidders for General Contractor as recommended by the Advisory Committee for the South Central Louisiana Technical College, Young Memorial Campus Marine project. He added that on October 13<sup>th</sup>, CSRS received general contractor bids for the project. The bid tabulations revealed BET Construction, Inc. Shriever, La. to be the lowest bidder, with a Base Bid of \$2,931,775. Mr. Jenkins related that because the lowest bid exceeded the project's original budget, the CSRS team conducted thorough Value Engineering exercise of the scope of work over the past week. He said as indicated the Value Engineering exercise approved by South Central Louisiana Technical College, the process has yielded \$338,942 in project savings.

CSRS recommends and the Advisory Committee concurs moving the project forward by executing a contract with B.E.T Construction, Inc. for the original Base Bid pricing for a total original contract sum of \$2,931,775, with a contemporaneously executed Deductive Change Order in the amount of \$338,942 to reflect Value Engineering revisions. Concurrent execution of these two documents will allow the project to commence with a contract sum of \$2,592,833.00 with a contingency balance of \$205,990.32. He noted that on December 16, 2014, the Board approved Weimer Gros, Flores LLC, of Thibodeaux, as project architect. Director Montgomery asked the distance of the Contractor's office from the campus. Mr. Jenkins responded that the builder was approximately 20 miles from the site.

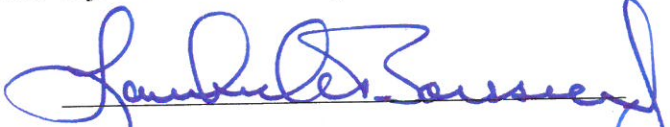
**BOARD ACTION:** Director Thibodeaux moved approval of execution of a contract with B.E.T Construction, Inc. for the original Base Bid pricing for a total original contract sum of \$2,931,775, with a contemporaneously executed Deductive Change Order in the amount of \$338,942 to reflect Value Engineering revisions. Concurrent execution of these two documents will allow the project to commence with a contract sum of \$2,592,833.00 with a contingency balance of \$205,990.32. Director Montgomery seconded the motion

**ITEM VIII: Act 360 River Parishes Center for Advanced Technology, Gonzales, Design Build Contract Award**

Ed Jenkins, CSRS, reminded the board that on September 3<sup>rd</sup>, the Board approved the list of four qualified bidders for the River Parishes Community College Center for Advanced Technology, as recommended by the Advisory Committee. He added that this was the second round of bidding for this project as negotiations with the two lowest bidders Thompson Construction LLC, Thibodeaux and Stuart & Company LLC, Baton Rouge, did not produce desired results. He said that for this second exercise, CSRS and the Advisory committee have reviewed results of this second bidding process and recommend that the low bidder, Guy Hopkins Construction Co., Inc. and Jerry M. Campbell & Associates be awarded the Design-Build Contract for the base bid amount of \$7,137,000.00 plus Alternate number 1 in the amount of \$284,000 and Alternate number 2 in the amount of \$109,000.00 for a total contract value of \$7,530,000. Mr. Jenkins assured the board that Guy Hopkins Construction Co., Inc. and Jerry M. Campbell & Associates have confirmed the proposal price is accurate. He said also, the project will maintain a contingency balance of over \$830,000 and if approved, CSRS will execute the contract, and the design build contractor is prepared to begin immediately.

**BOARD ACTION:** Director Montgomery moved to approve that the low bidder, Guy Hopkins Construction Co., Inc. and Jerry M. Campbell & Associates be awarded the Design/Build Contract for the Act 360 River Parishes Community College Center for Advanced Technology for the base bid amount of \$7,137,000 plus Alternate number 1 in the amount of \$284,000 and Alternate number 2 in the amount of \$109,000 for a total contract value of \$7,530,000. Director Thibodeaux seconded the motion and the motion carried.

**ADJOURNMENT:** Director Montgomery moved adjournment at 4:42 p.m., with a second by Director Montgomery. The motion carried.

  
**Lambert Boissiere, Secretary/Treasurer**  
**LCTCS Facilities Corporation**