



*Changing Lives,  
Creating Futures*

## LCTCS FACILITIES CORPORATION

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To: The Honorable Jerome Zeringue, Chairman of the Joint Legislative Committee on the Budget  
Honorable Members of the Joint Legislative Committee on the Budget

From: Stephen C. Smith, Chair of LCTCS Facilities Corporation Board

Date: April 19, 2023

Subject: Report by the LCTCS Facilities Corporation pursuant to Act 511 of the 2016 Regular Legislative Session

I am pleased to provide you with the enclosed copy of the LCTCS Facilities Corporation 2022 Annual Report.

The report was prepared pursuant to Section 1 of Act 511 of the 2016 Regular Legislative Session that requires the LCTCS Facilities Corporation to submit an annual report to the Joint Legislative Committee on the Budget. The report includes the project status, project funds expended, and contractor information for the facilities and improvements undertaken by the LCTCS Facilities Corporation in 2022.

If you have questions regarding the report or LCTCS Facilities Corporation projects, please contact me at [ssmith@ascellc.com](mailto:ssmith@ascellc.com) or (985)-852-3445.

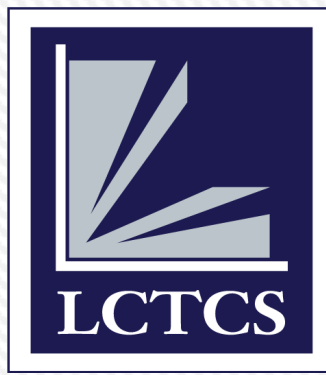
Sincerely,

Stephen C. Smith  
LCTCS Facilities Corporation Board  
Chair

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LCTCS Facilities Corporation Board of Directors

Stephen C. Smith, Chair • Senator Lambert Boissiere, Secretary/Treasurer  
Representative Billy Montgomery • Judge U. Gene Thibodeaux



# LCTCS FACILITIES CORPORATION 2022 ANNUAL REPORT

ACT 391 | ACT 360

**CSRS** | BUILDING STRONGER,  
SMARTER COMMUNITIES  
TOGETHER.



## LCTCS ACT 360 Facilities Improvement Program

The LCTCS Facilities Corporation is a 501(c)(3) private non-profit corporation formed in 2008 for administration, oversight, and management of the Act 391 and Act 360 statewide facilities improvement program for the benefit of Louisiana's Community and Technical Colleges (LCTCS) students. The Corporation's board of directors consists of civic leaders from geographic areas across the state, that volunteer their time to represent the interest of LCTCS, its colleges, and the State of Louisiana. CSRS, Inc. was hired by the Corporation as their Program Manager to administer design and construction. CSRS has worked as a team with the LCTCS and the Facilities Corporation over the past fourteen (14) years delivering on the promises made in Act 391. At the time, the Act 391 program represented a departure from traditional financing and followed the model first conceived for projects in Bossier City, Baton Rouge and Lafayette. There have been great accomplishments made during the delivery of the Program and the Corporation has fundamentally reshaped the way capital improvements are accomplished for the LCTCS. Key to the Program's success has been collaboration with Facility Planning & Control (FP&C) and the State Board of Regents.

### OVER THE PAST THIRTEEN YEARS, THE PROGRAM HAS HELPED TO:

**CHANGE** the perception of what a technical and community college should look like and how the facilities can make a difference in the delivery of education

**MANAGE** the largest capital improvements plan in LCTCS history and the first major program utilizing alternative financing and project delivery methods

**ESTABLISH** public trust in the stewardship of alternative financing, which led to the authorization of funding for the Act 360 Facilities Improvement Program

**DEVELOP** standard LCTCS processes and procedures that can be used for current and future capital improvements projects and programs throughout the system

**FOSTER** a culture of diversity and local participation in the delivery of



## LCTCS ACT 360 Facilities Improvement Program

management, design and construction services across the state  
**CREATE** energy efficient facilities to replace outdated structures that are far less efficient and have a negative financial impact for the LCTCS

Louisiana is experiencing substantial economic growth and investment from both business and industry. With these new investments, highly-skilled and a ready-to-go workforce to fill the jobs these new businesses are bringing to the state is essential. In this dynamic environment, the role of Louisiana's community and technical colleges in developing and sustaining this workforce is more important than it has ever been. The LCTCS facilities program is targeted to specific workforce needs in high demand industries, including construction, welding, process technology, nursing, and a variety of skills for the oil and gas industry, and is a prudent investment for the State to support the expanding business and economic growth.

The overwhelming support for Act 391 and Act 360 from legislators from across the state reflects the desire of the citizens of Louisiana to properly educate and develop a sufficient workforce for future economic growth. What better way to reflect that support than to put Louisiana citizens to work on the very program providing the facilities for education? The Program has worked to ensure that Louisiana firms and disadvantaged business enterprises throughout the state are awarded work in every facet of this program.

### **ACT 391 FACILITIES IMPROVEMENT PROGRAM**

#### *Making a Change for Tomorrow's Educational Facilities*

*Act 391* was authorized during the 2007 Legislative Session in Senate Bill 337 for 23 projects at 14 community and technical colleges totaling \$175 million across the state. In October 2009, nine (9) of the 23 projects were identified for the first phase of bond projects and officially closed out.

The Program is currently closing out the remaining Act 391 funds with small projects for Nunez Community College in Chalmette.

## LCTCS ACT 360 Facilities Improvement Program

### ACT 360 FACILITIES IMPROVEMENT PROGRAM

*Providing increased training capacity and opportunities for students, business, and industry in both rural and urban areas across the state*

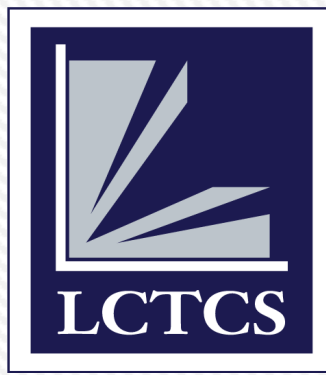
Senate Bill 204, signed into law by Gov. Jindal in 2013, authorized [Act 360](#) financing in the amount of \$285.9 million for 29 projects statewide which includes 25 workforce projects, 3 one stop student testing, career and service centers, and one safety related project. Act 360 requires a combination of state bond financing and 12% private match (Land, Equipment, or Cash Donation). The Program has received private matches from community leaders and private industry. Act 360 Phase I bonds were sold in December 2014. The Program includes 13 rural campus projects, which represent 45 percent of the 29 projects, from the communities of Lacombe, Winnsboro, Jonesboro, Jennings, Minden, Schriever, Ruston, Livingston Parish, Reserve, Morgan City, Avondale, and Tallulah. The remaining 16 projects are in urban areas, including Alexandria, Monroe, Bossier City, Gonzales, Lafayette, Lake Charles, Baton Rouge, New Orleans, and Chalmette.

The Program currently has one (1) Phase III project in design, two (2) Phase III projects in closeout, one (1) Phase IV project in design, and two (2) Phase IV projects in construction.

CSRS, LLC



Brian Budd  
Program Director



# LCTCS ACT 360 COMPLETED PROJECTS

LCTCS FACILITIES CORPORATION



## Nursing, Welding, Workforce Training Campus



### PROJECT INFORMATION

### NARRATIVE

INITIAL PROJECT FUNDING:	\$8,100,000*
EXPENDITURES AS OF 2022:	\$8,651,593.35
COMPLETION DATE:	June 2022
BUILDING SIZE:	30,775 sq. ft.
ARCHITECT:	TBA Studio
CONTRACTOR:	Ratcliff Construction

The LDCC Ruston Campus is located at 1010 James St, Ruston, LA 71270. The new facility provides general education space, classrooms, administrative, security, supportive areas, parking, loading dock, signage and additional spaces for welding, industrial instrumentation, patient care, and a student services suite.

The Contractor satisfactorily completed the facility in accordance with the contract documents.

VENDORS	AMOUNT	DESCRIPTION
ALTEC Environmental Consulting LLC	\$2,850.00	Environmental Services
CI Group (Corporate Interiors)	\$15,104.92	Furniture, Fixtures, & Equipment
CSRS, LLC	\$995.95	Reimbursables
Denmon Engineering Company, Inc.	\$18,020.00	Survey Services

## Nursing, Welding, Workforce Training Campus

VENDORS	AMOUNT	DESCRIPTION
Frost-Barber, Inc.	\$2,657.32	Furniture, Fixtures, & Equipment
Jones Walker	\$3,104.70	Bond Work & Project Match Certification
Kepper Dirt and Rental	\$43,800.00	Tree Clearing Services
Lazenby & Associates, Inc.	\$13,985.00	Surveying Services
Louisiana Delta Community College	\$9,260.73	FF&E and Misc. Expenses Reimbursement
My Environmental Consulting	\$2,338.80	Environmental Services
PSI, Inc.	\$4,750.00	Geotechnical Services
Ratcliff Construction Co., LLC	\$8,084,748.33	Construction Contract
TBA Studio	\$449,977.60	Design Services & Reimbursables

\*TOTAL PROJECT FUNDS: \$9,590,868

ADDITIONAL FUNDS CONTRIBUTED BY COLLEGE AND ACT 360 FUNDS TRANSFERRED TO THIS PROJECT FROM COMPLETED LDCC MONROE AND LDCC TALLULAH PROJECTS

*END OF LOUISIANA DELTA COMMUNITY COLLEGE  
NURSING, WELDING, WORKFORCE TRAINING CAMPUS*



## Culinary, Gaming and Hospitality Center



### PROJECT INFORMATION

### NARRATIVE

INITIAL PROJECT FUNDING:	\$9,945,743.39*
EXPENDITURES AS OF 2022:	\$8,744,572.82
COMPLETION DATE:	November 2022
BUILDING SIZE:	28,000 sq. ft.
ARCHITECT:	Champeaux Evans Hotard, APAC
Contractor	Pat Williams Construction

The SOWELA Gaming & Hospitality Campus is located at 3771 Senator J. Bennett Johnston Ave., Lake Charles, LA 70615. The new facility will include classrooms, workforce flex lab for gaming and hospitality, cooking labs and kitchen, dining area, café, pastry area, student lounge area, faculty offices, and administrative areas.

The Contractor satisfactorily completed the facility in accordance with the contract documents.

### VENDORS

### AMOUNT

### DESCRIPTION

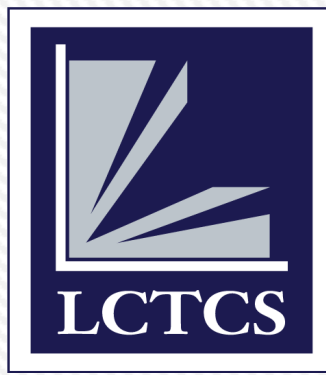
Champeaux Evans Hotard, APAC	\$612,376.90	Design Services & Reimbursables
CSRS, LLC	\$1,456.80	Reimbursables
Daniel J. Holder, P.E., Inc.	\$6,500.00	Professional Services
Flavin Property Management	\$41,756.00	Storage Services for Donated FF&E

## Culinary, Gaming and Hospitality Center

VENDORS	AMOUNT	DESCRIPTION
Jones Walker	\$9,676.05	Bond Work & Project Match Certification
Pat Williams Construction LLC	\$8,062,796.27	Construction Contract
Providence Engineering	\$5,075.00	Professional Services
SOWELA Technical CC	\$4,800.00	Reimbursement for ESA Phase I

\*TOTAL PROJECT FUNDS: \$10,145,743  
ACT 360 FUNDS TRANSFERRED TO THIS PROJECT FROM  
COMPLETED SOWELA STUDENT SERVICES PROJECT

*END OF SOWELA TECHNICAL COMMUNITY COLLEGE  
CULINARY, GAMING AND HOSPITALITY CENTER*



# LCTCS ACT 360 CONSTRUCTION PROJECTS

LCTCS FACILITIES CORPORATION



## Nursing and Allied Health Training Building



### PROJECT INFORMATION

### NARRATIVE

INITIAL PROJECT FUNDING:	\$34,000,000*
EXPENDITURES AS OF 2022:	\$33,464,880.95
COMPLETION DATE:	March 2023
BUILDING SIZE:	120,000 sq. ft.
ARCHITECT:	Manning Architects I Mackey Mitchell
CONTRACTOR:	The Lemoine Company

The DCC Nursing and Allied Health Training Building is on the City Park Campus located at 615 City Park Ave, New Orleans, LA 70119. The facility includes spaces that support Nursing and Allied Health Training Programs. Additionally, there will be a portion of the building occupied by Ochsner Health System for training spaces.

The Project is satisfactorily progressing in accordance with the contract documents.

### VENDORS

### AMOUNT

### DESCRIPTION

Avante Health Solutions	\$38,000.00	Furniture, Fixtures, & Equipment
CSRS, Inc.	\$3,822.08	Reimbursables
Diamond Drapery Co., Inc.	\$10,000.00	Furniture, Fixtures, & Equipment
Gandolfo Kuhn, LLC	\$14,000.00	Surveying Services

## Nursing and Allied Health Training Building

VENDORS	AMOUNT	DESCRIPTION
Grainger	\$5,368.68	Furniture, Fixtures, & Equipment
Ground Penetrating Radar Systems, LLC	\$2,450.00	Subsurface Surveying Services
Gulf South Engineering & Testing, Inc.	\$16,400.00	Geotechnical Services
Jones Walker	\$13,265.52	Bond Work & Project Match Certification
Landsource Inc	\$9,775.00	Surveying Services
Louisiana Community & Technical College System	\$1,000.00	Reimbursement for Appraisal Services
My Environmental Consulting	\$6,579.00	Environmental Services
Risk Tree Service	\$39,565.00	Arborist Services
Shen Milsom & Wilke	\$42,750.00	Furniture, Fixtures, & Equipment
Suburban Surgical Co., Inc.	\$5,245.44	Furniture, Fixtures, & Equipment
The Lemoine Company	\$33,259,559.43	Pre-Construction and Construction Contract

\*\*TOTAL PROJECT FUNDS: \$44,000,000  
ADDITIONAL FUNDS CONTRIBUTED BY PRIVATE DONOR

END OF DELGADO COMMUNITY COLLEGE  
NURSING AND ALLIED HEALTH TRAINING BUILDING

## New Workforce Training Building



### PROJECT INFORMATION

### NARRATIVE

INITIAL PROJECT FUNDING:	\$5,113,636*
EXPENDITURES AS OF 2022:	\$362,835.66
COMPLETION DATE:	March 2024
BUILDING SIZE:	25,271 sq. ft.
ARCHITECT:	Gros Flores Positerry
CONTRACTOR:	Thompson Construction

The New Workforce Training Building will be located at 1407 Highway 311, Schriever, LA 70395. The new facility will provide training classrooms and labs, workforce training offices, offices for SCIA, offices for Workforce Commission, Veteran's Resource Center, career services interview and resource room, shared lab space for line-worker program and a multipurpose room.

The Project is satisfactorily progressing in accordance with the contract documents.

VENDORS	AMOUNT	DESCRIPTION
CSRS, LLC	\$1,424.16	Reimbursables
Gros Flores Positerry, LLC	\$298,616.00	Design Services & Reimbursables
Stratum Engineering, LLC	\$5,900.00	Geotechnical Services
Thompson Construction Co.	\$56,895.50	Construction Contract



## New Workforce Training Building

VENDORS	AMOUNT	DESCRIPTION
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\*TOTAL PROJECT FUNDING: \$11,169,767

ADDITIONAL FUNDS CONTRIBUTED BY PRIVATE DONOR, COLLEGE, LCTCS AND FEDERAL GRANT

END OF FLETCHER TECHNICAL COMMUNITY COLLEGE  
NEW WORKFORCE TRAINING BUILDING

## Student Testing and Career Counseling Center



### PROJECT INFORMATION

### NARRATIVE

INITIAL PROJECT FUNDING:	\$6,480,000*
EXPENDITURES AS OF 2022:	\$372,126.29
COMPLETION DATE:	March 2024
BUILDING SIZE:	18,163 sq. ft.
ARCHITECT:	Holly & Smith Architects, APAC
CONTRACTOR:	Landis Construction Co.

The NUNEZ Community College Student Testing and Career Counseling Center will be located at 3710 Paris Rd. in Chalmette, LA. The new facility will include spaces that support Student Success Activities including Student Services office, tutoring spaces, computer labs, conference rooms, incubation spaces, and other spaces deemed necessary for student success.

The Project is satisfactorily progressing in accordance with the contract documents.

VENDORS	AMOUNT	DESCRIPTION
Bayou Tree Service	\$17,820.00	Arborist Services
Breazele, Sachse, & Wilson	\$6,540.90	Title Insurance
CSRS, LLC	\$7,738.91	Reimbursables
Eustis Engineering, LLC	\$9,100.00	Geotechnical Services

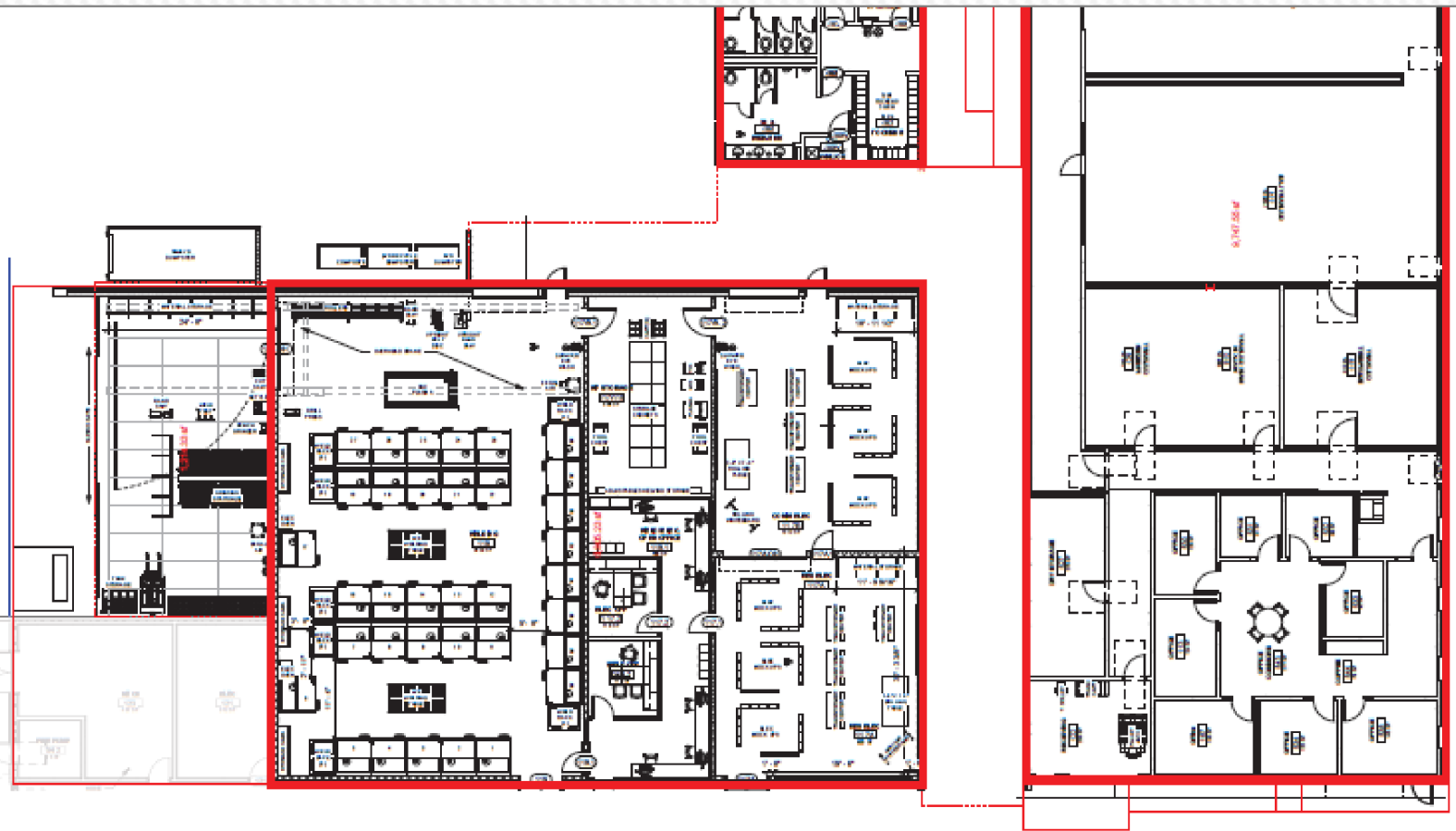
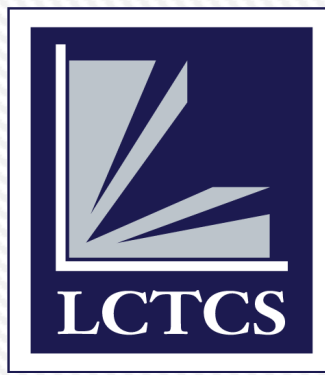
## Student Testing and Career Counseling Center

VENDORS	AMOUNT	DESCRIPTION
Holly & Smith Architects	\$324,176.48	Design Services & Reimbursables
NUNEZ Community College	\$6,750.00	Reimbursement for PHASE I ESA & Appraisal

\*TOTAL PROJECT FUNDING: \$10,130,000  
ADDITIONAL FUNDS CONTRIBUTED BY LCTCS

*END OF NUNEZ COMMUNITY COLLEGE  
STUDENT TESTING AND CAREER COUNSELING CENTER*





# LCTCS ACT 360 DESIGN PROJECTS

LCTCS FACILITIES CORPORATION

## Hospitality and Culinary Center



### PROJECT INFORMATION

INITIAL PROJECT FUNDING:	\$9,000,000*
EXPENDITURES AS OF 2022:	\$497,077.52
COMPLETION DATE:	TBD
BUILDING SIZE:	13,500 sq. ft.
ARCHITECT:	Manning Architects I Mackey Mitchell
CONTRACTOR:	Landis Construction Co.

### NARRATIVE

The DCC Hospitality and Culinary Center will be housed on the City Park Campus located at 615 City Park Ave, New Orleans, LA 70119. The project will include teaching space with kitchen, study areas, administrative offices, conference rooms, dining area, general storage, dry storage, freezer, cooler and additional spaces required. This project will be run in conjunction with the DCC Workforce Training Building.

\*Project is currently in design development phase.

### VENDORS

### AMOUNT

### DESCRIPTION

CSRS, LLC	\$1,249.58	Reimbursables
Eustis Engineering, LLC	\$6,100.00	Geotechnical Services
GPRS	\$675.00	Utilities Investigation Services
Jones Walker	\$3,386.94	Bond Work & Project Match Certification

## Hospitality and Culinary Center

VENDORS	AMOUNT	DESCRIPTION
Landis Construction Co., LLC	\$11,200.00	Pre-Construction Services
Landsource Inc	\$3,962.50	Surveying Services
Manning Architects   Mackey Mitchell Architects	\$435,733.00	Design Services & Reimbursables
The Lemoine Company	\$34,770.50	Pre-Construction Services

\*TOTAL PROJECT FUNDING: \$9,750,000  
ADDITIONAL FUNDS CONTRIBUTED BY LCTCS

*END OF DELGADO COMMUNITY COLLEGE  
HOSPITALITY AND CULINARY CENTER*



## Workforce Training Building



### PROJECT INFORMATION

### NARRATIVE

INITIAL PROJECT FUNDING:	\$8,181,818
EXPENDITURES AS OF 2022:	\$129,902.50
COMPLETION DATE:	TBD
BUILDING SIZE:	13,500 sq. ft.
ARCHITECT:	Manning Architects I Mackey Mitchell
CONTRACTOR:	Landis Construction Co.

The DCC Workforce Training Building project (formerly Blair project) will be housed at the City Park Campus located at 615 City Park Ave, New Orleans, LA 70119. The project will include a new workforce training facility. This project will be run in conjunction with the DCC Hospitality and Culinary Center.

\*Project is currently in design development phase.

### VENDORS

### AMOUNT

### DESCRIPTION

CSRS, LLC	\$2,640.00	Reimbursables
Eustis Engineering, LLC	\$6,100.00	Geotechnical Services
GPRS	\$675.00	Utilities Investigation Services
Landis Construction Co., LLC	\$11,200.00	Pre-Construction Services

**Workforce Training Building**

<b>VENDORS</b>	<b>AMOUNT</b>	<b>DESCRIPTION</b>
Landsource Inc	\$3,962.50	Surveying Services
Manning Architects   Mackey Mitchell Architects	\$105,325.00	Design Services & Reimbursables
<i>END OF DELGADO COMMUNITY COLLEGE WORKFORCE TRAINING BUILDING</i>		