



*Changing Lives,  
Creating Futures*

## LCTCS FACILITIES CORPORATION

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To: The Honorable Mack "Bodi" White, 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: June 30, 2021

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 2020 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 2020.

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.

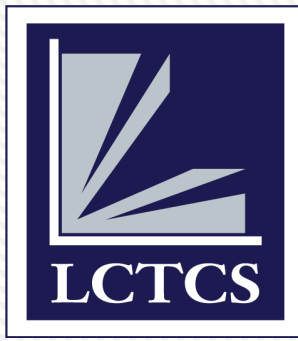
Sincerely,

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 2020 ANNUAL REPORT

ACT 391 | ACT 360

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

**UNITED**  
PROFESSIONALS COMPANY

## 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 twelve (12) 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 ELEVEN 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, including maintenance projects, identified by the College 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*

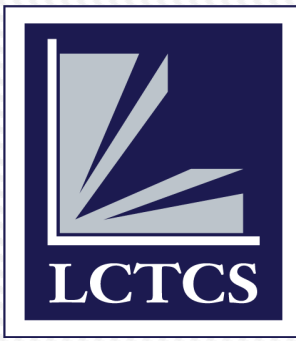
Senate Bill 204, signed into law by Gov. Jindal in 2013, authorized [Act 360](#) financing in the amount of \$285.9 million for 29 projects statewide which includes 25 workforce projects, 3 one stop student testing, career and service centers, and one safety related project. Act 360 requires a combination 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, Chalmette, and Jefferson Parish.

The Program currently has one (1) Phase III project in closeout, three (3) Phase III projects in construction, one (1) Phase III projects in design and three (3) Phase IV projects in design.

CSRS, Inc.



Brian Budd  
Program Director



# LCTCS ACT 360 CONSTRUCTION PROJECTS

LCTCS FACILITIES CORPORATION



## Advanced Workforce Training



### PROJECT INFORMATION

INITIAL PROJECT FUNDING:	\$12,188,000
EXPENDITURES AS OF 2020:	\$7,331,474.67
COMPLETION DATE:	5/3/2021
BUILDING SIZE:	32,660 sq. ft.
ARCHITECT:	Holly & Smith Architects, APAC
CONTRACTOR:	MAPP, LLC

### NARRATIVE

The DCC Westbank Campus is located at 2440 Constellation Street, New Orleans, LA 70114. The new facility contains academic STEM programs, labs, and faculty to serve academic and workforce programs for Algiers and the West Bank of New Orleans, specifically the healthcare, Petro-chemical, digital media, and transportation logistics industries.

\*The Contractor is satisfactorily working in accordance with the contract documents.

### VENDORS

### AMOUNT

### DESCRIPTION

Breazeale, Sachse, & Wilson	\$31,566.16	Owner's and Lender's Title Insurance
CSRS, Inc.	\$1,953.37	Reimbursables
Dufrene Surveying Services	\$5,300.00	Surveying Services
Eustis Engineering, LLC	\$9,925.00	Geotechnical Services

## Advanced Workforce Training

VENDORS	AMOUNT	DESCRIPTION
Holly & Smith Architects	\$633,652.72	Design Services & Reimbursables
Jones Walker	\$4,515.92	Bond Work & Project Match Certification
Louisiana Community & Technical College System	\$3,450.00	Reimbursement for Professional Services
MAPP, LLC	\$6,661,775.66	Construction Contract
Terracon	\$10,920.00	Environmental Services
<i>END OF DELGADO COMMUNITY COLLEGE ADVANCED WORKFORCE TRAINING</i>		



## Nursing, Welding, Workforce Training Campus



### PROJECT INFORMATION

INITIAL PROJECT FUNDING:	\$8,100,000
EXPENDITURES AS OF 2020:	\$625,939.81
COMPLETION DATE:	June 2022
BUILDING SIZE:	30,775 sq. ft.
ARCHITECT:	TBA Studio
CONTRACTOR:	Ratcliff Cons.

### NARRATIVE

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

\*The project is currently satisfactorily working in accordance with the contract documents.

### VENDORS

### AMOUNT

### DESCRIPTION

ALTEC Environmental Consulting LLC	\$2,850.00	Environmental Services
Breazeale, Sachse, & Wilson	\$19,863.74	Owner's and Lender's Title Insurance
CSRS, Inc.	\$995.95	Reimbursables
Denmon Engineering Company, Inc.	\$18,020.00	Survey Services

## Nursing, Welding, Workforce Training Campus

VENDORS	AMOUNT	DESCRIPTION
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
Ratcliff Construction Co., LLC	\$147,031.50	Construction Contract
TBA Studio	\$396,152.66	Design Services & Reimbursables

\*ACT 360 FUNDS TRANSFERRED TO THIS PROJECT FROM COMPLETED  
LDCC MONROE & TALLULAH PROJECTS

END OF SOWELA TECHNICAL COMMUNITYCOLLEGE  
NURSING, WELDING, WORKFORCE CAMPUS

## Culinary, Gaming and Hospitality Center



### PROJECT INFORMATION

INITIAL PROJECT FUNDING:	\$9,945,743.39
EXPENDITURES AS OF 2020:	\$941,462.61
COMPLETION DATE:	May 2022
BUILDING SIZE:	28,000 sq. ft.
ARCHITECT:	Champeaux Evans Hotard, APAC
CONTRACTOR:	Pat Williams

### NARRATIVE

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 project is currently satisfactorily working in accordance with the contract documents.

### VENDORS

### AMOUNT

### DESCRIPTION

Champeaux Evans Hotard, APAC	\$444,014.81	Design Services & Reimbursables
CSRS, Inc.	\$1,456.80	Reimbursables
Daniel J. Holder, P.E., Inc.	\$6,500.00	Professional Services
Jones Walker	\$9,676.05	Bond Work & Project Match Certification

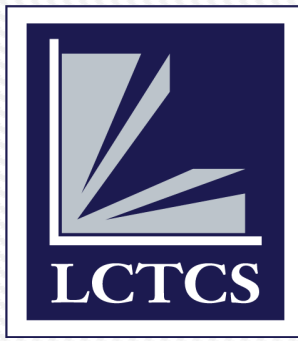
## Culinary, Gaming and Hospitality Center

VENDORS	AMOUNT	DESCRIPTION
Pat Williams Construction LLC	\$469,944.95	Construction Contract
Providence Engineering	\$5,075.00	Professional Services
SOWELA Technical CC	\$4,800.00	Reimbursement for ESA Phase I

\*ACT 360 FUNDS TRANSFERRED TO THIS PROJECT FROM COMPLETED  
SOWELA STUDENT SERVICES PROJECT

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





\*Rendering provided by Holly & Smith Architects, APAC

# LCTCS ACT 360 DESIGN PROJECTS

LCTCS FACILITIES CORPORATION

## Hospitality and Culinary Center



### PROJECT INFORMATION

INITIAL PROJECT FUNDING:	\$9,000,000
EXPENDITURES AS OF 2020:	\$419,768.04
COMPLETION DATE:	TBD
BUILDING SIZE:	33,000 sq. ft.
ARCHITECT:	Manning Architects   Mackey Mitchell
CONTRACTOR:	TBD

### NARRATIVE

The DCC Hospitality and Culinary Center will be housed at 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 required. This project will be run in conjunction with the DCC Workforce Training Building.

\*Project is currently in programming phase of design.

### VENDORS

### AMOUNT

### DESCRIPTION

CSRS, Inc.	\$1,249.58	Reimbursables
Jones Walker	\$30,419.96	Bond Work & Project Match Certification
Manning Architects   Mackey Mitchell Architects	\$353,328.00	Design Services & Reimbursables

## Hospitality and Culinary Center

VENDORS	AMOUNT	DESCRIPTION
The Lemoine Company	\$34,770.50	Pre-Construction Services
<i>END OF DELGADO COMMUNITY COLLEGE HOSPITALITY AND CULINARY CENTER</i>		

## Nursing and Allied Health Training Building



\*Rendering provided by Manning Architects | Mackey Mitchell

### PROJECT INFORMATION

INITIAL PROJECT FUNDING:	\$34,000,000
EXPENDITURES AS OF 2020:	\$210,952.70
COMPLETION DATE:	TBD
BUILDING SIZE:	120,000 sq. ft.
ARCHITECT:	Manning Architects   Mackey Mitchell
CONTRACTOR:	The Lemoine Company

### NARRATIVE

The DCC Nursing and Allied Health Training Building will be housed at the City Park Campus located at 615 City Park Ave, New Orleans, LA 70119. The facility will include 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.

\*Project is currently in construction documents and project is currently satisfactorily working in accordance with the contract documents.

### VENDORS

### AMOUNT

### DESCRIPTION

CSRS, Inc.	\$3,822.08	Reimbursables
Gandolfo Kuhn, LLC	\$14,000.00	Surveying Services
Gulf South Engineering & Testing, Inc.	\$2,900.00	Geotechnical Services
Jones Walker	\$20,421.32	Bond Work & Project Match Certification



## Nursing and Allied Health Training Building

VENDORS	AMOUNT	DESCRIPTION
Louisiana Community & Technical College System	\$1,000.00	Reimbursement for Appraisal Services
My Environmental Consulting	\$6,579.00	Environmental Services
The Lemoine Company	\$162,229.50	Pre-Construction Services
<i>END OF DELGADO COMMUNITY COLLEGE NURSING AND ALLIED HEALTH TRAINING BUILDING</i>		

## Workforce Training Building



### PROJECT INFORMATION

INITIAL PROJECT FUNDING:	\$8,181,818
EXPENDITURES AS OF 2020:	\$23,445.00
COMPLETION DATE:	TBD
BUILDING SIZE:	33,000 sq. ft.
ARCHITECT:	Manning Architects   Mackey Mitchell
CONTRACTOR:	TBD

### NARRATIVE

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 and campus wide site enhancements that will create a new and uniform branding of Delgado Community College. This project will be run in conjunction with the DCC Hospitality and Culinary Center.

\*Project is currently in programming phase of design.

### VENDORS

### AMOUNT

### DESCRIPTION

CSRS, Inc.	\$525.00	Reimbursables
Manning Architects   Mackey Mitchell Architects	\$22,920.00	Design Services & Reimbursables

END OF DELGADO COMMUNITY COLLEGE  
WORKFORCE TRAINING BUILDING

## New Workforce Training Building



\*Rendering provided by Gros Flores Positerry, LLC

### PROJECT INFORMATION

INITIAL PROJECT FUNDING:	\$5,113,636
EXPENDITURES AS OF 2020:	\$17,449.24
COMPLETION DATE:	TBD
BUILDING SIZE:	25,271 sq. ft.
ARCHITECT:	Gros Flores Positerry
CONTRACTOR:	TBD

### NARRATIVE

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 South Central Industrial Association (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.

\*Project is currently in Construction Documents review by EDA.

### VENDORS

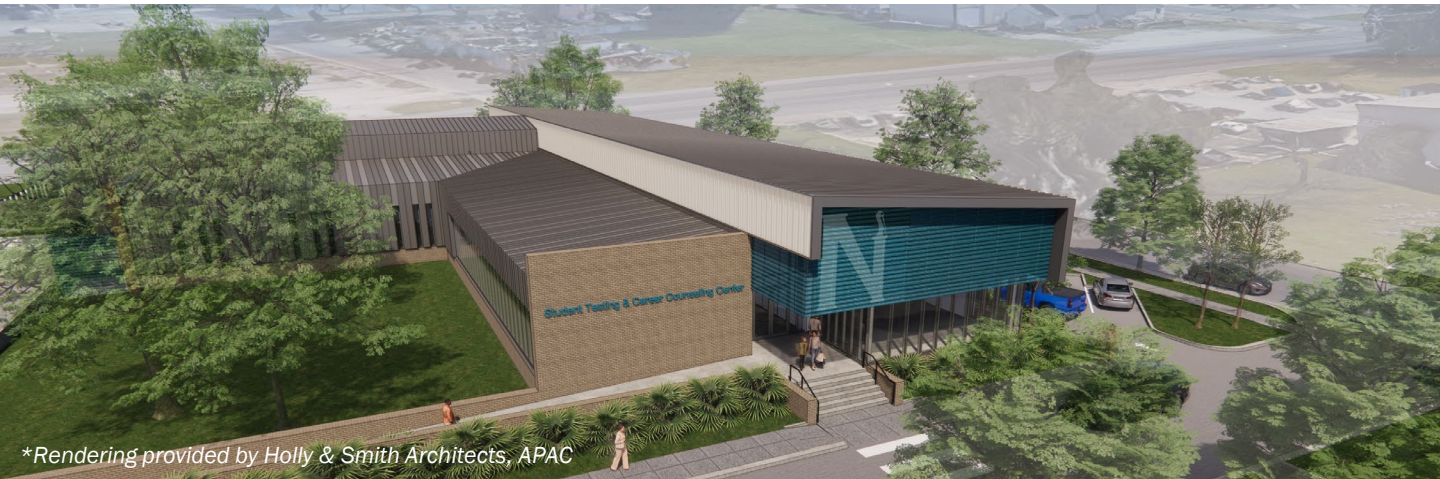
### AMOUNT

### DESCRIPTION

CSRS, Inc.	\$267.24	Reimbursables
Gros Flores Positerry, LLC	\$17,182.00	Design Services & Reimbursables

END OF FLETCHER TECHNICAL COMMUNITY COLLEGE  
NEW WORKFORCE TRAINING BUILDING

## Student Testing and Career Counseling Center



\*Rendering provided by Holly & Smith Architects, APAC

### PROJECT INFORMATION

INITIAL PROJECT FUNDING:	\$6,480,000
EXPENDITURES AS OF 2020:	\$138,600.10
COMPLETION DATE:	TBD
BUILDING SIZE:	18,163 sq. ft.
ARCHITECT:	Holly & Smith Architects, APAC
CONTRACTOR:	TBD

### NARRATIVE

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, Veteran Resource Centers, bookstore, coffee shop, incubation spaces, and other spaces deemed necessary for student success.

\*Project is currently under redesign by the Design Team.

### VENDORS

### AMOUNT

### DESCRIPTION

Breazele, Sachse, & Wilson	\$2,130.00	Owner's and Lender's Title Insurance
CSRS, Inc.	\$1,190.00	Reimbursables
Eustis Engineering, LLC	\$9,100.00	Geotechnical Services
Holly & Smith Architects	\$119,430.10	Design Services & Reimbursables



## Student Testing and Career Counseling Center

VENDORS	AMOUNT	DESCRIPTION
NUNEZ Community College	\$6,750.00	Reimbursement for PHASE I ESA & Appraisal
<i>END OF NUNEZ COMMUNITY COLLEGE STUDENT TESTING AND CAREER COUNSELING CENTER</i>		