

**MINUTES OF THE MEETING OF  
THE BOARD OF DIRECTORS OF  
LCTCS FACILITIES CORPORATION**

**August 29, 2013  
4:00 p.m.**

A duly called meeting of the Board of Directors of LCTCS Facilities Corporation (the "Corporation") was conducted by conference call on August 29, 2013. Directors of the Corporation present included: Stevie Smith, Chair/President; Lambert Boissiere, Secretary/Treasurer, and Director Billy Montgomery. Other participants included: Jan Jackson, Bill Obier and Michele Nardini, LCTCS, attended Parts I and II. Brian Lafleur and Chris Pellegrin, CSRS, Inc., and Liza Sherman, the Sisung Group attended Part I only. Leo Hamilton, Board Counsel, and Dr. Monty Sullivan, Delgado Community College Chancellor, attended Part II only.

**PART I: Act 391**

Chair Smith called the meeting to order, identified those in attendance and noted that a quorum was present.

**Approval of Minutes from June 27, 2013 Meeting:**

On the motion of Director Montgomery, seconded by Secretary/Treasurer Boissiere, the Board approved the minutes of the June 27, 2013 meeting, as amended.

**Board Review and Approval of Architectural Services for SOWELA Technical Community College:**

Brian Lafleur said the SOWELA Technical Community College project would have a balance remaining of approximately \$2 million from Act 391 funds, after construction of the Arts & Sciences Classroom Building and the Allied Health and Nursing Building. Mr. Lafleur said the college worked with Jeff Kudla, AIA Architect LLC, the current architect constructing the two buildings at SOWELA, to create a master plan for the college. Mr. Lafleur stated the college requested that the Corporation direct the remaining \$2 million to implement Phase 1 of the master plan, to include the following items, but not limited to:

1. Building Exterior Painting
2. New Fence Enclosures
3. Removal of Doors at Metals Building
4. Streetscape Parts 1 & 2
5. Administration Building Quad
6. West & East Quads

On the motion of Director Montgomery, seconded by Secretary/Treasurer Boissiere, the Board approved the selection of Jeff Kudla, AIA Architect LLC, as the architect for the implementation of Phase 1 of the master plan at SOWELA Technical Community College, for a fee of approximately \$174,000, based on a construction budget of \$2 million.

**Board Review and Approval of Computer & Printer Purchase for SOWELA Technical Community College:**

Brian Lafleur discussed the request from SOWELA Technical Community College to purchase 40 computers and 2 printers with Furniture, Fixtures and Equipment Funds, for a total of \$42,004.62, for the Arts & Sciences Classroom Building project. Mr. Lafleur said a contingency balance of over \$900,000 would remain after this purchase.

On the motion of Secretary/Treasurer Boissiere, seconded by Director Montgomery, the Board approved the purchase of 40 computers and 2 printers for a total cost of \$42,004.62. from Dell, using Furniture, Fixtures and Equipment Funds for the SOWELA Technical Community College Arts & Sciences Classroom Building project.

**Board Review and Approval of the Resolution to Open a Facilities Corporation Coastal Commerce Bank Account the Community Development Block Grant Funds for SOWELA Technical Community College:**

Chair Smith discussed the request from SOWELA Technical Community College for the LCTCS Facilities Corporation to manage the construction of a Regional Workforce Training Facility, and for the Corporation to open a bank account that would be used as a vehicle to channel \$20 million of CDBG funding for the construction of the facility. Liza Sherman presented a Resolution that was required to open an account at the Coastal Commerce Bank for these funds.

On the motion of Secretary/Treasurer Boissiere, seconded by Director Montgomery, the Board authorized execution of a Resolution to open a bank account at Coastal Commerce Bank for management of the CDBG Grant funds that will be used to construct a Regional Workforce Training Facility at SOWELA Technical Community College.

**Board Review and Approval of Workforce Development Building Pricing & Contractor for Northwest Louisiana Technical College:**

Brian Lafleur discussed the request from Northwest Louisiana Technical College to use the remaining \$365,000 of Act 391 funds to construct a Workforce Development Building. Mr. Lafleur stated the current design builder, Walker Construction, provided a bid in the amount of \$331,573 to construct the building, which would leave a contingency balance of about \$33,000.

On the motion of Director Montgomery, seconded by Secretary/Treasurer Boissiere, the Board approved the construction of a Workforce Development Building at Northwest Louisiana Technical College, and authorized the Board to enter into a contract with Walker Construction in the amount of \$331,573 to construct the facility.

## **Board Review and Approval of General Contractor Selection for Delgado Community College, City Park Campus, Learning Resource Center Annex:**

Bill Obier reported that all three respondents to the RFP for General Contractor of the Learning Resource Center Annex at Delgado Community College came in over budget. Mr. Obier said that, after negotiations with the low bidder, GM&R Construction Co., the revised bid was \$3,571,923.

On the motion of Secretary/Treasurer Boissiere, seconded by Director Montgomery, the Board approved a contract with GM&R Construction Co., in the amount of \$3,571,923, for the construction of the Delgado Community College, City Park Campus, Learning Resource Center Annex project.

Chair Smith reminded everyone that the Ribbon Cutting Ceremony for the Northwest Louisiana Technical College was scheduled for Friday, September 6, 2013 at 2:00 p.m.

## **PART II: ACT 360 Projects**

Leo Hamilton Corporation Counsel, Breazeale, Sachse & Wilson, LLP, and Dr. Monty Sullivan, Chancellor, Delgado Community College joined the meeting for the discussion of Act 360 Projects, at which time Brian Lafleur and Chris Pellegrin, CSRS, Inc., and Liza Sherman, the Sisung Group left the meeting.

### **Approval of Minutes from August 15, 2013 Meeting:**

On the motion of Secretary/Treasurer Boissiere, seconded by Director Montgomery, the Board approved the minutes of the August 15, 2013 meeting, as presented.

### **Presentation on Delgado Community College, Culinary Building:**

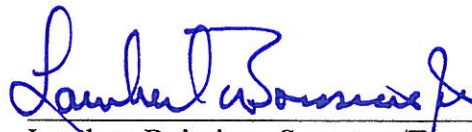
Chair Smith discussed the private match funding that colleges would need to acquire for all Act 360 projects.

Chair Smith introduced Dr. Monty Sullivan, Chancellor of Delgado Community College, who provided the Board with a presentation on the Art Works Building, located at 725 Howard Ave. in New Orleans, which he proposed as a potential site for the Culinary Arts Program for Delgado. Dr. Sullivan discussed the vital role of culinary arts in the New Orleans area and said he was approached by the New Orleans Culinary and Hospitality Institute to acquire the Art Works Building. Dr. Sullivan summarized the substantial investments that were already made to refurbish the building and said that Tulane University, University of New Orleans and Our Lady of Holy Cross were interested in possible partnerships, if the building was acquired by Delgado. Dr. Sullivan said the building would be available for purchase in approximately 60 days and, in the interest of time, and because Act 360 funds would not be available that quickly, the NOCHI board had proposed to purchase and hold the building for future sale to Delgado when Act 360 funding became available. Dr. Sullivan detailed some of the potential financial scenarios that were discussed with regard to the purchase. Chair Smith said care should be taken that the building remains in sound condition until the time it would be transferred to Delgado, but he was in support of the concept of acquiring the building. Chair

Smith recommended having Leo Hamilton draft an agreement that would outline the responsibility and commitment expected from each of the parties involved in the transaction.

On the motion of Secretary/Treasurer Boissiere, seconded by Director Montgomery, the Board approved the development of a Cooperative Endeavor Agreement between the LCTCS, the LCTCS Facilities Corporation and the New Orleans Culinary and Hospitality Institute to express the intent to explore acquisition of the Art Works Building, located at 725 Howard Ave., New Orleans, LA, and agreed to proceed with expressing the desire to explore the acquisition of the property by LCTCS on behalf of Delgado Community College and the LCTCS Facilities Corporation, prior to the submission of a bid package, to be prepared and submitted by NOCHI, on October 15, 2013.

On the motion of Director Montgomery, the meeting adjourned at 5:35 p.m.



Lambert Boissiere, Secretary/Treasurer