



# LOUISIANA COMMUNITY & TECHNICAL COLLEGE SYSTEM

*Changing Lives,  
Creating Futures*

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
Louisiana  
Community  
& Technical  
College System

265 South Foster Drive  
Baton Rouge, LA 70806

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[www.lctcs.edu](http://www.lctcs.edu)

**TO:** Dr. Monty Sullivan  
LCTCS President

**THROUGH:** Joseph F. Marin   
Vice President of Operations

**FROM:** Anthony Brown  
Chief Facilities Management Officer

**DATE:** March 27, 2024

**SUBJECT:** Servitude and Right of Way Agreements from the LCTCS, on behalf of SOWELA Technical Community College, to Entergy Louisiana, L.L.C. and CenterPoint Energy

APPROVED  
 4-10-2024  
LCTCS BOARD OF SUPERVISORS

## FOR BOARD ACTION

**Recommendation:** Staff recommends that the Board authorize the President to execute two right of way agreements between Entergy Louisiana, L.L.C. and the LCTCS and CenterPoint Energy and the LCTCS, on behalf of SOWELA Technical Community College for connection of electrical and gas service for the Calcasieu Building in the area depicted in the attached illustration, and for the continued maintenance of the utility distribution equipment that will service the building. The legal description and technical drawing illustrating the area to be transferred will be maintained in the Office of the Vice President of Operations.

**Background:** SOWELA Technical Community College is currently rebuilding the Calcasieu Building, which was damaged beyond repair during Hurricane Laura. If granted, these requests will provide the right of way for a transformer and gas line to be installed alongside the Calcasieu Building to supply electrical and gas service, and to provide for the required maintenance and upgrades to the equipment. A right of way along J. Bennet Johnston Drive was granted to Entergy by a previous Board action. This current request allows additional property at the rear of the reconstructed building to be used to connect to the main power distribution and gas lines located along J. Bennett Johnston Drive. The transformer Entergy will install will connect to the power grid in the location of the right of way previously provided.

**Fiscal Impact:** No cost to the college.

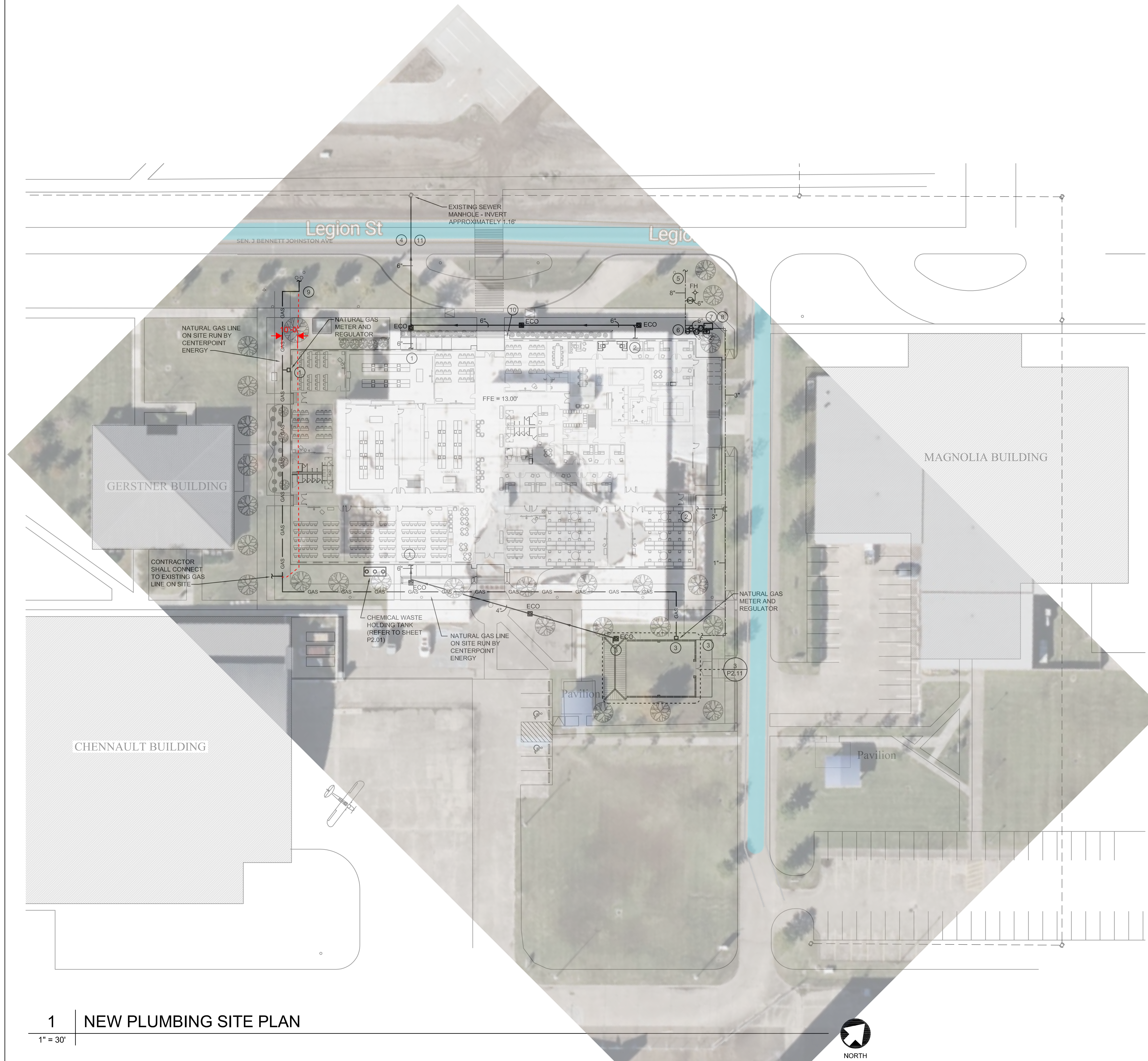
**History of Prior Actions:** During the May 2019 meeting of the Board, Entergy was provided a right of way to install electrical lines to support the Culinary Arts Building and other buildings on the campus.

**Benefits to the System:** This right of way agreement will allow for electrical and gas service to the new facility at the college.

4-10-24

Approved for Recommendation to the Board  
Dr. Monty Sullivan

Date

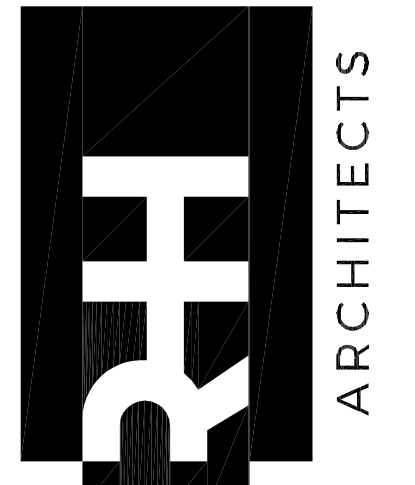


**GENERAL PLUMBING NOTES:**

- A. ALL WORK SHALL BE IN ACCORDANCE WITH APPLICABLE LOCAL, STATE, AND FEDERAL CODES (INCLUDING UNIVERSAL PLUMBING CODE, INTERNATIONAL BUILDING CODE, ETC.) AND APPLICABLE DEQ AND DHHOP REGULATIONS TO THE SATISFACTION OF THE AUTHORITIES HAVING JURISDICTION. CONTRACTOR SHALL OBTAIN REQUIRED PERMITS AND APPROPRIATE WORK AUTHORIZATION PRIOR TO BEGINNING WORK.
- B. CONTRACTOR SHALL VERIFY EXACT LOCATION OF UTILITIES, INVERT ELEVATIONS, ETC. PRIOR TO BEGINNING ANY ROUGH-IN OF SUBSURFACE WORK. COORDINATE ALL UTILITY TIE-IN REQUIREMENTS WITH RESPECTIVE UTILITIES.
- C. REFER TO ARCHITECTURAL DRAWINGS FOR ALL DIMENSIONS, DETAILS, ETC. INSTALL WORK TO CONFORM TO ARCHITECTURAL AND STRUCTURAL DRAWINGS AS REQUIRED. REVIEW COMPLETE SET OF CONTRACT DOCUMENTS PRIOR TO SUBMITTING BID.
- D. CONTRACTOR SHALL RUN ALL NEW UTILITIES (WATER, SEWER, ETC.) AROUND NEW CONSTRUCTION AREA AS INDICATED PRIOR TO SHUTTING DOWN OR TIE-ING INTO ANY SYSTEMS. COORDINATE ALL UTILITY SERVICE DISRUPTIONS TO OTHER UTILITY CUSTOMERS WITH RESPECTIVE UTILITY. ALL UTILITY RELOCATION (SUCH AS WATER) SHALL BE DONE IN STRICT COMPLIANCE WITH UTILITY COMPANY STANDARDS AND REQUIREMENTS. CONTACT UTILITY COMPANY, VERIFY AND DOCUMENT REQUIREMENTS, COSTS, CHARGES, ETC. CONTRACTOR SHALL FULLY COMPLY WITH ALL UTILITY COMPANY REQUIREMENTS.
- E. COORDINATE ALL WORK THROUGH GENERAL CONTRACTOR. COORDINATE CUTTING, PATCHING, TRENCHING WORK WITH SITE GRADING / PAVING PLAN.
- F. UNDERGROUND UTILITIES ARE APPROXIMATE. VERIFY INVERTS AND EXACT LOCATIONS WITH UTILITY PERSONNEL. VERIFY ALL EASEMENTS WITH APPROPRIATE PARTIES. ADJUST ALL UTILITY LINES ACCORDINGLY.
- G. COORDINATE INSTALLATION OF ALL PLUMBING, PIPING, ETC. WITH ARCHITECTURAL, STRUCTURAL, CIVIL, MECHANICAL, ELECTRICAL, EXISTING AND NEW CONDITIONS. ALL TRADES, ETC.
- H. ALL DOMESTIC WATER BRANCH LINES SHALL HAVE VALVES AT MAIN LINES.

**PLUMBING KEYNOTES:**

- 1 REFER TO SHEET P2.01 FOR CONTINUATION.
- 2 REFER TO SHEET P2.02 FOR CONTINUATION.
- 3 REFER TO SHEET P2.11 FOR CONTINUATION.
- 4 RUN NEW 6" SEWER LINE NORTHWEST FROM THE NEW CALCASIEU BUILDING, BORE UNDER SEN. J. BENNETT JOHNSTON AVENUE AND CONNECT TO EXISTING SEWER MANHOLE WITH NEW DROP INLET. THERE ARE EXISTING STORM DRAIN, TELEPHONE FIBER OPTIC, AND SEWER LINES BELOW GRADE ON THE NORTHWEST SIDE OF J. BENNETT JOHNSTON AND TELEPHONE, NATURAL GAS, STORM DRAIN, AND DOMESTIC WATER LINES BELOW GRADE ON THE SOUTHEAST SIDE OF J. BENNETT JOHNSTON. THE CONTRACTOR SHALL HYDRO-EXCAVATE THE NEW SEWER TRENCH AT THE UTILITY CROSSING FROM THE EDGE OF THE ROAD ROW/UTILITY EASEMENT TO THE EDGE OF THE ROADWAY (BOTH SIDES) TO AVOID THE POSSIBILITY OF DAMAGING THE EXISTING LINES. THEN THE CONTRACTOR SHALL FIELD VERIFY THE ELEVATIONS OF THE EXISTING LINES. INSTALL THE NEW SEWER LINE BELOW THE EXISTING LINES, THEN BORE BELOW THE ROAD AT 1/8" PER FOOT SLOPE, AND BACKFILL WITH EXCAVATABLE FLOWABLE FILL. FIELD VERIFY SEWER INVERTS PRIOR TO ROUGH-IN.
- 5 PROVIDE 6" TAP ON EXISTING WATER MAIN LINE AT STREET. PROVIDE NEW 3" POTABLE WATER SERVICE AND 2" METER (120 GPM DEMAND) BY LOCAL WATER UTILITY CO. PROVIDE SEPARATE 2" METER FOR LAWN IRRIGATION SYSTEM. PROVIDE NEW FIRE HYDRANT WITH CUTOFF VALVE AND 6" SUPPLY LINE. VERIFY EXACT TIE-IN LOCATION TO FIRE MAIN TAP PRIOR TO ANY ROUGH-INS. CONTRACTOR SHALL PAY ALL SERVICE AND CONNECTION CHARGES INCLUDING WATER METERS AND SERVICE LINE FROM MAIN TO METER. REFER TO SHEET FP2.02 FOR CONTINUATION OF FIRE LINE.
- 6 PROVIDE A CUTOFF VALVES IN A CAST IRON VALVE BOXES WITH METAL COVERS MARKED "WATER".
- 7 CONTRACTOR SHALL PROVIDE A 3" WATTS SERIES 909 REDUCED PRESSURE ZONE BACKFLOW PREVENTER ABOVE GRADE IN FIRE PROTECTION INSULATED ENCLOSURE (SHOWN ON FIRE PROTECTION PLAN) FOR DOMESTIC WATER LINE IN THIS VICINITY. BACKFLOW PREVENTER SHALL HAVE BRONZE STRAINER, STAINLESS STEEL CHECK SEATS, BALL TYPE CUTOFF VALVES, SPRING LOADED "Y" PATTERN CHECK VALVES, RELIEF VALVE, TEST COCKS. BACKFLOW PREVENTER SHALL CONFORM TO AWWA C511-89, ASSE 1013 AND FM APPROVED. INSTALL AS PER LOCAL AND STATE CODES. GENERAL CONTRACTOR SHALL POUR CONCRETE PAD FOR HOT BOX.
- 8 PROVIDE 2" REDUCE PRESSURE ZONE BACKFLOW PREVENTER W/ BRONZE STRAINER ABOVE GRADE IN THIS VICINITY FOR FUTURE LAWN SPRINKLER SYSTEM AND HOT BOX MODEL H25 OR APPROVED EQUIVALENT FIBERGLASS ENCLOSURE. UNIT SHALL HAVE A 90 WATT HEATER @ 120/160 ELECTRICAL SERVICE, HINGE TOP, DECK DRAINS, AND HASP FOR LOCK. INSTALL AS PER LOCAL AND STATE CODES. COORDINATE COLOR AND LOCATION OF HOT BOX WITH ARCHITECT. CONTRACTOR SHALL PROVIDE CONCRETE PAD FOR ANCHOR INSTALLATION. CAP FOR FUTURE CONTINUATION BY LAWN SPRINKLER CONTRACTOR.
- 9 NEW NATURAL GAS LINE TO BE RUN ON SITE BY CENTERPOINT ENERGY. REFER TO SHEETS P2.01 AND P2.11 FOR NATURAL GAS METER AND REGULATOR REQUIREMENTS.
- 10 CONNECT NEW 4" STORM DRAIN LINE FROM CANOPY ROOF TO NEAREST NEW CATCH BASIN SHOWN ON THE CIVIL DRAINAGE PLAN.
- 11 THE CONTRACTOR SHALL BE RESPONSIBLE FOR HIRING A LA LICENSED LAND SURVEYOR TO PROVIDE A MINIMUM LEVEL B "SUE" SURVEY ON BOTH SIDES OF J. BENNETT JOHNSTON AVENUE WHICH MUST LOCATE UTILITIES IN PLAN AND ELEVATION AS WELL AS THEIR RESPECTIVE SIZES PRIOR TO INSTALLATION OF NEW SEWER LINE.



CONSULTANTS:  
 Duhan and Pleasant Engineers  
 CIVIL & STRUCTURAL ENGINEERS  
 ADG Engineering  
 MECH/ELECTRICAL ENGINEERS

Construction Documents for  
**Hurricane Laura Building Replacement  
 Calcasieu Building (Phase IV) - SOWELA**  
 Project Number: 01-107-DB-13 | F0100-035  
 Reg. Code: 19-042 | State ID: 36797  
 3820 Sen. J. Bennett Johnston Ave.  
 Lake Charles, Louisiana

PROJECT #: 99-09-21  
 DATE: 12/15/2023  
 FOR: CONSTRUCTION

| REVISION | DATE |
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NEW PLUMBING  
 SITE PLAN

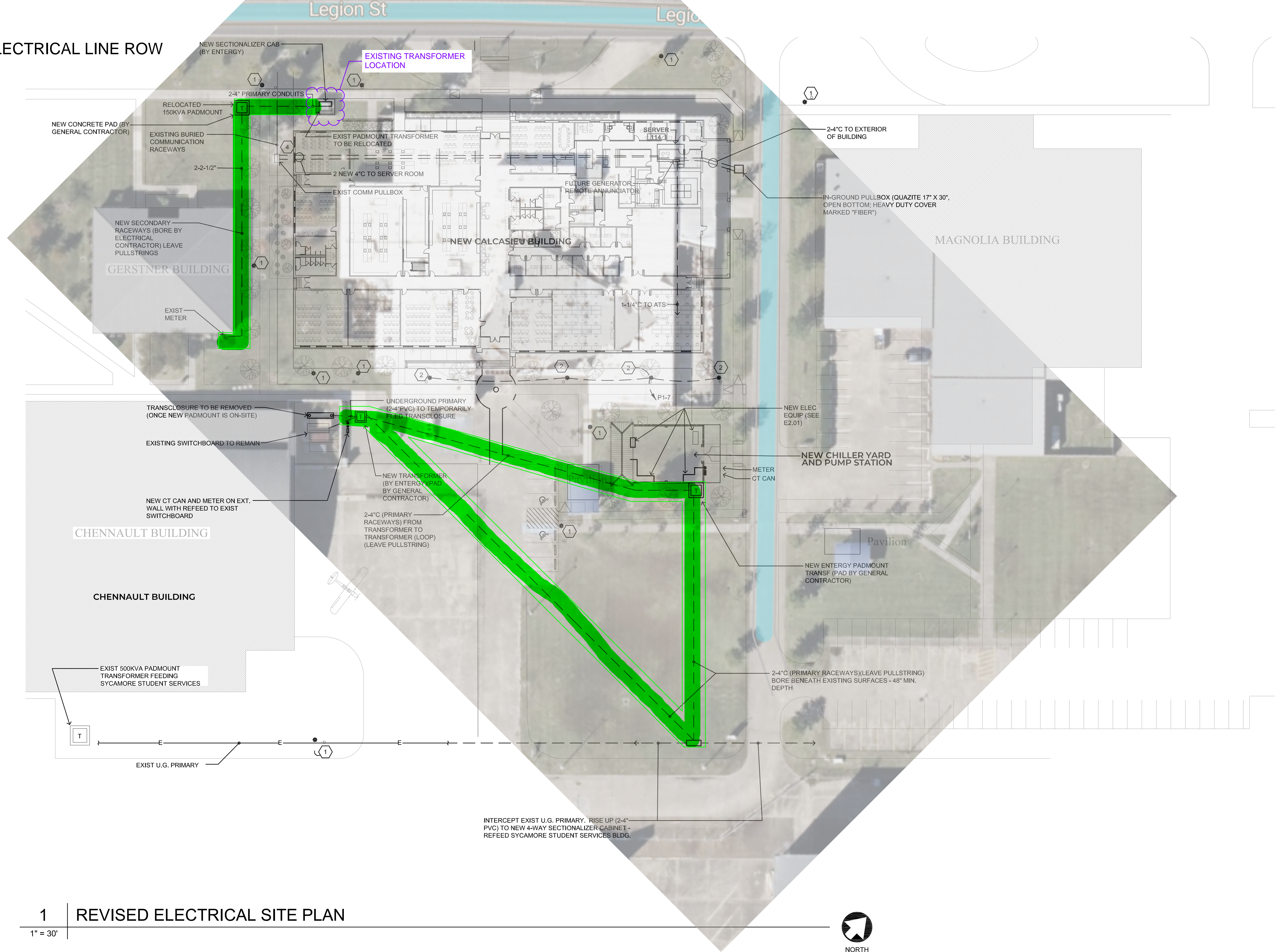
PS1.02

**ADG ENGINEERING**  
 ASSOCIATED DESIGN GROUP, Inc.  
 3909 West Congress Street, Suite 201  
 Lafayette, Louisiana 70506  
 Phone: (337) 234-5710  
 Email: adginc@adginc.org

Project No. 20241-12



**ELECTRICAL LINE ROW**

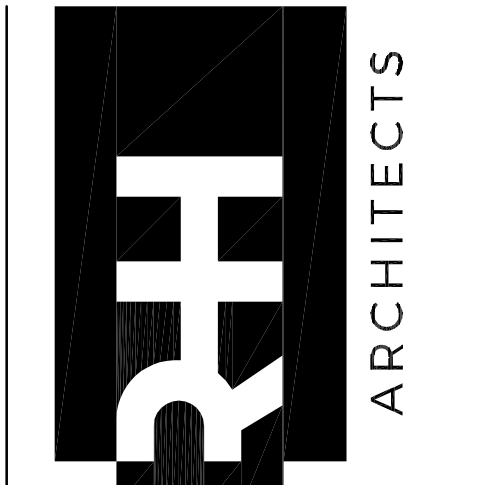


**1 | REVISED ELECTRICAL SITE PLAN**  
1" = 30'

- ELECTRICAL KEYNOTES:**
- 1 EXISTING STREET LIGHT TO REMAIN.
  - 2 RELOCATED LIGHT POLE AND NEW FOUNDATION.
  - 3 RELOCATED LIGHT POLES.
  - 4 ALTERNATE NO.2: PULL FIBER CABLE FROM SERVER ROOM TO RACK.



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ASSOCIATED DESIGN GROUP, INC.  
3909 West Congress Street, Suite 201  
Lafayette, Louisiana 70506  
Phone: (337) 234-5710  
Email: adginc@adginc.org



CONSULTANTS:  
Dukon and Pleasant Engineers  
CIVIL & STRUCTURAL ENGINEERS  
ADC Engineering  
MECH/ELEC ENGINEERS

Construction Documents for  
**Hurricane Laura Building Replacement  
Calcasieu Building (Phase IV) - SOWELA**  
Project Number: 09-107-05B-13, F0100-0353  
Reg. Code: 19-1624 State ID: 350974  
3820 Sen. J. Bennett Johnston Ave.  
Lake Charles, Louisiana

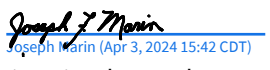
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DATE: 12/15/2023  
FOR: CONSTRUCTION

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| REVISION | DATE |
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REVISED  
ELECTRICAL SITE  
PLAN  
**ES1.02**

Signature:   
[UNRECOGNIZED]

Email: [jmarin@lctcs.edu](mailto:jmarin@lctcs.edu)









# Servitude and Right of Way Agreements from the LCTCS, on behalf of SOWELA Technical Community College, to Entergy Louisiana, L.L.C. and CenterPoint Energy

Final Audit Report

2024-04-03

|                 |  |
|-----------------|--|
| Created:        | 2024-04-03                                   |
| By:             | Ericka Poole (erickapoole@lctcs.edu)         |
| Status:         | Signed                                       |
| Transaction ID: | CBJCHBCAABAAL8RqFoxojtXGgEp-8KlAmP0gbJ0r-spN |

## "Servitude and Right of Way Agreements from the LCTCS, on behalf of SOWELA Technical Community College, to Entergy Louisiana, L.L.C. and CenterPoint Energy" History

-  Document created by Ericka Poole (erickapoole@lctcs.edu)  
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-  Document e-signed by Joseph Marin (jmarin@lctcs.edu)  
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