



LOUISIANA COMMUNITY & TECHNICAL COLLEGE SYSTEM

Changing Lives,
Creating Futures

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TO: Dr. Monty Sullivan
LCTCS President

FROM: Joseph F. Marin *JFM*
Chief Operations Officer

SUBJECT: Alternative Financing Projects

DATE: October 22, 2018

Received
APPROVED
slk 11/14/18
LCTCS BOARD OF SUPERVISORS

FOR REVIEW AND ADVISEMENT

Recommendation: N/A

Background: Attached is a status report on LCTCS Alternative Financing Projects.

Fiscal Impact: N/A

History of Prior Actions: N/A

Benefits to the System: N/A

Monty Sullivan

Approved for Distribution to the Board
Dr. Monty Sullivan, President

11-14-18
Date

ACT 391 PROJECTS

COLLEGE	CAMPUS	LOCATION	DELIVERY METHOD	BOND PROCEEDS	CONSTRUCTION AMOUNT	BUILDING SIZE	ARCHITECT	GENERAL CONTRACTOR	STATUS
Baton Rouge Community College Central	Westside Campus	59125 Bayou Road Plaquemine LA 70764	Design Bid Build	\$ 3,450,000.00	\$ 3,822,297.00	New Buildings - 21,895 sq. ft.	Coleman Partners Architects, LLC	Stuart & Company General Contractors, LLC	100% Complete, Occupied January 4, 2013
Louisiana Technical Community College Central	Shelby Jackson Campus	2100 E.E. Wallace Boulevard Ferriday, LA 71334	Design Bid Build	\$ 5,175,000.00	\$ 4,392,476.00	Additions & Renovations - 39,492 sq. ft.	Architecture +	Lincoln Builders of Baton Rouge, Inc.	100% Complete, Occupied March 25, 2012
Louisiana Technical Community College	Huey P. Long Campus	304 South Jones Street Winnfield, Louisiana 71483 3727 Louisa Street	Design Build	\$ 11,500,000.00	\$ 10,796,236.00	New Building - 53,448 sq. ft.	Yeager Watson & Associates, Inc.	Walker Construction Company, Inc.	100% Complete, Occupied May 18, 2012
Delgado Community College	Sidney Collier Campus	New Orleans, LA 70126	Design Build	\$ 13,685,000.00	\$ 13,298,141.00	New Building - 39,075 sq. ft.	Grace & Hebert Architects	Guy Hopkins Construction	100% Complete, Occupied July 19, 2013
Delgado Community College	Delgado (Isaac) Hall Mechanical System Upgrades	615 City Park Avenue New Orleans, LA 70119	Design Bid Build	\$ 904,820.00	\$ 800,853.00	Mechanical System Upgrades - 30,000 sq. ft.	Moses Engineering LLC	Mechanical Construction Co., LLC	100% Complete, November 18, 2013
Delgado Community College	Learning Resource Center	615 City Park Avenue New Orleans, LA 70119	Design Bid Build	\$ 4,731,290.00	\$ 4,035,304.00	New Building - 14,438 sq. ft.	Mathis Bruere Architects	GM&R Construction Co., Inc.	100% Complete, Occupied June 21, 2014
Delgado Community College	Maritime Training Facility	13200 Old Gentry Road New Orleans, LA 70129	Design Bid Build	\$ 7,388,750.00	\$ 6,089,698.00	New Building - 19,280 sq. ft.	Thompson Brown Architects	The Lemoine Company	100% Complete, Occupied March 2016
Delgado Community College	Student Services Building Renovation	615 City Park Avenue New Orleans, LA 70119	Design Bid Build	\$ 3,011,103.00	\$ 2,373,730.00	Renovation - 30,450 sq. ft.	Holly & Smith Architects	Tillage Construction, LLC	100% Complete, Occupied July 14, 2014
LE Fletcher Technical Community College	Main Campus	1407 Highway 311 Schriever, LA 70395	Design Build	\$ 24,495,000.00	\$ 20,421,238.00	New Building - 39,075 sq. ft. Project included door repairs, new window blinds, and lighting	Duplantis Design Group	Thompson Construction	100% Complete, Occupied July 7, 2012
NUNEZ Community College	Arts & Sciences Renovation	3710 Paris Road Chalmette, LA 70043	Design Bid Build	\$ 111,765.00	\$ 87,000.00		Lachin Oubre & Associates	Tuna Construction, LLC	100% Complete, Occupied March 18, 2013

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NUNEZ Community College	Allied Health Restoration	3711 Paris Road Chalmette, LA 70043	Design Bid Build	\$ 813,466.00	Currently in Planning	Restore existing Building	Lachin Oubre & Associates	None selected to date	Planning
NUNEZ Community College	Physical Activities Center	3712 Paris Road Chalmette, LA 70043	Design Bid Build	\$ 847,809.00	\$ 723,306.00	Additions & Renovations – 2,300 sq. ft.	Lachin Oubre & Associates	Landis Construction Co., LLC	100% Complete, Occupied February 23, 2015
NUNEZ Community College ¹	Shop Building B	3713 Paris Road Chalmette, LA 70043	Design Bid Build	\$ 1,117,521.00	Notice to Proceed Jan. 9, 2017	Renovations using FEMA and Act 391 funds, managed by FP&C	Lachin Oubre & Associates	Hernandez Consulting	Phases I and II complete. Reviewing punchlist.
NUNEZ Community College ²	Classroom Building A	3714 Paris Road Chalmette, LA 70043	Design Bid Build	\$1,128,922	Notice to Proceed Jan. 3, 2017	Renovations using FEMA and Act 391 funds, managed by FP&C	Lachin Oubre & Associates	Centric Gulf Coast, Inc.	Building is substantially complete and occupied.
NUNEZ Community College ³	Stewart Building	3715 Paris Road Chalmette, LA 70043	Design Bid Build	\$1,974,451	\$ 6,450,039.00	New Building – 27,811 sq. ft.	Tripoli Peer Architects	GM&R Construction Co., Inc.	100% Complete, Occupied April 30, 2015
Northshore Technical Community College	Florida Parishes Campus	137 College Street Greensburg, LA 70441	Design Build	\$ 9,200,000.00	\$ 8,600,344.00	New Buildings – 47,080 sq. ft.	Grace & Hebert Architects	Guy Hopkins Construction	100% Complete, Occupied June 18, 2012
Northwest Louisiana Technical College	Main Campus	9500 Industrial Drive Minden, LA 71055	Design Build	\$ 16,100,000.00	\$ 14,680,354.00	New Building – 81,191 sq. ft.	Yeager Watson & Associates, Inc.	Walker Construction Company, Inc.	100% Complete, Occupied April 16, 2013
River Parishes Community College	Main Campus	925 West Eden borne Parkway Gonzales, LA 70707	Design Build	\$ 19,550,000.00	\$ 18,402,294.00	New Building – 83,000 sq. ft.	Grace & Hebert Architects	Guy Hopkins Construction	100% Complete, Occupied July 14, 2014
South Central Louisiana Technical College	Young Memorial Campus	900 Young Road Morgan City, LA	Design Bid Build	\$ 5,980,000.00	\$ 4,226,897.00	New Building Addition and Renovation – 75,572 sq. ft.	Carl P. Blum AIA Architect	Aegis Construction, Inc.	100% Complete, Occupied August 20, 2012
South Louisiana Community College	Gulf Area Campus	1301 Clover St. Abbeville, LA 70511	Design Bid Build	\$ 6,900,000.00	\$ 5,672,457.00	Renovations – 66,103 sq. ft.	Grone Lemaire Group	The Lemoine Company	100% Complete, Occupied January 6, 2012
South Louisiana Community College	Evangeline Campus	600 S Martin Luther King Jr. Dr St. Martinville, LA 70582	Design Bid Build	\$ 9,200,000.00	\$ 7,700,000.00	New Building – 30,000 sq. ft.	Architects Southwest	Lincoln Builders of Baton Rouge, Inc.	100% Complete, Occupied June 2016

ACT 391 PROJECTS

COLLEGE	CAMPUS	LOCATION	DELIVERY METHOD	BOND PROCEEDS	CONSTRUCTION AMOUNT	BUILDING SIZE	ARCHITECT	GENERAL CONTRACTOR	STATUS
SOWELA Technical Community College ⁴	Arts & Sciences Building	3820 Sen J. Bennett Johnston Ave. Lake Charles, LA 70615	Design Build	\$ 14,950,000.00	\$ 8,998,177.00	New Building – 45,752 sq. ft.	Champeaux Evans Hotard Architects	Alfred Palma, LLC	100% Complete, Occupied March 2, 2012
LCTCS ⁵	Student Information System/Disaster Command Center	265 South Foster Drive Baton Rouge, LA 70806 (on BRCC campus next to LCTCS System office)	Design Bid Build	\$10,000,000	\$ 5,027,400.00	New Building – 16,642 sq. ft.	Remson Haley Herpin Architects	Cangelosi Ward General Contractors, LLC	100% Complete, Occupied June 2016
TOTAL ACT 391				\$ 172,214,897.00	\$ 146,598,241.00				

¹ \$1,091,911.49 Funds in MOU to FP&C, paired with FEMA funds

² \$1,004,280.31 Funds in MOU to FP&C, paired with FEMA funds

³ \$1,918,862 in MOU to FP&C, paired with FEMA funds

⁴ \$2,097,457 in MOU to FP&C for Nursing project

⁵ \$531,600 75% of HMGP reimbursement for generator

Not Complete

ACT 360

PHASE I - BONDS SOLD DECEMBER 2014

COLLEGE	CAMPUS	DELIVERY METHOD	BOND PROCEEDS	12% MATCH	TOTAL PROJECT FUNDS	BUILDING SIZE	STATUS
Baton Rouge Community College	Smiley Heights Campus, Baton Rouge	Design Bid Build	\$ 10,200,000.00	\$ 1,390,909.00	\$ 11,590,909.00	New Building – 25,000 sq. ft.	100% Complete
Baton Rouge Community College	Central Campus	Building Acquisition	\$ 8,100,000.00	\$ 1,121,160.00	\$ 9,221,160.00	Renovation - 19,000 sq. ft.	100% Complete
Bossier Parish Community College	Bossier City Campus	Design Build	\$ 18,500,000.00	\$ 2,522,727.00	\$ 21,022,727.00	New Building – 80,000 sq. ft.	In warranty phase. Substantially Complete
Central Louisiana Technical Community College	Alexandria Campus	Design Bid Build	\$ 19,000,000.00	\$ 2,590,909.00	\$ 21,590,909.00	New Building – 71,000 sq. ft.	Construction 7%. Substantial Completion August 2019 for Downtown, June 2019 for Riverfront Campus.
Delgado Community College	River City Campus, Avondale	Design Build	\$ 24,000,000.00	\$ 3,272,726.00	\$ 27,272,726.00	New Building – 65,000 sq. ft.	In close-out phase. 100% Complete
Louisiana Delta Community College	Jonesboro Campus	Design Bid Build	\$ 2,700,000.00	\$ 368,181.00	\$ 3,068,181.00	Renovations – 21,000 sq. ft.	In close-out phase. 100% Complete
Louisiana Delta Community College	Winnsboro Campus	Design Bid Build	\$ 4,590,000.00	\$ 625,000.00	\$ 5,215,000.00	Renovations – 35,000 sq. ft.	In close-out phase. Substantially complete.
Northshore Technical Community College	St. Tammany Campus, Lacombe	Design Build	\$ 9,000,000.00	\$ 1,868,000.00	\$ 10,868,000.00	New Building – 33,000 sq. ft.	In close-out phase. Substantially complete.
Northwest Louisiana Technical College	Minden Campus	Design Bid Build	\$ 2,250,000.00	\$ 550,000.00	\$ 2,800,000.00	Addition – 8,000 sq. ft.	In close-out phase.
River Parishes Community College	Main Campus, Gonzales	Design Build	\$ 8,100,000.00	\$ 1,133,072.00	\$ 9,233,072.00	New Building – 40,000 sq. ft.	Substantially complete.
South Central Louisiana Technical College	Reserve	Design Bid Build	\$ 7,600,500.00	\$ 1,183,750.00	\$ 8,784,250.00	New Building – 26,000 sq. ft.	In close-out phase.
South Central Louisiana Technical College	Young Memorial Campus, Morgan City	Design Bid Build	\$ 3,330,000.00	\$ 713,000.00	\$ 4,043,000.00	New Building – 10,000 sq. ft.	Substantially complete.
South Louisiana Community College	Lafayette Campus	Design Build	\$ 15,000,000.00	\$ 2,045,454.00	\$ 17,045,454.00	New Building – 65,000 sq. ft.	In close-out phase. Substantially complete.
SOWELA Technical Community College	Main Campus, Lake Charles	Design Bid Build	\$ 7,200,000.00	\$ 981,818.00	\$ 8,181,818.00	New Building – 23,000 sq. ft.	In close-out phase. Substantially complete.
TOTAL PHASE I			\$ 139,570,500.00	\$ 20,366,706.00	\$ 159,937,206.00		100% Complete

ACT 360

PHASE II - BONDS SOLD OCTOBER 2017

COLLEGE	CAMPUS	DELIVERY METHOD	BOND PROCEEDS	PRIVATE MATCH	TOTAL PROJECT FUNDS	BUILDING SIZE	STATUS
Baton Rouge Community College	Acadian Campus, Baton Rouge	Design/Bid/Build	\$ 6,930,000.00	\$ 944,999.00	\$ 7,874,999.00	100,000 SF renovation	Construction 8%, Substantial Completion July 2019
Louisiana Delta Community College	Technology Center, Main Campus, Monroe	Design/Bid/Build	\$ 7,200,000.00	\$ 1,000,000.00	\$ 8,200,000.00	22,000 SF	Construction 6%, Substantial Completion August 2019
Louisiana Delta Community College	Advanced Workforce Training Campus, Tallulah	Design/Bid/Build	\$ 2,500,000.00	\$ 346,651.00	\$ 2,846,651.00	42,479 SF	Construction 5%, Substantial Completion May 2019.
Northshore Technical Community College	Livingston Parish, Walker	Design/Bid/Build	\$ 5,130,000.00	\$ 700,000.00	\$ 5,830,000.00	TBD	Construction 3%, Substantial Completion August 2019
TOTAL PHASE II			\$ 21,760,000.00	\$ 2,991,650.00	\$ 24,751,650.00		

ACT 360

PHASE III - NO BONDS HAVE BEEN SOLD

COLLEGE	CAMPUS	DELIVERY METHOD	BOND PROCEEDS	12% MATCH	TOTAL PROJECT FUNDS	BUILDING SIZE	STATUS OF MATCH
Delgado Community College	Nursing and Allied Health Campus, New Orleans	TBD	\$ 34,000,000.00	\$ 4,636,363.00	\$ 38,636,363.00	TBD	Donation to the Delgado Foundation at an estimated appraised value of \$6 million. CEA has been drafted between LSUHSC and the LCTCS Facility Corporation providing a 5 year operational transition period while the building is to be renovated.
Delgado Community College	Center for Hospitality and Culinary, New Orleans	TBD	\$ 9,000,000.00	\$ 1,227,272.00	\$ 10,227,272.00	TBD	Project will be included in the building housing the Delgado School of Nursing under a separate design and construction.
Delgado Community College	Advanced Technology Center, Westbank	TBD	\$ 12,000,000.00	\$ 1,636,363.00	\$ 13,636,363.00	TBD	Survey and appraisal of land donation are completed - appraised value of land is \$1,312,000. Formal action projected to be taken in November.
Delgado Community College	Advanced Workforce Training Center, Metairie One Stop Shop for All	TBD	\$ 7,200,000.00	\$ 981,818.00	\$ 8,181,818.00	TBD	
Fletcher Technical Community College	Student Activities, Main Campus	TBD	\$ 4,500,000.00	\$ 613,636.00	\$ 5,113,636.00	TBD	Land improvements estimated at \$3,520,560 with formal action estimated to be taken in November.
Louisiana Delta Community College	Nursing, Welding and Workforce Training Campus, Ruston	TBD	\$ 8,100,000.00	\$ 1,104,545.00	\$ 9,204,545.00	TBD	
Nunez Community College	Student Testing and Career Counseling Center	TBD	\$ 6,480,000.00	\$ 883,636.00	\$ 7,363,636.00	TBD	
SOWELA Technical Community College	Culinary and Hospitality Building	TBD	\$ 9,000,000.00	\$ 1,227,272.00	\$ 10,227,272.00	TBD	COMPLETE \$945,743.39 cash in SOWELA Foundation account, drainage improvements valued at \$281,528.61 from City of Lake Charles and Calcasieu Parish Police Jury. Approved by Bond Counsel and match certified by LCTCS Facilities Corp. on March 27, 2018
TOTAL PHASE III			\$ 90,280,000.00	\$ 12,310,905.00	\$ 102,590,905.00		

TOTAL PHASE I	\$ 139,570,500.00	\$ 20,366,706.00	\$ 159,937,206.00
TOTAL PHASE II	\$ 21,760,000.00	\$ 2,991,650.00	\$ 24,751,650.00
TOTAL PHASE III	\$ 90,280,000.00	\$ 12,310,905.00	\$ 102,590,905.00
TOTAL ACT 360	\$ 251,610,500.00	\$ 35,669,261.00	\$ 287,279,761.00