

**Minutes
LCTCS Facilities Corporation
Board Conference Call
Thursday April 16, 2015
4:00 p.m.**

A duly called meeting of the Board of Directors of LCTCS Facilities Corporation was conducted by conference call on Thursday April 16, 2015. Directors of the Corporation present included: Stevie Smith, Chair/President, Lambert Boissiere, Secretary/Treasurer, Director Gene Thibodeaux and Director Billy Montgomery. Other participants included: Jan Jackson, Bill Obier, Gretchen Lindquist, Ed Jenkins and Brian Lafleur.

I. Welcome and Approval of March 12, 2015 Minutes

Chair Smith welcomed the group and asked for approval of the March 12th minutes.

Board Action: A motion was made by Director Montgomery to accept and approve the minutes and seconded by Director Thibodeaux, the motion carried.

**II. Act 360 Bossier Parish Community College
STEM Building Design Build Contractor Invitation to Bid
Recommendation, Bossier City, LA**

Bill Obier reported that on March 19, 2015 the Advisory Committee met to evaluate nine responses received for the Request for Proposal for a Design Build Contractor for the Bossier Parish Community College STEM Building. Each member of the committee individually evaluated and scored each of the nine responses. The committee unanimously recommended that the Facilities Corporation invite the following five respondents, receiving an average of 70 points or greater, to respond to the Request for Proposals.

Director Montgomery noted concern that only two of the five recommended respondents were from the Bossier/Shreveport area. The other directors offered to hold the project for further study. Director Montgomery did not wish to delay commencement of the project.

Board Action: Director Thibodeaux moved that the five Contractors, who received a score of 70 points or greater, for inclusion in the invitation/Request for Proposal for the Act 360 Bossier Parish Community College STEM Building, Bossier City including Core Construction LLC/ Gould Evans Architects, McInnis Brothers Construction, Inc. /Bledsoe Architects, Lincoln Builders/Chenevert Architects, Shreve Land Construction/Mike McSwain Architects and Brown Builders/Leblanc & Young Architects. Secretary/treasurer Boissiere seconded the motion and the motion carried.

III. Board Approval of the Act 391 General Contractor for Evangeline Community College, Maritime Training Facility Project, St. Martinville, LA

Bill Obier and Ed Jenkins reported that after a value engineering process between the Program Manager CSRS, SLCC representatives, Architects Southwest and Lincoln Builders, the Program Manager recommended Lincoln Builders as the contractor for the Act 391 SLCC Evangeline Campus project at an amount of \$8,670,000.00, and a concurrent execution of a Deductive Change Order in the amount of \$966,877.50 to bring the Construction Contract sum to \$7.7 million, which is within the construction budget. Bill Obier mentioned that the Advisory Committee concurred with the recommendation of the Ed Jenkins and the college representatives to recommend contract approval by the Facilities Corporation Board. Mr. Jenkins reported that four contractors originally bid on the project, with a base bid range of a low of \$8.67 million from Lincoln Builders to a high of \$9 million from Ratcliff Construction.

Board Action: Director Thibodeaux moved approval of a construction contract with Lincoln Builders in the amount of \$8,670,000.00, and a concurrent execution of a Deductive Change Order in the amount of \$966,877.50 for the Act 191 South Louisiana Community College Evangeline Campus Project in St. Martinville. Secretary/treasurer Boissiere seconded the motion and the motion carried.

IV. Act 391 Delgado Community College Change Order #7 for Student Services Building Board Review, New Orleans, LA

Ed Jenkins related that this change order requested by the college and the program manager addresses unforeseen conditions in the project, including necessary items such as drain lines for Video Camera, electrical outlet modifications, lighting electrical connections, drain lines for floor deck, breezeway piping and insulation, and the 33 day extension needed for weather delays. He said that the cost of the change order will effect a revised contingency balance of \$35,621.

Board Action: Secretary/treasurer Boissiere moved approval of Change Order #7 for the Delgado Community College Student Services Building in the amount of \$29,938 and the addition of 33 days to the Tillage Construction, LLC Contract, changing the date of substantial completion from March 21, 2015 to April 23, 2015. Director Montgomery seconded the motion and the motion carried.

V. Act 391 Delgado Community College, Maritime Training Facility, Change Order #1, New Orleans, LA

Ed Jenkins reported that on March 12, 2015, the Advisory Committee had reviewed the original bids and recommended that the construction contract for the Delgado Community College Maritime Training Facility be awarded to the low bidder, the Lemoine Company, LLC after completion of value engineering negotiations. Ed Jenkins added that following value engineering negotiations, the \$177,857 deduction associated item revisions were accepted by the Program manager and the college with a recommendation that the change order be included in the contract.

Board Action: Secretary/treasurer Boissiere moved approval of Change Order #1 for the Act 391 Delgado Community College Maritime Training Facility in the amount of \$177,857, reducing the overall amount of the contract with the Lemoine Company, LLC from \$6,045,000 to a revised amount of \$5,867,143. Director Thibodeaux seconded the motion. The motion carried.

VI. Act 391 Delgado Community College Library Learning Resource Center Annex Liquidated Damages, New Orleans, LA Orleans, LA

Ed Jenkins, said that the date for Substantial Completion recommended by Mathes-Brierre, Architects, as specified in the contract, was March 10, 2015, the date on the AIA G704 Substantial Completion Certificate. He added that this date also coincides with the Certificate of Occupancy from the State Fire Marshall and is with the concurrence of Bill Obier, Facility Planning and Control and Delgado Community College. He explained that the contractor exceeded the time frame allowed by 91 days.

Board Action: Director Thibodeaux moved approval of liquidated damages on GM&R Construction Company, Inc. in the amount of \$1,000 per day for 91 days for a total amount of \$91,000 for the failure of the company to complete the project per the time frame specified within the construction contract for the Act 391 Delgado Community College Learning Resource Center Annex project. Director Montgomery seconded the motion and the motion carried.

VII. Board Approval of the Act 391 General Contractor for LCTCS Student Information Systems Building, Baton Rouge, LA

Bill Obier and Ed Jenkins reported that after a value engineering process between the Program Manager CSRS, and LCTCS representatives, the Advisory Committee concurs with the Program Manager recommendation that Cangelosi Ward General Contractors, LLC be awarded the contract for construction of the SIS/Disaster Command Center in Baton Rouge. Bids for the LCTCS SIS/DCC project were received on December 16, 2014. Ed Jenkins related that Cangelosi Ward General Contractors, Inc. was the apparent low bidder, with a Base Bid of \$5,329,000.00, Alternate #1 Bid of \$1,033,000.00 and Alternate #2 bid of \$166,800.00, which was in excess of the project budget. Ed Jenkins described the Value Engineering process to bring the project within budget and yielding \$1,575,538.83 in project savings, leaving the project with \$380,000.00 in contingency funds. He added that Alternates #1 and #2 will be reimbursed by a FEMA/GOHSEP grant up to 75 percent of the cost or \$531,600.00 for a generator and associated work.

Board Action: Secretary/Treasurer Boissiere moved approval of a construction contract with Cangelosi Ward General contractors at a base bid amount of \$6,528,800 with a concurrently executed Deductive Change Order in the amount of \$1,575,538.83, as a result of value engineering, for a project construction contract sum of \$4,953,261.17. Director Montgomery seconded the motion and the motion carried.

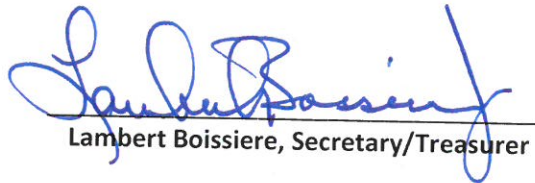
**VIII. SOWELA Regional Training Facility
Proposal for Drainage Modification, Lake Charles, LA**

Bill Obier mentioned a meeting called by the City of Lake Charles and the Calcasieu Parish Police Jury to discuss a partnership with the LCTCS Facilities Corporation to improve drainage for the SOWELA Regional Training Facility, thereby improving the implementation of project construction and development of the campus along J. Bennett Johnston Avenue. Ed Jenkins said the City/Parish is planning to expand J. Bennett Johnston Avenue to three lanes in the near future and increase storm drainage capacity to a 42" pipe to accommodate all future expansion, including SOWELA Technical Community College, located at 3820 J Bennett Johnston Avenue.

Board Action: Director Thibodeaux moved to authorize the Chair to execute a Memorandum of Understanding, or agreement, between the City of Lake Charles, Calcasieu Parish Police Jury and the LCTCS Facilities Corporation to establish a separate water drainage project for the SOWELA Regional Training Facility allowing a change in the design from construction of a site retention pond for diversion of drainage, to a plan that ties drainage into the city parish storm drainage system via a new connection line along right-of-way on J. Bennett Johnston Drive. He also included in the motion, authorization of the chair to execute a separate contract regarding drainage construction with Alfred Palma. Director Montgomery seconded the motion and the motion carried.

IX. Adjournment

Board Action: Secretary/treasurer Boissiere moved to adjourn the meeting at 5 p.m. Director Montgomery seconded the motion.


Lambert Boissiere, Secretary/Treasurer