

**Project Owner**

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**Design Professional**

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**The Project**

LaRose Lower Elementary was constructed in 1978. The scope of this reroofing project entailed the removal of the original 56,282 S.F. asphalt shingle roof system down to the existing wood deck, and installation a new 2" standing seam prefinished metal roof system. In addition, the existing kitchen hood supply make-up air system was replaced with a new unit, and all other roof items/accessories either replaced or reinstalled.

The metal roofing panels are fabricated from steel coils and at the time this project went to bid, the Architect was concerned that sharp increases in steel prices would create a budget overrun. The increase in oil and gas prices added another cost to steel production at factories and to the cost of product delivery, furthering budget concerns.

**Bid Statistics**

This project was bid by General Contractors in Louisiana and Mississippi. Fifty-one (51) interested parties reviewed the project on AEPlans including fourteen (14) General Contractors and twelve (12) Sub-Contractors/Suppliers. Three (3) Plan Rooms obtained the projects files for re-distribution and (4) Reprographers obtained plans and specs for printing on request. Document distribution was free to all recipients. The advertised mandatory pre-bid conference was held May 17, 2004 in the LaRose Lower Elementary library and was attended by 12 firms. The bid closed on May 27, 2004.

**Budget with alternatives was \$452,000.00.**

**Low bid including alternatives was \$310,473.**

**Project came in \$141,527 below budget.**

The Project Owner was delighted with the bid as this enabled them to do everything planned within budget. The Contractor made a profit on the project and the Owner was able to do more and still had excess money upon completion.

**The Benefits Derived from Use of AEPlans**

With the broad exposure enabled by listing the project on the AEPlans website, a Texas manufacturer of steel coils saw the project on AEPlans. After confirming the Fabral Kynar Coated Steel Coil product met the bid standards, they contacted Louisiana applicators and made them aware that they had product that could be shaped to the bid specifications. The increased competition created a win-win situation for everyone.

"Previous distribution with paper was a time consuming ordeal for our Office Manager" stated Skipper Holloway. These steps included the assembly of printed plan pages and specifications, which were then taken to a Reprographer who offered the best price. An advertisement for bid could not be done until plans were on hand for distribution. Using AEPlans desktop application, Skipper created the electronic plan images directly from the CAD drawings, then assembled the plans and specifications and posted the project from his workstation to AEPlans. The project was available on the website within minutes, on the morning of the bid advertisement. The typical 2-day delay and the time the office manager spends in preparing the plans and specs for shipment to plan rooms and dealing with deposits from contractors for paper plans was completely eliminated. At bid closing the time, checking each plan set for all pages and sections upon return and refunding deposits as needed was also eliminated.

This was the first project Mr. Holloway of GGH Architects had listed on AEPlans. Improved efficiency resulted from end-to-end electronic distribution. It also provided direct cost savings. (A comparison versus paper costs on a \$2.4M subsequent project showed savings of \$1600 with the AEPlans posting.) The in-house control and the ease of doing Addenda, which are instantaneously made available on the website with an immediate notification to prime bidders and interested parties, further improved efficiency at GGH. However, the greatest reward was being able to deliver a project with such tangible savings to LaFourche Parish School Board, a win-win for all parties.

Established in 1969, GGH has seven (7) licensed architects, four (4) inter-architects, three (3) draftsman, two (2) office managers, and three part-time people. GGH focuses on several building types such as, assembly, educational, health care, detention & correctional, mercantile, business and residential from their offices in Thibodaux and Hammond, LA.