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BOARD OF REGENTS

P. O. Box 3677

Baton Rouge, LA 70821-3677

Phone (225) 342-4253, FAX (225) 342-9318

www.regents.state.la.us

Agenda

FACILITIES AND PROPERTY COMMITTEE

April 23, 2014

10:30 A.M

Claiborne Building

Louisiana Purchase Room 1-100

1201 North Third Street

Baton Rouge, LA 70802

I. Call to Order

II. Roll Call

III. Consent Agenda (Small Capital Projects Report)

1. LSU A&M – Beauregard Hall Remove Wardrobes/Paint & Replace Flooring
2. LSU A&M – East Campus Apartments Bldgs. 7, 8, 9: Flooring, Painting, and Lighting
3. LSU A&M – J.C. Miller Built-Up Roof Replacement
4. LSU A&M – Temporary Gym Floor & Offices for the Student Recreational Center
5. LSU HSC-NO – Roman Street Garage Elevator Lobby & Police Station Renovation

IV. Projects Utilizing Alternative Means of Financing (ULM)

1. ULM International Student Facility
2. ULM Malone Stadium Football Field Synthetic Turf Installation

V. Lease Request: LSU A&M Women's Gymnastics Practice Facility

VI. Major Repair Project Additions to Act 27 of 2006 [SUPP A7 2008]

VII. Other Business

1. HB2 Update
2. Fletcher IPT Ribbon-Cutting

VIII. Adjournment

Committee Members: Richard Lipsey, Chair; Edward Markle, Vice Chair; Charlotte Bollinger; Brooksie Bonvillain; Raymond Brandt; Chris Gorman; Albert Sam, II; Joseph Wiley; Louisiana Community and Technical College System Representative; Louisiana State University System Representative; Southern University System Representative; and University of Louisiana System Representative

Executive Summary

Facilities & Property

April 23, 2014

- I. Call to Order**
- II. Roll Call**
- III. Consent Agenda (Small Capital Projects Report)**

In accordance with the Facilities Policy, small capital project proposals are reviewed by staff and approved where appropriate, and thereafter, reported at the next meeting of the Facilities and Property Committee. BoR staff may internally approve small capital projects ranging from \$175,000 to \$500,000 without seeking further approval of the Board or Facility Planning & Control (FP&C).

Staff has approved the following small capital projects since the previous report:

1. Louisiana State University A&M – Beauregard Hall Remove Wardrobes/Paint & Replace Flooring – Baton Rouge, LA

Beauregard Hall requires updating to allow for a more modern student living environment. The existing wardrobes are wooden boxes found in older, dormitory style facilities. The nationwide move in student housing is toward an apartment style arrangement for student residents. The project scope consists of removing the existing wooden wardrobes, installation of Vinyl Composition Tile (VCT) flooring, and the repainting of rooms. The project renovates 60 rooms and 5 stairwells (approximately 13,500 SF) at a cost of \$19.26/SF. Funding comes from auxiliary funds for a total of \$260,000. The project completion date is August 1, 2014.

2. Louisiana State University A&M – East Campus Apartments Bldgs. 7, 8, 9: Flooring, Painting, and Lighting – Baton Rouge, LA

Similar to # 1, the East Campus Apartments require updating to provide for a more modern student living environment. The project scope consists of replacing the existing flooring, the application of new paint, and the installation of ceiling lights in the living rooms of each apartment in Buildings 7-9. The project renovates 12 four-bedroom units in Buildings 7 and 8, and 12 four-bedroom and 2 two-bedroom units in Building 9 (approximately 39,719 SF) at a cost of \$7.80/SF. Funding comes from auxiliary funds for a total of \$310,000. The project completion date is August 1, 2014.

3. Louisiana State University A&M – J.C. Miller Built-Up Roof Replacement – Baton Rouge, LA

The existing roof on Joan C. (J.C.) Miller Hall is approximately 36 years old and past its useful life. The project scope consists of demolition and removal of abandoned HVAC

equipment and supports, through-roof ductwork, pipes, exhaust, vent stacks, skylights, gutters, downspouts, and the existing built-up roofing system. The project will also repair the existing roof deck, framing, and filling of roof penetrations where equipment and skylights are removed. A new, tapered insulation and built-up roofing system will be installed on the facility, including all new flashing, upsizing of the existing scuppers, replacement/upsizing of the existing gutters and downspouts. A total of 9,515 SF will be renovated at a cost of \$20/SF. "Other" funds (Student Use Fee) will be used to cover the cost of construction at a level of \$190,300. The project is scheduled to be completed by August 30, 2014.

4. Louisiana State University A&M – Temporary Gym Floor & Offices for the Student Recreational Center – Baton Rouge, LA

This project will prepare for the move of the existing gym equipment onto the two existing basketball courts in order to keep the building operational during the upcoming renovation of the Student Recreational Center. The project scope entails a means of protecting the existing basketball court surface by installing a temporary floor surface over the approximately 9,000 SF of existing gym floor, building a raised sub-floor with electrical wiring for the equipment running beneath it, and covering the sub-floor with a protective rubber matting. Additionally, adjacent racquetball courts where the offices will be located require minor electrical work to convert the space into an office area. This project prepares the gym for the \$60M renovation and addition to the building approved under the authority of Act 22 of the 2011 Legislative Session. The approximate size of the temporary gym floor is 9,000 SF at a cost of \$20/SF. The temporary office area will be approximately 1,000 SF at a cost of \$5/SF. Funding comes from auxiliary funds at a level of \$200,000. The project completion date is May 16, 2014.

5. Louisiana State University Health Sciences Center – New Orleans – Roman Street Garage Elevator Lobby & Police Station Renovation – New Orleans, LA

The 3rd floor campus police office and parking garage elevator lobby are in poor condition. In addition, the campus police station is designed and arranged incorrectly to provide a proper response to any issues that may arise. The project scope consists of upgrades to the campus police office, renovation of the 3rd floor lobby area of the parking garage, cleaning and repainting of all walls at the staircases leading to the 3rd floor lobby, and installation of signage providing directional information to campus buildings and parking facilities. The 3rd floor lobby area being renovated consists of 1,500 SF at \$133/SF. Funding comes from restricted/self-generated funds at a level of \$200,000. The project completion date is June 30, 2014.

The Senior Staff recommends approval of the consent agenda for the small capital projects report as presented.

IV. Projects Utilizing Alternative Means of Financing

A. The University of Louisiana System (ULS) requested consideration of two third (3rd) party projects on behalf of the University of Louisiana – Monroe (ULM). The first project involves a request to construct a new International Student Facility on the ULM campus. The University will lease the land using standard lease/leaseback agreements with ULM Facilities Inc. (ULMFI), a

501(c)3, not-for-profit corporation, which will be responsible for the construction and equipping of the new facility along with related site improvements to the property.

The project scope involves the design and construction of a new international student facility, including an approximately 6,000 SF heated facility, and parking and outdoor recreation areas on the associated property. The location is currently owned by the University and is used for commuter student parking. The site sits at one of the main entrances to ULM and should be easily identifiable for international students visiting or residing on campus. The new facility will serve international students by providing them a place to study, meet, and participate in recreational activities. In addition, the proposed International Student Facility was incorporated into ULM's campus facilities master plan and identified in the institution's capital campaign to raise alumni awareness.

The current cost estimate of the project is \$1M and will be financed using a donation from an international alumnus. Work is set to commence May 2014, and the estimated completion date is December 2014 (including all furnishings to be ready for the spring 2015 semester opening). Upon completion of the project the lease will expire, and ULMFI will donate the new facility and related improvements to ULM.

B. The second 3rd party project submitted by the University of Louisiana System (ULS), on behalf of the ULM, is a project to remove the artificial turf at Malone Stadium Football Field and install a new synthetic turf system. Similar to the International Student Facility above, the University will lease the land using standard lease/leaseback agreements with ULM Facilities Inc. (ULMFI), and upon completion of the project ULMFI will lease back the finished synthetic surface football field to the University through a facilities lease agreement. The lease will expire when the debt is retired.

The project scope consists of removing the existing artificial turf field and much of the existing sand base to establish a new grade. A new gravel base and drainage system will be installed, and a layer of sand and small gravel will be precisely graded on top of the drainage system that will serve as the base of the synthetic turf surface. The synthetic turf surface will be installed on top of the sand/small gravel mix. The new turf will be a monofilament turf with a life expectancy of 8-10 years. The current artificial turf system has been in place since the beginning of the 2007 football season and is now showing signs of wear. The turf is fraying in places and the seams are coming loose. The poor condition of the existing turf poses a potential safety hazard to student athletes if not replaced. In addition, the project will also allow ULM to correct some drainage issues which will improve the overall drainage of the football field.

ULM plans on hiring a professional engineer specializing in artificial turf fields to design the project and produce the construction drawings and specifications. The contractor will be hired through the Request for Proposal (RFP) process. Pending Board approval, the project will commence late April 2014 and be completed by June 30, 2014. The goal is to complete the project in enough time to provide student athletes the opportunity time to practice and get accustomed to the field prior to the opening of the 2014 football season in late August 2014.

Financing for the project comes from donated funds and interest savings generated by refinancing other outstanding debts. The ULM Athletic Foundation and ULMFI will provide approximately \$520,000 toward the \$920,000 total cost of the turf replacement. ULMFI will

contribute funding through the interest savings mentioned above, and the ULM Athletic Foundation will use donations received by several supporters. Additionally, the ULM Athletic Foundation received a donation of \$400,000 from a private donor to cover the cost of the synthetic turf (\$400,000). The donation will be paid at a rate of \$50,000 per year over an eight-year agreement. The turf manufacturer has agreed to finance the cost of the turf surface for eight years at the rate of \$50,000 per year. This debt will be serviced using the annual gift from the private donor. It is important to note that the project will not result in any additional debt payments for ULM.

The Senior Staff recommends approval of the two 3rd party projects between the UL System, on behalf of the University of Louisiana – Monroe, and ULM Facilities, Inc. for the purpose of construction of a new International Student Facility and related improvements, and the installation of a new synthetic turf surface on the Malone Stadium Football Field.

V. Lease Request: LSU A&M Women’s Gymnastics Practice Facility

The Louisiana State University System, on behalf of Louisiana State University and A&M College (LSU), submitted a lease agreement for approval between LSU and the Tiger Athletic Foundation (TAF) for the purpose of the construction of a new LSU Women’s Gymnastics Practice Facility and related improvements. The project concept was originally approved by the Board as part of a larger package when approval was granted to construct the South End Zone Addition in 2012. In connection with the South End Zone project, the LSU Board of Supervisors authorized TAF to issue up to \$100M in additional “parity” debt, including \$75M in tax exempt bonds and a \$25M non-revolving term loan. Proceeds derived from these credit facilities that are not required in connection with the design and construction of the South End Zone Addition were to be utilized for certain “Olympic Sports Improvements” including the design and construction of a new LSU Women’s Gymnastics Practice Facility benefitting LSU Athletics.

Based on progress to date with respect to the planning, design, and construction of the South End Zone Addition, TAF is reasonably confident that sufficient funds for the design and ultimately construction of the proposed Gymnastics Facility will be available. The project scope consists of construction of a two-story structure, approximately 39,000 GSF, incorporating an 18,000 SF gymnasium, locker rooms, offices for medical trainers, weight room, meeting and video rooms, an observation deck, lobby, administrative offices and related facilities (collectively the “Improvements”).

The Improvements will be constructed on land located on the east side of the Carl Maddox Field House. The lease submitted for approval will be effective May 15, 2014, with work commencing on or before June 1, 2014, and TAF hopes to complete the project on or before August 1, 2015. TAF will obtain funding in the form of proceeds derived from the sale of tax-exempt bonds, other financing arrangements previously approved by the Board of Supervisors, and/or private contributions donated for the purpose of paying expenses incurred by TAF in connection with the design and construction of the Gymnastics Facility. Upon completion and acceptance of the project by LSU, TAF will donate the Improvements to the LSU Board of Supervisors.

The total estimated cost for design and construction of the Improvements is \$10M. All costs and expenses shall be paid by TAF from the sources noted above. LSU A&M will be responsible for the maintenance and operation of the facility following donation of the Improvements.

The Senior Staff recommends approval of the lease request from the Louisiana State University System, on behalf of Louisiana State University and A&M College, and the Tiger Athletic Foundation for the purpose of constructing a new Women’s Gymnastics Practice Facility and related improvements.

VI. Major Repair Project Addition to Act 27 of 2006 [SUPP A7 2008]

Prior to the end of 2013, the Division of Administration through the Office of Facility Planning and Control (FP&C), has been working diligently with BoR staff to utilize any remaining funds from prior year Major Repair appropriations. As such, projects utilizing funds authorized under Act 27 of 2006 [SUPP A7 2008] require Board and Joint Legislative Committee on the Budget (JLCB) approval. Similar to projects brought before the Board over the last few meetings, the University of New Orleans submitted a Major Repair project requiring Board/JLCB approval for addition to the list of projects provided for under Act 27 of 2006 [SUPP A7 2008]. The project below is presented for Board approval in order to submit the project to FP&C for JCLB consideration during the Committee’s May 2014 meeting.

Institution	Project	Cost Estimate
UNO	Education – ADA Compliance, Lighting, & Partition Replacement	\$179,921

Senior staff recommends Board approval of the addition of the University of New Orleans’ Major Repair project for inclusion under the authority of Act 27 of 2006 [SUPP A7 2008].

- VII. Other Business**
 - a. HB2 Update
 - b. Fletcher Groundbreaking

VIII. Adjournment