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W. Gray Stream
Collis B. Temple III
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FACILITIES AND PROPERTY COMMITTEE
August 23, 2017

The Facilities and Property Committee met on Wednesday, August 23, 2017 at 11:45 a.m. in the Louisiana Purchase Room of the Claiborne Building, 1201 North Third Street, Baton Rouge, Louisiana. Chair Roy Martin, III called the meeting to order. The roll was called, and a quorum was established.

COMMITTEE MEMBERS PRESENT

Roy Martin III, Chair
Darren Mire, Vice Chair
Thomas Henning
T. Jay Seale, III
Gray Stream
Collis Temple, III
Rolfe McCollister, LSU Representative
Dr. Curman Gaines, SUS Representative
Winfred Sibille, ULS Representative

OTHER BOARD MEMBERS PRESENT

Claudia Adley
Marty Chabert
Blake David
Richard Lipsey
Edward Markle
Charles McDonald
Wilbert Pryor
Jacqueline Wyatt

COMMITTEE MEMBERS ABSENT

LCTCS Representative

STAFF MEMBERS PRESENT

Chris Herring

Appendix A

Guest List

III. CONSENT AGENDA

Mr. Chris Herring, Assistant Commissioner for Facilities and Planning, reported on the Consent Agenda Small Capital Projects Report containing the small capital projects staff approved since the previous meeting:

Small Capital Projects

- a. **LSU A&M: Alex Box Stadium Seating Bowl Waterproofing (Budget Increase), Baton Rouge, LA** - Louisiana State University A&M, Auxiliary Revenues \$436,700
- b. **LSU A&M: Bernie Moore Track Pavilion, Baton Rouge, LA** - Louisiana State University A&M, Auxiliary Revenues \$365,000
- c. **LSU A&M: Tiger Stadium - East Renovations for Concessions, Baton Rouge, LA** - Louisiana State University A&M, Auxiliary Revenues \$458,570
- d. **La Tech: Demolition of Hutchinson & Jenkins-McFarland Halls, Ruston, LA** - Louisiana Tech University, Auxiliary Revenues \$896,000
- e. **MSU: Replace Artificial Turf at Cowboy Football Stadium, Lake Charles, LA** - McNeese State University, Statutory Dedication – Calcasieu Parish Higher Education Improvement Fund \$775,000
- f. **ULL: Bittle Hall Renovation, Lafayette, LA** - University of Louisiana - Lafayette, Operational Funds \$328,000
- g. **ULL: Lamson Park Elevator, Lafayette, LA** - University of Louisiana - Lafayette, Auxiliary Revenues \$200,000
- h. **ULL: Martin Hall – Refurbish Corridors and Lobbies, Lafayette, LA** - University of Louisiana - Lafayette, Operational Funds \$448,000
- i. **ULL: New Plaza at Cypress Lake, Lafayette, LA** - University of Louisiana - Lafayette, Master Plan Fee Revenues \$490,000
- j. **ULL: Security Lighting Improvements, Lafayette, LA** - University of Louisiana - Lafayette, Operational Funds \$490,000
- k. **ULL: Student Athlete Academic Center, Lafayette, LA** - University of Louisiana - Lafayette, NCAA Allocation \$200,000

On a motion from Regent Mire, seconded by Regent Henning, the Facilities and Property Committee unanimously recommends that the Board of Regents approve the Small Capital Projects Report as presented in the Consent Agenda.

IV. 3rd Party Projects

1) Nicholls State University: John L. Guidry Stadium Scoreboard Installation

Mr. Herring presented Board members with a 3rd party project request from the University of Louisiana System, on behalf of Nicholls State University (NiSU), for the installation of a new scoreboard in John L. Guidry Stadium. The existing scoreboard was installed in 2009 and currently needs replacement as the technology is out of date and repair parts are difficult to find. The project scope involves the removal of the existing scoreboard and installation of a new state-of-the-art scoreboard. The total project cost is approximately \$328,665 and will be paid for using private donations secured by the Nicholls State University Foundation (NiSUF). The NiSUF will be responsible for the installation of the new scoreboard through a standard 3rd party lease agreement whereby NiSUF will lease the portion of the stadium required to complete the project from NiSU until the project has been completed. Upon completion of the project the Foundation will donate the improvements back to the institution and the lease will terminate. Neither NiSU nor the ULS will incur any debt as a result of this project.

On a motion from Supervisor Sibille, seconded by Regent Stream, the Facilities and Property Committee unanimously recommends that the Board of Regents approve the 3rd party project submitted by the University of Louisiana System, on behalf of Nicholls State University, to replace the existing scoreboard in John L. Guidry Stadium.

2) Nicholls State University: Installation of Artificial Turf at Raymond Didier Baseball Field Complex

Mr. Herring presented Board members with a second 3rd party project request from the University of Louisiana System, on behalf of Nicholls State University (NiSU), for the installation of a new artificial turf playing surface in the Raymond Didier Baseball Field Complex. The current playing surface at Didier Field is natural grass and the institution would like to install a turf infield as well as turf down the foul lines to reduce costs associated with the labor, tools, materials, and equipment required to maintain the field. The project scope involves the removal of the existing grass infield and foul line areas followed by the

installation of a new synthetic turf infield and turf down each foul line. The total project cost is approximately \$320,690 and will be paid for using private donations secured by the Nicholls State University Foundation (NiSUF). The NiSUF will be responsible for the installation of the new artificial turf surface through a standard 3rd party lease agreement whereby NiSUF will lease Didier Field from NiSU until the project has been completed. Upon completion of the project, the Foundation will donate the improvements back to the institution and the lease will terminate. Neither NiSU nor the ULS will incur any debt as a result of this project.

On a motion from Supervisor Sibille, seconded by Regent Stream, the Facilities and Property Committee unanimously recommends that the Board of Regents approve the 3rd party project submitted by the University of Louisiana System, on behalf of Nicholls State University, to install a new artificial turf playing surface and related improvements at the Raymond Didier Baseball Field Complex.

3) University of Louisiana - Lafayette: F.G. Mouton Hall Renovation and Expansion

4) University of Louisiana - Lafayette: New Student Housing

Regent Martin requested that agenda items three and four be combined. Mr. Herring then presented Board members with two 3rd party project requests from the University of Louisiana System, on behalf of the University of Louisiana - Lafayette (ULL), for the renovation and expansion of F.G. Mouton Hall and the construction of new student housing. The F.G. Mouton Hall project involves the renovation and expansion of the building to provide space for the creation of the Maraist Financial Services Laboratory which will serve as a vehicle for student understanding, creation and employment of financial data software, as well as providing students with practical experience and better career opportunities in the financial services sector. The project scope involves the redesign of the existing student lounge area in F.G. Mouton Hall as well as the addition of approximately 1,000 SF of new space. The newly renovated and expanded facility will consist of 24 individual work stations, state-of-the-art instructional equipment,

cutting-edge databases and software, and a real time ticker with digital displays. The project also renovates the building's façade on the side facing quadrangle.

The total project cost is approximately \$1.2M and will be paid for exclusively from a private donation made to the institution. Ragin' Cajun Facilities, Inc. (RCFI) will be responsible for the development, design, and construction of the improvements through a standard 3rd party lease agreement. Upon completion of the project, RCFI will donate the improvements back to the institution and the lease will terminate. Neither ULL nor the ULS will incur any debt as a result of this project.

The second ULL project involves the construction of new student housing. In following with ULL's master plan and the major renovation, replacement, and construction program which began in 2010, the new student housing will allow the institution to continue replacing out of date facilities that no longer served the need of student residents. The current ULL housing inventory provides approximately 3,180 beds, consisting of approximately 622 apartment style beds, approximately 2,270 beds in suite style and traditional dormitories (a combination of double and private spaces), and 100 beds for married student housing. This project will add needed apartment style beds to the campus housing inventory, increasing the total residence beds from the current 3,180 to 4,180 (approximately 24% of the student population).

The project scope calls for a three phased approach to constructing the new student housing. Phase I, which will be delivered for the fall 2018 semester, includes four residential buildings for a total of 324 beds. Phase II, which will be delivered for the fall 2019 semester, consists of another four residential buildings totaling 279 beds as well as 12,000 SF of retail space. Phase II will also incorporate a bridge and plaza across the coulee which will connect the two sides as a single community. The new student-centric retail space will be located at the high-profile intersection of Johnston and Lewis Streets. The project scope also calls for a community clubhouse that is flanked by a large pool and an expansive, well-landscaped outdoor area with sand volleyball and multiple green recreation lawns. A parking space will be provided for each bed plus the appropriate parking required for the retail component. Shade trees and

landscaped islands will break up the parking areas as well as reduce the heat-island effect. Finally, the project calls for a third Phase (III) to be constructed at a future date. Phase III has been planned and programmed into the community and will consist of 390 beds. This Phase will be implemented and constructed seamlessly into the development as soon as student demand dictates.

Financing and construction of ULL's new student housing will be accomplished through the 3rd party process via a standard lease/lease-back agreement. RISE Real Estate will be the developer and team leader for the project, Niles Bolton Associates will serve as the project architect, and The Lemoine Company will serve as the general contractor. ULL (through the ULS) will lease land at the current location of ULL's Maintenance Facilities, a portion of Cajun Village, and the vacant property across the coulee from these sites (also known as the Youth Park site) to Ragin' Cajun Facilities, Inc. (RCFI) who will be responsible for completing the project. Bonds, secured and payable by rental payments and other auxiliary revenues received by ULL, will be issued by the Louisiana Local Government Environmental Facilities and Community Development Authority for an amount totaling \$90M (not to exceed \$105M) for the purpose of completing the project. The bonds will be amortized over a period not to exceed 32 years from the date of issuance. Neither ULL nor the ULS will incur any debt as a result of this project. Lastly, ULL requested that the Maintenance Reserve Account (MRA) be funded at a level of \$400/bed annually and escalating at a rate of 3% each year beginning on October 1 after the first full fiscal year of operation.

On a motion from Supervisor Sibille, seconded by Regent Stream, the Facilities and Property Committee unanimously recommends that the Board of Regents approve the 3rd party projects submitted by the University of Louisiana System, on behalf of the University of Louisiana - Lafayette, to renovate and expand F.G. Mouton Hall to provide space for the creation of the Maraist Financial Services Laboratory as well as the construction of new student housing over three phases consisting of approximately 1,000 new student beds, including a Maintenance Reserve Account funded at a level of \$400/bed escalating at a rate of 3% each year.

V. Other Business

Regent Martin spoke about Deferred Maintenance and requested that Mr. Herring provide a list of critical Deferred Maintenance projects during the September Board meeting.

VI. Adjournment

There being no further business, the Facilities and Property Committee adjourned at 11:50 a.m.