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Agenda
FACILITIES AND PROPERTY COMMITTEE
May 23, 2018

10:25 a.m.
Claiborne Building, 1st Floor
Louisiana Purchase Room
1201 North Third Street
Baton Rouge, LA 70802

- I. Call to Order**
- II. Roll Call**
- III. A. Consent Agenda: Small Capital Projects Report**
 - 1. GSU: Carver Hall Science Lab & Associated Roof Repairs
 - 2. GSU: Criminal Justice Building Renovations
 - 3. GSU: School of Nursing Auditorium Renovation
 - 4. LSU Ag Center: Audubon Sugar Institute Roof Replacement
 - 5. LSU Ag Center: Rice Mill Equipment Installation (LSU H. Rouse Caffey Research Station)
 - 6. LSU A&M: Dodson Hall HVAC Replacement
 - 7. LSU A&M: Natatorium Toilet Suite Renovations (Budget Increase)
 - 8. LSU A&M: Open Jet Facility (Old River Model Building) Addition
 - 9. LSU HSC-NO: Seton Building 2nd Floor Office Renovation
 - 10. LSU HSC-S: Medical School Educational Space Renovations Phase II
 - 11. LSU-S: H&PE Roof Replacement
 - 12. NSU: New Parking Lot Installation – Watson Library
 - 13. NSU: New Stadium Seating & Press Box – Track Complex
 - 14. NSU: Replace/Overlay Caspari Drive
 - 15. NSU: Teacher Education Center Elevator Installation
 - 16. NSU: Turpin Stadium New Elevator Installation
 - 17. RPCC-Reserve Campus: Roofing & Wall Coating Project
 - 18. SELU: University Housing Painting Project
- B. Consent Agenda: 3rd Party Projects Report**
 - 1. LSU A&M: Renovation and Expansion of Alex Box Batting Cage Facility

IV. Other Business

V. Adjournment

Committee Members: Darren Mire, Chair; T. Jay Seale, III, Vice Chair; Randy Ewing; Thomas Henning; Richard Lipsey; Collis Temple, III; Adarian Williams; 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 and Property

May 23, 2018

I. Call to Order

II. Roll Call

III.A. Consent Agenda (Small Capital Project 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. Pursuant to R.S. 39:128, BoR staff may approve small capital projects internally ranging from \$175,000 to \$1,000,000 without seeking further approval of the Board or Facility Planning & Control (FP&C).

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

1. Grambling State University: Carver Hall Science Lab & Associated Roof Repair – Grambling, LA

The science labs in GSU's Carver Hall are in disrepair and in need of renovation to allow for proper instruction. The project scope involves the replacement of laboratory fume hoods (including rooftop exhaust fans and associated duct work), utility repairs to support the hoods and lab benches, the replacement of sinks workstations and plumbing repairs where needed, replacement of exterior windows, and installation of new LED lighting. The project will renovate eleven labs and one lecture hall for a total construction cost of approximately \$950,000. The project will be funded with a combination of Major Repair (\$350,000) and Title III grant funding (\$600,000). The federal Title III program provides financial assistance to Historically Black Colleges and Universities to establish or strengthen their physical plants among other allowable activities.

2. Grambling State University: Criminal Justice Building Renovations – Grambling, LA

GSU's Criminal Justice building has been offline for the last three years due to various system failures and water intrusion in the building. Work was done in 2015 to address those issues but there was simply not enough funding at the time to make all the necessary renovations. The proposed renovations associated with this project will allow GSU to reopen the building and provide much needed instructional space for the School of Criminal Justice. The project scope involves the renovation of restrooms to make them ADA compliant, installation of LED lighting throughout the building, new paint in identified areas, the repair of the south side of the building to address water intrusion issues, and the construction of a new parking lot on the south side. The current parking lot is grass and holds water during rain events. This project will address drainage and the water intrusion issues which contribute to the ponding at the main entrance of the building. The total project cost is approximately \$340,000 and will be funded with Title III grant funding.

3. Grambling State University: School of Nursing Auditorium Renovation – Grambling, LA

This project provides technology upgrades that will address instruction needs and energy savings. The current technology within the auditorium is antiquated and no longer viable for today's needs. The project scope includes technology and communications upgrades within the auditorium, installation of new energy efficient LED lighting, new flooring, the replacement of existing seating, and ceiling upgrades. The total project cost is approximately \$980,000 and will be funded with Title III grant funding.

4. Louisiana State University Agricultural Center: Audubon Sugar Institute Roof Replacement – St. Gabriel, LA

The existing roof on the LSU Ag Center's Audubon Sugar Institute is past its useful life and in need of replacement. In addition to the roof itself, parapets damaged during prior hurricanes were improperly repaired further contributing to the decay of the building. The project scope includes the removal and replacement of the existing 2nd story built-up roof system, removal of existing curbs at exhaust penetrations (which will be abandoned), infill concrete and steel deck as required, and the installation of new insulation and a new modified bitumen roofing membrane. The existing deteriorated parapet system will be removed and substrate replaced, and the flashing will be replaced. The number of roof penetrations for process exhaust will also be reduced thereby reducing the demand on the building's HVAC and electrical systems. The project will replace approximately 26,600 SF of roof at a cost of \$18.68/SF for a total construction cost of approximately \$496,830. The project will be funded with self-generated revenues.

5. Louisiana State University Agricultural Center: Rice Mill Equipment Installation (H. Rouse Caffey Rice Research Station) – Rayne, LA

This project is the final phase related to the LSU Ag Center's H. Rouse Caffey Rice Research Station. The project scope involves the installation of newly purchased rice mill equipment in the new rice mill building. The new equipment will expose students to modern rice milling equipment and processes as well as open up the research station to new grant and research opportunities. The cost of installing the new equipment is approximately \$200,000 and will be funded with technology fee revenues (SGR).

6. Louisiana State University and A&M College: Dodson Hall HVAC Replacement – Baton Rouge, LA

The existing HVAC units in LSU's Dodson Hall are over 40 years old and in need of replacement. The project scope involves the removal of the existing roof top units and ductwork, modification of existing mechanical space on the first floor, and the installation of new units and ductwork. The total project cost is approximately \$484,033 and will be funded with auxiliary revenues.

7. Louisiana State University and A&M College: Natatorium Toilet Suite Renovations (Budget Increase) – Baton Rouge, LA

LSU originally submitted a small capital project request in August of 2017 to renovate the restroom suites in the natatorium as the existing public and team locker rooms were in disrepair.

The project scope included the demolition of existing finishes, installation of new plumbing, electrical fixtures, HVAC grilles, and finishes throughout the building's restroom areas. The original project was approved at a level of \$300,000. However the bids came in higher than expected thus requiring a second BoR staff approval. The revised project total is now approximately \$369,950 and will be funded with auxiliary revenues.

8. Louisiana State University and A&M College: Open Jet Facility (Old River Model Building) Addition – Baton Rouge, LA

This project consists of an addition to the Old River Model Building on River Road to house new test jet lab fans and equipment. The expanded area will employ the use of jet type engines to produce hurricane force wind conditions for researching winds and effects of differing wind conditions. The project will add approximately 1,250 SF to the facility at a cost of \$204.60/SF for a total construction cost of approximately \$255,750. The project will be funded with operational funds (state general fund).

9. Louisiana State University Health Sciences Center – New Orleans: Seton Building 2nd Floor Office Renovation – New Orleans, LA

Since the University Medical Center left the temporary facilities to occupy a new building, the 2nd floor of the Seton Building has remained vacant and unused. There is an existing office suite that closely resembles the requirements of the ULM College of Pharmacy, and minor wall reconfigurations are all that is required to meet ULM's needs (ULM's College of Pharmacy intends to lease 3,437 SF of office and classroom space from LSU HSC-NO). The project scope includes the renovation of seven offices, a classroom and conference room, and some smaller areas (copy room, storage, etc.) to better accommodate the user. The project updates all finishes and IT connectivity. Minor wall reconfigurations will increase the size of the meeting/classroom. In addition, an old laboratory will be renovated and incorporated into an office suite. The addition of a door brings the space to current building codes. All finishes will be replaced due to extensive wear and staining. There is also minor work to be done in the elevator lobby which will improve accessibility. The project will renovate approximately 3,887 SF at a cost of \$73.32/SF for a total construction cost of approximately \$285,000. The project will be funded with self-generated revenues.

10. Louisiana State University Health Sciences Center – Shreveport: Medical School Educational Space Renovations Phase II – Shreveport, LA

BoR staff approved a small capital project request in January of 2018 to renovate various spaces within the B and C Buildings on the LSU HSC-S campus. The project scope included the renovation of the testing center and lecture halls to provide more flexible learning space which would allow LSU HSC-S to increase the medical school's class size. The original project was approved at a level of \$350,000. LSU HSC-S sought approval to increase the budget by \$99,000 to add the renovation of two additional lecture rooms to the project scope. The proposed addition to the project scope will allow the medical school to increase its class size by another ten students for the class of 2019. The revised project total is now approximately \$449,000 and will be funded entirely with the capital outlay portion of Workforce and Innovation for a Stronger Economy (WISE) funds.

11. Louisiana State University - Shreveport: H&PE Roof Replacement – Shreveport, LA

The roof on LSU-S' Health and Physical Education Building is 40 years old and past its useful life. Water intrusion and mold problems have led to the cancellation of classes in the building as well as the movement of academic programs to the Business/Education Building. The project scope involves the removal of a multi-level, multi-type (predominantly gravel and asphalt) roof and replacement with a new modified bitumen roofing system. The project will replace approximately 68,890 SF of roof at a cost of \$13.76/SF for a total construction cost of approximately \$948,000. The project will be funded with a combination of self-generated revenues from LSU-S (\$379,514) and Major Repair funding appropriated to the LSU System (\$168,486) and the Board of Regents (\$428,440).

12. Northwestern State University: New Parking Lot Installation (Watson Library) Natchitoches, LA

This project constructs a new 16,200 SF parking lot adjacent to NSU's Watson Library. The parking lot will accommodate 25 vehicles, including four additional handicap parking spaces. The increased parking capacity is required to provide students utilizing the University Testing Center, Student Tutoring Center, and Academic Success Center which are all now housed within the library. The total project cost is approximately \$200,000 and will be funded with auxiliary revenues.

13. Northwestern State University: New Stadium Seating & Press Box (Track Complex) – Natchitoches, LA

The existing seating within NSU's track stadium are made of metal and wood. The wood component of the seating is 25 years old and in need of repair. This project will replace the existing seating within the track stadium. In addition to the seating replacement, the track stadium's current press box is a free standing press box that requires entrants to climb a stair case to enter thus posing a potential hazard. A new press box will be built with an entrance from within the stadium. The total project cost is approximately \$185,000 and will be funded with operational funds (state general fund).

14. Northwestern State University: Replace/Overlay Caspari Drive – Natchitoches, LA

Caspari Drive on the NSU campus from University Drive to the Track Complex is worn down to the base and can no longer be patched. Students and staff utilizing the roadway are suffering damage to tires and alignment due to the poor condition of the road. The project scope involves the overlay of 1,381 feet of roadway on Caspari Drive and two parking lots totaling 46,305 SF. The project will cover only a portion of Caspari Drive. As additional funds become available the length of roadway from Sam Sibley to University Parkway will be repaired. The total project cost of the current road work is approximately \$475,000 and will be funded with auxiliary revenues.

15. Northwestern State University: Teacher Education Center Elevator Installation – Natchitoches, LA

NSU's Teacher Education Center (TEC) was built in 1965 and an elevator was not installed to access the second floor in the University Middle Lab School location within the TEC. This

project will add an elevator to the TEC to ensure ADA accessibility to all areas of the building. The total project cost is approximately \$406,475 and will be funded with auxiliary revenues.

16. Northwestern State University: Turpin Stadium New Elevator Installation – Natchitoches, LA

The elevator in NSU's Turpin Stadium was installed in 1975 and is in need of replacement. Due to the age of the elevator, parts to repair the unit are no longer available. The project scope includes the removal of the existing elevator and installation of a new elevator and controls. The total project cost is approximately \$225,000 and will be funded with auxiliary revenues.

17. River Parishes Community College – Reserve Campus: Roofing and Wall Coating Project – Reserve, LA

The buildings on the RPCC Reserve campus are all more than 30 years old and have multiple leaks. The project scope includes the pressure washing and prepping of the metal roofs and masonry wall surfaces to accommodate new coatings as well as the application of new coatings to seal the surfaces and eliminate the areas suffering from water intrusion. The total project cost is approximately \$466,300 and will be funded with student tuition and fee revenues.

18. Southeastern Louisiana University: University Housing Painting Project – Hammond, LA

This project involves ongoing maintenance to protect and refresh SELU's housing facilities. The project scope includes the painting of exterior surfaces at St. Tammany, Washington, Livingston, Louisiana, Taylor, Pride, Tangipahoa and Hammond Halls, Greek Village, and Southeastern Oaks. Interior surfaces will also be painted in Tangipahoa, Taylor, and St. Tammany Halls. The total project cost is approximately \$366,000 and will be funded with auxiliary revenues.

The Senior Staff recommends the Facilities and Property Committee approve the consent agenda for the small capital projects report as presented.

III.B. Consent Agenda: 3rd Party Projects Report

In accordance with the revisions made to the Facilities Policy during the October 25, 2017 meeting of the Board of Regents, 3rd party project proposals are reviewed by staff and approved where appropriate, and thereafter, reported at the next meeting of the Facilities and Property Committee. Pursuant to the revised policy, BoR staff may approve 3rd party projects funded without the issuance of debt without seeking further approval of the Board or Facility Planning & Control (FP&C).

Staff approved the following 3rd party projects since the previous report:

1. Louisiana State University and A&M College: Renovation and Expansion of Alex Box Stadium Batting Cage Facility – Baton Rouge, LA

The Louisiana State University Board of Supervisors, on behalf of LSU A&M, submitted a 3rd party project to renovate and expand the Alex Box Batting Cage facility. The project scope

involves renovations to the existing maintenance, locker and restroom areas of the building, construction of additions to the building consisting of a new weight room, nutrition area, player's locker room, trainer's office, training area, mezzanine, and maintenance areas. The project also includes utility relocation and related site work. The addition will add 6,003 SF to the facility while renovating 8,748 SF of the existing site and 15,660 SF of outdoor yard area. LSU will lease the property to the Tiger Athletic Foundation (TAF) who will be responsible for the improvements. The lease will begin on June 1, 2018 and terminate on August 31, 2019 or upon donation of the completed work to LSU, whichever is earlier. The project cost is approximately \$2M and will be funded with private donations raised by TAF for the purpose of completing this project. LSU will not incur any debt as a result of the project.

The Senior Staff recommends the Facilities and Property Committee approve the consent agenda for the 3rd party projects report as presented.

IV. Other Business

V. Adjournment