

Executive Summary

Facilities and Property October 24, 2018

VII. B.1. 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. Pursuant to R.S. 39:128, BoR staff may approve small capital projects internally ranging from \$175,000 to \$1,000,000 and report to the Board during a subsequent meeting.

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

a. Louisiana Tech University: Conversion of Davison Hall Data Replication Space – Ruston, LA

La Tech's Data Replication Center space is no longer efficiently utilized and viable. There is a shortage of academic space in this building that can relocate into the data replication space upon removal of the existing equipment and reconfiguration of the area for people versus equipment. This project will remove UPS and auxiliary air conditioning, modify the fire alarms, update lighting, and reconfigure wall and floor finishes so that the space can be used for other academic purposes. The project renovates approximately 1,836 SF of space at a cost of \$136.17/SF for a total construction cost of approximately \$250,000. The project will be funded with building use fee revenues.

b. Louisiana State University and A&M College: Hill Memorial Library Roof Replacement – Baton Rouge, LA

The existing clay tile roof on LSU's Hill Memorial Library has been experiencing leaks for an extended period of time. The project scope calls for the replacement and repair of the clay tile roofing system, removal of the built-up roof and installation of a new modified bitumen roofing system, and repair/replacement of the damaged portions of roof decking, soffit, gutters, and cupolas. The project replaces approximately 23,870 SF of roof at a cost of \$20.53/SF for a total construction cost of approximately \$490,000. The project will be funded with self-generated revenues.

c. Louisiana State University and A&M College: Military Science Building Roof Replacement – Baton Rouge, LA

The Military Science Building is comprised of two separate buildings that are connected. The current roofing systems have failed in various locations and past repairs have not fully remedied the situation. Continual failure to the roofing system prompted the need for a complete roof replacement. The project scope involves the removal and replacement of the existing roofing system, gutter and downspout modifications and refurbishment, and painting. The completed project will ensure water tight roofing and proper roof drainage. The project replaces approximately 34,420 SF of roof at a cost of \$24.99/SF for a total construction cost of approximately \$860,000. The project will be funded with self-generated revenues.

d. Louisiana State University and A&M College: Louisiana Animal Disease Diagnostic Laboratory (LADLL) 2nd Floor Addition – Baton Rouge, LA

This project is a build-out of previously unfinished space on the second floor of the LADLL to provide new veterinary medical research space. The project scope includes the creation of lab space, a refrigerator room, lab office space, and the associated lab casework and equipment. The project scope also involves mechanical/electrical/plumbing (MEP) work consisting of an added sprinkler system, installation of a new air handling unit, and any other necessary MEP improvements. The project builds out approximately 2,200 SF of space at a cost of \$288/SF for a total construction cost of approximately \$633,600. The project will be funded from the School of Veterinary Medicine's self-generated revenues.

e. Louisiana State University and A&M College: Student Health Center Subsurface Drainage Installation – Baton Rouge, LA

This project will upgrade drainage around the perimeter of LSU's Student Health Center to prevent water intrusion into the building and improve drainage around the site. The project scope involves the installation of subsurface storm drainage piping, field lines, gutters, drains/French drains, waterproofing, and sidewalk replacement. The total construction cost is approximately \$360,000, and the project will be funded with auxiliary revenues.

f. Louisiana State University - Shreveport: Cyber Collaboratory – Shreveport, LA

In order to support the needs of the growing demand on STEM education and the cyber focus in the state, LSU-S has a need for a centralized location to conduct all matters related to cyber. New technology warranted the decision to build an effective location to house these academic initiatives. The LSU-S Technology Center's first floor library will be renovated to repurpose the space into a cyber and robotics collaboratory. The project scope involves demolition and removal of existing finishes, light fixtures, ceiling and floor base as well as the installation of new power and data systems, fire sprinkler, lighting, flooring and base, and glass walls and doors to enclose the area. The project renovates approximately 8,320 SF of space at a cost of \$54.09/SF for a total construction cost of approximately \$450,000. The project will be funded with student tuition and fee revenues.

g. Northwestern State University: Stroud Baseball Complex Improvements – Natchitoches, LA

This project will make improvements to NSU's Stroud Baseball Field Complex, including but not limited to, new ADA restrooms, press box, and concession area as well inside the box seating area. The project also installs new stadium seating within the complex. The total construction cost is approximately \$430,000, and the project will be funded with private donations and foundation funds.

VII. B. 2. Consent Agenda (3rd Party Project 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 similar to the small capital project approval process.

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

a. Louisiana State University and A&M College: Alex Box Champions Plaza – Baton Rouge, LA

The Louisiana State University Board of Supervisors, on behalf of LSU A&M, submitted a 3rd party project to lease approximately 3,150 SF of land situated between Alex Box Stadium and Gourrier Lane for the purpose of constructing a plaza and related improvements including, but not limited to a statue of Skip Bertman, a recognition wall and graphics recognizing LSU's SEC regular season and SEC tournament championship teams, and related site improvements. LSU will lease the property to the Tiger Athletic Foundation (TAF) who will be responsible for the improvements. The lease will begin on or around November 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 \$900,000 (including the statue and plaques) and will be funded with private donations raised by TAF for the purpose of completing the 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 small capital projects and 3rd party project report as presented.

VII. B. 3. BoR FY2019-20 Capital Outlay Budget Recommendation

Similar to previous years, the Board of Regents' FY2019-20 Capital Outlay Budget Recommendation (C.O. Rec.) used the project list submitted for the FY2018-19 cycle as a starting basis. For FY2019-20 there continues to be a focus on emergency projects, Major Repairs/Deferred Maintenance, the renovation of existing space, and infrastructure improvement projects. However, there are a few requests for new construction under the "5 Year Plan" category as there are instances now where building a new facility is more economical than renovating an existing facility. With better economic times the goal is to construct certain new facilities. The need for new facilities on various campuses is based on the current condition of existing buildings, an institution's master plan, and/or enrollment increases for a school as a whole or within various academic offerings. For the time being and as during the previous year, the renovation of existing space and adaptive reuse of facilities through functional modifications, infrastructure improvements, and mechanical/electrical/HVAC system upgrades remain viable in light of deteriorating facilities/systems across all campuses.

Chris Herring conducted capital outlay visits as a component of the Commissioner's tour between August and October. In addition to BoR staff and members, there was staff from the system offices, various management boards, and legislators from an institution's local delegation. The increased exposure allows for all in attendance to gain a better understanding of an institution's capital outlay needs and see first-hand the condition of campus facilities. The site visits again validated the need to maintain Higher Education's current facilities as deferred maintenance and full renovation projects continue to be a great need across the state.

As required by law, institutions submitted project requests through their respective management boards who in turn prioritized the projects among all member institutions and forwarded the system request to staff. In addition, eCORTS documents were prepared and submitted by each system electronically for each project contained within their capital outlay request. Staff began with the projects recommended last year in order to maintain consistency from year to year, then modified the C.O. Rec. to update for any new or completed projects, etc. In some instances priorities changed, resulting in projects appearing lower in the BoR prioritization compared to the FY2018-19 C.O. Rec., or projects were simply no longer requested by the management boards.

Staff received more than 200 project requests for consideration during the FY2019-20 funding cycle. After reviewing all projects and taking into account conversations had during site visits and throughout the year, a final recommendation list was compiled for Board approval. The full BoR FY2019-20 C.O. Rec. is attached separately with this Executive Summary.

Upon Board approval the BoR's FY2019-20 C. O. Rec. will be loaded separately in the Division of Administration's (DOA) electronic system and sent to the Office of Facility Planning and Control (FP&C) by the November 1st deadline.

The Senior Staff recommends the Facilities and Property Committee approve the Board of Regents FY2019-20 Capital Outlay Budget Recommendation as presented.