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**AGENDA**  
**FACILITIES AND PROPERTY COMMITTEE**  
**Wednesday, February 27, 2019 at 9:30 a.m.**

Pennington Conference Center  
6400 Perkins Rd.  
Baton Rouge, LA 70808

- I. Call to Order
- II. Roll Call
- III. Consent Agenda: Small Capital Projects Report
  - A. LSU A&M: Pleasant Hall Renovations
  - B. LSU A&M: PERTT Facility Building Repairs (Roof Replacement)
  - C. LSU AG: Burden Museum & Garden: New Entrance Road
  - D. LSU AG: Rice Research Station Lab Renovations for Agronomy, Entomology, and Pathology
  - E. ULM: Softball Complex Batting Cage Cover
- IV. Project Utilizing Alternative Means of Financing: ULM Student Housing
- V. Other Business
- VI. Adjournment

Committee Members: Darren Mire, Chair, Collis Temple III, Vice Chair, Blake David, Randy Ewing, Anthony Kenney, Jr., Gerald Theunissen, Felix Weill, 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 February 27, 2019**

#### **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. 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 State University and A&M College: Pleasant Hall Renovations – Baton Rouge, LA**

The existing space in Pleasant Hall is in disrepair and not optimally planned to meet occupant needs. The project scope involves selective demolition (including existing HVAC system), new furring at existing walls, the installation of new windows, demountable interior wall partitions, and a new HVAC unit, ductwork and controls. The project also includes new finishes throughout as well as new window shades, electrical fixtures, controls, and wall and floor receptacles. The project renovates approximately 4,124 SF of space at a cost of \$118.82/SF for a total construction cost of approximately \$490,000. The project will be funded with operational funds.

##### **B. Louisiana State University and A&M College: Petroleum Engineering Research & Technology Transfer Facility Building Repairs (Roof Replacements) – Baton Rouge, LA**

The LSU Petroleum Engineering Research & Technology Transfer (PERTT) Laboratory is an industrial-scale facility having full-scale equipment and instrumentation for conducting research related to petroleum technology. This project consists of reroofing two of the metal buildings at the PERTT Lab and coating two others. The project replaces/upgrades approximately 14,204 SF of roofing area at a cost of \$23.78/SF for a total construction cost of approximately \$337,733. The project will be funded with operational funds.

##### **C. Louisiana State University Agricultural Center: Burden Museum & Garden: New Entrance Road – Baton Rouge, LA**

The LSU Agricultural Center's Burden Museum and Garden plans on building a new entrance into the site to create space for a new welcome center and improve vehicular access (including buses) to all features of the Burden site. The project scope involves the construction of a new asphalt road with related storm drainage. The project has a total construction cost of approximately \$450,000, and will be funded with self-generated revenues.

**D. Louisiana State University Agricultural Center: Rice Research Station Lab Renovations for Agronomy, Entomology, and Pathology– Rayne, LA**

The Agronomy, Entomology, and Pathology buildings at the LSU Ag Center’s Rice Research Station have not been renovated since constructed in the 1970s and 1980s. This project will replace all of the interior finishes, plumbing and light fixtures, and HVAC grilles, as well as refinish the millwork in the Agronomy and Entomology buildings. The project scope also includes replacing the windows in the Pathology building. The project renovates approximately 2,620 SF of space at a cost of \$67.56/SF for a total construction cost of approximately \$177,000. The project will be funded with a grant from the Rice Research Board.

**E. University of Louisiana – Monroe: Softball Complex Batting Cage Cover – Monroe, LA**

This project is needed to improve the ULM softball team’s practice availability/capacity. Currently the team is unable to practice during any type of rain event. In addition, the Sun Belt Conference is requiring all schools to have a minimum of three batting lanes on each facility. The project scope involves the addition of two new hitting lanes and construction of a covering over the batting cages. This will enable the softball team to have an outdoor hitting facility equivalent to the baseball program. The total construction cost is approximately \$200,000 and will be funded with student fee revenues.

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

**IV. Project Utilizing Alternative Means of Financing: ULM Student Housing**

The University of Louisiana System (ULS), on behalf of the University of Louisiana – Monroe (ULM), submitted an alternatively financed project to construct new student housing on the ULM campus. The project scope calls for the construction of a 158,888 SF, 372-bed student housing facility consisting of 127 units that include 26 one bed/one bath units, 29 two bed, two bath units, and 72 four bed, two bath units. The project also calls for an estimated 248 parking spaces to be included with the project.

The ULS will enter into a 40 year ground lease agreement with Provident – ULM Properties, LLC (Provident-ULM), a single member limited liability company, whose sole member is Provident Resources Group Inc. (a 501(c)(3)) in connection with the financing and construction of the student housing and related facilities on the ULM campus. The cost of the project is not to exceed \$34M and the debt service will be satisfied by Provident-ULM from revenues received from the operation of the facility. The bonds are a limited obligation of Provident-ULM and do not constitute a pledge of the general credit, or a pledge of the faith and credit of the State of Louisiana, the Board of Supervisors for the ULS, nor ULM. ULM will retain the core function of providing housing, while transferring physical construction, operation, repair and maintenance functions to a private management firm. ULM will coordinate and assist in the billing and collection of resident charges and rents on behalf of Provident-ULM pursuant to a Cooperative Endeavor Agreement. The ground lease terminates when the bonds are paid off, at which time the facility will revert to ULM.

**The Senior Staff recommends the Facilities and Property Committee approve the alternatively financed project submitted by the University of Louisiana System, on behalf of the University of Louisiana – Monroe, to construct new student housing.**