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Agenda
FACILITIES AND PROPERTY COMMITTEE
March 27, 2019

1:25 p.m.

Claiborne Building, 1st Floor
Louisiana Purchase Room 1-100
1201 North Third Street
Baton Rouge, LA 70802

- I. Call to Order
- II. Roll Call
- III. Consent Agenda
 - A. Small Capital Projects Report
 1. LSU A&M: Pleasant Hall Renovations (Budget Increase)
 2. LSU-E: Acadian Center Kitchen Renovation
 3. RPCC-Reserve: Welding Center Renovation
 - B. 3rd Party Projects Report
 1. ULM: New Golf Facility
- IV. Act 959 Project: LSU A&M Innovation Park Roadway Improvements
- 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

March 27, 2019

III. A. 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:

1. **Louisiana State University and A&M College: Pleasant Hall Renovations (Budget Increase) – Baton Rouge, LA**

The LSU A&M Pleasant Hall project was originally approved with a construction budget of \$490,000. The project scope involved the renovation of existing space to better suit the needs of the occupants (selective demolition, new windows, finishes, electrical fixtures, and HVAC unit/controls, etc.). The low bid for the project came in at \$608,000. The project renovates approximately 4,124 SF of space at a revised cost of \$147.43/SF. The project will be funded with building use fee revenues.

2. **Louisiana State University - Eunice: Acadian Center Kitchen Renovation – Eunice, LA**

The drain lines in LSU-E's Acadian Center kitchen have deteriorated and some of the lines are no longer functioning. The project scope includes the demolition of the existing plumbing/drain lines and installation of new lines as well as repairs to the kitchen walls and doors. The project will also include the installation of new lighting, new paint in the kitchen, and correction of code deficiencies where applicable. The total construction cost is approximately \$456,896 and will be funded with auxiliary revenues.

3. **River Parishes Community College – Reserve Campus: Welding Center Renovation – Reserve, LA**

The layout and internal structures of the existing welding center are no longer appropriate for students to develop the skills needed to be a welder. The renovation will provide less restrictive structures that meet current needs as well as provide flexibility for the future. The project scope involves the gutting of the existing facility and all surfaces will be cleaned and painted. New welding booths and ventilation system will be installed while the classroom and office spaces will be cleaned and painted. The electrical system will be updated with new panels and wiring (where applicable), classroom instructional equipment and desks will be updated, and the existing equipment will be cleaned and refurbished (new equipment may be required in some instances). The exterior learning spaces will be cleaned and painted with concrete repairs done as needed. The project renovates approximately 3,350 SF of enclosed space at a cost of \$210/SF and approximately 1,800 of open space at \$130/SF for a total project

cost of \$975,000. The project will be funded with \$250,000 from tuition and fee revenues and \$725,000 from a U.S. Department of Commerce's Economic Development Administration grant.

B. 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:

1. University of Louisiana - Monroe: New Golf Facility – Monroe, LA

The University of Louisiana System Board of Supervisors, on behalf of the University of Louisiana – Monroe (ULM), submitted a 3rd party project entering into a grounds and facilities lease for the purpose of constructing a new ULM golf facility. Due to the construction of the Edward Via College of Osteopathic Medicine campus being built on the ULM campus, the existing golf facility will have to be removed. ULM will lease property between Warhawk Field and the Brown Stadium Track Complex to ULM Facilities, Inc. (ULMFI) who will be responsible for construction of the new facility. Upon completion of the facility ULM will purchase the facility back from ULMFI for \$300,000.

The new facility will include the same accommodations the team previously had while providing some larger areas. The project scope involves the construction of approximately 3,800 SF of heated space containing men's and women's locker rooms, a team meeting room/conference room, lounge, an indoor putting area with the necessary technology requirements, an outdoor hitting bay, and three offices for the teams' coaches. ULM will not incur any debt as a result of the project and will utilize self-generated revenues for the purchase of the facility from ULMFI once the facility is complete.

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.

IV. Act 959 Project: LSU A&M Innovation Park Roadway Improvements

Act 959 of 2003 permits an institution to initiate certain capital projects not exceeding \$5M that are funded with self-generated revenues, auxiliary income, grants, donations, local, or federal funds. The Louisiana State University Board of Supervisors submitted an Act 959 project on behalf of LSU A&M to construct roadway improvements at the LSU Innovation Park. This project involves the construction of a boulevard entry into LSU Innovation Park directly from Louisiana Highway 30 (LA 30). The new roadway will be constructed on an existing old farm road that extends 1,800 feet into the property and connects to the existing concrete roadway which continues the remaining distance through the park. The project scope includes site preparation, the concrete roadway,

subsurface drainage, and installation of the appropriate turn lanes on LA 30. The completed project will provide access and drainage infrastructure to develop LSU Innovation Park's 150 acres of land fronting LA 30.

The estimated project cost is approximately \$1.8M and will be funded by grants from the U.S. Department of Commerce's Economic Development Administration (\$1.1M) and Louisiana Economic Development (\$500,000). The Research Park Corporation is also committing \$200,000 towards the project. No debt will be incurred in connection with the project.

The Senior Staff recommends the Facilities and Property Committee approve the Act 959 project submitted by the Louisiana State University Board of Supervisors, on behalf of Louisiana State University and A&M College, to construct roadway improvements at the Innovation Park.

V. Other Business