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**Agenda**  
**FACILITIES AND PROPERTY COMMITTEE**  
**June 19, 2019**

11:00 a.m.  
Claiborne Building, 1<sup>st</sup> Floor  
Thomas Jefferson Room 1-136, A and B  
1201 North Third Street  
Baton Rouge, LA 70802

- I. Call to Order
- II. Roll Call
- III. Consent Agenda
  - A. Small Capital Projects Report
    1. La Tech: Woodward Hall Space Conversion – STEM Classrooms
    2. LSU A&M: East Campus Apartments Building # 9 Roof Repairs
    3. LSU A&M: PMAC AHU # 9 Replacement
    4. LSU A&M: Vet Med Toilet/Locker Room Renovations
    5. ULM: Pecan Grove Improvements
- IV. P3 Project: LSU A&M – Greenhouse District Project Phase 3
- V. 3<sup>rd</sup> Party Project: La Tech Replacement Student Housing & Parking
- VI. Act 959 Project: RPCC Process Equipment Trainer Project
- VII. Other Business
- VIII. Adjournment

Committee Members: Darren Mire, Chair, Collis Temple III, Vice Chair, Blake David, Randy Ewing, 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

## Revised Executive Summary

### **Facilities and Property**

**June 19, 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 Tech University: Woodward Hall Space Conversion for STEM Classrooms – Ruston, LA**

Louisiana Tech (La Tech) identified space in Woodward Hall that needs renovation as the space currently has limited use due to poor condition, ambient noise, poor lighting, and access issues. This renovation will modernize space utilized by the A.E. Phillips Laboratory School to accommodate the specialized needs of STEM education. The project scope includes updating the HVAC system to reduce ambient noise levels, installation of improved lighting, code specified access and egress modifications, addressing ADA issues, and provisions to subdivide the space and upgrade data, power and other infrastructure. The project renovates approximately 3,900 SF of space at a cost of \$121.79/SF for a total project cost of \$475,000. The project will be funded from an alumni gift to La Tech.

**2. Louisiana State University and A&M College: East Campus Apartments Building # 9 Roof Repairs – Baton Rouge, LA**

There are numerous leaks on the existing roof of Louisiana State University and A&M College's (LSU) East Campus Apartments Building # 9 at roof intersections, valleys, and overhangs. There is also some visible damage to the wood framing and decking. The project scope involves the removal of the existing tile roof and membrane down to the roof deck, repair and replacement of the damaged trusses, framing, decking, soffits, and fascia, and the installation of new flashings, waterproof membranes and tile materials. LSU will also prime, paint, and install new vinyl covered fascia and vented soffit materials as required. The project replaces approximately 7,370 SF of roofing area at a cost of \$36/SF for a total construction cost of \$265,320. The project will be funded with auxiliary revenues.

**3. Louisiana State University and A&M College: PMAC AHU # 9 Replacement– Baton Rouge, LA**

The existing air handling unit (AHU) # 9 in LSU's Pete Maravich Assembly Center is fifty years old and cannot properly condition the space for current functionality. The project scope includes the replacement of the current AHU, ductwork, piping, electrical and controls with a new system along with any required demolition and abatement that may be necessary. The total project cost is \$490,000 and will be funded with auxiliary revenues.

#### **4. Louisiana State University and A&M College: Vet Med Toilet/Locker Room Renovations –Baton Rouge, LA**

The LSU School of Veterinary Medicine has increased its student population and has a need to increase the number of toilets and lockers proportionally to meet their current needs for women and men. Additionally, the toilet-locker rooms need to be upgraded to meet ADA requirements. The project scope calls for the renovation of two first floor student toilet-locker rooms to include mechanical, electrical, and plumbing work to upgrade the existing spaces and include new lockers. Abatement of hazardous materials is also part of the work. The total project cost is estimated to be \$301,962 and renovates approximately 765 SF of space at a cost of \$394.72/SF. The project will be funded with self-generated revenues.

#### **5. University of Louisiana - Monroe: Pecan Grove Improvements – Monroe, LA**

The University of Louisiana – Monroe (ULM) has leased the land that consists of their existing grove to the VCOM Medical School to serve as their primary parking for students. ULM would like to keep the grove as part of the university and maintain a long-standing gameday tradition during football season to provide space for the people to tailgate. This project mainly consists of adding electrical outlets and water to the 125 rental spaces in the new grove area. The new grove area will then have power, water, lighting, and gravel drives throughout the approximately 2.5 acres of land that the new grove will encompass. The total project cost is estimated to be \$450,000 and will be funded with facility fee revenues.

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

#### **IV. P3 Project: LSU A&M Greenhouse District Project Phase 3**

The LSU Board of Supervisors submitted a public-private partnership (P3) project on behalf of LSU A&M to construct improvements related to the Greenhouse District Project – Phase 3 (GDP-3). GDP-3 is the next phase of the Nicholson Gateway Project (began in 2016) and is an essential component of LSU’s long-term masterplan for student housing to increase capacity for expected enrollment growth and ultimately replace old and outdated 1960s housing inventory. This project will create 881 new on-campus student beds in two buildings located on the old Greenhouse site near the University Recreation Center as well provide funding for minor renovations to Miller, McVoy, Herget, Broussard Halls and the Acadian Extension.

The GDP-3 project will be developed and constructed by RISE: A Real Estate Company, a national leader in developing student housing under P3 models, and the firm who handled the first two phases of the Nicholson Gateway project. Provident Group – Flagship Properties, LLC (Provident – Flagship), formed by the Provident Resource Group, a Baton Rouge company that is a leader in forming and managing non-profits to facilitate P3 agreements was selected by RISE to provide the required non-profit financing services for the project. Provident – Flagship will enter into a development agreement with RISE to design and construct the project. The estimated project cost is approximately \$83M and will be funded through the issuance of private, tax-exempt bonds through the Louisiana Public Facilities Authority. Repayment of the bonds will be secured by a

facilities lease between Provident – Flagship and LSU, whereby LSU leases the constructed improvements and pledges its auxiliary revenues in support of the lease. The debt will be paid off over a 40-year term and upon termination of the lease, ownership of the improvements will revert to LSU. Construction will start in October 2019 for the new residence halls to be open in time for the fall 2021 semester.

The physical operation and maintenance of the facilities will be handled by RISE while LSU will operate the residential life and student-facing components. For example, room assignments will be handled by LSU's Office of Residential Life, while RISE will handle routine maintenance and repair. The operating and maintenance requirements are detailed in a Facilities Operation and Maintenance Agreement which contains key performance indicators to ensure that the buildings remain in good repair over the 40-year lease term. There will also be regular engineering reviews of all buildings and improvements to ensure they remain in strong condition. LSU is requesting that the Board of Regents (BoR) approve the annual Maintenance Reserve Account (MRA) contribution to be based on an amount at no less than \$385 per bed annually. This is the same amount approved by the BoR for Phases 1 and 2 of the Nicholson Gateway Project in 2016 and 2017.

**The Senior Staff recommends the Facilities and Property Committee approve the public-private partnership project submitted by the Louisiana State University Board of Supervisors, on behalf of Louisiana State University and A&M College, to construct the Greenhouse District Project – Phase 3 and related improvements with an annual Maintenance Reserve Account contribution of no less than \$385 per bed annually.**

#### **V. 3<sup>rd</sup> Party Project: La Tech Replacement Student Housing and Parking**

The University of Louisiana System, on behalf of Louisiana Tech University (La Tech), submitted a traditional 3<sup>rd</sup> party project to develop and construct approximately 600-700 beds of replacement student housing and develop new parking on the La Tech campus. In the fall 2018 semester, La Tech exceeded their current housing capacity of 2,508 students, and the demand for on-campus housing has been strong as enrollment continues to grow. In furtherance of La Tech's mission to house up to 2,600 undergraduate and graduate students on campus, the institution is committed to improving the quality of residence life on campus. Currently, La Tech has six traditional residence halls that are all over 50 years old. This new housing project will replace three of the older facilities with modern, updated student housing.

The project cost is estimated to be \$50M and will be funded through the issuance of tax-exempt bonds. The debt service will be satisfied from rental payments, parking permit revenues, and other auxiliary revenues if needed. La Tech will work with Innovative Student Facilities, Inc. to design and construct the new housing which will consist of residential suite style housing. The parking component of the project involves constructing or renovating 1,840 parking spaces around campus. This project follows the traditional lease/lease-back structure whereby Innovative Student Facilities, Inc. will lease the completed facilities back to the ULS for university use. Specific construction, demolition, renovation and parking modifications are expected to be phased to meet the needs of the student body throughout the construction period. Construction is scheduled to begin in the spring of 2020 and the housing will be ready for the

fall 2021 quarter. La Tech requests that the Board of Regents approve the annual MRA contribution to be based on an amount at no less than \$400 per bed annually.

**The Senior Staff recommends the Facilities and Property Committee approve the 3<sup>rd</sup> party project submitted by the University of Louisiana System Board of Supervisors, on behalf of Louisiana Tech University, to construct replacement student housing and develop new parking on campus with an annual Maintenance Reserve Account contribution of no less than \$400 per bed annually.**

#### **VI. Act 959 Project: RPCC Process Equipment Trainer Project**

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 Community and Technical College System (LCTCS) Board of Supervisors submitted an Act 959 project on behalf of River Parishes Community College (RPCC) to construct a state-of-the-art, fully operational glycol processing unit on the Gonzales campus. RPCC and the RPCC Foundation, in concert with industry partners (primarily BASF, ISC, Shell, Rubicon, Performance Contractors, Emerson, GEO Heat Exchangers, Lift Tech, Entergy, and Methanex) have been working together to have the glycol unit designed and installed. Engineering services and various equipment for the project has been donated, thus the remaining project scope involves the construction of the foundation, purchase of the necessary piping, and construction services to install the unit. The estimated project cost is \$1.8M and will be funded through donations secured by the RPCC Foundation. The total project cost with the in-kind contributions of equipment and engineering services brings the project total closer to \$5M. Neither LCTCS or RPCC will incur any debt in connection with the project.

**The Senior Staff recommends the Facilities and Property Committee approve the Act 959 project submitted by the Louisiana Community and Technical College System Board of Supervisors, on behalf of River Parishes Community College, to construct a glycol processing unit on the Gonzales campus.**

#### **VII. Other Business**

HB 2 passed on the final day of the 2019 legislative session. The final version of the bill contains \$17.7M in new deferred maintenance funding along with \$15M for demolition of outdated and dilapidated buildings on campuses across all systems. In addition to this funding, the bill contains over \$26M in year one funding for new projects such as the LSU Health Sciences Center – Shreveport’s Center for Medical Education, LSU - Eunice Science Bldg. Renovation, Southern University (SU) Baton Rouge Fisher Hall Renovation, SU Agricultural Center Mega-Disaster Shelter, Northwestern State University Kyser Hall Replacement, Southeastern Louisiana University Vickers Hall Renovation, University of Louisiana - Monroe Sugar/Caldwell Hall Renovation, and Louisiana Universities Marine Consortium (LUMCON) Houma Site Phase II. The bill also includes funding for ongoing projects such as the LSU Memorial Tower Renovation, LSU H.P. Long Fieldhouse Renovation, LSU Health Sciences Center – New Orleans Interim Hospital Repurposing, Grambling State University Library

Replacement, McNeese State University Contraband Bayou Phase II, and the LUMCON Houma Site Phase II. Lastly, the bill reauthorizes previously issued lines of credit for projects that have been completed and bonds have yet to be sold or for projects that may be on hold for various reasons.

**VIII. Adjournment**