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AGENDA
FACILITIES AND PROPERTY COMMITTEE

August 28, 2019 • 10:30 a.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. BPCC: Canopy Painting
 2. LSU HSCNO: Allied Health & School of Nursing 7th & 8th Floor Restroom Renovation
 3. LSU HSCNO: CSRB 4th Floor Lab Renovation
 4. LSU HSCNO: CSRB Purchase of Replacement Air Handling Units
 5. NSU: Student Activities Esports Facility & Event Space
 - B. 3rd Party Projects Report
 1. ULM: School of Construction Management Entryway Addition
- IV. Act 959 Project: Nunez Aerospace Manufacturing Building Renovation
- V. Other Business
- VI. Adjournment

Committee Members: Darren Mire, Chair, Collis Temple III, Vice Chair, Blake David, Randy Ewing, William Jewell, 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 August 28, 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. Bossier Parish Community College: Canopy Painting – Bossier City, LA

The paint on the covered walkways of Bossier Community College's (BPCC) campus is peeling and the structures are beginning to rust. The walkways need to be primed and painted to extend their useful life. The project scope involves the priming and painting of all existing walkway structures on campus. The total construction cost is approximately \$350,000 and will be funded from BPCC's Maintenance Reserve Account.

2. Louisiana State University Health Sciences – New Orleans: Allied Health & School of Nursing 7th & 8th Floor Restroom Renovation – New Orleans, LA

The restrooms throughout the Louisiana State University Health Sciences Center - New Orleans (LSU HSC-NO) campus are outdated, undersized, and have not been renovated since originally constructed in 1984. This project includes a complete renovation of both sets of restrooms on the 7th and 8th floors of LSU HSC-NO's Allied Health and School of Nursing Building to make them ADA compliant. The existing, non-accessible shower room function on the 8th floor will be modified to accommodate a new, accessible shower that will be in the proposed single occupancy, gender-neutral restroom. The unused space will become an office. The project renovates approximately 1,335 square feet (SF) of space at a cost of \$295.88/SF for a total project cost of \$395,000. The project will be funded with operational funds.

3. Louisiana State University Health Sciences Center – New Orleans: Clinical Sciences Research Building (CSRB) 4th Floor Lab Renovation – New Orleans, LA

The existing lab spaces in LSU HSC-NO's Clinical Sciences Research Building (CSRB) were designed years ago and now require renovation/modification to be used with current equipment and to meet required laboratory functions. The project scope involves the renovation of five existing laboratory spaces and four existing dark rooms into two large laboratory workrooms, one dark room, and three offices. The project modifications will create efficient lab layouts and additional required office space. The project renovates approximately 1,700 SF of space at a cost of \$264.71/SF for a total project cost of \$450,000. The project will be funded with self-generated revenues.

4. Louisiana State University Health Sciences Center – New Orleans: CSR B Purchase of Replacement Air Handling Units – New Orleans, LA

The existing air handling units in LSU HSC-NO's CSR B were designed many years ago based on normal cooling requirements for laboratories at that time. Current laboratory spaces now house more heat generating equipment and the existing units on each floor are unable to meet the critical demands of current lab functions and equipment. The units are beginning to fail and must be replaced in order to maintain the laboratory and research functions that occur within the building. This project involves the purchase of seven new air handling units to replace the units on the south side of floors 5-7 and all units on the 2nd floor. The replacement units will be sized appropriately to meet critical lab functions as well as provide redundancy for sensitive lab functions on the 2nd floor. The total project cost is \$450,000 and will be funded with self-generated revenues.

5. Northwestern State University: Student Activities Esports Facility and Event Space – Natchitoches, LA

Competitive Esports have exploded at the college level and Northwestern State University plans on converting former bookstore space into an Esports and multi-use event space to provide their students with an area to take part in this growing industry. The first component of the project will create a new Esports venue containing space for both recreational and competitive game players to gather and play in a social setting. The space will include a competition stage on one end of the room as well as an area for all students to participate in casual and recreational gaming. Large video displays will be added around the room to allow for spectators to view the action. To the right of the stage will be an area to accommodate streaming and production operations creating opportunities for new media and sports journalism students to practice their skills both in front of and behind a camera. New flooring and lighting will be added, and the current ceiling tiles will be removed. The fixtures, ducts, etc. will be painted black and left exposed to create a modern feel in the room.

The second component of the project creates additional event and meeting space in the remainder of the old bookstore area. The new multi-purpose venue will provide event space for university, non-university, and recognized student organizations with an estimated capacity of 150 people. This area will be an open concept plan with room for a portable performance stage, a restroom for staff and entertainers, and a storage area. New flooring, lighting, and audio-visual equipment will also be installed. A double insulated wall will be constructed to separate the Esports and multi-use event space to prevent sound transfer between the areas. The total project cost is approximately \$400,000 and will be funded with student fee revenues.

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: School of Construction Management Entryway Addition – Monroe, LA

The University of Louisiana System Board of Supervisors, on behalf of the University of Louisiana – Monroe (ULM), submitted a 3rd party project for the purpose of constructing a new entryway to ULM’s School of Construction Management. ULM will enter a grounds and facilities lease for the land and building with ULM Facilities, Inc. (ULMFI) who will be responsible for construction of the new entryway. Upon completion of the project, ULMFI will donate the improvements back to ULM.

The project scope involves the construction of a new entryway to ULM’s School of Construction Management building that will include a reception/work area, conference room, office space, and hallway displaying plaques recognizing winners of endowed professorships and various awards. The total project cost is approximately \$700,00 and will be funded entirely by private funds and donations to the ULM Foundation by alumni and supports. ULM 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 and 3rd party projects report as presented.

IV. Act 959 Project: Nunez Community College Aerospace Manufacturing Building Renovation

The Louisiana Community and Technical College System Board of Supervisors, on behalf of Nunez Community College (Nunez), recently entered into a Cooperative Endeavor Agreement with St. Bernard Parish permitting Nunez the use of a 13,500 SF facility to operate an aerospace manufacturing program. The program has been developed with industry partners (particularly Boeing) to prepare students for entry-level aerospace manufacturing technology positions. The facility previously housed an indoor handball and racket ball arena with additional reception and office space. In order to operate the aerospace program within this facility, significant enhancements and improvements are required. The project scope involves renovating the facility to provide for classrooms, shops, conference rooms, and student leisure areas. The facility also has several large bays that are ideally suited for the college’s intended use. The project cost is not to exceed \$3M and will be funded through a combination of grant funding, self-generated revenues, and possibly parish funding.

The Senior Staff recommends the Facilities and Property Committee approve the Act 959 project submitted by the Louisiana Community and Technical College System, on behalf of Nunez Community College, to renovate a facility for the purpose of creating an aerospace manufacturing program.

V. Other Business

Louisiana Tech University Storm Update

Louisiana Tech University (La Tech), the Office of Risk Management (ORM), the Office of Facility Planning and Control, and the Governor’s Office of Homeland Security and Emergency Preparedness have all been working hard to repair damages incurred from the tornado that hit the Ruston area. The damages were essentially divided into three parts: athletics, housing and

intramural, and other sites. Tipton Associates was appointed as the professional of record for the non-athletic repairs and emergency bids for this work were received by August 16, 2019. Once this is under contract, specifications for the non-residential facilities will be developed and that component will be bid. La Tech asked and the Division of Administration agreed to use the Construction Manager at Risk (CMAR) delivery method for the athletic facilities. TBA Studio was selected as the architect for the athletic component and they are currently conducting price estimates for replacement and repair. La Tech continues to work with ORM and the Federal Emergency Management Agency on the best way to move forward as it relates to athletics.