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BOARD OF REGENTS

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Board of Regents Meeting as a Committee of the Whole

Reports and Recommendations
FACILITIES AND PROPERTY COMMITTEE
January 9, 2020

10:25 a.m.
Claiborne Building, 1st Floor
Louisiana Purchase Room 1-100
1201 North Third Street
Baton Rouge, LA 70802

VII. Reports and Recommendations

B. Facilities and Property

1. Consent Agenda

a. Small Capital Projects Report

- i. LSU A&M: Student Union Tiger Card Office Renovation
- ii. LSU A&M: Williams Hall 3rd Floor Lab Renovations
- iii. LSU-S: Business Education Building 1st Floor Corridor Improvements
- iv. LSU-S: Business Education Building Curriculum Remodel
- v. LSU-S: Locker Room Facility
- vi. LSU-S: Science Lecture Hall Renovation
- vii. NSU: Fournet & Bienvenu Hall Fume Hood Replacements
- viii. SLCC – Gulf Area: B Building Roof Replacement
- ix. SUBR: Stewart Hall North Wing Renovation

b. 3rd Party Projects Report

- i. La Tech: Tech Pointe II
- ii. SELU: New Welcome Center

2. P3 Project: LSU HSC-NO Student Housing

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

VII. Reports and Recommendations B. Facilities and Property January 9, 2020

1. 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:

i. Louisiana State University and A&M College: Student Union Tiger Card Office Renovation – Baton Rouge, LA

Louisiana State University and A&M College (LSU A&M) plans on renovating seven camera stations within the Student Union's Tiger Card Office. The project scope calls for the renovation of existing space to include new counter and camera stations, passport photo stations, and general workspace. The project also includes demolition of existing spaces, new drywall, carpet, ceilings, electrical and mechanical. The project renovates approximately 2,200 square feet (SF) of space at a cost of \$102.27/SF for a total project cost of \$225,000. The project will be funded with auxiliary revenues.

ii. Louisiana State University and A&M College: Williams Hall 3rd Floor Lab Renovations – Baton Rouge, LA

This project will renovate research lab space on the 3rd floor of LSU A&M's Williams Hall to create teaching/classroom lab space to accommodate an increase in student need for this type of space. The project scope involves dividing the existing large research lab space into individual stations with new walls, relocation of fume hoods, addition of 24 individual snorkel vents, reworking existing casework and installing new casework, along with new plumbing, electrical, HVAC, fire alarm and sprinkler modifications. The project renovates approximately 2,205 SF of space at a cost of \$128.16/SF for a total project cost of \$282,593. The project will be funded with operating funds.

iii. Louisiana State University - Shreveport: Business Education Building 1st Floor Corridor Improvements – Shreveport, LA

The wall tiles on the 1st floor of Louisiana State University – Shreveport's (LSU-S) Business Education Building are falling off creating a safety hazard for students, faculty, and staff. The project scope includes the removal of deteriorated ceramic wall tile, installation of new impact resistant gypsum board, and removal of the existing ceiling, grid, lighting and sprinkler heads. A new 2x2 suspended acoustical ceiling grid and tile will be installed along with new LED lighting and sprinkler heads. The total project cost is \$202,000 and will be funded with tuition and fee revenues.

iv. Louisiana State University - Shreveport: Business Education Building Curriculum Remodel – Shreveport, LA

This project redesigns education resource spaces on the 2nd floor of LSU-S’ Business Education Building to incorporate new methods and technologies in teaching teachers how to educate children. The project involves modifications to nine rooms on the 2nd floor to include moving walls, adding doorways and view windows, new finishes on ceiling, walls, and floor, new lighting and data services, and modifications to the existing HVAC and sprinkler systems. The project renovates approximately 5,236 SF of space at a cost of \$77.92/SF for a total project cost of \$408,000. The project will be funded with online tuition and fee revenues.

v. Louisiana State University - Shreveport: Locker Room Facility – Shreveport, LA

Currently LSU-S’ men’s baseball team is housed in temporary buildings that are deteriorating beyond their useful life. This project calls for the construction of a new 2,277 SF locker room facility for the team consisting of a new dugout, staff office space, a locker room, restroom, championship lounge, uniform storage, laundry, and official room. The total project cost is \$476,440 and will be funded with auxiliary revenues.

vi. Louisiana State University - Shreveport: Science Lecture Hall Renovation – Shreveport, LA

Due to persistent roof leaks, the aging interior of LSU-S’ Science Lecture Auditorium continues to deteriorate. The wall panels/fabrics are water damaged and peeling away from the walls with suspected mold issues. The ceiling also has significant water damage. This project calls for installing a new roof on the building along with a new roof hatch and exterior wall sealing. The project also installs new interior partitions as necessary along with new finishes, new ceilings, fixed seating, acoustic treatments, doors, handrails, and stair repair. There will also be minor modifications to structural systems and upgrades to the mechanical and electrical systems including power, lighting, and data systems. The total project cost is \$425,000 and will be funded with online tuition and fee revenues.

vii. Northwestern State University: Fournet and Bienvenu Hall Fume Hood Replacements – Natchitoches, LA

The fume hoods located in the chemistry and biology labs of Northwestern State University’s (NSU) Fournet and Bienvenu Halls are original equipment installed in 1950. At present, 80% of the hoods are no longer functional for lab work preventing students and professors from working on projects that would normally be done via these hoods. The project scope includes the removal of the existing fume hoods and new units will be installed. These units must be vented through the roof and must be balanced with the existing heat and air units for proper operation. NSU intends to handle this project in coordination with the installation of a new roof on Fournet Hall due to the numerous roof penetrations that will have to be sealed. The total project cost is \$175,000 and will be funded with building use fee revenues.

viii. South Louisiana Community College – Gulf Area Campus: B Building Roof Replacement – Abbeville, LA

This project will mitigate numerous roof leaks causing internal damage and disruption to South Louisiana Community College’s (SLCC) Gulf Area Campus. The B Building roof is beyond its useful life span and short-term fixes are difficult, expensive, and do not resolve the long-term issue of continued leaks. The project scope includes the removal of the existing roof and installation of a new roofing system including roof deck repairs and removal of obsolete roof equipment. The project replaces 22,700 SF of roofing at a cost of \$21.94/SF for a total cost of \$497,952. The project will be funded with operational funds.

ix. Southern University and A&M College: Stewart Hall North Wing Renovation – Baton Rouge, LA

The office and classroom areas in Southern University and A&M College’s (SUBR) north wing of Stewart Hall require upgrades for use by administrators and students. The project scope includes the removal of the ceiling grid and fixtures, installation of a new grid, tiles, and LED lighting. The existing floor tiles will be replaced with new, solid vinyl tile and the walls and doors will be painted. The total project cost is \$303,000 and will be funded with Title III funds.

1. 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:

i. Louisiana Tech University: Tech Pointe II – Ruston, LA

The University of Louisiana System Board of Supervisors (ULS), on behalf of the Louisiana Tech University (La Tech), submitted a 3rd party project for the purpose of constructing a new 60,000 SF facility to be known as Tech Pointe II. La Tech will enter into a ground lease with Tech Pointe II, L.L.C., a non-profit subsidiary of the Louisiana Tech University Foundation, for the purpose of constructing and managing the facility. The new three floor facility has an estimated construction cost of \$15M. The financing will be undertaken entirely by Tech Pointe II, L.L.C. with the University assuming no financial obligations related to the construction of the facility. Tech Pointe II, L.L.C. has partnered with the Louisiana Department of Economic Development, who is contributing \$7.5M towards the project cost, for the construction of the facility. The ground lease will have an initial term of 30 years with the option of two consecutive 10-year renewal terms. After construction, La Tech will execute a cooperative endeavor agreement with Tech Pointe II, L.L.C. to operate the facility and recoup operating expenditures through rents received.

Once constructed, Tech Pointe II will provide commercial office space to tenants who promote La Tech’s Enterprise Campus master plan and align with the University’s academic

and research strengths. In addition to promoting economic development, the tenants occupying the new facility will be expected to cultivate strong intern programs, provide employment opportunities for La Tech graduates, and collaborate with University faculty on research, technology, and intellectual property.

ii. Southeastern Louisiana University: New Welcome Center – Hammond, LA

The ULS, on behalf of Southeastern Louisiana University (SELU), submitted a second 3rd party project for the purpose of constructing a new welcome center on the SELU campus. The new welcome center will be located on the site of Range Hall which is being demolished with state funding provided during the 2019 Regular Legislative Session. SELU will enter into a ground lease with the SELU Foundation for the purposes of constructing the new facility. The total project cost is \$1.2M and will be funded with donations secured by the Foundation. Upon completion of the project, the Foundation will donate the new facility back to SELU.

The Senior Staff recommends the Facilities and Property Committee approve the consent agenda for the small capital and 3rd party projects report as presented.

2. P3 Project: Louisiana State University Health Sciences Center – New Orleans: New Student Housing

The Louisiana State University Board of Supervisors (LSU BoS), on behalf of Louisiana State University Health Sciences Center – New Orleans (LSU HSC-NO), submitted a public-private partnership project for the purpose of constructing new student housing on the LSU HSC-NO campus. LSU HSC-NO intends to enter into a 50-year cooperative endeavor agreement (CEA) and lease agreement with the LSU Health Foundation who will partner with Provident Group – HSC Properties (Provident) for construction of the new facility. The facility will be built on property donated to the LSU BoS by the Foundation for the benefit of LSU HSC-NO. The property being donated to the LSU BoS was appraised at \$2.675M.

The current housing stock on the LSU HSC-NO campus consists of two facilities built during the 1960s. This project will provide students with modern, convenient residential housing on campus. The Foundation and Provident recently finalized the building design and Provident is now positioned to issue \$98.2M in tax exempt bonds to finance construction of the new student housing. The facility will consist of 579 beds at no expense to the LSU BoS or LSU HSC-NO. Provident will be responsible for all aspects of the project – development, financing, construction, furnishing, equipping, and operation of the facility. Project construction will begin in the spring of 2020 and will require 18-24 months to complete. LSU HSC-NO will not receive cash flows from the CEA.. The debt service will be secured by auxiliary revenues generated by operation of the facilities. Once the debt service is retired the building will either be transferred to the LSU BoS or demolished and disposed of by the Foundation and replaced with green space at no expense to the LSU BoS or LSU HSC-NO.

The Senior Staff recommends the Facilities and Property Committee approve the P3 project submitted by the Louisiana State University Board of Supervisors, on behalf of Louisiana State University Health Sciences Center – New Orleans, to construct new student housing contingent upon Louisiana State University Board of Supervisor approval during their January 10, 2020 meeting.