

Collis B. Temple, III
Chair

Gary N. Solomon, Jr.
Vice Chair

Sonia A. Pérez
Secretary

Kim Hunter Reed, Ph.D.
Commissioner of
Higher Education



Blake R. David
Randy L. Ewing
Stephanie A. Finley
Robert W. Levy
Phillip R. May, Jr.
Charles R. McDonald
Darren G. Mire
Wilbert D. Pryor
T. Jay Seale, III
Terrie P. Sterling
Felix R. Weill
Judy A. Williams-Brown
Catarena M. Lobré, Student

BOARD OF REGENTS

P. O. Box 3677
Baton Rouge, LA 70821-3677
Phone (225) 342-4253, FAX (225) 342-9318
www.regents.la.gov

AGENDA
FACILITIES AND PROPERTY COMMITTEE

Wednesday, June 15, 2022
11:35 a.m.

Claiborne Building, 1st Floor
Thomas Jefferson Rooms A&B 1-136
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: Ultraviolet-C Lighting Additions (Budget Increase)
 2. LSU A&M: East Campus Apartments Buildings 3 and 12 Roof Repairs
 3. LSU A&M: Johnston Hall 2nd and 3rd Floor South Wing Renovations
 4. LSU A&M: Residential College Boiler Replacement
 5. LSU A&M: Student Union 4th Floor Renovation for Student Affairs
 6. LSU A&M: Student Union Ballroom Renovations
 7. LSU A&M: School of Veterinary Medicine Pharmacy Relocation
 8. LSU A&M: School of Veterinary Medicine Rooms 2536, 2538, 2538A and 2540 Lab Renovations
 9. LSU A&M: West Campus Apartments Building 5 Roof Repairs
 10. LSU-E: Health Tech Building Medical Gas System Upgrades and Laboratory Renovation
 11. LSU-S: New Science Building Annex
 12. SLCC-Acadian Campus: HVAC Replacement
 13. SLCC-Gulf Area Campus: HVAC Replacement
 14. SLCC-Main Campus: Ardoin Building Rooftop HVAC Replacements
 15. SLCC-Main Campus: Health and Science Building HVAC Modifications
 16. SLCC-Main Campus: Devalcourt Building HVAC Modifications
 17. SLCC-New Iberia Campus: HVAC Replacement
 18. SLCC-T.H. Harris Campus: Building A HVAC Replacement/Modifications
 19. SLCC-T.H. Harris Campus: Building B-C HVAC Replacement
 - B. Third Party Projects Report
 1. La Tech: Video Ribbon Display at Joe Alliet Stadium
 2. SELU: New Baseball Fieldhouse

IV. Capital Outlay Update

V. Other Business

VI. Adjournment

Committee Members: Darren G. Mire, Chair; Robert W. Levy, Vice Chair; Randy L. Ewing; Charles R. McDonald; Felix R. Weill; Catarena M. Lobré (*student member*); LCTC System Representative; LSU System Representative; SU System Representative; UL System Representative
Staff: Chris Herring, Associate Commissioner for Facilities and Planning & Emergency Management

AGENDA ITEM III. A & B.

Small Capital Projects & Third-Party Project Reports

Small Capital Projects Report

In accordance with the Facilities Policy, small capital project proposals are reviewed by staff, approved where appropriate, and thereafter reported at the next meeting of the Facilities and Property Committee. Pursuant to R.S. 39:128, Board of Regents (BoR) staff may approve internally small capital projects ranging from \$175,000 to \$1,000,000 and report these approvals to the Board during a subsequent meeting.

Staff approved the following small capital projects since the previous report:

1. Louisiana State University – Alexandria (LSU-A): Ultraviolet-C Lighting Additions (Budget Increase) – Alexandria, LA

LSU-A previously submitted a project in April 2022 to install Ultraviolet-C lighting in meeting rooms, large classrooms, the café, and the gym on campus to purify the air in these areas. The original project cost was estimated to be \$200,000, but the lowest bid received was \$290,000. **Funding for the project, and the budget increase, comes from Federal CARES Act funding.**

2. Louisiana State University and A&M College (LSU): East Campus Apartments Buildings 3 and 12 Roof Repairs – Baton Rouge, LA

The current clay tile roof on buildings 3 and 12 of LSU's East Campus Apartments are damaged and leaking, allowing damage to the existing decking and underlying areas. The project scope involves the removal of the existing tile roof and membrane down to the deck, repair and replacement of damaged trusses, framing, decking, soffit and fascia, and the installation of new flashing, waterproof membranes, and tile materials. New vinyl-covered fascia and vented soffit materials will also be installed and painted. The project replaces approximately 13,740 square feet (SF) of roof at a cost of \$40.03/SF, for a total project cost of \$550,000. **The project will be funded from auxiliary revenues.**

3. Louisiana State University and A&M College: Johnston Hall 2nd and 3rd Floor South Wing Renovations – Baton Rouge, LA

The National Center for Disaster Fraud (NCDF) located on the 2nd and 3rd floors of LSU's Johnston Hall needs more call stations, and this project will renovate the existing space to provide additional space for the NCDF. The project scope involves general renovations to the 2nd and 3rd floors of the south wing of the building, including the removal of existing walls and ceilings, floor repair, and mechanical/electrical/plumbing (MEP) modifications to allow for additional furniture and IT equipment. The project renovates approximately 850 SF of space at a cost of \$232.95/SF, for a total project cost of \$198,000. **The project will be funded from indirect cost allocations associated with grant funding.**

4. Louisiana State University and A&M College: Residential College Boiler Replacement – Baton Rouge, LA

The existing boilers in LSU's Residential College are no longer operational and there are currently rental boilers on-site. This project will remove the existing boilers and heat exchangers and install new boilers. Ventilation and piping will be modified as necessary to accommodate the new equipment. **The total project cost is \$250,000 and will be funded with auxiliary revenues.**

5. Louisiana State University and A&M College: Student Union 4th Floor Renovations for Student Affairs – Baton Rouge, LA

This project renovates space on the 4th floor of LSU's Student Union to provide an office space for Student Affairs staff. The project scope involves creating a secure office space by installing new glass partitions, lighting modifications, and new finishes in the area. The project renovates 9,100 SF of space at a cost of \$20.66/SF, for a total project cost of \$188,000. **The project will be funded from Student Life Maintenance Fund revenues.**

6. Louisiana State University and A&M College: Student Union Ballroom Renovations – Baton Rouge, LA

LSU's Student Union Ballroom needs renovation and refurbishment as the venue serves as a revenue source for Auxiliary Services and is an important space for the entire university. This project will renovate the Royal Cotillion Ballroom and Stage. The project scope includes the removal of the coiling divider wall and track, renovation of the stage, green room and toilet areas, repair and renovation to the ballroom floor, replacement of lighting and ceilings, and upgrades to other finishes throughout the area. The project renovates approximately 11,400 SF of space at a cost of \$77.20/SF, for a total project cost of \$880,000. **The project will be funded with auxiliary revenues.**

7. Louisiana State University and A&M College: School of Veterinary Medicine Pharmacy Relocation – Baton Rouge, LA

LSU's Veterinary Medicine Hospital is in need of pharmacy space that is better situated to serve clients while also providing accessibility from the hospital area. The scope of work requires renovation to the existing small animal lobby space so the pharmacy can be relocated to that area. Upgrades will be made to MEP to facilitate the move. The project renovates approximately 1,500 SF of space at a cost of \$233.34/SF, for a total project cost of \$350,000. **The project will be funded with self-generated revenues (veterinary medicine hospital funds).**

8. Louisiana State University and A&M College: School of Veterinary Medicine Rooms 2536, 2538, 2538A, and 2540 Lab Renovations – Baton Rouge, LA

This project will renovate unused storage and office space within LSU's School of Veterinary Medicine to provide space for comparative biomedical laboratory research. The project scope includes new ceilings, new wall finishes, painting, new methyl methacrylate (MMA) flooring, new metal lab casework, plumbing upgrades, new LED lighting, selective new power, and HVAC upgrades. The project renovates approximately 720 SF of space at a cost of \$263.89/SF, for a total

project cost of \$190,000. **The project will be funded with operational funds.**

9. Louisiana State University and A&M College: West Campus Apartments Building 5 Roof Repairs – Baton Rouge, LA

The current clay tile roof on building 5 of LSU's West Campus Apartments is damaged and leaking, allowing damage to the existing decking and underlying areas. The project scope involves the removal of the existing tile roof and membrane down to the deck, repair and replacement of damaged trusses, framing, decking, soffit and fascia, the installation of new flashing, waterproof membranes, and tile materials. New vinyl-covered fascia and vented soffit materials will also be installed and painted. The project replaces approximately 6,125 SF of roof at a cost of \$40/SF, for a total project cost of \$245,000. **The project will be funded with auxiliary revenues.**

10. Louisiana State University – Eunice (LSU-E): Health Tech Building Medical Gas System Upgrades and Laboratory Renovation – Eunice, LA

The existing medical gas system in LSU-E's Health Tech building is no longer functional. The system must be replaced to continue clinicals scheduled for the various health programs offered. At the same time, due to the expansion of LSU-E's Allied Health programs, two existing classrooms will be converted into laboratories. The project scope calls for replacing the old medical gas system, upgrading the existing piping infrastructure, adding new piping for the new laboratory space, upgrading the electrical, and installing new finishes. **The total project cost is \$187,000 and will be funded with Federal CARES Act and American Rescue Plan funding.**

11. Louisiana State University – Shreveport (LSU-S): New Science Building Annex – Shreveport, LA

This project will construct a new 1,600 SF annex building adjacent to the existing Science building on the LSU-S campus. The new annex will allow for the housing of small rodents and reptiles used in support of research conducted by the Biology Department. **The total project cost is \$385,000 and will be funded with operational funds.**

12. South Louisiana Community College (SLCC) Acadian Campus: HVAC Replacement – Crowley, LA

The current HVAC units on SLCC's Acadian campus are at the end of their useful life cycle and do not properly dehumidify nor provide the proper air quality. This project will remove all obsolete units identified and replace them with modern HVAC units. **The total project cost is \$455,000 and will be funded with Federal CARES Act funding.**

13. South Louisiana Community College Gulf Area Campus: HVAC Replacement – Abbeville, LA

The current HVAC units on SLCC's Gulf Area campus are at the end of their useful life cycle and do not properly dehumidify nor provide the proper air quality. This project will remove all obsolete units identified and replace them with modern HVAC units. **The total project cost is \$222,296 and will be funded with Federal CARES Act funding.**

14. South Louisiana Community College: Ardoin Building Rooftop HVAC Replacements – Lafayette, LA

The current rooftop HVAC units within SLCC's Ardoin Building (main campus) do not properly dehumidify outside air supplied to the facility which can lead to health concerns. This project will replace the rooftop units with units which will adequately dehumidify fresh air coming into the facility. **The total project cost is \$455,000 and will be funded with Federal CARES Act funding.**

15. South Louisiana Community College: Health and Science Building Existing HVAC Modifications – Lafayette, LA

The current fresh air delivery system within SLCC's Health and Science Building (main campus) is inadequate and requires repair and replacement. This project will modify or replace existing ductwork to allow air to properly return to the air handler unit (AHU) in all AHU's located within the building. **The total project cost is \$364,000 and will be funded with Federal CARES Act funding.**

16. South Louisiana Community College: Devalcourt Building HVAC Modifications – Lafayette, LA

The fresh air supply delivery system installed on current equipment within SLCC's Devalcourt Building (main campus) is inadequate and requires modifications to properly control airflow. This project will modify the existing HVAC system to better control outside airflow to the building's AHU's. **The total project cost is \$231,772 and will be funded with Federal CARES Act funding.**

17. South Louisiana Community College New Iberia Campus: HVAC Replacement – New Iberia, LA

The current HVAC units on SLCC's New Iberia campus are at the end of their useful life cycle and do not provide proper air quality. This project will replace four AHU's, two packaged AHU's, and 12 rooftop AHU's. Duct work modifications are included within the scope of work to allow outside air to be supplied to these units and a new control system will also be installed. **The total project cost is \$741,322 and will be funded with Federal CARES Act funding.**

18. South Louisiana Community College T. H. Harris Campus: Building A HVAC Replacement/Modifications – Lafayette, LA

The current HVAC units within Building A on SLCC's T. H. Harris campus are at the end of their useful life cycle and do not properly dehumidify nor provide the proper air quality to the facility. This project will remove all obsolete units identified and replace them with modern HVAC units. Modifications will also be made to the outside air delivery system. **The total project cost is \$455,000 and will be funded with Federal CARES Act funding.**

19. South Louisiana Community College T. H. Harris Campus: Building B-C HVAC Replacement/Modifications – Lafayette, LA

The current HVAC units within Building B-C on SLCC’s T. H. Harris campus are at the end of their useful life cycle and do not properly dehumidify nor provide the proper air quality to the facility. This project will remove all obsolete units identified and replace them with modern HVAC units. **The total project cost is \$273,000 and will be funded with Federal CARES Act funding.**

Third-Party Project Report

In accordance with the revisions made to the Facilities Policy during the October 25, 2017 meeting of the Board of Regents, third-party project proposals are reviewed by staff, 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 third-party projects funded without the issuance of debt, similar to the small capital project approval process.

Staff approved the following third-party projects since the previous report:

1. Louisiana Tech University (La Tech): Video Ribbon Display at Joe Alliet Stadium – Ruston, LA

The University of Louisiana System Board of Supervisors (ULS), on behalf of La Tech, submitted a third-party project for the purpose of installing a new video ribbon display on the south face of the Davison Athletic Center. La Tech will enter into a ground lease with the La Tech University Foundation for the site behind the north endzone of Joe Alliet Stadium. Once the project is complete, the lease will expire and all improvements will be donated to the University. **The Foundation has secured private donations to cover the estimated \$325,000 project cost.**

2. Southeastern Louisiana University (SELU): New Baseball Fieldhouse – Hammond, LA

The ULS, on behalf of SELU, submitted a third-party project for the purpose of constructing a new 4,200 SF baseball fieldhouse. SELU will enter into a ground lease with the Lion Athletics Association, Inc (LAA) for the purpose of constructing the facility. **The total project cost is \$588,000 and will be funded with donations secured by the LAA.** Upon completion, the fieldhouse will be leased back to SELU for a period of 12 months. At the end of that term the LAA will execute a full donation of the property to SELU.

STAFF RECOMMENDATION

Senior Staff recommends approval of the consent agenda, including the small capital and third-party projects reports, as presented.

AGENDA ITEM IV.

HB 2 Update

Higher education was well represented in the capital outlay bill (Act 117), which was signed by the Governor on June 1st. The signed version of the bill includes a total of 87 projects across all four systems, Regents, and LUMCON totaling approximately \$312.8M in funding for FY23. There is an additional \$984M for those projects in future years. Included in the FY23 total is \$50M appropriated to the BoR for deferred maintenance projects across higher education. The table below reflects funding contained within Act 117 for all four systems, LUMCON, and the BoR.

System	Projects	Priority 1	Priority 2	Priority 5	Cash	Revenue Bonds	Self Gen.	Total
LSU	25	\$42,079,451	\$0	\$363,680,150	\$5,870,000	\$23,890,000	\$54,500,000	\$490,019,601
ULS	30	\$75,063,804	\$10,150,000	\$301,696,573	\$32,683,995	\$0	\$33,500,000	\$453,094,372
SUS	15	\$18,261,460	\$3,000,000	\$200,530,600	\$6,749,961	\$0	\$0	\$228,542,021
LCTCS	11	\$16,314,441	\$0	\$87,142,000	\$5,150,000	\$0	\$0	\$108,606,441
BOR	6	\$38,015,506	\$0	\$31,000,000	\$59,500,000	\$0	\$0	\$128,515,506
TOTAL	87	\$189,734,662	\$13,150,000	\$984,049,323	\$109,953,956	\$23,890,000	\$88,000,000	\$1,408,777,941

STAFF RECOMMENDATION

This item is for informational purposes only. No action is required.