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FACILITIES AND PROPERTY COMMITTEE
September 21, 2011

The Facilities and Property Committee met on Wednesday, September 21, 2011 at 1:40 p.m. in the Louisiana Purchase Room of the Claiborne Building, 1201 North Third Street, Baton Rouge, Louisiana. Chair Robert J. Bruno called the meeting to order. The roll was called and a quorum was established.

COMMITTEE MEMBERS PRESENT

Robert J. Bruno, Chair
W. Clinton Rasberry, Jr., Vice Chair
Maurice C. Durbin
Joseph P. Farr
Chris D. Gorman
John Mineo IV
Victor T. Stelly
Murphy Bell
Winnfield Sibille

OTHER BOARD MEMBERS PRESENT

Scott Ballard
William H. Fenstermaker
Robert W. Levy
Mary Ellen Roy
Albert D. Sam, II
Harold M. Stokes
Joseph C. Wiley

COMMITTEE MEMBERS ABSENT

Charlotte A. Bollinger
LSU System Representative
LCTCS Representative

STAFF MEMBERS PRESENT

Rich Griswold

GUESTS PRESENT

Appendix A

SMALL CAPITAL PROJECTS REPORT

Mr. Rich Griswold, Associate Commissioner for Facilities, reported that staff had approved the following small capital projects costing less than \$500,000 since the last report:

From Private Donations

DaVinci Robotics - Louisiana State University Health Sciences Center in Shreveport.
\$285,000 from LSUHSC Foundation Funds.

Hemphill Airway and Computer Science Building Renovation for College of Business -
University of Louisiana at Monroe. \$350,000 from State Funds/Other/Private ULM
Foundation.

Cajundome Locker Room Refurbishment - University of Louisiana at Lafayette
\$400,000. Work to be funded primarily from donations.

From Grants and/or Grant Overhead

LSU Health Sciences Center Clinical Sciences Research Building - BSL3 Laboratory
Expansion LSU Health Sciences Center in New Orleans
\$490,000 from a combination of Restricted, Self-Generated, and Federal Grants and
Contracts.

From Auxiliary Funds

Parking Lots Consolidation and Access Road Upgrade - Louisiana State University
Health Sciences Center in Shreveport. \$425,000

LSU Soccer Complex - Lighting Upgrade - Louisiana State University and A&M
College. \$225,000

LSU Bus Shelters (South Stadium Drive at Tower and Lockett Hall) - Louisiana State
University and A&M College \$227,000

From Other Funds

Soccer Complex - Nicholls State University
\$250,000

From State Funds

Strauss Hall - Renovation to Relocate Marriage and Family Therapy Programs -
University of Louisiana at Monroe. \$250,000

LSU Paul M. Hebert Law Center Auditorium Renovation - Louisiana State University
Law Center. \$350,000

Staff provided a status report (Appendix B) of the small capital projects reviewed from May 2010 until April 2011 which coincides with the anniversary date of the relevant policy. There were forty-three projects entries in that time period, at a total project value of \$14,287,074.

The Senior Staff recommended approval of the small capital projects report as presented.

After discussion:

On motion of Regent Stelly, seconded by Regent Mineo, the Facilities and Property Committee unanimously recommends that the Board of Regents approve the Small Capital Projects Report as presented by staff.

STATUS REPORT ON SOUTHERN UNIVERSITY IN NEW ORLEANS RECOVERY AND MASTER PLAN

Staff reiterated the discussion from the June 2011 meeting of the Facilities and Property Committee at which overall recovery efforts from hurricane damage at Southern University in New Orleans were questioned as part of the consideration of the Small Business Incubator project. Staff indicated that it subsequently contacted Facility Planning and Control, who outlined master planning and recovery efforts, and agreed to provide an updated report to the Facilities and Property Committee.

Mr. Stephen Losavio, the architect on staff at Facility Planning and Control most directly associated with recovery efforts for Southern University in New Orleans, provided that update on the status and master planning for the continued recovery of SUNO. He outlined those buildings that

will be demolished on the existing Park Campus, as well as the existing buildings already renovated and those to be further renovated. He pointed out where new buildings will be located on the Park campus, and the new buildings to be constructed on the Lake Campus. He drew attention to mitigation that would occur, and in response to questions, indicated that buildings were being built to respond to current and forecast needs of the institution, and utilizing FEMA funding, would not exceed the total square footage of the pre-Katrina campus.

Chancellor Ukpolo, in response to a question about the new housing occupancy, outlined current efforts to increase occupancy.

PROJECT UTILIZING ALTERNATIVE MEANS OF FINANCING

Consideration of a project to provide a parking garage and thereby alleviate pedestrian/vehicular traffic conflicts at McNeese State University was presented by staff. The campus is relatively small and is surrounded on all four sides by major streets. Students are forced to park outside that perimeter, and must cross these heavily used streets on foot which has become extremely dangerous. In early 2011, a student referendum was held, with good turnout, and 65% approval of a \$75 per semester fee for parking that will meet student needs. This fee will generate \$1.4 million per year which is sufficient to pay annual principal and interest, annual MRA contribution, and operating costs, which for a garage are generally minimal.

Land on the east side of campus will be leased to Cowboy Facilities, Inc. That not-for-profit organization will issue revenue bonds not to exceed \$15 million for a term not to exceed 31 years with the assistance of appropriate bond counsel, and will develop and construct a three level parking garage to accommodate 800 to 900 cars in a manner consistent with the architectural motif of

the campus. Upon completion of the work, the corporation will lease back the facilities to McNeese State University for its use.

The university believes that with the addition of this garage combined with surface lots on campus, all students will be accommodated within the confines of these major thoroughfares that currently present such a hazardous condition to their students.

The Senior Staff recommended that the Facilities and Property Committee approve the project as outlined herein and in the accompanying documentation.

After discussion:

On motion of Regent Stelly, seconded by Supervisor Sibille, the Facilities and Property Committee unanimously recommends that the Board of Regents approve the project to construct a parking garage at McNeese State University utilizing alternative means of financing.

The terms of the lease-leaseback agreements with Cowboy Facilities, Inc. will provide approximately 900 parking spaces with debt amortization to come from a student self-assessed fee as approved in a student referendum. Other terms are as outlined in the accompanying documentation.

AMENDMENT TO DEFERRED MAINTENANCE PROJECTS LIST FOR LSUHSCS

Staff presented a request from the Louisiana State University System on behalf of the LSU Health Sciences Center in Shreveport to re-prioritize the list of deferred maintenance projects to be

performed utilizing funding appropriated in Act 7 of the Second Extraordinary Legislative Session of 2008 in order to respond to an emergency power supply and distribution situation.

In 2008, the Louisiana legislature appropriated \$75,000,000 to resolve deferred maintenance issues at post-secondary educational institutions. In general, the projects were identified on the VFA inspection lists and also permitted infrastructure work. Lists were solicited from the institutions through the relevant management boards and submitted to the Division of Administration for consideration and approval by the Joint Legislative Committee on the Budget as set forth in the legislation.

Staff indicated that the Louisiana State University Health Sciences Center in Shreveport has encountered an emergency condition with its electrical supply and distribution system that requires immediate attention. The institution plans to combine various sources of funding to address the most critical aspects of the problem, and will follow with a emergency capital outlay request for the remaining components. One source is to use \$550,000 remaining from their allocation of the \$75 million deferred maintenance appropriation. However, resolving electrical switchgear issues was not on their list back in 2008.

Staff reported that the Division of Administration is willing to entertain this change and forward it to the JLCB. Their only provisos are that the work must be mission critical and that the Board of Regents officially recommend the use of such funding for this purpose. Obviously, having a reliable source of electrical power at a medical center is mission critical. Correspondence from Chancellor Robert Barish dated September 8, 2011 with endorsement by President John V. Lombardi transmitted to the Board demonstrates the critical nature of the request.

Accordingly, the senior staff recommended that the Facilities and Property Committee amend the 2008 deferred maintenance list for the Louisiana State University Health Sciences Center to include the use of \$550,000 to resolve electrical supply and distribution issues.

After discussion:

On motion of Regent Rasberry, seconded by Regent Gorman, the Facilities and Property Committee unanimously recommends that the Board of Regents re-prioritize its 2008 deferred maintenance list to permit the use of \$550,000 for the resolution of electrical supply and distribution issues at the Louisiana State University Health Sciences Center in Shreveport.

OTHER BUSINESS

ADJOURNMENT

There being no further business, the Facilities and Property Committee was adjourned at 2:15 p.m.

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