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FACILITIES AND PROPERTY COMMITTEE
Wednesday, March 23, 2005

The Facilities and Property Committee met on Wednesday, March 23, 2005 at 11:05 a.m. in the Louisiana Purchase Room of the Claiborne Building, 1201 North Third Street, Baton Rouge, Louisiana. Chair Stanley Jacobs called the meeting to order. The roll was called and a quorum was established.

COMMITTEE MEMBERS PRESENT

Stanley J. Jacobs, Chair
W. Clinton Rasberry, Jr., Vice Chair
William D. Blake
Virgil Robinson, Jr.
William Clifford Smith
Harold M. Stokes
James Roy
Winfred Sibille

OTHER BOARD MEMBERS PRESENT

Scott O. Brame
Richard E. D'Aquin
Frances T. Henry
Robert W. Levy
Pat A. Strong
Artis L. Terrell, Jr.
Roland M. Toups
Jeraul Mackey

COMMITTEE MEMBERS ABSENT

SU Representative
LCTCS Representative

STAFF MEMBERS PRESENT

Donnie Vandal
Rich Griswold
Louise Moore

The Committee revised the agenda to accommodate a group in attendance to hear a specific issue. Without objection, item VII on the agenda was heard ahead of item III.

ACQUISITION OF A SITE FOR LOUISIANA DELTA COMMUNITY COLLEGE

Mr. Rich Griswold, Associate Commissioner for Facilities, introduced Dr. Walter Bumphus, President of the Louisiana Community and Technical College System, to make a presentation regarding the acquisition of a new campus for the Louisiana Delta Community College. Dr. Bumphus introduced various legislators and citizens representing the north-central/east area of Louisiana, then proposed a concept in which the LCTCS would acquire facilities vacated by State Farm Insurance Company. Located at the intersection of I-20 and Hwy 165, the facilities would house the LDCC, possibly the local LTC campus, and various economic development entities in a "one-stop" business incubator. He acknowledged that details were not available at this time and that the concept requires significant development. Mr. Edwards Barham, member of the LCTCS board, spoke in support of the project, and Dr. Lynn Kreider, Chancellor of the LDCC, expressed the needs of his institution.

After discussion,

On motion of Regent Smith, seconded by Regent Stokes, the Facilities and Property Committee unanimously recommended that the Board of Regents direct its staff to work with the LCTCS and other interested parties to further develop the concept and related costs of such concept as presented by Dr. Bumphus.

SMALL CAPITAL PROJECTS REPORT

Mr. Griswold, indicated that since the previous report, staff had approved the following small capital projects:

Hayfield Parking Lot – Louisiana State University and A&M College
\$250,000 from Auxiliary Funds.

Conversion of Library Space for Incubator and Professional Development and Research Institute on Blindness – Louisiana Tech University
\$175,000 from State Funds.

Lourde's Sports Park Construction – University of Louisiana at Lafayette
\$349,000 from Donations.

After discussion, the Facilities and Property Committee took the following action:

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

FACILITIES POLICY UPDATE

Mr. Griswold advised the Committee that the process to update the facilities policy had continued over the past month with a series of meetings with management boards' staff and others. He reported that the policy included in the packet was complete with the exception of two sections that require additional review. He recommended that the Committee wait until those final sections are complete before adopting the policy. Regent Robinson expressed concern that the Small Business Participation section of the policy lacked real meaning, and encouraged that more be done to add emphasis to that section.

PROJECTS UTILIZING ALTERNATIVE MEANS OF FINANCING

Mr. Griswold presented and recommended four projects utilizing alternative means of financing. The first of these was for modifications to McCall Dining Hall at Grambling State University. The project is being added to an existing contract with Aramark Education Services, Inc. The project will renovate 24,710 GSF and construct 1,345 GSF at a cost of \$2,000,000. Debt service will come from increasing the university's meal plan by \$30 per semester.

After discussion:

On motion of Regent Robinson, seconded by Supervisor Sibille, the Facilities and Property Committee unanimously recommended that the Board of Regents approve the project to modify McCall Dining Hall at Grambling State University as a part of the existing food service contract with Aramark, at a cost of \$2,000,000, with repayment to come from a \$30 per semester increase in the university's meal plan.

Next, Mr. Griswold presented a project to install scoreboards at various athletic venues at McNeese State University. The project will utilize lease/leaseback agreements with Cowboy Facilities Inc. and will not exceed \$2,500,000. An annual debt service of \$267,000 will be paid from advertising income estimated at between \$400,000 and \$600,000 from use of the new scoreboards.

After discussion:

On motion of Supervisor Sibille, seconded by Regent Blake, the Facilities and Property Committee unanimously recommended that the Board of Regents approve the project to install scoreboards at McNeese State University at a cost not to exceed \$2,500,000 through lease/leaseback agreements with Cowboy Facilities Inc., with an annual debt service of \$267,000 to be paid from increased advertising revenues.

Mr. Griswold then described a project to renovate the first and fifth floors of the Lion's Eye Building at the Louisiana State University Health Sciences Center in New Orleans to provide for an enhanced learning environment. The project, funded by the Alumni Association through lease/donation agreements, will renovate 20,200 GSF and includes four simulator rooms, a forty-station demonstration room, two conference rooms, and support space. Improvements will be donated back to the institution upon completion of the work.

After discussion:

On motion of Regent Robinson, seconded by Regent Blake, the Facilities and Property Committee unanimously recommended that the Board of Regents approve the project to renovate portions of the Lion's Eye Building at the LSU Health Sciences Center in New Orleans, at a cost of \$2,000,000, through a lease/donation agreement with the Alumni Association.

Staff presented a project to provide improvements to Privateer Park at the University of New Orleans. Using lease/donation agreements with the Privateer Athletic Foundation, the project, estimated at \$745,900, will improve the grandstand, press box, steel supports, and roof of the existing baseball stadium. Construction payment will come from \$200,000 in donations and income from a seat donation campaign. Construction will not begin until all funding is in place.

After discussion:

On motion of Regent Stokes, seconded by Regent Robinson, the Facilities and Property Committee unanimously recommended that the Board of Regents approve the project to improve the Privateer Park baseball complex at the University of New Orleans at a cost of \$745,900, utilizing lease/donation agreements with the Privateer Athletic Foundation, with construction cost to be paid from donations and a seat donation campaign.

ACT 959 PROJECTS

Mr. Griswold presented a project on behalf of the University of Louisiana System and Northwestern State University for the demolition of Rapides Hall. The existing dormitory is being phased out as a part of the new housing complex currently under construction on campus. Its demolition will eliminate 654 beds that are substandard and of a configuration unsuitable for modern living accommodations. It will also eliminate \$4,000,000 in deferred and current maintenance problems. This demolition is a part of the institution's long-range plan to replace

sub-standard housing with modern accommodations. Estimated cost to demolish the building is \$530,000.

After discussion:

On motion of Supervisor Sibille, seconded by Regent Blake, the Facilities and Property Committee unanimously recommended that the Board of Regents approve the project to demolish Rapides Hall dormitory at Northwestern State University, at an estimated cost of \$530,000, under the provisions of Act 959 of 2003.

ADJOURNMENT

There being no further business, the Facilities and Property Committee adjourned at 11:45 a.m.