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Agenda
FACILITIES AND PROPERTY COMMITTEE
December 10, 2014

2:00 P.M.

Claiborne Building

Thomas Jefferson Room 1-136, Sections A & B

1201 North Third Street

Baton Rouge, LA 70802

- I. Call to Order**
- II. Roll Call**
- III. Board of Regents Facilities Policy Revision**
- IV. Amendment to the BoR FY2015-2016 Capital Outlay Budget Recommendation**
- V. IEB Scope Change: LSU HSC-S Capital Improvement Projects**
- VI. Consent Agenda (Small Capital Projects Report)**
 1. La Tech – A.E. Phillips Lab School: Addition of Classrooms
 2. LSU A&M – E. Kirby Smith: Replace Existing Chiller
 3. LSU A&M – East Campus Apartments: Replace Split Direct Expansion Air Conditioning Equipment, Buildings 5-14
 4. LSU A&M – FETI Administration Building: Roof Project
 5. LSU A&M – Old President’s House Interior Renovation: Window and Door Replacement, Including Hazardous Materials
 6. LSU A&M – Geology Building: Replace Air Handler Units #s 3511 & 3512
 7. SLCC – Ardoin Building Renovation: Workforce Development & Office Suite Addition
 8. SOWELA – Aviation Maintenance Technology Hangar Renovation
 9. ULM – New Water Ski Team Facility
- VII. Other Business**
- VIII. Adjournment**

Committee Members: Richard Lipsey, Chair; Edward Markle, Vice Chair; Charlotte Bollinger; Maggie Brakeville; Raymond Brandt; Chris Gorman; Albert Sam, II; Joseph Wiley; 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 December 10, 2014

I. Call to Order

II. Roll Call

III. Board of Regents Facilities Policy Revision

Act 701, passed by the Louisiana Legislature during the 2014 Regular Session, increases the threshold for BoR staff approval of small capital projects from \$500,000 to \$1,000,000. The BoR Facilities Policy currently does not reflect the change in state law. Staff requests approval to edit the current BoR Facilities Policy to incorporate the changes made through Act 701 so that BoR policy mirrors state law with regard to small capital projects.

The Senior Staff recommends the Facilities and Property Committee approve the revision to the Board of Regents Facilities Policy to incorporate changes contained in Act 701 of the 2014 Louisiana Legislature as it relates to small capital projects.

IV. Amendment to the BoR's FY2015-2016 Capital Outlay Budget Recommendation

The Louisiana State University System requested consideration of an amendment to the BoR's FY2015-2016 Capital Outlay Budget Recommendation to include a project at the LSU Agricultural Center entitled "Plant Pathology & Crop Physiology Teaching Laboratory Renovation." The project scope consists of renovating the teaching lab to bring the lab up to today's teaching standards. Currently, the lab seating arrangements have half of the students with their back to the overhead screen, and the computer/projector system themselves are dated. In addition to the seating renovation, the chemical fume hood is incorrect for mycology as it is not sterile. The project replaces the current hood with a Laminar Flow Hood large enough for the number of students using the space and replaces various other pieces of laboratory equipment. The lab also has limitations in terms of sink and storage space, and this will be addressed as part of the renovation.

The renovation will benefit all those who use the space: the College of Agriculture, the College of Biological Sciences, The Department of Biological Science, the Department of Plant Pathology & Crop Physiology, the Department of Renewable Natural Resources, and the Cooperative Extension Service. The estimated cost of the project is \$332,000, and will be funded with capital outlay monies and self-generated funds from the LSU Ag Center. BoR staff submitted the project to Facility Planning and Control (FP&C) by the November 1 deadline, contingent upon the Board's approval.

The Senior Staff recommends the Facilities and Property Committee amend the BoR's FY2015-2016 Capital Outlay Budget Recommendation to include the Plant Pathology Teaching Lab Renovation project request from the Louisiana State University System, on behalf of the Louisiana State University Agricultural Center.

V. IEB Scope Change: LSU HSC-S – Capital Improvement Projects

The Louisiana State University System, on behalf of Louisiana State University Health Sciences Center – Shreveport, requested the Board approve LSU HSC-S' request to petition the Interim Emergency Board (IEB) for a project scope change to FP&C project no. 19-604S-13-03: Capital Improvement Projects, Design and Engineering. Funds for the Capital Improvement Project were appropriated during the 2013 Legislative Session. The original intent of the appropriation was to construct an outpatient imaging center and parking garage; however, since Biomedical Research Foundation Hospital Holdings, L.L.C. (BRFHH) assumed responsibility for operating the hospital, BRFHH will be responsible for hospital related construction projects such as the outpatient center and parking garage. For this reason, the LSU System seeks to petition the IEB for a scope change to the Capital Improvements project. The new scope of work will be to replace four elevators in the Medical School Building and reroof sections of the building. The revised project cost will be \$3,250,000.

The Senior Staff recommends approval of the request from the Louisiana State University System, on behalf of Louisiana State University Health Sciences Center – Shreveport, to petition the Interim Emergency Board for a scope change to Facility Planning and Control project No. 19-604S-13-03, Capital Improvement Projects, to replace four elevators and reroof sections of the Medical School Building.

VI. Consent Agenda (Small Capital Projects Report)

In accordance with the Facilities Policy, small capital project proposals are reviewed and approved by staff when appropriate, and thereafter, reported at the next meeting of the Facilities and Property Committee. Board of Regents (BoR) staff may approve small capital projects internally ranging from \$175,000 to \$1,000,000 without seeking further approval of the Board or Facility Planning & Control (FP&C).

Staff approved the following small capital projects since the previous report, contingent upon Board approval of the revised Facilities and Property under Agenda Item VI:

1. Louisiana Tech University – A.E. Phillips Lab School: Addition of Classrooms – Ruston, LA

Louisiana Tech University's A.E. Phillips Laboratory School requires additional classroom space due to increased enrollment. This project will increase the conditioned space by 2,000 SF by creating two additional classrooms and removing a dead end corridor. The project scope consists of enclosing a breezeway to create two classrooms of approximately 1,000 SF each, creating an exit corridor through a classroom by removing a dead end corridor, and the removal of a partition wall to make a standard classroom out of the two small rooms. The estimated cost of the project is \$385,000. The project is funded with self-generated funds from the A.E. Phillips Laboratory School.

2. Louisiana State University A&M – E. Kirby Smith: Replace Existing Chiller – Baton Rouge, LA

The existing chiller in E. Kirby Smith Hall is beyond its anticipated life expectancy and the equipment has become unreliable. The project scope will replace the existing chiller with a new chiller with a variable speed drive component. The project is funded with Auxiliary funds, and the estimated cost of the project is \$250,000.

3. Louisiana State University A&M – East Campus Apartments, Replace Split Direct Expansion Air Conditioning Equipment, Buildings 5-14 – Baton Rouge, LA

The existing outdoor condensing units at the East Campus Apartments are nearing their anticipated life expectancy, and individual units frequently fail. The project scope consists of replacing 100 condensing units and matched air handling units, including evaporator coils at the apartments. The work follows the replacement of the units/equipment in buildings one and two in 2013 and buildings three and four in the summer 2014. The estimated cost of the project is \$490,000, and the project is funded with Auxiliary funds.

4. Louisiana State University A&M – Fire and Emergency Training Institute Administration Building Roof Project – Baton Rouge, LA

The LSU Fire and Emergency Training Institute's (FETI) Administration building's current roof is flat and leaks continuously. The roof has been patched multiple times over the last 25 years, but the roof now requires replacement. The project scope consists of installing a new roofing system with a sloped metal roof. The project will improve approximately 5,600 SF at \$31.25/SF. The estimated total cost of the project is \$175,000, and the project is funded with operational funds.

5. Louisiana State University A&M – Old President's House Interior Renovation: Window and Door Replacement, Including Hazardous Materials – Baton Rouge, LA

The Department of Residential Life conducts campus tours for perspective students to be housed on the LSU A&M campus. The tours include the perspective students' families and showcase the campus and housing options. This project will upgrade the historic building, which is located adjacent to the parking garage, and provide an appropriate facility for housing recruitment activities. The project scope consists of minor interior modifications, the upgrade of finishes and fixtures, replacement of the existing mechanical and electrical systems, and the replacement of the existing wooden windows and doors. The project will complete the current needs of the house, with a future roof replacement project anticipated. The two-story structure has 3,900 gross square feet of space with an average cost of \$174.36/SF. The estimated total cost of the project is \$850,000, and the project is funded with Auxiliary funds.

6. Louisiana State University A&M – Geology Building: Replace Air Handler Units #s 3511 & 3512 – Baton Rouge, LA

The existing air handling unit (AHU) skins on the Geology Building are deteriorating causing significant air and water leakage, and the water leaks intermittently flood the spaces below. The project scope consists of replacing the two AHU's with new, energy efficient units.

The estimated total cost of the project is \$260,000, and the project is funded with “Other” funds (Facility Use Fee).

7. South Louisiana Community College – Ardoin Building Renovation: Workforce Development & Office Suite – Lafayette, LA

SLCC plans to renovate a portion of the Ardoin Building (the former LTC Lafayette Main Building), for Workforce Development Training and installation of an additional office suite. The project will repurpose space to provide continuing education workforce training and housing of faculty. The project scope consists of interior renovations and reconfiguration to create instructional space, a computer classroom, and office(s). The work includes upgrades to the gypsum board partitions, acoustical ceiling panels and grid, the solid core wood doors with metal frames, installation of resilient flooring, new paint, modifications to the HVAC system, installation of new lighting, and the relocation and addition of new electrical power receptacles and data outlets. The project will renovate and/or repurpose approximately 4,921 SF at an average cost of \$83.53/SF. The workforce training area will be renovated within the Ardoin Building, and the office and meeting space will be reconfigured. Currently the space is open. The estimated cost of the project is \$411,021, and the project is funded with “Other” funds (Building Use Fee & Major Repair funding).

8. SOWELA Technical Community College – Aviation Maintenance Technology Hangar Renovation – Lake Charles, LA

The expansion and upgrade of the Aviation Technology Hangar will allow SOWELA to provide the training programs and services needed by the growing aviation industry in southwest Louisiana. Northrop Grumman, AAR, and ERA Helicopters rely heavily on SOWELA to provide a qualified and training workforce. The new expanded facilities are needed in order to implement specific programs such as Avionics. The project scope consists of the addition of 4,800 SF of space in an existing Aviation Hangar. The new addition will follow the existing architectural features of the Aviation Hangar, but will add needed classroom and laboratory space, standard electrical and IT infrastructure, and an HVAC roof top unit. The new construction will feature metal framing and a rock panel exterior; the flooring on the interior will be standard VCT. The estimated total cost of the project is \$999,999, and the project is funded with “Other” funds (Louisiana Department of Economic Development Funding through a Cooperative Endeavor Agreement).

The State of Louisiana and the Louisiana Department of Economic Development offered to provide certain inducements, including the repair, renovation, and expansion of the Aviation Maintenance Technology Hangar at SOWELA in consideration of AAR Aircraft Services establishing an aviation maintenance, repair, and over-haul facility in Lake Charles.

9. University of Louisiana - Monroe – New Water Ski Team Facility– Monroe, LA

The project will construct a new facility for the award winning water ski team at ULM. Currently, the water ski team has very limited facilities that are unsafe, dilapidated, and in need of replacement. The project replaces the existing facilities with a new facility that meets all safety and building code requirements. The new facility will meet the needs of the water ski team for many years to come. The project scope consists of a new boat ramp, a new boat dock and boat storage facility, and an indoor facility which includes restrooms and a storage area for

the ski team. The estimated total cost of the project is \$350,000, and the project is funded with Auxiliary funds.

The Senior Staff recommends approval of the consent agenda for the small capital projects report as presented.

VII. Other Business

VIII. Adjournment