

Richard A. Lipsey
Chair

Edward D. Markle
Vice Chair

Marty J. Chabert
Secretary

Joseph C. Rallo, Ph.D.
Commissioner of
Higher Education



Claudia H. Adley
Blake R. David
Thomas G. Henning
Robert W. Levy
Roy O. Martin III
Charles R. McDonald
Darren G. Mire
W. Clinton Rasberry, Jr.
T. Jay Seale III
W. Gray Stream
Collis B. Temple III
Jacqueline V. Wyatt
Benson T. Kinney, 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

Revised Agenda
FACILITIES AND PROPERTY COMMITTEE
May 22, 2017

10:25 a.m.

Claiborne Building
Louisiana Purchase Room 1-100
1201 North Third Street
Baton Rouge, LA 70802

I. Call to Order

II. Roll Call

III. Consent Agenda: Small Capital Projects Report

1. Delgado CC: Renovation of Isaac Delgado Hall's 1st Floor West Wing
2. LSU A&M: Alex Box Stadium Overflow Parking
3. LSU A&M: Allen Hall Basement Classroom and Corridor Renovations
4. LSU A&M: Beach Volleyball Staff Area Renovation
5. LSU A&M: Design Building Emergency Utility and Courtyard Repairs
6. LSU A&M: Middleton Library South Side Basement Waterproofing
7. LSU HSC-NO: Dental School Patient Parking Lot
8. NTCC - Lacombe: Outdoor STEM Classrooms

IV. 3rd Party Projects

1. GSU: Eddie Robinson Memorial Stadium Field Turf Replacement
2. LSU A&M: Greenhouse District
3. NSU: Turpin Stadium Scoreboard Improvements

V. FY2017-2018 Capital Outlay Project Additions

1. GSU: New Library
2. LSU A&M: Veterinary Medicine Clinical Facility

VI. Other Business

VII. Adjournment

Committee Members: Roy Martin, III, Chair; Darren Mire, Vice Chair; Thomas Henning; Benson Kinney; T. Jay Seale III; Gray Stream; Collis Temple, III; 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 May 22, 2017

- I. **Call to Order**
- II. **Roll Call**
- III. **Consent Agenda (Small Capital Project 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 without seeking further approval of the Board or Facility Planning & Control (FP&C).

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

1. **Delgado Community College: Renovation of Isaac Delgado Hall's 1st Floor West Wing – New Orleans, LA**

The existing 46 faculty cubicles in Isaac Delgado Hall are approximately 23 years old, in poor condition, and are past their useful lifespan. The cubicles also do not meet current fire code nor contain environmental controls. The current cubicle layout does not allow for any privacy for faculty to advise students or administer make-up tests. The project scope includes the demolition of the 46 cubicles, build-out of new walls, and the necessary electrical and mechanical work to convert the area in the western quadrant of Delgado Hall's first floor into faculty office space. The project renovates approximately 8,000 SF of space at a cost of \$124.38/SF for a total project cost of approximately \$995,000. The project will be funded with proceeds generated from the Albania Plantation Trust which was created years ago to benefit Delgado Community College and other local entities.

2. **Louisiana State University and A&M College: Alex Box Stadium Overflow Parking – Baton Rouge, LA**

Additional overflow parking is needed to accommodate LSU athletic events such as baseball, football, and tennis. This project will add approximately 1,700 parking spaces off Gourrier Avenue to the 300 added in the same area a year ago. The project scope includes re-grading the existing swales and adding pipes for positive drainage, adding limestone in drive aisles, and the seeding of distributed soil upon completion of the project. The total project cost is approximately \$300,000 and will be funded with auxiliary revenues.

3. **Louisiana State University and A&M College: Allen Hall Basement Classroom and Corridor Renovations – Baton Rouge, LA**

The existing classrooms and corridor in the basement of Allen Hall are in disrepair, and require renovation. The project scope includes abatement, demolition of partition walls, and changes to the floor/wall/ceiling finishes. The electrical, mechanical, and plumbing will also be

re-worked for cleaner penetrations into the classrooms. Any extraneous/abandoned lines will be demolished. The project renovates approximately 10,835 SF of space at a cost of \$44.30/SF for a total project cost of approximately \$480,000. The project will be funded with auxiliary revenues.

4. Louisiana State University and A&M College: Beach Volleyball Staff Area Renovation – Baton Rouge, LA

This project involves the renovation of the existing Dub Robinson Tennis staff area as needed to suit the needs of the facility's re-purposing for LSU's Beach Volleyball team. The project scope includes the demolition and renovation of existing Dub Robinson spaces (as needed) to enlarge the lobby area, create a treatment room/lounge, and provide for meeting and A/V rooms. The project renovates approximately 1,677 SF of space at a cost of \$177.20/SF for a total project cost of approximately \$297,169. The project will be funded with auxiliary revenues.

5. Louisiana State University and A&M College: Design Building Emergency Utility and Courtyard Repairs – Baton Rouge, LA

A failure in the courtyard of LSU's Design Building as a result of broken drain pipe requires repair of the damaged pipe and courtyard area. The project scope includes repairing the failure in the courtyard and replacement of related materials, the removal of existing pavement and brick walls, and the repair of damaged utilities. The total project cost is approximately \$400,000 and will be funded with auxiliary revenues.

6. Louisiana State University and A&M College: Middleton Library South Side Basement Waterproofing – Baton Rouge, LA

The purpose of this project is to stop water infiltration and resolve flooding issues within the basement of Middleton Library. The project scope involves the excavation and waterproofing of the south basement wall. The total project cost is approximately \$450,000 and will be funded with auxiliary revenues.

7. Louisiana State University Health Sciences Center – New Orleans: Dental School Patient Parking Lot – New Orleans, LA

LSU HSC-NO currently has insufficient parking for patients, students, faculty, staff, and visitors at the Dental School. As the Dental School mitigation project approaches completion, additional clinic space will open increasing the need for additional parking. The project scope includes grading and drainage for a 106 space parking lot and driveway connection to Florida Avenue. Sidewalks will connect to the campus pedestrian circulation. Curbing will be placed to stop erosion, and electrical lines will be run under the parking surface to provide lighting at a future date. The project adds approximately 52,000 SF of parking area at a cost of \$7/SF for a total project cost of approximately \$365,000. The project will be funded with self-generated revenues.

8. Northshore Technical Community College – Lacombe Campus: Outdoor STEM Classrooms – Lacombe, LA

NTCC intentionally designed two outdoor classrooms as key components of the new STEM

campus in Lacombe. Evidence and research exists to indicate that fieldwork, when properly conceived and executed, adds unique value and positively impacts student learning. Furthermore, the opportunity to engage community stakeholders by offering field trips, workshops, and presentations on-site in a natural environment offers enhanced relationship building with all involved. One of the outdoor classrooms will serve as a site that will allow for integrated curriculum and application of student learning objectives and outcomes tied to courses supporting the marine navigation lab for plotting the position of a vessel, predicting water levels, current velocity, and the effect of forces on future vessel position through the use of small scale ship modeling. The second outdoor classroom has a multi-faceted use in terms of the science discipline. The total project cost is approximately \$232,118 and will be funded with private donations raised by the LCTCS Foundation.

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

IV. 3rd Party Projects

(1) GSU: Eddie Robinson Field Turf Replacement

The University of Louisiana System (ULS) submitted two 3rd party projects and associated leases for consideration by the Board. The first project involves improvements to Grambling State University's (GSU) Eddie Robinson Memorial Field. The football field and related areas are in dire need of repairs and replacement. The project scope involves the removal of the existing playing surface, the installation of a new synthetic turf field and related equipment, necessary site and drainage work, concrete flatwork, and brick masonry work. The project also includes the installation of new fiber, sound system, and scoreboard.

The total project cost is approximately \$1.82M in hard costs (\$2.16M with contingency funding). The Grambling University Foundation (GUF) will be responsible for the construction of the improvements through a standard lease/lease-back agreement whereby GSU will lease the field from the Foundation until the project has been fully funded. Funding for the project will be derived from a loan acquired by the GUF secured by annual donations from one of GSU's sponsors (Coca-Cola United Capital Improvement contributions) as well as private donations raised by the Foundation. Upon final payment, the lease will terminate and the field will revert back to the institution. Neither GSU nor the ULS will incur any debt as a result of this project.

The Senior Staff recommends that the Board of Regents approve the 3rd party project submitted by the University of Louisiana System, on behalf of Grambling State University, to replace the playing surface on Eddie Robinson Memorial Stadium's football field as well as related improvements.

(2) LSU A&M: Greenhouse District Project

The Louisiana State University (LSU) Board of Supervisors submitted a project on behalf of LSU A&M College to complete the development of the Greenhouse District Project or Phase Two of the Nicholson Gateway Project which began in 2016. In following with LSU's long-term master plan for student housing, the Greenhouse District will allow the institution to replace old and outdated 1960s housing inventory and renovate historical halls. The project scope calls for the demolition of Kirby Smith Hall (577 beds), the renovation of Evangeline (165 beds) and Highland (112 beds) halls, and the construction of the new Cedar Hall (405 beds) which results in a net

increase of 105 beds. This project will further allow LSU to move toward the goal of requiring 1st year freshmen to reside on campus. Cedar Hall is scheduled to be open for the fall 2019 semester, while Evangeline and Highland Halls are slated to open in the spring 2019 and fall 2020 semesters, respectively. In addition to the housing inventory projects noted above, the project will demolish LSU Agricultural Center (AgCenter) greenhouses from their current site near the University Recreation Center (also the development site), develop new AgCenter greenhouses on Ben Hur Road, and provide for minor renovations to AgCenter greenhouses on Gourrier Avenue.

Financing and construction of the Greenhouse District Project will be accomplished through the 3rd party process as a public-private partnership. RISE: A Real Estate Company (RISE hereafter) will be the developer, and LSU will lease the land to a single purpose entity (SPE) created by the LSU Real Estate and Facilities Foundation for a term of 40 years. The SPE will then sublease the land to Provident Group – Flagship Properties, LLC (Provident – Flagship) who will enter into a development agreement with RISE to design and construct the project. Provident – Flagship will issue private, tax-exempt bonds through the Louisiana Public Facilities Authority to finance the project. The total development cost is estimated to be \$83M, and the debt service will be satisfied using auxiliary revenues generated by LSU through student housing rental payments. Upon completion of the 40 year lease term the facilities will revert back to LSU. Ownership and control of the new and renovated LSU AgCenter greenhouses will be transferred back to LSU upon completion and will not be maintained by RISE. LSU will operate the residential life and student-facing components of the facilities while physical operation and maintenance of the housing facilities will be handled by RISE.

Similar to the Phase One of the Nicholson Gateway Project, LSU is requesting the Maintenance Reserve Account (MRA) be funded at a level of \$385/bed annually. Any unexpected maintenance needs that may arise and/or any potential cost of long-term repairs exceeding the projections based on the MRA as provided above will come from a one-time infusion of cash flow generated from the project.

The Senior Staff recommends that the Board of Regents approve the 3rd party project submitted by the Louisiana State University Board of Supervisors, on behalf of Louisiana State University and A&M College, to develop the Greenhouse District and create a Maintenance Reserve Account based on \$385 per bed annually.

(3) Northwestern State University: Turpin Stadium Scoreboard Improvements

The final 3rd party project submitted by the University of Louisiana System (ULS) was submitted on behalf of Northwestern State University's (NSU) to replace the scoreboard and video screen in Turpin Stadium. The project scope involves the removal of the existing scoreboard as well as installation of a new scoreboard and video screen adjacent to the stadium with the goal of having the project complete prior to the commencement of the 2017 football season.

The total project cost is approximately \$794,000. The Demons Unlimited Foundation will be responsible for construction and installation through a standard lease/lease-back agreement whereby NSU will lease the site to the Foundation until the project has been completed. Funding for the project will be derived from private sponsor donations secured by the Foundation. Upon project completion, the lease will terminate and the new scoreboard and video screen will revert back to the institution. Neither NSU nor the ULS will incur any debt as a result of this project.

The Senior Staff recommends that the Board of Regents approve the 3rd party project submitted by the University of Louisiana System, on behalf of Northwestern State University, to replace the scoreboard and video screen adjacent to Turpin Stadium.

V. FY2017-2018 Capital Outlay Project Additions

Two FY2017-2018 capital outlay projects require BoR approval for inclusion in the BoR's annual Capital Outlay Budget Recommendation. The first project relates to the construction of a new library on the GSU campus. The current 86,720 SF library is in disrepair and it is cost prohibitive to renovate the facility. A consultant hired by the ULS developed a preliminary program for the new facility. The program recommends a two-story 42,000 SF library located on the northeast corner of Jones Street and Central Avenue. The total project cost is approximately \$15M. The GSU project will be included in the BoR's FY2017-2018 'New' projects category.

The second capital outlay project addition involves the addition of 27,000 SF of clinical and teaching space to LSU's Veterinary Teaching Hospital. This project will allow the program to grow and allow its current space to be re-purposed for growth of other clinical programs within the Vet Med building. The new space will serve as a state-of-the-art community practice service that includes primary care, dentistry, dermatology, ophthalmology, and integrative medicine. The total project cost is \$10M with 50% of the project funding originating from private donations. The project will be included in the BoR's FY2017-2018 'Self-Generated' category in the amount of \$1M. \$1M is the amount required to begin design of the project. The remaining project funding will be sought in the FY2018-2019 capital outlay funding cycle.

The Senior Staff recommends that the Board of Regents approve the addition of the FY2017-2018 capital outlay projects related to Grambling State University's Library and Louisiana State University and A&M College's Veterinary Medical Clinical Facility.

VI. Other Business

VII. Adjournment