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**BOARD OF REGENTS**

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**Agenda**  
**FACILITIES AND PROPERTY COMMITTEE**  
**April 26, 2017**

10:45 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. La Tech: A.E. Phillips Classroom/Restroom Improvements
2. LSU A&M: Alex Box Stadium Seating Bowl Waterproofing
3. LSU A&M: School of Veterinary Medicine Raptor Flight Cage
4. LSU A&M: Soccer Complex Locker Room Improvements
5. LSU-S: Student Success Center (Budget Increase)
6. ULM: Activity Center LED Lighting Upgrade
7. ULM: Activity Center Roof Replacement
8. ULM: School of Construction Management Building HVAC Renovation
9. ULM: Summer 2017 Parking & Paving Project
10. ULM: Treatment Room Expansion Project

**IV. 3<sup>rd</sup> Party Projects**

1. NiSU: Manning Field Turf Replacement
2. ULM: Brown Stadium Track & Soccer Field Renovations
3. ULM: Foundation & Alumni Building Project

**V. Other Business**

**VI. 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 April 26, 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. Louisiana Tech University: A.E. Phillips Classroom/Restroom Improvements – Ruston, LA**

Enrollment in La Tech's A.E. Phillips Laboratory School has increased to the point where the where the lab school now requires additional classroom and support space for restrooms. The project scope involves the modification of the existing special purpose space (the Planetarium) to accommodate two classrooms as well as the renovation and expansion of two non-compliant restrooms to meet current enrollment needs and health/ADA standards. The project renovates approximately 2,500 SF of space and adds an additional 400 SF of covered walkway at a cost of \$150/SF for a total project cost of approximately \$435,000. The project will be funded with self-generated revenues.

- 2. Louisiana State University and A&M College: Alex Box Stadium Seating Bowl Waterproofing – Baton Rouge, LA**

The existing caulking, paint, and waterproofing in LSU's Alex Box Stadium's interior seating bowl is failing and requires reapplication to protect the integrity and aesthetic condition of the facility. The project scope includes the removal of the seats, preparation of applicable surfaces, the repair of expansion/construction joints as needed, application of new textured epoxy waterproofing, caulking, and paint, and re-installation of the seats. The project waterproofs approximately 28,200 SF of floor area plus an additional 8,400 SF (approximate) of vertical surfaces (36,600 SF total) at a cost of \$8.20/SF for a total project cost of approximately \$300,000. The project will be funded with auxiliary revenues.

- 3. Louisiana State University and A&M College: School of Veterinary Medicine Raptor Flight Cage – Baton Rouge, LA**

LSU's current raptor flight cages are in disrepair and do not meet code. This project will construct a new raptor flight cage per the National Wildlife Rehabilitators Association (NWRA) and Education and Resources for Wildlife Conservation Worldwide (IWRC) wildlife standards.

The project scope consists of a base bid to construct a new 3,741 SF wood-frame open-air enclosure with high-wind tie downs, general illumination and plumbing for maintenance. The bid package also includes an alternate to construct 783 SF of resident mews of similar construction. The project constructs at minimum 3,741 SF of space (4,524 SF with the mews) at a cost of \$66.82/SF for a total project cost of approximately \$250,000 (\$55.26/SF if alternate included). The project will be funded with private donations.

**4. Louisiana State University and A&M College: Soccer Complex Locker Room Improvements – Baton Rouge, LA**

This project involves the addition to, and renovation of, LSU's existing Soccer Building as needed to meet the current functional requirements of the team and coaches. The project scope involves the relocation of the existing locker room, training room, team room, and an ADA shower stall. The project will also provide a new video room, two new coaches' locker/restroom/shower rooms, and additional storage space. The project adds approximately 1,600 SF of space at a cost of \$289.34/SF for a total project cost of approximately \$462,941. The project will be funded with auxiliary revenues.

**5. Louisiana State University Shreveport: Student Success Center (Budget Increase) – Shreveport, LA**

The LSU-S Student Success Center project was originally approved by BoR staff in September 2016 at a cost of approximately \$371,500. The low bid with two alternates came in higher than 20% of the original amount approved thus requiring a second round of BoR staff approval. As a reminder, the project scope involves renovations to the 1<sup>st</sup> floor of the Noel Memorial Library so that the space is designed to house academic support space for all enrolled students (tutoring, coaching, advising, etc.) as well as classroom and study space in various configurations. The project renovates approximately 7,950 SF of space at a revised cost of \$59.14/SF for a total project cost of approximately \$470,192. The project will be funded with Student Success Center Fee revenues.

**6. University of Louisiana - Monroe: Activity Center LED Lighting Upgrade – Monroe, LA**

This project will upgrade every lighting fixture in the ULM Activity Center to LED lighting. Currently, ULM is unable to turn off their gym lighting because the relays for the lighting controls have gone out. If the current lights are turned off they will not come back on. The control issues are what initiated the project and while doing work on the controls ULM realized there was an opportunity to upgrade the lighting in the building. Currently, 90% of the fixtures in the building are high bay lights for the intramural basketball courts which also serve all indoor intramural sports and the indoor track. ULM's women's volleyball team also practices and plays games in this facility and currently the lighting is not up to NCAA minimum standards. The upgrade will provide the women's volleyball team with adequate lighting. The project scope includes the replacement of all interior building fixtures with LED fixtures as well as the replacement of all relays and building controls. The project cost a total of approximately \$350,000 and will be funded with Activity Center Student Fee revenues.

**7. University of Louisiana - Monroe: Activity Center Roof Replacement – Monroe, LA**

This project will replace the entire roof on ULM's Activity Center. The current roofing system is a 12 year old, sprayed on foam roof that has severe leaks. The typical warranty period on this type of roofing system is 10 years thus the roof has passed its useful lifespan. The building houses five basketball courts and the water leaks can cause great damage to the courts. The project scope consists of replacing the entire 81,000 SF roof system. The new roof will come with a higher "R" value which will help the building be more energy efficient. The project replaces approximately 81,000 SF of roof at a cost of \$7.41/SF for a total project cost of approximately \$600,000. The project will be funded with Activity Center Student Fee revenues.

**8. University of Louisiana - Monroe: School of Construction Management Building HVAC Renovation – Monroe, LA**

This project will replace 23 fan coil units and the entire hydronic piping system in the faculty and administrative offices in ULM's School of Construction Management Building. Currently, the faculty and administrators have no control of the HVAC system. The fan coil units are failing and non-responsive to controls. Some units will not turn off or on as intended by the thermostat control settings, and the units do not respond to hot and cool air commands. The project scope consists of replacing all existing fan coil units, hydronic piping, drain lines, and controls in the HVAC system. The project cost a total of approximately \$300,000 and will be funded with University Facility Fee revenues.

**9. University of Louisiana - Monroe: Summer 2017 Parking & Paving Project – Monroe, LA**

ULM's summer 2017 parking and paving project will repair and pave an existing parking lot located adjacent to Schulze Dining Hall (4201 Northeast Drive) that is heavily used by students on a daily basis. The lot is the primary parking lot for the campus cafeteria and is in very poor condition. The current parking lot does not drain and is in need of a complete rebuild. The project cost a total of approximately \$475,000 and will be funded with auxiliary revenues.

**10. University of Louisiana - Monroe: Treatment Room Expansion Project – Monroe, LA**

The ULM Treatment Room project will transform the old football locker room in Malone Stadium into a state of the art treatment and training room. Currently, ULM only has 746 SF of treatment room area for the entire athletic program which consists of 320 student athletes. The expansion will allow ULM's professional staff to properly treat and train their injured athletes. The project scope involves the conversion of the old home football locker room into a new treatment facility consisting of a therapy area, therapy plunge pools, and stretching tables. The project renovates approximately 3,069 SF of space at a cost of \$114.04/SF for a total project cost of approximately \$350,000. The project will be funded with Athletic Facility Fee and auxiliary revenues.

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

## **IV. 3<sup>rd</sup> Party Projects**

### **(1) NiSU: Manning Filed Turf Replacement**

The University of Louisiana System (ULS) submitted three 3<sup>rd</sup> party projects and associated leases for consideration by the Board. The first project involves the removal and replacement of the existing turf surface at Nicholls State University's (NiSU) Manning Field. The current turf has surpassed its normal life cycle, and the adhesion on the seams located at every ten-yard mark have crystalized resulting in the seams opening. The missing fibers reduce player traction and are also contributing to the rubber pellets washing toward the sidelines.

The project scope involves the removal of the existing turf surface, removal of the turtle back (crown) to provide a more standard playing surface, and the installation of a new turf field that can serve both NCAA football and soccer. The project also consists of elevation and dirt work to prepare the field for the new surface. Lastly, the existing goal posts do not meet NCAA regulations and will be replaced. The total project cost is approximately \$631,730. NiSU will provide \$100,000 of the total cost to cover the turf removal and site work required to get the field ready for the new surface. The NiSU Foundation will cover the remaining \$531,730 through a standard lease/lease-back agreement whereby NiSU will lease the field from the Foundation until the project has been fully funded. Funding for the project will be derived from student assessed fees and donations secured by the Foundation. Upon final payment, the lease will terminate and the field will revert back to the institution.

**The Senior Staff recommends that the Board of Regents approve the 3<sup>rd</sup> party project submitted by the University of Louisiana System, on behalf of Nicholls State University, to replace the turf and goalposts on Manning Field.**

### **(2) ULM: Brown Stadium Track & Soccer Field Renovations**

The second 3<sup>rd</sup> party project submitted to the Board for consideration involves the renovation of the University of Louisiana-Monroe's (ULM) Brown Stadium track and soccer field and related facilities. ULM's Brown Stadium was constructed in 1967, and there have been no major renovations to the building since its inception. The field is currently being used by the men's and women's track teams. ULM's 2013 facilities master plan identified Brown Stadium as being obsolete and provides a basis for this project.

In addition to constructing a new track and soccer field, the project scope involves renovating Brown Stadium's 12,800 SF 1<sup>st</sup> floor and the resurfacing of a parking lot adjacent to the existing track. Currently, there is not adequate locker room space for the track teams, storage space for equipment, or office space for the coaching staffs. The renovation of the 1<sup>st</sup> floor consists of selective demolition of existing walls, ceilings, and all existing plumbing fixtures. New concrete masonry unit walls will be constructed in the locker room areas. In the locker rooms, new lavatories, toilet fixtures and stalls will be installed, including one ADA accessible stall. Privacy partitions will be installed in the existing gang shower area. One ADA accessible shower stall will be added outside the existing shower area. In each of the three locker rooms, new wood lockers to accommodate 30 team members will be installed. The women's soccer area will have a room to house laundry equipment and a lounge. The locker rooms will be located on the track and field side of the building and wrap around the interior office area. The office area will be located generally in the center of the building. There will be four track offices and three soccer offices. The common

areas will include a break room, video/conference/lounge area, and a unisex toilet. The building also has an 8,220 SF 2<sup>nd</sup> floor that will not be renovated with the exception of the addition of a small IT room. The 465 SF Press-Box will also be renovated as a component of this project.

Financing and construction of the Brown Stadium project will be accomplished through the 3<sup>rd</sup> party process and a standard Ground and Buildings Lease and a Facilities Lease agreement between ULM and ULM Facilities, Inc. (ULMFI). The completed facilities will be leased back to the institution for its use. The Facilities Lease will provide for payment of the debt service on the proposed bond issuance. The bond issuance will be approximately \$5M, and the debt will be secured and payable by a ULM Student Support Fee and a \$650,000 grant from the Monroe-West Monroe Convention and Visitor's Bureau. The project includes a maintenance reserve fund calculated at 10% of the hard construction costs of the renovation component of the project (only) for future maintenance issues. The UL Board and University will not incur any debt as a result of this project.

### **(3) ULM: Foundation & Alumni Building Project**

The final 3<sup>rd</sup> party project submitted by the ULS Board of Supervisors was also submitted on behalf of the University of Louisiana – Monroe (ULM) for the construction of a new Foundation building. ULM's Anna Gray Noe Alumni Center was constructed in 1974 and is in dire need of major repairs. Extensive repairs and renovations are now cost prohibitive to the institution, and as a result the current facility will be demolished. The new Foundation and Alumni Building will be located on the same site located at 4400 Bon Aire Drive on the ULM campus, just east of the new Student Event Center (formally the Oxford Natatorium).

The project scope includes the construction of a new, two-story building consisting of seven administrative offices, an area for development offices, a multi-purpose/meeting area, formal lobby, an executive conference room, and a file/storage room. The new building will be approximately 6,000 SF in size. Once substantial completion has been accomplished the institution intends to buy the building back from the Foundation and issue the Foundation a long-term facilities lease agreement.

Financing and construction of the Foundation project will be accomplished through the 3<sup>rd</sup> party process and a standard Ground Lease agreement between ULM and the ULM Foundation (ULMF). As stated above, the completed facility will be purchased by ULM upon substantial completion for \$400,000. The total project cost will be approximately \$1.5M, and the project will be funded with private donations secured by the Foundation. BoR approval is contingent upon the ULMF establishing a maintenance reserve fund per policy related to 3<sup>rd</sup> party projects. The UL Board and University will not incur any debt as a result of this project.

**The Senior Staff recommends that the Board of Regents approve the two 3<sup>rd</sup> party projects submitted by the University of Louisiana System, on behalf of the University of Louisiana – Monroe, to renovate the Brown Stadium Track and Soccer Field and related improvements as well as the construction of a new Foundation building. Board of Regents approval of the Foundation project is contingent upon the University of Louisiana – Monroe Foundation creating a Maintenance Reserve Account for the new facility.**

**V. Other Business**

**VI. Adjournment**