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W. Gray Stream
Collis B. Temple III
Jacqueline V. Wyatt
Benson T. Kinney, Student*

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**FACILITIES AND PROPERTY COMMITTEE
May 22, 2017**

The Facilities and Property Committee met on Monday, May 22, 2017 at 10:38 a.m. in the Louisiana Purchase Room of the Claiborne Building, 1201 North Third Street, Baton Rouge, Louisiana. Chair Roy Martin, III called the meeting to order. The roll was called, and a quorum was established.

COMMITTEE MEMBERS PRESENT

Roy Martin III, Chair
Darren Mire, Vice Chair
Thomas Henning
Benson Kinney
T. Jay Seale, III
Gray Stream
Collis Temple, III
Bobby Yarborough, LSU Representative
Dr. Curman Gaines, SUS Representative
Winfred Sibille, ULS Representative

COMMITTEE MEMBERS ABSENT

LCTCS Representative

OTHER BOARD MEMBERS PRESENT

Blake David
Robert Levy
Richard Lipsey
Charles McDonald
Clinton Rasberry

STAFF MEMBERS PRESENT

Chris Herring

Appendix A

Guest List

III. CONSENT AGENDA

Mr. Chris Herring, Assistant Commissioner for Facilities and Planning, reported on the Consent Agenda Small Capital Projects Report containing the small capital projects staff approved since the previous meeting:

Small Capital Projects

- a. **Delgado CC: Renovation of Isaac Delgado Hall's 1st Floor West Wing, New Orleans, LA** - Delgado Community College, "Other" Funds (Albania Plantation Trust Proceeds) \$995,000
- b. **LSU A&M: Alex Box Stadium Seating Overflow Parking, Baton Rouge, LA** - Louisiana State University A&M, Auxiliary Revenues \$300,000
- c. **LSU A&M: Allen Hall Basement Classroom and Corridor Renovations, Baton Rouge, LA** - Louisiana State University A&M, Auxiliary Revenues \$480,000
- d. **LSU A&M: Beach Volleyball Staff Area Renovation, Baton Rouge, LA** - Louisiana State University A&M, Auxiliary Revenues \$297,169
- e. **LSU A&M: Design Building Emergency Utility and Courtyard Repairs, Baton Rouge, LA** - Louisiana State University A&M, Auxiliary Revenues \$400,000
- f. **LSU A&M: Middleton Library South Side Basement Waterproofing, Baton Rouge, LA** - Louisiana State University A&M, Auxiliary Revenues \$450,000
- g. **LSU HSC-NO: Dental School Patient Parking Lot, New Orleans, LA** - Louisiana State University Health Sciences Center - New Orleans, Self-Generated Revenues \$365,000
- h. **NTCC-Lacombe: Outdoor STEM Classrooms, Lacombe, LA** - Northshore Technical Community College - Lacombe Campus, "Other" Funds (Private Donations) \$232,118
- i. **ULM: Summer 2017 Parking & Paving Project, Monroe, LA** - University of Louisiana - Monroe, Auxiliary Revenues \$475,000

On a motion from Regent Stream, seconded by Supervisor Yarborough, the Facilities and Property Committee unanimously recommends that the Board of Regents approve the Small Capital Projects Report as presented in the Consent Agenda.

IV. 3rd Party Projects

(A) Grambling State University: Eddie Robinson Memorial Stadium Field Turf Replacement

Mr. Herring presented Board members with a 3rd party project request from the University of Louisiana System, on behalf of Grambling State University (GSU), for improvements to Eddie Robinson Memorial Field. The project scope involves the removal of the existing turf surface,

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 (\$2.16M with contingency), and the Grambling University Foundation (GUF) will be responsible for the construction of the improvements. The Foundation will use a standard lease/lease-back agreement for completing the project. Funding for the project will be derived from a loan acquired by the GUF and secured by annual sponsor donations from Coca-Cola United Capital Improvements as well as additional private donations raised by the Foundation. Upon final payment, the lease will terminate and the field will revert back to the institution.

On a motion from Supervisor Sibille, seconded by Regent Temple, the Facilities and Property Committee unanimously recommends that the Board of Regents approve the 3rd party project submitted by the University of Louisiana System, on behalf of the Grambling State University, to replace the playing surface on Eddie Robinson Memorial Field as well as related improvements.

(B) Louisiana State University and A&M College: Greenhouse District Project

The next 3rd party project presented to Board members was a request from the Louisiana State University Board of Supervisors, on behalf of Louisiana State University and A&M College (LSU), to complete development of the Greenhouse District or Phase II of the Nicholson Gateway Project. 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 Phase One of the Nicholson Gateway Project, LSU is requesting the Maintenance Reserve Account (MRA) be funded at a level of \$385/bed annually.

On a motion from Supervisor Yarborough, seconded by Regent Temple, the Facilities and Property Committee unanimously recommends that the Board of Regents approve the 3rd party project submitted by the Louisiana State University Board of Supervisors, on behalf of the Louisiana State University and A&M College, to develop the Greenhouse District and create a Maintenance Reserve Account based on \$385 per bed annually.

(C) Northwestern State University: Turpin Stadium Scoreboard Improvements

The final 3rd party project presented to Board members was submitted by the University of Louisiana System, on behalf of the Northwestern State University (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 project cost is approximately \$794,000 and will be funded with private donations raised by the Demons Unlimited Foundation. The Foundation will be responsible for construction and installation through a standard lease/lease-back agreement. Upon project completion, the lease will terminate and the new scoreboard and video screen will revert back to the institution. Neither the ULS nor ULM will incur any debt as a result of the project.

On a motion from Supervisor Sibille, seconded by Regent Kinney, the Facilities and Property Committee unanimously recommends that the Board of Regents approve the 3rd party project submitted by the University of Louisiana System, on behalf of the Northwestern State University, to replace the scoreboard and video screen adjacent to Turpin Stadium.

V. FY2017-2018 Capital Outlay Project Additions

Mr. Herring presented two FY2017-2018 capital outlay projects requiring 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. A consultant hired by the ULS developed a preliminary program for the new facility recommending 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.

On a motion from Supervisor Sibille, seconded by Regent Kinney, the Facilities and Property Committee unanimously 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

There being no further business, the Facilities and Property Committee adjourned at 10:42 a.m.

Guest List
Monday, May 22, 2017

Tim Stamm	Delgado Community College
Janet Newhall	LSU
Paul Carlsen	LCTCS
René Cintron	LCTCS
Luria Young	SUBR
Rick Koubek	LSU
Lonnie Leger	LONI
Regina Robinson	SUSLA
Sandra Partain	BPCC
John Crain	SLU
Bonnie Hymel	Pennington Biomedical Center
Patrick Martin	LSU
Derrick Angelloz	LSU
Laura Aaron	NSULA
Camacia Smith Ross	SUBR
Penelope Freeman	SCL/RPCC
Mary Ann Coleman	LAICU
Hishan Hegab	LA Tech
Fabrice Leroy	UL Lafayette
Azmy Ackleh	UL Lafayette
Adarian Williams	UL/Student Member
Jeannine Kahn	ULS
Sonia Clarke	LCTCS
Cathy Sicard	LOUIS
Z. Zamin	LOUIS
Rachel Kincaid	ULS