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FACILITIES AND PROPERTY COMMITTEE

Wednesday, August 23, 2006

The Facilities and Property Committee met on Wednesday, August 23, 2006, at 12:15 p. 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
Ingrid T. Labat
Harold M. Stokes
Alvin Kimble
Walter Guidry, Jr.
Winnfield Sibille

OTHER BOARD MEMBERS PRESENT

Scott O. Brame
Richard E. D'Aquin
Frances T. Henry
Robert W. Levy
Mary Ellen Roy
Pat A. Strong
Roland M. Toups
Terry C. Landry, Jr.

COMMITTEE MEMBERS ABSENT

Virgil Robinson, Jr.
William Clifford Smith
LCTCS Representative

STAFF MEMBERS PRESENT

Rich Griswold
Louise Moore

GUESTS PRESENT

Appendix A

AMENDMENT TO AGENDA

Mr. Rich Griswold, Associate Commissioner for Facilities, requested that the Facilities and Property Committee amend its agenda to consider two late projects, the first an additional project utilizing alternative means of financing that would provide new lighting at Joe Aillet Stadium at Louisiana Tech, and the second an amendment to the Board of Regents' capital outlay recommendation that would increase funding to construct an addition to the Southern University A. A. Lenoir Law Center.

On motion of Regent Rasberry, seconded by Regent Stokes, the Facilities and Property Committee unanimously amended its agenda to consider the two late projects as requested by staff.

SMALL CAPITAL PROJECTS REPORT

Mr. Griswold reported that staff had approved the following small capital project costing less than \$350,000:

Upgrade Stadium Lighting in Aillet Stadium - Louisiana Tech University
\$300,000 from Self-Generated sources.

Tornado Repairs - Louisiana State University Agricultural Center Hill Farm
\$200,000 from Risk Management funds.

Departmental Storage Building - Louisiana State University Agricultural Center
Ben Hur Farm \$160,000 from State Funds.

Herget Hall - Fire Alarm System Replacement - Louisiana State University and
A&M College \$243,700 from Auxiliary Funds. Reapproval.

Evangeline Hall - Replace Fire Alarm System - Louisiana State University and
A&M College \$275,000 from Auxiliary Funds.

Pentagon Barracks - Repair Clay Tile Roof and Replace Gutters - Louisiana State
University and A&M College \$345,000 from Auxiliary Funds.

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

On motion of Regent Rasberry, seconded by Regent Labat, the Facilities and Property Committee unanimously recommended that the Board of Regents approve the small capital projects report as presented by staff.

PROJECTS UTILIZING ALTERNATIVE MEANS OF FINANCING

The University of Louisiana System had proposed three projects utilizing alternative means of financing. The first is an Intermodal Parking facility requested for the University of Louisiana at Monroe. A 400 car garage with Metro Transit station will be constructed along with alterations to parking lots along DeSiard Street made necessary by the widening of that street by DOTD. Funding for the project is from multiple sources, including a federal transportation grant, parking fees and the sale of parking places in the garage, as well as from the sale of land necessitated by the street widening project. Total cost of the project is \$5,000,000, of which \$1,300,000 will be borrowed and repaid from income generated by the garage.

After discussion:

On motion of Supervisor Sibille, seconded by Regent Rasberry, the Facilities and Property Committee unanimously recommended that the Board of Regents approve the project to construct an Intermodal Parking Facility and make alterations to parking lots utilizing alternative means of financing. The project would cost approximately \$5,000,000, with funding from a federal grant, the sale of land, student parking fees, and income from the operation of the parking garage. Approval is contingent upon approval by the University of Louisiana System at its meeting on August 25, 2006.

Next, a project to provide improved student housing at Grambling State University was presented. The project would: (1) provide 1,200 new beds in apartment style units, (2) demolish ten sub-standard existing dorms, (3) relocate the current bookstore to the student union and provide a food court to accommodate 250 students in the vacated space, (4) acquire an existing

apartment complex adjacent to campus, and (5) retire minor existing bonds on housing units. The project is based upon the traditional lease/leaseback model of financing with the Black and Gold Foundation serving as the 3rd party, and Ambling Development Corporation as the developer. The project will cost approximately \$65,000,000 with a term of 32 years on debt service at 6.5% interest. All inclusive rents will be in the range of \$498, which studies demonstrate is consistent with the area and with peer institutions. Most significantly, the project will help the institution attract and retain students and provide a greatly enhanced student life.

After discussion:

On motion of Supervisor Sibille, seconded by Regent Stokes, the Facilities and Property Committee unanimously recommended that the Board of Regents approve the project to construct a 1,200 bed student housing complex, demolish ten existing sub-standard dormitories, renovate existing facilities for food service use, and acquire adjacent existing housing at Grambling State University utilizing alternative means of financing. The project will cost approximately \$65,000,000 and will utilize the lease/leaseback financing model. All financial projections are consistent with the Board of Regents' Facilities Policy, and include the retirement of minor existing bonds on housing units. Approval is contingent upon approval by the University of Louisiana System at its meeting on August 25, 2006.

Last, a project to upgrade field lighting at the Joe Aillet Stadium at Louisiana Tech University was considered. The project was previously approved as a small capital project, however actual bids exceeded the small capital project limit. The project will replace existing light fixtures with improved lighting and supplemental lighting to permit ESPN to televise the November 24, 2006 game between Louisiana Tech and Fresno State University. It will, of course, enhance future opportunities as well. The low bid on the project was \$408,857. The university will utilize the lease/buyout model of alternative means of financing.

After discussion:

On motion of Regent Rasberry, seconded by Supervisor Sibille, the Facilities and Property Committee unanimously recommended that the Board of Regents approve the project to upgrade field lighting at Joe Aillet Stadium at Louisiana Tech University utilizing alternative means of financing. The project, costing approximately \$408,857, will utilize the lease/buyout model of 3rd party financing. Approval is contingent upon approval by the University of Louisiana System at its meeting on August 25, 2006.

REQUEST TO SEEK INTERIM EMERGENCY BOARD FUNDING

The Louisiana State University System requested that the Facilities and Property Committee approve its request to seek funding from the Interim Emergency Board (IEB) for a project to cover a 500 foot section of the Corporation Canal immediately adjacent to the Laboratory School at Louisiana State University and A&M College. The project would cost \$2,859,750, with \$1,859,750 coming from the IEB, and \$1,000,000 from the Baton Rouge City/Parish as in-kind services or work on the project. The canal presents erosion, pest control, and safety concerns and could undermine new buildings near the canal. The project includes installation of four 10' x 10' culvert sections side by side, and the clearing and covering of the area to omit any hazard.

After discussion:

On motion of Regent Rasberry, seconded by Regent Stokes, the Facilities and Property Committee unanimously recommended that the Board of Regents approve the request for LSU to seek funding from the Interim Emergency Board to cover the Corporation Canal immediately adjacent to the LSU Laboratory School. The project is estimated to cost \$2,859,750 with \$1,859,750 to come from the state if approved by the IEB, and \$1,000,000 to come from in-kind services from the Baton Rouge City/Parish.

AMENDMENTS TO CAPITAL OUTLAY

The Southern University System requested that funding be increased on the project to construct an addition to the Southern University A. A. Lenoir Law Center. The project, which was recommended in the self-generated category in the Board of Regents' Capital Outlay Recommendation, suffered from inflation, lost time due to the need to transition between design professionals, and the Katrina factor, resulting in an increase from the previously approved \$3,485,000 to \$4,155,347. The source of both original funding and the increase is from federal grants.

After discussion:

On motion of Supervisor Guidry, seconded by Regent Blake, the Facilities and Property Committee unanimously recommended that the Board of Regents approve the requested funding increase for the construction of an addition to the Southern University A. A. Lenoir Law Center. The project, previously approved at \$3,485,000, will be increased to \$4,155,347, utilizing federal funding.

ADJOURNMENT

There being no further business, the Facilities and Property Committee adjourned at 12:45 p.m.

mtg-06-08a.wpd

**GUESTS LIST
AUGUST 23, 2006**

APPENDIX A

Joe Marin	LCTCS
Carroll Falcon	Nicholls
Tom Hanson	Northwestern
Mark Legendre	LSU Ag Ctr.
Joseph Thomas, Jr.	La. Tech University
Todd Barre'	LSU System
Jan Jackson	LCTCS
Tolor E. White	SU System
Hugh Fruge	Sowela TCC
Joe Ben Welch	RPCC
Tom Armstrong	LSUA
Teresa Summers	LSU System
Jason Roubique	ULM
Ken Rea	La Tech
Mary Ann Coleman	LAICU
Martin Fortner	SUSLA
Jim Howell	LSU System
Ron Rodi	CSRS
James H. Wharton	LSU A&M
J. Douglas Lee	UL System
R. M. Prestridge	LSUHSC-S
Joe Kelley	LSU
Ken Jenkins	LCTCS