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*Ingrid T. Labat*  
*W. Clinton Rasberry, Jr.*  
*Virgil Robinson, Jr.*  
*William Clifford Smith*  
*Harold M. Stokes*  
*Artis L. Terrell, Jr.*  
*Chris Jividen, Student Member*

**BOARD OF REGENTS**  
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**FACILITIES AND PROPERTY COMMITTEE**  
**Wednesday, August 24, 2005**

The Facilities and Property Committee met on Wednesday, August 24, 2005, at 10:40 a.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  
Virgil Robinson, Jr.  
Harold M. Stokes  
James Roy  
Winfred Sibille

**OTHER BOARD MEMBERS PRESENT**

Scott O. Brame  
Richard E. D'Aquin  
Frances T. Henry  
Robert W. Levy  
Artis Terrell, Jr.  
Roland Toups  
Chris Jividen

**COMMITTEE MEMBERS ABSENT**

William Clifford Smith  
SU Representative  
LCTCS Representative

**STAFF MEMBERS PRESENT**

Donnie Vandal  
Jimmy Clarke  
Rich Griswold  
Louise Moore

**GUESTS PRESENT**

Appendix A

AMENDMENT TO AGENDA

Chair Jacobs requested that the Facilities and Property Committee amend its agenda to allow consideration of a project to construct housing at the University of New Orleans utilizing alternative means of financing.

After discussion:

**On motion of Regent Stokes, seconded by Regent Blake, the Facilities and Property Committee unanimously amended its agenda to hear a proposal to construct housing at the University of New Orleans utilizing alternative means of financing.**

SMALL CAPITAL PROJECTS REPORT

Mr. Griswold indicated that since the previous report, staff had approved the following small capital projects:

Dental School Clinic – Louisiana State University Health Sciences Center in New Orleans  
\$329,996 from a Federal Grant

Softball Field – Louisiana State University in Eunice  
\$219,715 from Auxiliary Funds

6K Renovations for Bone Marrow – Louisiana State University Health Sciences Center in Shreveport (REAPPROVAL)  
\$334,000 from Auxiliary Funds

Galliano Cafeteria Asbestos Abatement – Nicholls State University  
\$225,000 from Auxiliary Funds

Clarke Williams Student Success Center HVAC Renovation – University of Louisiana at Monroe  
\$290,000 in State Funds

Livestock Exhibit Parking – Louisiana State University and A & M College  
\$349,000 from Auxiliary Funds

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

**On motion of Regent Robinson, seconded by Supervisor Roy, the Facilities and Property Committee unanimously recommended that the Board of Regents approve the Small Capital Projects Report as presented by staff.**

**CAPITAL OUTLAY AMENDMENTS FOR FY 2005-2006**

Mr. Griswold presented eight projects that received appropriations of the Legislature in Act 26 of 2005 but had not been recommended in the Board of Regents' Capital Outlay recommendations. Staff recommended the following action be taken relative to these projects:

Chiller Replacement at the New Orleans Adolescent Hospital – Staff recommended no action be taken since the facility was not under post-secondary education when the project was initiated.

Land Acquisition and/or Construction of Athletic Fields – Bossier Parish Community College. Staff recommended no action be taken since requested documentation of need had not been provided.

Purchase/Renovation of Bienville Building for Health Sciences – University of Louisiana at Monroe. Staff recommended the project be approved and inserted in the Regents' FY 2005-2006 Capital Outlay Budget Recommendation as a priority swap with the Sandal Hall Renovation project.

Baseball Stadium Improvements – McNeese State University. Staff recommended the project be approved for construction.

National Chimpanzee Laboratory, Cognitive and Behavioral Testing Center – University of Louisiana at Lafayette. Staff recommended the project be added to the end of the New Category in the Regents' FY 2005-2006 Capital Outlay Budget Recommendation.

Renovations and Additions to the Student Center – Louisiana State University at Alexandria. Staff recommended the project be added to the end of the Self-Generated Category in the Regents' FY 2005-2006 Capital Outlay Budget Recommendation.

Workforce Development Training in Eastern New Orleans Acquisition – Delgado Community College. Staff recommended no action be taken at this time to permit the further development of project specifics.

Jefferson West Learning Center Land Acquisition, Planning and Construction – Staff recommended no action be taken at this time to permit the further development of project specifics.

After discussion:

**On motion of Regent Stokes, seconded by Regent Rasberry, the Facilities and Property Committee unanimously recommended that the Board of Regents approve the Capital Outlay amendments as presented by staff.**

**ACT 959 PROJECTS**

Staff presented a project on behalf of the Louisiana State University System to renovate the core section of the Cove dining facility at the University of New Orleans. Mr. Joel Chatelain, Vice Chancellor for Facility Services at UNO, indicated the center section of the building had deteriorated due to termite infestation and water intrusion, and that the proposed construction would demolish the existing facility down to the concrete slab and construct an aesthetically compatible pre-engineered metal building at a cost of \$596,520. The project will be performed under the provisions of Act 959 of 2003.

After discussion:

**On motion of Regent Robinson, seconded by Regent Stokes, the Facilities and Property Committee unanimously recommended that the Board of Regents approve the project to demolish the existing core section of the Cove dining facility at the University of New Orleans and construct a new core section at a cost of approximately \$596,520 with funds to come from the dining auxiliary. The project is to be performed under the provisions of Act 959 of 2003.**

Next, staff presented a project for re-approval on behalf of the Louisiana State University system to renovate portions of Williams Hall at Louisiana State University and A & M College. The project was previously approved at a cost of \$1,100,000. However, changes to the scope of work and inflation caused the estimate to increase to \$1,634,866. Regents' policy would have permitted an increase of 20% without re-approval. This increase exceeded that amount. The project will still be performed under the provisions of Act 959 of 2003.

After discussion:

**On motion of Regent Rasberry, seconded by Regent Robinson, the Facilities and Property Committee unanimously recommended that the Board of Regents re-approve the project to renovate portions of Williams Hall at Louisiana State University and A & M College at a cost of approximately \$1,634,866 from self-generated sources. The project is to be performed under the provisions of Act 959 of 2003.**

**PROJECTS UTILIZING ALTERNATIVE MEANS OF FINANCING**

Staff presented a project on behalf of the Louisiana State University system to lease approximately ten acres of land (10.875) at the University of New Orleans east campus to Ponchartrain Tennis, LLC for the purpose of constructing a major commercial tennis complex. Mr. Joel Chatelain indicated the developer benefits from his association with the university, location, and reduced cost of land. The university would benefit from annual rent and a percentage of gross revenues. Students would be permitted to use the courts at no cost and the tennis team could practice and hold intercollegiate matches at the facility. It was noted that existing courts at UNO are unplayable. The development is estimated to cost approximately \$2,500,000 and the term of the agreement is for 15 years with options for an additional ten and five years. An MRA is provided. Dr. Timothy Ryan, Chancellor of UNO, responded to questions by the committee.

After discussion:

**On motion of Supervisor Roy, seconded by Regent Blake, the Facilities and Property Committee unanimously recommended that the Board of Regents approve the leasing of university owned property, relevant agreements, and the construction of facilities on university property for a new tennis complex by Ponchartrain Tennis, LLC. on the east campus of the University of New Orleans.**

Next, Chancellor Ryan presented the project to add a new housing complex at the University of New Orleans. He indicated that 749 new beds would replace the existing 600 beds in Bienville Hall and outlined the justifications for the project. The project was submitted late but must move expeditiously in order to be ready for occupancy in August 2006. Regents' staff noted that certain review questions remained to be resolved and recommended conditional approval.

After discussion:

**On motion of Regent Stokes, seconded by Regent Robinson, the Facilities and Property Committee unanimously recommended that the Board of Regents approve the project to construct a housing complex at the University of New Orleans utilizing alternative means of financing, provided that remaining review concerns of the Regents' staff are resolved. No encumbering actions may be taken on the project without written notification to proceed from the Commissioner of Higher Education. Such notification shall not be unreasonably withheld past September 7, 2005.**

### ADJOURNMENT

There being no further business, the Facilities and Property Committee adjourned at 11:45 a.m.

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**GUESTS LIST  
AUGUST 24, 2005**

**APPENDIX A**

Anthony Brown	LCTCS
Pat Gibbs	UNO Foundation
Fraise Granger	LTC
Nick Bruno	ULS
Doug Lee	ULS
Tolor E. White	Southern System
Tom Armstrong	LSU-A
Steve Landry	UL Lafayette
Mark Legendre	LSU Ag Ctr.
Thomas Hanson	Northwestern
Misty O'Connell	BRCC
Teresa Summers	LSU System
Stuart Mills	LSU-S
Robert M. Dixon	GSU
Mary Ann Coleman	LAICU
Ken Rea	La. Tech University
Marty Fortner	SUNO
Carroll Falcon	Nicholls
Jeanne Daboval	McNeese
Richard Rhoden	McNeese
John Crain	Southeastern
Harry Bruder	UL Lafayette
Bill Silvia	LSU System
Pam Dees	LTC
Jan Jackson	LCTCS
Jerry Pinsel	LCTCS