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Joseph C. Wiley*

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FACILITIES AND PROPERTY COMMITTEE

April 23, 2014

The Facilities and Property Committee met on Wednesday, April 23, 2014 at 10:56 a.m. in the Louisiana Purchase Room of the Claiborne Building, 1201 North Third Street, Baton Rouge, Louisiana. Chair Richard Lipsey called the meeting to order. The roll was called and a quorum was established.

COMMITTEE MEMBERS PRESENT

Richard Lipsey, Chair
Edward Markle, Vice Chair
Brooksie Bonvillain
Joseph Wiley
Winfred Sibille, UL System
Leon Tarver, Southern System

OTHER BOARD MEMBERS PRESENT

Mark Abraham
Joel Dupre'
Pamela Eagan
Bill Fenstermaker
Robert W. Levy
Roy O. Martin, III
W. Clinton Rasberry, Jr.

COMMITTEE MEMBER ABSENT

Charlotte A. Bollinger
Raymond Brandt
Chris Gorman
Albert Sam, II
LSU System Representative
LCTC Representative

STAFF MEMBERS PRESENT

Chris Herring

GUESTS PRESENT

CONSENT AGENDA

Mr. Chris Herring, Budget Analyst for Facilities & Planning, presented a Consent Agenda that reported staff approval of the following small capital projects costing less than \$500,000 since the previous report:

III. Small Capital Projects

- a. **LSU A&M – Beauregard Hall: Remove Wardrobes/Paint & Replace Flooring** – Louisiana State University A&M, Auxiliary Funds, \$260,000
- b. **LSU A&M – East Campus Apartments Buildings 7, 8, 9: Flooring, Painting, and Lighting** - Louisiana State University A&M, Auxiliary Funds, \$310,000
- c. **LSU A&M – J.C. Miller Built-Up Roof Replacement** - Louisiana State University A&M, “Other” Funds (Student Use Fee), \$190,300
- d. **LSU A&M – Temporary Gym Floor & Offices for the Student Recreational Center** - Louisiana State University A&M, Auxiliary Funds, \$200,000
- e. **LSU HSC-NO – Roman Street Garage Elevator Lobby & Police Station Renovation**- Louisiana State University Health Sciences Center New Orleans, Restricted/Self-Generated Funds, \$200,000

The senior staff recommended approval of the Small Capital Projects Report as presented in the Consent Agenda.

On a motion from Vice Chair Markle, seconded by Regent Bonvillain, 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. Projects Utilizing Alternative Means of Financing: ULM International Student Center and Malone Stadium Football Field Synthetic Turf Installation

Staff presented two 3rd party project requests from the University of Louisiana System (ULS), on behalf of the University of Louisiana - Monroe (ULM). The first 3rd party project involves the construction of a new International Student Center on the ULM campus. ULM will enter into a standard lease/leaseback agreement with ULM Facilities, Inc. (ULMFI) for the purpose of completing the project. ULMFI will be responsible for all costs associated with the construction and equipping of the new facility, along with the related site improvements. The project scope consists of the design and construction of the new facility; including 6,000 SF heated facility, parking, and outdoor recreation areas. The Center will serve international

students by providing them a place to meet, study, and participate in recreational activities. The site location sits at one of the main entrances to the university and will be easily identifiable for international students visiting or residing on campus. The estimated project cost is \$1M and will be paid for using a single donation from an international alumnus. Work is set to commence in May 2014, and the estimated completion date is December 2014. ULM plans to have the facility open for the spring 2015 semester. Upon completion of the project the lease will expire, and ULMFI will donate the new facility and related improvements to ULM. Mr. Herring noted the project was a component of ULM's Master Plan.

The second 3rd party project presented by staff involves the replacement of the artificial turf on Malone Stadium Football Field with a new monofilament synthetic turf system. Similar to the International Student Center, ULM will lease the land using a standard lease/leaseback agreement with ULMFI, and upon completion of the project ULMFI will lease back the finished synthetic surfaced football field to ULM through a facilities lease agreement. The lease will expire when the debt associated with the turf project is retired.

The project scope consists of removing the existing artificial turf field and much of the existing sand base to establish a new grade and correct previous drainage problems. The project will commence late April 2014 and will be completed in time for the 2014 football season. The estimated project cost is \$920,000 and will be financed through private donations and the refinancing of debt on previous 3rd party projects by ULMFI. In addition, the ULM Foundation received a donation of \$400,000, which is the cost of the synthetic turf itself, and the donor will provide annual gifts over 8 years at \$50,000 per year. Staff noted that neither project will result in additional debt to the ULS or ULM.

Regent Fenstermaker asked if bonds were going to be issued for the turf project. Mr. Herring explained the turf manufacturer is financing a conventional loan at a rate of approximately 3.75% over 8 years.

The senior staff recommended approval of the two 3rd party projects between the UL System, on behalf of ULM, with ULM Facilities, Inc. for the purpose of constructing a new International Student Center and the installation of a new synthetic turf surface at Malone Stadium Football Field.

On a motion from Supervisor Sibille, seconded by Regent Wiley, the Facilities and Property Committee unanimously recommends that the Board of Regents approve the University of Louisiana System's request to enter into 3rd party agreements with ULM Facilities, Inc., on behalf of the University of Louisiana – Monroe, for the purpose of constructing a new International Student Center and the installation of a new synthetic turf surface at Malone Stadium Football Field.

V. Lease Request: LSU A&M New Women's Gymnastics Practice Facility

The Louisiana State University System, on behalf of Louisiana State University and A&M College (LSU), submitted a lease agreement for approval between LSU and the Tiger Athletic Foundation (TAF) for the purpose of construction of a new Women's Gymnastics Practice Facility and related improvements. Staff noted the project concept was originally approved by the Board as part of a larger package when approval was granted to construct the South End Zone Addition in 2012. Proceeds derived from the bond sale related to the South End Zone project, and not required in connection with the design and construction of the South End Zone Addition, were to be utilized for certain "Olympic Sports Improvements" including the design and construction of the new LSU Women's Gymnastics Practice Facility. The project scope consists of construction of a new two-story 39,000 SF structure, including an 18,000 SF gymnasium, locker rooms, offices for medical trainers and administration, weight, meeting, and video rooms, an observation deck, and lobby.

The facility will be constructed on land located on the east side of the Carl Maddox Field House. The lease submitted for approval will be effective beginning May 15, 2014, and TAF intends to complete the project by August 1, 2015. TAF will obtain funding in the form of proceeds derived from the sale of tax exempt bonds and the usage of private donations. TAF is responsible for all costs associated with the project, and upon completion and final acceptance by LSU; TAF will donate the Improvements to the LSU Board of Supervisors. The total estimated cost of design and construction is \$10M.

The senior staff recommended approval of the lease agreement between the LSU System, on behalf of LSU A&M, with the Tiger Athletic Foundation for the purpose of constructing a new Women's Gymnastics Practice Facility.

On a motion from Supervisor Tarver, seconded by Regent Wiley, the Facilities and Property Committee unanimously recommends that the Board of Regents approve the Louisiana State University System's request to enter into lease agreements with the Tiger Athletic Foundation, on behalf of Louisiana State University and A&M College, for the purpose of constructing a new Women's Gymnastics Practice Facility.

VI. Major Repair Fund Re-Allocations

Mr. Herring presented one Major Repair project requiring Board approval for submission to Facility Planning and Control (FP&C) for Joint Legislative Committee on the Budget (JLCB) consideration during their May meeting. The University of New Orleans requested funds authorized under the authority of Act 27 of 2006 [SUPP A7 2008] be reallocated to provide for the Major Repair project contained in the table below.

Institution	Project	Cost Estimate
UNO	Education – ADA Compliance, Lighting, & Partition Replacement	\$179,921

On a motion from Supervisor Sebill, seconded by Regent Wiley, the Facilities and Property Committee unanimously recommends that the Board of Regents approve the reallocation of Major Repair funds to include the Education – ADA Compliance, Lighting, and Partition Replacement project under the authority of Act 27 of 2006 [SUPP A7 2008] at the University of New Orleans.

VII. Other Business

Mr. Herring reported on the status of the FY2014-2015 Capital Outlay Recommendation approved by the Facilities and Property Committee and Board of Regents in October 2013. House Bill No. 2, the capital outlay bill, which includes the recommendations of the administration, has been introduced but remains to be heard by the first of numerous committees. Mr. Herring stated he would be tracking the bill as it progresses through the various committees and will keep the Board apprised of the bill's progress.

Lastly, Mr. Herring displayed a few pictures of Fletcher Technical Community College's new Integrated Production Technologies (IPT) facility and informed Board members he attended the ribbon cutting in March of this year. Staff suggested Board members stop by and visit the facility if any members were in the area.

VIII. Adjournment

There being no further business, upon a motion of Chair Lipsey, the Facilities and Property Committee adjourned at 11:09 a.m.