

Executive Summary

Facilities and Property February 23, 2015

- I. Call to Order
- II. Roll Call
- III. Consent Agenda (Small Capital Projects 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. 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 State University and A&M College: East Campus Apartments Buildings 10-12 Flooring, Painting, and Lights – Baton Rouge, LA**

As part of an ongoing effort to update and provide a more pleasant living environment within the East Campus Apartments, this project involves the replacement of flooring, the application of new paint, and the installation of ceiling lights in the living rooms. The project will renovate approximately 39,719 SF. The estimated cost is \$310,000, and project funding comes from Auxiliary funds.

2. **Louisiana State University and A&M College: Fire and Emergency Training Institute (FETI) Administration Building Roof Project (Budget Increase) – Baton Rouge, LA**

The FETI Administration roof project was presented to the Board during the December meeting. Since the initial BoR staff approval, the project scope increased to include a section of roof previously not included in the original replacement. The original scope involved replacing a current flat roof already with multiple patches with a new roof designed as sloped metal roof. After gaining a better understanding of the condition of the section of roof related to the current small capital project request, LSU decided to replace the section of roof that was not originally included in the scope. Funding comes from Operational funds at a level of \$220,000.

3. **Louisiana State University and A&M College: Football Operations Fields # 2 & 4 Improvements – Baton Rouge, LA**

The existing fields have poor drainage which significantly limits their usage for football practice. After rain events, the fields are not playable for multiple days at a time. The project scope includes the removal of the existing soil profile, the addition of a subsurface drainage system, irrigation, and the installation of sod on field 2 and the sprigging of field 4. This project will complete the improvements on fields 2 and 4. Funding comes from Auxiliary funds in the

amount of \$485,000.

The Senior Staff recommends approval of the consent agenda for the small capital projects report as presented.

IV. Major Repair Fund Reallocations

Similar to Board approval of Major Repair fund reallocations during the January and February 2014 meetings, the University of New Orleans requests approval to reallocate funds provided for under Act 27 of 2006 [SUPP A7 2008] to a new project involving a roof replacement on the Science Building. Projects added to this appropriation require both Board and Joint Legislative Committee on the Budget (JLCB) approval. Major Repair funds from multiple prior year appropriations will be used to fund the cost of the roof replacement; however, only funds used from Act 27 of 2006 [SUPP A7 2008] require BoR and JLCB approvals.

The Senior Staff recommends the Facilities and Property Committee approve the request to reallocate fund balance(s) appropriated to the University of New Orleans, and provided for under the authority of Act 27 of 2006 [SUPP A7 2008], for the purpose of replacing the roof on the Science Building.

V. 3rd Party Project and Associated Lease Request: ULM New Football Field House Facility at Malone Football Stadium

The University of Louisiana - Monroe (ULM) requested consideration of a lease between the University of Louisiana System (ULS), on behalf of ULM, and the ULM Facilities, Inc. (ULMFI) for the purpose of construction of a new Football Field House facility at Malone Stadium. ULMFI plans to lease land adjacent to the field surface at Malone Stadium, along with ingress and egress, from the Board of Supervisors of the ULS on behalf of ULM. The project scope involves the design and construction of a new Football Field House at Malone Football Stadium, including site improvements on the property. The new facility consists of approximately 11,500 SF and will serve as the main operations center for the ULM football program. Specifically, the new Field House will include a new locker room and shower areas, coaches offices, team meeting rooms, a conference room, and a reception area. The new facility will be a single level building; however, the design includes structural components to allow for easy addition of a second level in the future.

The total project cost is expected be \$4,026,132. The Foundation has raised approximately \$670,900 in cash donations and secured signed commitments from private donors for the remaining project balance of \$3,355,232. The Foundation will borrow funds, not to exceed \$3,029,320, to cover payments associated with the project and collect money from the committed donors in order to timely pay the obligation to the lender when due. The lender will not require a security for the loan and the land will not be mortgaged. The Foundation will not be involved with the construction of the project other than to work with the lender to facilitate incremental draw payments through ULMFI. The Foundation will ensure that all funds are timely transferred to ULMFI for payment to contractors and vendors. ULMFI is responsible for overseeing the entire construction project. Pending approval of the Board of Regents and the ULS, the ground lease associated with the construction of the Field House is set to begin February 25, 2015 and end February 24, 2016 or the date of the opening of the facility, whichever arrives first.

The Senior Staff recommends the Facilities and Property Committee approve the lease

between the University of Louisiana System, on behalf of the University of Louisiana – Monroe, and ULM Facilities, Inc., for the purpose of construction of a new Football Field House at Malone Football Stadium. The Board of Regent’s approval is contingent upon the University of Louisiana System’s approval during their February Board of Supervisors meeting.

VI. Other Business

VII. Adjournment