

Roy O. Martin III
Chair

Richard A. Lipsey
Vice Chair

Joseph P. Farr
Secretary

Joseph C. Rallo, Ph.D.
Commissioner of
Higher Education



Mark T. Abraham
Claudia H. Adley
Raymond J. Brandt
Marty J. Chabert
Joel E. Dupré
William H. Fenstermaker
Chris D. Gorman
Robert W. Levy
Edward D. Markle
W. Gray Stream
Collis B. Temple III
Joseph C. Wiley
Patrick J. Harrington, Student

BOARD OF REGENTS

P. O. Box 3677
Baton Rouge, LA 70821-3677
Phone (225) 342-4253, FAX (225) 342-9318
www.regents.la.gov

Agenda
FACILITIES AND PROPERTY COMMITTEE
January 6, 2016

10:15 A.M.

Claiborne Building, First Floor
Thomas Jefferson Room 1-136
1201 North Third Street
Baton Rouge, LA 70802

- I. Call to Order**
- II. Roll Call**
- III. 3rd Party Project Requests**
 - A. LSU A&M: Football Operations Center Renovation and Expansion
 - B. ULM: New Sorority Housing Facility
- IV. Other Business**
- V. Adjournment**

Committee Members: **Richard Lipsey, Chair;** Edward Markle, Vice Chair; Raymond Brandt; Chris Gorman; Patrick Harrington; Collis Temple III; Louisiana Community and Technical College System Representative; Louisiana State University System Representative; Southern University System Representative; and University of Louisiana System Representative.

Executive Summary

Facilities and Property

January 6, 2016

- I. Call to Order
- II. Roll Call
- III. 3rd Party Project Requests

A. Louisiana State University and A&M College

The Louisiana State University (LSU) Board of Supervisors (BoS) submitted a 3rd party project and associated lease for consideration, on behalf of LSU A&M College, to renovate and expand the Football Operations Center. The proposed project involves the expansion and renovation of the weight training room, football locker room, medical/training area, team meeting room, team lounge, administrative offices, and related improvements. To minimize disruption of activities normally conducted in the current facility, the project will be completed in two or more phases with the first phase consisting primarily of the renovation and expansion of the current weight training room. Phase one will commence in January or February 2016 and should be complete by July 2016. The second phase, consisting of all remaining work, will commence in January 2017. The selected contractor should make their best reasonable efforts to complete all project phases by December 31, 2017, but no later than June 30, 2018.

LSU and the LSU BoS will enter into a lease agreement with the Tiger Athletic Foundation (TAF) for the purpose of completing the project. Upon completion of the work, TAF will donate the Improvements, in one or more phases, back to the LSU BoS. The lease will terminate upon satisfactory completion of all phases of work. LSU estimates total costs for the design and construction of the Improvements will not exceed \$15M. TAF will use private contributions, donated for the purpose of paying expenses incurred by TAF in connection with the design, construction, and related expenses of said Improvements.

The Senior Staff recommends that the Board of Regents approve the 3rd party project submitted by the Louisiana State University Board of Supervisors, on behalf of Louisiana State University and A&M College and the Tiger Athletic Foundation, to renovate and expand the Football Operations Center on the Louisiana State University and A&M College campus.

B. University of Louisiana - Monroe

The University of Louisiana System (ULS) submitted a 3rd party project request and associated leases on behalf of the University of Louisiana – Monroe (ULM) for the construction of new sorority housing. The new sorority housing will be located within a portion of a 5.5 acre tract of vacant land on 4500 Bon Aire Drive on the ULM campus. The sororities at ULM were

once housed in Nicholson Hall and most recently in Cospers Hall. Cospers Hall was torn down in late 2005 and there has been no female Greek housing on the ULM campus since that time. As such, the ULM sororities have been without on-campus housing of their own for the last ten years.

The proposed housing will consist of a two story structure that may accommodate approximately 120 female students comprising four on-campus sorority chapters. The new facility will have four separate sections in one building with a connection point and dividers to separate each section. Each section of the building will represent one sorority in order to sustain some individuality for each chapter. The project scope includes space for two resident assistants, approximately 120 beds, four chapter rooms, public restrooms, four storage rooms for each sorority, laundry facilities, and common areas. The new facility will serve as the only female Greek housing on the ULM campus.

ULM and the ULS will enter into lease agreements with ULM Facilities Inc. (ULMFI) using the standard lease/lease back agreements. The project will be administered by ULMFI (501(c)3) who will complete the construction of the housing then lease the facility back to the University upon completion of construction. The estimated project cost is \$7.5M and will be financed through the issuance of revenue bonds by the Louisiana Community Development Authority. Annual debt service for the proposed bonds will be secured and payable from lease payments paid by the ULS, on behalf of ULM, to ULMFI which will be derived from revenues received from the operation of the on-campus student housing and other related facilities. The new sorority housing will be built using the design-build process, and construction is scheduled to commence on or around May 2016 with construction scheduled for completion by May 2017. The lease agreement includes a provision for the establishment of maintenance reserve fund for future maintenance issues. ULM will not incur any debt as a result of the project, and the University's land/property will not be used as a security for the bond issuance.

The Senior Staff recommends that the Board of Regents approve the 3rd party project submitted by the University of Louisiana System, on behalf of the University of Louisiana - Monroe and ULM Facilities Inc., to construct new, on-campus Sorority Housing.

IV. Other Business

V. Adjournment