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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
June 29, 2016

9:45 a.m.
Claiborne Building, First Floor
Louisiana Purchase Room 1-100
1201 North Third Street
Baton Rouge, LA 70802

I. Call to Order

II. Roll Call

III. Consent Agenda: Small Capital Projects Report

1. LSU A&M: Alex Box Stadium Concourse Waterproofing
2. LSU A&M: Dub Robinson Stadium Beach Volleyball Renovations
3. LSU A&M: Howe-Russell GeoScience Complex 37 – Lecture Hall 130 Renovations
4. LSU A&M: Renovation of Hatcher Hall for Printmaking (Budget Increase)
5. LSU A&M: Woodin Hall Exterior Ramp Improvements
6. NSU: Asphalt Overlay of Sam Sibley & Caspari Drives

IV. 3rd Party Projects & Lease Approvals

1. La Tech: Joe Alliet Stadium Pressbox Renovation and Addition
2. LSU A&M: Nicholson Gateway Development
3. SELU: Replacement Student Housing

V. Act 959 Project: LSU A&M School of Veterinary Medicine

VI. HB2 Update

VII. Other Business

VIII. Adjournment

Committee Members: Collis Temple, Chair; Gray Stream, Vice Chair; Raymond Brandt; Thomas Henning; Louisiana Community and Technical College System Representative; Louisiana State University System Representative; Southern University System Representative; and University of Louisiana System Representative

The Board of Regents is an Equal Opportunity and ADA Employer

Executive Summary

Facilities and Property
June 29, 2016

I. Call to Order

II. Roll Call

III. Consent Agenda (Small Capital Project 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. Pursuant to R.S. 39:128, 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: Alex Box Stadium Concourse Waterproofing – Baton Rouge, LA**

The Alex Box Stadium Concourse requires surface waterproofing to prevent water from leaking into the locker room and club spaces below. The project scope consists of having the contractor clean, prep, and coat the existing concrete surface with a slip-resistant waterproof coat. The project waterproofs approximately 25,000 SF of concrete at a cost of $16.30/SF, which equates to a total project cost of $407,500 to be funded with auxiliary revenues.

2. **Louisiana State University and A&M College: Dub Robinson Stadium Beach Volleyball Renovations– Baton Rouge, LA**

This project renovates the old men's and women's Tennis locker room to make the space usable for the Beach Volleyball team's women and coaches. The project scope involves updating the finishes, restrooms and showers, the movement of partition walls, the reworking of electrical components (as required) and the refurbishment of the lockers. Phase One includes the entrance and locker room while Phase Two involves the showers, restrooms, utility, lounge and coaches' lockers. The project renovates approximately 2,276 SF of space at a cost of $79.09/SF, which equates to a total project cost of approximately $180,000 to be funded with auxiliary revenues.

3. **Louisiana State University and A&M College: Howe-Russell GeoScience Complex 37 – Lecture Hall 130 Renovations– Baton Rouge, LA**

The Howe-Russell facility, specifically Lecture Hall 130, is a heavily used lecture hall on campus that is in deterioration. The project scope consists of installing new finishes throughout, installing new electrical and HVAC components, new multimedia, the refurbishment of the millwork, a new acoustic design and the installation of new fixed seating. The project renovates approximately 2,790 SF of space at a cost of $68.10/SF, which equates to a total project cost of

approximately $190,000 to be funded with auxiliary revenues.

4. **Louisiana State University and A&M College: Renovation of Hatcher Hall for Printmaking (Budget Increase) – Baton Rouge, LA**

The original approval for the Hatcher Hall renovation was granted by BoR staff in December 2015 at a level of $200,000. The printmaking division of the School of Art is currently located in two buildings (Foster Hall and Studio Arts) which are across campus from each other. This project consolidates these locations in one place. The project scope consists of the renovation of the basement of Hatcher Hall, including the proper mechanical and electrical needs to transform a former theater space into a new printmaking studio. After the initial BoR approval of the project, it was determined that the original SF required to accommodate the needs of the change increased coupled with a slight increase in the cost per SF which resulted in an increased cost estimate. The project still renovates approximately 9,520 SF of space at a new cost of $36.97/SF, which equates to a total project cost of approximately $352,000 to be funded with operational funds.

5. **Louisiana State University and A&M College: Woodin Hall Exterior Ramp Improvements – Baton Rouge, LA**

This project will provide handicapped access to the main floor of Woodin Hall. The project scope includes 60 linear feet of exterior, ADA accessible ramp and handrails that will appropriately match the architecture of the building. This project completes the work necessary to provide ADA access to the main floor. A Facility Access Fee (Other Funds) will be utilized for this project at a level of $220,000.

6. **Northwestern State University: Asphalt Overlay of Sam Sibley and Caspari Drives – Natchitoches, LA**

This project will repair road conditions down to the sub-base structures on Sam Sibley and Caspari Drives. The scope of work consists of milling the existing asphalt, repairing the base as needed, and an overlay of new asphalt on both roads. The overlay on Sam Sibley Drive consists of 2,429 ft. and the Caspari Drive overlay is 2,172.26 ft. in length. The total project cost is approximately $350,000 and private donations are being utilized for this project.

The Senior Staff recommends the Facilities and Property Committee approve the consent agenda for the small capital projects report as presented.

IV. 3rd Party Projects and Lease Approvals

(A) La Tech: Joe Alliet Stadium Pressbox Renovation and Expansion

The University of Louisiana System (ULS) submitted a 3rd party project on behalf of Louisiana Tech University (La Tech) for consideration by the Board. The project involves the renovation and expansion of the press box at Joe Alliet Stadium. The project scope for the press box project involves the construction of new two or three level facility consisting of a minimum of thirteen suites on the same level along with one presidential suite. The scope also includes a new working press box with a minimum of 1,500 heated SF and a minimum seating capacity of 55 persons. Included in the press box area will be a copy/work room and media meal room to seat up to 20

persons. There will also be a minimum of ten operations booths to house home/visitor coaching staffs, home/visitor radio, alternate radio, scouts, stadium operations, scoreboard operations, instant replay and television production. The press box will contain an additional suite for the home and visiting athletic directors. The press box must include a covered camera platform/deck to allow for television production crews and in-house filming. Lastly, the restrooms on the concourse level of the stadium will be renovated/rebuilt and the fence and gate system on the west side of the stadium will be reconstructed.

The total cost of the project is approximately $11.5M and will be funded using private donations. The work will be done utilizing the design-build method of construction through the Louisiana Tech University Foundation. Upon completion of the work, the improvements will be donated back to the University. The project is scheduled for completion before the start of the 2017 football season or September 1, 2017.

The Senior Staff recommends that the Facilities and Property Committee approve the 3rd party project submitted by the University of Louisiana System, on behalf of Louisiana Tech University, to renovate and expand the Press Box in Joe Alliet Stadium.

(B) LSU A&M College: Nicholson Gateway Development

The second 3rd party project submitted to the Board for consideration was submitted by the Louisiana State University Board of Supervisors on behalf of Louisiana State University and A&M College (LSU) for the Nicholson Gateway development. The Nicholson Gateway project is a public-private development venture to revitalize an older portion of LSU's campus while creating a new gateway onto the campus. The project scope involves the construction of seven new residence halls on Nicholson Drive with 1,531 new on-campus student beds. The new housing will accommodate both graduate and undergraduate students. Currently only 300 freshman students live on campus and this project will allow LSU to entertain a freshman residency requirement beginning in 2018. Market analysis completed by LSU shows a current demand for over 1,600 on-campus beds. The Nicholson Drive component of the project also includes 10,000 SF of space for a satellite University Recreation facility, 38,000 SF of retail space and multiple green spaces throughout the development. The development will consist of new 1,625 parking spaces with 808 of these parking spaces located in a new parking garage. The parking garage was originally planned to be funded with state capital outlay dollars; however, due to the current economic climate in the state the parking garage was added to the 3rd party project component and plans in order to be complete by the fall 2018 semester.

Private bonds now totaling $203M will be issued by an independent non-profit company (Provident Group – Flagship, LLC) through the Louisiana Public Facilities Authority to fund the project. The bonds will be secured by a lease agreement between LSU and the non-profit. Funds to repay the bonds and operate the facilities will come from the rent paid by students choosing to live in the development, certain auxiliary revenues and revenues derived by LSU from the retail component. The auxiliary revenues generated by LSU will be sufficient to cover the debt service, operations and maintenance services, required maintenance reserve accounts, and transfers to the LSU Foundation. The pro formas submitted assume a 95% occupancy rate for the academic year. With regards to the Board of Regents' maintenance reserve requirement, LSU seeks to fund the maintenance reserve account at a level of $385 per bed. The $385 per bed assumption is based on the life-cycle cost with a built in escalator. In addition, the $385 per bed equals approximately double the private market rate of $200 per bed used to fund private maintenance reserve funds.

Lastly, construction must start in October 2016 for the new residence halls to be open by the fall of 2018.

In addition to the seven residence halls that will be built on the Nicholson corridor, construction of Spruce Hall, a proposed new residence hall located adjacent to Cypress Hall will be a component of the financing and lease agreements for the Nicholson Gateway project. LSU began planning for Spruce Hall in 2009 when planning for Cypress Hall (identical residence hall to Spruce) was being completed. Cypress Hall was built from a 2013 bond issuance but LSU was not able to issue the bonds required for the construction of Spruce Hall at that time. By including Spruce Hall in the Nicholson Gateway financing arrangements the facility may be open for fall 2018. Spruce Hall will add another 421 beds to LSU's student housing capacity.

The Senior Staff recommends that the Facilities and Property Committee approve the 3rd party project submitted by the Louisiana State University Board of Supervisors, on behalf of Louisiana State University and A&M College, to construct the Nicholson Gateway Development (including Spruce Hall) and in order to meet Board requirements provide for a maintenance reserve account to be funded at a rate of $385 per.

(C)SELU: Replacement Student Housing

The second 3rd party project submitted by the University of Louisiana System for Board consideration was submitted on behalf of Southeastern Louisiana University (SELU) for the construction of replacement student housing. Specifically, SELU seeks to replace Zachary Taylor Hall which was constructed in 1962 and was originally slated for demolition in 2005. Due to demand for housing the facility remained online over the years. In addition to having a waiting list for student housing over the past eight fall semesters, SELU has been forced to double occupy rooms in Zachary Taylor Hall that are intended to house single occupancy only. The new student housing will consist of two new four story housing units with 556 beds. Upon completion of the new student housing Zachary Taylor hall will be demolished. The new housing facilities will be located on the western part of the main campus north of Texas Drive. The buildings will be adjacent to Hammond and Tangipahoa Residence Halls, Sims Memorial Library, the Cate Teacher Education Center and Zachary Taylor Hall. Each building is configured in an L-shape orientation with wings organized around a central core area. There will be green space surrounding each building as well as internally to the buildings. Parking will be provided on the west, south, and east area of the site.

The $45M bond issuance associated with this project will cover the design, construction, demolition, and replacement of a portion of SELU's student housing as well as the refinancing of outstanding debt related to existing parking facilities. Annual debt service will be secured from SELU's auxiliary revenues, student housing revenues (primarily rent payments), and parking fee revenues. The ULS nor SELU will pledge its full faith and credit or state appropriated funds to make any debt service payment on the bonds. A maintenance reserve account will be funded annually at a level of 1.5% of the construction costs. SELU hopes to begin construction in the fall of 2016 with a target completion date of July 2017 or in time for the fall 2017 semester.

The Senior Staff recommends that the Facilities and Property Committee approve the 3rd party project submitted by the University of Louisiana System, on behalf of Southeastern Louisiana University, to construct replacement student housing. Committee approval is contingent upon the University of Louisiana System's Board of Supervisors approving the

project in their upcoming meeting.

V. Act 959 Project: LSU A&M School of Veterinary Medicine

Act 959 of 2003 allows institutions to construct certain capital projects without going through the capital outlay process. These projects may not exceed $5M in cost and must be paid for using self-generated revenues, grant funding, auxiliary income, and/or private donations. No debt may be incurred with Act 959 projects.

LSU seeks to renovate and expand approximately 14,796 SF of existing classroom, laboratory, and restroom spaces in the LSU School of Veterinary Medicine located on the main campus. The estimated project total is $3M and will be funded using the Veterinary Medicine School's existing cash reserves. The project scope involves the upgrade and expansion of the School's existing first, second, and third year classrooms, two laboratories, and restrooms. The renovation will replace deteriorated building components, correct code violations, and abate hazardous materials to provide a clean and safe learning environment.

The Senior Staff recommends the Facilities and Property Committee approve the project submitted by the Louisiana State University Board of Supervisors, on behalf of Louisiana State University and A&M College, to renovate and expand certain areas of the School of Veterinary Medicine under the provisions of Act 959 of 2003

VI. HB2 Update

Staff will review the comprehensive capital outlay bill (HB2) for FY2016-2017 as it stands on the date of the Board meeting. Since the Special Legislative Session ends the day after the Board meeting, staff will provide an update to the version of the bill that exists as of June 22, 2016. Once HB2 receives the Governor's signature, staff will provide an updated spreadsheet reflecting appropriations for postsecondary institutions.

VII. Other Business

VIII. Adjournment