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BOARD OF REGENTS

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**Agenda
FACILITIES AND PROPERTY COMMITTEE
November 2, 2016**

10:30 a.m.
Squire Creek Country Club
289 Squire Creek Parkway
Choudrant, LA 71227

- I. Call to Order**
- II. Roll Call**
- III. Consent Agenda: Small Capital Projects Report**
 - 1. LSU A&M: Environmental Abatement of the East Stadium Dormitory
 - 2. LSU A&M: Environmental Abatement of the South Stadium Dormitory
 - 3. LSU A&M: Student Health Center
 - 4. LSU HSC-NO: Medical Education Building 3rd Floor Conversion of AHU's 3D & 3C to Variable Air
 - 5. LSU-S: Student Success Center
 - 6. NSU: McGale Recital Hall & A.A. Fredericks Auditorium Ceiling Replacements
 - 7. ULM: Softball Field Turf Project
- IV. Act 959 Project**
- V. IEB Request**
- VI. Board of Regents FY2017-2018 Capital Outlay Budget Recommendation**
- 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

Executive Summary

Facilities and Property November 2, 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: Environmental Abatement of the East Stadium Dormitory – Baton Rouge, LA**

The current space in the East Stadium Dormitory is uninhabitable due to the presence of hazardous materials within the dormitory space. This project will remove the hazardous materials so that the structure can either be re-purposed or demolished at a future date. The project scope includes removal of all hazardous materials, including lead, asbestos, mold, etc. from every surface including, but not limited to, crawl spaces, roofs, floors, walls, ceilings, piping, windows and doors. The project abates two stories consisting of approximately 42,500 SF of space at a cost of \$5.65/SF, which equates to a total project cost of \$240,000. The project will be funded with auxiliary revenues.

2. **Louisiana State University and A&M College: Environmental Abatement of the South Stadium Dormitory – Baton Rouge, LA**

The current space in the South Stadium Dormitory is uninhabitable due to the presence of hazardous materials within the dormitory space. This project will remove the hazardous materials so that the structure can either be re-purposed or demolished at a future date. The project scope includes removal of all hazardous materials, including lead, asbestos, mold, etc. from every surface including, but not limited to, crawl spaces, roofs, floors, walls, ceilings, piping, windows and doors. The project abates two stories consisting of approximately 33,600 SF of space at a cost of \$5.65/SF, which equates to a total project cost of \$190,000. The project will be funded with auxiliary revenues.

3. **Louisiana State University and A&M College: Student Health Center – Baton Rouge, LA**

A June 2016 fire destroyed the interior of the east wing of LSU A&M's Student Health Center. This project will gut and renovate/reconstruct the east wing of the Student Health

Center damaged by the fire. The project scope includes the reconstruction and renovation of the east wing, including necessary architectural services, MEP installations, and IT wiring. The space to be reconstructed is/was a medical facility with patient exam rooms. Once complete, the east wing of the Student Health Center will include new fixtures, ceilings, flooring, electrical, and HVAC. The project area consists of approximately 3,205 SF of space at a cost of \$150/SF, which equates to a total project cost of approximately \$480,750. The project will be funded with proceeds from an insurance claim.

4. Louisiana State University Health Sciences Center – New Orleans: Medical Education Building 3rd Floor Conversion of AHU’s 3D and 3C to Variable Air – New Orleans, LA

LSU HSC-NO’s Medical Education Building upgraded air handling units and the conversion to a variable air volume (VAV) system will improve air quality and operational efficiency while decreasing energy requirements. The project scope includes the demolition of the existing ceiling and mechanical equipment, installation of new, high-efficiency duct work and VAV boxes, and the installation of a new ceiling. The project consists of approximately 9,000 SF of space at a cost of \$54.44/SF, which equates to a total project cost of \$490,000. The project will be funded with self-generated revenues.

5. Louisiana State University – Shreveport: Student Success Center - Shreveport, LA

LSU-S currently offers student support services in a distributed model without a strategic university focus. The proposed project will centralize and coordinate academic support functions to all enrolled students, including tutoring, coaching, advising, collaboration with the Southern Association of Colleges and Schools Commission on Colleges’ Quality Enhancement Plan (SACSOC QEP), success workshops, and online resources. These services are expected to expand to provide more comprehensive services and convenience to students such as Supplemental Instruction and Career Services. The renovated space will serve as a “One-Stop Shop” for student services. The project scope includes renovations to the 1st floor of the Noel Memorial Library so that the space is designed to house the various student services above. The Student Success Center will also include study spaces in various configurations, classroom space, and space for students to gather for group study. The project renovates approximately 7,950 SF of space at a cost of \$37.65/SF (a total of \$329,222.30 with a 10% contingency). The total project cost is \$371,500 once furnishings, equipment, and fees are included in the total. The project will be funded with monies from a Student Success Center fee that is assessed to LSU-S students as well as from some private donations.

6. Northwestern State University: McGale Recital Hall & A.A. Fredericks Auditorium Ceiling Replacements, Natchitoches, LA

The ceiling tile in the NSU’s McGale Recital Hall and A.A. Fredericks Auditorium are 35 years old and are beginning to fall creating a hazard for students, faculty, and the public. The project scope includes the removal of the existing ceiling tiles, ceiling repairs, installation of new tiles, and painting of the trim. Approximately 6,000 SF of space in the McGale Recital Hall and 13,500 SF of space in A.A. Fredericks will be renovated at a cost of \$12.82/SF. The total project cost is approximately \$250,000 and operational funds are being used for the project.

7. University of Louisiana – Monroe: Athletic Softball Field Turf Project – Monroe, LA

ULM received an act of donation to install a turf infield on their women’s softball field. The project includes the excavation of the current natural field turf, laser, grading and compacting of a new turf sub-grade, installation of a new 12” x 8” concrete perimeter curb from dugout to dugout, the installation of new drainage piping, bases, 6” turf drainage rock and laser grade, and a new synthetic turf playing area. The turf will only be laid in the infield of the softball field. There will be no cost to the institution, and the turf is valued at approximately \$175,000.

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

IV. Act 959 Project: LSU A&M Tiger Park Indoor Batting Facility & Related Improvements

The Louisiana State University Board of Supervisors submitted an Act 959 project on behalf of LSU A&M to construct a new 13,600 SF indoor practice facility for the LSU Women’s Softball team on the south end of Tiger Park Softball Field off of Skip Bertman Drive. The project scope includes the construction of a new 13,600 SF indoor practice facility consisting of approximately five softball batting cages, an infield practice area, and a weight and conditioning room. The facility will also house a large gated restroom to be used during LSU softball and football game days. An additional 500 ADA accessible bleacher seats will be added in right-center field of Tiger Park and a new limestone TV truck parking area to meet requirements of the SEC Network will be included in the project.

The project is estimated to cost \$4.4M and will be funded using the LSU Athletic Department’s existing cash reserves. Work will begin in May 2017, and the project is scheduled for completion in February 2018. The goal is to have the facility operational for the 2018 women’s softball season.

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 construct a new indoor batting facility and related improvements adjacent to Tiger Park under the provisions of Act 959 of 2003.

V. IEB Request: Nicholls State University – Ellender Library Exterior Façade Deterioration

The University of Louisiana System, on behalf of Nicholls State University (NiSU), sent a request for approval to petition the Interim Emergency Board for funding exterior facade remediation at Ellender Library. Built in 1980, the exterior façade of Ellender Library is currently deteriorating to the point where there is the potential for panels to fall from the upper floor causing a hazard for people below. The exterior wall is comprised of CMU masonry with a ribbed block veneer. The ribbed block façade is in dire need of repair as the horizontal steel lintels are exposed and deteriorating. The vertical mortar joints are also failing on all sides of the building, and on the corners the blocks are becoming displaced. This creates a potential hazard if a

block/panel were to fall and pose an immediate danger to persons using the building. The exterior damage also caused the integrity of the building envelope to be compromised, allowing moisture to seep in and create additional damage. As a result of water intrusion coming from the cracks in the façade, mold is now present on the walls in areas of the 3rd floor. The estimated cost to correct the deficiencies is \$535,888 and the repairs will take approximately 6 months.

The Senior Staff recommends the Facilities and Property Committee approve the request submitted by the University of Louisiana System, on behalf of Nicholls State University, to petition the Interim Emergency Board for funding to correct deficiencies in the exterior façade of Ellender Library.

VI. Board of Regents FY2017-2018 Capital Outlay Budget Recommendation

Similar to the Board of Regents FY2017-18 Capital Outlay Budget Recommendation (C.O. Rec.), the FY2017-18 Rec. will again focus on emergency projects, Major Repairs/Deferred Maintenance, renovation of existing space, and infrastructure improvement projects. Once again there will be no requests for new construction in this year's C.O. Rec. with the exception of projects already in the state's funding pipeline. However, you will see requests for new construction under the "5 Year Plan" category as there is a need for new facilities on various campuses based on current conditions of buildings. The new construction projects found under the "5 Year Plan" category are driven by a school's masterplan and/or a need driven by enrollment increases for a school as a whole or within their various academic offerings. There are instances where building a new facility is more economical than renovating an existing facility, and with better economic times the goal is to construct certain new facilities. For the time being, the renovation of existing space and adaptive reuse of facilities through functional modifications, infrastructure improvements, and mechanical/electrical/HVAC system upgrades remain viable in light of deteriorating facilities/systems across all campuses.

Regent Collis Temple III and Chris Herring conducted site visits to multiple institutions between August and late October to gain a better understanding of an institution's capital outlay requests and to see first-hand the condition of facilities around the state. The site visits again validated the focus of the FY2017-18 C.O. Rec. on maintaining and/or renovating current facilities. Roofing system repairs and replacements continue to be a dire need across the state. The BoR will again seek substantial funding for both roofing and Major Repair/Deferred Maintenance needs in the current submission. Successful acquisition of said funds will result in BoR staff, in conjunction with FP&C, administering these funds across all four systems.

As required by law, institutions submitted project requests through their respective management boards who in turn prioritized the projects among all member institutions and forwarded the system request to staff. In addition, eCORTS documents were prepared and submitted by each system electronically for each project contained within their capital outlay request. Staff began with the projects recommended last year in order to maintain consistency from year to year, then modified the C.O. Rec. to update for new projects, completed projects, etc. Projects that were fully funded by the legislature and the Bond Commission since last year were placed under the Reauthorization

category or removed from the C.O. Rec. In some instances priorities changed, resulting in projects appearing lower in the BoR prioritization compared to FY2016-2017 C.O. Rec., or projects were simply no longer requested by the management boards. The full BoR FY2017-2018 C.O. Rec. is attached separately with this Executive Summary.

The BoR's FY2017-18 C. O. Rec. was loaded separately and sent to FP&C and the Division of Administration (DOA) by the November 1st deadline. During the Facilities and Property Committee hearing, staff anticipates going through projects where necessary and answering any questions. Any changes made to the BoR's FY2017-18 C.O. Rec. during the Committee hearing will be made accordingly and FP&C will notified of the change(s) so that their office will have the updated Board approved list of projects to submit to the Legislature for consideration during the 2017 legislative session.

The Senior Staff recommends the Facilities and Property Committee approve the Board of Regents FY2017-2018 Capital Outlay Budget Recommendation as presented.

VII. Other Business

VIII. Adjournment