

Executive Summary

Facilities and Property August 23, 2017

- 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 Seating Bowl Waterproofing (Budget Increase) – Baton Rouge, LA**

The Alex Box Stadium Waterproofing project was originally approved by BoR staff in March 2017 at a cost of \$300,000. The project waterproofs approximately 28,200 SF of floor area plus approximately 8,400 SF of vertical surfaces (seating risers and the back riser to the concourse level). The revised budget is now \$436,700 which will accommodate the architect's current statement of probable cost. The increased cost results from the decision made that the application will be more appropriately accommodated with vehicular grade waterproofing product rather than the originally specified pedestrian grade. The project is funded with auxiliary revenues.

- 2. Louisiana State University and A&M College: Bernie Moore Track Pavilion – Baton Rouge, LA**

The addition of an outdoor pavilion at the existing Bernie Moore Track complex is needed to meet current functional requirements of the team and coaches. The project scope includes the construction of an outdoor pavilion, inclusive of lights, fans, electrical outlets, and a knee wall at the existing track complex. The project scope also involves some minor demolition work to tie in the new pavilion to the existing building. The new pavilion will be approximately 2,276 SF at a cost of \$160.37/SF for a total project cost of approximately \$365,000. The project will be funded with auxiliary revenues.

- 3. Louisiana State University and A&M College: East Renovations for Concessions – Baton Rouge, LA**

Recently abated space in Tiger Stadium has been rehabilitated for office space to be used by LSU Concessions staff. The project renovates approximately 3,424 SF of space at a cost of \$133.93/SF for a total project cost of approximately \$458,570. The project is funded with auxiliary revenues.

4. Louisiana Tech University: Demolition of Hutchinson & Jenkins-McFarland Halls – Ruston, LA

Hutchinson and Jenkins-McFarland Halls on the Louisiana Tech campus have been vacant for many years. The buildings are not the configuration or condition to be renovated for other use. Currently the buildings are deteriorating and pose a risk to student and staff. The project will abate all hazardous materials, remove and cap all utilities to the nearest connection point, and prepare the site for future campus development. The project demolishes approximately 131,000 SF of space at a cost of \$896,000. The project will be funded with auxiliary revenues.

5. McNeese State University: Replace Artificial Turf at Cowboy Football Stadium – Lake Charles, LA

The existing turf at McNeese State's Cowboy Stadium is approximately nine years old and requires replacement. The project scope involves removal of the existing turf, patching and leveling the existing base where necessary, adding a new perimeter drain system, and the installation of a new shock pad and turf surface. The total project cost is \$775,000 and will be funded with statutorily dedicated revenues originating from the Calcasieu Parish Higher Education Improvement Fund.

6. University of Louisiana - Lafayette: Bittle Hall Renovation – Lafayette, LA

Bittle Hall on the ULL campus is in need of updating and refurbishing. The project scope includes a small addition to Bittle Hall (794 SF) as well as new paint, the re-dividing of space, and the updating of utilities. The project renovates approximately 6,000 SF of space at a cost of \$54.67/SF for a total project cost of approximately \$328,000. The project will be funded with operational funds.

7. University of Louisiana - Lafayette: Lamson Park Elevator – Lafayette, LA

The purpose of this project is to provide ADA access to the private boxes and press box area in Lamson Park. The existing wheel chair lift constantly has service problems. The project scope involves the installation of a new elevator and shaft. The total project cost is approximately \$200,000 and will be funded with auxiliary revenues.

8. University of Louisiana - Lafayette: Martin Hall – Refurbish Corridors and Lobbies – Lafayette, LA

The ceiling, floors, and wall paint have not been modified since Martin Hall was opened in 1960. The project scope involves replacing the floors and ceilings as well as painting the walls. The project renovates approximately 9,300 SF of space at a cost of \$49.78/SF for a total project cost of approximately \$448,000. The project will be funded with operational funds.

9. University of Louisiana - Lafayette: New Plaza at Cypress Lake – Lafayette, LA

The purpose of this project is to create an inviting open space for student to gather at Cypress Lake on the ULL campus. The project scope includes installation of new underground drainage, paving of the plaza area, and installation of new lighting. The total project cost is approximately \$490,000 and will be funded with Master Plan Fee revenues.

10. University of Louisiana - Lafayette: Security Lighting Improvements - Lafayette, LA

This project is part of an ongoing, multi-phase project to upgrade security lighting on the ULL campus. The project scope involves the replacement of existing lighting and installation of new lighting where necessary to enhance campus safety. The total project cost is approximately \$490,000 and will be funded with operational funds.

11. University of Louisiana - Lafayette: Student Athlete Academic Center – Lafayette, LA

The purpose of this project is to create a study area for student athletes in the Dupre Library on the ULL campus. The project scope involves renovating existing space by building divider walls in space on the 3rd floor. The project renovates approximately 5,471 SF of space at a cost of \$36.56/SF for a total project cost of approximately \$200,000. The project will be funded with an allocation from the NCAA.

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

(1) NiSU: John L. Guidry Stadium Scoreboard Installation

The University of Louisiana System (ULS) submitted four 3rd party projects and associated leases for consideration by the Board. The first project involves the installation of a new scoreboard in Nicholls State University's (NiSU) John L. Guidry Stadium. The existing scoreboard was installed in 2009 and currently needs replacement as the technology is out of date and repair parts are difficult to find. The project scope involves the removal of the existing scoreboard and installation of new state-of-the-art scoreboard. The total project cost is approximately \$328,665 and will be paid using private donations secured by the Nicholls State University Foundation (NiSUF). The NiSUF will be responsible for the installation of the new scoreboard through a standard 3rd party lease agreement whereby NiSUF will lease the portion of the stadium required to complete the project from NiSU until the project has been completed. Upon completion of the project the Foundation will donate the improvements back to the institution and the lease will terminate. Neither NiSU nor the ULS will incur any debt as a result of this project.

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 Nicholls State University, to replace the existing scoreboard in John L. Guidry Stadium.

(2) NiSU: Installation of Artificial Turf at Raymond Didier Baseball Field Complex

The second 3rd party project submitted by the ULS for Board consideration involves the installation of a new artificial turf playing surface at NiSU's Raymond Didier Baseball Field Complex. The current playing surface at Didier Field is natural grass and the institution would like to install a turf infield as well as turf down the foul lines to reduce costs associated with the labor, tools, materials, and equipment required to maintain the field. The project scope involves the removal of the existing grass infield and foul line areas followed by the installation of a new

synthetic turf infield and turf down each foul line. The total project cost is approximately \$320,690 and will be paid for using private donations secured by the Nicholls State University Foundation (NiSUF). The NiSUF will be responsible for the installation of the new artificial turf surface through a standard 3rd party lease agreement whereby NiSUF will lease Didier Field from NiSU until the project has been completed. Upon completion of the project, the Foundation will donate the improvements back to the institution and the lease will terminate. Neither NiSU nor the ULS will incur any debt as a result of this project.

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 Nicholls State University, to install a new artificial turf playing surface and related improvements at the Raymond Didier Baseball Field Complex.

(3) ULL: F.G. Mouton Hall Renovation and Expansion

The third 3rd party project submitted by the ULS for Board consideration is part of a larger plan for continuous improvement to the University of Louisiana – Lafayette’s (ULL) Moody College of Business. This project involves the renovation and expansion of F.G. Mouton Hall to provide space for the creation of the Maraist Financial Services Laboratory which will serve as a vehicle for student understanding, creation and employment of financial data software, as well as providing students with practical experience and better career opportunities in the financial services sector. The primary goal of this lab is to provide ULL’s business students the opportunity to develop advanced skills in an environment that simulates the modern business world and ultimately positions students as employees of choice with industry recruiters. The project scope involves the redesign of the existing student lounge area in F.G. Mouton Hall as well as the addition of approximately 1,000 SF of new space. The newly renovated and expanded facility will consist of 24 individual work stations, state-of-the-art instructional equipment, cutting-edge databases and software, and a real time ticker with digital displays. The project also renovates the building’s façade on the side facing quadrangle.

The total project cost is approximately \$1.2M and will be paid for exclusively from a private donation made to the institution. Ragin’ Cajun Facilities, Inc. (RCFI) will be responsible for the development, design, and construction of the improvements through a standard 3rd party lease agreement. Upon completion of the project, RCFI will donate the improvements back to the institution and the lease will terminate. Neither ULL nor the ULS will incur any debt as a result of this project.

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 the University of Louisiana - Lafayette, to renovate and expand F.G. Mouton Hall to provide space for the creation of the Maraist Financial Services Laboratory.

(4) ULL: New Student Housing

The final 3rd party project submitted by the ULS for Board consideration involves the construction of new student housing on the ULL campus. In following with ULL’s master plan and the major renovation, replacement, and construction program which began in 2010, the new student housing will allow the institution to continue replacing out of date facilities that no longer served the need of student residents. The current ULL housing inventory provides approximately 3,180 beds, consisting of approximately 622 apartment style beds, approximately 2,270 beds in suite style

and traditional dormitories (a combination of double and private spaces), and 100 beds for married student housing. This project will add needed apartment style beds to the campus housing inventory, increasing the total residence beds from the current 3,180 to 4,180 (approximately 24% of the student population).

A fall 2016 housing study confirmed strong demand for on-campus housing semi-suites, suites, and apartments. During discussions with campus planners, ULL decided that rather than build more of the same unit types already offered on campus, they should explore the idea of developing apartment housing with upscale amenities similar to what is being offered off campus. A student survey administered during the spring 2017 semester found that there is ample demand to pursue the apartment development option being proposed by ULL at this time.

The project scope calls for a three phased approach to constructing the new student housing. Phase I, which will be delivered for the fall 2018 semester, includes four residential buildings for a total of 324 beds. Phase II, which will be delivered for the fall 2019 semester, consists of another four residential buildings totaling 279 beds as well as 12,000 SF of retail space. Phase II will also incorporate a bridge and plaza across the coulee which will connect the two sides as a single community. The new student-centric retail space will be located at the high-profile intersection of Johnston and Lewis Streets. The project scope also calls for a community clubhouse that is flanked by a large pool and an expansive, well-landscaped outdoor area with sand volleyball and multiple green recreation lawns. A parking space will be provided for each bed plus the appropriate parking required for the retail component. Shade trees and landscaped islands will break up the parking areas as well as reduce the heat-island effect. Finally, the project calls for a third Phase (III) to be constructed at a future date. Phase III has been planned and programmed into the community and will consist of 390 beds. This Phase will be implemented and constructed seamlessly into the development as soon as student demand dictates.

Financing and construction of ULL's new student housing will be accomplished through the 3rd party process via a standard lease/lease-back agreement. RISE Real Estate will be the developer and team leader for the project, Niles Bolton Associates will serve as the project architect, and The Lemoine Company will serve as the general contractor. ULL (through the ULS) will lease land at the current location of ULL's Maintenance Facilities, a portion of Cajun Village, and the vacant property across the coulee from these sites (also known as the Youth Park site) to Ragin' Cajun Facilities, Inc. (RCFI) who will be responsible for completing the project. Bonds, secured and payable by rental payments and other auxiliary revenues received by ULL, will be issued by the Louisiana Local Government Environmental Facilities and Community Development Authority for an amount totaling \$90M (not to exceed \$105M) for the purpose of completing the project. The bonds will be amortized over a period not to exceed 32 years from the date of issuance. Neither ULL nor the ULS will incur any debt as a result of this project. Lastly, ULL requested that the Maintenance Reserve Account (MRA) be funded at a level of \$400/bed annually and escalating at a rate of 3% each year beginning on October 1 after the first full fiscal year of operation.

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 the University of Louisiana - Lafayette, for the construction of new student housing over three phases consisting of approximately 1,000 new student beds and including a Maintenance Reserve Account funded at a level of \$400/bed escalating at a rate of 3% each year.

V. Other Business

VI. Adjournment