

Executive Summary

Facilities and Property January 9, 2017

Item VIII. A.1. 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 Agricultural Center: Rice Research Station Office Building Addition/Renovation – Rayne, LA

The goal of the LSU Ag Center's project is to increase the number of research personnel at the Rice Research Station satellite location. The project scope involves adding two new offices, a conference room to seat 30 people, and a storage closet to the Rayne facility. The scope also includes the renovation of an existing conference room to be repurposed into two offices. The project renovation and addition involves approximately 1,720 SF of space at a cost of \$232.53/SF, which equates to a total project cost of approximately \$400,000 to be funded with grant monies.

2. Louisiana State University and A&M College: Alex Box Stadium Suite Level Restroom Addition – Baton Rouge, LA

The women's restrooms on the suite level in Alex Box Stadium are not adequate to facilitate game time demands for women's restroom needs. This project will increase the women's toilet counts on the 3rd floor suite level of the stadium. The project scope consists of the conversion of the men's restroom to a women's restroom and expanding the area to increase toilet counts for women. The women's restroom will be converted to a men's restroom by modifying the fixtures. The project scope also includes the creation of a family restroom. The project converts two restrooms and creates a new one at a total project cost of approximately \$250,000. The project will be funded with auxiliary revenues.

3. Louisiana State University and A&M College: Military Science Building Roof Replacement – Baton Rouge, LA

The LSU Military Science Building is comprised of two separate buildings that are connected, and the current roofing system has failed in various locations. Past repairs have been done, but the continual failure prompted the need for a full roof replacement. The completed project will ensure water tight roofing and proper roof drainage to protect the integrity of both facilities. The project scope consists of the removal and replacement of the existing roofing system, gutter and downspout modifications and refurbishment, and soffit/eave repair and

painting. The project area includes the two separate buildings which are connected by a flat roof. The total roof area is approximately 40,600 SF and the estimated approved for construction (AFC) cost per SF is \$14.04/SF, which equates to a total project cost of approximately \$570,000 to be funded with Facility Use Fee revenues.

4. Louisiana State University and A&M College: Tiger Stadium Concession Power Upgrades – Baton Rouge, LA

The concession areas inside LSU's Tiger Stadium require power distribution upgrades due to Fire Marshal citations regarding the extensive use of extension cords for concession equipment during football games. The project scope involves providing additional fixed electrical receptacles in concession areas to eliminate the use of extension cords during games. The total project cost is \$400,000 and will be funded with auxiliary revenues.

5. Louisiana State University and A&M College: Tiger Stadium Field Power Enhancements – Baton Rouge, LA

LSU's Tiger Stadium requires additional field power and distribution capabilities to support the equipment being used for football games and during halftime shows. The project scope involves the installation of additional electrical panel-boards with field access to support game related activities inside the stadium. The total project cost is \$300,000 and will be funded with auxiliary revenues.

6. Louisiana State University and A&M College: Veterinary Medicine Louisiana Animal Disease Diagnostic Laboratory (LADDL) Classroom Addition (Build-Out) – Baton Rouge, LA

LSU's School of Veterinary Medicine's Louisiana Animal Disease Diagnostic Laboratory (LADDL) is in need of additional classroom space. This project will build-out new classroom space for Veterinary Medicine within the existing LADDL building. The project scope also includes the installation of new HVAC, lighting, and minor plumbing work. The project builds out approximately 921 SF of existing interior space at a cost of \$178.07/SF (AFC of \$164,000). The total project cost is \$180,000 and will be funded with operational funds.

7. Louisiana State University - Eunice: Acadian Center Renovation – Eunice, LA

To accommodate student needs, LSU-E plans on renovating space to create a one-stop shop which will house admissions counselors, admission processing, records, and registrar staff in a single area. The project scope includes the removal of some walls in the Acadian Center, moving doors in the area to be renovated, and adding spaces for a student welcome center, admission counselors, a preview/tour room, and an area for computer stations. The project renovates approximately 2,145 SF of space at a cost of \$104.90/SF, which equates to a total project cost of approximately \$225,000 to be funded with auxiliary revenues.

8. Louisiana State University Health Sciences Center – New Orleans: Dental School Clinic Building 3rd Floor Reception & Waiting Area Renovation – New Orleans, LA

The existing room on the 3rd floor of LSU HSC-NO's Dental Clinic is insufficient for the current volume of patients that use the clinic. The space is original to the building and designed to 1970s standards and clinic needs. The larger number of patients using the clinic requires an updated space to accommodate current patient demand. Additionally, the space does not meet all current HIPPA requirements for patient confidentiality and records storage. The project scope involves the removal of a wall to enlarge the waiting area and the build-out of a new, updated reception counter that meets all security and HIPPA protocols. The space will receive new finishes and organization to accommodate larger groups of people. The project design is based on a similar project approved by the Board renovating the Dental Clinic's 4th floor reception area. The project renovates approximately 2,200 SF of space at a cost of \$190/SF (AFC of \$418,000). The total project cost is \$450,000 and will be funded with self-generated revenues.

9. Louisiana State University Health Sciences Center – New Orleans: Dental School Clinic Building 8th Floor Oral Pathology Office & Laboratory Renovation – New Orleans, LA

LSU HSC-NO's Oral Pathology faculty are spread throughout the Dental Campus, and this project will allow for efficiencies by consolidating offices, lab, and conference room space. In addition, the space is currently finished in original materials and requires updating to meet current building code(s). The project scope includes the conversion of an existing conference room into two offices. In addition, two lab/office combinations will be renovated to accommodate three faculty offices, the department manager office and mailroom, a room for a multi-headed microscope, and a break counter. A third lab/office combination will be reconfigured to provide more efficient laboratory space with equipment and spaces needed for the work. A conference room will also be developed next to this lab, adjacent to the elevator lobby. The renovated space will also receive new finishes and organization to accommodate a growing department. The project renovates approximately 2,750 SF of space at a cost of \$90.91/SF, which equates to a total project cost of \$250,000. The project will be funded with self-generated revenues.

10. Louisiana State University Health Sciences Center – New Orleans: Medical Education Building Mechanical Upgrade of AHUs 6A-6D & Exhaust Systems – New Orleans, LA

This project will upgrade the mechanical system within the central portion of the 6th floor of LSU HSC-NO's Medical Education Building to CDC Bio-safety level 2 standards to support ongoing biological research in this area. The project scope involves the addition of needed after filters to air handling units 6A-6D, the replacement of the existing mixing boxes with VAV boxes with reheat coils in the northeast quadrant of the 6th floor, the installation of a manifold exhaust system in this area, and the installation of direct room pressure controllers for the same space. The project renovates approximately 10,896 SF of space at a cost of \$45.50/SF, which equates to a total project cost of \$495,768. The project will be funded with self-generated revenues.

11. Louisiana State University Health Sciences Center – New Orleans: Medical Education Building Team-Based Learning Classroom Renovation – New Orleans, LA

Team-Based Learning is an innovative and specialized teaching strategy, promoted by the International Association of Medical Science Educators (IAMSE). LSU HSC-NO faculty began incorporating the specialized teaching methods into the curriculum, but there is no space on campus currently to satisfy all of the requirements for effective team-based learning. This project will be designed and constructed to provide maximum flexibility of use with the team-based learning approach as the main focus while also accommodating a variety of class sizes and types. The project scope includes the demolition of existing walls and flooring, the installation of reconfigured spaces and finishes with the infrastructure required to support the physical and cutting-edge technologies for the most effective team-based learning environment. The flexibility of room sizes will extend the room's usefulness to a variety of learning experiences. The project renovates approximately 8,000 SF of space at a cost of \$61.88/SF, which equates to a total project cost of \$495,000. The project will be funded with self-generated revenues.

12. Louisiana State University Health Sciences Center – Shreveport: Medical School Educational Space Renovations – Shreveport, LA

This project will allow LSU HSC-S to meet one of their proposed objectives of the WISE program to increase the medical school's class size. The project scope includes renovations to the core lab (C Building, ground floor), the testing center (C Building, 3rd floor), and the lecture hall (B Building, 8th floor). These areas will be renovated to provide a more flexible learning environment which will provide additional space for large group sessions involving more than 50 students and smaller group sessions for 8 to 15 students. The project renovates approximately 10,956 SF of space at a cost of \$45.18/SF, which equates to a total project cost of \$495,000. The project will be funded with WISE funds allocated to LSU HSC-S.

13. University of Louisiana - Monroe: Winter 2016 Parking & Paving Project – Monroe, LA

This project will repair and pave existing parking lots that are heavily used by students on a daily basis. The lots are in poor condition and in need of repair. The project scope involves the repair of an existing parking lot and the paving of one grass lot. The specific locations associated with the project are the lots at DeSoto Street and McGuire Avenue and Northeast Drive at Warhawk Way. The Desoto Street lot is the existing grass lot that needs paving. The Northeast Drive lot is the lot used by ULM students on a daily basis and this lot also serves as the main parking lot for all ULM basketball games. The total project cost is approximately \$415,000 and will be funded with a combination of auxiliary and University Fee revenues.

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