

Richard A. Lipsey
Chair

Edward D. Markle
Vice Chair

Marty J. Chabert
Secretary

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



Claudia H. Adley
Blake R. David
Thomas G. Henning
Robert W. Levy
Roy O. Martin III
Charles R. McDonald
Darren G. Mire
W. Clinton Rasberry, Jr.
T. Jay Seale III
W. Gray Stream
Collis B. Temple III
Jacqueline V. Wyatt
Benson T. Kinney, 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

FACILITIES AND PROPERTY COMMITTEE
April 26, 2017

The Facilities and Property Committee met on Wednesday, April 26, 2017 at 11:04 a.m. in the Louisiana Purchase Room of the Claiborne Building, 1201 North Third Street, Baton Rouge, Louisiana. Chair Roy Martin, III called the meeting to order. The roll was called, and a quorum was established.

COMMITTEE MEMBERS PRESENT

Roy Martin III, Chair
Darren Mire, Vice Chair
Thomas Henning
Benson Kinney
T. Jay Seale, III
Gray Stream
Collis Temple, III
Zachary Faircloth, LSU Representative
Curman Gaines, SUS Representative
Robert Shreve, ULS Representative

OTHER BOARD MEMBERS PRESENT

Claudia Adley
Marty Chabert
Blake David
Robert Levy
Richard Lipsey
Edward Markle
Charles McDonald
Clinton Rasberry
Jacqueline Wyatt

COMMITTEE MEMBERS ABSENT

LCTCS Representative

STAFF MEMBERS PRESENT

Chris Herring

Appendix A

Guest List

III. CONSENT AGENDA

Mr. Chris Herring, Assistant Commissioner for Facilities and Planning, reported on the Consent Agenda Small Capital Projects Report containing the small capital projects staff approved since the previous meeting:

Small Capital Projects

- a. **La Tech: A.E. Phillips Classroom/Restroom Improvements, Ruston, LA** - Louisiana Tech University, Self-Generated Revenues \$435,000
- b. **LSU A&M: Alex Box Stadium Seating Bowl Waterproofing, Baton Rouge, LA** - Louisiana State University A&M, Auxiliary Revenues \$300,000
- c. **LSU A&M: School of Veterinary Medicine Raptor Flight Cage, Baton Rouge, LA** - Louisiana State University A&M, "Other" Funds (Private Donations) \$250,000
- d. **LSU A&M: Soccer Complex Locker Room Improvements, Baton Rouge, LA** - Louisiana State University A&M, Auxiliary Revenues \$462,941
- e. **LSU-S: Student Success Center (Budget Increase), Shreveport, LA** - Louisiana State University - Shreveport, Student Success Center Fee Revenues \$470,192
- f. **ULM: Activity Center LED Lighting Upgrade, Monroe, LA** - University of Louisiana - Monroe, Activity Center Student Fee Revenues \$350,000
- g. **ULM: Activity Center Roof Replacement, Monroe, LA** - University of Louisiana - Monroe, Activity Center Student Fee Revenues \$600,000
- h. **ULM: School of Construction Management Building HVAC Renovation, Monroe, LA** - University of Louisiana - Monroe, University Facility Fee Revenues \$300,000
- i. **ULM: Summer 2017 Parking & Paving Project, Monroe, LA** - University of Louisiana - Monroe, Auxiliary Revenues \$475,000
- j. **ULM: Treatment Room Expansion Project, Monroe, LA** - University of Louisiana - Monroe, Athletic Facility Fee & Auxiliary Revenues \$350,000

On a motion from Regent Stream, seconded by Regent Henning, the Facilities and Property Committee unanimously recommends that the Board of Regents approve the Small Capital Projects Report as presented in the Consent Agenda.

IV. 3rd Party Projects

(A) Nicholls State University: Manning Field Turf Replacement

Mr. Herring presented Board members with a 3rd party project request from the University of Louisiana System, on behalf of Nicholls State University (NiSU), to remove and replace the existing turf surface on Manning Field. The project scope involves the removal of the existing turf surface, removal of the turtle back (crown) to provide a standard playing surface, necessary site work, and the

installation of a new turf field that will serve both NCAA football and soccer. The existing goalposts also do not meet current NCAA regulations and will be replaced. The total project cost is approximately \$631,730. NiSU will provide \$100,000 of the total cost from student assessed fees for the turf removal and site work. The NiSU Foundation will provide the remaining project balance from private donations raised for the purpose of completing the project. The project will be structured as a standard lease/lease-back agreement whereby NiSU will lease the field from the Foundation until the project is complete and fully paid for. Upon final payment, the lease will terminate and the field will revert back to the institution.

On a motion from Regent Henning, seconded by Regent Stream, the Facilities and Property Committee unanimously recommends that the Board of Regents approve the 3rd party project submitted by the University of Louisiana System, on behalf of the Nicholls State University, to replace the turf field and goalposts on Manning Field.

(B) University of Louisiana – Monroe: Brown Stadium Track & Soccer Field Renovation

The next 3rd party project presented to Board members was a request from the University of Louisiana System (ULS), on behalf of the University of Louisiana - Monroe (ULM), to renovate Brown Stadium's track, soccer field, and related improvements. Brown Stadium was identified as obsolete in ULM's 2013 master plan and thus serves as a basis for the project. The project scope involves the construction of a new track and soccer field, renovation of the 12,800 SF 1st floor of the facility, renovations to the facade of the facility, and the resurfacing of the parking lot adjacent to the existing track. The 1st floor renovation includes larger locker rooms, new coaches' offices, restrooms, video/meeting, and common space. The total project cost is approximately \$5M and will be financed through the issuance of revenue bonds. The debt service will be secured and payable from a \$650,000 grant from the Monroe-West Monroe Convention and Visitor's Bureau and revenues generated from ULM's Student Support Fee. The project is a standard lease/lease-back agreement whereby ULM Facilities Inc. (ULMFI) will lease the property from ULM for the purpose

of completing the project, and the institution will lease the improvements back from ULMFI until the debt service has been paid off. Once the debt service is paid off the improvements will revert back to the institution. A Maintenance Reserve Account (MRA) will be created based on 10% of the hard construction costs of the renovation component of the project. Neither the ULS nor ULM will incur any debt as a result of the project.

(C) University of Louisiana – Monroe: Foundation and Alumni Building

The final 3rd party project presented to Board members was submitted by the University of Louisiana System (ULS), on behalf of the University of Louisiana - Monroe (ULM), to construct a new Foundation and Alumni building. ULM's Anna Gray Noe Alumni Center was constructed in 1974 and extensive repairs and renovations are now cost prohibitive to the institution. The existing facility will be demolished and the new building will be built on the current site. The project scope involves the construction of a new, 6,000 SF two-story building consisting of seven administrative offices, development offices, a multi-purpose/meeting area, formal lobby, executive conference room, and file/storage space. The project cost is approximately \$1.5M and will be funded with private donations raised by the ULM Foundation. Once substantial completion occurs ULM will purchase the facility back from the Foundation for \$400,000 and issue the Foundation a long-term lease. When the project was submitted there was not a provision for the establishment of a MRA fund. For this reason, Committee approval is contingent upon creation of a MRA fund by ULM in conjunction with the Foundation. Neither the ULS nor ULM will incur any debt as a result of the project.

On a motion from Regent Mire, seconded by Regent Kinney, the Facilities and Property Committee unanimously recommends that the Board of Regents approve the two 3rd party projects submitted by the University of Louisiana System, on behalf of the University of Louisiana - Monroe, to renovate the Brown Stadium Track and Soccer Field and related improvements as well as the construction of a new Foundation and Alumni building. Committee approval of the Foundation and Alumni Building project is contingent upon the University of Louisiana – Monroe creating a Maintenance Reserve Account for the new facility.

V. Other Business

VI. Adjournment

There being no further business, the Facilities and Property Committee adjourned at 11:09 a.m.

Appendix A

Guest List for February 24, 2017 for Board of Regents' Committee meetings

Name	Affiliation
Toni Manogin	BRCC
Luria Young	SUBR
Jeanne Daboval	McNeese
Annie Daniel	LSU
Ed Watson	LSU
Matt Lee	LSU
Janet Newhall	LSU
Eli Guillory	SU System
Ronyelle Richard	SUBR
M. Christopher Brown II	SU System
Ray Belton	SU System
Teri Gallaway	LOUIS
Lisa Stigall	LOUIS
Barbara Hatfield	LSUA
Dan Layzell	LSU
Derrick Angellor	LSU
Tony Lombardo	LSU
John Crain	SLU
Rene Cintron	LCTCS
Flandus McClinton	SUBR
Jeannine Kahn	UL System
Winfred Sibille	UL System
Eric Pani	UL Monroe
Terry McConathy	LA Tech
Mary Ann Coleman	LAICU
Sujuan Boutte	LOSFA/BoR
Susie Schowen	LED