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**Agenda**

**FACILITIES AND PROPERTY COMMITTEE**

**March 26, 2014**

1:50 P.M.

Claiborne Building

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 – Arts Building Tile Roof Replacement
2. LSU A&M – Beauregard Hall Tile Roof Replacement
3. LSU A&M – East Campus Apartments Gutter Project
4. LSU A&M – Human Ecology Roof Replacement
5. LSU A&M – Kirby Smith Waterproofing
6. LSU Ag Center – Burden Center Greenhouse Reconstruction (Budget Increase)
7. SLCC – Ardoin Building – Restroom Renovation

**IV. Project Utilizing Alternative Means of Financing: Grounds & Buildings Lease Request**

**V. Major Repair Project Additions to Act 27 of 2006 [SUPP A7 2008]**

**VI. Other Business**

**VII. Adjournment**

**Committee Members: Richard Lipsey, Chair;** Edward Markle, Vice Chair; Charlotte Bollinger; Brooksie Bonvillain; Raymond Brandt; Chris Gorman; Albert Sam, II; Joseph Wiley; Louisiana Community and Technical College System Representative; Louisiana State University System Representative; Southern University System Representative; and University of Louisiana System Representative

## **Revised Executive Summary**

### **Facilities & Property**

**March 26, 2014**

- I. Call to Order**
- II. Roll Call**
- III. Consent Agenda (Small Capital Projects 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. BoR staff may internally approve small capital projects ranging from \$175,000 to \$500,000 without seeking further approval of the Board or Facility Planning & Control (FP&C).

Staff has approved the following small capital projects since the previous report:

**1. Louisiana State University A&M – Arts Building Tile Roof Replacement – Baton Rouge, LA**

This project replaces the tile roof on the Arts Building. The existing roof is original to the building and is past its useful life. The project scope consists of replacing the existing roof tile, damaged decking, underlayment, flashing, gutters, and downspouts with new materials. The project replaces approximately 7,689 SF at a cost of \$26.66/SF. Funding comes from restricted funds (Student Use Fee) for a total of \$205,000. The project completion date is June 30, 2014.

**2. Louisiana State University A&M – Beauregard Hall Tile Roof Replacement – Baton Rouge, LA**

This project replaces the tile roof on Beauregard Hall. The existing roof is original to the building and is past its useful life. The project scope consists of replacing the existing roof tile, damaged decking, underlayment, flashing, gutters, and downspouts with new materials. The project replaces approximately 7,689 SF at a cost of \$26.66/SF. Funding comes from auxiliary funds for a total of \$205,000. The project completion date is August 1, 2014.

**3. Louisiana State University A&M – East Campus Apartments Gutter Project – Baton Rouge, LA**

The East Side Campus Apartments currently do not have gutters and rain water runs down the face of the stucco and porches. The project scope consists of fabricating and installing copper gutters and splash blocks on all 14 apartment buildings. Future phases may include the East Side Apartment Office, but the current project adds gutters to the apartment

buildings only. Auxiliary funds will be used to cover construction cost at a level of \$250,000. The project is scheduled to be completed by June 30, 2014.

**4. Louisiana State University A&M – Human Ecology Roof Replacement – Baton Rouge, LA**

This project replaces the tile and built-up roof on the Human Ecology (Home Economics) building. The existing roof is original to the building and is past its useful life. The project scope consists of replacing the existing roof tile, damaged decking, existing underlayment, flashing, gutters, and downspouts with new materials. Existing roof tiles will be reused when possible. In addition to the tile roof replacement, the project replaces the existing built-up roofing system, including damaged decking, insulation, flashing, gutters and downspouts. The project replaces approximately 25,504 SF at a cost of \$18/SF. Funding comes from restricted funds (Student Use Fee) for a total of \$459,072. The project completion date is June 30, 2014.

**5. Louisiana State University A&M – Kirby Smith Waterproofing – Baton Rouge, LA**

The exterior masonry on Kirby Smith Dormitory is weathered, spalling, and allowing water to enter the building. The project scope consists of pressure washing the exterior, repointing and repair of the spalling masonry, re-caulking, and the application of a clear water repellent. The project treats and/or repairs 117,900 SF at \$2.97/SF. Funding comes from auxiliary funds at a level of \$350,000. The project completion date is August 1, 2014.

**6. Louisiana State University Agricultural Center – Burden Center Greenhouse Reconstruction (Budget Increase) – Baton Rouge, LA**

The Burden Center Greenhouse project was originally approved by BoR staff April 24, 2013 at a level of \$225,000. Upon receipt of bids, the qualified low bid was \$279,800. Since the low bid is more than 20% greater than the amount originally approved by staff, the LSU Agricultural Center must seek re-approval from BoR staff to increase the project budget. The budget increase provides for acceptance of the low bid and provides some contingency funds. The funding for the project comes from self-generated and FEMA funds at a revised level of \$300,000. The budget increase consists of \$17,000 in FEMA funds and \$58,000 in self-generated monies (the original budget consisted of entirely FEMA funds). The project scope consists of reconstruction of two greenhouses originally located at the LSU Ag Center's Coastal Area Research Station in Port Sulphur, LA; however, due to recurring hurricane damage and budget cuts, the Port Sulphur Research Station was closed, and the greenhouses are being relocated to the Burden Center off Essen Lane in Baton Rouge.

**7. South Louisiana Community College – Ardoin Building Restroom Renovation – Lafayette, LA**

The student restrooms in the Ardoin Building on SLCC's main campus are outdated and not ADA compliant. The project scope consists of renovating women's restrooms 1A, 1C,

and 6, men's restrooms 1B and 5, and the installation of two new unisex accessible restrooms. The work will include cutout, demolition, and repair of the existing floor slab to extend the sewer piping, new ceramic tile, and cleaning of the existing tile floors. New gypsum board/metal stud walls will be constructed and painted with new acoustical ceilings. The renovation includes new toilet/urinal partitions, new toilet accessories, domestic water supply and sewer/plumbing access, new plumbing fixtures and vanities, HVAC grilles, exhaust fans, electrical light fixtures, circuits, conductors, and devices. This is Phase I of two Phases. Phase II will be done as soon as funds are available. Phase I will renovate the five restrooms above and add two new ADA unisex restrooms. Phase II will include seven restrooms and two new unisex restrooms. The total for Phase I is \$199,545 and will be paid for using "Other" funds (Building Use Fee).

**Senior Staff recommends approval of the consent agenda for the small capital projects report as presented.**

#### **IV. Project Utilizing Alternative Means of Financing: Ground & Buildings Lease Request**

The University of Louisiana System (ULS) requested consideration of a Ground and Buildings lease agreement on behalf of the University of Louisiana – Lafayette (ULL) and Ragin' Cajun Facilities, Inc. (Corporation) for the design, renovation, furnishing, and equipping of certain improvements to the Cajundome complex. Since its completion in 1985, the ULS has owned the 12,000 seat multi-purpose arena in Lafayette, Louisiana. In 2002, a new convention center was also constructed adjacent to the arena. The Cajundome Commission was created as a joint commission and body corporate pursuant to State law through an Intergovernmental Contract between ULL (with ULS permission) and the City of Lafayette. The Commission is responsible for the operation, maintenance, and management of the Cajundome and adjacent facilities.

The project scope consists of upgrades to, and expansion of, the arena's seating capacity, including installation of new 100-level seating. The project also addresses roof recoating, installation of two new boilers, replacement of the old refrigeration units in the Main Kitchen, new arena lighting, an office replacement, renovations to the Cajundome parking lot, and other related improvements. The current cost estimate of the renovations is \$16.7M and will be financed by the issuance of revenue bonds not to exceed \$20M. The Louisiana Community Development Authority (LCDA) will serve as a conduit issuer of the bonds for the Corporation. The Commission will enter a financing agreement with the Corporation using tax revenues available to the Commission to repay the revenue bonds. The debt service will be paid using Hotel-Motel tax collections levied at a rate of 3.97% on all hotels, motels, and bed and breakfast in Lafayette Parish.

The Hotel-Motel tax has been in place since July 1997. The tax revenues are deposited into the Lafayette Parish Enterprise Visitor Fund and are subject to annual appropriation by the Legislature, and as such, must be included in the annual appropriations bill of the Louisiana Legislature. The funds are dedicated for planning, development, and capital improvements at or adjacent to the Cajundome, including the payment of debt service on any bonds. A review of the

five-year history of the Hotel-Motel tax collections since fiscal year 2009 shows a five-year average collection of over \$2.7M per year. The proposed debt service schedule does not contain an annual payment greater than \$2.15M. At the same time, the bonds will be issued in parity with the ULS' outstanding Series 2006 bonds in the current amount of \$10.7M. The financing will be for a term expected to be 25 years, but not to exceed 30 years.

The bond documents will make it clear the Commission has absolved the ULS of any and all liability regarding the issuance of the bonds, the security of the proposed bonds therefore and the operation of the Cajundome facility. There is no financial obligation of the ULS, ULL, the Corporation, or the State.

**Senior Staff recommends approval of the lease between the UL System and Ragin' Cajun Facilities, Inc. for the purpose of improvements to the Cajundome complex.**

**V. Major Repair Project Additions to Act 27 of 2006 [SUPP A7 2008]**

Per action taken during the February 2014 meeting of the Board of Regents (Board), the Commissioner or the Chairman of the Board, may submit Major Repair (MR) projects to Facility Planning and Control (FP&C) for consideration by the Joint Legislative Committee on the Budget (JLCB) for addition to Act 27 of 2006 [SUPP A7 2008]. Projects added to the 2008 appropriation require both Board and JLCB approval. Due to time constraints with the fiscal year end approaching, expedited submission of project additions to FP&C was allowed, provided the Board ratifies any additions at a subsequent meeting. The first three projects below were submitted to FP&C for addition to Act 27 of 2006 [SUPP A7 2008] since the February 2014 Board meeting. The remaining projects are provided for Board approval for submission to FP&C for JCLB consideration.

<b>Institution</b>	<b>Project</b>	<b>Cost Estimate</b>
LSU A&M*	Univ. Admin.: Upgrade HVAC	\$175,000
LSU A&M*	Univ. Admin.: Upgrade Fire Protection System	\$75,000
Louisiana Tech	Power Plant Waterfeed Project	\$22,846
BRCC – Capital Area	Roof Replacement	\$124,457
BRCC – Capital Area	Skylight Replacement	\$110,000
SOWELA	HVAC Repairs	\$150,000
SOWELA	Roof Repairs/Upgrades & Waterproofing	\$200,000
SOWELA	Parking & Driveways Drainage Repairs/Upgrades	\$50,000
SOWELA	Electrical Distribution Repairs & Upgrades	\$100,629
SUNO	Chilled Water Line Replacement	\$594,924
*LSU A&M managing the projects for the LSU System Office.		

**Senior staff recommends Board ratification and approval of the addition of the Major Repair projects for inclusion under the authority of Act 27 of 2006 [SUPP A7 2008].**

**VI. Other Business**

**VII. Adjournment**