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Agenda

FACILITIES AND PROPERTY COMMITTEE

August 27, 2014

10:00 a.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 – Business Education Complex Donor Signage
2. LSU A&M – David Boyd Hall – Exterior Stucco Repairs
3. LSU A&M – J.C. Miller Classroom Upgrades
4. LSU A&M – U-High Cub Complex – Baseball Synthetic Turf
5. LSU-E – Health & Physical Education Building Roof Replacement
6. LSU HSC- NO – 1st Floor Lobby Renovation (School of Nursing/Allied Health Professions)

IV. BoR FY 2015-2016 Capital Outlay Site Visit Update & Schedule

V. Interim Emergency Board Request Update (SUBR Road Failure)

VI. Other Business

VII. Adjournment

Committee Members: Richard Lipsey, Chair; Edward Markle, Vice Chair; Charlotte Bollinger; 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

Executive Summary

Facilities and Property August 27, 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 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 A&M – Business Education Complex Donor Signage – Baton Rouge, LA

This project will complete the installation of donor signage in LSU A&M's new Business Education Complex. The project scope consists of the purchase and installation of signs to identify significant donors for the construction of the recently opened Business Education Complex. Construction of this project was initiated several months ago; however, due to the interest in the Business School adding to the project scope (which was intended to be future work), the project cost rose above the threshold requiring Board of Regents small capital project approval. There are now no future phases beyond the current scope. Funding comes from "Other" funds (LSU Foundation – Deans Discretionary Funds) at a level of \$253,000.

2. Louisiana State University A&M – David Boyd Hall Exterior Stucco Repairs – Baton Rouge, LA

The exterior exposed aggregate stucco on David Boyd Hall is old and has numerous cracks that have to be sealed. There are some areas on the exterior where the deteriorated stucco will require replacement with custom mixed stucco to match the current stucco on the exterior of the facility. The project scope also consists of pressure washing exterior surfaces, re-caulking, re-painting, and the application of a clear silane water repellent. The project will repair or replace approximately 14,500 SF at a cost of \$31.03/SF. Funding comes from "Other" funds (Student Use Fee) at a level of \$450,000.

3. Louisiana State University A&M – J.C. Miller Classroom Upgrades – Baton Rouge, LA

The classrooms currently used in J.C. Miller Hall are in disrepair, contain asbestos, and are in need of electrical, multimedia, and wireless updates to accommodate classes. The ceiling structure is also falling and replacement is imminent. The project scope consists of abatement,

demolition of lab stations and platforms, installation of new flooring and ceilings, the patching and painting of walls, installation of acoustic panels, window repair and treatment, and the installation and updates to the electrical, multimedia, and wireless systems. The project renovates approximately 3,480 SF at a cost of \$57/SF. Funding comes from “Other” funds (Restricted Plant Funds) at a level of \$480,000.

4. Louisiana State University A&M – U-High Cub Complex – Baseball Synthetic Turf – Baton Rouge, LA

This project will replace the infield natural grass at the U-High Cub Complex with an engineered synthetic turf system to enhance player safety by providing a consistent surface with an engineered shock absorbing base. Playability will be significantly increased because the synthetic field can accommodate much more wear and tear, and rainwater will be designed to flow through the system, making weather much less of an issue. The project scope consists of excavating the infield to a depth of 4+”, the sub-base will be contoured, sloped, and compacted, installation of a 4” thick concrete base (sloped to drain), installation of an approved blanket/shock pad, and installation of polypropylene turf containing sand with rubber infill placed within the turf. The project also installs colored based markings and graphics, and permanent 1st, 2nd, 3rd, and home bases. The pitching mound will be re-constructed by LSU A&M staff. The entire project will be completed in one phase. Funding comes from Auxiliary funds at a level of \$325,000.

5. Louisiana State University – Eunice – Health & Physical Education Building Roof Replacement – Eunice, LA

This project will replace the roof on LSU-E’s Health and Physical Education (H&PE) Building. The roofing system on the H&PE building is a 40,000 SF built-up roof with tar and gravel from the original construction 32 years ago. Due to the age and deteriorating conditions of the roofing system, the facility has become an environmental and safety hazard with multiple water penetrations in various locations above the natatorium and basketball court. The gym incurred leaks in the 4th quarter of 2012, and during the 1st quarter of 2013 water began leaking onto the basketball court. Temporary repairs in the 2nd quarter of 2013 were followed by a major leak in the 2nd quarter of 2014 causing \$40,000 worth of damage to the gym floor. Other active leaks include multiple locations in the natatorium, bleacher sections of the gym, and the laundry room. Academic class instruction, basketball games and practices, and intramural sports have been cancelled during inclement weather due to unsafe conditions that could potentially lead to accidents. In addition to the liability issue, the deteriorated roof is damaging state property.

The project scope consists of the proper removal of the existing, dilapidated built-up roof with tar and gravel, proper preparation of the roof surface, including replacement of deteriorated decking where needed, the design of a new modified bitumen roof by a professional, licensed architect, and installation of the new roofing system by a certified roofing contractor, per approved construction documents developed during the design process. Funding comes from “Other” funds (internal loan from LSU A&M) at a level of \$626,940.

6. Louisiana State University Health Sciences Center New Orleans – 1st Floor Lobby Renovation (School of Nursing/Allied Health Professions) – New Orleans, LA

The stairwell located in the lobby of the School of Nursing/Allied Health Professions building is not in compliance with current codes. The mailroom that was originally located on the 1st floor of the building was no longer required and has been demolished. The open space is being converted into a student lounge area outside of a large classroom. The project scope will correct code deficiencies to the current stairwell, convert the open/unfinished area into a student lounge, install granite wall panels to match existing ceilings, relocate and recess the digital information sign in the wall facing the front entrance doors, create a recessed area for a campus information map in the wall facing the front entrance doors, and complete all associated electrical, plumbing, and HVAC duct work. The project will renovate approximately 3,810 SF at a cost of \$127.30/SF. Funding comes from self-generated funds at a level of \$485,000.

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

IV. BoR FY 2015-2016 Capital Outlay Site Visit Update & Schedule

Staff, along with Regents Lipsey and Abraham, visited McNeese State University and SOWELA Technical Community College on Friday, August 15th. After the visits in Lake Charles, staff and Regent Lipsey traveled to Lafayette for a site visit on the campus of the University of Louisiana-Lafayette. The following Friday (August 22nd) multiple members of the BoR staff and Regents Bollinger, Lipsey, and Wiley traveled to the Louisiana Universities Marine Consortium (LUMCON) for a capital outlay site visit and tour of the facility. The discussions held with each entity were beneficial for everyone involved. Campus staff presented their current capital needs, discussed ongoing projects, and talked about the direction of each institution moving forward.

Staff will be conducting additional site visits prior to the submission of the annual Board of Regents' Capital Outlay Recommendation to Facility Planning & Control (FP&C) by the November 1st deadline. Members will be notified of the schedule as visits are finalized for the area represented by each member.

No action required on the capital outlay site visit update and schedule.

V. Interim Emergency Board Request Update (Southern University Road Failure)

During the June meeting, the Board approved a request from the Southern University System (SUS), on behalf of Southern University and A&M College (SUBR), to petition the Interim Emergency Board (IEB) to address a road failure on E.C. Harrison Drive. (The road was completely inaccessible and the only safe and secure road that students use to enter and leave the student housing and student life complex area of the campus). Staff from the BoR, FP&C, Department of Transportation and Development (DOTD) and the Capital Area Legislative Delegation met with Southern University officials to develop a plan to remedy the bridge situation prior to the commencement of the fall 2014 semester. DOTD mobilized personnel in a quick fashion and completed the bridge replacement in approximately ten days. The drainage issue will be remedied via the capital outlay process; however, the job performance by DOTD is to be commended for accomplishing this difficult task in a short period of time at a fraction of

the original cost estimates. The bridge is now open and fully accessible to students as they begin the fall semester.

No action required on the Interim Emergency Board update on work progress to Southern University's E.C. Harrison Drive.

VI. Other Business

VII. Adjournment