Executive Summary

Facilities and Property
April 27, 2016

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 Tech University: Early Childhood Education Center Relocation – Ruston, LA

The existing Early Childhood Education Center on the La Tech campus has several accessibility and licensure deficiencies. The size of the current facility limits program capacity and function. Additional space will allow for the expansion of services provided making the operation more cost efficient. In addition to cost efficiencies that will be created with the relocation of the Center, the current site is needed for optimal development of future residential facilities that have been approved by the University of Louisiana System and the Board of Regents in late 2015. The new Center will be relocated to 401 W. Louisiana Ave. right on the edge of the La Tech campus. This project will make the necessary modifications and updates to the existing facility at 401 W. Louisiana Ave. to change its function to an Early Childhood Education demonstration and research facility. The project scope consists of interior wall demolition, the reconfiguration of walls and doors to address code and licensure requirements, upgrades to HVAC, communications and site security and an exterior playground will be added. The project renovates approximately 3,492 SF of space at a cost of $119.70/SF, which equates to a total project cost of $418,000 to be funded with self-generated revenues.

2. Louisiana Tech University: Shreveport Center Roof Repair – Shreveport, LA

La Tech's Shreveport Center provides conferences, training and educational opportunities to a wide variety of organizations. The roof on the Shreveport Center has failed to the point where immediate action is required to avoid damage to the facility's structure and/or creating detrimental environmental conditions inside the building. The project scope involves the replacement of gutters and roofing systems, the installation of insulation and the installation of a new standing seam metal roof. The project replaces approximately 18,273 SF of roofing at a cost of $14.61/SF, which equates to a total project cost of approximately $267,000 to be funded with self-generated revenues.

3. **Louisiana State University and A&M College: Annex Building Renovations for Planning, Design, and Construction – Baton Rouge, LA**

The existing Annex Building on the LSU campus will be renovated to create offices and work areas for the Planning, Design and Construction Department. The project scope consists of remodeling interior partitions and finishes, the construction of a new entrance canopy, exterior patching, installation of new electrical systems and an update of the HVAC system. The carpet, base and paint of the rear of the building (an additional 1,500 SF) will be done in a future phase, but materials for the work will be purchased under the current contract for continuity and pricing advantages. The project renovates approximately 7,975 SF of space at a cost of $54.29/SF (this includes 10% for contingency), which equates to a total project cost of approximately $433,000. Funding from the university moving account ("other" funds) will be utilized for this project.

4. **Louisiana State University and A&M College: Athletic Administration HVAC Controls Retrofit – Baton Rouge, LA**

Currently the Athletic Administration has a pneumatic HVAC control system which is 25 years old. Replacing the current controls with a digital system and recommissioning the system will reduce the utility costs and improve the reliability of the HVAC system in the Athletic Administration building. The project scope involves the retrofitting of the air handling units with digital controls and the installation of a field equipment controller, outside air damper actuator, chill water valve, and sensors, etc. The VAV boxes will be retrofitted with hot water valve, supply air sensor and a network zone sensor. The programming, commissioning, and floor plan graphics for the new control system are included in the cost of the project. The project will be done in phases over three fiscal years as follows: FY16 2nd & 6th floors for a cost of $120,000; FY17 3rd & 4th floors for a cost of $120,000; & FY18 5th floor for a cost of $60,000. The 1st floor was already completed at a cost of $49,900. Auxiliary funds in the amount of $300,000 will be utilized for this project.

5. **Louisiana State University and A&M College: Replace CAMD Cooling Tower – Baton Rouge, LA**

The existing cooling tower in LSU's Center for Advanced Microstructures and Devices (CAMD) is beyond its anticipated life, and repairing the unit would constitute the majority of replacement costs. For this reason the project scope consists of replacing the aging cooling tower with a new unit for a total cost of $310,000. Operational funds will be utilized for this project.

6. **Louisiana State University and A&M College: East Campus Apartments, Buildings 13 & 14 Interior Painting, Flooring, and Lighting – Baton Rouge, LA**

The existing carpet in the East Campus Apartment's building numbers 13 and 14 are worn out and the interior surfaces are due for new paint finishes. The project scope involves the replacement of existing carpet, painting of existing surfaces and the installation of new lighting in the living rooms of each apartment. The project renovates approximately 25,830 SF of space at a cost of $9.68/SF, which equates to a cost of approximately $250,000. Auxiliary funds are being utilized for this project.

7. **Louisiana State University and A&M College: Fire and Emergency Training Institute Burn Building Addition – Baton Rouge, LA**

Due to years of live fires in the existing structure, the current burn building at LSU's Fire and Emergency Training Institute (FETI) can no longer use the facility for such purposes. FETI received a grant to add a purpose-built structure to conduct fires in, and the heat/smoke will be "piped" into the burn building. The project scope consists of construction of a purpose-built container to burn fires in, construction of the required footings, the modification of the existing building to accept the addition and the addition of a thermal protective lining in the existing structure. This project is anticipated to cost $225,000, and Auxiliary funds will be utilized.

8. **Louisiana State University and A&M College: Frey Computing Services Fire Protection System Upgrade – Baton Rouge, LA**

The existing chemical suppression system in the machine room is costly to maintain due to the large amount of electronics and the full building's fire protection system is dated. The project includes the installation of a full building fire protection system to protect the building from fire hazards which may cause machine room failures. Also, a dry chemical and pre-action fire protection system will be added to the machine room along with the addition of a combination of wet and pre-action fire sprinklers will be added in all other areas of the building. This project renovates approximately 80,000 SF of space at a cost of $10.00 SF, which equates to a total project cost of $800,000. Operational funds will be utilized to fund this project.

9. **Louisiana State University and A&M College: Natatorium Roof Repairs – Baton Rouge, LA**

The roof on the Natatorium was damaged as a result of a storm in 2015 that also damaged other areas of campus. The project scope involves replacing roofing squares on the wind damaged section of the east end of the Natatorium. The project replaces approximately 7,700 SF of roofing squares at a cost of $51.95/SF, which equates to a total project cost of approximately $400,000. Auxiliary funds will be utilized to fund this project.

10. **Louisiana State University and A&M College: PMAC Renovations to the Deumite Room – Baton Rouge, LA**

Currently officials share a locker room in the PMAC with the women's basketball coaching staff. This project will renovate the Deumite Room for use as an official's locker room and lounge which will separate them from the coaches. The project scope consists of renovation of the Deumite Room, including separate men's and women's bathrooms and showers, a lounge, as well as a common seating area for the officials. A section of the hallway leading to the Deumite Room will also receive a new drop ceiling, lighting, carpet, and paint. The project renovates approximately 805 SF of space at a cost of $273/SF, which equates to a total project cost of approximately $220,000. Self-generated revenues will be utilized to fund this project.

11. **Louisiana State University and A&M College: PMAC West Mechanical Room HVAC Replacement – Baton Rouge, LA**

The air handling units and motor control center in the PMAC's West Mechanical Room are beyond their useful service life. The project scope involves the replacement of four air handling

units and the refurbishment of the motor control center for a total project cost of $913,000. Auxiliary funds will be utilized to fund this project.

12. **Louisiana State University and A&M College: Renovation of Hatcher Hall for Printmaking – Baton Rouge, LA**

The printmaking division of the School of Art is currently located in two buildings (Foster Hall and Studio Arts) which are across campus from one another. This project will consolidate these locations into one building. The project scope involves the renovation of Hatcher Hall to include the proper mechanical and electrical needs to transform a former theater space into a new printmaking studio. The project renovates approximately 6,400 SF of space at a cost of $31.25/SF, which equates to a total project cost of approximately $200,000. Operational funds will be utilized to fund this project.

13. **Louisiana State University and A&M College: Replacement of Bridge Over Ward's Creek at the Burden Center – Baton Rouge, LA**

The existing bridge over Ward's Creek located at the Burden Center is in desperate need of replacement. The bridge is currently load limited which limits emergency vehicles from crossing the bridge. The project scope involves the complete replacement of the bridge with one two-lane bridge. The total cost of the project is anticipated to be $410,000 of which $300,000 will be Operational funds and $110,000 will be from private donations.

14. **Louisiana State University and A&M College: West Laville Annex Roof Replacement – Baton Rouge, LA**

The existing roof on West Laville's Annex building is past its useful service life and in need of replacement. The project scope involves the removal of the existing roof and insulation to the deck, and the installation of a new built-up roof along with new flashings. The project replaces approximately 6,340 SF of roofing space at a cost of $35/SF, which equates to a total project cost of approximately $221,900. Auxiliary funds will be utilized to fund this project.

15. **Louisiana State University Agricultural Center: Irrigation Water Well – North Farm Rice Research Station – Rayne, LA**

The current water well's output at the North Farm Rice Research Station has decreased over the years. This project will supplement the current well by adding new output. The project scope involves the installation of a new electrical powered 10" water well, installation of new irrigation piping tying the new well into the existing irrigation piping network and the installation of new piping to increase irrigation coverage. The total cost of the project is anticipated to be $300,000 of which technology funds will be utilized to fund this project.

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

The existing room on the 3rd floor's reception and waiting area in the Dental School 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 large number of patients using the clinic requires an updated space to accommodate current demand. The work includes

removing a wall to enlarge the waiting area and building out a new updated reception counter that meets all security protocols. The space will also receive new finishes and organization to accommodate a larger group. This project will update approximately 2,486 SF of space at a cost of $181/SF, which equates to a total cost of approximately $450,000. Self-generated revenues will be utilized to fund this project.

17. **Louisiana State University Health Sciences Center New Orleans: School of Nursing/Allied Health Professions Building – Auditorium B Renovations – New Orleans, LA**

This project improves an outdated auditorium previously used for classes. Life Safety codes have been updated since the building was designed and constructed and the space requires renovation for compliance. The renovation also provides for the growing student population with a new seating configuration that will increase student capacity. An integrated audio visual system will be included that will support modern technology. The project scope consists of installation of a new seating and stair configuration compliant with all current Life Safety and ADA codes and standards. The scope also includes demolition and general construction. New finishes will be selected to match Auditorium A within the building. Lastly, the scope also includes new fixed seating and all new audio visual equipment. The project updates approximately 2,547 SF of space at a cost of $191/SF, which equates to a total cost of approximately $487,000. Self-generated revenues will be utilized for this project.

18. **Louisiana State University Health Sciences Center New Orleans: School of Nursing/Allied Health Professions Building – 3rd Floor Atrium and Elevator Lobby Renovation – New Orleans, LA**

This project is located between the Allied Health Professions/School of Nursing and the Medical Education Buildings which are the primary classrooms on campus. The finishes are aging and some areas do not comply with ADA standards. This project will not only improve the safety of circulation, it also provides meeting areas that will promote inter-professional collaboration between faculty and students. The project scope includes installation of durable, non-slip flooring, impact resistant column/wall finishes, digital signage and wayfinding, and replacement furniture for damaged and/or stained furniture. The elevator lobby renovations will be consistent with other renovated floors. A new wayfinding system will ensure users of their current location and improve understanding of the campus layout. The new flooring/wall finishes visually unite the two buildings and improve the physical connection. Newer, more durable finishes will also lower maintenance costs and provide increased operational efficiency. The project updates approximately 5,300 SF of space at a cost of $75/SF, which equates to a cost of approximately $400,000. Unrestricted self-generated revenues will be utilized for his project.

19. **Louisiana State University Health Sciences Center New Orleans: Resource Building 2nd Floor Lobby Renovations – New Orleans, LA**

The second floor lobby of the Resource Center is the main entrance off the pedestrian walkway. Due to the high volume of traffic and circulation to the library on the upper floor, the campus credit union, and the bookstore, this area has become very congested and has no seating or waiting area. The current finishes are original to the building and making updates will not only help ease circulation and accessibility but will also create an overall improved appearance.

The scope of works involves the replacement of all interior finishes, the updating of ceiling and wall surfaces with a more modern look corresponding with campus standards and the installation of a new storefront and automatic sliding door which will improve accessibility and meet ADA guidelines. The project renovates approximately 2,910 SF of space at a cost of $155/SF, which equates to a total project cost of approximately $450,000. Unrestricted self-generated revenues will be utilized to fund this project.

20. Northwestern State University: Student Union Pedestrian Bridge – Natchitoches, LA

The pedestrian bridge leading to NSU's main student union entrance was damaged by a Goodwill truck passing underneath. A 50' by 17" section of the bridge was damaged at that time. Structural engineers determined that the damaged section must be repaired for the university to continue to use the bridge. Upon further examination of the bridge, an additional 50' x 17" section of the bridge on the opposite end was determined to be structurally deficient due to the deterioration of the steel structure. The engineers determined that this part of the bridge must be replaced as well. The project scope includes the replacement of the existing entrance stairs with an ADA accessible entrance ramp and the two segments of the damaged bridge damaged. The project renovates approximately 3,492 SF of space at a cost of $87.83/SF, which equates to a total project cost of approximately $306,700. Funding comes from Auxiliary ($193,852) and "other" funds (Goodwill settlement at $112,848).

21. Northwestern State University: Turpin Stadium Seating Replacements – Natchitoches, LA

The current seating in NSU's Turpin Football Stadium was installed in 1975. Replacement and repair of the current seating is not possible due to the age and number of seats in poor condition. The project scope consists of the replacement of chair back seating in six sections of the stadium between the 30s and the replacement of chair back seating with bench seating in two additional sections. Railing will also be installed to meet ADA requirements. The total anticipated cost of this project is $500,000, which will be funded with private donations.

22. South Louisiana Community College – Teche Campus: Machine Tool Shop Expansion/Renovation – New Iberia, LA

The student training area in SLCC-Teche's Machine Tool Shop requires reconfiguration and interior renovations to allow for expanded student capacity. The project scope includes the cutout and demolition of the existing floor slab, installation of CMU partitions and walls, new paint, installation of an elevated instructor platform(s), new air conditioning system, compressed air plumbing and domestic water supply and sewer plumbing. The scope also involves electrical service work, new panels, circuits, conductors and devices to serve the machine shop equipment. The project renovates approximately 7,112 SF at a cost of $30.51/SF, which equates to a total project cost of $216,970. Workforce Rapid Response funds and WISE funding will be utilized for this project.

23. University of Louisiana - Monroe: Hemphill Hall HVAC Renovation – Monroe, LA

The HVAC system in Hemphill Hall is currently controlled by three different systems that are causing issues within the building related to heating and cooling the facility at consistent

levels. The systems do not work together causing uncertainty in the heating and cooling of various areas within the building. The current situation makes inhabiting the building uncomfortable for students, faculty, and other occupants. The current systems also do not regulate moisture levels in the building adequately. The project scope consists of changing all control devices and equipment for the building's HVAC units so that they operate off one system. The total cost of this project is anticipated to be $375,000, which will be funded with Building Use Fee funds.

24. University of Louisiana - Monroe: Scott Plaza Fountain Re-Design – Monroe, LA

The fountain at ULM's Scott Plaza has become a central focal point on campus for students and serves as a common ground for faculty, staff and students. The current fountain has not worked for months due to a submerged pump and motor system. At the same time, there is currently negative drainage in that water sprayed by the fountain drains back toward the submerged controls. The project scope seeks to correct the current issues and install a new fountain design proven to require less maintenance. The changes will allow the fountain to function at intended levels. The old fountain will be demolished and a new one will be installed. New paving will be laid around the new fountain, and new seating will be installed. The project scope also includes the installation of new electrical and mechanical components. The project updates approximately 1,963 SF at a cost of $96.79/SF, which equates to a total cost of approximately $190,000. Private donations in the amount of $65,000 and student fee revenues in the amount of $125,000 will be utilized to fund this project.

25. University of Louisiana - Monroe: Summer 2016 Parking and Paving Project– Monroe, LA

The project will repair and pave existing parking lots that are heavily used by students on a daily basis. Currently the lots are in very bad shape and they hold a good deal of water after rain events as each lot does not drain properly. The lack of drainage renders the lots unusable after some rain events. The project scope involves the repair of two existing lots and the paving of one heavily used gravel road that will connect the three existing paved lots. Specifically, the project will pave Malone Stadium Loop Road and repair and pave the Northeast Drive at McGuire Avenue and McGuire Avenue at Claiborne Street lots. The total cost of the project I anticipated to be $440,000 and will be funded with Auxiliary funds.

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

IV. Major Repair Fund Reallocations (Act 27 of 2006 [SUPP A7 2008])

Due to time constraints in bringing Major Repair (MR) projects to the Board and subsequently the Joint Legislative Committee on the Budget (JLCB), staff received Board approval in February 2015 to submit project additions to Act 27 of 2006 [SUPP A7 2008] to Facility Planning and Control (FP&C) and bring such projects for ratification by the Board during a subsequent Board meeting. Staff recently submitted five projects to FP&C for the reallocation of MR funds so that new projects may be accomplished. As a reminder, projects added to this appropriation require both Board and JLCB approval. All projects submitted to FP&C for JLCB consideration must qualify as a MR project, and FP&C must be in agreement with the proposed project addition. The new projects to be accomplished may be found below:

- LSU – Eunice: Science Building Roof Repair (Project Total $50,000);
- Nicholl State University: Elkins Hall Roof Repair ($32,364);
- Central Louisiana Technical College – Lamar Salter Campus: Waste Water Treatment Plant Repair ($45,000);
- Southern University and A&M College: Cade Library Fire Alarm Replacement ($290,000); and
- Southern University Law Center: A.A. Lenoir Roof Repair ($112,552)

The Senior Staff recommends the Facilities and Property Committee ratify the Major Repair project additions to Act 27 of 2006 [SUPP A7 2008].

V. BoR Facilities Policy Revision

Staff revised three sections of the Board of Regents' Facilities Policy to update a section rendered moot by the passage of the GRAD Act (Act 741 of 2010) and two sections in anticipation of Major Repair appropriations provided via the Legislature during the 2016 Regular Session. A summary of the revisions are below. Upon Board approval, all changes to the policy will go into effect April 27, 2016.

Section 1.2.15 (Act 971 of 1985) was removed due to passage of the GRAD Act. The GRAD Act contains the provisions of Act 971 of 1985 in terms of carrying over surplus general fund money if an institution has a preventative maintenance program in place.

Section 1.2.18 Major Repairs & Re-Roofing (Deferred Maintenance) was revised to remove the provisions stipulating the Sherman-Dergis Model be used to distribute Major Repair funds when appropriated by the Legislature. With FP&C now only wishing to complete Major Repair projects costing at a minimum of $50,000 (and preferably more), the policy revision will allow BoR staff to allocate Major Repair resources based on needs identified by each system and school. The policy revision also provides that BoR staff, in conjunction with management board staff and FP&C, will work to create and maintain a list of priority Major Repair projects for when funding becomes available. Each management board will be responsible for establishing the priority order within their respective system. BoR staff will work with FP&C to allocate the funding to projects based on the priorities established by each system. Furthermore, BoR staff will serve as the point person between FP&C and the institutions for the Major Repair program.

Section 1.2.22 Condition Assessment was edited to reflect that the last statewide Major Repair/Deferred Maintenance assessment that was completed was in 2003 and needs to be updated. The revisions state that institutions may continue to use the 2003 assessment for determining which Major Repair projects to accomplish if said projects continue to be a priority of the institution and management board. At the same time, the revision permits institutions to submit Major Repair projects that were not included in the 2003 assessment but have become a priority for an institution. The revision clarifies the Dergis Model will not be used to allocate Major Repair funding, but the stipulations in place related to the model will continue to be in effect. Examples include institutions with little or no maintenance issues should not receive Major Repair funding; institutions that do nothing to alleviate their own maintenance backlog should not expect to benefit disproportionally

from Major Repair funding; & institutions that do not comply with the evaluation consistency requirement of this policy should not expect to benefit disproportionally from the Major Repair program.

The Senior Staff recommends the Facilities and Property Committee approve the revisions to the Board of Regents Facilities policy and adopt the revised policy effective April 27, 2016.

VI. 3rd Party Project Lease Requests

A. University of Louisiana – Lafayette: Tier II Athletic Master Plan Renovation

The University of Louisiana System (ULS) submitted two leases associated with 3rd party projects for consideration by the Board. The first project involves the renovation and expansion of the University of Louisiana – Lafayette's (ULL) M.L. Tigue Moore Baseball Stadium or Tier II of the ULL Athletic Master Plan. The Board approved Tier I of the Master Plan, which consisted of renovations to ULL's football field and indoor practice facility in 2013. The project scope for Tier II of the project involves bridging the existing bleacher seating along each baseline by infilling with a new three-story facility that will house additional seating (bleacher, chair-back, and suites), modern press facilities, box suites, coach and staff offices, coach and staff locker rooms, equipment storage, an athletic training area, and a team meeting room. The new facility will also have up-to-date restroom and concession areas and new sports lighting. The new facility will comprise a total of 47,000 GSF and the new seating capacity will be 4,570. The Tier II project is funded with private donations at a cost of approximately $9.7M using a standard lease-lease back arrangement between ULL and Ragin' Cajun Facilities, Inc. The project is scheduled for completion by January 2017.

B. University of Louisiana – Lafayette: CGI IT Center of Excellence

The second 3rd party project and associated lease submitted to the Board for consideration involves the construction of a Class A office building to house the ULL-CGI IT Center of Excellence. The State of Louisiana, through the Office of Economic Development (LED), provided CGI a grant in the amount of $5.3M for relocation costs to an area within ULL's Research Park, commonly known as UL Commons. In addition, LED is providing a grant of $13.1M for the construction of the facility. ULL will lease the land for construction of the office building that will house CGI Federal Inc. Through a cooperative endeavor agreement between LED and ULL, the State (through LED) will provide ULL with a $4.5M grant for the expansion of the School of Computing and Informatics to substantially increase the number of annual graduates in computer science and related fields. There will be collaborative space within the new building to allow ULL students in the computer related fields the opportunity to work and study in the CGI setting. ULL will lease a portion of its property to RCFI for the construction of the facility. Upon completion of the facility, pursuant to the UL Board approved cooperative endeavor agreement, RCFI will lease the facilities to CGI Federal Inc.

The Senior Staff 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 – Lafayette to complete Tier II of the Athletic Master Plan and the construction of a Class A office building to house CGI Federal, Inc., respectively.

VII. Other Business

VIII. Adjournment