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AGENDA

FACILITIES AND PROPERTY COMMITTEE

Wednesday, June 16, 2021

11:05 a.m.

Claiborne Building, 1st Floor
Thomas Jefferson A&B, Room 1-136
1201 North Third Street
Baton Rouge, Louisiana

- I. Call to Order
- II. Roll Call
- III. Consent Agenda
 - A. Small Capital Projects Report
 1. LSU A&M: Alex Box Champions Club Seating Replacement
 2. LSU A&M: Design Building Boyce Gallery Renovation
 3. LSU A&M: Hill Memorial Library Rooms 108 & 109 Renovations
 4. LSU A&M: Hodges Hall Rooms 119, 132A, 132D, 148, & 150 Renovations
 5. LSU A&M: Thomas Boyd Hall Office of the Bursar Renovations
 6. LSU HSCNO: Data Center HVAC Replacement of Air-Cooled Chiller
 7. LSU-S: HPE Building Equipment Pavilion Climate Chamber
 8. LSU-S: Noel Library Student Development Suite
 9. LSU-S: Sports Fields Drainage Improvements
 10. LSU-S: Technology Center AHU Replacements
 11. PBRC: Renovations to Animal Metabolism and Behavioral Core Facility – Comparative Biology Building E
 12. RPCC-Reserve: Electrical Upgrades
 13. SUBR: Archives Building Renovation
 14. UNO: Chemical Science Building HVAC Replacement
- IV. Alternatively Financed Project: SUBR Honors Housing and Student Union
- V. HB 2 Update
- VI. Hurricane Recovery Update
- VII. Other Business
- VIII. Adjournment

Committee Members: Darren Mire, Chair; Robert Levy, Vice Chair; Randy Ewing; Stephanie Finley; Charles McDonald; Chandler Vidrine (*student member*); LCTC System Representative; LSU System Representative; SU System Representative; UL System Representative
Staff: Chris Herring, Assistant Commissioner for Facilities and Planning

Executive Summary

Facilities and Property

June 16, 2021

III. A. 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. Pursuant to R.S. 39:128, BoR staff may approve small capital projects internally ranging from \$175,000 to \$1,000,000 and report to the Board during a subsequent meeting.

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

1. Louisiana State University and A&M College (LSU): Alex Box Champions Club Seating Replacement – Baton Rouge, LA

The existing lower fold-up seating within LSU's Alex Box Stadium has reached the end of its service life and replacement seat components are unavailable. The project scope involves replacing the existing lower seating with new seats. The total project cost is \$225,000 and will be funded with auxiliary revenues.

2. Louisiana State University and A&M College: Design Building Boyce Gallery Renovation– Baton Rouge, LA

The existing Boyce Gallery space within LSU's Design Building is currently not large enough for events nor optimal for student displays. This project will renovate the existing space to provide a larger area for the gallery. The project scope involves the installation of new partition walls, LED lighting, finishes throughout, and a new interior storefront. Selective plumbing enhancements will also take place. The project renovates approximately 3,185 square feet (SF) of space at a cost of \$69.07/SF for a total cost of \$220,000. The project will be funded with operational funds.

3. Louisiana State University and A&M College: Hill Memorial Library Rooms 108 and 109 Renovations – Baton Rouge, LA

The existing staff and storage area within LSU's Hill Memorial Library rooms 108 and 109 will be renovated to provide space for a public reading room and staff area for Public Services personnel. The project scope includes selective interior demolition, the installation of new interior glass walls and openings, new finishes, millwork, and lockers. The Heating, Ventilation, and Air Conditioning (HVAC) system will be modified as necessary, and new electrical power and lighting fixtures will be installed. The project also installs daylighting controls and security features. The project renovates approximately 6,419 SF of space at a cost of \$54.21/SF for a total cost of \$348,000. The project will be funded with foundation funds.

4. Louisiana State University and A&M College: Hodges Hall Rooms 119, 132A, 132D, 148, and 150 Renovations – Baton Rouge, LA

This project will optimize the Dean of the College of Arts and Humanities suite and provide more offices for personnel. The project also renovates space to allow for virtual operations. The project scope involves the installation of new interior glass partitions and wood veneer partitions with embedded technology, new millwork and finishes throughout, and new LED lighting. Electrical power systems will be modified as necessary. The project renovates approximately 1,000 SF of space at a cost of \$220/SF for a total cost of \$220,000. The project will be funded with operational funds.

5. Louisiana State University and A&M College: Thomas Boyd Hall Office of the Bursar Renovations – Baton Rouge, LA

The existing Office of the Bursar within LSU's Thomas Boyd Hall is in disrepair and no longer configured for current operations. This project will renovate the current space to allow for more efficient operations. The project scope includes selective demolition of existing walls and millwork, new finishes and millwork throughout, the installation of interior glass partitions, and selective new power and LED lighting. The project renovates approximately 1,300 SF of space at a cost of \$142.31/SF for a total cost of \$185,000. The project will be funded with CARES Act funding.

6. Louisiana State University Health Sciences Center – New Orleans (LSU HSCNO): Data Center HVAC Replacement of Air-Cooled Chiller – New Orleans, LA

The existing HVAC system serving the 7th floor data center is outdated and requires replacement to provide reliable and redundant cooling for the IT equipment and servers that support the campus. This project removes the current chiller and installs a new air-cooled chiller, associated piping, and electrical modifications as necessary. The total project cost is \$260,000 and will be funded with operational funds.

7. Louisiana State University – Shreveport (LSU-S): Health and Physical Education (HPE) Building Equipment Pavilion Climate Chamber – Shreveport, LA

The new climate chamber for the Exercise Science Lab within LSU-S' HPE building requires the support of various mechanical items (pumps, cooling tower, condenser, and compressor). This project will create new space to house the necessary equipment for the chamber. The project scope involves construction of a new concrete slab with a roof and screened enclosure that provides air flow to house the new equipment. The project also includes installation of a security system to monitor the new equipment. The total project cost is \$203,000 and will be funded with operational funds.

8. Louisiana State University – Shreveport: Noel Library Student Development Suite – Shreveport, LA

This project creates a dedicated Student Development Suite work-space within LSU-S' Noel Library. The project scope involves the redesign of existing space to create the Student Development Suite which will be used by the Dean of Students. The work includes selective demolition and installation of new sound isolation walls. The project renovates approximately 4,200 SF of space at a cost of \$75.71/SF for a total cost of \$318,000. The project will be funded with operational funds.

9. Louisiana State University – Shreveport: Sports Fields Drainage Improvements – Shreveport, LA

Poor drainage within the LSU-S Athletic Complex areas are eroding the playing fields and hampering event attendance. This project is the first of many sectional, campus-wide drainage projects to be initiated. The project scope for this phase involves the excavation and creation of a new ditch, bringing in aggregate surface gravel, mulch, and erosion control measures. Installation of new fencing will also be included. The total project cost is \$202,298 and will be funded with operational funds.

10. Louisiana State University – Shreveport: Technology Center Air Handler (AHU) Replacements – Shreveport, LA

LSU-S' Technology Center building was constructed in 1967. The existing AHUs are original to the building and well past their useful service life. The project scope includes removal of the existing

units and installation of new units designed for variable air volume (VAV) operation which are better suited for humidity control. The existing duct system will be retained, but the new AHUs will be designed for proper dehumidification and true VAV operation leading to better space temperature, humidity control, and improved energy efficiency. The total project cost is \$495,800 and will be funded with operational funds.

11. Pennington Biomedical Research Center (PBRC): Renovations to Animal Metabolism and Behavioral Core Facility - Comparative Biology Building E – Baton Rouge, LA

Upgrades are required to the HVAC/electrical systems and animal rooms within PBRC's Comparative Biology Building E for current and future animal research. The project scope involves selective demolition of existing doors, walls, and ceilings. Work will also be done to modify and upgrade existing HVAC systems, add new electrical capacity, and construct room modifications to provide for future animal research. The project renovates approximately 2,400 SF of space at a cost of \$193.75/SF for a total cost of \$465,000. The project will be funded with a combination of operational funds (\$165,000) and a federal National Institute of General Medical Sciences grant related to the metabolic basis of disease (\$300,000).

12. River Parishes Community College (RPCC) – Reserve Campus: Electrical Upgrades – Reserve, LA

The RPCC-Reserve campus was recently awarded a U.S. Economic Development Administration grant to renovate the current welding facility. Upon review of the existing electrical systems, it was determined that the current system was outdated and at maximum capacity. The project scope involves the replacement of the electrical distribution system to provide additional capacity for the welding facility and campus. The total project cost is \$480,000 and will be funded with operational funds.

13. Southern University and A&M College (SUBR): Archives Building Renovation – Baton Rouge, LA

The SUBR Archives Building is on the National Register District of Historic Places and is currently used for archives storage and office space. Renovations are required to enable the institution to maintain the structure for continuous use. The project scope involves stabilization work to the one-story wood frame structure on masonry piers. The structure will be lifted to repair damaged piers and repair sub-framing to avert leaning. Additional work includes updates to the existing restrooms, mechanical systems, lighting, and creation of a visitor's exhibit room. Re-grading around the facility to divert water away from the foundation will also be required. The project renovates approximately 2,221 SF of space at a cost of \$98.15/SF for a total cost of \$218,000. The project will be funded with a grant from the U.S. National Park Service Historic Preservation Fund.

14. University of New Orleans (UNO): Chemical Science Building HVAC Replacement – Baton Rouge, LA

The existing outside air unit for UNO's Chemical Science Building has corroded to the point where only a small fraction of the outside air is capable of being drawn through the unit for dehumidification, cooling, or heating. The building has been under severe negative pressure as a result of this, and there is high humidity in many areas. The high humidity has caused the lack of comfort and the potential for mold growth. The project scope includes replacement of the existing outside air unit with a new unit including piping, drains, electrical, and controls. The project will also address the existing rooftop exhaust fans and repair the fume hood control system. The total project cost is \$350,000 and will be funded from UNO's facility use maintenance fee revenues.

STAFF RECOMMENDATION

Senior Staff recommends approval of the Consent Agenda for the Small Capital Projects Report as presented.

IV. Alternatively Financed Project: Southern University and A&M College - Honors Housing and Student Union

The Southern University Board of Supervisors, on behalf of SUBR, submitted an alternatively financed project for the purpose of constructing new honors housing and a new student union on the Baton Rouge campus. The housing component of the project calls for the construction of 300-350 suite style beds to support the overall recruitment and retention of students, build a more engaging sense of community, and enhance the overall student experience. The new housing will include academic support spaces, a technology center, and individual and group study spaces. The total project cost is estimated to be \$37M. The student union component of the project will construct a new, approximately 90,000 SF facility which will become the hub for campus life and enhance the out-of-classroom experience. The union and associated programs will support leadership development, provide student employment opportunities, and provide space for student organizations to meet and gather. The estimated project cost for the union component is approximately \$43M.

Both facilities are high priorities for SUBR, and the institution secured a federal Historically Black College and Universities (HBCU) loan to cover all project costs. Revenues derived from the operation of the housing will be used to satisfy the debt service for the housing component while a combination of revenues from a proposed student/activity fee will pay the debt service related to the new union. Repayment of the loan will occur over a thirty-year period, and both facilities are expected to come online for the beginning of the fall 2024 semester. The projects were added to HB 2 during the current legislative session, and the Office of Facility Planning and Control will oversee the construction process per the requirements of the HBCU loan.

STAFF RECOMMENDATION

Senior Staff recommends approval of the alternatively financed project submitted by the Southern University Board of Supervisors, on behalf of Southern University and A&M College, to construct honors housing and a new student union.