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AGENDA

FACILITIES AND PROPERTY COMMITTEE

Wednesday, August 24, 2022

11:10 a.m.

Claiborne Building, 1st Floor
Thomas Jefferson Rooms A&B 1-136
1201 North Third Street
Baton Rouge, LA 70802

- I. Call to Order
- II. Roll Call
- III. Consent Agenda
 - A. Small Capital Projects Report
 1. BPCC: Building L Trench Repairs
 2. Fletcher: Sub-Base Crane Piling and Concrete Foundation Improvements
 3. LDCC-West Monroe: Pre-Engineered Metal Building
 4. LSU A&M: Alex Box Exterior Concourse Stair Repairs
 5. LSU A&M: Chemical Engineering Building Shop 164 Renovations
 6. LSU A&M: Child Care Center Playground Renovations
 7. LSU A&M: Nelson Memorial Building Renovations
 8. LSU A&M: PERTT Electrical Improvements Phase II
 9. LSU A&M: Residential College Boiler Replacement
 10. LSU A&M: UREC New Challenge Course
 11. LSU HSCNO: AHSON 3rd Floor Coffee Kiosk
 12. LSU HSCNO: Lions Eye Center 1st Floor Restroom Renovation
 13. LSU HSCNO: MEB 4th Floor Restroom Renovation
 14. LSU-S: Pool Closure
 - B. Third Party Projects Report
 1. NSU: Athletic Fieldhouse
 2. NSU: Prather Coliseum Interior Renovations
- IV. Act 959 Projects: SUBR Global Innovation and Welcome Center, T.H. Harris Learning Lobby, Outdoor Classroom/Amphitheatre, and New Public Safety Building
- V. Other Business
- VI. Adjournment

Committee Members: Darren G. Mire, Chair; Robert W. Levy, Vice Chair; Randy L. Ewing; Charles R. McDonald; Felix R. Weill; Catarena M. Lobré (*student member*); LCTC System Representative; LSU System Representative; SU System Representative; UL System Representative
Staff: Chris Herring, Associate Commissioner for Facilities and Planning & Emergency Management

AGENDA ITEM III. A & B.

Small Capital Projects & Third-Party Project Reports

Small Capital Projects Report

In accordance with the Facilities Policy, small capital project proposals are reviewed by staff, approved where appropriate, and thereafter reported at the next meeting of the Facilities and Property Committee. Pursuant to R.S. 39:128, Board of Regents (BoR) staff may internally approve small capital projects ranging from \$175,000 to \$1,000,000 and report these approvals to the Board during a subsequent meeting.

All projects were approved by their respective systems or management boards and submitted for consideration. Staff approved the following small capital projects since the previous report:

1. Bossier Parish Community College (BPCC): Building L Trench Repairs – Bossier City, LA

This project will move existing welding booths within Building L on BPCC's campus. The project scope calls for the removal of existing conduit and wire from utility trenches, filling in the existing trenches and pouring a new slab, and selective demolition to facilitate the relocation of the welding booths. **The total project cost is \$ 208,782 and will be funded from a Center for Advanced Manufacturing and Engineering Technology grant through Louisiana Economic Development.**

2. Fletcher Technical Community College (Fletcher): Sub-Base Crane Piling and Concrete Foundation Improvements – Schriever, LA

The purpose of this project is to provide a reliable foundation to house a training crane on Fletcher's main campus. The project scope includes driving forty-eight 45-foot treated timber pilings as well as pouring the concrete pile cap foundation. The project will allow Fletcher to erect the new training crane on the site once the foundation improvements are complete. **The total project cost is \$183,750 and will be funded through a Rapid Response Grant from the Louisiana Workforce Commission (LWC).**

3. Louisiana Delta Community College (LDCC) – West Monroe: Pre-Engineered Metal Building – West Monroe, LA

This project will construct a new pre-engineered metal building on LDCC's West Monroe campus. The new building will be used to house the institution's training equipment. The project constructs approximately 5,000 square feet (SF) of space at a cost of \$36.39/SF, for a total project cost of \$183,439. **The project will be funded through a combination of operational funds and a LWC Rapid Response grant.**

4. Louisiana State University and A&M College (LSU): Alex Box Exterior Concourse Stair Repairs – Baton Rouge, LA

The four primary stairways from the ground level to the grandstand concourse are in need of repair. The stairways currently exhibit rusting to the structural steel framing, risers, and tread runs. The project scope involves repairs to the grand stairs from the ground level to the concourse and the two grand stairs along the first and third base lines from the ground level to the concourse. **The total project cost is \$216,000 and will be funded from maintenance reserve account revenues.**

5. Louisiana State University and A&M College: Chemical Engineering Building Shop 164 Renovations – Baton Rouge, LA

This project modifies existing space within Suite 164 of LSU's Chemical Engineering Building. The project scope includes demolition of a 10' x 12' area of brick wall at the north side of area 164B, demolition of a portion of masonry/concrete wall, and demolition of interior partitions, doors, and frames around two existing rooms. The project also includes abatement of piping where required and repair and patching as needed. The project renovates 7,300 SF of space at a cost of \$37.68/SF, for a total project cost of \$275,000. **The project will be funded from LSU's Engineering Excellence Fund revenues.**

6. Louisiana State University and A&M College: Child Care Center Playground Renovations – Baton Rouge, LA

The existing playground in LSU's Child Care Center requires repair and the center desired an area with better features suited to meet the children's needs. The proposed design will improve the drainage, accessibility, and useable space for the children. The project scope involves the demolition of the existing playground, sidewalks, and failing drainage system. New drainage, sidewalks, synthetic turf, and play equipment will be installed along with repairs to the existing fence. The project renovates 7,500 SF of space at a cost of \$33.34/SF, for a total project cost of \$250,000. **The project will be funded from American Rescue Plan Act funding.**

7. Louisiana State University and A&M College: Nelson Memorial Building Renovations – Baton Rouge, LA

This project will upgrade outdated finishes in and outside of LSU's Nelson Memorial Building to bring the facility up to university standards. The project scope includes cleaning of all exterior surfaces, the application of a new waterproofing system to the exterior masonry, replacement of select exterior windows and all perimeter window sealant caulking and gaskets, and the replacement of all exterior door perimeter sealant caulking. The project will also prime and repaint interior surfaces and exterior wood surfaces (for example, fascia, wood decking, beams, trim, etc.), replace interior ceiling finishes and flooring throughout, and upgrade all existing restrooms. The project renovates 3,420 SF of space at a cost of \$81.63/SF, for a total project cost of \$279,150. **The project will be funded from operational funds.**

8. Louisiana State University and A&M College: Petroleum Engineering Research, Training, and Testing (PERTT) Laboratory Electrical Improvements Phase II – Baton Rouge, LA

This project is the 2nd phase of LSU’s work to upgrade the PERTT Laboratory to meet current electrical codes and standards. Earlier work improved the site grounding, and the current phase will upgrade the electrical service equipment and lighting. **The total project cost is \$280,000 and will be funded with auxiliary revenues.**

9. Louisiana State University and A&M College: Residential College Boiler Replacement – Baton Rouge, LA

The existing boilers in LSU’s Residential College are no longer operational and there are currently rental boilers on-site. This project will remove the existing boilers and heat exchangers and install new boilers. Ventilation and piping will be modified as necessary to accommodate the new equipment. **The total project cost is \$460,000 and will be funded with auxiliary revenues.**

10. Louisiana State University and A&M College: New University Recreation (UREC) Challenge Course – Baton Rouge, LA

LSU UREC’s current challenge course is small and does not meet current student demand. This project will create a new and expanded course to fulfill current demand. The project scope includes installation of new course elements, zip lines, and climbing exhibits. **The total project cost is \$250,000 and will be funded with auxiliary revenues.**

11. Louisiana State University Health Sciences Center New Orleans (HSCNO): Allied Health/School of Nursing (AHSON) 3rd Floor Coffee Kiosk – New Orleans, LA

The original coffee kiosk on the 3rd floor of LSU HSCNO’s AHSON building required replacement due to its age and deterioration in recent years. The old kiosk also did not meet current code requirements. The project scope involves installing new millwork, a new electrical panel, conduit and outlets, as well as handwashing, prep and three compartment sinks. The new kiosk will support the updated equipment and code-required utilities. **The total project is \$175,000 and will be funded with operational funds.**

12. Louisiana State University Health Sciences Center New Orleans: Lions Eye Center 1st Floor Restroom Renovation – New Orleans, LA

The current restrooms on the 1st floor of HSCNO’s Lions Eye Center are outdated and undersized. The restrooms have not been renovated since the facility was originally constructed. The project scope includes construction of new men’s and women’s restrooms on the 1st floor. The restrooms will be located and sized to meet current occupancy and accessibility requirements. The project renovates approximately 1,300 SF at a cost of \$346.16/SF, for a total project cost of \$450,000. **The project will be funded with operational funds.**

13. Louisiana State University Health Sciences Center New Orleans: Medical Education Building (MEB) 4th Floor Restroom Renovation– New Orleans, LA

The current restrooms on the 4th floor of HSCNO’s MEB building are outdated and undersized. The restrooms have not been renovated since the facility was originally constructed and the existing tile is damaged in many areas requiring replacement. The project scope includes renovating the men’s and women’s restrooms on the 4th floor as well as construction of a gender-neutral restroom. The restrooms will be resized within the existing footprint to allow for current occupancy requirements, and the finishes and fixtures will be replaced to meet current accessibility requirements. The project renovates approximately 800 SF at a cost of \$347.50/SF, for a total project cost of \$278,000. **The project will be funded with operational funds.**

14. Louisiana State University – Shreveport (LSU-S): Pool Closure – Shreveport, LA

The pool within LSU-S’ Health and Physical Education building has been leaking consistently for many years and is at the end of its useful life. Currently the pool is losing 1” of water every day. The project scope involves removing the current pool structure, infilling the area, and pouring a new slab to eliminate the ongoing problems caused the by the leaking. **The total project cost is \$318,000 and will be funded with operational funds.**

Third-Party Project Report

In accordance with the revisions made to the Facilities Policy during the October 25, 2017 meeting of the Board of Regents, third-party project proposals are reviewed by staff, approved where appropriate, and thereafter reported at the next meeting of the Facilities and Property Committee. Pursuant to the revised policy, BoR staff may approve third-party projects funded without the issuance of debt, similar to the small capital project approval process.

All projects were approved by their respective systems or management boards and submitted for consideration. Staff approved the following third-party projects since the previous report:

1. Northwestern State University (NSU): Athletic Fieldhouse – Natchitoches, LA

The University of Louisiana System Board of Supervisors (ULS), on behalf of NSU, submitted a third-party project for the purpose of performing interior renovations to the NSU Athletic Fieldhouse. NSU will enter into a ground lease with the Demons Unlimited Foundation who will be responsible for the project. The project scope includes the installation of new flooring, weight equipment, and new paint throughout. Other work deemed necessary will also be completed. Once the project is complete, the lease will expire and all improvements will be donated to the University. **The Foundation has secured private donations to cover the estimated \$138,000 project cost.**

2. Northwestern State University: Prather Coliseum Interior Renovations – Natchitoches, LA

The ULS submitted a second third-party project on behalf of NSU for the purpose performing interior renovations to Prather Coliseum. NSU will enter into a ground lease with the Demons

Unlimited Foundation who will be responsible for the project. The project scope includes painting, the installation of new restroom and shower fixtures, flooring and other related work. **The total project cost is \$100,000 and will be funded with donations secured by the Foundation.** Once the project is complete, the lease will expire and all improvements will be donated to the University.

STAFF RECOMMENDATION

Senior Staff recommends approval of the consent agenda, including the small capital and third-party projects reports, as presented.

AGENDA ITEM IV.

Act 959 Projects

Act 959 of 2003 permits institutions to initiate certain capital projects not exceeding \$5M that are funded with self-generated/auxiliary revenues, grants, donations, local or federal funds. The Southern University System, on behalf of Southern University and A&M College (SUBR), submitted four Act 959 projects for the main campus in Baton Rouge. The first project involves construction of a new 12,000 SF Global Innovation and Welcome Center. The new building will house the Office of Sponsored Research and the Office for International Students while also serving as a Welcome Center for campus visitors. The facility will contain meeting/lecture rooms, conference rooms, and a large auditorium that can also be used as a social distancing compliant classroom. The total project cost is \$5M and will be funded from a combination of federal Historically Black Colleges and Universities (HBCU) dollars from the Higher Education Emergency Relief Fund (HEERF) and self-generated revenues.

The second project involves creation of a Learning Lobby within T. H. Harris Hall. The project scope involves enclosing the walkways and a portion of the courtyard adjacent to the facility. The newly enclosed space will be conditioned, and new furniture, fixtures, and equipment will be installed to provide an area where individual and collaborative student activities may take place. The total project cost is \$1.5M and will be funded with federal HBCU dollars from HEERF.

The third project involves construction of a new 1,500 seat outdoor classroom and lecture space/amphitheatre. The total project cost is \$2M and will be funded with federal HBCU dollars from HEERF. The location of the amphitheatre will be recommended by the architect once the design process is initiated. The final Act 959 project submitted on behalf of SUBR is related to construction of a new Public Safety Building. The current campus police station will be relocated in preparation for the construction of the new School of Business and Professional Accountancy building. All campus police operations will be relocated to the new facility. The total project cost is \$1.5M and will be funded with federal HBCU dollars from HEERF.

STAFF RECOMMENDATION

Senior Staff recommends approval of the Act 959 projects submitted by the Southern University System, on behalf of Southern University and A&M College, to construct the Global Innovation

and Welcome Center, a new T. H. Harris Learning Lobby, an Outdoor Classroom/Amphitheatre, and a New Public Safety Building.