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STATE OF LOUISIANA

*P. O. Box 3677*  
*Baton Rouge, LA 70821-3677*  
*Phone (225) 342-4253, FAX (225) 342-9318*  
[www.laregents.edu](http://www.laregents.edu)

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**AGENDA**  
**FACILITIES AND PROPERTY COMMITTEE**

Wednesday, June 14, 2023

12:05 p.m.

Claiborne Building, 1<sup>st</sup> Floor  
Thomas Jefferson Rooms A&B 1-136  
1201 North Third Street  
Baton Rouge, Louisiana

- I. Call to Order
  
- II. Roll Call
  
- III. Consent Agenda: Small Capital Projects
  1. LSU AG: Milling and Quantitative Genetics Lab Renovations
  2. LSU A&M: Digital Media Center Cyber Security Renovations (Budget Increase)
  3. LSU A&M: Landscape Services North Lot Paving Improvements
  4. LSU A&M: Nelson Memorial Building Renovations (Budget Increase)
  5. LSU A&M: Thomas Boyd Hall Suite 146 Renovations
  6. LSU A&M: Union Square Parking Garage Lighting Upgrade
  7. LSU-S: University Center Boiler Installation (Budget Increase)
  8. Nunez: Building B HVAC Replacement
  
- IV. Act 959 Projects:
  1. LSU HSCNO Data Center Replacement
  2. ULL NIRC Building 60 Cage Wash and Non-Human Primate Housing Facility
  
- V. Third-Party Project: ULM Athletic Improvements
  
- VI. HB 2 Update

VII. Other Business

VIII. Adjournment

Committee Members: Robert W. Levey, Chair; Felix R. Weill, Vice Chair; Christian C. Creed; Randy L. Ewing; Darren G. Mire; Wilbert D. Pryor; Samuel T. Gil (*student member-elect*); 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.

### Consent Agenda

#### 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. Louisiana State University Agricultural Center (LSU AG): Milling and Quantitative Genetics Lab Renovations – Rayne, LA**

The buildings at LSU AG’s Rice Research station in Rayne, LA have not had an overall renovation since construction was completed in the 1960s and 70s. This project will replace all interior finishes, plumbing and light fixtures, HVAC grilles, refinish the millwork and replace the laboratory casework. **The project renovates approximately 1,644 square feet (SF) of space at a cost of \$75.51/SF, for a total project cost of \$250,000. The project will be funded with self-generated revenues derived from the Research Center’s activities.**

**2. Louisiana State University and A&M College (LSU): Digital Media Center Cyber Security Renovations (Budget Increase) – Baton Rouge, LA**

This project renovates existing spaces within LSU’s Digital Media Center to accommodate the Cyber Security Project. The scope of work includes demolition of existing first and second floor spaces, installation of new flooring, metal studs, drywall, storefronts, doors, hardware, finishes, and ceiling lights. The project will also rework the HVAC, electrical, fire alarm, and sprinkler systems within the facility. The project was originally approved by staff in November of 2022 for \$250,000. **The project increased by \$132,000 for a total revised project cost of \$407,000 and now renovates approximately 2,305 square feet (SF) of space at a cost of \$196.62/SF. The project will be funded with a grant from the Louisiana Department of Economic Development (Digital Media Center Cyber and Virtual Production Project).**

**3. Louisiana State University and A&M College: Landscape Services North Lot Paving Improvements – Baton Rouge, LA**

The parking lot base is failing in some areas of LSU’s Landscape Services North lot and needs to be paved. There was also a building removed from the site, and LSU intends to pave that area to provide additional parking. The project scope involves repairing the concrete paving and base where possible and pouring new concrete in the area where the building was removed. **The project repairs and paves approximately 28,605 SF of space at a cost of \$13.98/SF, for a total project cost of**

**\$400,000. The project will be funded with auxiliary revenues.**

**4. Louisiana State University and A&M College: Nelson Memorial Building Renovations (Budget Increase) – Baton Rouge, LA**

The intent of this project is to renovate LSU's Nelson Memorial Building to upgrade the facility to meet modern standards. The building was built in the 1950s, and there have not been any major renovations to the facility since. The scope of work involves installation of new doors, windows, and interior finishes, including flooring, painting, walls, lighting, ceilings, shades, bathrooms fixtures and stalls. The project will also power wash and apply waterproofing on the masonry brick walls on the exterior of the building. The project was originally approved by staff in June of 2022 for \$279,500. **The project increased by \$79,850 for a total revised project cost of \$359,000 and now renovates approximately 3,420 square feet (SF) of space at a cost of \$104.97/SF. The project will be funded with operational funds.**

**5. Louisiana State University and A&M College: Thomas Boyd Hall Suite 146 Renovations – Baton Rouge, LA**

This project will renovate unused space within LSU's Thomas Boyd Hall for ten offices and a lobby to be used by the Division of Inclusion, Civil Rights, and Title IX. The scope of work involves selective demolition of interior partitions and finishes, installation of new finishes and partitions, new integrated interior assemblies, modular casework and countertops, power, data, lighting, HVAC, and plumbing. **The project renovates approximately 1,550 SF of space at a cost of \$174.19/SF, for a total project cost of \$270,000. The project will be funded with operational funds.**

**6. Louisiana State University and A&M College: Union Square Parking Garage Lighting Upgrade – Baton Rouge, LA**

The light output of the existing light fixtures within the Union Square Parking Garage have degraded, and the lighting is no longer sufficient. This project will replace the existing parking garage light fixtures with new LED lighting. **The total project cost is \$353,000 and will be funded with auxiliary revenues.**

**7. Louisiana State University – Shreveport (LSUS): University Center Boiler Installation (Budget Increase) – Shreveport, LA**

The Central Plant steam boilers have become inefficient to operate on the LSUS campus. The existing systems are at the end of their useful life and require replacement, and the institution does not have the qualified staff to operate high-pressure steam boilers. This project replaces two of the steam boilers with natural gas fed boilers. The new boilers will be retrofit to the existing air handling equipment, tubing, and heat exchangers. The project was originally approved by staff in August of 2022 for \$300,000. **The project increased by \$82,000 for a total revised project cost of \$382,000. The project will be funded with operational dollars.**

**8. Nunez Community College (Nunez): Building B HVAC Replacement – Chalmette, LA**

This project will solve humidity issues within Building B at Nunez which will improve comfort

and mitigate negative health impacts. The project scope involves installation of new chilled water air handlers to the shop areas within the building. **The total project cost is \$300,000 and will be funded with federal Higher Education Emergency Relief Funds.**

### **STAFF RECOMMENDATION**

**Senior Staff recommends approval of the consent agenda containing the small capital projects reports as presented.**

#### **AGENDA ITEM IV.**

##### **Act 959 Projects**

##### **1. Louisiana State University Health Sciences Center New Orleans: Campus Data Center Replacement**

The Louisiana State University Board of Supervisors submitted a project for consideration under the provisions of Act 959 of 2003, on behalf of Louisiana State University Health Sciences Center New Orleans (LSU HSCNO), for the purpose of replacing the campus data center. The new data center will improve security and environmental controls for new server equipment within a smaller footprint than what is currently dedicated to this function. The scope of work involves the design and construction of a new on-campus data center located within the same building (on a new floor) and the subsequent demolition of the existing data center. Relocation of the current facility will allow for continued, uninterrupted use of the existing data center throughout construction and potentially eliminate typical disruptions that occur with phased projects replacing critical infrastructure. The project cost is \$2M and will be funded with self-generated revenues.

##### **2. University of Louisiana – Lafayette: New Iberia Research Center: Building 60 Cage Wash and Non-Human Primate Housing Facility**

The University of Louisiana System (ULS), on behalf of the University of Louisiana – Lafayette’s (ULL) New Iberia Research Center (NIRC), submitted a project for consideration under the provisions of Act 959 for the purpose of constructing a new “Building 60” to house cage wash equipment and non-human primate housing space. The project scope includes construction of a new 14,000 SF concrete block and metal building. In addition to the cage wash equipment and primate housing space, the facility will also include appropriate service and storage areas. The project cost is approximately \$4.722M and will be funded with self-generated revenues derived from the Center’s research and breeding activities. Due to the timing of the request, ULL and the ULS have requested BOR approval of the project contingent upon ULS approval on June 22, 2023.

### **STAFF RECOMMENDATION**

**Senior Staff recommends approval of the two Act 959 projects submitted on behalf of Louisiana State University Health Sciences Center New Orleans and the University of Louisiana – Lafayette to replace the campus data center and construct a new facility for cage wash equipment and non-human primate housing, respectively. The University of Louisiana – Lafayette approval is contingent upon University of Louisiana System approval during their June 22, 2023, meeting.**

## **AGENDA ITEM V.**

### **Third Party Project**

#### **University of Louisiana - Monroe: Athletic Improvements**

The University of Louisiana System (ULS), on behalf of the University of Louisiana – Monroe (ULM), submitted a third-party project for the purpose of improving athletic facilities on campus. ULM will work through the University of Louisiana at Monroe Facilities, Inc. (ULMFI) to finance the cost of the improvements, including development, design, construction, and necessary equipment. The project will include, but is not limited to, replacing the artificial turf at Malone Stadium, installation of a football video board, basketball video board, LED lighting for football, baseball, and softball, as well as upgrades to beach volleyball facilities. ULM, through ULMFI, proposes to use proceeds from tax-exempt revenue and refunding bonds issued through the Louisiana Local Government Environmental Facilities and Community Development Authority to finance the project. The total principal amount will not exceed \$6M, which will be sufficient to pay project costs, refund all or a portion of the prior bonds, pay interest, and the cost of issuance. The land will be leased to ULMFI for the purpose of completing the project, and upon completion of the project the improvements will be leased back to ULM with an option to purchase. Annual debt service will be satisfied through revenues collected by ULM from a variety of student-assessed fees. Due to the timing of the request, ULM and the ULS have requested BOR approval of the project contingent upon ULS approval on June 22, 2023.

#### **STAFF RECOMMENDATION**

**Senior Staff recommends approval of the third-party project submitted by the University of Louisiana System, on behalf of University of Louisiana – Monroe, to construct improvements across multiple athletics facilities. The University of Louisiana – Monroe approval is contingent upon University of Louisiana System approval during their June 22, 2023, meeting.**