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

Wednesday, September 20, 2023

10:50 a.m.

Claiborne Building, 1<sup>st</sup> Floor  
Louisiana Purchase Room 1-100  
1201 North Third Street  
Baton Rouge, Louisiana

- I. Call to Order
- II. Roll Call
- III. Consent Agenda
  - A. Small Capital Projects Report
    1. BPCC: Server Room Project
    2. LSU AG: New Greenhouse
    3. LSU AG: Greenhouse Generator
    4. LSU A&M: Enchanted Forest Safety and Security Improvements
    5. LSU A&M: Evangeline Circle Horseshoe ADA Sidewalk and Site Improvements
    6. LSU A&M: PERTT Equipment Yard CO2 Wellbore and Flow Installation
    7. LSU A&M: Thomas Boyd Hall Suite 146 Renovations
    8. LSU A&M: Tiger Park Stadium Premium Seating Replacement
    9. LSU-S: Business and Education Building – Business Engagement Center
  - B. Third Party Projects Report
    1. La Tech: Track and Field Complex and Practice Fields
    2. NSU: Prather Coliseum Interior Improvements
    2. NSU: Softball Complex Improvements
- IV. Third-Party Project: ULL Football Stadium Seating Replacement
- V. Other Business

## VI. Adjournment

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

### Consent Agenda

#### A. 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): Server Room Project – Bossier City, LA**

The heating, ventilation, and air conditioning (HVAC) system currently in BPCC's server room is not capable of cooling the IT equipment as required. This project will renovate the space to allow the institution to install commercial grade equipment. The project scope involves selective demolition, installation of new electrical, plumbing, doors, wall finishes, and any necessary ductwork required. **The project renovates approximately 1,128 square feet (SF) of space at a cost of \$316.48/SF, for a total project cost of \$357,000. The project will be funded from BPCC's maintenance reserve account revenues.**

#### **2. Louisiana State University Agricultural Center (LSU Ag): Rice Research Station New Greenhouse – Rayne, LA**

This project will expand research capabilities at the LSU Ag Center's Rice Research Station through installation of a new greenhouse. The greenhouse will be placed adjacent to three existing ones and will fill out the space dedicated to greenhouse operations at the research center. The scope of work involves furnishing and installation of a new, prefabricated greenhouse, including earthwork and utilities. **The total project cost is \$550,000 and will be funded with funds provided by the Rice Research Foundation Board.**

#### **3. Louisiana State University Agricultural Center: Greenhouse Generator – Rayne, LA**

The purpose of this project is to install a new natural gas generator for buildings 50-53 and 93 at the Rice Research Station. The generator will allow the greenhouses to continue operations during power outages without damaging seed development being used for research purposes. **The total project cost is \$179,925 and will be funded with funds provided by the Rice Research Foundation Board.**

#### **4. Louisiana State University and A&M College (LSU): Enchanted Forest Safety and Security Improvements – Baton Rouge, LA**

This project continues LSU's work on their campus-wide site security improvement initiative. The project scope involves five acres of sitework, the modification of sidewalks to improve safety in conjunction with the ongoing lighting improvement project, and other landscape and lighting improvements. **The total project cost is \$450,000 and will be funded from LSU's Enhancing the Core fee revenues.**

#### **5. Louisiana State University and A&M College: Evangeline Circle Horseshoe American with Disabilities Act (ADA) Sidewalk and Site Improvements – Baton Rouge, LA**

This project will remove and replace non-compliant sidewalks and ramps in front of the Horseshoe within LSU's Evangeline Circle on campus. The scope of work includes demolition and removal of the existing sidewalks and ramps followed by the construction and installation of new, LSU standard, ADA-compliant sidewalks and ramps. **The total project cost is \$180,000 and will be funded from LSU's Facility Access fee revenues.**

#### **6. Louisiana State University and A&M College: Petroleum Engineering Research, Training and Testing (PERTT) Equipment Yard Carbon Dioxide (CO2) Wellbore and Flow Loop Installation – Baton Rouge, LA**

This project will support the PERTT Lab flow loop by providing a new facility to house the installation of a wellbore and surface flow loop for the purpose of performing research, education, and testing centered around CO2 injection. The scope of work involves the construction of a new 3,000 SF pre-engineered metal building with a foundation required to house the owner-provided above ground flow loop system. The new building will cover the equipment, and the project will include scope necessary to upgrade the oil-water separator to accommodate new capacity. The project will also include upgrades to the current electrical supply to the PERTT lab. **The total project cost is \$450,000 and will be funded with operational funds.**

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

LSU intends to renovate space in suite 146 of Thomas Boyd Hall to create ten offices and a lobby area for the Division of Inclusion, Civil Rights, and Title IX. The project scope includes abatement, selective demolition of interior partitions and finishes, installation of new finishes, 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 \$216.13/SF, for a total project cost of \$335,000. The project will be funded with operational funds.**

#### **8. Louisiana State University and A&M College: Tiger Park Stadium Premium Seating Replacement – Baton Rouge, LA**

The existing seating within LSU's Tiger Park Stadium holds water after rain events. This project will replace the existing gold folding seating with new, purple mesh fabric seats. **The total project cost is \$225,000 and will be funded with auxiliary revenues.**

## **9. Louisiana State University – Shreveport (LSU-S): Business and Education Building Business Engagement Center – Shreveport, LA**

This project will modify existing office and lab space to create a new, open floor plan Business Engagement Center on the LSU-S campus. The center will be used for teaching purposes, open work time, business student use, or any student needing data or finance related software. The project scope includes selective demolition, installation of new finishes, furniture, multiple large screen monitors, and an electric display ticker tape. The space will also contain open lounge space at the entrance and an applications lab. **The project renovates approximately 2,550 SF of space at a cost of \$182.70/SF, for a total project cost of \$465,885. The project will be funded with operational funds.**

### **B. 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. Louisiana Tech University (La Tech): Track and Field Complex Practice Fields – Ruston, LA**

The University of Louisiana System Board of Supervisors (ULS), on behalf of La Tech, submitted a third-party project for the purpose of installing decorative brick and metal fencing, pedestrian level lighting, and landscaping improvements within the Jim Mize Track and Field Complex and practice fields area on campus. La Tech will enter into a ground lease with the La Tech University Foundation who will be responsible for the project. Once the project is complete, the lease will expire, and all improvements will be donated to the University. **The Foundation secured private donations to cover the estimated \$550,000 project cost.**

#### **2. Northwestern State University (NSU): Prather Coliseum Interior Renovations – Natchitoches, LA**

The ULS submitted a third-party project, on behalf of NSU, for the purpose of 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 will renovate one 924 SF room within the coliseum. The project scope includes painting, sheetrock repairs, installation of lockers and flooring, electrical work, and graphics work. Once the project is complete, the lease will expire, and all improvements will be donated to the University. **The total project cost is \$90,000 and will be funded with donations secured by the Foundation.**

### **3. Northwestern State University (NSU): Softball Complex Improvements – Natchitoches, LA**

The ULS submitted a second third-party project, on behalf of NSU, for the purpose of performing renovations to the softball complex, specifically the batting cage area. NSU will enter into a ground lease with the Demons Unlimited Foundation who will be responsible for the project. The project will add an additional 925 SF of pitching area and enclose the overall space. The project scope includes the installation of a new metal exterior, manual roll up doors, HVAC improvements, electrical work, concrete work, and other related improvements. 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 \$98,000 project cost.**

#### **STAFF RECOMMENDATION**

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

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

##### **Third-Party Project: ULL Football Stadium Seating Replacement**

The ULS submitted a third-party project, on behalf of the University of Louisiana – Lafayette (ULL), for the purpose of performing significant football stadium seating improvements. ULL will enter into grounds and facilities leases with Ragin’ Cajun Facilities, Inc. (RCFI), who will be responsible for the project. This project is a portion of a larger stadium renovation project to add new premium seating, which is expected to include luxury suites, midrange suites, lower bowl loges, club level loges, and club seating. ULL, through RCFI, intends to use the proceeds of revenue bonds issued through the Louisiana Local Government Environmental Facilities and Community Development Authority to finance the project. Annual debt service for the bonds will be secured and payable from lease payments made by the ULS, on behalf of ULL, to RCFI and will be derived from a parking registration fee paid by students, faculty, and the public for the purpose of parking on campus, a master plan student fee, and a subordinate pledge of parking fees derived from the Zone 15 parking lot. ULL requested that a maintenance reserve fund not be applicable for this portion of the project due to this portion consisting of primarily concrete and metal seating improvements. **The total cost of this project is estimated to be \$16.5M. The overall project cost is estimated to be \$60-\$65M.**

#### **STAFF RECOMMENDATION**

**Senior Staff recommends approval of the third-party project submitted by the University of Louisiana System, on behalf of the University of Louisiana – Lafayette, for the purpose of construction and renovation of football stadium seating improvements.**