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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

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AGENDA
FACILITIES AND PROPERTY COMMITTEE

Wednesday, March 27, 2024

11:10 a.m.

Claiborne Building, 1st 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-Natchitoches: Fume Extraction System Installation
 2. LSU AG: Quantitative Genetics and Milling Lab Renovations
 3. LSU AG: Wastewater Treatment Plant
 4. LSU AG: Windrush Gardens Stormwater Improvements
 5. LSU A&M: Athletic Administration Building Room 504A IT Renovations
 6. LSU A&M: Digital Media Center Generator, UPS, and Cooling Backup for Servers
 7. LSU A&M: Oyster Hatchery Repairs
 8. LSU A&M: Peabody Renovations Suites 111, 113, 114, 223, and 236
 9. LSU A&M: SVM Main Building 1642/1701 Restroom Reconfiguration
 10. LSU A&M: SVM Suite 1213 Renovation
 11. LSU A&M: Student Union Chiller Replacement
 12. LSU A&M: Tiger Stadium 3rd Floor Renovations
 13. LSU A&M: UAB Room 118 Break Room and Restroom Renovations
 14. LSU A&M: UREC Chilled Water Heat Exchanger for Lazy River
 15. LSU HSCNO: Lions Eye Center 2nd-4th Floors Restroom Renovations
 16. LSU-S: Administration Building Cubicle Renovations
 17. La Tech: Student Counseling Center Improvements
 18. Nunez: Heavy Equipment Garage
 19. SUBR: Additions to the Agriculture Financial Office
 20. UNO: Science Building Lab 1024 Renovation

B. Third Party Projects Report

1. La Tech: President's Home Repairs

- IV. Act 959 Project: LSU HSCNO Seton and CALS Buildings Exterior Stair Connector
- V. HB2 Update
- VI. Other Business
- VII. Adjournment

Committee Members: Phillip R. May, Chair; Felix R. Weill, Vice Chair; David J. Aubrey; Robert W. Levy; Darren G. Mire; T. Jay Seale, III; Collis B. Temple III; 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 -Natchitoches Campus (BPCC): Fume Extraction System Installation – Natchitoches, LA

The welding shop on BPCC's Natchitoches campus requires updating to improve ventilation. This project furnishes and installs a new fume extraction system within the welding shop for improved air flow and extraction between the eighteen welding booths. **The total project cost of \$186,115 will be funded with a state appropriation within Act 120 of the 2021 Regular Legislative Session to the Louisiana Community and Technical College System for deferred maintenance and disaster recovery.**

2. Louisiana State University Agricultural Center (LSU AG): Rice Research Station Quantitative Genetics and Milling Lab Renovations – Rayne, LA

The facilities housing LSU AG's Quantitative Genetics and Milling laboratories at the Rice Research Station have not had an overall renovation since construction in the 1960s and 1970s. This project will completely renovate each of the lab areas. The project scope includes replacing all interior finishes, plumbing fixtures, light fixtures, HVAC grilles, and lab casework. The millwork within the labs will be refinished, and any hazardous materials will be abated. **The project renovates approximately 3,311 square feet (SF) of space at a cost of \$135.91/SF, for a total project cost of \$450,000. The project will be funded with monies provided by the Rice Research Foundation Board.**

3. Louisiana State University Agricultural Center: Grant Walker Educational Center Wastewater Treatment Plant – Pollack, LA

This project will replace the existing failing wastewater treatment plant at the LSU AG Center's Grant Walker Educational Center. The scope of work involves installing a new concrete wastewater treatment system with a flow rate of 30,000 gallons per day. The project also includes installation of associated piping and controls. **The total project cost is \$400,000 and will be funded with supplemental funds provided via Act 120 of the 2021 Regular Legislative Session for facility renovations.**

4. Louisiana State University Agricultural Center: Burden Center Windrush Gardens Stormwater Improvements – Baton Rouge, LA

The purpose of this project is to solve various drainage problems which are impacting optimal use of the facility within the LSU AG Center's Burden Windrush Gardens. The project scope includes installing new drainage structures and piping, establishing new ditches, and re-grading of existing ditches. The project will impact thirty-seven acres on the Burden site. **The total project cost of \$450,000 will be funded with operational funds.**

5. Louisiana State University and A&M College (LSU): Athletic Administration Building 504A Information Technology (IT) Room Renovations – Baton Rouge, LA

The existing IT room (504A) within LSU's Athletic Administration building will be expanded to an adjacent room to accommodate new equipment racks. The project scope involves selective demolition, patching of existing finishes, painting, and installation of new HVAC units and a specialized fire suppression system. The project also installs new power, including a new electrical panel, LED lighting fixtures, fire alarm, an integrated automatic testing system and new data cabling. **The project renovates approximately 625 square feet (SF) of space at a cost of \$345.60/SF, for a total project cost of \$216,000. The project will be funded with auxiliary revenues.**

6. Louisiana State University and A&M College: Digital Media Center Generator, Uninterrupted Power Supply (UPS), and Cooling Backup for Servers – Baton Rouge, LA

LSU's existing Digital Media Center servers are not backed up by a UPS or generator causing them to lose data when normal building utility power is lost. This project will reconnect the server equipment power and cooling on generator-backed power. The scope of work also includes installing a new supplemental air conditioning unit in the server room to handle the additional heat output from the new UPS. **The total project cost of \$275,000 will be funded with operational funds.**

7. Louisiana State University and A&M College: Oyster Hatchery Repairs – Grand Isle, LA

This project will repair damage to LSU's Oyster Hatchery caused by Hurricane Ida in 2021. Remediation and protective work was completed after the storm and the facility now needs to be repaired. The project scope includes a total facility and dock inspection and assessment to determine the extent of required repairs. The interior is currently gutted and will be brought back online. The HVAC will be replaced, and the roofing system, siding, steps, and porch will also be repaired. **The total project cost of \$250,000 will be funded with proceeds provided by the Federal Emergency Management Agency as a result of Hurricane Ida.**

8. Louisiana State University and A&M College: Peabody Hall Renovations to Suites 111, 113, 114, 223, and 236 – Baton Rouge, LA

The identified suites within Peabody Hall have not been renovated in over fifteen years. The project will not only provide a much-needed facelift but also upgrade acoustics and electrical systems

to provide a more functional space for the departments that will be relocating into these areas. The project scope involves carpet removal/replacement, abatement, painting, construction of new walls and the installation of new doors, rewired electrical for lighting, and the reconfiguration of the ductwork. **The project renovates approximately 7,240 SF of space at a cost of \$27.63/SF, for a total project cost of \$200,000. The project will be funded with operational funds.**

9. Louisiana State University and A&M College: School of Veterinary Medicine (SVM) Main Building Room 1642 and 1701 Restroom Reconfiguration – Baton Rouge, LA

This project will provide adequate women's shower and locker room facilities as well as adequate men's restroom facilities within LSU's SVM. The project scope includes demolition of the existing bathroom facilities, including abatement. New plumbing, electrical, fixtures, partitions, walls, and ceilings will then be installed followed by the installation of new lockers. **The project renovates approximately 390 SF of space at a cost of \$897.44/SF, for a total project cost of \$350,000. The project will be funded with operational funds.**

10. Louisiana State University and A&M College: SVM Suite 1213 Renovation – Baton Rouge, LA

This project will renovate suite 1213 within LSU's SVM to create a student success space. The project involves selective demolition, installation of new walls, flooring, ceilings, lighting, and the modification of existing HVAC systems. **The project renovates approximately 2,995 SF of space at a cost of \$267.12/SF, for a total project cost of \$800,000. The project will be funded with operational funds.**

11. Louisiana State University and A&M College: Student Union Chiller Replacement – Baton Rouge, LA

One of the two LSU Student Union chillers failed and requires replacement. This project will remove and replace the failed chiller as well as perform any required modifications as necessary for installation and successful operation of the new unit. **The total project cost of \$740,000 will be funded with auxiliary revenues.**

12. Louisiana State University and A&M College: Tiger Stadium 3rd Floor Renovations – Baton Rouge, LA

This project will renovate space on the third floor of LSU's Tiger Stadium to create more optimal space for the use of social media, broadcast media, and production groups for athletics. Ten new offices will also be created. The project scope calls for selective demolition of partitions and finishes, new framing for partitions, new doors and hardware, HVAC coordination with the new partition configuration, specialized construction of a media cyclorama wall, installation of new LED fixtures, power as required, and data pathways and cabling. A new fire alarm and suppression system will be installed as required. **The project renovates approximately 5,073 SF of space at a cost of \$116.31/SF, for a total project cost of \$590,000. The project will be funded with auxiliary revenues.**

13. Louisiana State University and A&M College: University Administration Building Room 118 Break Room and Restroom Renovations – Baton Rouge, LA

The restrooms within LSU's Administration building have not been updated since the building's original construction. The project scope involves renovations to the men's and women's restrooms on the east (rooms 102, 1030) and west (116, 121) sides as well as within the break room (118). **The project renovates approximately 1,144 SF of space at a cost of \$346.25/SF, for a total project cost of \$396,100. The project will be funded with operational funds.**

14. Louisiana State University and A&M College: University Recreation (UREC) Chilled Water Heat Exchanger for Lazy River – Baton Rouge, LA

The existing chilled water heat exchanger for LSU UREC's lazy river requires replacement. This project will remove and replace the existing unit. **The total project cost of \$195,000 will be funded with auxiliary revenues.**

15. Louisiana State University Health Sciences Center – New Orleans (LSU HSCNO): Lions Eye Center 2nd-4th Floor Restroom Renovations – New Orleans, LA

The existing restrooms within LSU HSCNO's Lions Eye Center are outdated, undersized, and have not been renovated since originally constructed in 1986. The restrooms also do not meet current accessibility or plumbing code requirements. The project scope involves construction of an east riser for the women's restrooms located on the 2nd, 3rd, and 4th floors. The restrooms will also be located and sized to meet current occupancy and accessibility requirements. **The project renovates approximately 1,200 SF of space at a cost of \$312.50/SF, for a total project cost of \$375,000. The project will be funded with operational funds.**

16. Louisiana State University – Shreveport (LSU-S): Administration Building Cubicle Renovations – Shreveport, LA

This project will improve workspaces for accounting offices and the cashier, and create a new breakroom area within the LSU-S Administration building. The project scope involves moving walls and doors, upgrading finishes, and installing new flooring, lighting, doors, and millwork. The cashier will be relocated as a result of the improvements. **The project renovates approximately 2,547 SF of space at a cost of \$177.59/SF, for a total project cost of \$452,300. The project will be funded with operational funds.**

17. Louisiana Tech University (La Tech): Student Counseling Center Improvements – Ruston, LA

La Tech's current counseling center operations are exceeding available space. This project will modify existing space within Keeny Hall to provide a new area for the Office of Counseling Services. The project scope includes the reconfiguration of walls, the replacement of the current flooring and ceiling, and power and data reconfigurations. The fire alarm system will also be upgraded. **The project renovates approximately 4,354 SF of space at a cost of \$97.39/SF, for a total project cost**

of \$424,000. The project will be funded through a grant from the Louisiana Department of Health.

18. Nunez Community College: Heavy Equipment Garage – Chalmette, LA

This project will construct a new equipment garage to house and protect valuable equipment used by Nunez’s Heavy Equipment Industry Certification program. The new facility will be an all-metal building located on the main campus. **The project constructs approximately 5,600 SF of space at a cost of \$53.58/SF, for a total project cost of \$300,000. The project will be through a workforce grant from the Louisiana Workforce Commission.**

19. Southern University and A&M College Agricultural Center (SU AG): Additions to the Agriculture Financial Office – Baton Rouge, LA

Currently the SU Ag Center’s financial staff are scattered across campus. This project will add space to the existing Ag Center financial building which will allow for all staff to be housed within the same facility and provide for enhanced storage security of sensitive documents. The project scope involves the opening of the current wall and removal of the existing door to connect the addition to the existing facility, creation of four new offices, storage space, and a new restroom. New data lines, phone lines, and a new split mechanical system will be installed. A separate drive and parking area near the rear entrance will also be added to the site. **The project constructs approximately 1,048 SF of space at a cost of \$389.13/SF, for a total project cost of \$407,806. The project will be funded with operational funds.**

20. University of New Orleans (UNO): Science Building Lab 1024 Renovation – New Orleans, LA

The existing organic chemistry laboratory within UNO’s Science building is original to the building and requires updating to meet current standards and code compliance. The project scope involves installing new laboratory counters and work spaces for students (including ADA compliant counters), the installation of new electrical, plumbing, and mechanical systems for upgraded lab technology, relocation of the existing fume hoods from an adjacent lab, the addition of one new ducted fume hood, and minor abatement near the relocated fume hoods. This lab will be modeled after another recently renovated lab within the building. **The project renovates approximately 1,375 SF of space at a cost of \$283.64/SF, for a total project cost of \$390,000. The project will be funded from private donations.**

B. Third-Party Project Report

In accordance with the revisions made to the Facilities Policy during the meeting of the Board of Regents held on October 25, 2017, 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): President's Home Repairs – 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 making repairs and improvements to the facility located at 1500 Bulldog Drive (President's home). The project will address deferred maintenance and modernization within the location to include, but not limited to, painting, air conditioning and heating replacement, and fence repair, as well as other repairs and updates. La Tech will enter 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 pay for the repairs that are not estimated to exceed \$250,000.**

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 Project: LSU Health Sciences Center – New Orleans (LSU HSCNO) Seton Clinic and Center for Advanced Learning and Simulation (CALs) Buildings Exterior Stair Connector

Act 959 of 2003 permits institutions to initiate certain capital projects not exceeding \$10M that are funded with self-generated/auxiliary revenues, grants, donations, local or federal funds. The LSU Board of Supervisors submitted an Act 959 project on behalf of LSU HSCNO for the purpose of constructing a new exterior stair connector between the Seton Clinic and CALs buildings. The elevated walkway is a major component of campus circulation that currently connects most buildings. The recent repurposing and renovations to the CALs building has greatly increased capacity and use of the building, putting more demand on the campus circulation system. This project will connect the elevated walkways, which are within one hundred feet of each other, and provide safe, direct access between the buildings for visitors, staff, and students.

The project scope involves construction of a custom exterior covered stair connector from the existing Level Two walkway to the existing Level Four bridge connector between the Seton Clinic building and CALs building. Landings, guardrails, handrails, lighting, and emergency and security systems will be installed. The project also provides new direct access to the Seton Clinic building. The direct connection to the clinic building from other campus buildings will alleviate congestion on other routes. **The total estimated project cost of \$1.425M will be funded with self-generated revenues derived from clinic and contract revenues.**

STAFF RECOMMENDATION

Senior Staff recommends approval of the Act 959 project submitted by the Louisiana State University Board of Supervisors, on behalf of Louisiana State University Health Sciences Center – New Orleans, for the purpose of constructing a new exterior stair connector between the Seton building and the Center for Advanced Learning and Simulation.

AGENDA ITEM V.

House Bill 2 Update

House Bill 2 (HB 2), the state's capital outlay bill, was published by the Legislature on Wednesday, March 20, 2024. In terms of higher education, the initial version of the bill contains ninety projects funded by all funding sources across all four public systems, Regents, and LUMCON. The total Fiscal Year 2025 (FY 25) funding between priority one funds (reauthorized lines of credit and new priority one) and cash totals approximately \$428M. Thirty of the ninety projects received new P1 and/or cash funding for FY25 totaling approximately \$224M. Staff will continue to update the Board on the bill's progress as the Regular Session moves forward. For comparison, the FY24 capitol outlay bill contained one hundred and eight projections with funding between priority one funds and cash totaling \$492M. Of those one hundred and eighteen projects, forty received new P1 and/or cash funding totaling \$180M.