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## **AGENDA**

### **FACILITIES AND PROPERTY COMMITTEE**

Wednesday, April 24, 2024

9:40 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. LSU-A: Circle Driveway Arrival Plaza
    - 2. LSU A&M: Hatcher Hall Ramp Enclosure
    - 3. LSU A&M: University Laboratory School Elementary AHU Replacement
    - 4. LSU HSCNO: MEB 1<sup>st</sup> Floor Environmental Health and Safety Suite Relocation
    - 5. LSU HSCS: Executive Suite Renovations
    - 6. LSU-S: Baseball Outfield Regrading
  - B. Third Party Projects Report
    - 1. La Tech: Aspire Plaza Improvements
    - 2. ULM: Softball Complex Improvements
- IV. Third-Party Project: La Tech New Parking Facility
- V. Act 959 Projects (Budget Increase):
  - 1. SUBR Global Innovation and Welcome Center
  - 2. SUBR Outdoor Classroom/Amphitheatre
  - 3. SUBR Public Safety Building
- 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. Louisiana State University – Alexandria (LSUA): Circle Driveway Arrival Plaza – Alexandria, LA**

LSUA continues efforts to improve the appearance of the main entrance to campus. This project follows up on the opening of the new circle driveway welcoming people onto campus with construction of a new tower in the center of the circle. The new tower will include signage containing the LSUA name and values the institution represents (resilience, integrity, service, and excellence). **The total project cost of \$201,250 will be funded with auxiliary revenues.**

#### **2. Louisiana State University and A&M College (LSU): Hatcher Hall Ramp Enclosure – Baton Rouge, LA**

LSU's Hatcher Hall has problems with water intrusion in the basement of the building, and this project will permanently fix the issue. The project scope involves selective demolition, removal of the existing storefront, installation of a new flood wall, and construction of a concrete deck enclosure over the building's ramps. **The project renovates approximately 1,000 square feet (SF) of space at a cost of \$230/Square Foot (SF), for a total project cost of \$230,000. The project will be funded with operational funds.**

#### **3. Louisiana State University and A&M College: University Laboratory School Elementary Air Handler (AHU) Replacement – Baton Rouge, LA**

One of the existing AHUs within LSU's University Laboratory School's Elementary facility is no longer operational and replacement is required. This project will replace the AHU serving part of the first floor of the old elementary portion of the facility. **The total project cost is \$200,000 and will be funded with auxiliary revenues.**

#### **4. Louisiana State University Health Sciences Center New Orleans (HSCNO): Medical Education Building (MEB) First Floor Environmental Health and Safety (EH&S) Suite Relocation – New Orleans, LA**

LSU HSCNO's EH&S Department requires relocation due to additional space needs by another tenant in the existing adjacent spaces within the Stanislaus Residence Hall. The project scope includes construction of office and workspace on the first floor of LSU HSCNO's Medical Education Building to house EH&S staff, required electrical and mechanical modifications, and the creation of storage areas. **The project renovates approximately 3,700 square feet (SF) of space at a cost of \$94.60/SF, for a total project cost of \$350,000. The project will be funded with operational funds.**

#### **5. Louisiana State University Health Sciences Center Shreveport (HSCS): Executive Suite Renovations – Shreveport, LA**

This project will renovate space within LSU HSCS' Chancellor and Dean suites to create better functionality and a freer flowing area. The project scope involves renovations to both the Chancellor and Dean suites, administrative support areas, and breakroom. **The project renovates approximately 1,275 square feet (SF) of space at a cost of \$188.24/SF, for a total project cost of \$240,000. The project will be funded with operational funds.**

#### **6. Louisiana State University – Shreveport (LSUS): Baseball Outfield Regrading – Shreveport, LA**

This project involves installing a new outfield playing surface on LSUS' Pilot Field. The project scope includes stripping of the existing sod, grading and fine grading of the outfield area, installation of new sod, installation and/or repair to the warning track, and relocation of sprinkler heads, as necessary. **The total project cost of \$180,888 will be funded with auxiliary revenues.**

### **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): Aspire Plaza Improvements – 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 improving Aspire Plaza. The site is located between Keeny Hall, Bogard Hall, and the College of Business building. The plaza will be renamed "Aspire at Les Guice Plaza" to recognize Kathy and Les Guice for their decades of service to the La Tech community. The project includes new landscaping, lighting, and signage. 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 estimated to be \$125,000.**

## **2. University of Louisiana – Monroe (ULM): Softball Complex Improvements – Monroe, LA**

The ULS, on behalf of the University of Louisiana – Monroe (ULM), submitted a third-party project for the purpose of making safety and public access improvements to the softball complex. The project scope includes the installation of additional outfield seating, creation of an outfield student section, and new entryways into the complex. New pavement will also be poured to access the new seating areas. ULM will enter into a ground lease with ULM Facilities, Inc. 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 project will be funded by a grant from the Ouachita Parish Police Jury through their American Rescue Plan program in the amount of \$237,950.**

### **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: Louisiana Tech University New Parking Facility**

The ULS submitted a third-party project, on behalf of La Tech, for the purpose of constructing a new parking facility on campus. La Tech will enter into grounds and facilities leases with Innovative Student Facilities, Inc., a private 501(c)(3) non-profit corporation whose purpose is to promote, assist, and benefit the institution, who will be responsible for the project. The new parking facility will be multi-level with approximately three hundred spaces located off the West Mississippi lot. Students voted in April of 2023 to pay a fee of \$20 per full-time student per quarter to fund the cost of the parking structure. **The total cost of this project is estimated to be \$10M.**

La Tech, through Innovative Student Facilities, Inc., intends to use proceeds of a loan from the Louisiana Local Government Environmental Facilities and Community Development Authority (LCDA) to the corporation to finance the project represented through one or more series of revenue bonds. Annual debt service will be secured and payable from lease payments paid by the ULS, on behalf of La Tech, to Innovative Student Facilities, Inc. The lease will remain in place until the debt service has been satisfied. Upon termination of the lease, the site will revert to La Tech. The debt will be secured by the fee approved by students in April of 2023.

### **STAFF RECOMMENDATION**

**Senior Staff recommends approval of the third-party project submitted by the University of Louisiana System, on behalf of Louisiana Tech University, for the purpose of constructing a new parking facility.**

## AGENDA ITEM V.

### **Act 959 Project Budget Increases: Southern University and A&M**

The Southern University System submitted a request to increase the project budgets for three previously approved Act 959 projects at Southern University and A&M College (SUBR). Act 959 projects may exceed the amount approved by the BoR by up to 20% without having to request approval of any subsequent increase. However, all three of the SUBR projects are seeking approval in excess of the 20% threshold. These projects were originally approved under the provisions of Act 959 during the August 24, 2022, meeting of the BoR. Specifically, the request involves the following projects.

- Global Innovation and Welcome Center – current approved budget \$5M; requested increase of \$3.4M for a total budget of \$8.4M.
- Outdoor Classroom/Amphitheatre – current approved budget \$2M; requested increase of \$500,000 for a total budget of \$2.5M
- Public Safety Building – current approved budget \$2M; requested increase of \$695,000 for a total budget of \$2.695M.

The Public Safety building and Global Innovation Center projects have publicly bid, and all bids exceeded the funds available for construction. The Outdoor Classroom/Amphitheatre project is scheduled to bid on April 24, 2024. All three projects are funded with a combination of federal Higher Education Emergency Relief Funds (HEERF) and Title III monies allocated to Historically Black College and Universities. Projects utilizing Title III funding must comply with the provisions of the Build America, Buy America Act (BABAA). The additional costs of complying with the BABAA as well as continued supply chain issues and escalating construction costs have contributed to the unexpected increase in construction estimates.

### **STAFF RECOMMENDATION**

**Senior Staff recommends approval of the request submitted by the Southern University System, on behalf of Southern University and A&M College, for the purpose of increasing the budgets for the Global Innovation and Welcome Center, Outdoor Classroom/Amphitheatre, and Public Safety building projects previously approved under the provisions of Act 959 of 2003.**