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

**Agenda**  
**FACILITIES AND PROPERTY COMMITTEE**  
**April 24, 2013**

2:00 P.M.  
Claiborne Building  
Louisiana Purchase Room 1-100  
1201 North Third Street  
Baton Rouge, LA 70802

**I. Call to Order**

**II. Roll Call**

**III. Consent Agenda**

**A. Small Capital Projects Report**

1. LSU Agricultural Center – Greenhouse Reconstruction – Burden Center
2. LSU Agricultural Center – Trees and Trails Restroom – Burden Center
3. LSU and A&M – Herget Hall Air Handler Replacement Floors 3-5
4. Northwestern State University – Replacement of Artificial Turf System for Harry “Rags” Turpin Football Stadium
5. Southern University – New Orleans – Design/Construction of Intramural Fields
6. Southern University – Shreveport – Design/Construction of Intramural Field & Track
7. University of Louisiana – Monroe – Malone Stadium HVAC Repairs

**IV. Act 959 Project**

**V. FY2013-2014 Capital Outlay Recommendation Status Report**

**VI. College and University Facilities Utilization Report**

**VII. Other Business**

**VIII. Adjournment**

**Committee Members:** Albert Sam II, Vice Chair; Charlotte Bollinger; Raymond Brandt; Chris Gorman; Matthew Jewell; Joseph Wiley; Louisiana Community and Technical College System Representative; Louisiana State University System Representative; Southern University System Representative; and University of Louisiana System Representative

## Executive Summary

### **Facilities and Property**

**April 24, 2013**

- I. Call to Order**
- II. Roll Call**
- III. Consent Agenda (Small Capital Projects Report)**

In accordance with the Facilities Policy, small capital project proposals are reviewed by staff and approved where appropriate, and thereafter, reported at the next meeting of the Facilities and Property Committee. BoR staff may approve internally small capital projects ranging from \$175,000 to \$500,000 without seeking further approval of the Board or the Office of Facility, Planning, & Control.

Staff approved the following small capital projects since the previous report:

**1. Louisiana State University Agricultural Center –Greenhouse Reconstruction - Burden Center, Baton Rouge, LA**

Two greenhouses were originally located at the LSU Ag Center's Coastal Area Research Station in Port Sulphur, LA. Between the recurring hurricane damage and budget cuts, the Port Sulphur Research Station was closed and the greenhouses dismantled and stored in anticipation of them being relocated to the Burden Center off Essen Lane in Baton Rouge. The relocation is considered mitigation under FEMA policy. The two existing greenhouses will be reconstructed on new foundations at the Burden Center with all utilities tied into existing water, gas, and electrical lines. The greenhouses were dismantled, moved to Baton Rouge, and stored through a previous project at a cost of \$32,584. Each greenhouse is 30' x 96'. The preliminary estimate to reconstruct the greenhouses in a new location is \$28/SF. Funding for the project comes from FEMA funds at a level of \$225,000.

**2. Louisiana State University Agricultural Center –Trees and Trails Restroom - Burden Center, Baton Rouge, LA**

The Trees and Trails Program was developed for educating primarily young adults as part of the Ag Center's Extension program. Grant funds were obtained to create the trail system. The restroom facility is needed to provide adequate restroom facilities for school groups and the Burden Horticultural Society that utilize the trail system. In addition, the restroom will provide adequate facilities that allow the Orangerie and the Pavilion to be rented for evening functions that will generate income. The restroom facility will provide adequate facilities for approximately 100 users and will provide storage space for the other buildings in the vicinity. The facility will be approximately 1,500 SF at a cost of \$233/SF. Funding comes from donated funds at a level of \$350,000.

**3. Louisiana State University and A&M College — Herget Hall Dormitory Air Handler Replacement – Floors 3-5 – Baton Rouge, LA**

The air handling units in Herget Hall Dormitory are beyond the expected life span and are in need of replacement. Project will replace the units on the 3<sup>rd</sup> through 5<sup>th</sup> floors. Funding comes from auxiliary funds at a level of \$375,000.

**4. Northwestern State University – Replacement of Artificial Turf System for Harry “Rags” Turpin Football Stadium - Natchitoches, LA**

The existing artificial turf system installed in 2009 failed due to a product defect and is no longer safe for play. The project will remove existing artificial turf system, re-compact and re-grade the crushed stone base, and install a new artificial turf system with cryogenic rubber infill. The work must be completed by August 1, 2013 in preparation for the 2013 fall high school and collegiate football seasons. Project renovates the entire football field at a level of \$489,004 using Office of Risk Management funds under claim # 3806606.

**5. Southern University New Orleans – Design/Construction of Intramural Fields - New Orleans, LA**

This project will provide on campus recreational facilities for housing residents as well as the entire student population, including football/soccer fields, walking/running tracks, and a baseball diamond. The project scope consists of grading, surface and subsurface drainage, sodding for the athletic fields, and a walking track on the perimeter of the athletic fields. Project will renovate 7,500 SF at \$56/SF. Auxiliary funds will be used to cover construction cost at a level of \$420,000.

**6. Southern University Shreveport-Design/Construction of Intramural Fields and Surface Track - Shreveport, LA**

Project seeks to provide students with the infrastructure to support intramural activities. The location of the project is consistent with the newly approved SUSLA Master Plan which identifies the area behind the Health and Physical Education Building for the fields and track. Project consists of design and construction of an Intramural Field and a Surface Track for student recreational sports at SUSLA. State operating funds will be used to cover construction cost at a level of \$445,381.

**7. University of Louisiana – Monroe – Malone Stadium HVAC Repairs – Monroe, LA**

Project repairs and replaces deteriorated components of the heating, ventilation, and air conditioning (HVAC) system that serves Malone Stadium. The project specifically includes the complete replacement of HVAC systems that serve the 4<sup>th</sup> and 5<sup>th</sup> levels (press box and sky box) and replacement of the main cooling tower serving Malone Stadium. ULM plans to complete the press box and sky box HVAC systems prior to the fall 2013 football season. The cooling tower will be replaced in late 2013, after outside air temperatures cool off. The entire project should be completed by December 31, 2013. The HVAC equipment to be replaced by this project was installed and started when the building was originally constructed in 1978. The existing

equipment has been in service for 35 years and well beyond the end of its useful life. Project will ensure ULM can continue to provide a reliable, safe, and climate controlled facility. Auxiliary funds will be used to cover construction cost at a level of \$445,381.

**The Senior Staff recommends approval of the consent agenda for small capital projects as presented.**

#### **IV. Act 959 Project**

The Louisiana State University System, on behalf of Louisiana State University and A&M, requested consideration of a project to renovate the LSU Press Building for the LSU Department of Residential Life. The facility was originally a Greek house but has been utilized as office space by LSU Press for a number of years. As the University has experienced an increase since 2006 of 7% membership in the LSU Panhellenic community, the renovation will provide LSU Residential Life with on-campus housing for a new chapter of the Greek community.

The project will provide renovations and improvements to student rooms, baths, lobbies, corridors and associated support spaces comprising approximately 9,855 gross SF. The work will include painting, carpet, ceiling tiles, bath upgrades, technology, sign, card access system, construction of an additional room and courtyard upgrades. The total estimated cost of the project is \$2,600,000 and will be paid from fees and self-generated revenues. No debt will be incurred.

**The senior staff recommends approval of the proposed project by the Facilities and Property Committee under the provisions of Act 959.**

#### **V. FY2013-2014 Capital Outlay Recommendation Status Report**

Staff reviewed House Bill # 2 which is the capital outlay bill. At this time, the bill is still waiting to be heard before its first committee, House Ways and Means.

The report spreadsheet, which will be sent under a separate email, shows the projects the Board recommended last fall along with the amounts currently recommended by the Division of Administration (DOA) in the various funding categories. The report spreadsheet you will receive differentiates between the FY2013-2014 Board of Regents Capital Outlay Recommendation and the proposed funding by DOA for each institution and project. It is our understanding that very few new projects will be initiated.

**No action is required on the status report.**

#### **VI. College and University Facilities Utilization Report**

BoR staff continues to study the efficient use of facilities at Louisiana's public colleges and universities. Staff recently completed a facilities utilization report identifying underutilized facilities, and recommends that institutions with a utilization level significantly off of the industry standard for classroom and laboratory facility utilization submit a plan to identify and make efficient use out of any excess space (the report will be sent under a separate email before the

Board meeting and Appendices will be provided prior to the Facility Committee). In addition, the report recommends that facility utilization continue to be considered an important factor in future BoR Capital Outlay Recommendations.

**No action is required on the status report.**

**VI. Other Business**

**VII. Adjournment**