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Agenda
FACILITIES AND PROPERTY COMMITTEE
March 20, 2013

1:40 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. Louisiana Tech University – Biomedical Engineering Third Floor Partial Completion
2. LSU and A&M – Acadian Hall Apartment Renovation
3. LSU and A&M – Athletic Administration Building Canopy
4. LSU and A&M – Herget Hall Bathroom Shower Repairs
5. LSU and A&M – LeJeune Hall Roof Replacement
6. LSU and A&M – Louise Garig Hall Roof Replacement
7. LSU and A&M – Middleton Library Modification for the Shell Tutorial Center
8. LSU and A&M - Virginia Rice Williams Hall General Classroom 102 & 103 Renovations
9. LSU HSC-S – Virology Laboratory Renovations – Room O-235
10. Northwestern State University – Construction of Parking Lot for Student Services Center & Caspari Hall
11. Southeastern Louisiana University – Security Cameras Campus Expansion
12. University of New Orleans – Renovation of Northeast Section of Library's First Floor

B. Lease Request Report

1. LSU and A&M – Construction of Renovations and Improvements to the Tutorial Center, Room 204 Gym Amory Building
2. LSU and A&M – Construction of LSU Tennis Complex

IV. Update on FY2013-2014 BoR Capital Outlay Recommendation

V. Southern University New Orleans Major Repair Request and Ongoing Project Updates

VI. Other Business

VII. Adjournment

Committee Members: Robert Bruno, Chair; 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 Representative; Southern System Representative; and University of Louisiana System Representative

Executive Summary

Facilities and Property March 20, 2013

I. Call to Order

II. Roll Call

III.A. 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 small capital projects internally ranging from \$175,000 to \$500,000 without seeking further approval of the Board or Facility, Planning, & Control.

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

1. Louisiana Tech University-Biomedical Engineering Third Floor Partial Completion – Ruston, LA

This project will begin completion of the 3rd floor on the Biomedical Engineering Building on the Tech campus. When the building was constructed, the 3rd floor was left vacant for future expansion. Except for the building's mechanical equipment, the 3rd floor is currently vacant. A fire corridor and two analytical research laboratories will be constructed via this project. The design and construction will be completed in a manner to accommodate other projects to complete the 3rd floor as funding becomes available. Funding for the project comes from donations and other non-appropriated University funds at a level of \$450,000.

2. Louisiana State University and A&M College —Acadian Hall Apartment Renovation – Baton Rouge, LA

Project will reconfigure an existing area in the Old Acadian Hall for an apartment style living unit to accommodate a Resident Managing Graduate Assistant. Renovation includes new walls, flooring, lighting, kitchen, bathroom, general finishes, and HVAC system. There are extensive abatement costs associated with this project as well. Project will renovate 900 SF at \$277/SF; auxiliary funds will be used to cover construction cost at a level of \$250,000.

3. Louisiana State University and A&M College – Athletic Administration Building Canopy – Baton Rouge, LA

The canopy project originally was approved by BoR staff on July 17th, 2012 for \$250,000. The scope was increased during design, increasing the cost from the previously approved amount. The purpose of the project is to protect the entry into the building from inclement weather. Currently, there is no protection from the elements for employees and visitors entering and exiting the building. Rain also enters the building when the doors are open causing a hazardous condition

on the interior of the building. Project includes an awning on both north and south entrances of the Athletic Administration Building. The revised scope includes additional site work that was not originally part of the plan. A bench wall and planter on each side had to be removed and sub-surface drainage was added. Project renovates 1500 SF at a level of \$167/SF using auxiliary funds.

4. Louisiana State University and A&M College – Herget Hall Bathroom Shower Repairs – Baton Rouge, LA

The existing showers in Herget Hall are in poor condition, leaking and well past their useful life. Project includes removing existing fixtures, waterproof membranes and drains, and installation of new waterproof membranes, drains, fixtures, shower pans, and new finishes. Project will renovate 1,680 SF at \$208.30/SF. Auxiliary funds will be used to cover construction cost at a level of \$350,000.

5. Louisiana State University and A&M College-LeJeune Hall Roof Replacement-Baton Rouge, LA

The existing roof is long past its useful life and is in need of replacement. Project will remove existing tile roof and membrane to the roof deck, and install new flashings, waterproof membranes, and tile materials. The roof area being replaced consists of 7,100 SF at \$24.65/SF. Auxiliary funds will be used to cover construction cost at a level of \$175,000.

6. Louisiana State University and A&M College-Louise Garig Hall Roof Replacement – Baton Rouge, LA

The existing roof is long past its useful life and is in need of replacement. Project will remove existing tile roof and membrane to the roof deck, install new flashings, waterproof membranes, and tile materials. The roof area being replaced consists of 7,300 SF at \$25.34/SF. Auxiliary funds will be used to cover construction cost at a level of \$185,000.

7. Louisiana State University and A&M College-Middleton Library Modification for the Shell Tutorial Center – Baton Rouge, LA

Project will renovate existing space in LSU's Middleton Library to accommodate the Shell Tutorial Center. Modifications include moving an existing modular wall partition, installation of additional HVAC equipment, new carpet, paint, electrical work, and data drops. The project area consists of 4,441 SF at \$60.80/SF. State funds will be used to cover construction cost at a level of \$270,000.

8. Louisiana State University and A&M College-Virginia Rice Williams Hall General Classroom 102 and 103 Renovations-Baton Rouge, LA

The two classrooms in Virginia Rice Williams Hall have far outlived their life expectancy. Abatement evaluations have been performed and determined demolition and removal of existing rubberized flooring in circulation areas are required. Project will replace old flooring with new Vinyl Composite Tile with protective metal edging, remove and replace an old lab

cabinet with a new one, install new white boards in place of the old sliding chalk boards, replace electronic projection screen with a new electronic screen, install new fixed seating, and patch walls and ceilings with new paint. Updated light fixtures and two-way switching for Multi-Media will be installed along with new acoustical panels. Funding for the project comes from "Other Funding" (Athletic Ticket Sales Revenue) at a level of \$470,000 and will renovate 6,025 SF at \$78/SF.

9. Louisiana State University Health Sciences Center – Shreveport – Virology Laboratory Renovations – Room O235

LSU HSC-S is currently planning a project to convert existing unoccupied space into a Bio-Safety Level 2 Laboratory (BSL2) for the Virology Department. The justification for the project is two-fold: (1) LSU HSC-S has been cited by the American College of Pathologists (CAP) for insufficient space beginning with an accreditation survey in 2004. CAP has worked with the institution thus far since they have been able to identify potential solutions. However, the institution is at the point where action is required to demonstrate the citations will be addressed; and (2) Clinical testing is currently being performed in 6 different rooms in the Medical School. Virology specimens are delivered by the floors/clinics to the Central Processing section of the Clinical Lab which is on the 2nd floor of the hospital and the technologists in Virology make several trips a day to Central Processing to pick up their specimens. Moving the Virology Lab to a new consolidated location adjacent to the main lab will allow for better space utilization and more efficient use of personnel.

The project will convert existing unoccupied space into a BSL2 to accommodate the new department. The exterior department walls will be sealed to the deck above for infection control purposes. New air handling equipment and emergency power will be installed to satisfy BSL2 requirements. Project will renovate 1,945 SF at approximately \$241/SF using self-generated funds.

10. Northwestern State University-Construction of Parking Lot for Student Services Center and Caspari Hall-Natchitoches, LA

Project will provide parking for new Student Services Center and Caspari Hall. Funding to construct a new parking lot was not available during the construction of the Student Services Center building. The existing, original asphalt drive and parking will be removed to construct a new concrete parking lot and drive from Caspari Street to Sam Sibley Drive. The parking lot consists of approximately 26,000 SF. Funding for the project comes from "Other Funding" (NSU Vehicle Registration Fees) and is estimated to cost \$211,004.

11. Southeastern Louisiana University-Security Cameras Campus Expansion-Hammond, LA

Security cameras on the main campus were installed in 2008. This project expands security cameras to the parking garage (43 total) and the outer edges of campus (66 total). A total of 109 new cameras will be installed across campus. Funding for the project comes from "Other Funding" (Student Technology Fee) and will cost approximately \$350,000.

12. University of New Orleans- Renovation of Northeast Section of Library's First Floor- New Orleans, LA

Project will renovate the northeast section of the Library's first floor to create the "University One Stop Shop". The "One Stop Shop" will create an easily accessible location that brings together everything the student will need for admission, financial aid, and registration. The Center will provide staffing to assist students in all areas of enrollment services. The use of the Library as the "Privateer Enrollment Center" was chosen due to its location in the heart of the campus. The project will renovate approximately 8,000 SF at a cost of \$60/SF and includes electrical, mechanical, selective demolition and build out of new walls. Funding comes from "Other Funds" (Facilities Use and Maintenance Fee) at a level of \$445,000.

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

III.B. Consent Agenda (Lease Request Report)

The Louisiana State University System requested consideration of two leases on behalf of Louisiana State University and A&M College. The first lease request relates to the Construction of Renovations and Improvements to the Tutorial Center, Room 204 Gym Amory Building, for the benefit of the Cox Communications Academic Center for Student Athletes. The lease is a traditional lease in which the premises needed for the work will be leased to the Tiger Athletic Foundation (TAF), who will redesign the area to be more efficient, flexible, and acoustically- private, while maximizing and increasing the number and type of tutorial spaces. The existing space, lighting, HVAC, and cubicle construction is very limiting in terms of flexibility and acoustical control. The design will entail demolishing existing hard surfaces and reconfiguring the interior of the space while maintaining the existing exit systems. Work will be limited to Room 204 of the Gym Amory. The estimated cost of the project and improvements will be \$750,000, including design and construction, all of which will be paid by TAF using unrestricted funds and/or private donations. Work is scheduled to commence July 15, 2013 and is scheduled for completion September 30, 2014. Upon completion of the work, the improvements will be donated to the university by TAF, and the lease will terminate.

The second lease requested by Louisiana State University System on behalf of Louisiana State University and A&M College relates to Construction of the new LSU Tennis Complex. The lease is a traditional lease in which the premises needed for the work will be leased to TAF, who will design and construct the new Tennis Complex to include: an indoor facility containing approximately 75,000 SF of conditioned building space, six indoor courts with spectator seating, administrative offices, locker rooms, lounges for men's and women's teams, visitor lobby, training areas, equipment rooms, up to twelve outdoor, lighted tennis courts with spectator seating and additional support facilities.

This project was originally tied to Construction of the South End Zone Addition at Tiger Stadium. In connection with the South End Zone Addition project, the LSU Board of Supervisors authorized TAF to issue up to \$100 million in additional "parity" debt including \$75 million in tax exempt bonds and a \$25 million non-revolving term loan. The proceeds derived from these credit facilities that are not required in connection with the design and

construction of the South End Zone Addition, were to be utilized for certain "Olympic Sports Improvements", including design and construction of a new LSU Tennis Complex which will be located on Gourrier Drive. The estimated cost of the project and improvements will be \$10,000,000, including design and construction, all of which will be paid by TAF using unrestricted funds and/or private contributions donated for the purpose of paying expenses incurred by TAF in connection with the work. Work is scheduled to commence on December 31, 2013 and scheduled for completion on December 31, 2014. Upon completion of the work, the improvements will be donated to the university by TAF, and the lease will terminate.

The Senior Staff recommends approval of both leases.

IV. Update on FY2013-2014 BoR Capital Outlay Recommendation

BoR Facility staff will provide a brief update to changes that occurred since the FY2013-2014 Capital Outlay Budget Request submitted November 1, 2012 due to Bond Commission action in July and November 2012. Various projects received cash lines of credit from the Bond Commission since the BoR's initial submission. The revised version of the FY 2013-2014 BoR Capital Outlay Recommendation will be handed out prior to the Facilities and Property Committee meeting.

V. Southern University Major Repair Request

Southern University in New Orleans (SUNO) currently has \$1.077M unencumbered from prior year Major Repair appropriations. SUNO is in the process of reviewing the viability of all projects with funds remaining to determine where funds may be moved to replace the chillers in the Physical Plant. The estimated cost to replace the chillers is approximately \$150,000 and will come from available Major Repair funding not required to complete/begin Major Repair projects as appropriated. BoR approval of SUNO's request to move Major Repair funds to the chiller project will enable FP&C to bring the request to the JLCB for approval to make the fund change and begin the repair process.

The Senior Staff recommends approval of SUNO's request to move previously appropriated Major Repair funds to replace the chillers in the Physical Plant.

VI. Other Business

VII. Adjournment