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Agenda
FACILITIES AND PROPERTY COMMITTEE
August 21, 2013

10:30 A.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

Small Capital Projects Report

1. LSU and A&M – Louise Garig Hall Roof Replacement
2. LSU and A&M – Renovation of the Union Gallery
3. LSU and A&M Lab School – High School Football Field Re-Lighting
4. LSU HSC – New Orleans – Medical Education Building Mechanical Upgrade of AHU 5A and Exhaust System 3E
5. NiSU – Cooling Tower Replacement – HVAC Loop
6. NSU – Installation of Condensing Boilers at Sylvan Friedman Student Union
7. NSU – Replacement of Pumps and Condensate Return Tank at Trisler Power Plant
8. SELU – Asphalt Street Improvements 2013
9. SELU – Football Video Scoreboard at Strawberry Stadium
10. SUSLA – Double Baseball Field to Support Intramural Activities

IV. Lease Request Report

1. ULL - Tier I Athletic Facility Expansion – Grounds and Facilities Leases
2. ULL – Student Parking Facility – Grounds and Facilities Leases
 - a. Project Synopsis from Bill Crist, Facility Director, ULL

V. Final FY 2013-2014 Capital Outlay Budget Recommendation Status Report

- VI. Act 391 from the 2007 Regular Session Project Status Update**
- VII. Act 360 from the 2013 Regular Session Update (SB 204)**
- VIII. Other Business**
- IX. Adjournment**

Committee Members: Chris Gorman, Chair; Albert Sam II, Vice Chair; Charlotte Bollinger; Brooksie Bonvillian; Raymond Brandt; Richard Lipsey; 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 August 21, 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 small capital projects internally ranging from \$175,000 to \$500,000 without seeking further approval of the Board or Facility Planning & Control (FP&C).

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

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

This project was originally approved by BoR staff June 28, 2013 at a level of \$185,000. However, when designing the roof replacement, the assumption was made that some of the tiles in place may be salvaged for use in the replacement of the roof. As work commenced, most (if not all) of the tiles in place broke due to previous deterioration. The increase in project cost provides for additional roofing tiles and installation. Funding for the project comes from auxiliary funds at a new level of \$255,000 (increase of \$70,000).

2. Louisiana State University and A&M College - Renovation of the Union Gallery - Baton Rouge, LA

The renovation includes upgrades to the electrical and lighting system, thus providing flexibility in the types and arrangement of the art installations. Project scope also includes updating the HVAC system to work in concert with the rest of the union spaces, interior renovations with upgrades to the floor, wall, and ceiling finishes, and mechanical systems. Project will renovate 1,730 SF at \$130/SF; auxiliary funds will be used to cover construction cost at a level of \$225,000.

3. Louisiana State University and A&M College Laboratory School – High School Football Field Re-Lighting – Baton Rouge, LA

The existing football field lighting is nearing the end of its useful life and is experiencing problems requiring significant maintenance. Project will disconnect and remove existing field lighting poles and lights. Project scope includes the installation of new poles and lights, as well as replacement of circuiting where necessary. Funding for the project comes from Lab School's the operational funds at a level of \$177,093.

4. Louisiana State University Health Sciences Center – New Orleans – Medical Education Building: Mechanical Upgrade of AHU 5A and Exhaust System 3E – New Orleans, LA

This project will upgrade the mechanical system of the northeast quadrant of the 5th floor of the Medical Education Building (MEB) to the Center for Disease Control (CDC) Bio-safety level 2 standards to support ongoing biological research in the area. The scope of the project includes adding filters to Air Handling Unit 5A, replacing the existing mixing boxes with VAV boxes equipped with reheat coils, installation of a manifold exhaust system, and installation of direct room pressure controllers to the area. Approximately 5,515 SF will be renovated at a cost of \$87.94/SF. Funding comes from Restricted/Self-Generated funds at a level of \$485,000. Specifically, the funding derives from remaining balances from projects included in Act 7 of the Second Extraordinary Session of 2008.

As the projects prescribed in Act 7 are completed, unallocated funds are becoming available due to lower than expected bids. Allocated funds from Act 7 for each campus will remain with that campus. LSU HSC-NO will not be re-allocating funds from another institution within the LSU System to complete the upgrades to the MEB facility. The fund balances to be used for the upgrades were used to replace air handling units on the LSU HSC-NO campus. FP&C agreed this project would be a good use of remaining funds and requested BoR approval to bring the request to re-allocate the fund balances for the MEB project to the Joint Legislative Committee on the Budget (JLCB). As of the August Board meeting, the MEB project has not been before the JLCB.

5. Nicholls State University – Cooling Tower Replacement – HVAC Loop – Thibodaux, LA

The cooling tower on the loop system has developed some mechanical problems, which could potentially cause severe damage to the chiller next to Peltier Hall. If damage were to occur, the following buildings would not have A/C service: Beauregard Hall, Peltier Hall, Powell Hall, White Hall, Polk Hall, Shaver Gym, and Stopher Gym. The cooling tower was taken offline and replaced with a rented portable chiller until the cooling tower replacement is complete. The project scope consists of replacing the current cooling tower with a permanent, 640 ton, new cooling tower. NiSU anticipates submitting a project to replace both chillers and cooling towers through their annual capital outlay request (for FY2014-2015). Due to the replacement of one cooling tower via this project, NiSU's capital outlay request will be less than originally thought. NiSU also expects a positive impact on the institution's operating budget as new energy efficiencies achieved will decrease the amount of utilities being used. Funding comes from NiSU's Building Use Fee funds at a level of \$300,000.

6. Northwestern State University – Installation of Condensing Boilers at Sylvan Friedman Student Union – Natchitoches, LA

NSU abandoned the old high pressure steam system used for heating on campus. Certain facilities (including the Sylvan Friedman Student Union) will be independently heated by natural gas boiler units, while the remaining facilities will be heated on a centralized hot water loop system. Project scope consists of demolition and removal of the old steam converter and

pipng, installation of a new condensing boiler and piping for hot water and heat, and installation of controls for Building Management System regulation. Funding comes from auxiliary funds at a level of \$190,000.

7. Northwestern State University – Replacement of Pumps and Condensate Return Tank at Trisler Power Plant – Natchitoches, LA

Similar to the NSU project above, the abandonment of the old high pressure steam system for campus heating resulted in the need for a new hot water system at Trisler Power Plant. Due to the age of the existing pumps and condensate tank, the new hot water system will not work with the current equipment. Project scope includes demolition and removal of the old pumps and condensate tank and piping, installation of new pumps, tank and piping to work with the hot water system, and installation of controls for Building Management System regulation. Funding comes from Building Use Fees at a level of \$220,000.

8. Southeastern Louisiana University – Asphalt Street Improvements 2013 – Hammond, LA

The asphalt on Ned McGehee Drive and North Pine Street on the SELU campus was deteriorated to the point a new asphalt overlay was required. Project scope provides for grind and overlay on Ned McGehee Dr. and N. Pine St. Funding comes from SELU’s Motor Vehicle Registration Fees at a level of \$200,000.

9. Southeastern Louisiana University – Football Video Scoreboard at Strawberry Stadium – Hammond, LA

The existing scoreboard at Strawberry Stadium was in disrepair. Project scope consists of replacing the existing scoreboard and replaces it with a combination video display and scoreboard. Funding comes from a sponsorship from Coca-Cola and private donations totaling \$230,000.

10. Southern University – Shreveport – Double Baseball Field to Support Intramural Activities – Shreveport, LA

SUSLA has had multiple discussions relative to enhancing opportunities for students, faculty, and staff to participate intramural-type activities; however, the campus has not had the necessary infrastructure. Project scope consists of constructing two intramural baseball fields. The fields will be located behind the SUSLA Health and Physical Education Building, which is consistent with the site location in SUSLA’s Master Plan. Funding comes from operational funds at a level of \$407,419.

The Senior Staff recommends approval of the Small Capital Projects report as presented in the consent agenda.

IV. Lease Requests

The University of Louisiana System (ULS) requested consideration of four leases on

behalf of the University of Louisiana – Lafayette. The leases are associated with ULL’s (A) Tier I Athletic Facilities Expansion and (B) Student Parking Facility. Each project follows ULL’s Master Plan related to the institution’s expansion of Athletic Facilities and Student Housing & Parking. Both projects consist of two leases: a Grounds & Building lease and a Facilities lease. Each set of leases are addressed in context of each project.

- (A) The Tier I Athletic Expansion Grounds lease between ULS/ULL and Ragin’ Cajun Facilities, Inc. (corporation) allows the corporation use of the land for the athletics project. This lease provides for the leasing of the property, the dismantling and reinstallation of certain existing improvements thereon, and the renovation, development and construction on the leased land for the Tier I athletic facilities. The land to be leased includes the land in which the existing ULL Leon Moncla Indoor Athletic Practice Facility, Cajun Field football stadium, and the new Track/Soccer facility land are currently located.

The Tier I facilities lease provides for the following: (1) construction of an addition to the Leon Moncla Indoor Practice Facility to provide football locker rooms, a weight room, coach’s offices and training facilities; (2) construction of an additional 5,900 seats in the South end zone of Cajun Field football stadium; (3) construction of a new visitor’s football locker room; and (4) construction of a new Track/Soccer facility including office space, concessions and locker room. The estimated cost of the Tier I project and related improvements is \$21,646,657, including design and construction. The plan also includes a Maintenance Reserve Account (MRA) of 10% of the construction cost set aside up front for future maintenance needs. Funding for the project will come from athletic ticket revenues, Ragin’ Cajun Athletic Foundation unrestricted revenues, student fees, and to the extent necessary, auxiliary revenues. Work is scheduled to commence on or after September 1, 2013 and is scheduled for completion by February 1, 2015. Upon termination of the leases, the ULS will own the facilities on behalf of ULL.

- (B) The Student Parking Facility Grounds lease between ULS/ULL and the corporation allows the corporation use of the land in which the parking garage and related facilities will be constructed (on Lewis Street between Fletcher and Rougeou Halls). This project is a continuation of the Housing Master Plan approved by the ULS in December of 2009. The facilities lease provides for construction of a parking garage for students, faculty, and staff on the ULL campus. The garage will contain approximately 1,175 parking spaces on six levels and 366,279 square feet (SF). Access to and from the deck will occur off of Girard Park Circle with the front of the garage facing Lewis Street. In addition, an approximate 10,000 SF building will be incorporated. This building will face Lewis Street and consist of a single floor within a two story volume of space. The building will be attached to the parking deck on one side and will house permitted sub-lessees. The estimated cost of the project is \$21,700,000, including design and construction. Funding for the project will come from proceeds derived annually from the university’s student and faculty parking fees, permits and fines, and new revenues generated from the Lewis Street parking facility. ULL plans to fund a Maintenance Reserve Account (MRA) on an annual basis of 0.5% of the project construction costs. Work is scheduled to commence on September 1, 2013 with anticipated completion during the fall 2014 semester. Upon termination of the leases, the ULS will own the facilities on behalf of ULL.

The Senior Staff recommends approval of the lease requests for the University of Louisiana – Lafayette’s Tier I Athletic Expansion and Student Parking Facility.

V. Update on FY2013-2014 BoR Capital Outlay Recommendation

HB 2 was signed by the Governor and enacted as Act 24 of the 2013 Regular Session. A synopsis of funded projects by system and project type is shown below. The attached capital outlay report spreadsheet now shows detailed information on the projects recommended by the BoR last fall, along with the projects added to HB2 during the session (see projects in bold on the final page of the capital outlay status report). Projects with blanks on the far right 'Total' column of the spreadsheet did not receive an appropriation for FY2013-2014. It is important to note 14 out of the 32 projects the Board submitted (or 44%) as Emergency projects received appropriations.

Emergency Projects

System	# Rec. by BoR	# Inc. in Act 24	% of Projects Funded	Project Totals
LSU System	10	3	30%	\$10,070,000
SU System	5	2	40%	\$1,635,000
UL System	15	8	53%	\$21,585,000
LCTCS	1	0	0%	\$-
BoR	1	1	100	\$1,500,000
TOTALS	32	14	44%	\$34,790,000

Self-Generated Projects

System	# Rec. by BoR	# Inc. in Act 24	% of Projects Funded	Project Totals
LSU System	9	8	89%	\$210,350,000
SU System	7	2	29%	\$630,589
UL System	3	1	33%	\$1,500,000
LCTCS	0	0	0%	\$-
BoR	0	0	0%	\$-
TOTALS	19	11	58%	\$212,480,589

Continuing Projects

System	# Rec. by BoR	# Inc. in Act 24	% of Projects Funded	Project Totals
LSU System	3	2	66%	\$29,915,000
SU System	2	2	100%	\$7,650,000
UL System	10	10	100%	\$79,250,133
LCTCS	3	2	66%	\$4,900,000
BoR	1	1	100%	\$2,500,000
TOTALS	19	17	89%	\$124,215,133

New Projects

System	# Rec. by BoR	# Inc. in Act 24	% of Projects Funded	Project Totals
LSU System	5	0	0%	\$-
SU System	15	5	33%	\$3,815,000
UL System	7	2	29%	\$30,485,000
LCTCS	1	0	0%	\$-
BoR	0	0	0%	\$-
TOTALS	28	7	25%	\$34,300,000

Administration Priority Projects

System	# Rec. by BoR	# Inc. in Act 24	% of Projects Funded	Project Totals
LSU System	1	1	100%	\$100,000,000
LCTCS	1	1	100%	\$25,150,000
TOTALS	2	2	100%	\$125,150,000

5 Year Plan Future Projects

System	# Rec. by BoR	# Inc. in Act 24	% of Projects Funded	Project Totals
LSU System	3	1	33%	\$5,520,000
SU System	0	0	0%	\$-
UL System	0	0	%	\$-
LCTCS	3	1	33%	\$10,350,000
BoR	2	0	0%	\$-
TOTALS	8	2	25%	\$15,870,000

No action is required of the Facilities and Property Committee on the status report.

VI. Act 391 from the 2007 Regular Session Project Status Update

In 2009, the first phase of bond projects for the Louisiana Community and Technical College System (LCTCS) officially closed. Nine projects were identified for the first phase as part of the system's \$173.7 million bond package of 23 projects for 14 community and technical colleges throughout the state. The college bond projects were authorized through Act 391 during the 2007 Legislative Session. As of August 2013, the majority of projects are complete or underway. The table below shows the current status of authorized projects yet to be completed. Debt service on the bond issuance ranges from approximately \$12M per year in FY2013-14 to \$16M per year in the latter years of the debt service schedule.

Institution-Project	Status	Start Date	Completion Date
Isaac Delgado Hall HVAC Air Handler Replacement	Under Construction	Dec. 2012	Nov. 2013
Delgado Student Services Building	Architect Design	Est. Dec. 2013	Est. July 2014
Delgado Maritime Building (Michoud)	K for Design almost complete	Est. Jan 2014	Est. Nov. 2014
Delgado Learning Resource Center	GC bids due 8/6/2013	Aug. 2013	Est. April 2014
Delgado Sidney Collier Campus	Under Construction	May 2013	May 2014
Nunez Stewart Administration Building	Under Construction	Aug 2013	Est. Spring 2014
Nunez Allied Health Building	No Program Yet	TBD	TBD
Nunez Physical Activity Center	Architect devising new scope	TBD	TBD
Nunez Shop Building B	Scope in confirmation stage	TBD	TBD
Nunez Classroom A	FEMA assisting in replacement; project bit further behind in process	TBD	TBD
RPCC New Campus	Under Construction	Dec. 2012	May 2014
SLCC – Evangeline Campus	On Hold	TBD	TBD
SOWELA Allied Health Building	Act 391 provided \$13M to SOWELA for Arts/Sci. Bldg. which came in under bid; remaining \$4M balance given FP&C & applied to the Nursing/Allied Health Bldg. originally appropriated to LCTCS in FY09-10.		
LCTCS Student Information System/Disaster Command Center	Project almost ready to go out for bid	TBD	TBD

No action is required of the Facilities and Property Committee on this report.

VII. Act 360 from the 2007 Regular Session Project Status Update

Act 360 of the 2013 Regular Session provided the Louisiana Community and Technical College System (LCTCS) authority to issue bonds for the construction and/or renovation of facilities on 14 campuses. In total, Act 360 provides for 29 projects totaling \$251,610,500. Programming for Act 360 will be underway soon, and BoR staff will be involved in the programming process. Staff will inform the Board of progress regularly once the Act 360 projects begin in earnest.

No action is required of the Facilities and Property Committee on this report.

VIII. Other Business

1) Southeastern Louisiana University Interim Emergency Board Scope Change Request – Hammond, LA

The University of Louisiana System on behalf of Southeastern Louisiana University (SELU) submitted a time-sensitive request on July 17, 2013 to petition the Interim Emergency Board (IEB) for a project scope change to FP&C project number: 19-634-07B-02 (Computer Science & Technology facility). The scope change seeks to re-site the Computer Science & Technology facility to a location across the street closer to the surrounding SELU science facilities. The request concerns a shift in site only, with no changes to the program or budget. SELU’s Master Plan was updated in 2013, and as a result, the determination was made that the proposed new site

will provide for a more appropriate location on campus. The new site provides greater safety for students since busy streets will no longer require crossing as much. SELU's request was approved by the IEB and promulgated on August 8th, 2013.

2) Upcoming Site Visits

IX. Adjournment