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Edward D. Markle  
Roy O. Martin III  
Joseph C. Wiley*

*Brooksie L. Bonvillain, Student*

**BOARD OF REGENTS**

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**FACILITIES AND PROPERTY COMMITTEE**

**March 26, 2014**

The Facilities and Property Committee met on Wednesday, March 26, 2014 at 1:39 p.m. in the Louisiana Purchase Room of the Claiborne Building, 1201 North Third Street, Baton Rouge, Louisiana. Chair Richard Lipsey called the meeting to order. The roll was called and a quorum was established.

**COMMITTEE MEMBERS PRESENT**

Richard Lipsey, Chair  
Edward Markle, Vice Chair  
Brooksie Bonvillain  
Raymond Brandt  
Albert Sam, II  
Joseph Wiley  
Winfred Sibille, UL System  
Stevie Smith, LCTC System  
Leon Tarver, Southern System

**OTHER BOARD MEMBERS PRESENT**

Mark Abraham  
Joel Dupre'  
Pamela Eagan  
Joseph Farr  
Bill Fenstermaker  
Robert W. Levy  
Roy O. Martin, III  
W. Clinton Rasberry, Jr.

**COMMITTEE MEMBER ABSENT**

Charlotte A. Bollinger  
Chris Gorman  
Scott Ballard, LSU System

**STAFF MEMBERS PRESENT**

Chris Herring

**GUESTS PRESENT**

John Poche, Raymond James Group

## **CONSENT AGENDA**

Mr. Chris Herring, Budget Analyst for Facilities & Planning, presented a Consent Agenda that reported staff approval of the following small capital projects costing less than \$500,000 since the previous report:

### **III. Small Capital Projects**

- a. **LSU A&M – Arts Building Tile Roof Replacement** – Louisiana State University A&M, Restricted Funds (Student Use Fee), \$205,000
- b. **LSU A&M – Beauregard Hall Tile Roof Replacement** - Louisiana State University A&M, Auxiliary Funds, \$205,000
- c. **LSU A&M – East Campus Apartments Gutter Project** - Louisiana State University A&M, Auxiliary Funds, \$250,000
- d. **LSU A&M – Human Ecology Roof Replacement** - Louisiana State University A&M, Restricted Funds (Student Use Fee), \$459,072
- e. **LSU A&M – Kirby Smith Waterproofing** - Louisiana State University A&M, Auxiliary Funds, \$350,000
- f. **LSU Agricultural Center – Burden Center Greenhouse Reconstruction (Budget Increase)** – Louisiana State University Agricultural Center, Self-Generated and “Other” Funds (FEMA), \$300,000
- g. **SLCC – Ardoin Building Restroom Renovation** – South Louisiana Community College, “Other” Funds (Building Use Fee), \$199,545

The senior staff recommended approval of the Small Capital Projects Report as presented in the Consent Agenda.

**On a motion from Regent Markle, seconded by Regent Wiley, the Facilities and Property Committee unanimously recommends that the Board of Regents approve the Small Capital Projects Report as presented in the Consent Agenda.**

### **IV. Project Utilizing Alternative Means of Financing: Grounds & Building Lease Request**

Staff presented a request from the University of Louisiana System (ULS), on behalf of the University of Louisiana - Lafayette (ULL), to design, renovate, furnish, and equip the

Cajundome and adjacent Convention Center. Specifically, the ULS requested approval of a Ground and Buildings lease agreement between ULL and Ragin' Cajun Facilities, Inc. (Corporation) for the purpose of completing the project. The Corporation will upgrade and expand the existing seating on the 100 level of the arena, renovate office, storage, restroom, mechanical, and plumbing areas, install new arena lighting, and provide new roof coatings on the dome. The estimated project cost is \$16.7M and will be financed by the issuance of Revenue Bonds (not to exceed \$20M). Upon payment of the debt service, the lease will terminate.

Mr. Herring explained the Cajundome Commission was responsible for management of the Cajundome complex and would enter into a financing agreement with the Corporation using tax revenues available to the Commission to repay the revenue bonds. The Parish of Lafayette levies a Hotel-Motel tax at a rate of 3.97% on all hotels, motels, and bed and breakfasts in Lafayette Parish, and the tax collections may be used by the Cajundome Commission for capital improvements on the Cajundome complex.

Regent Markle asked what happened with the revenues generated by the operation of the Cajundome complex. Mr. John Poche, with the Raymond James Group, explained to the Committee that the Cajundome and Commission operate at a zero balance or deficit, and as such, all revenues go toward operations. Mr. Poche also mentioned the Hotel-Motel tax collections may be used to pay the debt service on the bond issuance, per Louisiana statutes. Regent Fenstermaker noted the City of Lafayette provided \$500,000 annually for the operation of the Cajundome and adjacent convention center.

The senior staff recommended approval of the lease between the UL System, on behalf of ULL, with Ragin' Cajun Facilities, Inc. for the purpose of renovating the Cajundome and adjacent Convention Center.

**On a motion from Supervisor Sibille, seconded by Regent Markle, the Facilities and Property Committee unanimously recommends that the Board of Regents approve the University of Louisiana System's request to enter into a Ground and Buildings lease with Ragin' Cajun Facilities, Inc., on behalf of the University of Louisiana – Lafayette, for the purpose of renovating the Cajundome and adjacent Convention Center.**

## **V. Major Repair Fund Re-Allocations**

Per action taken during the February 2014 meeting of the Board of Regents (Board), the Commissioner or the Chairman of the Board, may submit Major Repair (MR) projects to Facility Planning and Control (FP&C) for consideration by the Joint Legislative Committee on the Budget (JLCB) for addition to Act 27 of 2006 [SUPP A7 2008]. Mr. Herring presented three projects already presented to FP&C for ratification by the Board, and seven new MR projects for Board approval to submit to FP&C for JLCB consideration. The following Major Repair reallocations were presented to the Board for ratification or approval.

Institution	Project	Cost Estimate
LSU A&M*	Univ. Admin.: Upgrade HVAC	\$175,000
LSU A&M*	Univ. Admin.: Upgrade Fire Protection System	\$75,000
La Tech	Power Plant Waterfeed Project	\$22,846
BRCC – Capital Area	Roof Replacement	\$124,457
BRCC – Capital Area	Skylight Replacement	\$110,000
SOWELA	HVAC Repairs	\$150,000
SOWELA	Roof Repairs/Upgrades & Waterproofing	\$200,000
SOWELA	Parking & Driveways Drainage Repairs/Upgrades	\$50,000
SOWELA	Electrical Distribution Repairs & Upgrades	\$100,629
SUNO	Chilled Water Line Replacement	\$594,924

\*LSU A&M managing the projects for the LSU System Office.

**On a motion from Regent Wiley, seconded by Regent Markle, the Facilities and Property Committee unanimously recommends that the Board of Regents ratify and approve the addition of the Major Repair projects for inclusion under the authority of Act 27 of 2006 [SUPP A7 2008].**

**VI. Other Business**

**VII. Adjournment**

There being no further business, upon a motion of Chair Lipsey, the Facilities and Property Committee adjourned at 1:47 p.m.