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Agenda
FACILITIES AND PROPERTY COMMITTEE
June 17, 2015

10:50 A.M.

Claiborne Building
Thomas Jefferson Room 1-136
1201 North Third Street
Baton Rouge, LA 70802

I. Call to Order

II. Roll Call

III. Consent Agenda (Small Capital Project Report)

1. LDCC Bastrop/West Monroe Campuses: Boiler Replacements
2. La Tech: Lambright Wellness Center Build-Out
3. LSU A&M: Annex Building Renovations for Planning, Design, and Construction Department
4. LSU A&M: Kirby Smith Renovations – 11th Floor
5. LSU A&M: Renovation to Woodin Hall – Rooms 203, 204, 248, 267, & 269
6. LSU A&M School of Veterinary Medicine: Replace AHU #s 4 & 8
7. LSU A&M: Studio Arts Buildings 29 & 31: Roof and Window Replacement
8. SU A&M: Athletic Fields Improvement Project
9. ULL: Intramural Administrative Building

IV. Major Repair Fund Reallocation

V. HB2 Update

VI. Other Business

VII. Adjournment

Committee Members: **Richard Lipsey, Chair;** Edward Markle, Vice Chair; Raymond Brandt; Chris Gorman; Collis Temple III; 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 June 17, 2015

- 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 \$1,000,000 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 Delta Community College Bastrop/West Monroe Campuses: Boiler Replacements – Bastrop and West Monroe, LA**

This project will replace boilers that have reached the end of their useful life on the Louisiana Delta Community College's Bastrop and West Monroe campuses. Approximately 750 SF total will be renovated – 650 SF at West Monroe and 100 SF at the Bastrop campus. The total estimated cost of the project is \$200,000 (\$140,000 at West Monroe and \$60,000 at the Bastrop campus), and project funding comes from "Other" funds (Deferred Maintenance Funds).

2. **Louisiana Tech University: Lambright Wellness Center Build-Out – Ruston, LA**

The student health and wellness function of the University currently resides in space in South Hall which is of inadequate size, design, and accessibility. This project will finish shell space in the Lambright Sports and Wellness Center in a design that is more conducive to deliver health services to students by creating exam rooms, offices, and support space for health services. The completed space will not only improve the ability of the University to deliver health services to students, but the renovated space will provide adequate space to meet statutory health record requirements. The shell space was built previously by a third party during construction of the Lambright Sports Center for future completion. The new location for the student health and wellness function will allow for improvements in health education and support to students of the University. The estimated cost of the project is \$250,000 (approx. \$124/SF). Project funding comes from Self-Generated funds (Self Assessed Health Fee).

3. **Louisiana State University and A&M College: Annex Building Renovations for Planning, Design, and Construction Department – Baton Rouge, LA**

This project consists of the renovation of the existing annex building to create offices and work areas for the Planning, Design, and Construction Department. The project scope involves

the renovation and upgrading of interior partitions, finishes, patching of the exterior, new electrical, updating the HVAC system, and a new entrance canopy. The carpet, base, and paint of the rear of the building (an additional 1,500 SF) will be done in a future phase, but the materials for the work will be purchased under this contract for continuity. Approximately 7,975 SF will be renovated at a cost of \$43.80/SF. Funding comes from Self-Generated funds set aside annually for classroom upgrades in the amount of \$350,000.

4. Louisiana State University and A&M College: Kirby Smith Renovations, 11th Floor – Baton Rouge, LA

The bedrooms on the 11th floor of Kirby Smith Hall are in very poor condition and require an upgrade. The renovation will also ensure that the 11th floor matches the design of the lower floors. The project scope consists of refurbishing the shower floors and walls to match the lower floors, painting of the entire space, and the installation of new tile, blinds, and lights. Approximately 1,500 SF will be renovated at a cost of \$133/SF. Funding comes from Auxiliary funds in the amount of \$200,000.

5. Louisiana State University and A&M College: Renovation to Woodin Hall, Rooms 203, 204, 248, 267, & 269 – Baton Rouge, LA

Classrooms numbered 203, 204, 248, 267, and 269 are in disrepair and require updating. The project scope consists of abatement of asbestos materials, replacement of the electrical and HVAC, new window treatment and acoustic design, and new finishes. Approximately 2,334 SF will be renovated at a cost of \$96/SF. Funding comes from Self-Generated funds set aside annually for classroom upgrades in the amount of \$225,000.

6. Louisiana State University and A&M College School of Veterinary Medicine: Replace Air Handling Units # 4 & 8 – Baton Rouge, LA

The existing air handling units (AHUs) are over forty years old and are beyond their practical maintenance life. The project scope involves the replacement of two nominal 30,000 CFM AHUs in the LSU School of Veterinary Medicine. The AHUs to be replaced are in the penthouse with units which were replaced when the building was reroofed. Funding comes from Operational funds in the amount of \$350,000.

7. Louisiana State University and A&M College: Studio Arts Buildings 29 & 31 Roof and Window Replacement – Baton Rouge, LA

The roof on the LSU Studio Arts Building #s 29 and 31 are leaking causing damage to not only the building but the students' property and classwork below. The project scope consists of replacing the terra cotta roofing and underlayment as well as the windows located in the cupola to ensure there are no leaks in the entire roofing system. The buildings currently await a capital outlay appropriation to complete a renovation of the entire facility. Approximately 13,000 SF of roofing area will be replaced at a cost of \$30/SF along with the replacement of 36 windows. Funding comes from Operational funds in the amount of \$390,000.

8. Southern University and A&M College: Athletic Fields Improvement Project – Baton Rouge, LA

This project will make improvements to the east side of Mumford Stadium’s practice fields and will include an Urban Sports Complex that will provide an NCAA regulation soccer game field, a football practice field, and regulation discus and javelin runways. The complex will be enclosed with mesh and aluminum fencing with 40 brick columns. In addition, there will be lighting for the football and soccer practice fields, sprinklers, and drainage. The project will help SU A&M meet regulatory benchmarks for sports fields set by the NCAA. Funding comes from “Other” funds (SUS Foundation) in the amount of \$206,000.

9. University of Louisiana - Lafayette: Intramural Administrative Building – Baton Rouge, LA

This project is a result of student requests to enhance the intramural activities offered by ULL. The project scope consists of the construction of a new brick and metal building that will house a Director of Intramurals. The facility will be used to monitor activities at the Intramural Park, hand out equipment, and provide instruction to the various users of the park on the rules and regulations of the various intramural sports that will take place in the park. The new facility will be approximately 5,000 SF (2,529 conditioned SF) at a cost of \$98/SF. Funding comes from Self-Generated funds (Student Fee) in the amount of \$490,000.

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

IV. Major Repair Fund Reallocations

Staff received a request from the Louisiana Community and Technical College System (LCTCS) to reallocate Major Repair funds provided for under the authority of Act 27 of 2006 [SUPP A7 2008] in order to complete additional projects on several LCTCS campuses. As a reminder, the original Major Repair appropriation (Act 27 of 2006 [SUPP A7 2008]) contained a specific listing of projects to be accomplished with the appropriated Major Repair funds. As projects are completed and/or priorities change thus freeing up funds for new projects, any projects utilizing funds from this specific appropriation, and not appearing on the original list, must receive both Board of Regents and Joint Legislative Committee on the Budget (JLCB) approval. In this particular instance, a roofing project on the Northshore Technical Community College’s Hammond campus came in well under bid thus freeing up funds for the projects below.

The request to reallocate Major Repair funds provided for under the authority of Act 27 of 2006 [SUPP A7 2008] will go toward the following projects:

- **Northwest Louisiana Technical College - Shreveport Campus** – Welding Shop Ventilation System Replacement (\$175,900)
- **Northwest Louisiana Technical College - Natchitoches Campus** – Repair of Wall Separation (\$70,000)
- **Northwest Louisiana Technical College - Mansfield Campus** – Roof Repair (\$84,000)
- **Northwest Louisiana Technical College - Shreveport Campus** – Roof Repair (\$78,000)

- Northwest Louisiana Technical College - Mansfield Campus – Parking Lot Repair (\$60,000)

The Senior Staff recommends the Facilities and Property Committee approve the request to reallocate fund balance(s) appropriated to the Louisiana Community and Technical College System, and provided for under the authority of Act 27 of 2006 [SUPP A7 2008], for the purpose of completing new Major Repair projects on various system campuses.

V. HB2 Update

Staff has reviewed the comprehensive capital outlay bill (HB2) for FY2015-2016 as it stands on the date of the Board mail-out. The reengrossed version of the bill appropriates approximately \$375 million more than available funding for capital expenditures. Once HB2 receives the Governor's signature, staff will provide an updated spreadsheet reflecting appropriations for postsecondary institutions.

VI. Other Business

VII. Adjournment