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Thomas G. Henning
Robert W. Levy
Roy O. Martin III
W. Gray Stream
Collis B. Temple III
Joseph C. Wiley
Benson T. Kinney, Student*

BOARD OF REGENTS

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FACILITIES AND PROPERTY COMMITTEE

June 29, 2016

The Facilities and Property Committee met on Wednesday, June 29, 2016 at 11:33 a.m. in the Louisiana Purchase Room of the Claiborne Building, 1201 North Third Street, Baton Rouge, Louisiana. Chair Collis Temple, III called the meeting to order. The roll was called, and a quorum was established.

COMMITTEE MEMBERS PRESENT

Collis Temple III, Chair
Gray Stream, Vice Chair
Raymond Brandt
Benson Kinney
Winfred Sibille, ULS Representative
Ann Smith, SU Representative
Woody Oge, LCTCS Representative
Bobby Yarborough, LSU Representative

OTHER BOARD MEMBERS PRESENT

Claudia Adley
Marty Chabert
Joel Dupré
Roy Martin III

COMMITTEE MEMBERS ABSENT

Thomas Henning

STAFF MEMBERS PRESENT

Chris Herring

Appendix A

Guest List

III. CONSENT AGENDA

Mr. Chris Herring, Assistant Commissioner for Facilities and Planning, reported on the Consent Agenda Small Capital Projects Report containing the small capital projects staff approved since the previous meeting:

Small Capital Projects

- a. **LSU A&M: Alex Box Stadium Concourse Waterproofing, Baton Rouge, LA** - Louisiana State University A&M, Auxiliary Funds \$407,500
- b. **LSU A&M: Dub Robinson Stadium Beach Volleyball Renovations, Baton Rouge, LA** - Louisiana State University A&M, Auxiliary Funds \$180,000

- c. **LSU A&M: Howe-Russell GeoScience Complex 37 – Lecture Hall 130 Renovations, Baton Rouge, LA** - Louisiana State University A&M, Auxiliary Funds \$190,000
- d. **LSU A&M: Renovation of Hatcher Hall for Printmaking (Budget Increase), Baton Rouge, LA** - Louisiana State University A&M, Operational Funds \$352,000
- e. **LSU A&M: Woodin Hall Exterior Ramp Improvements, Baton Rouge, LA** - Louisiana State University A&M, Facility Access Fee (“Other” Funds) \$220,000
- f. **NSU: Asphalt Overlay of Sam Sibley and Caspari Drives, Natchitoches, LA** - Northwestern State University, Private Donations (“Other” Funds) \$350,000

On a motion from Regent Stream, seconded by Supervisor Oge, 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. 3rd Party Projects and Lease Approvals

(1) Louisiana Tech University: Joe Alliet Stadium Press Box Renovation & Expansion

Mr. Herring presented Board members with a 3rd party project submitted by the University of Louisiana System (ULS) on behalf of the Louisiana Tech University (La Tech). The La Tech project consists of the renovation and expansion of the Press Box and Skybox in Joe Alliet Stadium. The project scope involves the construction of a new two or three level facility containing a minimum of thirteen suites on the same level, one presidential suite, suites for home and away athletic directors, a new working press box area with a minimum of 1,500 heated SF. There will also be a minimum of ten operations booths to house home/visitor coaching staffs, home/visitor radio, scouts, stadium operations, replay and other game functions. The expanded area will also include a covered camera platform for television production crews and in-house filming. Lastly, the restrooms on the concourse level will be renovated and the fence and gate system on the west side of the stadium will be reconstructed. The total cost of the project is approximately \$11.5M and will be funded using private donations. The project is scheduled for completion by September 1, 2017 or before the first

La Tech football game. Upon completion of the work, the improvements will be donated back to the University.

On a motion from Regent Brandt, seconded by Supervisor Sibille, the Facilities and Property Committee unanimously recommends that the Board of Regents approve the 3rd party project submitted by the University of Louisiana System, on behalf of the Louisiana Tech University, to renovate and expand the Press Box and Skybox in Joe Alliet Stadium.

(2) Louisiana State University and A&M College: Nicholson Gateway Development

The next 3rd party project was submitted by the Louisiana State University Board of Supervisors on behalf of Louisiana State University and A&M College (LSU). The LSU project involves the construction and development of the Nicholson Gateway along the Nicholson Drive corridor between Skip Bertman Drive and the north gate of the LSU campus on Nicholson Drive. The Nicholson Gateway project is a public-private development venture consisting of the construction of seven new residence halls on the Nicholson corridor and an additional residence hall (Spruce Hall) adjacent to Cypress Hall and Kirby Smith Dormitory. In addition to the new residence halls, the project scope includes 38,000 SF of retail space, a 10,000 SF satellite recreation facility, multiple green spaces and an 808 space parking garage. The total development will have 1,625 parking spaces and 1,531 new on-campus beds in the Nicholson Gateway. The project will be financed through the issuance of private bonds totaling approximately \$203M. The debt service will be supported through rental payments paid by students on the housing and certain auxiliary revenues generated from the retail component and parking. LSU requested a maintenance reserve account (MRA) funding level of \$385 per bed on the housing and 10% of the total cost of the non-static items in the parking garage. The MRA rate for the parking garage was approved two years earlier by Regents staff

The Spruce Hall component of the project includes an additional 421 beds. The completion of the eight new residence halls will allow LSU to move closer to requiring all incoming freshmen to

reside on campus, and the Spruce Hall component of the project also follows LSU's plans to construct replacement housing in various areas of the campus. The project is scheduled to be completed the fall 2018 semester. LSU will enter into a 40 year lease term with the developer and upon expiration of the lease term the development and all its improvements will revert back to LSU.

Dan Layzell, Tony Lombardo, and Patrick Martin from LSU provided Board members with comments related to the importance of the project for the institution and the effect the new housing and the development in general will have on future students. The representatives from LSU also went through several Powerpoint slides for members and highlighted additional aspects of the project outside of Mr. Herring's comments.

On a motion from Supervisor Yarborough, seconded by Regent Brandt, the Facilities and Property Committee unanimously recommends that the Board of Regents approve the 3rd party project submitted by the Louisiana State University Board of Supervisors, on behalf of Louisiana State University and A&M College, to construct the Nicholson Gateway Development (including Spruce Hall) and in order to meet Board requirements provide for a maintenance reserve account to be funded at a rate of \$385 per bed.

(3) Southeastern Louisiana University: Replacement Student Housing

The final 3rd party project was submitted by the University of Louisiana System on behalf of Southeastern Louisiana University (SELU) and involves the construction of replacement student housing on the SELU campus. SELU seeks to replace Zachary Taylor Hall which was constructed in 1962 and originally slated for demolition in 2005. Due to demand for housing on the SELU campus the residence hall has remained online. The project scope includes the construction of two new four story housing units with 556 beds. Upon completion of the new housing, Zachary Taylor Hall will be demolished. The project will cost \$45M and will be funded through the issuance of revenue bonds. The debt service will be supported through rental payments paid by the students, parking

fees/revenues and certain other auxiliary revenues. The project is scheduled for completion before the start of the fall 2018 semester.

On a motion from Supervisor Yarborough, seconded by Supervisor Sibille, the Facilities and Property Committee unanimously recommends that the Board of Regents approve the 3rd party project submitted by the University of Louisiana System, on behalf of the Southeastern Louisiana University, to construct replacement student housing.

V. Act 959 Project: LSU School of Veterinary Medicine

Mr. Herring presented Board members with a request from LSU to renovate and expand certain areas of LSU's School of Veterinary Medicine. Mr. Herring reminded members that Act 959 of 2003 allows institutions to construct certain capital projects without going through the capital outlay process if the project is \$5M or less and the project is funded with non-general fund dollars. The LSU project's scope involves the renovation and expansion of approximately 14,796 SF of existing classroom, laboratory and restroom space in the School of Veterinary Medicine for 1st through 3rd year students. The project will replace deteriorated building components, correct code violations, and abate hazardous materials. The total project cost is \$3M and will be funded with the Veterinary School's existing cash reserves.

On a motion from Supervisor Sibille, seconded by Supervisor Yarborough, the Facilities and Property Committee unanimously recommends that the Board of Regents approve the project submitted by the Louisiana State University Board of Supervisors, on behalf of Louisiana State University and A&M College, to renovate and expand the certain areas of the School of Veterinary Medicine under the provisions of Act 959 of 2003.

V. HB 2 Update

Mr. Herring informed Board members that HB 2, or the state construction budget, was not approved during the 2016 Regular Session of the Louisiana Legislature but rather during the 2nd Extraordinary Session immediately following. HB 2 was awaiting the Governor's signature as of the date of the Board meeting. Mr. Herring notified members that upon the signature of the Governor,

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he would update the Board of Regents' Fiscal Year 2016-2017 Capital Outlay Budget Recommendation spreadsheet to reflect the final appropriations included in the adopted version of HB 2 and submit a copy to all Board members.

VII. Other Business

VIII. Adjournment

There being no further business, the Facilities and Property Committee adjourned at 11:57 a.m.

Appendix A

Guest List for June 29, 2016 for Board of Regents' Committee meetings

<u>NAME</u>	<u>AFFILIATION</u>
Ann Smith	SUS
John Crain	SLU
Mary Ann Coleman	LAICU
Matt Lee	LSU
James W. Robinson	ALFS/LSUE
Flandus McClinton	SUS
Dan Reneau	ULS
Regina S. Robinson	SUSLA
Janet Newhall	LSU
Jeannine Kahn	UL System
Ronyelle B. Ricard	SUBR
Barbara Hatfield	LSUA
Bonnie Hymel	Pennington Biomedical
Nick Bruno	ULM
Renee Robichaux	LSUE
Alex Appeaning	LCTCS
Jane Cassidy	LSU
Ryan T. Landry	LSU
Ray L. Belton	SU
Patrick Martin	LSU
Davin Constant	LSU
Alisha Prather	Pennington Biomedical
Brad Jewell	Pennington Biomedical
Guy LaVergne	Pennington Biomedical
Joe Marin	LCTCS
Paul Carlsen	LCTCS
Winfred Sibille	ULS
Sujuan Boutte	LOSFA
Julie Falgout	UL Lafayette Foundation
Colette Billeaud	UL Lafayette Foundation
Bruce Murphy	Nicholls State University
Patrick J. Harrington	SULC/BoR
Colby Harrington	N/A
David S. Adegboye	SUNO
Margaret McMichael	BRCC
Denise Flock-Williams	LSUHSC Foundation