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Agenda
FACILITIES AND PROPERTY COMMITTEE
September 22, 2016

9:30 a.m.

Claiborne Building, First Floor
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 A&M: School of Veterinary Medicine Library Renovations
 2. NSU: NSU-Shreveport Nursing Complex Coffee Shop
 3. SULC: Law School Roof Replacement
 4. ULL: Lighting of Intramural Fields
 5. ULM: Activity Center Roof Replacement
 6. ULM: Library Chiller Replacement
 7. ULM: University Field Turf Project
- IV. 3rd Party Project Budget Increase**
 1. La Tech: Joe Alliet Stadium Pressbox Renovation and Addition
- V. Act 959 Project: South Central Louisiana Technical College – Reserve Campus: New Welding Facility**
- VI. Other Business**
- VII. Adjournment**

Committee Members: Collis Temple, Chair; Gray Stream, Vice Chair; Raymond Brandt; Thomas Henning; 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 September 22, 2016

- I. Call to Order**
- II. Roll Call**
- III. Consent Agenda (Small Capital Project 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. Pursuant to R.S. 39:128, 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 State University and A&M College: School of Veterinary Medicine Library Renovation – Baton Rouge, LA**

The existing library space is under-utilized, outdated, and lacks adequate amenities to meet the needs of today's student population. The project scope includes a total upgrade of the existing veterinary medicine library space, including library offices, meeting rooms, and restrooms to meet ADA accessibility requirements. In addition to enhancing the existing use/mission of the facility, the project directly relates to the LSU Flagship 2020 Agenda. The project renovates approximately 7,940 SF of space at a cost of \$91.31/SF, which equates to a total project cost of \$725,500 to be funded with the school's cash reserves.

- 2. Northwestern State University: NSU – Shreveport Nursing Complex Coffee Shop – Natchitoches, LA**

This project renovates the NSU – Shreveport's School of Nursing's lobby to provide space and necessary equipment for a new coffee shop. The project was requested and approved the Student Government Association. The estimated project cost is approximately \$350,000 to be funded with auxiliary revenues (\$150,000) and funds approved by the Student Government (\$200,000).

- 3. Southern University Law Center: Law School Roof Replacement – Baton Rouge, LA**

The Southern University Law Center's existing roofing system has deteriorated and suffers from rainwater intrusion. The project scope involves replacing the existing built-up roofing system with a new Modified Bitumen roofing system which includes a 20 year warranty. The project replaces approximately 39,000 SF of roofing area at a cost of \$11.62/SF, which equates to a total project cost of approximately \$453,021 to be funded with a prior-year state appropriation (\$340,000) and Major Repair funding (\$113,021).

4. University of Louisiana – Lafayette: Lighting of Intramural Fields – Lafayette, LA

This project continues ULL’s upgrade of the intramural fields on campus. Specifically, the project installs new lighting around the intramural fields based on performance specs designed by the institution establishing foot-candle requirements on the field, light pollution standards, and maintainability. The project was requested by ULL students whom assessed themselves a fee to cover the cost of installation. The total project cost is approximately \$950,000.

5. University of Louisiana – Monroe: Activity Center Roof Replacement – Monroe, LA

The Activity Center currently has a sprayed on foam roofing system that has extended past its useful life. The roof has developed multiple sun blisters causing the roof to leak beyond repair. The project scope includes replacing approximately 81,000 SF of flat roof by tearing off the foam roofing structure and replacing it with a Thermoplastic Polyolefin (TPO) roofing system. Auxiliary funds will be utilized for this project at a level of \$820,000 (\$10.12.SF).

6. University of Louisiana – Monroe: Library Chiller Replacement – Monroe, LA

This project seeks to replace an existing gas powered chiller in the ULM Library. The gas chiller does not work properly and the repair estimate is approximately \$50,000; however, once running the unit would still not be efficient or cost effective to operate. The new chiller will provide the Library with a backup chiller and allow down time for the current chiller so that essential maintenance that has been neglected over the years may be completed. There have been continual issues cooling the Library which also serves as the main administrative building on campus. The project scope involves replacing an existing gas chiller with a 600-ton water cooled electric chiller. The total project cost is approximately \$325,000 and Building Use and University Facilities fees are being utilized for this project.

7. University of Louisiana – Monroe: University Field Turf Project – Monroe, LA

This project installs turf infields on four of ULM’s intramural fields. The turf infield will allow the institution to hold more tournaments with more teams participating during the spring. The project scope includes the excavation of the current field turf, laser grading, and compaction of a new turf sub-grade. There will be a new 12” x 8” concrete perimeter curb installed from dugout to dugout, along with new drainage piping, new bases, 6” turf drainage rock, and the installation of a new green synthetic turf for the playing area. The total project cost is approximately \$950,000 and Auxiliary funds (\$500,000) along with a grant from the Monroe/West Monroe Convention and Visitors Bureau (\$450,000) are being utilized for this project.

The Senior Staff recommends the Facilities and Property Committee approve the consent agenda for the small capital projects report as presented.

IV. 3rd Party Project Budget Increase

(A) La Tech: Joe Alliet Stadium Pressbox Renovation and Expansion

The previously Board approved budget for the 3rd party project on the Louisiana Tech University (La Tech) campus to renovate and expand the press box at Joe Alliet Stadium increased from approximately \$11M to \$16M. The increase in budget is a result of the institution originally using a preliminary estimate to establish the cost. Once the project was fully designed the institution realized the cost of the project would increase as a result of additional cost arising from the foundation work, a higher cost for structural steel and associated work, and the fireproofing of the entire site which was not included in the original budget figures. Also, the original design of the west side of the Press and Sky Box included all glass windows. Some of the windows will be replaced with panels to reduce the amount of sunlight that would be able to penetrate the glass during afternoon games.

In addition to the budget increase, La Tech requested a reduction in the amount required to fund the Maintenance Reserve Account (MRA) associated with the project. Staff reviewed the project program and budget and agreed with La Tech on the reduction of the MRA. The revised MRA will be funded based on construction items that will require direct maintenance over the life of the facility. Lastly, staff agrees with La Tech's request to fund the MRA over a 20 year period (versus 10 years) as the Athletic Foundation and Department will maintain the interior of the facility.

The Senior Staff recommends that the Facilities and Property Committee approve the budget increase to the 3rd party project submitted by the University of Louisiana System, on behalf of Louisiana Tech University, to renovate and expand the Press Box in Joe Alliet Stadium as well the reduction in the required amount to fund the Maintenance Reserve Account over a 20 year period.

V. Act 959 Project: South Central Louisiana Technical College – Reserve Campus: New Welding Facility

Act 959 of 2003 allows institutions to construct certain capital projects without going through the capital outlay process. These projects may not exceed \$5M in cost and must be paid for using self-generated revenues, grant funding, auxiliary income, and/or private donations. No debt may be incurred with Act 959 projects.

SCLTC-Reserve, in partnership with the South Central Planning and Development Commission, obtained an Economic Development Administration grant from the U.S. Department of Commerce to fund the construction of a welding facility on the Reserve campus. The Commission provides services to business and citizens in the south central Louisiana region. The partnership was developed as a result of the Commission becoming aware of the college's need for a welding complex to meet the needs of the local workforce. The project scope includes the construction of a 4,000 SF welding facility to house 40 4 x 4 indoor welding booths, an outdoor welding area, and associated appurtenances.

The estimated project total is \$1.3M and will be funded using the \$1.04M grant and matching funds provided by the institution in the amount of \$260,000. The institution will not obtain ownership rights of the facility until 30 year after the grant was received. SCLTC-

Reserve will enter into a cooperative endeavor agreement (or similar) to provide for maintenance and operations of the facility until the institution assumes full ownership.

The Senior Staff recommends the Facilities and Property Committee approve the project submitted by the Louisiana Community and Technical College System, on behalf of South Central Louisiana Technical College's Reserve campus, to construct a new welding facility under the provisions of Act 959 of 2003.

VII. Other Business

VIII. Adjournment