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# Agenda

## Facilities and Property

Wednesday, December 11, 2024  
11:45 AM

Claiborne Building, 1st Floor ▪ Thomas Jefferson Rooms A&B 1–136  
1201 N. Third St. ▪ Baton Rouge, LA 70802

- I. Call to Order
- II. Roll Call
- III. Consent Agenda
  - A. Small Capital Projects Report
    1. LSU-A: Baseball and Softball Locker Room
    2. LSU-A: Highway Lighting Project
    3. LSU A&M: Miller Hall Exterior Envelope Repairs
    4. LSU A&M: Oyster Hatchery Repairs (Budget Increase)
    5. LSU A&M: Patrick Taylor Hall Chilled Water Tertiary Pump Replacement
    6. LSU A&M: River Road Annex Building Chiller Replacement
    7. LSU A&M: School of Veterinary Medicine North Kennel Renovations for Doggie Daycare Relocation
    8. LSU A&M: Student Union Domestic Water Heater Installation
    9. LSU HSCNO: CALS Building Loading Dock Modification
- IV. Act 959 Project
  - A. LSU A&M: Headhouse Renovation
- V. Other Business
- VI. Adjournment

Committee Members: Phillip R. May Jr., Chair; Felix R. Weill, Vice Chair; David J. Aubrey; Robert W. Levy; Darren G. Mire; Gary N. Solomon Jr.; Collis B. Temple III; LCTC System Representative; LSU System Representative; SU System Representative; UL System Representative  
Staff: Chris Herring, Associate Commissioner for Facilities Planning & Emergency Management

## AGENDA ITEM III.

### Consent Agenda

#### A. Small Capital Projects Report

In accordance with the Board of Regents' Facilities Policy, small capital project proposals are reviewed by staff, approved where appropriate, and thereafter reported at the next meeting of the Facilities and Property Committee. Pursuant to R.S. 39:128, Board of Regents (BOR) staff may internally approve small capital projects ranging from \$175,000 to \$1,000,000 and report these approvals to the Board during a subsequent meeting.

All projects were approved by their respective systems or management boards and submitted for consideration. Staff approved the following small capital projects since the previous report:

#### **1. Louisiana State University – Alexandria (LSUA): Baseball and Softball Locker Room – Alexandria, LA**

LSUA's baseball and softball teams currently do not have locker room space for each team. This project will design and construct a new locker room facility near the concession stand. **The project constructs approximately 5,000 square feet (SF) of new space at a cost of \$180/SF, for a total project cost of \$900,000. The project will be funded with a combination of auxiliary revenues and private donations.**

#### **2. Louisiana State University – Alexandria: Highway Lighting Project – Alexandria, LA**

This project will increase lighting and enhance campus safety along the entrances to LSUA from Highway 71. The lighting will be installed on one mile of the highway adjacent to campus. **The total project cost of \$350,000 will be funded with a combination of auxiliary revenues and an appropriation LSUA received during the 2023 Regular Legislative Session.**

#### **3. Louisiana State University and A&M College (LSU): Miller Hall Exterior Repairs – Baton Rouge, LA**

LSU has documented interior damage caused by water intrusion on multiple floors and at multiple elevations of Miller Hall. Numerous temporary sealant applications to the interior have proven to be unsuccessful as the leaks have simply moved to a new location on the wall. The project scope involves replacing the sealant on 48 defined areas of exterior wall panel joints, window-to-wall intersections, and window-to-window frame locations. The project will likely also involve abatement. **The total project cost of \$302,520 will be funded with auxiliary revenues.**

**4. Louisiana State University and A&M College (LSU): Oyster Hatchery Repairs (Budget Increase) – Grand Isle, LA**

LSU's Oyster Hatchery in Grand Isle remains damaged from Hurricane Ida. Remediation and protective work was completed after the storm, and this project will complete repairs to the facility. The interior of the facility is currently gutted and this construction will bring it back online. Repairs to the roofing system, siding, steps, and porch are also included. **The original budget was approved for \$250,000; however, after a complete assessment by the architectural team, the budget was increased by \$203,480. The total project cost of \$453,480 will be funded with proceeds provided by the Federal Emergency Management Agency.**

**5. Louisiana State University and A&M College (LSU): Patrick F. Taylor Hall Chilled Water Tertiary Pump Replacement – Baton Rouge, LA**

Tertiary pumps are designed to ensure the optimal flow of chilled water is obtained in a building and to increase flow during a freeze event ensuring coils do not freeze. The project scope includes removal of the old pumps and valve fittings, installation of new pumps and valves, and the modification of existing piping to adapt to the new pumps. **The total project cost of \$192,354 will be funded with operational funds.**

**6. Louisiana State University and A&M College (LSU): River Road Annex Building Chiller Replacement – Baton Rouge, LA**

The existing chiller in LSU's River Road Annex building is beyond its useful life and requires frequent repairs to remain operational. The project scope involves the removal and replacement of the existing chiller, including a new chilled water pump and necessary valves, gauges, piping, insulation, and electrical connections. **The total project cost of \$224,000 will be funded through LSU's Emergency Repair fund.**

**7. Louisiana State University and A&M College (LSU): School of Veterinary Medicine (SVM) North Kennel Renovations for Doggie Daycare Relocation – Baton Rouge, LA**

This project renovates space for the purpose of relocating LSU's Doggie Daycare from the current modular facility which is in disrepair to the existing North Kennel building. The project scope involves selective demolition of interior and exterior finishes, new framing, finishes, storefront assembly doors, roof insulation, and exterior acoustic insulation. The existing windows will be replaced, and modifications will be made to the HVAC, lighting/power, data cabling, and plumbing systems. **The project renovates approximately 3,800 square feet (SF) of space at a cost of \$47.64/SF, for a total project cost of \$181,032. The project will be funded with operational funds.**

**8. Louisiana State University and A&M College (LSU): Student Union Domestic Water Heater Installation – Baton Rouge, LA**

This project will install standalone gas-fired domestic water heaters in LSU's Student

Union which will limit the need for the facility to rely on campus steam for domestic hot water to the building. The project scope involves the installation of two gas-fired domestic water heaters, an expansion tank, and the necessary piping modifications to tie in the new water heaters while also maintaining the steam to hot water exchanger in service for back-up hot water. **The total project cost of \$250,000 will be funded with auxiliary revenues.**

**9. Louisiana State University Health Sciences Center New Orleans (LSU HSCNO):  
Center for Advanced Learning and Simulation (CALs) Building Loading Dock  
Modifications – New Orleans, LA**

The existing dock space for LSU HSCNO's CALs building cannot accommodate large trucks, and the compactor is not in an ideal location for the safety of the compactor personnel. This project involves improvements to the existing dock to provide better access and relocation of the compactor to a safer area. The project scope involves the rotation and relocation of the existing compactor, widening of the existing drive for better vehicular access, and the enlargement and extension of the current elevated dock. **The project renovates approximately 3,500 square feet (SF) of dock space at a cost of \$71/SF, for a total project cost of \$248,500. The project will be funded with operational funds.**

**STAFF RECOMMENDATION**

**Senior Staff recommends approval of the consent agenda, including the small capital projects report, as presented.**

**AGENDA ITEM IV.**

**Act 959 Project: Louisiana State University and A&M College (LSU) Headhouse Renovation**

Act 959 of 2003 permits institutions to initiate certain capital projects not exceeding \$10M that are funded with self-generated/auxiliary revenues, grants, donations, or local/federal funds. The LSU Board of Supervisors, on behalf of LSU, submitted a request for the purpose of renovating the Headhouse building to create a new food service establishment and gathering space to serve the LSU community.

The Headhouse building formerly provided access to greenhouses that extended off the rear of the building. With the construction of Camellia and Azalea Halls in 2021 (Greenhouse Development project), the greenhouses were demolished and only the Headhouse was preserved. The facility was used as a temporary office during the construction of the Greenhouse Development, but since its completion, the building has been vacant and is in disrepair. This project will renovate the Headhouse facility to provide a new food service location and common area for LSU students. The project scope involves interior and exterior renovations, including select site improvements. **The total project cost of \$5.7M will be funded with self-generated revenues provided by LSU Auxiliary Services.**

**STAFF RECOMMENDATION**

**Senior Staff recommends approval of the Act 959 project submitted by the Louisiana State University Board of Supervisors, on behalf of Louisiana State University and A&M College, for the purpose of creating the Headhouse dining facility.**