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**FACILITIES AND PROPERTY COMMITTEE
Wednesday, March 26, 2008**

The Facilities and Property Committee met on Wednesday, March 26, 2008, at 10:15 a.m. in the Louisiana Purchase Room of the Claiborne Building, 1201 North Third Street, Baton Rouge, Louisiana. Vice Chair Victor T. Stelly called the meeting to order. The roll was called and a quorum was established.

COMMITTEE MEMBERS PRESENT

Vice Chair Victor T. Stelly
Robert J. Bruno
Donna G. Klein
Ingrid T. Labat
Robert W. Levy
Roland M. Touns
Jerry Shea
Murphy Nash
Russell Mosely

OTHER BOARD MEMBERS PRESENT

Scott O. Brame
Richard E. D'Aquin
Maurice C. Durbin
Mary Ellen Roy
W. Clifford Smith
Harold M. Stokes
Pat A. Strong
Artis L. Terrell, Jr.
James L. Klock

COMMITTEE MEMBERS ABSENT

W. Clinton Rasberry, Jr., Chair
Stevie Smith

STAFF MEMBERS PRESENT

E. Joseph Savoie
Rich Griswold
Louise Moore

GUESTS PRESENT

Appendix A

SMALL CAPITAL PROJECTS REPORT

Mr. Rich Griswold, Associate Commissioner for Facilities, reported that staff had approved the following small capital projects costing less than \$350,000 since the last report:

Highland Hall Bathroom Renovations - Louisiana State University and A&M College. \$349,000 from Auxiliary Funds.

Broussard Hall (Building 98) Replace AHU and Remove Abandoned Equipment (Main Equipment Room) - Louisiana State University and A&M College. \$250,000 from Auxiliary Funds.

Evangeline Hall Bathroom Renovations - Louisiana State University and A&M College. \$320,000 from Auxiliary Funds.

David Boyd Hall - First and Second Floor Renovations - Louisiana State University and A&M College. \$349,000 from State Funds.

School of Veterinary Medicine Lab Casework and Finish Out - Louisiana State University and A&M College. \$346,000 from State Funds.

Athletic Soccer Field Renovations and Drainage Improvements - Louisiana State University and A&M College. \$300,000 from Auxiliary Funds.

Restroom and Locker Room Facility - Louisiana State University at Eunice. \$349,000 from Auxiliary Funds.

Chimes Street Pedestrian Corridor and Tree Protection - Louisiana State University and A&M College. REAPPROVAL at \$299,300 (was approved at \$250,000) from Environmental Impact Fee.

Equine Stall Renovation - Phase II - Louisiana State University and A&M College School of Veterinary Medicine. REAPPROVAL at \$212,700 (was approved at \$168,300) from State Funds.

Choppin Hall Lab - Existing Casework Replacement and Hood Installation - Louisiana State University and A&M College. \$348,000 from State Funds.

South Campus - Reroofing Building 3010 - Louisiana State University and A&M College. \$290,225 from State Funds.

Kirby Smith - First Floor Adaptive Reuse - Louisiana State University and A&M College. \$348,000 from Restricted Overhead from Grants and Contracts.

Science Building - Replacement of Air Handling Units - Louisiana State University at Eunice. \$207,000 from State Funds and \$142,000 from Other for a total of \$349,000.

Lion's Eye Center Dry Fire Suppression System - Louisiana State University Health Sciences Center in New Orleans. \$320,000 from Restricted Self-Generated Funds.

Fourth Floor Corridor Ceiling Replacement - Louisiana State University Health Sciences Center in New Orleans. \$345,000 from Restricted Self-Generated Funds.

Residence Hall ADA Improvements - Louisiana State University Health Sciences Center in New Orleans. \$349,000 from Restricted Self-Generated Funds.

Red River Watershed Management Institute Field Station - Louisiana State University in Shreveport. \$300,000 from an EPA Grant.

After discussion, the Facilities and Property Committee took the following action:

On motion of Regent Toups, seconded by Regent Bruno, the Facilities and Property Committee unanimously recommends that the Board of Regents approve the Small Capital Projects Report as presented by the staff.

FY 2008-2009 CAPITAL OUTLAY BUDGET RECOMMENDATION AMENDMENTS

Staff presented projects recommended to be added to the Board of Regents' FY 2008-2009 Capital Outlay Budget Recommendation. First, it recommended that a project to construct two parking garages at Southern University and A&M College be added to the end of the New Category. It has been anticipated for years that parking garages would eventually be required at institutions that are overcrowded and landlocked. The problem has been that the self-generation of income is prohibitive: students and faculty cannot afford to pay parking fees that must be charged to finance a garage. Garages built to date with state funds include the Medical Center in New Orleans and the Baton Rouge Community College. Other garages are under construction at the University of Louisiana in Monroe, the University of Louisiana at Lafayette, and

Southeastern Louisiana University. In most cases, the garages are partially funded from federal funds (termed Intermodal Facilities) or from the parking auxiliary as a whole. In this case, Southern University would self-generate half of the required funding, and the state would provide the other half. Cost of the project is estimated at \$37,000,000.

Staff recommended that the project be granted provisional approval so that the propriety of the State's participation in what is typically thought of as an auxiliary enterprise can be evaluated in greater depth.

After discussion:

On a motion of Regent Levy, seconded by Regent Bruno, the Facilities and Property Committee unanimously recommends that the Board of Regents defer action on the Southern University System request that the BOR amend its FY 2008-2009 Capital Outlay Budget Recommendation to include a project to construct parking garages at Southern University and A&M College. Staff is directed to conduct further evaluation relative to the propriety of the State's participation in what is typically thought of as an auxiliary enterprise.

Next, staff presented a request to supplement funding for the Construction of the Cultural Center (Information Center) at Southern University and A&M College. The project was previously recommended in the Self-Generated category of the BOR Capital Outlay Budget Recommendation utilizing federal funding of \$1,800,000. However, inflation reduced the buying power of that funding over time, and supplemental funding amounting to \$1,300,000 is thus being requested and was recommended by staff.

After discussion:

On motion of Regent Klein, seconded by Regent Toups, the Facilities and Property Committee unanimously recommends that the Board of Regents amend its FY 2008-2009 Capital Outlay Budget Recommendation to supplement funding for the

project to construct a Cultural Center (Information Center) at Southern University and A&M College. The amount of the supplement is \$1,300,000, to come from State General Obligation Bonds.

Following that, staff presented a request to supplement funding for a project to construct the T. H. Harris Hall Expansion at Southern University and A&M College. The Board of Regents' previously approved the project at \$2,900,000; however, inflation over the initial development of the project resulted in a revised architect's estimate of \$4,400,000. The project will remain in the Self-Generated category as the institution has funds available for the increase. Staff indicated that the project provides a "one stop shop" for new student testing, registration, financial aid, etc.

After discussion:

On motion of Regent Bruno, seconded by Supervisor Shea, the Facilities and Property Committee unanimously recommends that the Board of Regents amend its FY 2008-2009 Capital Outlay Budget Recommendation to supplement the project for the construction of the T. H. Harris Hall Annex at Southern University and A&M College. The project will cost \$4,400,000, with funding to come from self-generated sources.

Some apprehension was noted by the Committee on what appears to be a trend to recommend state capital outlay funding as a supplement to self-generated projects that end up with insufficient funding due to inflation or project scope creep. Staff will be mindful of that as it considers future projects.

ACT 959 PROJECTS

Staff presented a request from the Louisiana State University System for the construction of an Environmental Classroom Building at Camp Grant Walker. The project, under the

auspices of the LSU Agricultural Center, will provide educational opportunities at this facility which serves as the State's 4H Club Camp. Project costs are projected at \$570,000.

After discussion:

On motion of Regent Labat, seconded by Regent Bruno, the Facilities and Property Committee unanimously recommends that the Board of Regents approve the construction of an Environmental Classroom Building at Camp Grant Walker under the provisions of Act 959 of 2003. The project will cost \$570,000 from self-generated sources.

Next, staff presented a request to construct a Multi-Purpose Facility adjacent to the Livestock Show Arena at the Southern University Agricultural Center. The project was described as being approximately 6,224 GSF, with costs expected to be \$771,776.

After discussion:

On motion of Regent Levy, seconded by Regent Klein, the Facilities and Property Committee unanimously recommends that the Board of Regents approve the project to construct a Multi-Purpose Facility at the Southern University Agricultural Center under the provisions of Act 959 of 2003. The project will construct approximately 6,224 GSF of space at a cost of approximately \$771,776.

Then, staff presented a project to construct a Quadrangle or "Quad" at McNeese State University. As proposed, the project would provide new concrete pavers, drainage improvements, lighting enhancements, new seating, and improved landscaping to an existing area of the campus adaptable to the "Quad" concept. Cost of the project is expected to be \$1,050,000 from a self-imposed dedicated student fee dating back to 1999.

After discussion, the Facilities and Property Committee took the following action:

On motion of Regent Levy, seconded by Regent Touns, the Facilities and Property Committee unanimously recommends

that the Board of Regents approve the project to construct a Quadrangle at McNeese State University. The project, in essence a campus beautification project of an existing open area, is estimated to cost \$1,050,000 which is to come from a self-imposed dedicated student fee.

LEASES

Staff presented a request from the University of Louisiana System to lease the playing field at Cajun Field at the University of Louisiana at Lafayette to Rajun Cajun Facilities, Inc. (RCFI) for the purpose of installing a state-of-the-art artificial playing surface. Staff indicated that work is to be complete before the first home game in August 2008. Upon completion of the work, the facilities will be leased back to the university until the \$650,000 anticipated indebtedness is paid off. The terms of the lease are 6% for three years.

After discussion:

On a motion of Regent Levy, seconded by Regent Klein, the Facilities and Property Committee unanimously recommends that the Board of Regents approve the lease of the playing field at Cajun Field at the University of Louisiana at Lafayette to Rajun Cajun Facilities, Inc. (RCFI) for the purpose of installing a state-of-the-art artificial playing surface. The work is to be completed before the first game in August 2008. The improvements, anticipated to cost \$650,000, will be leased back to the university upon completion of the work, whereupon the lease will terminate with improvements donated to the university. Terms of the lease are 6% for three (3) years.

DEMOLITION OF EXISTING FACILITIES

Staff presented a project for the demolition of the existing married student housing at the University of Louisiana at Lafayette to make way for the completion of Phase I of the Legacy

Park Housing project. The facilities are substandard and are now vacant. Funding for this demolition is included in the Legacy Park project.

After discussion:

On motion of Regent Levy, seconded by Regent Klein, the Facilities and Property Committee unanimously recommends that the Board of Regents approve the demolition of substandard, existing, married student apartment buildings at the University of Louisiana in Lafayette as a continuation of the plan to provide modern housing on campus.

ADJOURNMENT

There being no further business, the Facilities and Property Committee was adjourned at 10:50 a. m.

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