

Artis L. Terrell, Jr
Chair

Robert W. Levy
Vice Chair

Marry Ellen Roy
Secretary

Sally Clausen
Commissioner of
Higher Education



Charlotte A. Bollinger
Scott O. Brame
Robert J. Bruno
Richard E. D'Aquin
Maurice C. Durbin
Donna G. Klein
Ingrid T. Labat
W. Clinton Rasberry, Jr.
Victor T. Stelly
Harold M. Stokes
Roland M. Touns
Joseph C. Wiley
Marc A. Guichard, Student
Member

BOARD OF REGENTS
P. O. Box 3677
Baton Rouge, LA 70821-3677
Phone (225) 342-4253, FAX (225) 342-9318
www.regents.state.la.us

FACILITIES AND PROPERTY COMMITTEE
September 23, 2009

The Facilities and Property Committee met on Wednesday, September 23, 2009, at 1:15 p.m. in the Louisiana Purchase Room of the Claiborne Building, 1201 North Third Street, Baton Rouge, Louisiana. Chair W. Clinton Rasberry called the meeting to order. The roll was called and a quorum was established.

COMMITTEE MEMBERS PRESENT

W. Clinton Rasberry, Jr., Chair
Victor T. Stelly, Vice Chair
Richard A. D'Aquin
Maurice C. Durbin
Robert W. Levy
Marc A. Guichard
Walter Guidry
Winnfred Sibille
Stevie Smith

COMMITTEE MEMBERS ABSENT

Roland M. Touns
Joseph C. Wiley
LSU Representative

OTHER BOARD MEMBERS PRESENT

Charlotte A. Bollinger
Scott O. Brame
Donna G. Klein
Ingrid T. Labat
Mary Ellen Roy
Harold M. Stokes

STAFF MEMBERS PRESENT

Rich Griswold
Louise Moore

GUESTS PRESENT

College Begins in Preschool

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 \$500,000 since the last report:

Louisiana State University and A&M College

LSU Soccer Complex: Storm Damaged Bleacher Replacement
\$430,000 from Other Funds

Nicholson Apartments Fencing Project
\$240,000 from Auxiliary Funds

Louisiana State University Agricultural Center

Hurricane Gustav Repairs
\$300,000 from Other Funds (Risk Management).

Hurricane Gustav Repairs - Crossing Greenhouse
\$300,000 from Other Funds (Risk Management)

Hurricane Gustav Repairs
\$200,000 from Other Funds (Risk Management)

Louisiana State University Health Sciences Center in New Orleans

Pathology Laboratory Renovation
\$425,000 from Other Funds - Self Generated - Restricted

Southern University in New Orleans

Exterior Waterproofing and Painting of New Science, Administration, W. G. Brown Hall, and L. S. Washington Library Building
\$450,000 Self-Generated Funds

Campus-Wide Upgrades to Site Lighting and Security Camera System
\$450,000 Self-Generated Funds

University of Louisiana at Lafayette

Resurface Existing Student Parking Lots at Cajun Field
\$490,000 from Other (Restricted Funds)

Nursery School Reconstruction - Hurricane Gustav Damage
\$400,000 from Other Funds

University of Louisiana at Monroe

Fant-Ewing Coliseum Locker Room Renovations
\$400,000 from Other Funds (Self-Generated)

Stubbs Hall - Exterior Window Replacement
\$495,000 from Other Funds (Self-Generated)

Intramural Field Complex Lighting Project
\$400,000 from Other Funds (Self Generated)

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

On motion of Regent D'Aquin, seconded by Regent Stelly, the Facilities and Property Committee unanimously recommended that the Board of Regents approve the Small Capital Projects Report as presented by the staff.

LEASES

Staff presented requests from the Louisiana State University System for three leases. The first of these would lease property owned by LSU and located at 1441 Canal Street in New Orleans to the New Orleans BioInnovation Center for the construction of a new facility. The facility, estimated at 66,000 GSF and costing approximately \$45,343,895, is the third of three bio-tech incubators across Louisiana to be provided under the auspices of the Louisiana Department of Economic Development (LED). The facility is intended to provide a bridge between the life sciences academic level and the real world, with the goal of incentivising graduates to remain in Louisiana and fostering development, innovation, and invention that will

lead to in-state businesses, an improved workforce, a larger tax base, and thus economic development.

Mr. Aaron Miscenich, Executive Director of the center, outlined the details of the proposed center, which is a collaborative effort between LSU, Tulane, UNO, Xavier, and other postsecondary educational institutions across the state. Mr. Bob Fudicker with the LED indicated that similar facilities also funded through LED are already in place in Shreveport and Baton Rouge, and that this project met the requirement of LED as an engine for economic development.

After discussion,

On motion of Regent Levy, seconded by Regent Durbin, the Facilities and Property Committee unanimously recommended that the Board of Regents approve the Louisiana State University System request to lease the premises at 1441 Canal Street in New Orleans to the New Orleans BioInnovation Center, LLC for the purpose of constructing a 66,000 GSF bio-tech incubation facility. The estimated cost is \$45,343,895 with state funding through the auspices of the State Department of Economic Development.

The next proposed lease involves space in the Maravich Assembly Center at LSU and A&M College in Baton Rouge to the Tiger Athletic Foundation for the purpose of replacing defective seating.

Anticipated cost of the project is \$550,000. Upon completion of the work, the lease will terminate and the improvements will be donated to the University.

After discussion: _____

On motion of Regent Levy, seconded by Regent Stelly, the Facilities and Property Committee unanimously recommended that the Board of Regents approve the LSU request to lease space in the Maravich Assembly Center at LSU and A&M College in Baton Rouge to the Tiger Athletic Foundation for the purpose of replacing defective seating. The project is estimated to cost approximately \$550,000. Upon completion of the work the lease will terminate and the improvements will be donated to the University by the Foundation.

The last lease request involves the leasing of space at five locations at the University of New Orleans to provide for improvements necessary for and stipulated in a new food service contract. Aramark Educational Services, LLC will improve various facilities at a cost of approximately \$2,200,000 in order to provide functional and appealing venues across the campus for food services. The consideration of the lease includes \$180,000 to the University as base rent. The term of the lease is ten years with an option to renew.

By outsourcing food service, the University also gains the benefit of not having to provide that service itself.

After discussion:

On motion of Regent D'Aquin, seconded by Regent Stelly, the Facilities and Property Committee unanimously recommended that the Board of Regents approve the LSU request to lease approximately 41,000 SF of space in five venues at the University of New Orleans as set forth in the new food service contract under consideration by the University. The university will receive \$180,000 per year as base rent. Term of the lease is ten years with an option to renew.

CAPITAL OUTLAY REVIEW UPDATE

Staff provided an update on the status of the FY 2010-2011 Capital Outlay Budget Request. Regent Raspberry, as Chair of the Committee, set the approach he believes is appropriate, given the unique circumstances that exist in Louisiana this year and possible for the next few years. See Appendix B, Capital Outlay in a Difficult Economy. Mr. Griswold expanded on Regent Raspberry's comments.

Staff updated the Committee on the site visits, system submittals, the process that has been used in prior years, and indicated the need to alter that process. See Appendix C, Capital Outlay Budget Recommendation FY 2010-2011 Update.

OTHER BUSINESS

ADJOURNMENT

There being no further business, the Facilities and Property Committee was adjourned at 2:00 p. m.

mtg 09-09a.wpd