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**Agenda**  
**FACILITIES AND PROPERTY COMMITTEE**  
**March 25, 2015**

10:45 a.m.  
Claiborne Building  
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 Project Report)**

1. LSU Ag Center – Rice Research Station: Building Repairs and Metal Roof/Siding Replacement
2. LSU A&M: Allen Hall Elevator Replacement
3. LSU A&M: Beauregard Hall (Pentagon Barracks) Staff Apartment
4. LSU A&M: East and West Lavelle Waterproofing and Painting
5. LSU A&M: Highland Hall Basement Modifications
6. LSU A&M: Jackson Hall (Pentagon Barracks) Roof Replacement
7. LSU A&M: McVoy Hall Roof Replacement
8. LSU A&M: Pentagon Barracks Waterproofing and Painting
9. LSU A&M: Soccer Game & Practice Field Improvements
10. LSU HSC-S: Biochemistry Lab Renovation
11. NTCC: Vet Tech and Equine Barn Facility

**IV. Major Repair Fund Reallocations**

1. Pennington: Building F Door Replacement
2. McNeese State: Alpha Hall Renovation

**V. Other Business**

**VI. Adjournment**

**Committee Members:** Richard Lipsey, Chair; Edward Markle, Vice Chair; Maggie Brakeville; Raymond Brandt; Chris Gorman; Collis Temple III; 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 March 25, 2015

- I. Call to Order
- II. Roll Call
- III. Consent Agenda (Small Capital Projects 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. 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 Agricultural Center – Rice Research Station: Building Repairs and Metal Roof/Siding Replacement – Rayne, LA**

The LSU Ag Center - Rice Research Station's project will provide various repairs to fourteen of the buildings at the Rayne, Louisiana site. The project scope consists of replacing the metal corrugated siding and roofing with new "R" type panel siding and roofing, and the replacement of obsolete doors and windows on various buildings. Approximately 23,100 SF will be upgraded at a cost of \$17.32/SF. The estimated cost is \$400,000, and project funding comes from "Other" funds (Technology Fee Funds).

2. **Louisiana State University and A&M College: Allen Hall Elevator Replacement – Baton Rouge, LA**

The existing elevator and wheelchair lift in Allen Hall no longer meet current ADA code requirements. The project will correct these deficiencies by replacing the elevator, installing a new ADA compliant ramp, and renovating classrooms affected by the new location of the elevator. Work will take place in the basement, first, and second floors occupying approximately 3,000 SF. The estimated cost of the project is \$450,000 (\$150/SF). Project funding comes from "Other" funds (Facility Use Fee).

3. **Louisiana State University and A&M College: Beauregard Hall (Pentagon Barracks) Staff Apartment – Baton Rouge, LA**

Beauregard Hall is one of the four residence halls that make up the Pentagon Community on the LSU A&M campus. The project will reconfigure existing space in Beauregard Hall to function as a staff apartment. The project scope involves converting four rooms and a bathroom into a two bedroom/one bath apartment, including space for a kitchen and living area. The bathroom will be upgraded with new fixtures and finish materials. Approximately 835 SF will be renovated at a cost of \$281.43/SF. Funding comes from Auxiliary funds in the amount of \$235,000.

**4. Louisiana State University and A&M College: East and West Laville – Waterproofing and Painting – Baton Rouge, LA**

The exterior of East and West Laville Halls are weathered and require cleaning, re-caulking, masonry repairs, re-painting, and waterproofing. The project scope consists of cleaning all of the exterior surfaces, the re-caulking of joints, re-painting of previously painted surfaces, masonry repair, and the application of a clear water repellent. Approximately 125,000 SF will be waterproofed and painted at a cost of \$1.60/SF. Funding comes from Auxiliary funds in the amount of \$200,000.

**5. Louisiana State University and A&M College: Highland Hall Basement Modifications – Baton Rouge, LA**

Highland Hall is a residence hall in the Horseshoe Community on the LSU A&M campus. This project will redesign space in the basement of Highland Hall to accommodate two classrooms, four offices, and a resident occupied space. The walls in the basement will be removed, and the space will be repurposed to create the space identified above. Approximately 4,200 SF will be renovated at a cost of \$47.62/SF. Funding comes from Auxiliary funds in the amount of \$200,000.

**6. Louisiana State University and A&M College: Jackson Hall (Pentagon Barracks) Roof Replacement – Baton Rouge, LA**

Jackson Hall is another residence hall in the Pentagon Community at LSU A&M. The existing roof on the facility has never been replaced and is past its useful life. The roof is approximately 90 years old and is original to the construction of the building. The project scope involves removing the existing tile roof and membrane down to the roof deck, the installation of new flashings, waterproofing of membranes and tile materials, and the installation of a new roofing system. Approximately 7,100 SF of space will be renovated at a cost of \$28.87/SF. Funding comes from Auxiliary funds in the amount of \$205,000.

**7. Louisiana State University and A&M College: McVoy Hall Roof Replacement – Baton Rouge, LA**

McVoy Hall is a traditional residence hall on the LSU A&M campus. The existing roof has been in place since 1994 and is in need of replacement. The project scope involves the removal of the existing built-up roof to the roof deck and the installation of new flashing along with a new built-up roofing system. Approximately 11,486 SF of space will be renovated at a cost of \$20.24/SF. Funding comes from Auxiliary funds in the amount of \$230,000.

**8. Louisiana State University and A&M College: Pentagon Barracks Waterproofing and Painting – Baton Rouge, LA**

The exterior of the four buildings that make up the Pentagon Community (Beauregard, Jackson, LeJuene, and Taylor Halls) are weathered and require cleaning, re-caulking, masonry repair, re-painting, and waterproofing. The project scope consists of cleaning all of the exterior surfaces, the re-caulking of joints, re-painting of previously painted surfaces, masonry repairs, and the application of a clear water repellent. Approximately 76,089 SF will be waterproofed

and painted at a cost of \$2.50/SF. Funding comes from Auxiliary funds in the amount of \$190,000.

**9. Louisiana State University and A&M College: Soccer Game & Practice Field Improvements – Baton Rouge, LA**

The Soccer Complex Practice Field does not drain well which limits the field's use and playability. At the same time, the Soccer Complex Game Field has a limited root zone in the center of the field which becomes easily damaged and doesn't support a deep root zone for turf. The project scope consists of installing new sub-surface drainage, a new sand profile, and irrigation on the Soccer Complex Practice Field. The project will also re-sod the Practice Field with Game Field sod. Relative to the Game Field, the project will re-grade and re-sod the field after the addition of five inches of athletic field sand to the field surface. Funding comes from Auxiliary funds in the amount of \$490,000.

**10. Louisiana State University Health Sciences Center - Shreveport: Biochemistry Lab Renovation – Shreveport, LA**

The Biochemistry Laboratory space is outdated and requires an upgrade in order to continue attracting new faculty members and increase research capabilities. The project scope consists of upgrading and modernizing three rooms (room #s 7-237, 7-239, and 7-347) serving the Biochemistry Department. The current laboratory millwork will be removed, the ceilings will be replaced, the current electrical capacity and plumbing will be expanded to accommodate new equipment, new flooring will be installed, and new supply grilles will be added with the associated duct. \$220,000 worth of VWR furniture and equipment will also be installed to help modernize the current laboratory space. Approximately 2,940 SF of space will be renovated at a cost of \$153/SF. Funding comes from Self-Generated funds in the amount of \$450,000.

**11. Northshore Technical Community College – Florida Parishes Campus: Vet Tech and Equine Barn Facility – Greensburg, LA**

The Vet Tech and Equine Barn Facility will provide an industry-standard lab for students to practice essential tasks required by the AAS Vet Tech program. Although the campus has classroom and classroom laboratory space available, students must attend off-campus clinical sites in order to practice most essential tasks. Further, the facility will house existing equipment and supplies in an industry standard facility so that students can train to become Registered Veterinary Technicians in an environment that mirrors what students will encounter in the workplace. The facility will also provide a safe place on campus to bring the animals whose presence is necessary for the instruction of the Vet Tech and Equine non-credit classes, eliminating the need to procure off-site facilities for these programs. The facility will consist of 5,100 SF of space at a cost of \$38/SF. Funding comes from "Other" funds (private donations to the LCTCS Foundation) in the amount of \$195,000.

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

#### **IV. Major Repair Fund Reallocations**

Staff received two requests to reallocate Major Repair funds provided for under the authority of Act 27 of 2006 [SUPP A7 2008]. As a reminder, the original Major Repair appropriation contained a specific listing of projects to be accomplished with the Major Repair funds. As projects are completed and/or priorities change freeing up funds for new projects, any projects utilizing funds from this specific appropriation, and not appearing on the original list, must receive both Board of Regents and Joint Legislative Committee on the Budget (JLCB) approval.

The request to reallocate Major Repair funds provided for under the authority of Act 27 of 2006 [SUPP A7 2008] will go toward the following projects:

- **McNeese State University** – Alpha Hall Renovation (supplement to capital outlay project)
- **Pennington Biomedical Research Center** – Replacement of Outdated Security Cameras (campus-wide)

**The Senior Staff recommends the Facilities and Property Committee approve the request to reallocate fund balance(s) appropriated to McNeese State University and the Pennington Biomedical Research Center, and provided for under the authority of Act 27 of 2006 [SUPP A7 2008], for the purpose of supplementing the Alpha Hall capital outlay project and replacing outdated security cameras, respectively.**

#### **VI. Other Business**

#### **VII. Adjournment**