

AGENDA

II. PROPERTY AND FACILITIES COMMITTEE

May 26 and 27, 2005

Board Room

Mr. Francis M. Gowen, Jr., Chair
Mr. Marty J. Chabert, Vice Chair
Mr. Charles V. Cusimano
Mr. Louis J. Lambert
Mrs. Dorothy Reese
Mr. James P. Roy
Mr. Charles S. Weems, III

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Property and Facilities Committee

Item 1: Recommendation to approve the architectural plans for Laville Honors College Renovations and Additions at Louisiana State University

Executive Summary

Laville Honors College combines academic programs with student housing. The project will renovate approximately 173,000 square feet with a 5,000 square foot addition connecting East and West Laville. Rooms will be reconfigured to allow for more single and double occupancy sleeping rooms. Restrooms/showers will be redesigned for more privacy. ADA and life safety issues will be addressed as well as upgrades of the mechanical and electrical systems.

The estimated construction cost is \$15.4 million. The Joint Venture of Bani, Carville and Brown Architects and Hanbury, Evans, Wright and Vlattas + Company will present the plans.

Recommendation

It is recommended that the LSU Board of Supervisors adopt the following resolution:

“NOW, THEREFORE, BE IT RESOLVED that the Board of Supervisors of Louisiana State University and Agricultural and Mechanical College does hereby approve the architectural plans for the Laville Honors College Renovations and Additions at Louisiana State University and hereby delegates the approval of the detailed plans and specifications to the Assistant Vice President and University Architect, or his designee.”

Property and Facilities Committee

Item 2: Recommendation to approve the architectural plans for a new Animal & Food Sciences Laboratory Building for the LSU Agricultural Center

Executive Summary

The new 48,000 square foot Laboratory Building will serve four (4) departments of the LSU Agricultural Center. Existing department labs are inadequate and located in several buildings on campus. Research in the departments of Animal Science, Food Science, Veterinary Science, and Dairy Science will be consolidated.

The estimated construction cost is \$9,060,000. Sizeler Architects and Grace & Hebert Architects, A Joint Venture, will present the plans.

Recommendation

It is recommended that the LSU Board of Supervisors adopt the following resolution:

“NOW, THEREFORE, BE IT RESOLVED that the Board of Supervisors of Louisiana State University and Agricultural and Mechanical College does hereby approve the architectural plans for a new Animal & Food Sciences Laboratory Building for the LSU Agricultural Center and hereby delegates the approval of the detailed plans and specifications to the Assistant Vice President and University Architect, or his designee.”

Property and Facilities Committee

Item 3: Recommendation to approve the lease of lands at University of New Orleans for the construction and operation of a tennis facility

Executive Summary

In 1979, twelve tennis courts were built on East Campus at the University of New Orleans for the use of UNO students, faculty, staff and the intercollegiate tennis teams. Over the years the courts have been resurfaced periodically, but no major renovation has been done to correct increasing undulation of the subsurface, which has led to cracks in the court surface. The uneven surface began to create a liability issue, and several instances of minor injuries were recorded. In February 2002, an intercollegiate tennis team refused to play UNO because the condition of the courts presented a safety hazard. In the spring of 2003, UNO sought other playing venues for intercollegiate matches, which required the Athletic Department to incur additional expenses in rental fees and transportation charges, as well as liability risks related to transportation. The condition of the courts also had a negative effect on recruiting.

A RFP was issued in December of 2004, and one bid was received on January 28, 2005. Pontchartrain Tennis, LLC, proposed to construct and provide a first class facility for (a) the operation and play of professional and recreational tennis, and (b) the UNO academic needs in teaching tennis classes, the UNO tennis team, and intercollegiate tennis events. The proposed facility would encompass approximately eleven and one-half (11½) acres and be bounded by Leon C. Simon Boulevard and Press Drive on the East Campus, as more fully shown on the campus map attached hereto and made a part hereof.

The proposed lease term is for fifteen (15) years with two (2) options to extend; the first for 10 years and the second for 5 years. All improvements to the leased premises as they are constructed and incorporated into the leased premises shall be owned by the Board of Supervisors for the benefit of UNO; all FF&E shall remain the personal property of Pontchartrain Tennis, LLC, but will be donated to UNO at the termination of the lease.

Proposed improvements include courts, lighting, landscaping, permanent seating for a thousand seat stadium and a clubhouse, including locker rooms, offices and café, which will all be furnished. The projected cost of all improvements and FF&E is \$2,000,000. The Tennis Center is expected to be fully operational by August 15, 2006.

Pontchartrain Tennis, LLC proposes to pay \$50,000 in rent for that period of time from the execution of the lease until occupancy of the Tennis Center; thereafter, it will pay 6% of gross revenues as rent each year.

Architectural plans will be presented to the Board at a later date.

Recommendation

It is recommended that the LSU Board of Supervisors adopt the following resolution:

“NOW, THEREFORE, BE IT RESOLVED that the Board of Supervisors of Louisiana State University and Agricultural and Mechanical College does hereby authorize William L. Jenkins, President of the Louisiana State University System, or his designee, to negotiate and enter into a lease for approximately eleven and one-half (11½) acres of land on the University of New Orleans campus to Pontchartrain Tennis, LLC, for a period of fifteen (15) years, with two (2) options to extend; the first for ten (10) years and the second for five (5) years, for the purpose of constructing, equipping, and operating a tennis facility at the University of New Orleans and to negotiate and execute any ancillary agreements between the Board of Supervisors and Pontchartrain Tennis, LLC, deemed necessary to effect this resolution.

BE IT FURTHER RESOLVED that said William L. Jenkins, President, or his designee, be and he is hereby authorized by and empowered for and on behalf of and in the name of the Board of Supervisors to include in the agreements authorized hereby, such terms and conditions as he may deem wise and in the best interest of the Board of Supervisors.”

Property and Facilities Committee

Item 4: Recommendation to approve and authorize the downsizing of Residential College One Project at Louisiana State University and reallocate a portion of the Series 2004B Bond proceeds originally to be used for the Residential College One Project to the Renovations and Additions to Blake Hall; and provide for other matters in connection therewith

Executive Summary

On October 26, 2004, the LSU Board of Supervisors issued \$51,885,000 principal amount of its Auxiliary Revenue Bonds, Series 2004B (the "Series 2004B Bonds"). The amount of \$39,700,000 of the Series 2004B Bonds were issued for the purpose of constructing the Residential College One Project.

On behalf of Louisiana State University and Agricultural and Mechanical College (the "University"), the Office of Facility Planning and Control, Division of Administration, State of Louisiana ("OFPC") issued two separate advertisements for bids for the Residential College One Project. The first advertisement received only one bid, which included a construction price approximately \$10 million above the budgeted amount of \$28,500,000. The second advertisement received no bids. The University and OFPC believe that the reason for the lack of interest in constructing the Residential College One Project at a reasonable price is that the vast majority of contractors qualified to construct a project of the magnitude of the Residential College One Project are busy rebuilding in the Alabama and Florida panhandle as a result of the devastating hurricanes last year and are being paid top dollar for the work. The University and the OFPC believe, however, that if the Residential College One Project were to be downsized, the number of qualified contractors would increase, thus yielding reasonable competitive bids to construct the Residential College One Project within the budgeted amount. As a result, the University desires to build only two of the three buildings constituting the Residential College One Project as originally envisioned. The construction of the third building would be placed "on hold" until a later date.

Downsizing the Residential College One Project as described would reduce its budgeted cost by approximately \$9,940,000, which would free up that amount of the proceeds of the Series 2004B Bonds for other use by Residential Life. The University proposes to use that portion of the proceeds of the Series 2004B Bonds to construct renovations and additions to Blake Hall. The 2004 Capital Outlay Act includes \$10,900,000 for the construction and renovations to Blake Hall. Planning funds in the amount of \$730,700 for the Blake Hall Project were included in the Series 2004B Bonds and, upon reallocation of Series 2004B Bonds, the total allocated to Blake Hall will be \$10,670,000.

The University is requesting the Board to grant approval and authorization to (i) downsize the Residential College One Project by the amount of \$9,940,000 and construct two buildings, placing the construction of the third building on hold and (ii) reallocate the Series 2004B Bond proceeds originally to be used for the third building of the Residential College One Project in the amount of \$9,940,000 to the renovations and additions to Blake Hall.

Recommendation

It is recommended that the LSU Board of Supervisors adopt the following resolution:

"NOW, THEREFORE, BE IT RESOLVED by the Board of Supervisors of Louisiana State University and Agricultural and Mechanical College (the "LSU Board") that:

SECTION 1. The LSU Board hereby grants approval and authorization to Louisiana State University and Agricultural and Mechanical College (the "University") to (i) reduce the Residential College One Project by approximately \$9,940,000 and to use proceeds of the LSU Board's Auxiliary Revenue Bonds, Series 2004B (the "Series 2004B Bonds") in that amount to construct only two of the original three buildings, and place the construction of the third building on hold and (ii) reallocate the portion of the proceeds of the Series 2004B Bonds originally to be used for the third building of the Residential College One Project in the amount of approximately \$9,940,000 to the renovations and additions to Blake Hall.

SECTION 2. The Chairman, Vice Chairman and Secretary of the LSU Board of Supervisors, the President, the Executive Vice President and the Assistant Vice President and University Architect of the LSU System and the Vice Chancellor for Finance and Administrative Services and Comptroller of the University or any one of them and their designees are hereby authorized to execute all documents and do all things necessary, on the advice of counsel to the LSU Board of Supervisors, to effectuate and implement this resolution".

Property and Facilities Committee

Item 5: Recommendation to approve the architectural plans for the "Tiger Park" softball complex at Louisiana State University

Executive Summary

The new 35,700 square foot stadium to be constructed at Louisiana State University will include approximately 1,200 fixed seats and 1,200 berm seats. The facility will provide locker rooms, coaches' offices, meeting rooms, press box, batting cage, support space, and visitor accommodations.

The estimated construction cost is \$3,900,000. The architectural firm of Trahan Architects will present the plans."

Recommendation

It is recommended that the LSU Board of Supervisors adopt the following resolution:

"NOW, THEREFORE, BE IT RESOLVED that the Board of Supervisors of Louisiana State University and Agricultural and Mechanical College does hereby approve the architectural plans for the "Tiger Park" softball complex to be constructed at Louisiana State University and hereby delegates the approval of the detailed plans and specifications to the Assistant Vice President and University Architect, or his designee."

Properties and Facilities Committee

Item 6: Update on the Board of Regents' Facilities Policy

Property and Facilities Committee
Consent Agenda Items

Recommendation to approve one construction project to be undertaken by the University of New Orleans pursuant to Act No. 959 of the 2003 Regular Session (R.S. 39:128(B)(4))

Recommendation to amend the 2005 – 2006 Capital Outlay Budget Request for Louisiana State University at Alexandria adopted by the Board of Supervisors on August 20, 2004

Recommendation to amend Exhibit “A” to the Resolution of April 14 – 15, 2005, which authorizes execution of an Interagency Lease Agreement between the Board of Supervisors of Louisiana State University and Agricultural and Mechanical College and the Department of Health and Hospitals for the construction of a public health laboratory

Property and Facilities Committee

Item 4: Recommendation to approve one construction project to be undertaken by the University of New Orleans pursuant to Act No. 959 of the 2003 Regular Session (R.S. 39:128(B)(4))

Executive Summary

Act No. 959 of the 2003 Regular Session (a copy of which is attached) enacted R.S. 39:128(B)(4), relative to the State capital construction budget, to provide an exemption from inclusion in the budget for those new construction, maintenance, or repair projects not exceeding \$5,000,000 and solely funded from self-generated revenues, grants, donation or local or federal funds, subject, however, to approval by (1) the LSU Board of Supervisors, (2) the Board of Regents, (3) the Division of Administration, Office of Facility Planning and Control, and (4) the Joint Legislative Committee on the Budget. The project contemplated under this statute is one that otherwise could not be accomplished in the normal capital outlay process due to timing or funding constraints.

The University of New Orleans requests approval of the below listed project:

- University of New Orleans – The Cove Renovations – Replace with steel structure approximately 5,000 square feet of deteriorated wood structure damaged by water and termites at an estimated total project cost of \$596,520 funded from auxiliary revenues. Dining, convenient stores, kitchen and a post office that serve students, faculty and staff are located in The Cove.

Upon approval of this project by the Board of Supervisors, the University of New Orleans requests that the LSU System Office process this project through the appropriate administrative channels.

Recommendation

It is recommended that the LSU Board of Supervisors adopt the following resolution:

“NOW, THEREFORE, BE IT RESOLVED that the Board of Supervisors of Louisiana State University and Agricultural and Mechanical College does hereby authorize William L. Jenkins, President of the Louisiana State University System, or his designee, to approve the following project and process this project through the appropriate administrative channels for approval, namely, the Board of Regents, the Division of Administration, Office of Facility Planning and Control, and the Joint Legislative Committee on the Budget pursuant to Act 959 of the 2003 Regular Session enacting R.S. 39:128(B)(4).

- University of New Orleans – The Cove Renovations – Replace with steel structure approximately 5,000 square feet of deteriorated wood structure damaged by water and termites at an estimated total project cost of \$596,520 funded from auxiliary revenues.

BE IT FURTHER RESOLVED that said William L. Jenkins, President, or his designee, is duly authorized by and empowered for and on behalf of and in the name of the Board of Supervisors of Louisiana State University and Agricultural and Mechanical College to approve the plans and specifications for the proposed improvements under this project.

BE IT FURTHER RESOLVED that said William L. Jenkins, President, or his designee, is duly authorized by and empowered for and on behalf of and in the name of the Board of Supervisors of Louisiana State University and Agricultural and Mechanical College, to take such action that he may deem wise and in the best interest of the Board of Supervisors to process and obtain administrative approvals for this project, pursuant to R.S. 39:128(B)(4)."

Property and Facilities Committee

Item 5: Recommendation to amend the 2005 – 2006 Capital Outlay Budget Request for Louisiana State University at Alexandria adopted by the Board of Supervisors on August 20, 2004

Executive Summary

At its August 20, 2004 meeting, the LSU Board of Supervisors approved the 2005 – 2006 Capital Outlay Budget Request and First Year Prioritized Categories for the Louisiana State University System. Louisiana State University at Alexandria has requested the Board amend the capital outlay budget request by adding the Renovations and Additions to the Student Center in the amount of \$2,117,180. The project will include construction of four (4) meeting rooms, an internet café, a convenience store and a food court. Remodeling of a game room and student offices is planned.

Recommendation

It is recommended that the LSU Board of Supervisors adopt the following resolution:

“NOW, THEREFORE, BE IT RESOLVED by the Board of Supervisors of Louisiana State University and Agricultural and Mechanical College that the 2005 – 2006 Capital Outlay Budget Request and First Year Prioritized Categories for the Louisiana State University System be amended to include the below listed project:

Louisiana State University at Alexandria
Category – Self-Generated

Renovations and Additions to the Student Center

\$2,117,180 – Revenue Bonds”

Property and Facilities Committee

Item 6: Recommendation to amend Exhibit "A" to the Resolution of April 14 – 15, 2005, which authorizes execution of an Interagency Lease Agreement between the Board of Supervisors of Louisiana State University and Agricultural and Mechanical College and the Department of Health and Hospitals for the construction of a public health laboratory

Executive Summary

The Board of Supervisors at its meeting of April 14 – 15, 2005, approved the lease of 38,811 square feet of property on the campus of the Health Sciences Center New Orleans to the Department of Health and Hospitals for the construction of a public health laboratory on the immovable property described on Exhibit "A" to said Resolution. It has been determined that the leased property needs to be increased to 38,921 square feet to accommodate the placement of the new building. The surveyor has revised the survey and property description, and the Board is requested to approve the amended Exhibit "A" to the previous Resolution.

Recommendation

It is recommended that the LSU Board of Supervisors adopt the following resolution:

"NOW, THEREFORE, BE IT RESOLVED that the Board of Supervisors of Louisiana State University and Agricultural and Mechanical College does hereby authorize the amendment of Exhibit "A" to its Resolution of April 14 – 15, 2005, authorizing the execution of an Interagency Lease Agreement between the Board of Supervisors of Louisiana State University and Agricultural College and the Department of Health and Hospitals for the construction of a public health laboratory, said amended Exhibit "A" is attached hereto and made a part hereof, and the Board of Supervisors does hereby authorize William L. Jenkins, President of the LSU System, to substitute the exhibit to the previous Board Resolution to reflect the revised property description."