

# **FACILITIES AND PROPERTY COMMITTEE**

**(Following the Personnel Affairs Committee)**

**Friday, December 16, 2011**

**Board of Supervisors' Meeting Room**

2<sup>nd</sup> Floor, J.S. Clark Administration Building

Southern University and A & M College

Baton Rouge, Louisiana 70813

## **AGENDA**

1. Call to Order
2. Roll Call
3. Adoption of the Agenda
4. Public Comments
5. Informational Item
  - A. Priority Capital Projects Update
6. Other Business
7. Adjournment

## **Members**

Atty. Murphy Bell, Jr. – Chair; Rev. Samuel C. Tolbert, Jr. - Vice Chair;  
Atty. Walter C. Dumas, Atty. Warren A. Forstall  
Mr. Willie E. Hendricks, Mr. Myron K. Lawson, Mrs. Ann A. Smith  
Mr. Darren G. Mire - Ex Officio

**SYSTEM OFFICE OF FACILITIES PLANNING  
PRIORITY PROJECTS UPDATE  
December 5, 2011**

**SOUTHERN UNIVERSITY BATON ROUGE**

**1. BASEBALL SUPPORT FACILITY – Project involves providing a new Baseball facility to house Coaches offices, locker room, conference room, breakroom and batting cage.**

- Architect: McElroy and Associates – Design fee \$70,000- Bond funds
- \$1,400,000 is the project budget- City Parish Capital Outlay Funds.
- Project review by Fire Marshall is complete.
- Waiting on FP&C review of front end documents and project permit from City-Parish.
- Mayor's Office has agreed to do an MOU with Southern University to administer the project. The system Facilities Office will act as their agent during project construction. MOU is in process of being drawn up.
- Bid Date: TBA
- Completion Date: TBD

**Comments:** The MOU has been turned over to the SUS Attorney and the City-Parish Attorney. The agreement should name an SU official as the agent for the City on the Baseball Project.

**2. CHILLED WATER PROJECT (COOLING) – This involves removing the abandoned subsurface hot water line loops extending from the Central Plant and replacing them with steel , pre-insulated pipe with HDPE(high density polyethylene) casing for the new chill water subsurface loop.**

- Vivien & Associates are Design Engineers - \$560,000, State GOB funds
- Chilled water project approved for funding
- \$6,938,118.00 budget available – State GOB funds
- Design completed November 2010
- Project bid February 17, 2011. Bernhard Mechanical Contractors low bidder.
- Bid was \$4,855,500.00. Contractor has mobilized and started construction.

**Comments:** Contractor has completed 60% of construction. Scheduled completion date is April, 2011.

**3. CULTURAL (INFORMATION) CENTER – This Center was designed to serve the needs of Southern University Museum of Art (SUMA), students and community. The proposed facility will provide smart (high-tech) classrooms, meeting rooms, conferencing facilities, exhibition, offices and storage. The**

**building will house the Underground Railroad Program and its other cultural and community outreach programs.**

- Hewitt and Washington Architects – Design fee \$196,000, Federal funds
- Design Completed January, 2011
- Project bid June, 2011. Low bid exceeded AFC budget of \$2,300,000.00.
- Project in process of value Engineering. Fire Marshall Review completed.
- New estimate \$2,806,368.00 federal funds and self generated (Title III, DOTD, SG ). \$600,000 – DOTD, \$900,000 – SG, \$1,306,368 – Title III.
- **Bid date: scheduled for December 14, 2011.**
- Construction completion TBD

**Comments: Architect has completed design for the Information (Cultural) Center. The new design is a one storey masonry facility with large expanses of glass. The new facility will have 10,132 sq. ft. total.**

**4. T. H. HARRIS ANNEX RENOVATION – This project involves the renovation of the Annex building for Student Federal Aid and expansion of the T.H. Harris complex to include Student Welcome Center, Retention, Tutoring, Administrative Offices , and Student Orientation Assembly Space.**

- Frank Lassiter Architect – Design fee \$256,000, Federal funds(Title III)
- Bid cost \$3,200,000.00 – Federal funds (Title III)
- Guy Hopkins contractor
- Change orders completed.  
Contractor, Southern and FP&C agreed on a settlement for \$269,000.
- **Contractor is preparing building foundation.**
- **Construction 22% complete.**
- **Construction completion anticipated for August, 2012.**

**5. F. G. CLARK ACTIVITY CENTER (PARKING) – Parking lot is deteriorated and has poor drainage. New asphalt overlay will be installed on parking lot surface, sidewalk repairs, painting of fire curb, drainage and sewerage repairs will be done and parking lot sculpture will be cleaned and painted. New bus shelters will be planned and erected for student use.**

- Funds have been identified. \$500,000.00 is available from SUBR Campus. It will be matched with a \$475,000.00 grant from the Federal Transit Authority (FTA).
- Final approval received on design contract.
- Project design documents are complete.
- Lighting – New lighting was recently installed by the SU Baton Rouge Campus.
- **Grant for \$475,000 was approved by FTA in October, 2011. \$130,000 of SU transportation funds was matched with FTA grant.**
- **Bid date: TBA**  
**Comments: Agreement between CATS and Southern University has been signed. Project is being prepared for advertisement for bid.**

**6. OUTDOOR SOLAR STREET LIGHTING – American Reinvestment and Recovery Act (ARRA) Energy Stimulus funds will be used to replace street lighting with solar LED lighting on new poles and some existing poles on major streets on the SUBR Campus. These lights will be connected to the grid which will be a considerable savings on SUBR utility costs.**

- Mel, Inc. Engineers - \$46,166 design fee, ARRA Stimulus Funds.
- Budget AFC \$461,662.00
- Lighting survey completed - \$22,000, ARRA Stimulus Funds.
- This project is being administered by S.U. System.
- Design complete.
- Bid opening was Oct. 24, 2011
- Contractor, Sun Electric \$392,000.00. contractor is ordering supplies.
- Completion is scheduled for February 28, 2012.

**7. REPLACEMENT OF LIGHTING FOR J.S. CLARK ADMINISTRATION BUILDING – ARRA Energy Stimulus Funds will be used to replace all the lighting in J. S. Clark Administration Building with LED lights.**

- Mel, Inc. Engineers - \$62,000, ARRA Stimulus Funds.
- Budget AFC \$776,877.00
- Lighting survey in progress - \$ 18,000, ARRA Stimulus Funds
- This project is being administered by FP&C
- J.S Clark Administration Building lights and the garden Lights are to be bid separately.
- Design complete.
- Project bid September 20, 2011.
- Contractor, Sun Electrical was the low bidder at \$428,000.00. Contractor ordering supplies.
- Completion is scheduled for February 28, 2012.

**8. AMPHITHEATER – An open air classroom is proposed to be built on the Mississippi River Bluff to provide a space for open air lectures, debates, concerts, plays and a place to sit and take in the magnificent view of the Mississippi River. The project will be enhanced with a plaza that connects to the Information (Cultural) Center and solar lighting.**

- Engineer: Stuart Consulting Group - \$40,000 fee, federal Title III funding.
- Contract approved by state OCR
- Budget \$500,000.00
- Bid date TBA
- Anticipated design completion TBA.
- Comments: Soil borings have been completed and Engineers are preparing report. Design is in schematic phase.

9. **FRANK HAYDEN HALL LOBBY RENOVATIONS** – this project will involve renovations of the Lobby of Frank Haden Hall and creation of a Plaza at the Entrance to enhance the facility. The proposed improvements will help the Lobby upgrade to match the renovations that were previously done in the Theater and Fine Arts areas.
- Architect: St. Martin & Brown – \$44,000 fee, Federal Title III funding.
  - Budget estimate is \$546,131.00.
  - Project design proposal is completed.
  - Design contract approved by State Off. Of Contract Review(OCR)
  - **Project new bid December 14, 2011. Prebid was held November 14, 2011.**
  - **Anticipated completed March, 2012.**
10. **Lab School Hot Water Heating Loop. – Phase II of Hot Water Loop for SUBR.**
- Vivian and Associates Engineers. - \$40,000 – GOB funds from Phase I project.
  - Budget \$494,569 – GOB funds from Phase I project.
  - Project construction started June, 2010.
  - Completion anticipated for October, 2011.
  - **Project is 100% complete.**
11. **Hot and Chill Water Final Phase Completion** – This will be the last phase of the Hot and Chill Water Project that will abandon the northern four (4) pipe system. A new satellite plant will be built to house small efficient chillers, new small efficient package boilers will be placed in building using existing runs of pipe and small efficient boilers and chillers will be placed in the Central Plant.
- **Comments: Waiting on FP&C to amend Vivian and Associates contract.**  
**The \$2 Million left from chill water project will be used to complete this phase.**
12. **Outdoor Lighting Project** – This project is an ARRA Energy Stimulus that will involve installing LED garden lighting in parking areas and around building and walks.
- **Building. Funds are ARRA Energy Stimulus funds.**
  - **Project budget \$200,000.00.**
  - **Bid opening October 18, 2011.**
  - **Contractor, Sun Electric, \$162,000.00**
  - **Project is scheduled for completion on February 28, 2012.**  
Project designed by Mel Inc. - Fee included in the \$46,166 for the F. G. Clark
13. **Baranco-Hill Student Health Center Addition** – This project will expand the existing Health Center for Students, to include additional waiting room, nurse's station, exam rooms, hazardous waste disposal area and offices.
- **Project was designed by Noland and Wong – Design fee \$46,770 Title III**
  - **Budget for project \$360,000.00 Title III**
  - **Bid opening is scheduled for November 10, 2011 at 2:00 p.m.**
  - **Anticipated completion is August, 2012.**
  - **Rebid- first bid exceeded budget.**

- **Price renegotiated with Contractor.**

## **HURRICANE GUSTAV PROJECTS**

- 14. UNIVERSITY PLACE (President's Home) – Severely damaged by Hurricane Gustav. Project is in review by FEMA, GOHSEP, ORM and FP&C for complete restoration. PW (project worksheet) is being prepared by FEMA.**
- Category E (permanent repair) for Gustav recovery design 100% complete.
  - Architect: St. Martin & Brown – Design Fee \$36,000 - ORM
  - Current project budget is \$361,000.00 – ORM/ FEMA  
PW has been reformatted based on Architect's submittal.  
An assessment of contents for University Place to be submitted to FEMA for preparation of a contents PW.
  - Project bid date TBA
  - Project anticipated completion TBA
  - **In review by FEMA and State FP&C. PW amount \$364,339.05 federal share.**
  - **PW amount \$404,281.00**
  - **Project obligated by FEMA 11-10-11.**
- 15. AUDITORIUM (Old Women's Gym) –This building is the old Intramural Sports facility. Building received substantial damage during Hurricane Gustav. Roof needs replacing, ceilings, walls, floors need repair and/or replacing, Restrooms need repair and updating and A/C system need to be installed.**
- Gustav (permanent repair) Category E
  - Insurance claim amount \$155,886.30 – ORM/FEMA
  - Jerry Campbell Architect assigned for Hurricane Assessment – Fee \$16,000 - ORM
  - Design is 20% complete – Waiting on environmental remediation
  - Funds provided by students and SUBR will complete additional renovations - \$100,000 – SG (self generated).
  - PW has been completed by FEMA, under review by FP&C and Architect.
  - Project bid date TBA
  - Anticipated completion date TBD
  - **In review by FEMA and State FP&C. PW amount is \$155,886.00.**
  - **Review in Emmie Queues.**
  - **Site visit by FEMA 11-15-11.**
- 16. RE-ROOF SU LAB MIDDLE & HIGH SCHOOL – This project involves replacing deteriorated roofs on Lab School buildings. Removing rooftop equipment and relocating to a new ground level location and relocating ducts to building attic space. Also, replacing and rebuilding the deteriorated covered walk canopies connecting the building complex.**
- Noland and Wong Architects selected November 17, 2010. Design fee \$43,050, GOB
  - Extensive restoration required as a result of water damage by Hurricane Gustav

- AFC is \$685,000.00, GOB funding and Gustav and State Major Funding.
- Bid received November 1, 2011.
- Bid exceeded Budget amount by \$132,000.00.
- Low bidder was Roofing Solutions.
- We will seek additional funding for project.
- Value engineering conducted.

**17. J. B. CADE LIBRARY ROOF- This project requires extensive renovation due to damages caused by Hurricane Gustav. The roof is completely deteriorated. Repairs are needed on the exterior and the interior of the building. The roof will be done first prior to starting on the exterior and interior repairs in order to protect these improvements.**

- Gustav Recovery (permanent repairs) Category E project
- Architect assigned, C. Spencer Smith, AIA – Fee \$50,271.00.
- J. B. Cade Library roof design 100% complete. FEMA PW is complete for new roof replacement.
- Roof repairs will be bid separate from int. & ext. repairs. PW for roof repair is complete by FEMA.
- Bid date September 9, 2011.
- Library roof replacement was awarded to Brazzo.
- Brazos's low bid was \$550,450.00.
- Roof replacement is 35% complete.
- Completion April 2012.

**18. J. B. CADE LIBRARY INTERIOR- Interior repairs are required due to Hurricane Gustav damages.**

- Gustav Recovery (permanent repairs) Category E project
- Architect assigned, C. Spencer Smith, AIA,- Fee \$117,298.00
- The AFC for construction is \$1,305,217.00
- Cade Library Interior/Exterior PW in SAL (FP&C) review.
- Bid Date: TBA
- Completion date: TBA
- Site visit by FEMA 11-15-11.

**19. E. N. MAYBERRY DINING HALL INTERIOR – Interior repairs needed due to Hurricane Gustav.**

- Mayberry Interior PW is complete.
- PW obligated at \$272,077.37
- Federal share \$5,827.10.
- St. Martin Brown Architects
- Bid Date: TBA
- PW is in SAL review (applicant/FP&C)

**20. E. N. MAYBERRY DINING HALL ROOF REPLACEMENT – this is a Gustav recovery project which consists of replacement of the entire roof under a separate PW from the interior and exterior work.**

- G. D. Architects - \$30,052 – ORM funds.
- Budget \$351,800 – FEMA funds.
- Project funds have been obligated by FEMA for roof repairs.
- Design is 100% complete.
- Bid date: October 27, 2011.
- Contractor, Brazos \$329,270.00.
- Contract is being signed.

**21. Southern University Museum of Art (SUMA) – This is a Gustav recovery project which consists of interior and exterior repairs.**

- Design and scope is complete.
- St Martin and Brown Architects – Fee \$29,628.00 ORM
- Estimated project budget is \$196,965.00.
- Waiting on FP&C to provide “G” number and process to allow project to be bid.
- Waiting on State FP&C review.
- Estimated Federal Share is \$184,852.13.
- AFC is \$205,539.22
- ORM share is \$20,539.22.
- Bid date: TBA

**22. J. B. MOORE – Repairs needed to facility due to Hurricane Gustav.**

- Design and scope is complete.
- St. Martin Brown Architects – Fee \$29,000.00
- Obligated PW for AFC is \$489,239.56.
- Project PW in SAL Review (Applicant/FP&C).
- Bid Date: TBA
- Waiting on FP&C review.
- Project obligated 11-10-11 for \$404,821.17.
- Federal share is \$1,043.60 after insurance reductions.

## **SOUTHERN UNIVERSITY AT NEW ORLEANS**

**1. IT BUILDING – New Building to house Information Technology (IT) and IT training.**

- Catgo General Contractors
- Chenevert Architects - \$202,538 fee, SG funds.

- Construction completed November 2010
- Budget \$2,531,353.00.
- Building in Contractor liability status.

**2. BUSINESS BUILDING – New building to house Business and Public Administration.**

- Hewitt Washington / Verges Rome Architects –\$ 277,000 fee, SG funds.
- Stallings Construction Co.- Contractor
- Budget \$3,463,690.00 – SG funds.
- **Project complete.**

**3. INTERIM LIBRARY – Temporary Library for students until permanent Library is renovated and mitigated.**

- Jerry Campbell Architect - \$14,797 fee for temporary facility, FEMA
- Peabody Construction- Contractor Temporary Facility
- AFC \$147,970.00 (temporary) - FEMA
- Date completed (temporary), November 5, 2010

**4. PERMANENT LIBRARY RENOVATION PROJECT – This project will restore the SUNO library to pre-hurricane conditions, include mitigation and some state of the art additions that will be ineligible by FEMA and must be paid by SUNO.**

- Permanent Library is currently in design by Architect Jerry Campbell.
- SUNO needs to decide if they want the additional items in the project and whether or not they will pay for them.
- Bid date for Library – October 11, 2011.
- Budget for library design is \$466,602.00
- Budget for construction project is 4, 666,000.
- Anticipated completion is, October, 2012.
- **Contractor, F. H. P. Tectonics Corp. \$4,595,000.00.**

**5. CENTRAL PLANT – Construction of new Central Plant to replace old Central Plant to be demolished that was more than 50% storm damaged.**

- Demolition and Reconstruction
- AST Engineers - \$800,000 fee, FEMA
- Budget \$10,000,000 (this includes equipment and piping) - FEMA
- Design 90% complete.
- Still have problems with slab height. AST will correct.
- Bid scheduled for December, 2011
- Completion date approximately 12 months or January, 2013.

Comments: The design for the Central Plant is about to start again. It was on hold while the main library was being designed because the same Engineer is designing both projects.

**6. SUNO DEMOLITIONS – 4 buildings to be demolished and replaced.**

- Request for approval to demolish four buildings on the Park Campus, not including the Central Plant. They are Clark Hall, Brown Hall (Old Science), New Science and Multi-Purpose Building.
  - This existing footprint will be used to build new buildings for SUNO. Two on the Park Campus and two on the Lake Campus.
  - 4 buildings total to be demolished and replaced are:
    - Clark Building bid Sept. 2011- \$16,000,000 – FEMA
      - Construction start in October, 2011
      - Demo scheduled completion, May 2012
      - Awarded to Zimmer Eschette II, LLC - \$194,500.00
      - Bid July 28, 2011
    - Brown hall (Old Science) – bid scheduled March, 2012
      - Demolition start in May, 2012
      - Complete Demolition in October, 2012
    - New Science Building
      - Architecture Selection- November, 2011
      - Design Phase scheduled completion – Feb., 2012
      - Demo completion – Oct., 2012
    - Multi Purpose Building
      - Architecture Selection – October, 2011
      - Design Phase scheduled completion – February, 2012
      - Demo completion – October, 2012
- Comments: presentation of SUNO Master Programming to the SU Board of Supervisors by Verges and Rome.
- Demolition costs for each of the remaining buildings are estimated to cost between \$250,000.00 and \$500,000.00 each. The proposed replacement buildings are School of Social Work, College of Education, New Science Building and Arts and Humanities Building.

**7. HURRICANE KATRINA - CAMPUS-WIDE BUILDING REPAIR**

**Hurricane Katrina devastated the SUNO Campus on August 29, 2005.**

**Temporary campus was constructed by Army Corps of Engineers on Lake Campus. Park Campus was redesigned by the Architect and building renovations began on some facilities. The major renovations have been declared temporary repairs. Other buildings were declared beyond repair and scheduled for demolition and replacement.**

- Jerry Campbell Architect – Fee \$3,417,869.67 - FEMA
- \$92,000,000 – FEMA- starting budget to restore SUNO Campus.
- Total expenditures for construction approximately \$28,000,000.00
- FEMA has agreed to reimburse \$10,000,000 spent by State.
- Balance of funding for SUNO is approximately \$64,000,000, plus \$10,000,000 reimbursement from FEMA sets balance at \$74,000,000.
- Negotiations are underway with FEMA to rebuild Temporary campus. Estimate to rebuild campus is \$16,000,000.

- Grand total to restore campus and rebuild temporary campus is estimated at \$112,500,000.  
 Comments: FEMA has refunded \$11 ½ Million back to FP&C.  
 Temporary campus is being done to replace existing at a cost of \$7 ½ Million.

**8. FACULTY & STUDENT HOUSING – New housing for SUNO Campus to house both students and faculty. Project consists of 21 buildings with a total of 699 beds. Funds borrowed from the U. S. Department of Education HBCU Capital Funding Program.**

- Walton Construction Co. - Contractor
- Architect: Bani Carville & Brown - \$3,125,000 fee, Federal funds.
- Budget \$39,067,351.60 w/ c.o's – Federal funds.
- Completed December, 2010- 3rd Phase.
- Project in Contractor liability status.

**9. HURRICANE KATRINA RELATED HOT WATER DISTRIBUTION PIPE**

- Phase II
- Hamp Construction, LLC
- Contract \$122,300.00 – FEMA funds.
- Project under construction.

**10. SUNO Incubator Project – A new building to house the Business Support Process that accelerate development of start-up and existing businesses by providing an array of resources and services. These will be provided by Incubator Management and a network of contacts. This program will serve the Metropolitan New Orleans region to help address the economic disparities. The facility will provide incubation for eight to ten small businesses.**

- Budget for the project is \$3,000, 000.00.
- Project went before the State Architecture Selection Board in November, 8, 2011
- Chasm and Fusion joint venture were awarded the contract.

**SOUTHERN UNIVERSITY AT SHREVEPORT**

**1. CLASSROOM BUILDING – This project is a new two storey masonry building to be built at Southern University Shreveport main Campus to increase the number of classrooms. The facility will have classrooms, smart classrooms with stadium seating, faculty offices, conference rooms, restrooms and storage.**

- Design and planning complete for more than two years.
- Alliance Architects/Chasm Architects
- Waiting on construction funding from Capital Outlay Budget.
- Budget \$7,000,000.00 – GOB funds.

Comments: Waiting on Capital Outlay funding.

**2. 601 TEXAS STREET ACQUISITION AND RENOVATION - This project is designed to increase capacity for the Nursing Program at the Shreveport Metro Campus and includes Acquisition of the property and renovations. The building is the Allen Building next to the existing downtown Metro Campus at 610 Texas Street.**

- Acquisition of bldg. is completed for SUSLA , March, 2011-\$357,000.00 – GOB funds.
- Budget \$1.9 million for renovations – GOB and City funds.
- Phase I Environmental Assessment- Newman Marchive Carlisle, LLC
- Design completion TBA
- Bid date TBA
- Completion date TBA
- **Architecture selection scheduled for the Allen Building Renovation on December 7, 2011.**

**3. REPLACEMENT OF TWO (2) COOLING TOWERS**

- Project Budget \$300,000.00 – Major Repair funding and Energy Stimulus Funds.
- Project was bid on February 3, 2011.
- Project cost was \$250,313.00.
- \$167,313.00 was ARRA Energy Stimulus Funds.
- \$83,000.00 was State Major Repair Funds.
- Project is complete.
- **This is an Obama ARRA energy Stimulus scheduled to be completed by February 28, 2011.**