

FACILITIES AND PROPERTY COMMITTEE

(Following the Finance and Audit Committee)

Friday, February 25, 2011

Board of Supervisors' Meeting Room

2nd Floor, J.S. Clark Administration Building

Southern University and A & M College at Baton Rouge

AGENDA

1. Call to Order
2. Roll Call
3. Adoption of the Agenda
4. Public Comments
5. Informational Reports
 - A. Priority Project Updates, by Campus
 - B. Completed Projects, SUBR
 - C. Hurricane Gustav Building Repair Management Process
6. Other Business
7. Adjournment

MEMBERS

Mr. Walter Guidry-Chair; Atty. Murphy F. Bell, Jr. – Vice Chair;
Mr. Richard J. Caiton, Atty. Walter C. Dumas, Atty. Warren A. Forstall, Mr. Myron K. Lawson,
Mr. Murphy Nash, Jr., Mr. Darren G. Mire – Ex-Officio

**SYSTEM OFFICE OF FACILITIES PLANNING
PRIORITY PROJECTS UPDATE
February 1, 2011**

SOUTHERN UNIVERSITY BATON ROUGE

1. RAVINE EROSION AND STEPTOE AVENUE REPAIR

- ABMB Engineers
- D. Honore Contractor
- Budget \$650,000.00 Phase I Contract – Phase II Contract \$3,789,515.00
- The contractor D. Honore received substantial completion January 31, 2011.
- Project is in punch-list and 45-day lien period.

2. BASEBALL SUPPORT FACILITY

- Architect: McElroy and Associates
- \$1,400,000 is the project budget.
- Project review by Fire Marshall is complete.
- Waiting on FP&C review.
- Bid Date: TBA
- Completion Date: TBD

3. UNIVERSITY PLACE (President's Home)

- Category E (permanent repair) for Gustav recovery design 95% complete.
- Architect: St. Martin & Brown
- Project budget is \$361,000.00
- Project bid date TBA
- Project anticipated TBD

4. AUDITORIUM (Old Women's Gym)

- Gustav (permanent repair) Category E
- Insurance claim amount \$155,886.30
- Jerry Campbell Architect assigned for Hurricane Assessment
- Design is 20% complete – Waiting on environmental remediation
- Gustav repairs will be completed by ORM and FP&C
- Funds provided by students and SUBR will complete additional renovations
- Project bid date TBA
- Anticipated completion date TBD

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5. HOT WATER PROJECT (HEATING)

- Vivien & Associates Design Engineers
- Airtrol is the contractor for the Project.
- Hot Water Project funded - \$3,116,800.00
- Project completed November, 2010
- Project in contractor liability stage.

6. CHILLED WATER PROJECT (COOLING)

- Vivien & Associates are Design Engineers
- Chilled water project approved for funding
- \$7,000,000.00 budget available
- Design completed November 2010
- Bid scheduled for February 17, 2011
- Project completion anticipated May, 2012

7. CULTURAL (INFORMATION) CENTER

- Hewitt and Washington Architects
- Design Completed
- Project will be bid by March, 2011.
- Project under final Fire Marshall review.
- State historic review required by federal government; must have archeologist to satisfy Section 106 review process for historic presentation.
- New estimate \$2,806,368.00
- Construction completion TBD

8. T. H. HARRIS EXPANSION

- Frank Lassiter Architect
- Bid cost \$3,200,000.00
- Guy Hopkins contractor
- Waiting on Change Order on underground utilities
- Drill piers for foundation and demolition to start 2nd week of February, 2011
- Construction 10% complete
- Construction completion anticipated May, 2012

9. RE-ROOF SU LAB MIDDLE & HIGH SCHOOL

- Noland and Wong Architects selected November 17, 2010
- Extensive restoration required as a result of water damage by Gustav
- AFC is \$615,000.00
- Additional funding required to complete necessary repairs.

10. J. B. CADE LIBRARY

- Gustav Recovery (permanent repairs) Category E project
- Architect assigned, C. Spencer Smith, AIA
- J. B. Cade Library roof design 100% complete, waiting on acquisition of funds and bid schedule.
- J. B. Cade design is 50% complete (interior) – On hold for environmental remediation work.
- Roof repairs will be bid separate from interior repairs.
- Bid date TBA
- Completion date TBD

11. F. G. CLARK ACTIVITY CENTER (PARKING)

- Funds have been identified. \$500,000.00 is available from SUBR campus public safety.
- Final approval received on design contract.
- Project bid TBA
- Lighting – New lighting will be installed with the ARRA Stimulus funds from U.S. Department of Energy.

12. OUTDOOR SOLAR STREET LIGHTING

- Mel, Inc. Engineers
- Budget AFC \$461,662.00
- Lighting survey in progress
- This project is being administered by S.U. System.
- Design development 75% complete.
- Project bid date TBA

13. REPLACEMENT OF LIGHTING FOR J.S. CLARK ADMINISTRATION BUILDING AND CAMPUS SOLAR EXTERIOR LIGHTS

- Mel, Inc. Engineers
- Budget AFC \$776,877.00
- Lighting survey in progress
- This project is being administered by FP&C
- Design development 75% complete.
- Project bid date TBA

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14. AMPHITHEATER

- Engineer: Stuart Consulting Group
- Contract approved by state OCR
- Budget \$500,000.00
- Bid date TBA
- Anticipated design completion TBD

15. FRANK HAYDEN HALL LOBBY RENOVATIONS

- Architect: St. Martin & Brown
- Budget estimate is \$546,131.00.
- Project design proposal is being prepared.
- Design contract must go to State OCR for approval.
- Bid date TBA
- Completion date TBD

16. LAW CENTER PARKING LOT ADDITION

- Sit Wong Architect
- Murry Chenevert contractor
- Budget \$40,000.00
- Project completed November 2010.

SOUTHERN UNIVERSITY AT NEW ORLEANS

1. IT BUILDING

- Catgo General Contractors
- Chenevert Architects
- Construction completed November 2010
- Budget \$2,531,353.00.

2. BUSINESS BUILDING

- Hewitt Washington / Verges Rome Architects
- Stallings Construction
- Budget \$3,463,690.00.
- 60% complete

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3. INTERIM LIBRARY

- Jerry Campbell Architect
- Peabody Construction
- Budget \$147,970.00
- Completion November 5, 2010

4. CENTRAL PLANT

- Demolition and Reconstruction
- AST Engineers
- Budget \$428,833
- Design complete
- Bid scheduled for March 2011
- Completion date TBD

5. SUNO DEMOLITIONS

- Demolition of Clark and New Science
- Request sent to state FP&C for approval to demolish two buildings.
- This footprint will be used to build new buildings for SUNO.

6. HURRICANE KATRINA - CAMPUS-WIDE BUILDING REPAIR

- Jerry Campbell Architect
- Contract \$3,364,918.67
- Total expenditures for construction approximately \$20,000,000.00

7. FACULTY & STUDENT HOUSING

- Walton Construction Co.
- Architect: Bani Carville & Brown
- Budget \$39,067,351.60
- Completed December 2010-2nd Phase.
- 3rd Phase scheduled for completion Fall 2011.

8. HURRICANE KATRINA RELATED HOT WATER DISTRIBUTION PIPE

- Phase II
- Hamp Construction, LLC
- Contract \$122,300.00

SOUTHERN UNIVERSITY AT SHREVEPORT

1. CLASSROOM BUILDING

- Design and planning complete
- Alliance Architects/Chasm Architects
- Waiting on construction funding
- Budget \$7,000,000.00

2. 601 TEXAS STREET ACQUISITION AND RENOVATION

- Acquisition scheduled 3rd week February 2011-\$357,000.00.
- Budget \$1.9 million for renovations
- Must go before Architect Selection Board
- Phase I Environmental Assessment- Newman Marchive Carlisle, LLC

3. REPLACEMENT OF TWO (2) COOLING TOWERS

- Project Budget \$3000,000.00
- Project bid opening February 3, 2011.

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SYSTEM OFFICE OF FACILITIES PLANNING

**PROJECTS COMPLETED
as of
February 1, 2011**

SOUTHERN UNIVERSITY BATON ROUGE

1. Ravine Erosion and Steptoe Avenue Repairs

- ♦ Project completed January 31, 2011.
- ♦ Project in 45-day lien period.

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Summary of Hurricane Gustav Building Repair Management Process

In August, 2008, Hurricane Gustav damaged approximately seventy (70) buildings on the Southern University Baton Rouge Campus requiring permanent (Category-E) Repairs. Temporary (Category-A and Category-B) repairs on buildings were completed by the Baton Rouge Campus. The following is a summary of the current Gustav projects status and process. This process was similar for Hurricane Katrina damages at SUNO.

Project Formulation

- ♦ The projects according to GOHSEP have been on hold until the invoices from Service Master were cleared up. The issues with Service Master are:
 1. Did not clear out costs.
 2. Invoice was not line item, it was one total cost.
 3. Overhead and profit was included in cost and was not acceptable.

- ♦ Service Master has now been paid and processing of projects can move forward.

- ♦ Site visits are being done on SUBR projects in accordance to priority list, provided by the University.
 1. Priority list is based on student, Baton Rouge Campus and System needs.
 2. FEMA will write a draft PW (project worksheet) from the scope (list of Hurricane related damages).

- ♦ Project scopes are being developed on projects by FEMA and Risk Management.
 1. Before PWs are prepared a walk-through is required.
 2. A detailed scope of hurricane related damages will be prepared.

- ♦ Special considerations are applied.
 1. When project repairs exceed more than 50% of the replacement value.
 2. When EHP (environmental, historical preservation) considerations exist.
 3. When mitigation has to be considered (i.e., replacing existing windows with storm resistant windows and bringing projects up to new code standards).

- ♦ Adjustment to the PW (Project Worksheets) has to be written by FEMA.
 1. A new version of the PW written includes involvement from FEMA, GOHSEP, ORM SUBR and FP&C.

- ♦ Everyone involved must agree on the scope before the PW is written.
 1. Agreement has to involve FEMA, GOHSEP, ORM, SUBR & FP&C
 2. This will involve weekly meetings until all parties agree.

Summary of Hurricane Gustav Repair Management Process

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- ♦ After the PW is written, everyone must agree with the PW.
 1. Agreement on PW involve FEMA , GOHSEP, ORM, SUBR, and FP&C
 2. Meeting held each week until there is a consensus on each line item on the PW.
 3. After each party agrees the final PW version is written by FEMA.
 4. Estimated time for FEMA to prepare an adjusted version is 6-8 weeks.

Design Services

- ♦ Must procure A/E Services:
 - (1) Direct appointment of Architect of Engineer, project estimate of repairs is less than \$500,000.00.
 - (2) Louisiana Board selection of Architect or Engineer, project exceed \$500,000.00
- ♦ Review project scope
- ♦ Evaluate project scope changes
- ♦ Evaluate cost estimate
- ♦ Review preliminary plans
- ♦ Review final plans
- ♦ Ensure adequate funding
- ♦ Schedule bidding
- ♦ Estimated timeline for design services is approximately 6-8 months

Construction Activities

- ♦ Procure construction services
- ♦ Review contractor pay applications
- ♦ Make routine site visits
- ♦ Ongoing monitoring of grantee
- ♦ Evaluate and approve change orders

Summary of Hurricane Gustav Repair Management Process

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- ♦ Review work for final acceptance
- ♦ Estimated timeline for construction (depending on size of project scope) is 4 to 14 months.

Project Closeout

- ♦ Project payment request
- ♦ Project cost reconciliation
- ♦ Project inspection request
- ♦ Evaluate and estimate cost overruns
- ♦ Prepare PW version of cost adjustments
- ♦ Other closeout activities