

FACILITIES AND PROPERTY COMMITTEE

(Following the Finance and Audit Committee)

Friday, May 13, 2011

Board of Supervisors' Meeting Room
2nd Floor, J.S. Clark Administration Building
Southern University and A & M College
Baton Rouge, Louisiana

AGENDA

1. Call to Order
2. Roll Call
3. Adoption of the Agenda
4. Public Comments
5. Informational Item(s)
 - A.) Priority Capital Projects Update as of May 2, 2011 (by campus)
6. Other Business
7. Adjournment

MEMBERS

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

**SYSTEM OFFICE OF FACILITIES PLANNING
PRIORITY PROJECTS UPDATE
May 2, 2011**

SOUTHERN UNIVERSITY BATON ROUGE

- 1. RAVINE EROSION AND STEPTOE AVENUE REPAIR –**
Project involved correction of erosion of SUBR Ravine slopes. To prevent loss of ROTC buildings, repair of Steptoe Avenue sidewalk and street erosion correction with and new asphalt overlay.
 - ABMB Engineers – Design fee \$34,000
 - D. Honore Contractor
 - Budget \$650,000.00, Phase I AFC Contract \$366,294 – State GOB
 - Budget \$6,000,000, Phase II AFC Contract \$3,833,645.00 – IEB (Interim Emergency Funds)
 - Orig. sum \$3,674,000 with 6 e.o.'s totaling \$145,649.
 - The contractor D. Honore received substantial completion January 31, 2011.
 - Project is in punch-list and 45-day lien period.

- 2. BASEBALL SUPPORT FACILITY – Project involves providing a new Baseball facility to house Coaches offices, locker room, conference room, break room 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 docs.
 - Bid Date: TBA
 - Completion Date: TBD

- 3. 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 95% complete.
 - Architect: St. Martin & Brown – Design Fee \$36,000 - ORM
 - Current project budget is \$361,000.00 – ORM/ FEMA
 - Project bid date TBA
 - Project anticipated completion TBD

- 4. AUDITORIUM (Old Women's Gym) –This building is the old Intramural Sport 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
 - FEMA is in process of preparing PW.
 - Funds provided by students and SUBR will complete additional renovations - \$100,000 – SG (self generated).
 - Project bid date TBA
 - Anticipated completion date TBD
- 5. HOT WATER PROJECT (HEATING) – This project involved abandoning old deteriorated subsurface hot water lines for heating from the SUBR Central Plant, and installing smaller more energy efficient boilers in buildings.**
- Vivien & Associates Design Engineers – Design fee \$349,244, State GOB funds.
 - Airtrol is the contractor for the Project.
 - Hot Water Project funded - \$3,953,305.00, State GOB funds.
 - Project completed November, 2010
 - Project in contractor liability stage.
- 6. 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
 - Bid held February 17, 2011. Bernhard Mechanical Contractors low bidder.
 - Bid was \$4,855,500.00. Contractor has mobilized and started construction.
 - Project completion anticipated May, 2012
- 7. 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 will be bid by June, 2011
 - Project under final Fire Marshall review
 - State historic review required by federal government; must have a contract with an Archeologist during initial construction to satisfy Section 106 review process for historic presentation. DOTD will provide funding for Archaeologist with proj. funds.
 - 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.
 - Construction completion TBD

- 8. 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
 - Waiting on Change Order on underground utilities
 - Drill piers for foundation and demolition to start 2nd week of May, 2011
 - Construction 10% complete
 - Construction completion anticipated June, 2012
- 9. 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 \$615,000.00, GOB funding
 - Additional funding will be required to complete necessary repairs.
- 10. J. B. CADE LIBRARY- 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
 - J. B. Cade Library roof design 100% complete, waiting on acquisition of funds and bid schedule. FEMA PW is complete for new roof replacement.
 - J. B. Cade design is 50% complete (interior) – On hold for environmental remediation work and roof repair.
 - Roof repairs will be bid separate from int. & ext. repairs. PW for roof repairs is complete by FEMA
 - Bid date TBA
 - Completion date TBD
- 11. 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 sheltered will be planned and erected for student bus shuttles. Entrance Archway Sign is proposed at the University entrance on Harding that will provide a bus shelter.**
- Funds have been identified. \$500,000.00 is available from SUBR Campus. It will be matched with a \$475,000.00 grant from FTA.

- Final approval received on design contract.
- Project bid - TBA.
- Lighting – New lighting will be installed with the ARRA Energy Stimulus funds from U.S. Department of Energy – bid TBA.

12. OUTDOOR SOLAR STREET LIGHTING – American Reinvestment and Recovery Act (ARRA) Energy Stimulus funds will be used to replace all or most of the Street lighting on SUBR Campus with solar UV lights. These lights will be connected to the grid which will be a considerable savings on SUBR utility costs.

- Mel, Inc. Engineers - \$46,000, ARRA Stimulus Funds.
- Budget AFC \$461,662.00
- Lighting survey in progress - \$22,000, ARRA Stimulus Funds.
- 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 – ARRA Energy Stimulus Funds will be used to replace the lighting in J. S. Clark Administration Building and replace lighting around buildings and in parking lots on SUBR Campus with Solar UV lighting.

- 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
- Design development 75% complete.
- Project bid date TBA

14. 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 TBD

15. 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 design is approx. 30% complete.
- Bid date TBA
- Completion date TBD

16. LAW CENTER PARKING LOT ADDITION – New parking slots were added and a new drive lane was added for ingress and egress.

- Sit Wong Architect - \$4,000 fee, SG funds.
- Murry Chenevert - contractor
- Budget \$40,000.00
- Project completed November 2010.

17. Dorm Renovations for three buildings at SUBR. – Include interior and exterior renovations and ADA compliance to improve living conditions.

- Dorms are Reed, White and Jones Hall.
- Budget \$500,000 for each dorm. – SG funds
- Funds still need to be Identified

18. 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 June 2011.

19. E. N. Mayberry Dining Hall Roof replacement – this is a Gustav recovery project which consist replacement of the entire under a separate PW from the interior and exterior work.

- G. D. Architects - \$30,052 – FEMA funds
- Budget \$351,800 – FEMA funds
- Project construction start upon obligation of funds by FEMA
- Completion anticipated to be determined

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.

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.
- 80% complete, completion anticipated for June, 2011.

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

- Jerry Campbell Architect - \$14,797 fee, FEMA
- Peabody Construction
- AFC \$147,970.00 - FEMA
- Date completed, November 5, 2010

4. 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 - FEMA
- Design complete
- Bid scheduled for May, 2011
- Completion date TBD

5. SUNO DEMOLITIONS – 4 buildings to be demolished and replaced.

- Request sent to state FP&C for approval to demolish two buildings (Clark and New Science).
- This footprint will be used to build new buildings for SUNO.
- 4 buildings total to be demolished and replaced are:
 - Clark Building \$16,000,000 - FEMA
 - New Science \$17,000,000 - FEMA
 - Old Science \$15,000,000 - FEMA
 - Multi-Purpose(Brown) \$26,000,000 - FEMA
 - Mitigation estimate \$1,500,000 - FEMA

6. HURRICANE KATRINA - CAMPUS-WIDE BUILDING REPAIR

- Jerry Campbell Architect – Fee \$3,364,918.67 - 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.

7. 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.
- All phases have been turned over to SUNO for occupancy. Currently in punch list.

8. HURRICANE KATRINA RELATED HOT WATER DISTRIBUTION PIPE

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

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.

2. 601 TEXAS STREET ACQUISITION AND RENOVATION - This project is designed to increase capacity for the Nursing Program at the Shreveport Downtown Campus and includes Acquisition of the property and renovations. The building is next to the existing downtown 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.
- Must go before Architect Selection Board to select Architect.
- Phase I Environmental Assessment- Newman Marchive Carlisle, LLC

3. REPLACEMENT OF TWO (2) COOLING TOWERS

- Project Budget \$300,000.00 – Major Repair funding.
- Project was bid on February 3, 2011.