

# **FACILITIES AND PROPERTY COMMITTEE**

**(Following the Finance and Audit Committee)**

**Friday, March 30, 2012**

3rd Floor – Multi -Media Purpose Room

Southern University Metro Center

610 Texas Street

Shreveport, Louisiana 71107

## **AGENDA**

1. Call to Order
2. Roll Call
3. Adoption of the Agenda
4. Public Comments
5. Action Item--
  - A. AT & T Proposal, SUS
  - B. Resolution Naming Administration Building, SUNO
6. Informational Items--
  - A. Monthly Executive Project Summary, Campuses
  - B. Priority Projects Update, Campuses
7. Other Business
8. Adjournment

## **MEMBERS**

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



# SOUTHERN UNIVERSITY AND A&M COLLEGE SYSTEM

BATON ROUGE, LOUISIANA 70813  
(225) 771-2011

Baton Rouge, New Orleans,  
Shreveport/Bossier City  
LOUISIANA

Office of Facilities Planning  
(225) 771-3670

March 23, 2012

OK  
3.23.12  
M

Fax Number:  
(225) 771-2922

To: Dr. Ronald Mason, Jr.  
President  
Southern University System

Re: AT&T Option/Lease Agreement

Dear President Mason:

This is a request for your approval and the Board of Supervisors to give AT&T permission to install a 120 foot monopole cellular Tower (single pole), on the Northern portion of the SUBR Campus. It will be placed around the Housing area. The exact site still has to be determined and will be 75'x75'. AT&T is attempting to improve the poor cellular service in this area.

AT&T is offering a long term Option/Lease Agreement. AT&T has tentatively accepted our counter offer to their proposal. We requested a one year option period at \$500.00 per/year. This time will be used to provide soil borings, surveys, testing, title work, etc. Lease term is initial five (5) year term @ \$24,000.00 per year (\$2000.00 per month). A ten percent increase in rent will be provided for each five (5) year renewal. There are four (4), five (5) year renewal terms.

AT&T initial offer was for two, two (2) year options at \$500.00 per year, and five (5) year term at \$20,000.00 per year (\$1666.67.00 per month), with a 10% increase each five (5) year renewable term.

Sincerely,

Endas Vincent  
System Director Facilities Planning

## Cheryl Dunn

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**From:** Paul Begneaud  
**Sent:** Friday, March 23, 2012 9:12 AM  
**To:** Endas Vincent  
**Cc:** MoudgilSU@aol.com; Kevin Appleton; Ronald Mason,Jr; Evola Bates; Cheryl Dunn  
**Subject:** RE: Fw: Counter Proposal Southern Uni-AT & T/Cingular Wireless Proposed 120' Cellular Tower N...

Mr. Vincent,

I have gotten a reply from AT & T as to Southern University's counter proposal regarding 120' cellular tower, important details as follows;

1. AT & T has tentatively agreed to the counter proposal, the equipment and coverage on the tower will be for AT & T, the Option/Lease and actual construction of the tower will be contacted out to American Tower Inc. , American Tower Inc. has built numerous towers for AT & T they are a solid tower construction company with an excellent track record for building cellular towers nation wide.
2. The location of the proposed tower needs to be detailed prior to actual American Tower Inc. Option/Lease document delivery for legal review by Southern, I can meet any time next week and detail location obtaining a latitude & longitude reading, making a report to AT & T radio frequency engineers for approval of location, location approval must be obtained to proceed with the site.
3. As to the location I know that AT & T is looking for coverage by and or very close to the entrance of Southern's campus housing area, in the Northwestern portion of the campus.
4. Once the location has been approved by AT & T, an American Tower, Inc. Option/Lease document will be forwarded to Southern for legal review and comment, it could be at that time the proposal is placed on the Agenda for the SU Board of Supervisors meeting.

I look forward to your reply, AT & T is committed to customer satisfaction and excellent coverage.

If you have any questions please e-mail or call 337-230-7289.

Thanks  
Paul  
Paul Begneaud/Agent AT & T/Cingular Wireless  
119 Veterinarian Road  
Lafayette,LA 70507  
Office-337-896-6392  
Fax-337-896-2850  
Cell-337-230-7289  
e-mail address, as follows;  
[paulbegneaud@myntp.com](mailto:paulbegneaud@myntp.com)

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**From:** Paul Begneaud [mailto:paulbegneaud@myntp.com]  
**To:** Endas Vincent [mailto:endas\_vincent@sus.edu]  
**Cc:** MoudgilSU@aol.com, Kevin Appleton [mailto:Kevin\_Appleton@sus.edu], Ronald Mason,Jr [mailto:Ronald\_Mason@sus.edu], Evola Bates [mailto:evola\_bates@sus.edu], Cheryl Dunn [mailto:cheryl\_dunn@sus.edu]  
**Sent:** Tue, 13 Mar 2012 09:59:58 -0500  
**Subject:** RE: Fw: Southern Uni-AT & T/Cingular Wireless Proposed 120' Cellular Tower N...

Mr. Vincent,  
I have forwarded your counter proposal request to AT & T/Cingular Wireless for comment and review, I will advise as soon as I obtain an answer.

Thanks

Paul

337-230-7289

Paul Begneaud-Agent AT & T/Cingular Wireless

119 Veterinarian Road

Lafayette, LA 70507

Office-337-896-6392

Fax-337-896-2850

Cell-337-230-7289

e-mail address, as follows;

[paulbegneaud@myntp.com](mailto:paulbegneaud@myntp.com)

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**From:** Endas Vincent [mailto:[endas\\_vincent@sus.edu](mailto:endas_vincent@sus.edu)]

**To:** [paulbegneaud@myntp.com](mailto:paulbegneaud@myntp.com)

**Cc:** [MoudgilSU@aol.com](mailto:MoudgilSU@aol.com), Kevin Appleton [mailto:[Kevin\\_Appleton@sus.edu](mailto:Kevin_Appleton@sus.edu)], Ronald Mason, Jr [mailto:[Ronald\\_Mason@sus.edu](mailto:Ronald_Mason@sus.edu)], Evola Bates [mailto:[evola\\_bates@sus.edu](mailto:evola_bates@sus.edu)], Cheryl Dunn [mailto:[cheryl\\_dunn@sus.edu](mailto:cheryl_dunn@sus.edu)]

**Sent:** Tue, 13 Mar 2012 09:57:10 -0500

**Subject:** RE: Fw: Southern Uni-AT & T/Cingular Wireless Proposed 120' Cellular Tower N...

Paul,

After review of your proposal to install a Cingular 120' Cellular tower on the Southern University Baton Rouge Campus, we have agreed to place this item on the Facilities Committee Agenda this month for the SU Board of Supervisors. In order for this items to be placed on the agenda, we are recommending a counter offer to AT&T. We are requesting a one year option initially and a five year term @ \$2000.00 per month (\$24,000.00 per year). Please let me know if this is agreeable. I need to send the information to be added to the SU Board of Supervisors Agenda right away.

## Endas W. Vincent

System Director Facilities Planning

Southern University System

J. S. Clark Admin. Bldg., 4th Floor

Southern Branch Post Office

Baton Rouge, LA 70813

Tel : 225-771-5507

FAX: 225-771-2922

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From: [paulbegneaud@myntp.com](mailto:paulbegneaud@myntp.com)

To: [MoudgilSU@aol.com](mailto:MoudgilSU@aol.com)

Sent: 3/8/2012 3:33:58 P.M. Central Standard Time

Subj: Fw: Southern Uni-AT & T/Cingular Wireless Proposed 120' Cellular Tower North Campus

Mr. Moudgil,

Per our meeting of 3/7/2012 and your request of written proposal please be advised that AT & T/Cingular Wireless is interested in pursuing an Option/Lease Agreement with Southern University regarding a small 120' monopole cellular tower, (single pole) located in the vicinity of the Northern portion of Southern's campus in and around the housing area (exact location to be determined at future date, site size, 75' x 75' ).

AT & T/Cingular Wireless is aware that the coverage in this vicinity is lacking and desires to provide better cellular coverage to this area.

As such AT & T/Cingular Wireless is willing to offer a long term Option/Lease Agreement, important terms as follows;

Option period-One year with ability to renew for another one year time period-\$500.00 per option period-( the option period is needed for due-diligence surveys, soil bores, testing, title work, etc.)

Lease Term if Option is activated-initial five (5) year term @ \$20,000.00 per year (\$1,666.67 per month), a 10 % increase in rent for every five year renewal term of which there are four (4 ), five (5) year renewal terms.

If you would advise to preliminary approval by Southern University to proceed with this proposal I can meet with you in the future and determine a suitable location (which will have to be approved by AT & T/Cingular Wireless Radio Frequency Engineers).

I want to thank in advance for your time and consideration in this important proposal, AT & T/Cingular Wireless is committed to customer satisfaction and excellent service.

Respectfully

Paul Begneaud-Agent AT & T/Cingular Wireless

119 Veterinarian Road

Lafayette,LA 70507

Office-337-896-6392

Fax-337-896-2850

Cell-337-230-7289

e-mail address, as follows;

[paulbegneaud@myntp.com](mailto:paulbegneaud@myntp.com)

**SOUTHERN UNIVERSITY AT NEW ORLEANS**

6400 Press Drive  
New Orleans, LA 70126-0002  
(504) 286-5311  
FAX (504) 284-5500  
www.suno.edu

FACILITIES ITEM 5B

OFFICE OF THE CHANCELLOR

March 26, 2012

Ronald Mason, J.D.  
President  
Southern University System  
J.S. Clark Administration Building  
Baton Rouge, LA 70813

Dear President Mason,

Louisiana State Representative Wesley Bishop authored a resolution during the 2011 Legislative Session to name the Administration Building at Southern University at New Orleans (SUNO) in honor of Dr. Emmett W Bashful, Chancellor Emeritus and first chancellor of SUNO. I seek your approval to place this item on the March agenda of the Board of Supervisors in order to have a bill authored to allow the naming to become law.

If this item does not appear on the March agenda, the bill cannot be submitted this session since the last day to file is April 5, 2012. Thanks very much.

Sincerely,

A handwritten signature in black ink, appearing to read "Victor Ukpolo".

Victor Ukpolo, Ph.D.  
Chancellor

Approval:

A handwritten signature in black ink, appearing to read "Ronald Mason".  
\_\_\_\_\_  
Ronald Mason, J.D., President  
Southern University System

First Extraordinary Session, 2011  
HOUSE CONCURRENT RESOLUTION NO. 15  
BY REPRESENTATIVE BISHOP

A CONCURRENT RESOLUTION

To urge and request the Southern University Board of Supervisors to name the administration building at Southern University at New Orleans in honor of former chancellor Dr. Emmett W. Bashful.

WHEREAS, Dr. Emmett W. Bashful, former chancellor of Southern University at New Orleans (SUNO), died on Saturday, February 26, 2011, at the age of ninety-three; and

WHEREAS, a native of Pointe Coupee Parish, Dr. Bashful grew up in Baton Rouge and graduated from Southern University in 1940, taught public school in Allen Parish for one year, was a businessman, and served with valor in the United States Army from 1942 until 1946; and

WHEREAS, Dr. Bashful later taught political science at Florida A&M University and also taught political science for one year at his alma mater before being asked in 1959 by Southern president Felton G. Clark to open the New Orleans campus of Southern University; and

WHEREAS, from 1959 until 1987, Dr. Bashful served with great distinction as dean, vice president, and ultimately chancellor of SUNO, the first person to hold this vital position, and after his retirement, he served as chancellor emeritus; and

WHEREAS, under Dr. Bashful's superb leadership and direction, SUNO, which began with one building and one hundred fifty-eight students, grew tremendously, adding hundreds of course offerings and many buildings; and

WHEREAS, over the course of his highly productive career, Dr. Bashful received numerous honors and awards, and in recognition of his singular contributions, a block of Robert E. Lee Boulevard was named Emmett W. Bashful Boulevard; and

WHEREAS, the memory of Dr. Bashful will long continue to be a source of tremendous pride for his family, his friends, SUNO, the state of Louisiana, and the United States of America; and

WHEREAS, in order to pay tribute to him for a distinguished career of excellence in higher education and to recognize his momentous contributions and achievements, it is appropriate that the SUNO administration building be named in honor of Dr. Emmett W. Bashful.

THEREFORE, BE IT RESOLVED that the Legislature of Louisiana does hereby urge and request the Southern University Board of Supervisors to name the administration building at Southern University at New Orleans in honor of former chancellor Dr. Emmett W. Bashful.

BE IT FURTHER RESOLVED that a suitable copy of this Resolution be transmitted to the chairman of the Southern University Board of Supervisors.

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SPEAKER OF THE HOUSE OF REPRESENTATIVES

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PRESIDENT OF THE SENATE



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**First Extraordinary Session  
2011**

Prepared by the staff of the  
David R. Poynter Legislative Research Library  
LOUISIANA HOUSE OF REPRESENTATIVES

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## ABBREVIATIONS

**&**  
and

**#**  
Number

**1<sup>st</sup>**  
First (and other numerical sequences)

**B.R.**  
Baton Rouge

**Co.**  
Company

**Dr.**  
Doctor

**E.S.**  
Extraordinary Session

**Gov.**  
Governor

**Inc.**  
Incorporated

**Jr.**  
Junior

**La.**  
Louisiana

**LCTCS**  
La. Community & Technical College System

**LLC**  
Limited Liability Corporation/Company

**Regs.**  
Regulations

**Rep.**  
Representative

**R.S.**  
Revised Statutes

**Sr.**  
Senior

**St.**  
Saint

**SUNO**  
Southern University - New Orleans

**TRSL**  
Teachers' Retirement System of La.

**US**  
United States

**W&F**  
Wildlife & Fisheries

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# SOUTHERN UNIVERSITY AND A&M COLLEGE SYSTEM

BATON ROUGE, LOUISIANA 70813

(225) 771-2011

Baton Rouge, New Orleans,  
Shreveport/Bossier City  
LOUISIANA

Office of Facilities Planning  
(225) 771-3670

**Fax Number:**  
**(225) 771-2922**

March 9, 2012

TO: Facilities Committee, S. U. Board of Supervisors  
FROM: System Office of Facilities Planning  
RE: Monthly Executive Project Summary

The following is a brief summary of projects on the Southern University System Campuses. More detailed information can be obtained from the attached System Priority Projects Update Report.

## Southern University Baton Rouge

### Under Construction

1. Chill Water Project	\$4,855,500.00
2. T. H. Harris Annex Expansion	\$3,200,000.00
3. Intramural Sports Complex	\$6,100,000.00
4. Outdoor LED Street Lighting	\$392,000.00
5. Outdoor Garden & Shoe box lights	\$162,000.00
6. J. S. Clark Administration Bldg. Lighting	\$428,000.00
7. Frank Hayden Hall Lobby ADA Renovations	\$546,131.00
8. Baranco-Hill Health Center Addition	\$360,000.00
9. Reroof Lab School Middle and High School	\$685,000.00
10. J. B. Cade Library Roof Replacement	\$550,450.00
11. Reroof E. N. Mayberry Dining Hall	\$329,270.00

Planning and Design

12. Baseball Support Facility	\$1,400,000.00
13. Cultural (Information) Center	\$2,806,368.00
14. F. G. Clark Activity Center Parking	\$605,000.00
15. University Place	\$404,281.00
16. Women's Gym (Auditorium)	\$155,886.00
17. E. N. Mayberry interior Repairs	\$272,077.37
18. S. U. Museum of Art (SUMA)	\$205,539.00
19. Amphitheater (Estimate)	\$530,000.00
20. J. B. Moore	\$404,821.17
21. Collections and Receivables	\$2,088.38
22. Hot and Chill Water Phase IV	\$1,236,006.00
23. Registrar's & Admission office Renovation	\$215,000.00
24. Lottie Anthony Renovation	\$17,244.00
25. J. B. Cade Library Interior Renovations	\$1,305,217.00
26. Higgins Hall Renovations	\$ In process
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28. James Lee Hall Renovations	\$ in process

Completed Projects

29. Hot Water Project	\$3,303,464.00
30. Emergency Stabilization of Ravine	\$3,674,000.00
31. Reroof Dunn Hall	\$270,357.00
32. Hot Water Underground Repl. Lab School	\$402,410.00
33. Reroof Fisher Hall	\$208,105.00

Under Construction

1. Clark Building Demolition	\$16,000.00
2. Permanent Library Renovations (on Hold)	\$4,595,000.00

Planning and Design

3. Central Plant Replacement	\$10,000,000.00
4. SBMI-CBA Small Business Incubator	\$2,450,000.00
5. Health and Education Building Renovation	\$970,633.00
6. New Modular Building Project	\$7,500,000.00
7. University Center Renovation	\$2,552,165.00
8. Permanent repairs to five buildings, Administration, W. Brown Hall, Multi-Purpose Classroom, University Center Complex and New Science Building	\$11,813,560.00
9. Demolition of Brown Hall (Old Science)	\$500,000.00
10. Demolition of New Science Building	\$500,000.00
11. Demolition of Multi Purpose Building	\$500,000.00

Completed Projects

12. I T Building	\$2,531,353.00
13. New business Building	\$3,463,690.00
14. Interim Library	\$147,970.00
15. Faculty and Student Housing	\$439,063,351.00
16. Removal of Hot Water Pipe and Replacement of walks	\$122,300.00

Southern University Shreveport (SUSLA)

Planning and Design

1. Classroom Building \$7,000,000.00
2. Allen Building Renovation, 601 Texas Street \$1,900,000.00

Completed Projects

3. Replacement of two cooling towers \$250,313.00
4. Master Plan SUSLA Campuses \$86,000.00
5. Allen Building Acquisition \$357,000.00

Submitted By,

Endas Vincent

System Director Facilities Planning

**SYSTEM OFFICE OF FACILITIES PLANNING  
PRIORITY PROJECTS UPDATE  
March 9, 2012**

**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. **A meeting was held in the Mayor's Conference Room on February 17, 2012. In attendance were representatives of the mayor's Office, Department of Public Works, State FP&C and Southern University System. It was decided in the meeting that the City would bid and assist in providing project management for the Southern University Baton Rouge Baseball Support Project.**

**2. Intramural Sports Complex- Project involves providing recreation spaces in a new Intramural Facility funded by with Bond Funds. Designed spaces in the complex, include two basketball courts, two aerobic rooms, wii game room, refreshment bar, fitness area, weight exercise area, rock climbing wall, locker rooms and showers, lobby, offices and storage areas.**

- M3A Architects designers- Fee \$ 441,831.50 (Bond Funds)
- Project AFC budget- \$6.1 Million.- (Bond Funds)
- Design complete.
- Project is under construction. Project construction is 5% complete.
- Project completion is anticipated for December, 2012.

**3. 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.
- Project scheduled for completion in April, 2012.

**Comments: Contractor has completed 85% of construction. A punch list for the project will begin in about two weeks. Any damage to utilities, etc. is being corrected by Bernhard Mechanical Contractors as the work progresses.**

- 4. 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 and will one story building totaling 10,132 sq. ft.**
  - 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, Self - Generated). \$600,000 – DOTD, \$900,000 – SG, \$1,306,368 – Title III.
  - **Bid date: Project bid December 14, 2011.**
  - **Low bid exceeded the project budget of \$2,700,000 by \$900,000. Current fund raising and value Engineering is being pursued.**
  - **Anticipated project will be rebid in July, 2012.**
  - Construction completion TBD
  
- 5. 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
  - Chance orders completed.
  - Contractor was paid \$269,000 for unforeseen obstructions and utilities that needed to be relocated.
  - Contractor has completed drill piers poured the concrete foundation.

- Steel Framing is being erected. Windows and doors are in the process of being installed in the Financial Aid component. Concrete floors have been installed and concrete block walls and metal roofing is being installed.
- Construction 38% complete.
- Construction completion anticipated for August, 2012.

**6. 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.**

- 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: anticipated for April, 2012 with completion by August, 2012.  
Comments: Agreement between CATS and Southern University has been signed. Project is being prepared for advertisement for bid.

**7. OUTDOOR STREET LIGHTING – American Reinvestment and Recovery Act (ARRA) Energy Stimulus funds will be used to replace street lighting with LED lighting on new poles and some existing poles on major streets on the SUBR Campus. These lights will be connected to the grid and will provide 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.
- Lighting poles and LED lamps have been installed around the Campus.
- Project is 99% complete.
- Completion is scheduled for April 28, 2012.

**8. 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 completed - \$ 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.
- Lights have been installed on all floors of the F. G. Clark Admin. Bldg.
- Project is 99% complete
- Completion is scheduled for April 28, 2012.

**9. 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 - \$49,000 fee, Federal Title III funding.
- Contract approved by state OCR
- Project in design phase by Engineer.
- Soil boring completed.
- Proposed AFC budget \$450,000.00 – Federal Title III funding.
- Bid date TBA
- Anticipated design completion TBA.
- Project design is 15% complete.

**10. FRANK HAYDEN HALL LOBBY RENOVATIONS – this project will involve renovations of the Lobby of Frank Haden Hall for ADA access 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. Pre-bid was held November 14, 2011.
- Law Industries, Contractor
- Bid amount \$525,000.00, Federal Title III funding.
- Construction began March 5, 2012.
- 10% of construction completed.
- Anticipated completion, August, 2012.

**11. 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 in October, 2011.
- Project is 100% complete.

**12. Hot and Chill Water Final Phase IV Completion – This will be the last phase of the Hot and Chill Water Project that will install new compact efficient boilers in buildings using existing pipe connections in buildings. The existing Hot Water piping will be abandoned for the system. New compact efficient chillers will be installed at the Central Plant and the existing chill pipe will be replaced.**

- Vivian and Assoc Engineers - \$179,436 GOB remaining funds from phase III
- FP&C has amended Vivian and Associates contract. AFC is \$1, 236,006.00 The \$2 Million left from chill water project will be used to complete this phase. The Engineers estimate exceeds the budget slightly. Alternates will be considered.
- **An appeal has been made to State FP&C to provide the additional funds needed to complete the project. This will include the chill water line to the A. O. Williams Ag Center.**
- **Additional funds needed to complete the project, \$87,000.00, has been provided by State FP&C. The Designer is moving forward with the project design.**
- **Design completion is anticipated for October, 2012.**

**13. Outdoor Garden Lighting Project – This project is an ARRA Energy Stimulus that will involve installing LED garden lighting and Shoe box lights in parking areas and around building and walks.**

- Project designed by Mel, Inc. Fee include in the \$46,166 for F. G. Clark Lighting.
- 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 April 28, 2012.
- **Project is 99% complete.**

**14. 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, Charles Carter.
- Bid was reduced by \$30,000.
- Contractor started construction in January, 2012.
- **Project completion is 25%.**

- **Project completion is anticipated for August, 2012.**

**15. Registrar and Admission's Office Renovation – this project involves renovation of the SUBR Registrar's Office and Admission's Office. The Project will make existing spaces more efficient and functional and to help it to blend with the other improvements that are being done to the Enrollment Management and Financial Aid areas of the Facility. Lighting will be improved, walls will be moved, spaces will be opened up to improve efficiency, more privacy will be accorded to workers and overall aesthetics will improve.**

- **Project budget is \$215,000.00- Federal Title III funds.**
- **St. Martin Brown & Associates – Fee \$ 25,000.00- Federal Title III funds.**
- **AFC is \$ 190,000.00- Federal Title III funds.**
- **Design is approximately 20% complete.**
- **Bid date- TBA**
- **Completion date- TBA**

### **HURRICANE GUSTAV PROJECTS**

**16. 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, will be submitted to FEMA for preparation of a Contents Project Worksheet (PW).
- **Project bid date TBA (Project is being scheduled for bid).**
- **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.**

**17. 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 (Project is being scheduled for bid).
- 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.
- PW was obligated 12-8-11 for \$174,733.09.

**18. 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.
- Additional funding found for project. Value engineering completed.
- Contractor has started construction. Construction began in February, 2012.

**19. 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 75% complete.
- Completion April 2012.

**20. 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.
- **Project in lead PAC review by FEMA.**

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

- **Mayberry Interior PW is complete.**
- **PW obligated on 11-10-11 for \$272,077.37.**
- **Federal share \$5,827.10 after insurance deductions.**
- St. Martin Brown Architects
- Bid Date: TBA

**22. 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.
- **Contractor has mobilized and started construction in February, 2012.**

**23. 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
- 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.
- Waiting on contract and construction bid.
- Bid date: TBA **(Project is being scheduled for bid).**

24. J. B. MOORE – Repairs needed to facility due to Hurricane Gustav.
- Design and scope is complete.
  - St. Martin Brown Architects – Fee \$29,000.00
  - 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.
  - **Waiting on contract bid.**
25. Collections and Receivables – Repair needed due to Hurricane Gustav damages.
- Jerry Campbell Architect
  - Design and scope complete
  - Pw was obligated on 11-23-11 for \$2,088.38
  - **Waiting on scheduling of bid.**
26. Lottie Anthony – repairs needed due to Hurricane Gustav damages.
- Jerry Campbell Architect
  - Design and Scope complete.
  - PW was obligated on 12-8-11 for \$17,244.56.
  - **Waiting on scheduling of bid.**
27. Higgins Hall – Repairs needed due to Hurricane Gustav damages.
- Dodie Spencer Architect.
  - Design and scope in progress.
  - **PW is currently in Applicant/State review.**
28. Student Union – repairs needed due to Hurricane Gustav damages.
- Frank Lassiter Architect
  - Design and scope in progress.
  - **PW currently in Applicant /State review.**
29. James Lee Hall – repairs need due to Hurricane Gustav damages.
- Frank Lassiter Architect
  - Design and scope in progress
  - Site visit was completed on 11-28-11.
  - **Waiting on scheduling of bid.**
  - **Additional site visits required due to facility size, security issues and Scope of work issues.**

## **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.
- Project on hold- bid cancelled after acceptance. Bid error found later.
- Contractor is suing. Court Hearing was on January 23<sup>rd</sup>, no ruling. Case is under advisement.

**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. FP&C is ready to concentrate on the central plant now that the library is designed and the Master Planning is well under way. **The current decision with the Central plant involves whether or not it will be designed for reduced capacity due to fewer buildings on the Park Campus or be a replacement design to allow capacity for future growth at SUNO.**

**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
    - **Demo is underway, asbestos discovered, need environmental clearance.**
  - 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 involved removing existing sidewalks and Hot Water Pipes under walks.
- Project is complete.

10. SBMI-CBA Small Business Incubator Facility- New building of approximately 10,000 sq. ft., consisting of offices, classrooms, a computer laboratory, library, credit union suite, music mixing studio, visual entertainment editing room, conference room and support areas. A ten percent Art program will apply and be incorporated into the design of the building. Two percent of the project budget will utilize universal design principles.

- CHASM and Fusion Architects (Joint Venture) fee \$210,543.00
- AFC is \$2,450,000.00 HUD Grant
- Pre-design for the project was held January 25<sup>th</sup> at SUNO in the business bldg.
- Project is in design, approximately 15% complete.

11. Health and Education Building – renovation of an existing facility. This is the Third Phase of renovations. This phase will include the addition of an elevator, new windows, new gym flooring, renovate showers and locker rooms to meet ADA standards.

- St. Martin Brown and Assoc., LLC Architects, Fee \$112,009.00
- AFC for the project is \$970,633.00
- State Facility Planning and Control (FP&C) is requesting \$1,196,255.00 in Community Development Block Grant- Disaster Recovery Funds.
- FEMA funds have already restored the facility to pre-hurricane conditions.
- Pre-design meeting was held at SUNO on March 8, 2012.

12. New Modular building Project at SUNO – These buildings will replace the existing temporary buildings at the SUNO Lake Campus. The new modular buildings will be more substantial and can serve as permanent buildings. Eight new buildings will be constructed that will have spaces for classrooms, offices, student center activities, yearbook, staff space. SGA, fitness and an open area that can be used for large gatherings.

- Project was bid 1-26-12.
- Broadmoor, LLC was the low bidder with \$14,195,000.00.
- Bid is double FEMA's proposal. FP&C will request a Version be done.

- SUNO will be assuming responsibility for the project management and bidding the project with the original \$7 Million budget.
13. University Center – Project is for renovation of the existing Student Center on the Park Campus at SUNO. This the facility will have all the student activities in it, such as, game rooms, swimming pool, book store, SGA, fitness, staff space and reception rooms.
- Jerry Campbell – Architect
  - Documents are 95% complete and will be ready for bid by April, 2012..

### **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.
  - Alliance Architects were selected to design the renovations for the Allen Building in Shreveport.
  - Design is 15% complete.





## SOUTHERN UNIVERSITY AND A&M COLLEGE SYSTEM

J.S. CLARK ADMINISTRATION BUILDING  
BATON ROUGE, LOUISIANA 70813

Office of the President  
(225) 771-4680

March 21, 2012

Fax Number:  
(225) 771-5522

Mr. John Davis, Director  
Facilities Planning and Control  
Claiborne Bldg., Ste. 7-160  
1201 North Third Street  
Baton Rouge, Louisiana 70804

RE: Demolition of Dorm Complex, Southern University-Baton Rouge

Dear Mr. Davis:

This is a request for removal of old vacant, deteriorated dorms and service buildings, located in the old Magnolia Triangle Dorm Complex on the Southern University-Baton Rouge campus (SUBR). Southern University recently went before the Interim Emergency Board on Thursday, February 16, 2012, in order to request emergency funding of \$2 million to remove these eyesores from the Baton Rouge campus. After review of Southern's proposal request and deliberation, the IEB approved the demolition funding.

The dorms and support building are located in the Student Life Zone at SUBR. They have been vacant for an extended time and have been a major problem for years. Most recently, they were declared an emergency when the campus Administration and Police Department identified drug use, vagrancy, illegal entry, vandalism, arson and etc.. Located next to these vacant, deteriorated, repugnant, unsanitary, unsafe, dorm buildings is a day care and the new dorms that are fresh, safe and secure. Students who reside in housing in the Student Life Zone are under constant threat as they pass near what appears to be bombed out dorms, with open doorways, broken windows with shards of glass and deteriorated unsafe conditions. Campus personnel attempted to secure these buildings several times. However, with all the doors and windows facing the exterior walls, campus resources did not allow maintenance to keep up with the continued vandalism. Students must pass by these old vacant dorms to attend classes, attend meetings, walking to the library, walking to the dining hall, when participating in recreational activities and when seeking socialization with other students. Parents bringing their children to the campus for the first time and parents bringing their children to the Day Care must pass by these despicable, unsafe buildings that should have been demolished during Deseg. These dorms were obsolete and deteriorated as far back as Deseg discussions. It appears that constant revisions and changes in the Deseg Plan resulted in the dorms being disregarded at that time.

Mr. John Davis, Director  
March 21, 2012  
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These buildings were all constructed around the same time in the fifties. They are constructed of steel frame and masonry. Some asbestos abatement may be required. The four dorms are three stories in height with the two service buildings at only one story height. The dorms were designed with exterior corridors. With all the entrance doors of the dorm rooms, facing the exterior, security and control became a challenge and contributed to the dorms becoming obsolete. The buildings to be demolished are as follows:

1. Building I. D. # S02239, Octavia Head Clark – 38,100 sq. ft.
2. Building I. D. # S02241, Ollie Butler Moore Hall – 33, 208 sq. ft.
3. Building I. D. # S02242, Mildred Satterwhite Hall – 33,208 sq. ft.
4. Building I. D. # S02249, Morris Henry Carroll Hall – 33,208 sq. ft.
5. Building I.D. # S02190, Int. Development Classroom (former complex dining) – 13, 783 sq. ft., (next to Clark Hall).
6. Building I. D. # N/A, Custodial Storage Building (next to Carrol Hall) – 590 sq. ft.
- 7.

The state Legislative contacts for the SUBR districts are, State Senator Sharon Winston Broome and State Representative Dalton Honore.

Sincerely,



Ronald Mason, Jr.  
President  
Southern University System

c/ Kevin Appleton, Vice President  
Dr. James Llorens, Chancellor  
Mr. Flandus McClinton  
Mr. Endas Vincent