

# **FACILITIES AND PROPERTY COMMITTEE**

*(Following the Finance and Audit Committee)*

Friday, August 16, 2013

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. Action Items:
  - A. Approval of Proposal for Outsourcing of Housing Facility Management, SUNO
    - 1.) RFP for Student Housing Management Services
  - B. Approval of Capital Outlay Requests for FY 2014-2015 thru FY 2018-2019, SUS
  - C. Approval of Five Year Capital Outlay Requests and Budget, SUS
  - D. Approval of Right-of-Way and Servitude Agreement for Genesis Pipeline for Southern University Property
6. Informational Item
  - A. Priority Projects Updates, by Campuses (July and August 2013)
7. Other Business
8. Adjournment

## **MEMBERS**

Atty. Walter C. Dumas – Chair; Mrs. Ann A. Smith - Vice Chair;  
Atty. Murphy F. Bell, Jr., Mr. Calvin W. Braxton, Sr., Mr. Willie E. Hendricks  
Mr. Darren G. Mire, Dr. Leon R. Tarver II, Rev. Samuel C. Tolbert, Jr.  
Atty. Bridget A. Dinvaout - Ex Officio



Housing Outsourcing  
Management Proposal  
July 12, 2013

## **Outsourcing Management of the Student & Faculty Housing Facility at Southern University at New Orleans**

Southern University at New Orleans again thanks the Board of Supervisors of the Southern University System and President Ronald Mason, Jr. for supporting our efforts to successfully modify terms of the loan used to construct the Student & Faculty Housing Facility. As you know, SUNO must adhere to several guidelines regarding the new terms, including demonstrating increased usage of the facility by students and faculty.

SUNO's housing committee, comprised of students and staff, meets weekly during both the fall and spring semesters. This past spring, the committee suggested various ideas for increasing the population of residents who live in the facility. One of the suggestions revolved around exploring how other institutions manage housing.

A major finding of SUNO's research was the outsourcing of housing management at Southern University at Shreveport (SUSLA). SUSLA shared specific documents with SUNO that were initially reviewed by Mr. Shaun Lewis, (title). Mr. Lewis, in turn, shared the pros and cons of outsourcing management of housing with the housing committee.

During the housing committee's meeting of April 3, 2013, members in attendance recommended that SUNO pursue hiring a company to manage the Student & Faculty Housing Facility. The recommendation was accepted by the Chancellor, who subsequently appointed six individuals to serve on a committee to assist with developing a request for proposals (RFP). The final draft is attached. SUNO projects that the outsourcing of management will:

- Increase housing population via proven marketing strategies employed by a management company, therefore generating additional revenue
- Significantly reduce costs by allowing outside firm to oversee maintenance, custodial and security duties
- Allow SUNO to reallocate resources
- Shore up staffing limitations
- Enhance service quality
- Increase accountability

Based on recommendations from residents and the housing committee, several aspects of residential life at SUNO continue to improve. With the addition of the approved intramural field located near the facility and other forthcoming enhancements, persons residing in housing will encounter a more enjoyable and safe living experience. Key to providing this optimal experience, we believe, is for SUNO to allow an outside management company to use its expertise in making residential life beneficial for everyone associated with the University.

SUNO believes that the process to select a firm can be completed in time for the outsourcing of management to begin in Spring 2014.



**SOUTHERN UNIVERSITY**  
**NEW ORLEANS**

**REQUEST FOR PROPOSAL**

**STUDENT HOUSING MANAGEMENT SERVICES**

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## **I. Introduction**

### **Background**

In response to growing student demand, **Southern University at New Orleans** developed a student housing facilities on its Lake Campus. This **RFP** seeks responses from firms experienced in student housing management who are interested and capable of providing startup, marketing, leasing, property management services, and other student housing management services. The property and facilities are owned by the State of Louisiana.

Located in New Orleans, Louisiana and founded 50 years ago, **Southern University at New Orleans** embraces a history that weaves together an African American culture, with its multi ethnic International Administration, Faculty, Staff and Student Body. The commitment to personal and intellectual growth, and a deep sense of community further speaks to the uniqueness of this campus.

With a current enrollment over 3,200 and growing, our school affords excellent opportunities for building lifelong ties that go beyond race and background-ties that are based on a shared love of learning and thirst for personal growth. Our many student organizations and activities range from a thriving sorority and fraternity system, to athletic teams, from honor societies to student government. Southern University at New Orleans now has two (2) beautiful campus (Lake and Park Campus) that provide the ideal environment for one-on-one learning, but we also encourage connections to the world around us, both near and far, through close ties with local communities.

**SUNO** seeks student housing management services for the operation of its newly constructed 700 bed Student Faculty Housing Facility. The **UNIVERSITY** intends to select a firm that will operate and manage the facilities in accordance with the provisions of this **RFP**.

### **Enrollment Statistics**

Enrollment at **SUNO** is increasing and with our enrollment initiatives continued growth is projected. This continued growth coupled with the local demand for residential housing more than adequately supports the need for campus residential housing.

### **Housing Statistics**

**SUNO** is committed to providing a residential living and learning environment that is positive, safe, and healthy and that supports a very high degree of academic achievement. On-campus student housing at the University plays an important role in the support of the institution's mission to deliver a quality education at a reasonable cost. One of the goals of the University is to provide contemporary affordable housing that will help establish an environment that is conducive to academic success. Additionally, the policies of the **Vice Chancellor of Student Affairs** and the programs of the **Office of Residential Life** are designed to enhance the unique experiences of students and thus support the University's mission.

## Housing Program – Goals

- To provide contemporary affordable student housing to accommodate the demand for housing commencing;
- Provide living/learning opportunities that will help SUNO attract and retain top-quality and well-rounded students;
- Maintain a variety of housing types from suites to apartment-style units in order to best support various student needs and maintain economic access; and
- Maintain the character of the **SUNO** Campus and incorporate building, landscaping, and grounds maintenance standards.

On-campus student housing plays an important role in the support of the institution's mission to deliver a quality education at a reasonable cost. Residential housing at SUNO provides not only student housing but also associated social, recreational and educational programs.

To learn more about **Southern University at New Orleans**, please visit the University's website:

<http://www.SUNO.edu>

## II. Scope of Services

**SUNO** is seeking a property management firm to manage **SUNO's** 700 beds new housing facilities comprised of the following units:

Building Name	Building Numbers
A	4, 5
B	1, 2, 3
C	20, 21
D	18, 19
E	15, 16, 17
F	12, 13, 14
G	6, 10, 11
H	7, 8, 9

**SUNO** is considering the selection of a firm that will assist the **Office of Residential Life** in managing the new housing facilities per the requirements and provisions of this **RFP**. The successful firm will contract with the **SUNO** to manage the facilities. Respondents are encouraged to provide innovative concepts that further the goal of **SUNO** providing attractive, safe and convenient housing at a



reasonable cost for students. SUNO will make its selection based on the optimal combination of lowest costs and highest levels of services and qualifications. SUNO will select several qualified firms from the response submittals; additional information regarding the management team makeup will be requested, and interviews will be conducted. SUNO will rank the finalists and begin contract discussions with the selected firm. Contract, if awarded, will be negotiated. The successful firm will enter into a contract to provide marketing and leasing of the housing facilities in accordance with the operating and maintenance requirements of the SUNO Residential Life and Student Housing program requirements.

The responsibility of the firm shall include, but not limited to, the following:

1. Develop a startup and marketing plan, working collaboratively with SUNO, the Student Housing Committee, or other SUNO designees;
2. Meet with students, parents, and other University personnel to explain housing policies, programs, rates, resolve complaints, recruit residents, etc.;
3. Work closely with the Residential Life and the SUNO Foundation on assignments, policies and procedures, etc. to ensure the continuity of the policies between facilities and the University;
4. Perform other property management services and related duties as required and appropriate; and
5. Otherwise develop a management solution for the project per the requirements of the RFP and operate the project in accordance with the provisions of this RFP.

The successful management firm will be retained to manage and operate the facilities. Respondents are encouraged to provide innovative concepts that further the goal of providing attractive, safe, and convenient housing at reasonable cost for students. The Selection Committee will consider selecting a firm based in good part upon the optimal combination of cost management and highest levels of services and qualifications.

The management firm will enter into a contract to provide leadership and oversight of the operation of the housing facilities in accordance with the operating and facilities maintenance requirements, the SUNO Residential Life and Housing program requirements.

The Operations Manager shall act at all times subject to the policies and direction of SUNO. Resident Assistants shall act subject to the direction of the Operations Manager.

The responsibilities of the Operations Manager include, but are not limited to, the following:

1. Working collaboratively with the SUNO Foundation and Residential Life Advisory Committee;
2. Oversight of daily operations;
3. Asset management, including financial, facility, and program planning;
4. Maintenance of safety, residence-life support, resident services, and amenities;
5. Operation of the facility within the University's financial objectives;
6. Recruiting, selecting, training, supervising and evaluating all staff and contractors providing support for the facility;
7. Meeting with students, parents, and SUNO and SUNO Foundation personnel as required;

8. Working closely with SUNO on all issues related to the **Office of Residential Life** including budget, facilities maintenance, renovations, major repairs, policy development, etc.;
9. Managing the **Office of Residential Life** housing budget as developed in conjunction with the SUNO's designated staff, to include monitoring revenue and expenses and making adjustments as needed to changes in occupancy and unanticipated expenses;
10. Supervising and training the staff including completion of paperwork required for employee hiring, evaluation and termination in a timely manner;
11. Maintaining the appearance, safety, health, and sanitation standards for the facility in keeping with the approved budget;
12. Assuring that all pertinent housing policies, procedures, leases, etc., are enforced;
13. Maintaining appropriate financial, resident, staff, and related records as may be required by SUNO or as otherwise required by law;
14. Assisting in determining occupants' eligibility for residency;
15. Developing a marketing plan and attending University events targeted at recruiting;
16. Working closely with SUNO's administration on assignments, policies and procedures, discipline, etc. to ensure the continuity of the policies between the **Office of Residential Life** and the University.
17. Ensuring that all deposits and account postings are made accurately and in a timely fashion; and,
18. Performing other appropriate duties as may be required.

The responsibilities of each Resident Assistants shall include, but not be limited to, the following:

1. Selecting, training and supervising Resident Assistant and other staff;
2. Working collaboratively with SUNO personnel regarding residential assignments determined by SUNO Residential Life;
3. Meeting with students, parents, and SUNO personnel as required;
4. Developing a comprehensive calendar of programs addressing residential spirit, personal skills, academic assistance, recreation, student development, conflict resolution, etc.;
5. Working closely as appropriate with SUNO Campus Security, Office of Academic Affairs, Office of Student Affairs, and Student Health and Counseling Services;
6. Coordinating resident move-in and move-out process; and
7. Performing other appropriate duties as may be required.

All of the above should be performed within guidelines established by SUNO. Proposing firms are encouraged to consider alternative implementation approaches that will achieve or exceed equivalent and expected performance/quality levels.

SUNO intends that a firm will be selected during November 1, 2013; it is imperative that the Proposers demonstrate the ability to assume marketing and management responsibilities resulting in full occupancy of the facility for Spring Semester 2014.

### III. Form of Response

All proposals submitted in response to this RFP should be submitted in **one (1) original, ten (10) hard copies, and one (1) electronic copy**. Each should conform to the following format. Proposals should consist of: a cover letter on company letterhead signed in ink by a person authorized to legally bind the proposing firm; all of the following required information as specified in headings "A" through "B" cross-referenced to the lettered heading and numbered question or requirement; and any other documents or information the Proposer deems appropriate. Proposals should be received by SUNO not later than 3:00 p.m. CST, September 20, 2013 by:

**Jullin Renthrope, CPA, CGMA, CFE, CGFM, CGFO**  
Vice Chancellor for Administration and Finance  
Southern University at New Orleans  
6400 Press Drive  
New Orleans, LA 70126  
Telephone: (504) 284-5474  
Email: [jrenthrope@suno.edu](mailto:jrenthrope@suno.edu)

#### A. Experience and Capability

1. Provide the number of locations where your firm currently manages college/university housing showing current occupancy rates.
2. Provide the number of years your firm has been in the business of managing college/university housing.
3. Provide the total number of student resident beds currently managed (please designate on-campus and off-campus properties separately).
4. Resumes of key management personnel.
5. Give the name of any college(s), and university/ universities, and contact names with phone numbers for any Foundation-owned or University-owned student housing you are currently or have managed within the past three (3) years. Please provide the same information for Foundation-owned or University-owned housing that you operated/managed in the last five (5) years and are no longer operating or managing.

#### B. Marketing Plan and Plan for Addressing Student Concerns

1. Outline your suggested plan for startup and marketing strategies for the **SUNO Office of Residential Life**. Include plans for marketing housing through printed material, website advertising, programs and special projects coordinated with the offices of recruitment, retention, and international studies, etc.
2. Submit samples of marketing materials.

3. Submit plans for exit interviews, surveys and other tools to be used to determine student perception and satisfaction of housing.
4. Provide examples of successful marketing strategies used at other sites your company operates/manages such as special events and prizes.
5. Provide examples of required forms such as student leases, Meningitis waiver/form and parental/guardian contracts.
6. Demonstrate (describe your plan) your ability to assume marketing and management responsibilities immediately resulting in full occupancy of the **SUNO Office of Residential Life** for Spring Semester 2014.

### **C. Personnel and Management Plan**

The Proposer shall commit appropriately qualified and experienced personnel to the project. **SUNO** reserve the right to interview all proposed personnel from the firm in advance of assignment and to refuse any individual who does not meet their requirements. **SUNO** further reserves the right to request without notice, removal of any personnel at any time for any reason and to obtain a suitable replacement from the firm within thirty (30) days. Identify the staff personnel who will be committed to the project.

1. Describe the typical number of years of experience your company would require for personnel serving in the capacity of Operations Manager of the **SUNO Office of Residential Life** and of Resident Assistants. Provide resumes (if possible) for your company's suggested personnel for these positions.
2. Provide position description or job duties required of on-site management including both the Operations Manager and Resident Assistants.
3. Provide an outline of typical training programs that will be conducted for Resident Assistants.
4. Provide a typical calendar of events that your on-site personnel would provide for resident students.
5. Describe training and development programs offered by your company to persons serving as Operations Manager or Resident Manager on properties you manage.

### **D. Operating Costs**

**SUNO** aims to deliver quality student housing that is economically competitive with existing campus and other local student housing establishments that is operated in such a manner as to promote students' learning and success. It is expected that the potential management firm will:

1. Maintain facilities that are clean, safe, comfortable, and well maintained with a reasonable operating budget. The firm's routine and preventative maintenance obligations include, but are not limited to:
  - a. Developing written preventive maintenance procedures and establishing and maintaining an electronic database to record the extent of such maintenance performed.

- b. Performing and recording the performance of the routine and preventative maintenance activities that meet or exceed manufacturer's maintenance/service requirements.
  - c. Adopting preliminary criteria to be used for evaluating the future effectiveness of the firm's routine and preventative maintenance procedures for the following contract year based on industry standards as described by a nationally accepted organization such as the Building Owners and Managers Association (BOMA), the Association of Physical Plant Administrators (APPA), or a similar building organization.
  - d. Working in conjunction with SUNO and the SUNO Foundation to promote and coordinate educational programs that encourage intellectual growth, support the use of technology, develop individual acceptance of responsibility and help build a sense of positive involvement in the community for students.
2. On a monthly basis, meet with the **Office of Residential Life Organizational Committee (ORLOC)** and present detailed facility status reports (operations, maintenance, programming, etc.). The RVOOC shall formally evaluate the condition of the facility and review the firm's documentation of its maintenance activities. The committee shall provide a written summary of the evaluation performed noting any deficiencies and any required corrective actions (including required facility repairs or replacements). Within ten days of receipt of the facilities evaluation, the firm shall provide the committee with a plan to correct any deficiencies including timeframe for completion. The firm shall effectively implement each such plan in a timely manner. Its performance of routine and preventative maintenance as well as satisfactory correction of deficiencies additionally will be part of the criteria in consideration of contract renewal.
  3. Submits estimates for operation costs for the first year of operation (including security, facility maintenance, and custodial costs) to develop future year's operating costs.
  4. Provide appropriate indemnification to SUNO.

All operating costs are to be annual estimates of actual costs with the exception of the management fee:

<b>Annual Expenses</b>		
		<b>Per Bed Total (700 Beds)</b>
Administration	\$	\$
Maintenance	\$	\$
Custodial	\$	\$
Grounds/Landscaping/Trash	\$	\$
Marketing & Leasing	\$	\$
Conferencing & Summer Programming	\$	\$
Residence Life (including room assignment)	\$	\$
Security	\$	\$
Other (specify)	\$	\$
<b>Total Annual Expenses</b>	<b>\$</b>	<b>\$</b>

Management Fee	\$	\$
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#### **E. Certificate of Insurance**

Each firm must submit a copy of their certificate of insurance and information detailing the insurance policy types and limits of coverage.

#### **F. Utilization of Minority Owned Enterprises**

SUNO encourages the participation of minority owned enterprises. Professional firms that utilize qualified minority subcontractors may qualify for a Louisiana State income tax deduction for qualified payments made to minority subcontractors.

#### **G. Safety and Emergency Procedures Manual**

Each firm must submit a copy of its safety and emergency procedures manual to include, but not limited to the following:

- Bomb Threat
  - Handling a Telephoned Bomb Threat
  - After the Call
  - Evacuation
- Crime in Progress
- Evacuation of Persons with Disabilities
- Fire
- Flooding and Water Damage
- Hazardous Materials/Spills
- Mechanical/Electrical System Failure
- Medical Emergency
- Tornado/Thunderstorms and Lightening

- Tornado
  - Indoor Procedures
  - Outdoor Procedures
- Thunderstorms and Lightning
- Other safety and emergency procedures as appropriate

All safety and emergency procedures to be utilized with respect to the **SUNO Office of Residential Life** shall be coordinated with and approved by **SUNO Campus Security**.

**H. Sample Contract**

The Proposer must also submit a sample contractual services agreement to include, but not be limited to:

1. Professional services to be performed;
2. How Proposer will perform said professional services;
3. Price and consideration broken down by service and optional services;
4. Relationship to **SUNO and the SUNO Foundation** as an independent contractor;
5. Acknowledgement that Proposer is neither an employee nor student employee of the University;
6. Agreement not to assign nor transfer any interest in the agreement;
7. Agreement to indemnify and hold **SUNO and the SUNO Foundation** harmless against any and all claims;
8. Agreement to abide by the requirements of Civil Rights Act of 1964, as amended by the Equal Opportunity Act of 1972 and the Americans with Disabilities Act of 1990;
9. Agreement not to discriminate unlawfully in employment practices;
10. Agreement that **SUNO** may cancel the contract due to non-performance of work or terminate due to Proposer's failure to comply with terms and/or conditions of Contract; and
11. Acknowledgement of application of the State of Louisiana laws, standards, and regulations.

**I. Schedule of Rates**

Complete the below-referenced chart. Provide the monthly fees and total project cost for a 12-month period. Please keep in mind that **SUNO** expect the Operations Manager to be a full time on-site position with posted regular work hours that reasonably coincide with those established for **SUNO** classified employees.

Each Resident Assistants is required to reside on a full time basis in the apartment provided. This is also a full time position with work schedules as deemed appropriate due to night time and weekend operations.

<b>Schedule of Annual Rates:</b>
<b>1st Year</b>

<b>Annual Rates:</b>	
Marketing Fee & Leasing (provide breakdown of fees and costs for marketing and leasing)	\$
<b>Total Marketing &amp; Leasing Fee</b>	\$

<b>Staff:</b>		
Operations Manager Cost per month	\$ _____ / month	\$
Resident Manager Cost per month	\$ _____ / month	\$
Student Assistant Cost per month	\$ _____ / month	\$

<b>Management Fee</b>	\$
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<b>Cost of Services – 1st Year</b>	\$
<b>Cost of Services – Each Successive Year</b>	\$

**IV. Schedule of Events**

<b>Schedule of Events</b>	
Request for Proposals issued	August 2, 2013
2013 Deadline to receive questions (all questions must be in writing and directed per this RFP)	September 6, 2013
Deadline to receive proposals	September 20, 2013
Proposal review committee meeting [tentative]	September 23-27, 2013
Short-listed firms announced [tentative]	October 4, 2013
Short-listed firms interviews [tentative]	October 7-11, 2013
Contract awarded [tentative]	November 1, 2013
Contract begins [tentative]	January 1, 2014
Residence Assistant Staff occupancy	
Student occupancy [tentative]	
First day of classes [tentative]	



*SUNO reserve the right to revise this schedule without prior notice.*

All questions regarding this proposal should be directed to:

**Jullin Renthrope, CPA, CGMA, CFE, CGFM, CGFO**  
 Vice Chancellor for Administration and Finance  
 Southern University at New Orleans  
 6400 Press Drive  
 New Orleans, LA 70126  
 Telephone: (504) 284-5474  
 Email: [jrenthrope@suno.edu](mailto:jrenthrope@suno.edu)

**V. Evaluation Criteria**

Criteria	Points
<b>Experience and Qualifications, including but not limited to:</b>	<b>20</b>
Number of locations where Proposer manages on-campus college/university housing	
Number of years Proposer has been in the business of managing student housing	
Total number of on-campus student housing beds managed	
Resumes of corporate and regional management	
<b>Marketing plan and plan for addressing student concerns, including but not limited to:</b>	<b>15</b>
Plans for marketing Foundation-owned housing through printed material, website, programs and special projects coordinated with the offices of recruitment, retention, and international studies, etc.	
Plans for exit interviews, surveys and other tools to be used to determine student perception and satisfaction of college/university housing	
Plan for immediate commencement of startup and marketing efforts to allow full occupancy for Spring 2014	
<b>Personnel and Management plan, including but not limited to:</b>	<b>25</b>
Resumes of recommended on-site managers or years of experience in student housing of typical on site management	
Position description or job duties required of on site management including both the Acting Manager Director and Resident Manager	
Description of resident assistant training conducted	
Typical calendar of activities and personal develop programs conducted each semester for resident	
Professional development programs and training offered to Proposer's on site	

personnel Facilities	
Maintenance Plan / Budget and Preventive Maintenance Program MBE/WBE participation	
Cost:	20
Other Pertinent Factors Grounded In Sound Business / Management Considerations	20
<b>TOTAL:</b>	<b>100</b>

**SYSTEM NAME: SOUTHERN UNIVERSITY SYSTEM**

**FY2014-2015 THRU FY2018-2019**

**CAPITAL OUTLAY REQUEST**

System Priority	Campus Priority	Yr Originally Requested	Campus	Project	Actual Previous	FY14-15	FY15-16	FY16-17	FY17-18	FY18-19	Yrs 2-5 Remaining Subtotal	Project Total
1	1		SUS	SUS: Maint. Deferred Maintenance & Reroofing to Bldg		\$19,000,000.00					\$19,000,000.00	\$19,000,000
2	2		SUS	SUS: MAJOR REPAIRS	\$850,000.00	\$2,000,000.00					\$2,000,000.00	\$2,850,000
3	4		SUSLA	SUSLA: Install Guardrails in Library Lecture Hall & Science Bldg.		\$330,000.00					\$330,000.00	\$330,000
4	5		SUSLA	SUSLA: Replace HVAC Units & Hot & Chill Piping in Fine Arts		\$1,250,000.00	\$100,000.00				\$1,350,000.00	\$1,350,000
5	6		SUAREC	SUBR: Repair Sloughing of Ravine and Bluff	\$4,260,000.00	\$700,000.00	\$2,000,000.00	\$3,000,000.00			\$5,700,000.00	\$9,960,000
6	7		SUSLA	SUAREC:New Access Turn Lane and Traffic Light on US Hwy 61 at Experimental Station.				\$50,000.00	\$450,000.00		\$500,000.00	\$500,000
7	8		SULC	SUSLA: Conc. Walk Repairs for ADA Compliance		\$50,000.00	\$528,000.00				\$578,000.00	\$578,000
8	9		SUBR	SULC: Metal Standing Seam Roof Installation on A.A. Lenoir Law Center		\$300,000.00	\$1,200,000.00				\$1,500,000.00	\$1,500,000
9	10		SUBR	SUBR: Central Plant Mechanical System Upgrades		\$30,000.00	\$290,000.00				\$320,000.00	\$320,000
10	11		SUBR	SUBR: Repair/ Replacement of Hot Water Pipes for Heating		\$2,250,000.00					\$2,250,000.00	\$2,250,000
11	15		SUBR	SUBR: Replace roof Architecture East & West		\$140,000.00	\$1,260,000.00				\$1,400,000.00	\$1,400,000
12	16		SUBR	SUBR: SU Lab. School Roof Repairs Elem. & Gym Cafeteria		\$100,000.00	\$800,000.00				\$900,000.00	\$900,000
<b>Total Emergency Projects</b>					<b>\$5,110,000</b>	<b>\$26,150,000</b>	<b>\$6,178,000</b>	<b>\$3,050,000</b>	<b>\$450,000</b>	<b>\$0</b>	<b>\$35,828,000</b>	<b>\$40,938,000</b>

System Priority	Campus Priority	Yr Originally Requested	Campus	Project	Actual Previous	FY14-15	FY15-16	FY16-17	FY17-18	FY18-19	Yrs 2-5 Remaining Subtotal	Project Total
1	50		SUBR	A.W. Mumford Stadium Parking Garage			\$1,514,400.00	\$13,629,600.00			\$15,144,000	\$15,144,000
2	7		SULC	Central Parking Garage		\$913,600.00	\$8,222,400.00				\$9,136,000	\$9,136,000
3	4		SUSLA	Acquisition of Existing Student Housing		\$18,700,000.00					\$18,700,000	\$18,700,000
4											\$0	\$0
5											\$0	\$0
6											\$0	\$0
7											\$0	\$0
8											\$0	\$0
9											\$0	\$0
10											\$0	\$0
<b>Total Self-Generated Projects</b>					<b>\$0</b>	<b>\$19,613,600</b>	<b>\$9,736,800</b>	<b>\$13,629,600</b>	<b>\$0</b>	<b>\$0</b>	<b>\$42,980,000</b>	<b>\$42,980,000</b>

System Priority	Campus Priority	Yr Originally Requested	Campus	Project	Actual Previous	FY14-15	FY15-16	FY16-17	FY17-18	FY18-19	Yrs 2-5 Remaining Subtotal	Project Total
1	12		SUBR	Electrical overhead lines and switch gear		\$210,000.00	\$1,890,000.00				\$2,100,000	\$2,100,000
2	13		SUNO	Installation and Upgrades of Domestic Water Lines and Valves (campus wide)				\$92,500.00	\$832,500.00		\$925,000	\$925,000
3	18		SUSLA	Student Outdoor Recreational Facility		\$100,000.00	\$720,000.00				\$820,000	\$820,000
4	19		SUAREC	Repair and Rebuild Road at Exp. Station				\$150,000.00	\$1,400,000.00		\$1,550,000	\$1,550,000
5	20		SUNO	Installation and Upgrades of Sewer Line (campus wide)					\$73,000.00	\$663,000.00	\$736,000	\$736,000
6	21		SUSLA	Reroof HPER Building		\$40,000.00	\$400,000.00				\$440,000	\$440,000
7	22		SUBR	Underground Fuel Tank Replacement at Motor Pool		\$30,000.00	\$70,000.00				\$100,000	\$100,000
8	23		SUNO	SUNO: Cafeteria Roof Replacement			\$85,000.00	\$150,000.00			\$235,000	\$235,000
9	24		SUBR	SUBR: Sanitary Sewer Line Upgrades					\$350,000.00	\$3,150,000.00	\$3,500,000	\$3,500,000
10	25		SUSLA	SUSLA: Renovate East & West Enclosure of Admin Bldg.				\$20,000.00	\$200,000.00		\$220,000	\$220,000
11	27		SULC	SULC:Mold Remediation of Law Center		\$50,000.00	\$200,000.00				\$250,000	\$250,000
12	28		SUBR	SUBR: Fire Detection and Alarm system Upgrades		\$140,000.00	\$700,000.00				\$840,000	\$840,000
13	32		SUSLA	SUSLA: Renovate Stairs Enclosure for HCR Bldg.			\$30,000.00	\$300,000.00			\$330,000	\$330,000
14	39		SUBR	SUBR: Various Elevator Upgrades			\$100,000.00	\$900,000.00			\$1,000,000	\$1,000,000
15	40		SULC	SULC: Façade Additon to A.A. Lenoir Law Center					\$375,000.00	\$3,300,000.00	\$3,675,000	\$3,675,000
16	41		SULC	SULC: A.A. Lenoir Law Litigation Center				\$500,000.00	\$4,500,000.00		\$5,000,000	\$5,000,000
17	44		SUNO	SUNO: installation and upgrades of Domestic Water Lines and Valves (Campus Wide)					\$92,000.00	\$832,500.00	\$924,500	\$924,500
18	45		SUSLA	SUSLA: Auditorium & Performance Art Theater				\$1,821,010.00	\$9,000,000.00		\$10,821,010	\$10,821,010
19	46		SUBR	SUBR: Re-roofing of J.S. Clark Administration Building		\$50,000.00	\$500,000.00				\$550,000	\$550,000
20	47		SUBR	SUBR: Re-roofing of F.G. Clark Activity Center		\$200,000.00	\$1,000,000.00				\$1,200,000	\$1,200,000
21	51		SULC	SULC: Replace Existing ventilation Duct Sys.		\$80,000.00	\$10,000.00				\$90,000	\$90,000
22	52		SUAREC	New Road Improvement at Road at Exp. Station		\$100,000.00	\$720,000.00				\$820,000	\$820,000
23	53		SUSLA	SUSLA: Renovation of Allen Building		\$1,200,000.00	\$2,585,000.00				\$3,785,000	\$3,785,000
24	54		SUNO	SUNO: Lake Campus Central Utility Plant		\$150,000.00	\$150,000.00				\$300,000	\$300,000
25	57		SUNO	SUNO: Campus Wide Security and Street Lighting			\$150,000.00		\$150,000.00		\$300,000	\$300,000
26	59		SUNO	SUNO: Maintenance Building Roof Replacement				\$80,000.00	\$100,000.00		\$180,000	\$180,000
27	60		SUSLA	SUSLA: Concrete Walks and ADA Compliance					\$55,000.00	\$300,000.00	\$355,000	\$355,000
28	61		SULC	SULC: Renov. Existing Structure into Storage					\$50,000.00	\$100,000.00	\$150,000	\$150,000
29	62		SUSLA	SUSLA: New Student Housing			\$1,110,000.00	\$3,920,139.00	\$6,000,111.00		\$11,030,250	\$11,030,250
30	63		SUAREC	SUAREC: Installation of Exterior Lighting & Street Lighting & Fencing			\$80,000.00	\$720,000.00			\$800,000	\$800,000
31	64		SUNO	SUNO: New Social Service Center			\$1,500,000.00	\$8,000,000.00	\$3,000,000.00	\$3,000,000.00	\$15,500,000	\$15,500,000
32	65		SUNO	SUNO: Forensic Lab/ Criminal Outreach		\$1,000,000.00	\$2,000,000.00	\$2,000,000.00			\$5,000,000	\$5,000,000
33	66		SUSLA	SUSLA: Metro Parking Garage		\$700,000.00	\$7,000,000.00				\$7,700,000	\$7,700,000
34	67		SUBR	SUBR: Center for Technology & Info Systems					\$850,000.00	\$11,000,000.00	\$11,850,000	\$11,850,000
35	68		SUBR	SUBR: Various Classroom/office Ceiling & Lighting Upgrades			\$150,000.00	\$850,000.00	\$500,000.00		\$1,500,000	\$1,500,000
36	15		SUSLA	SUSLA: Facility Planning and Security Facility					\$30,000.00	\$400,000.00	\$430,000	\$430,000
37	2		SUBR	SUBR: Campus Wide Electrical Upgrades					\$330,000.00	\$2,970,000.00	\$3,300,000	\$3,300,000
38	3		SUNO	SUNO: Replacement Chilled Water and Hig Temp. Water Lines and Valve (Campus Wide)		\$125,000.00	\$800,000.00				\$925,000	\$925,000
39	10		SUSLA	SUSLA: Child Care Development Center		\$48,059.00	\$432,530.00				\$480,589	\$480,589
<b>Total Continuing Projects</b>					<b>\$0</b>	<b>\$4,223,059</b>	<b>\$22,382,530</b>	<b>\$19,503,649</b>	<b>\$27,887,611</b>	<b>\$25,715,500</b>	<b>\$99,712,349</b>	<b>\$99,712,349</b>

System Priority	Campus Priority	Yr Originally Requested	Campus	Project	Actual Previous	FY14-15	FY15-16	FY16-17	FY17-18	FY18-19	Yrs 2-5 Remaining Subtotal	Project Total
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1	17	SUBR	Road Improvement at New Intramural Sports Complex				\$25,000.00	\$275,000.00		\$300,000	\$300,000	
2	26	SUNO	Administration Bldg. Roof Replacement			\$125,000.00	\$400,000.00			\$525,000	\$525,000	
3	29	SUBR	Re-roofing of Physical Plant Building				\$75,000.00	\$400,000.00		\$475,000	\$475,000	
4	30	SUSLA	Install DDC HVAC System Campus Wide				\$80,000.00	\$800,000.00		\$880,000	\$880,000	
5	31	SUBR	Various Bldg. Mech. and Energy Mnt. Control Sys.			\$45,000.00	\$400,000.00			\$445,000	\$445,000	
6	33	SUBR	Administration Bldg. Window Replacement		\$45,000.00	\$400,000.00				\$445,000	\$445,000	
7	34	SUBR	ADA Bldg. Upgrades - Campus wide		\$500,000.00	\$2,000,000.00				\$2,500,000	\$2,500,000	
8	35	SUBR	Campus Electrical Upgrades					\$460,000.00	\$4,140,000.00	\$4,600,000	\$4,600,000	
9	36	SUBR	ADA Sidewalk Improvement & Upgrades			\$250,000.00	\$2,250,000.00			\$2,500,000	\$2,500,000	
10	37	SUBR	Parking Lot Upgrades					\$250,000.00	\$2,250,000.00	\$2,500,000	\$2,500,000	
11	42	SUBR	William James Hall Renovation					\$600,000.00	\$5,400,000.00	\$6,000,000	\$6,000,000	
12	48	SUBR	Re-roofing of W.W. Stewart Hall				\$60,000.00	\$500,000.00		\$560,000	\$560,000	
13	49	SUBR	Re-roofing of J.S. Clark Annex					\$75,000.00	\$300,000.00	\$375,000	\$375,000	
14	56	SUBR	W.W. Stewart Hall Renovation				\$650,000.00	\$5,850,000.00		\$6,500,000	\$6,500,000	
15	58	SUBR	Street Repair and Upgrades				\$100,000.00	\$950,000.00		\$1,050,000	\$1,050,000	
16	69	SUBR	School of Business & Professional Accountancy					\$1,350,000.00	\$14,000,000.00	\$15,350,000	\$15,350,000	
17	7	SUSLA	Auditorium/ New Performing Art Theater					\$1,821,010.00	\$9,000,000.00	\$10,821,010	\$10,821,010	
<b>Total New Projects</b>					\$0	\$545,000	\$2,820,000	\$4,040,000	\$13,331,010	\$35,090,000	\$55,826,010	\$55,826,010
<b>GRAND TOTAL ALL CATEGORIES</b>					\$5,110,000	\$50,531,659	\$41,117,330	\$40,223,249	\$41,668,621	\$60,805,500	\$234,346,359	\$239,456,359

**SOUTHERN UNIVERSITY BOARD OF SUPERVISORS**  
**FIVE-YEAR CAPITAL OUTLAY PLAN: 2013 - 2018**  
**SOUTHERN UNIVERSITY AND A&M COLLEGE SYSTEM**  
 REVISED

Ronald Mason, Jr., System President

9/6/2013

Date

PR	CODE	INSTITUTION/PROJECT	PREV. FUNDING	FY: 2014-2015	FY: 2015-2016	FY: 2016-2017	FY: 2017-2018	FY: 2018-2019	5-YEAR TOTAL
1	EMERG	SUS: Maint. Deferred Maintenance & Reroofing to Bldg		\$19,000,000.00					\$19,000,000.00
2	CONT	SUBR: Campus Wide Electrical Upgrades					\$330,000.00	\$2,970,000.00	\$3,300,000.00
2	EMERG	SUS: MAJOR REPAIRS	\$850,000.00	\$2,000,000.00					\$2,000,000.00
3	CONT	SUNO: Replacement Chilled Water and Hig Temp. Water Lines and Valve (Campus Wide)		\$125,000.00	\$800,000.00				\$925,000.00
4	EMERG	SUSLA: Install Guardrails in Library Lecture Hall & Science Bldg.		\$330,000.00					\$330,000.00
4	S. GEN	SUSLA: Acquisition of Existing Student Housing		\$18,700,000.00					\$18,700,000.00
5	EMERG	SUSLA: Replace HVAC Units & Hot & Chill Piping in Fine Arts		\$1,250,000.00	\$100,000.00				\$1,350,000.00
6	EMERG	SUBR: Repair Sloughing of Ravine and Bluff	\$4,260,000.00	\$700,000.00	\$2,000,000.00	\$3,000,000.00			\$5,700,000.00
7	EMERG	SUAREC: New Access Turn Lane and Traffic Light on US Hwy 61 at Experimental Station.				\$50,000.00	\$450,000.00		\$500,000.00
7	NEW	SUSLA: Auditorium/ New Performing Art Theater					\$1,821,010.00	\$9,000,000.00	\$10,821,010.00
7	S. GEN	SULC: Central Parking Garage		\$913,600.00	\$8,222,400.00				\$9,136,000.00
8	EMERG	SUSLA: Conc. Walk Repairs for ADA Compliance		\$50,000.00	\$528,000.00				\$578,000.00
9	EMERG	SULC: Metal Standing Seam Roof Installation on A.A. Lenoir Law Center		\$300,000.00	\$1,200,000.00				\$1,500,000.00
10	CONT	SUSLA: Child Care Development Center		\$48,059.00	\$432,530.00				\$480,589.00
10	EMERG	SUBR: Central Plant Mechanical System Upgrades		\$30,000.00	\$290,000.00				\$320,000.00
11	EMERG	SUBR: Repair/ Replacement of Hot Water Pipes for Heating		\$2,250,000.00					\$2,250,000.00
12	CONT	SUBR: Electrical overhead lines and switch gear		\$210,000.00	\$1,890,000.00				\$2,100,000.00
13	CONT	SUNO: Installation and Upgrades of Domestic Water Lines and Valves (campus wide)				\$92,500.00	\$832,500.00		\$925,000.00
15	CONT	SUSLA: Facility Planning and Security Facility					\$30,000.00	\$400,000.00	\$430,000.00
15	EMERG	SUBR: Replace roof Architecture East & West		\$140,000.00	\$1,260,000.00				\$1,400,000.00

**SOUTHERN UNIVERSITY BOARD OF SUPERVISORS**  
**FIVE-YEAR CAPITAL OUTLAY PLAN: 2013 - 2018**  
**SOUTHERN UNIVERSITY AND A&M COLLEGE SYSTEM**  
 REVISED

Ronald Mason, Jr., System President

9/6/2013

Date

PR	CODE	INSTITUTION/PROJECT	PREV. FUNDING	FY: 2014-2015	FY: 2015-2016	FY: 2016-2017	FY: 2017-2018	FY: 2018-2019	5-YEAR TOTAL
16	EMERG	SUBR: SU Lab. School Roof Repairs Elem. & Gym Cafeteria		\$100,000.00	\$800,000.00				\$900,000.00
17	NEW	SUBR: Road Improvement at New Intramural Sports Complex				\$25,000.00	\$275,000.00		\$300,000.00
18	CONT	SUSLA: Student Outdoor Recreational Facility		\$100,000.00	\$720,000.00				\$820,000.00
19	CONT	SUREC: Repair and Rebuild Road at Exp. Station				\$150,000.00	\$1,400,000.00		\$1,550,000.00
20	CONT	SUNO: Installation and Upgrades of Sewer Line (campus wide)					\$73,000.00	\$663,000.00	\$736,000.00
21	CONT	SUSLA: Reroof HPER Building		\$40,000.00	\$400,000.00				\$440,000.00
22	CONT	SUBR: Underground Fuel Tank Replacement at Motor Pool		\$30,000.00	\$70,000.00				\$100,000.00
23	CONT	SUNO: Cafeteria Roof Replacement			\$85,000.00	\$150,000.00			\$235,000.00
24	CONT	SUBR: Sanitary Sewer Line Upgrades					\$350,000.00	\$3,150,000.00	\$3,500,000.00
25	CONT	SUSLA: Renovate East & West Enclosure of Admin Bldg.				\$20,000.00	\$200,000.00		\$220,000.00
26	NEW	SUNO: Administration Bldg. Roof Replacement			\$125,000.00	\$400,000.00			\$525,000.00
27	CONT	SULC: Mold Remediation of Law Center		\$50,000.00	\$200,000.00				\$250,000.00
28	CONT	SUBR: Fire Detection and Alarm system Upgrades		\$140,000.00	\$700,000.00				\$840,000.00
29	NEW	SUBR: Re-roofing of Physical Plant Building				\$75,000.00	\$400,000.00		\$475,000.00
30	NEW	SUSLA: Install DDC HVAC System Campus Wide				\$80,000.00	\$800,000.00		\$880,000.00
31	NEW	SUBR: Various Bldg. Mech. and Energy Mnt. Control Sys.			\$45,000.00	\$400,000.00			\$445,000.00
32	CONT	SUSLA: Renovate Stairs Enclosure for HCR Bldg.			\$30,000.00	\$300,000.00			\$330,000.00

**SOUTHERN UNIVERSITY BOARD OF SUPERVISORS**  
**FIVE-YEAR CAPITAL OUTLAY PLAN: 2013 - 2018**  
**SOUTHERN UNIVERSITY AND A&M COLLEGE SYSTEM**  
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Ronald Mason, Jr., System President

9/6/2013

Date

PR	CODE	INSTITUTION/PROJECT	PREV. FUNDING	FY: 2014-2015	FY: 2015-2016	FY: 2016-2017	FY: 2017-2018	FY: 2018-2019	5-YEAR TOTAL
33	NEW	SUBR: Administration Bldg. Window Replacement		\$45,000.00	\$400,000.00				\$445,000.00
34	NEW	SUBR: ADA Bldg. Upgrades - Campus wide		\$500,000.00	\$2,000,000.00				\$2,500,000.00
35	NEW	SUBR: Campus Electrical Upgrades					\$460,000.00	\$4,140,000.00	\$4,600,000.00
36	NEW	SUBR: ADA Sidewalk Improvement & Upgrades			\$250,000.00	\$2,250,000.00			\$2,500,000.00
37	NEW	SUBR: Parking Lot Upgrades					\$250,000.00	\$2,250,000.00	\$2,500,000.00
39	CONT	SUBR: Various Elevator Upgrades			\$100,000.00	\$900,000.00			\$1,000,000.00
40	CONT	SULC: Façade Additon to A.A. Lenoir Law Center					\$375,000.00	\$3,300,000.00	\$3,675,000.00
41	CONT	SULC: A.A. Lenoir Law Litigation Center				\$500,000.00	\$4,500,000.00		\$5,000,000.00
42	NEW	SUBR: William James Hall Renovation					\$600,000.00	\$5,400,000.00	\$6,000,000.00
44	CONT	SUNO: installation and upgrades of Domestic Water Lines and Valves (Campus Wide)					\$92,000.00	\$832,500.00	\$924,500.00
45	CONT	SUSLA: Auditorium & Performance Art Theater				\$1,821,010.00	\$9,000,000.00		\$10,821,010.00
46	CONT	SUBR: Re-roofing of J.S. Clark Administration Building		\$50,000.00	\$500,000.00				\$550,000.00
47	CONT	SUBR: Re-roofing of F.G. Clark Activity Center		\$200,000.00	\$1,000,000.00				\$1,200,000.00
48	NEW	SUBR: Re-roofing of W.W. Stewart Hall				\$60,000.00	\$500,000.00		\$560,000.00
49	NEW	SUBR: Re-roofing of J.S. Clark Annex					\$75,000.00	\$300,000.00	\$375,000.00
50	S. GEN	SUBR: A.W. Mumford Stadium Parking Garage			\$1,514,400.00	\$13,629,600.00			\$15,144,000.00
51	CONT	SULC: Replace Existing ventilation Duct Sys.		\$80,000.00	\$10,000.00				\$90,000.00
52	CONT	New Road Improvement at Road at Exp. Station		\$100,000.00	\$720,000.00				\$820,000.00



**SOUTHERN UNIVERSITY BOARD OF SUPERVISORS**  
**FIVE-YEAR CAPITAL OUTLAY PLAN: 2013 - 2018**  
**SOUTHERN UNIVERSITY AND A&M COLLEGE SYSTEM**  
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Ronald Mason, Jr., System President

9/6/2013

Date

PR	CODE	INSTITUTION/PROJECT	PREV. FUNDING	FY: 2014-2015	FY: 2015-2016	FY: 2016-2017	FY: 2017-2018	FY: 2018-2019	5-YEAR TOTAL	
53	CONT	SUSLA: Renovation of Allen Building		\$1,200,000.00	\$2,585,000.00				\$3,785,000.00	
54	CONT	SUNO: Lake Campus Central Utility Plant		\$150,000.00	\$150,000.00				\$300,000.00	
56	NEW	SUBR: W.W. Stewart Hall Renovation				\$650,000.00	\$5,850,000.00		\$6,500,000.00	
57	CONT	SUNO: Campus Wide Security and Street Lighting			\$150,000.00		\$150,000.00		\$300,000.00	
58	NEW	SUBR: Street Repair and Upgrades				\$100,000.00	\$950,000.00		\$1,050,000.00	
59	CONT	SUNO: Maintenance Building Roof Replacement				\$80,000.00	\$100,000.00		\$180,000.00	
60	CONT	SUSLA: Concrete Walks and ADA Compliance					\$55,000.00	\$300,000.00	\$355,000.00	
61	CONT	SULC: Renov. Existing Structure into Storage					\$50,000.00	\$100,000.00	\$150,000.00	
62	CONT	SUSLA: New Student Housing			\$1,110,000.00	\$3,920,139.00	\$6,000,111.00		\$11,030,250.00	
63	CONT	SUARCC: Installation of Exterior Lighting & Street Lighting & Fencing			\$80,000.00	\$720,000.00			\$800,000.00	
64	CONT	SUNO: New Social Service Center			\$1,500,000.00	\$8,000,000.00	\$3,000,000.00	\$3,000,000.00	\$15,500,000.00	
65	CONT	SUNO: Forensic Lab/ Criminal Outreach		\$1,000,000.00	\$2,000,000.00	\$2,000,000.00			\$5,000,000.00	
66	CONT	SUSLA: Metro Parking Garage		\$700,000.00	\$7,000,000.00				\$7,700,000.00	
67	CONT	SUBR: Center for Technology & Info Systems					\$850,000.00	\$11,000,000.00	\$11,850,000.00	
68	CONT	SUBR: Various Classroom/office Ceiling & Lighting Upgrades			\$150,000.00	\$850,000.00	\$500,000.00		\$1,500,000.00	
69	NEW	SUBR: School of Business & Professional Accountancy					\$1,350,000.00	\$14,000,000.00	\$15,350,000.00	
<b>TOTAL</b>				<b>\$5,110,000.00</b>	<b>\$50,531,659.00</b>	<b>\$41,117,330.00</b>	<b>\$40,223,249.00</b>	<b>\$41,668,621.00</b>	<b>\$60,805,500.00</b>	<b>\$234,346,359.00</b>

**Table 142**

**Weighted Average Full-Time Faculty Salaries  
Public Institutions, SREB States, 2011-12**

	Professor	Associate Professor	Assistant Professor	Instructor	Undesignated/ Other	Single Rank	All Ranks
Four-Year 1	\$119,877	\$82,057	\$71,403	\$47,291	\$53,514		\$86,699
Four-Year 2	109,520	77,661	66,084	44,517	47,368		75,443
Four-Year 3	84,177	67,604	58,166	43,920	44,669		64,006
Four-Year 4	80,968	65,862	56,753	44,380	46,005		62,004
* Four-Year 5	76,830	64,125	54,443	45,326	46,584		59,816
Four-Year 6	76,506	61,620	54,370	43,323	46,440		58,228
<b>All Four-Year</b>	105,376	74,914	63,694	45,322	49,201		75,046
Two-Year with Bachelor's	64,908	52,971	46,450	49,573	35,586	57,133	55,031
Two-Year 1	69,083	55,334	50,890	48,369	46,649	51,754	53,354
Two-Year 2	57,756	51,222	46,283	44,132	44,937	49,723	49,078
Two-Year 3	61,294	52,775	45,443	39,950	41,266	46,002	46,030
<b>All Two-Year</b>	65,719	54,967	49,538	46,469	45,433	51,058	51,834
Technical Institute or College 1	45,270	46,461	43,040	36,892	26,333	45,676	44,206
Technical Institute or College 2						45,578	45,578
<b>All Technical Institutes or Colleges</b>	45,270	46,461	43,040	36,892	26,333	45,641	44,618

Notes: Salaries reported as 11-12 month appointments have been converted to 9-10 month equivalence by reducing the reported amounts by 2/11. States with distinct 10, 11 and 12 month appointments have been converted by reducing the amounts by 1/10, 2/11 and 3/12 respectively.

STATE OF LOUISIANA

Tract No. LA.EB.055.00

PARISH OF EAST BATON ROUGE

**RIGHT-OF-WAY AND SERVITUDE AGREEMENT**

KNOW ALL MEN BY THESE PRESENTS:

THAT for and in consideration of the sum of TEN DOLLARS (\$10.00) and other good and valuable consideration, the receipt and adequacy of which consideration are hereby acknowledged, **THE BOARD OF SUPERVISORS OF SOUTHERN UNIVERSITY & AGRICULTURAL & MECHANICAL COLLEGE**, represented herein by \_\_\_\_\_, its \_\_\_\_\_, ("Grantor") whose mailing address is J. S. Clark Admin. Bldg. 4<sup>th</sup> Floor, Baton Rouge, Louisiana 70813, does hereby grant and convey unto Genesis Pipeline USA, L.P., ("Grantee"), a Delaware Limited Partnership, with offices at 919 Milam Street, Suite 2100, Houston, Texas 77002, its successors and assigns, a right-of way and servitude being thirty feet (30') in width, with the location of the centerline of said right-of-way and servitude as described on Exhibit "A", and depicted on Exhibit "B", attached hereto and made a part hereof (the "Servitude") to lay, construct, maintain, use, alter, inspect, operate, repair, replace, and remove one or more pipelines, and related appurtenances, for the transportation of oil, natural gas, other gases, water, liquids, or hydrocarbons together with such markers, signs, vents, cathodic protection leads, test stations, and other associated or necessary appurtenances, as deemed necessary or desirable by Grantee, upon, over, through and under lands situated in East Baton Rouge Parish, Louisiana, to wit:

**That certain tract or parcel of land situated in Section 74, Township 6 South, Range 1 West, East Baton Rouge Parish, Louisiana, and being more particularly described in that certain Credit Sale, dated March 14, 1914, recorded in Original 88, Bundle 170, of the Conveyance Records for East Baton Rouge Parish, Louisiana.**

TO HAVE AND TO HOLD unto Grantee, its successors and assigns subject to the following terms and conditions:

A) Grantor and Grantee agree:

(1) that Grantee shall pay for any damage to fences, crops or timber, that may result from Grantee's exercise of any of the rights and privileges hereby granted; but after the pipeline(s) has/have been constructed, Grantee shall not thereafter be liable for any damages resulting from trimming, removing or mowing trees, brush, or undergrowth from or within the Servitude and shall not be liable for any damage to personal property or improvements which are prohibited within the Servitude under the terms of this Right-of-Way and Servitude Agreement ("Agreement"); and

(2) that, if the above described lands are under mortgage, the recited consideration, or any part thereof, may be made jointly to Grantor and the mortgagee(s) of record.

B) In addition to and in furtherance of the rights stated above, Grantee has the right:

(1) of ingress to and egress from the Servitude, as defined above, and the temporary right-of-way workspace, as defined below, in order to effect Grantee's rights granted by this Agreement, at will of Grantee; and

(2) from time to time to mow and otherwise clear and maintain the Servitude and right-of-way area and to cut and remove all trees, undergrowth and other obstructions that may injure, endanger, or interfere with the rights of Grantee hereunder; however, Grantee shall not interrupt the day to day operations and functions of Grantor.

(3) subject to all of the provisions of this instrument, to use any and all roads now existing or which may hereafter be constructed on the above described land, provided, however, that if Grantee uses existing roads, Grantee will, except for normal wear and tear, repair any damage done thereto by Grantee; and

(4) to use temporary right-of-way workspace during construction of the pipeline(s) or associated facilities as described and depicted on Exhibits "A" and "B", attached hereto. This temporary right-of-way workspace shall terminate two hundred forty (240) days from the date of execution of this agreement, unless extended by Force Majeure.

Except as may be specifically otherwise provided in this Agreement, neither party shall be liable for delays in performance or for non-performance directly occasioned or caused by force majeure. The term "Force Majeure," as used in this Agreement, shall mean causes beyond the reasonable control of the party claiming to be affected thereby, including, without limitation, acts of God, storms, war, fire, strikes, lockouts or differences with workers, acts of the public enemy, insurrections, riots, tropical disturbances which are given names by the United States National Hurricane Center, breakage of or damage to machinery or lines of pipe, inability to obtain easements, servitudes or rights of way or pipeline tie-ins, adverse market conditions, or rules or regulations of any governmental authority asserting jurisdiction or control, compliance with which makes continuance of operations impossible. Additionally, should conditions at the Servitude, in the reasonable opinion of Grantee, become such that a continuation of operations would be unduly hazardous, Grantee may suspend operations and such suspension shall be considered a Force Majeure event.

C) Grantee must:

(1) bury the pipeline(s), excluding appurtenant facilities that are customarily located above grade, at a minimum depth of thirty six (36) inches from the top of the pipe, except in areas of consolidated rock where the minimum depth will be 18 inches; and

(2) GRANTEE AGREES TO INDEMNIFY AND HOLD GRANTOR HARMLESS FROM ANY AND ALL CLAIMS, DEMANDS, OR LOSSES BECAUSE OF INJURY OR DAMAGE TO THIRD PARTIES CAUSED BY THE GRANTEE'S ACTIVITIES ON OR USE OF GRANTOR'S LANDS. NOTWITHSTANDING ANYTHING HEREIN TO THE CONTRARY, THIS INDEMNITY IS NOT INTENDED TO AND DOES NOT PROVIDE FOR INDEMNIFICATION ARISING FROM OR CAUSED BY GRANTOR'S NEGLIGENCE OR WILLFUL MISCONDUCT. SPECIFICALLY EXCLUDED FROM THE FOREGOING INDEMNITY IS ANY CLAIM FOR INCIDENTAL OR CONSEQUENTIAL DAMAGES OR ANY CLAIM FOR THE DISCOVERY OF ADVERSE ENVIRONMENTAL CONDITIONS NOT CAUSED BY GRANTEE.

D) Grantor:

(1) may fully use and enjoy the above described lands encumbered by this Servitude, except that such use and enjoyment shall not create hazardous situations, hinder, conflict or interfere with the exercise of Grantee's rights hereunder; but

(2) may not construct, nor permit others to construct, any house, building, or other structure or obstructions on or over this Servitude without the prior written consent of the Grantee; or

(3) may not impound water or other substance, or

(4) may not make any other use of the above described lands which will unreasonably interfere with the rights conveyed to the Grantee herein.

E) The rights of the parties created in this Agreement constitute covenants running with the land and are binding upon and inure to the benefit of Grantor and Grantee, respectively, and their respective heirs, executors, administrators, successors, and assigns. Grantee may assign or transfer this Agreement in whole or in part, to one or more assignees.

F) It is distinctly understood and agreed that this does not constitute a conveyance of any part of the land above described nor of the minerals therein and thereunder, but grants only the right-of-way and servitude as above provided.

G) It is understood and agreed that Grantee shall be entitled to exercise any of the rights granted hereunder at any time and from time to time for so long as this Agreement remains in force and effect and the non-exercise of any such rights shall not be deemed to constitute a waiver of any of such rights.

H) Should Grantee fail to use the same for the purposes herein provided for a period of twenty-four (24) consecutive months, then and in that event this right-of-way agreement and servitude shall be terminated.

I) This Agreement may be executed by signing the original or a counterpart thereof. If this instrument is executed in counterparts, all counterparts taken together shall have the same effect as if all parties had signed the same Agreement. This Agreement shall be binding upon each party executing the original or any counterpart thereof, regardless of whether all parties with an ownership interest in the above described lands join in the execution of this instrument.

I) This agreement shall be construed in accordance with and governed by the laws of the State of Louisiana, without regard to its conflict of laws provisions. This Agreement may not be modified orally, but only by an agreement in writing signed by the parties.

J) In case any provision in this Agreement is held invalid, illegal or unenforceable, the validity, legality and enforceability of the remaining provisions of this Agreement will not in any way be affected or impaired thereby.

\*\*\*\*\* Remainder of this page intentionally left blank \*\*\*\*\*

**IN WITNESS WHEREOF**, GRANTOR has executed this Right of Way and Servitude Agreement this \_\_\_\_\_ day of \_\_\_\_\_, 2013.

WITNESSES:

GRANTOR:

THE BOARD OF SUPERVISORS OF  
SOUTHERN UNIVERSITY &  
AGRICULTURAL & MECHANICAL COLLEGE

\_\_\_\_\_  
Print Name: \_\_\_\_\_

BY: \_\_\_\_\_

\_\_\_\_\_  
Print Name: \_\_\_\_\_

GRANTEE:

GENESIS PIPELINE USA, L.P.

\_\_\_\_\_  
Print Name: \_\_\_\_\_

BY: \_\_\_\_\_  
KAREN PAPE, SENIOR VICE PRESIDENT  
AND CONTROLLER

\_\_\_\_\_  
Print Name: \_\_\_\_\_

STATE OF \_\_\_\_\_

PARISH OF \_\_\_\_\_

Before me on this \_\_\_\_\_ day of \_\_\_\_\_, 2013, appeared \_\_\_\_\_, to me personally known, who being by me duly sworn, did say that he is the **CHAIRMAN OF THE BOARD** for **THE BOARD OF SUPERVISORS OF SOUTHERN UNIVERSITY & AGRICULTURAL & MECHANICAL COLLEGE**, and that the foregoing instrument was signed and delivered on behalf of said college by authority of its Board of Supervisors and the said \_\_\_\_\_ acknowledged said instrument to be the free act and deed of said college and that he executed the same as his free act and deed.

\_\_\_\_\_  
(Signature)

\_\_\_\_\_  
(Printed Name)

Notary ID No. \_\_\_\_\_

My Commission expires: \_\_\_\_\_

STATE OF TEXAS

COUNTY OF HARRIS

On this \_\_\_\_\_ day of \_\_\_\_\_, 2013, before me, Notary, personally came and appeared **KAREN PAPE**, to me known, who, being by me first duly sworn, did say that she is the **SENIOR VICE PRESIDENT** and **CONTROLLER** of **GENESIS PIPELINE USA, L.P.**, and that the foregoing instrument was signed on behalf of said limited partnership by its **SENIOR VICE PRESIDEN** and **CONTROLLER** and that he/she acknowledged this instrument to be the free act and deed of said limited partnership.

\_\_\_\_\_  
Notary Public

\_\_\_\_\_  
(typed or printed name)

Notary ID No. \_\_\_\_\_

My Commission Expires: \_\_\_\_\_

## EXHIBIT "A"

Attached to and made a part of those three certain Right-of-Way and Servitude Agreements dated \_\_\_\_\_ that will be placed on the meeting agenda under the Facilities and Property Committee for Southern University and A & M College held on the 16<sup>th</sup> day of August, 2013.

It is understood and agreed that The Board of Supervisors of Southern University & Mechanical College will grant a servitude across three tracts of land as described in each of the three servitude agreements for a proposed 24" crude oil pipeline to be owned and operated by Genesis Pipeline USA, L.P., and Genesis Pipeline USA, L.P. agrees to compensate The Board of Supervisors of Southern University & Mechanical College as follows to be paid upon execution of said servitudes:

Tract No. LA.EB.030.00			
135.22 rods @ \$400.00 per rod	=		\$54,088.00
Tract No. LA.EB.051.00			
146.71 rods @ \$400.00 per rod	=		\$58,684.00
Tract No. LA.EB.055.00			
35.91 rods @ \$400.00 per rod	=		<u>\$14,364.00</u>
<b>TOTAL</b>			<b>\$127,136.00</b>



**SYSTEM OFFICE OF FACILITIES PLANNING  
PRIORITY PROJECTS UPDATE  
July 12, 2013**

**SOUTHERN UNIVERSITY BATON ROUGE**

1. **DEMOLITION OF FOUR DORMS** - Demolition of four (4) vacant, deteriorated dormitories buildings on the Southern University Baton Rouge Campus that are obsolete, unsafe and unsanitary. These buildings are located next to the new Intramural Athletic Complex that is currently under construction. These blighted dorms are an eyesore for the Student Life Zone and well as the Intramural Athletic Zone of the campus. The dorms are masonry and steel construction, with approximately 33,000 sq. ft. each. Some abatement is necessary to remove asbestos from the dorm buildings.
  - Architects: Noland and Wong – Design fee \$104,194. – Interim Emergency Board Funds (IEB).
  - \$ 1,630,000 is the scheduled project budget – interim Emergency Board Funds (IEB). Project No. IEB-19-616-11-08, Part 01.
  - Architect signed contract April, 2012.
  - Construction documents will be approved for bidding in late March, 2013, for Morris Henry Carroll Hall, Mildred McKinley Satterwhite Hall, Ollie Butler Moore Hall and Octavia Head Clark Hall and Octavia Dining Hall.
  - Contract Amendment is approved by FP&C to complete environmental abatement.
  - Pre-bid will held June 25, 2013 @ Ollie Butler Dorm.
  - Project was bid July 10, 2013.
  - Virginia Wrecking Company was the low bidder at \$787,747.00.
  - Contractor has been given 180 days to complete project due to environmental issues involving abatement.
  
2. **BASEBALL SUPPORT FACILITY** – Project involves providing a New Baseball Facility, with Coaches Offices, Locker Rooms, 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.
  - **Corporate Endeavor agreement has been signed and accepted.**
  - Design documents were forwarded to City on November 9, 2012.
  - Bid date, April 5, 2013.
  - Blunt Contractors was the low bidder (after deducts) \$1,246,599.99.
  - Substantial completion date, January, 2014.
  - Project was accepted by City-Parish in June, 2013 as a deductive change order.
  - Project must be approved by the JLCB in July, 2013 before proceed order is issued to the Contractor.

3. **INTRAMURAL ATHLETIC COMPLEX-** Project involves providing recreation spaces in a new Intramural Facility funded 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, restrooms, lobby, offices and storage areas.
- M3A Architects designers- Fee \$ 441,831.50 (Bond Funds)
  - Project AFC budget- \$6.1 Million.- (Bond Funds)
  - Design complete.
  - D. Honore' is the Contractor on the Design/Build contract.
  - **Project is under construction. Project construction is 99% complete.**
  - **Substantial completion is scheduled for June 17, 2013.**
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 be 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 \$3,206,368.00 federal funds and self generated (federal, DOTD, Self -Generated). \$600,000 – DOTD, \$900,000 – SG, \$1,706,368 – Federal.**
  - **Project is on hold waiting for State DOTD to approve advertising for bid.**
  - **Meeting was held March 15, 2013 with DOTD to discuss Design/Build feasibility.**
  - **DOTD will look at two options:**
    1. **Request State FP&C to bid the project with their state bid procedures, or**
    2. **Allow the project to be done as a Design/Build under DOTD.**
  - **DOTD has requested that the building footprint be marked in order for the Archaeologist to excavate prior to the project bid and start of construction.**
5. **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
  - **Project design is 99% complete.**
  - **Waiting on additional construction funds.**

6. **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.
- Design 100% complete.
- Funding for construction was rescinded by the State. An amendment to Capital Outlay may be requested by FP&C for 2013-2014 Capital Outlay Requests.
- New estimate for the Project is \$2,250,000 in Capital Outlay Priority 2.
- The JLCB will meet on this project funding in November, 2013 for approval.

9. **LEE HALL FUME HOOD REPLACEMENT PROJECT** – This project involves replacing the majority of the obsolete and deteriorated fume hoods located in Lee Hall labs.

- Low bid in the amount of \$1,157,000.00 (Major Repair Funds) submitted by Bernhard Mechanical.
- Notice to Proceed on November 21, 2012.
- Project is approximately 95% complete.
- Construction completion is scheduled for July, 2013.

10. **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 100% complete.
- Bid received 12-14 -12, MBD Contractor \$185,000.00
- Contractor started construction March 8, 2013.
- Completion date July, 2013.

11. LAB SCHOOL ADDITIONS AND UPGRADES – will involve providing various renovations to the Lab School that will meet code requirements, improve Lighting, window wall replacements and ADA Standards.
  - JLCB met on November 5, 2012 and approved \$1,200,000.00 for the Lab School Renovations
  - Designer selected - Noland and Wong Architects.
  - Designer contract is complete.
  - Bid Date :TBA
  - Completion Date: TBA
  
12. SUBR Road Stream Bank Ravine Erosion Control – CORPS of Engineers are the project managers for this project. Project involves installing 150 feet of culvert pipe in the Ravine at the corner of Jessie Stone and E. C. Harrison to prevent erosion on the Ravine bank. Revetment stones and earthen fill will be added to complete the project. Project is being done to prevent a catastrophic failure of the bridge at Jessie Stone.
  - Project was bid for under \$1Million. This is a match project with percentages of 35% Southern (State) and 65% Federal.
  - Project was bid in October, 2012.
  - Construction began in December, 2012.
  - Project is on hold due to rise of Mississippi River flowing into Ravine.
  - Project will be completed in November, 2013.

#### U. S. DEPARTMENT OF EDUCATION DISASTER GRANTS

1. BASEBALL FIELD RENOVATIONS – Project was funded by Higher Education Disaster Relief to repair damages to the SUBR Lee-Hines Baseball Field as a result of Hurricane Gustav. The damages included excessive drainage and run-off.
  - Landscape Architect Joseph Furr -\$21,088.00 fee in Disaster Relief Funds.
  - Construction by Muncie Greencare Professionals – Bid \$122,106.00.
  - \$47,000 added to project budget.
  - Project is 100% complete. Completion Date is March 8, 2013.
  
2. LED LIGHTING FOR EMERGENCY & STUDENT SAFETY IMPROVEMENTS  
Phase I - Project funded by Higher Education Disaster Relief to repair damages caused by storm damages to lights and wiring on campus and provide lighting for emergency and student safety.
  - This LED lighting will light up and provide safety lighting for the Historic District along the corridor of the Mississippi River Bluff and the adjacent parking areas.
  - Available funding \$72,263.00 – Disaster Grant.
  - Project is currently in design development.
  - Dalton Honore is the Design Engineer.
  - Bids will be received by mid- August, 2013.

3. **AUTO SHOP AND MOTOR POOL** – Higher Education Disaster Grant funded to provide new above ground gasoline pumps, underground pumps, sub-surface tanks and patch roof leak that is storm related.
  - Available funding is \$20,000.00
  - Project is in design development.
  - Project will be bid in August, 2013.
  
4. **RIVERSIDE HALL RENOVATIONS** - This project will provide storm damage repairs and code related items to enhance and provide health and safety to students and occupants of this historic building on the Mississippi River Bluff.
  - Available funding is \$99,013.00 – Disaster Grant.
  - Project is currently in design development
  - Sit Wong w/ Noland & Wong is the Architect.
  - Project will be bid in Oct, 2013.
  
5. **T.T. ALLAIN RENOVATIONS** - Higher Education Grant funds provided to repair storm damages and enhance building by addressing code violations for students. Window wall of building was severely damaged during Hurricane Gustav.
  - Available funding is \$479,093.00.
  - Project is in design and scope development.
  - Project will be bid by October, 2013.
  
6. **ASHFORD O. WILLIAMS LED LIGHTING IMPROVEMENTS** – This project will replace existing lighting with LED lighting around the Ag Center Building, in the parking area, on James L. Hunt Street and B.A. Little Drive for emergency and Student Safety.
  - Available funding for this project is \$150,000.00 - Disaster Grant Funds.
  - Project is in design development.
  - Project will be bid in April, 2013.
  - Completion will be in August, 2013.
  
7. **SMITH-BROWN UNION BUILDING RENOVATIONS** – This project is funded by Disaster Grant Funds. Awarded to correct storm damages to the Student Union Building, such as roof repair, windows, doors, ceilings, walls and floor repairs and enhancements to address code violations.
  - Available for project funding is \$360,229.00.
  - Project is in Design Development.
  - Frank Lassiter is the Project Architect.
  - Project will bid in late Fall Semester, 2013.
  
8. **UNIVERSITY PLACE IMPROVEMENTS** – This project was awarded Disaster Grant Relief funds to assist in corrections of storm damages as a result of Hurricane Gustav. Building was severely damaged and required interior gutting of walls, floors and ceilings. New roof is required and all new fixtures, equipment and

appliances. Disaster Grant funds will improve interior and exterior lighting, install ADA restrooms and new elevator to second level. In order to address mitigation items additional space will be provided in Great Room with new Balcony above overlooking Mississippi River. Landscape enhancements will be addressed where needed.

- Available for funding is \$265,371.00.
- Project in Design Development.
- St. Martin Brown are the Project Architects
- Project awarded to Byron Law with Law industries.

9. INTRAMURAL AUDITORIUM GYMNASIUM IMPROVEMENTS – This project was awarded disaster grant funds to enhance what FEMA and State Risk Management approved and additional repairs to items not included in FEMA scope of work.

- Available funding for the project is \$285,116.00 – Disaster Grant Funds.
- Project is in Construction Documents stage.
- Jerry Campbell is the Project Architect.
- Project will be bid by Fall Semester, 2013.

10. ARCHIVES BUILDING LIGHTING PROJECT – This project received a small amount of Disaster Relief Funds that will be used to improve damaged lighting caused by the storm. Providing LED lighting around the project for student safety and emergencies and overall campus enhancements for the students. This project will be incorporated into the LED Lighting Project for Emergency and Student Safety in order to save time and resources.

- Available funds for Led Lighting Project - \$5,989.00.
- Project is in Design Development stage.
- Project will be bid with Led Lighting Emergency and Student Safety Improvements – Phase I.
- Project will bid by August, 2013

11. LED Lighting for Emergencies and Student Safety Phase II – This project will use disaster relief funds to complete LED lighting enhancements began with Federal ARRA funds and repair and improve lighting and electrical cable damaged by storm around and near the student housing zone.

- Available for project funding is \$107,497.00.
- Project is in Design Development.
- Project will bid as Phase II of LED Lighting Emergency and Student Safety Improvements.
- Project will bid in Fall, 2013.

## HURRICANE GUSTAV PROJECTS

1. **UNIVERSITY PLACE (President's Home) – was severely damaged by Hurricane Gustav. Project is in review by FEMA, GOHSEP, ORM and FP&C for complete restoration. PW (project worksheet) 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).
  - **PW amount \$404,281.00.**
  - **Project was bid November 8, 2012.**
  - **Law Industries, LLC was the low bidder at \$478,000.00.**
  - **Project construction is 38% complete.**
  - **Project will be completed by August, 2013.**
  
2. **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
  - **PW was obligated 12-8-11 for \$174,733.09.**
  - **Design is completed for review and bid.**
  - **Project under review by State FP&C.**
  - **Will be advertised for bid in Fall, 2013.**
  - **Bid date determined by State FP&C.**
  
3. **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
  - Contract amount is \$788,000.00, GOB funding and Gustav and State Major Repair Funding.
  - **Bid received November 1, 2011. Low bidder for project is Corporate Mechanical, 100% of roof on high school is complete, overall repairs, 40% complete (include mech. Repairs).**

- Roof for the high school building complete September, 2012. Other buildings will be done with Capital Outlay Funding.
  - **Project for lower roof was on hold for change order approval. Additional repairs identified when roof was removed. Proposed change is estimated at \$109,727.88.**
  - **JLCB approved change order, Construction resumed in April, 2013.**
  - **Transite and asbestos projects complete in crawl space and library.**
4. **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
  - Design work is 10% complete.
  - The AFC for construction is \$1,605,217.00
  - Cade Library Interior/Exterior PW in SAL (FP&C) review.
  - Bid Date: TBA
  - Completion date: TBA
  - Site visit by FEMA 11-15-11
  - **FP&C has issued proceed order to the Architect, March 2013, to move forward with the design of Cade Library.**
  - **Construction should begin in Fall Semester, 2013.**
5. **E. N. MAYBERRY DINING HALL INTERIOR–** Interior repairs needed due to damage caused by 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 design work is at 100%.
  - **Review of plans are complete, Architect must make corrections.**
  - **Bid date will be established when corrections are complete.**
  - **Bid will be scheduled in July, 2013.**
6. **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.
  - Design 100% complete.
  - Review of plans complete.
  - Bid date will be in July, 2013.
7. 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 obligated 11-10-11 for \$404,821.17.
  - Waiting on final submittal from Architect.
  - Bid date by July, 2013.
8. 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.
  - Scope alignment needed.
  - Ads will run in September for bids.
  - Bid opening determined by FP&C.
9. 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.
  - Scope alignment needed
  - Bid opening will be determined by FP&C
10. HIGGINS HALL – Repairs needed due to Hurricane Gustav damages.
- Dodie Spencer Architect.
  - PW is obligated.
  - Applicant/State review is complete.
  - Waiting on bid documents to bid project.
11. STUDENT UNION – repairs needed due to Hurricane Gustav damages.
- Frank Lassiter Architect
  - Design and scope in progress

12. **JAMES LEE HALL – repairs needed 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.
  - Waiting on FP&C reassessment on completion of FEMA PW obligation.

### SOUTHERN UNIVERSITY AT NEW ORLEANS

1. **PERMANENT L. WASHINGTON 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.
  - Bid date for Library – October 11, 2011.
  - Budget for library design is \$466,602.00
  - **Contractor began construction in June 25, 2012.**
  - **Contractor is GM&R-Bid \$4,310,000.00.**
  - Foundation and walkway are interconnected with reinforcement and interfering with new proposed flood wall.
  - Walls on first floor are structurally unstable. Architect will secure and stabilize walls.
  - Project change order will exceed \$100,000.00.
  - FP&C went before the JLCB on December 21, 2012.
  - SUNO is requesting FEMA to replace original air handling unit (AHU).
  - Separate mechanical project will be done from existing construction.
  - Project is 65% complete with completion date scheduled for January 14, 2014.
2. **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.
  - 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.
  - New Central Plant footprint size still needs to be determined.

- **FEMA needs to build a small Central Plant on the SUNO Lake Campus to replace the reduced capacity at the Park Campus.**

### 3. **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
    - Awarded to Zimmer Eschette II, LLC - \$194,500.00
    - Bid July 28, 2011. Asbestos discovered, environmental clearance was received. Contractor completed demo in July, 2012.
  - Brown hall (Old Science) – bid scheduled TBA
    - Demolition start in TBA
    - Complete Demolition in TBA
  - New Science Building
    - Architecture Selection- TBA Design Phase scheduled completion – TBA
    - Demo completion – TBA
  - Multi Purpose Building
    - Architecture Selection – TBA
    - Design Phase scheduled completion – TBA
    - Demo completion – TBA

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.

### 4. **Four new buildings for SUNO Lake Campus and Park Campus are scheduled for construction. Four Architects were selected by the Architecture Selection Board in April, 2013. They are:**

- Sizeler Thompson Brown Architects, designer for SUNO Natural Sciences Building.
- Verges Rome Architects, designer for SUNO Education and human development Building.
- Chasm + Fusion Architects, designer for SUNO Arts and Humanities and Social Science Building.
- Waggoner & Ball Architects, APC, designer for School of Social Work Building.
- First pre-design meeting with the Architects is scheduled for next week, July 18, 2013. Architects are expected to collaborate on the design for the four new SUNO buildings.

## **5. 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 reimbursed \$10,000,000 spent by State.
- Balance of funding for SUNO is approximately \$64,000,000.
- Negotiations are underway with FEMA to rebuild Temporary campus. Estimate to rebuild campus is \$7,000,000.
- 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.**

## **6. 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, \$42 Million at 1% interest.**

- 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.
- **SUNO is experiencing several problems with Student Housing.**
- **Walton Construction Company when contacted went out of business.**
- **Bonding company is required to correct problems.**
- **Ellen Jenkins with FP&C completed a report on the Student Housing project at SUNO. Her report will be submitted to their Legal department to determine what the bonding company liability will be.**

## **7. 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, 100% complete.**
- **Bid, March 12, 2013.**
- **All bids exceeded project budget.**
- **Architect in process of value Engineering.**

8. **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.**
- **Architect is 98% complete with the design.**

9. **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 was given the responsibility for the project management and bidding the project with the original \$7.5 Million budget. This has been rescinded.
- Campus will maintain 15 trailers until modular buildings are complete.
- **FP&C will extend Verges and Rome Contract to coordinate and redesign the temporary campus and buildings.**
- **FEMA follows the Stafford Act and refuse to spend \$7 Million on permanent buildings.**
- **SUNO is proceeding with process to upgrade trailers on the Lake Campus for \$7 Million.**
- **14 trailers will remain until modular buildings are installed in fall, 2012.\**
- **State FP&C has again taken control of the Modular Building Project at SUNO Campus.**
- **Project will include 70,000 sq. ft. of modular buildings. Steel floor, concrete deck, metal frame wall with hardy board on the exterior.**
- **FP&C bid project in March, 2013.**
- **Project bid within the budget.**
- **Project is under construction.**

10. **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 99% complete and will be ready for bid by May, 2012.**
- **A flood wall will be built around transformer.**
- **Brick skin on building will have to be removed and replaced.**
- **A flood wall 2-3 feet high will be constructed around entire building with flood gates at the entrance. Gates work from pressure from water and will remain open until contact with water.**
- **Project bid May 22, 2012.**
- **Contractor is Pete Vicari General Contractor with bid of \$4,603,000.**
- **Construction began in August, 2012 on the UC.**
- **Brick and windows were removed from the UC Building. Hurricane Isaac caused interior damage to the sheetrock walls. The sheetrock which was to remain in the building must now be replaced.**
- **Project completion is at 55%.**
- **Base flood elevation resolved with FEMA.**
- **Height of flood wall around buiding has been reduced.**
- **Problem with mold on drywall must be addressed.**
- **University Center construction will be completed by November, 2013.**

#### **SOUTHERN UNIVERSITY AT SHREVEPORT**

1. **CLASSROOM BUILDING** – This project is a new two story 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 \$7,500,000.00 – GOB funds.
- **JLCB on Capital Outlay met on November 5, 2012. Committee approved funding for \$2 Million in P2 and \$3,800,000 in P5.**
- **SUSLA still needs an additional \$1.5 Million to bid project.**
- **SUSLA anticipates having the required funding for bidding the project by August, 2013.**

2. **601 TEXAS STREET ACQUISITION AND RENOVATION (Allen Bldg.)** - 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 \$2.9 million for renovations – GOB and City funds.



SYSTEM OFFICE OF FACILITIES PLANNING  
**PRIORITY PROJECTS UPDATE**  
August 8, 2013

**SOUTHERN UNIVERSITY BATON ROUGE**

1. **DEMOLITION OF FOUR DORMS** - Demolition of four (4) vacant, deteriorated dormitories buildings on the Southern University Baton Rouge Campus that are obsolete, unsafe and unsanitary. These buildings are located next to the new Intramural Athletic Complex that is currently under construction. These blighted dorms are an eyesore for the Student Life Zone and well as the Intramural Athletic Zone of the campus. The dorms are masonry and steel construction, with approximately 33,000 sq. ft. each. Some abatement is necessary to remove asbestos from the dorm buildings.
  - Architects: Noland and Wong – Design fee \$104,194. – Interim Emergency Board Funds (IEB).
  - \$ 1,630,000 is the scheduled project budget – interim Emergency Board Funds (IEB). Project No. IEB-19-616-11-08, Part 01.
  - Architect signed contract April, 2012.
  - Construction documents will be approved for bidding in late March, 2013, for Morris Henry Carroll Hall, Mildred McKinley Satterwhite Hall, Ollie Butler Moore Hall and Octavia Head Clark Hall and Octavia Dining Hall.
  - Contract Amendment is approved by FP&C to complete environmental abatement.
  - Pre-bid will held June 25, 2013 @Ollie Butler Dorm.
  - Project was bid July 10, 2013.
  - Virginia Wrecking Company was the low bidder at \$787,747.00.
  - Contractor has been given 180 days to complete project due to environmental issues involving abatement.
  - Proceed order will be issued for Contractor to begin work by August 29, 2013.
  - Project will be completed by December, 2013.
  - Contractor is being requested to erect a sign at the project site informing parents and students that the dorms will be demolished this Fall semester.
  
2. **BASEBALL SUPPORT FACILITY** – Project involves providing a New Baseball Facility, with Coaches Offices, Locker Rooms, 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.
  - Corporate Endeavor agreement has been signed and accepted.
  - Design documents were forwarded to City on November 9, 2012.
  - Bid date, April 5, 2013.
  - Blunt Contractors was the low bidder (after deducts) \$1,246,599.99.



- Substantial completion date, January, 2014.
  - Project was accepted by City-Parish in June, 2013 as a deductive change order.
  - Project must be approved by the JLCB in July, 2013 before proceed order is issued to the Contractor.
  - Preconstruction meeting will be held Thursday, August 15, 2013 at 9:00 am.
  - Proceed order will be issued on August 19, 2013.
3. **INTRAMURAL ATHLETIC COMPLEX**- Project involves providing recreation spaces in a new Intramural Facility funded 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, restrooms, lobby, offices and storage areas.
- M3A Architects designers- Fee \$ 441,831.50 (Bond Funds)
  - Project AFC budget- \$6.1 Million.- (Bond Funds)
  - Design complete.
  - D. Honore' is the Contractor on the Design/Build contract.
  - Project is under construction. Project construction is 99% complete.
  - Substantial completion received, June 17, 2013.
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 be 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 \$3,206,368.00 federal funds and self generated (federal, DOTD, Self -Generated). \$600,000 – DOTD, \$900,000 – SG, \$1,706,368 – Federal.**
  - Project is on hold waiting for State DOTD to approve advertising for bid.
  - Meeting was held March 15, 2013 with DOTD to discuss Design/Build feasibility.
  - DOTD will look at two options:
    1. Request State FP&C to bid the project with their state bid procedures, or
    2. Allow the project to be done as a Design/Build under DOTD.
  - DOTD has requested that the building footprint be marked in order for the Archaeologist to excavate prior to the project bid and start of construction.
5. **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
- **Project design is 99% complete.**
- **Waiting on additional construction funds.**

6. **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.
- **Design 100% complete.**
- **Funding for construction was rescinded by the State. An amendment to Capital Outlay may be requested by FP&C for 2013-2014 Capital Outlay Requests.**
- **New estimate for the Project is \$2,250,000 in Capital Outlay Priority 2.**
- **The JLCB will meet on this project funding in November, 2013 for approval.**

9. **LEE HALL FUME HOOD REPLACEMENT PROJECT** – This project involves replacing the majority of the obsolete and deteriorated fume hoods located in Lee Hall labs.

- **Low bid in the amount of \$1,157,000.00 (Major Repair Funds) submitted by Bernhard Mechanical.**
- **Notice to Proceed on November 21, 2012.**
- **Project is approximately 95% complete.**
- **Construction completion is scheduled for August, 2013.**

10. **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 100% complete.
- Bid received 12-14 -12, MBD Contractor \$185,000.00
- Contractor started construction March 8, 2013.
- Completion date August, 2013.

11. LAB SCHOOL ADDITIONS AND UPGRADES – will involve providing various renovations to the Lab School that will meet code requirements, improve Lighting, New doors and window wall replacements and ADA Standards.

- JLCB met on November 5, 2012 and approved \$1,200,000.00 for the Lab School Renovations
- Designer selected - Noland and Wong Architects.
- Designer contract is complete.
- Bid Date :TBA
- Completion Date: TBA

12. SUBR Road Stream Bank Ravine Erosion Control – CORPS of Engineers are the project managers for this project. Project involves installing 150 feet of culvert pipe in the Ravine at the corner of Jessie Stone and E. C. Harrison to prevent erosion on the Ravine bank. Revetment stones and earthen fill will be added to complete the project. Project is being done to prevent a catastrophic failure of the bridge at Jessie Stone.

- Project was bid for under \$1Million. This is a match project with percentages of 35% Southern (State) and 65% Federal.
- Project was bid in October, 2012.
- Construction began in December, 2012.
- Project is on hold due to rise of Mississippi River flowing into Ravine.
- Project will be completed in November, 2013.

## U. S. DEPARTMENT OF EDUCATION DISASTER GRANTS

1. BASEBALL FIELD RENOVATIONS – Project was funded by Higher Education Disaster Relief to repair damages to the SUBR Lee-Hines Baseball Field as a result of Hurricane Gustav. The damages included excessive drainage and run-off.
  - Landscape Architect Joseph Furr -\$21,088.00 fee in Disaster Relief Funds.
  - Construction by Muncie Greencare Professionals – Bid \$122,106.00.
  - \$47,000 added to project budget.
  - Project is 100% complete.Completion Date is March 8, 2013.
  
2. LED LIGHTING FOR EMERGENCY & STUDENT SAFETY IMPROVEMENTS  
Phase I - Project funded by Higher Education Disaster Relief to repair damages caused by storm damages to lights and wiring on campus and provide lighting for emergency and student safety.

- **This LED lighting will light up and provide safety lighting for the Historic District along the corridor of the Mississippi River Bluff and the adjacent parking areas.**
  - **Available funding \$72,263.00 – Disaster Grant.**
  - **Project is currently in design development.**
  - **Dalton Honore is the Design Engineer.**
  - **Bids will be received by mid- September, 2013.**
3. **AUTO SHOP AND MOTOR POOL – Higher Education Disaster Grant funded to provide new above ground gasoline pumps, underground pumps, sub-surface tanks and patch roof leak that is storm related.**
- **Available funding is \$20,000.00**
  - **Project is in design development.**
  - **Project will be bid in August, 2013.**
4. **RIVERSIDE HALL RENOVATIONS - This project will provide storm damage repairs and code related items to enhance and provide health and safety to students and occupants of this historic building on the Mississippi River Bluff.**
- **Available funding is \$99,013.00 – Disaster Grant.**
  - **Project is currently in design development**
  - **Sit Wong w/ Noland & Wong is the Architect.**
  - **Project will be bid in Oct, 2013.**
5. **T.T. ALLAIN RENOVATIONS - Higher Education Grant funds provided to repair storm damages and enhance building by addressing code violations for students. Window wall of building was severely damaged during Hurricane Gustav.**
- **Available funding is \$479,093.00.**
  - **Project is in design and scope development.**
  - **Project will be bid by October, 2013.**
6. **ASHFORD O. WILLIAMS LED LIGHTING IMPROVEMENTS – This project will replace existing lighting with LED lighting around the Ag Center Building, in the parking area, on James L. Hunt Street and B.A. Little Drive for emergency and Student Safety.**
- **Available funding for this project is \$150,000.00 - Disaster Grant Funds.**
  - **Project is in design development.**
  - **Project will be bid in April, 2013.**
  - **Completion will be in August, 2013.**
7. **SMITH-BROWN UNION BUILDING RENOVATIONS – This project is funded by Disaster Grant Funds. Awarded to correct storm damages to the Student Union Building, such as roof repair, windows, doors, ceilings, walls and floor repairs and enhancements to address code violations.**
- **Available for project funding is \$360,229.00.**

- **Project is in Design Development.**
  - **Frank Lassiter is the Project Architect.**
  - **Project will bid in late Fall Semester, 2013.**
8. **UNIVERSITY PLACE IMPROVEMENTS** – This project was awarded Disaster Grant Relief funds to assist in corrections of storm damages as a result of Hurricane Gustav. Building was severely damaged and required interior gutting of walls, floors and ceilings. New roof is required and all new fixtures, equipment and appliances. Disaster Grant funds will improve interior and exterior lighting, install ADA restrooms and new elevator to second level. In order to address mitigation items additional space will be provided in Great Room with new Balcony above overlooking Mississippi River. Landscape enhancements will be addressed where needed.
- **Available for funding is \$265,371.00.**
  - **Project in Design Development.**
  - **St. Martin Brown are the Project Architects**
  - **Project awarded to Byron Law with Law industries.**
9. **INTRAMURAL AUDITORIUM GYMNASIUM IMPROVEMENTS** – This project was awarded disaster grant funds to enhance what FEMA and State Risk Management approved and additional repairs to items not included in FEMA scope of work.
- **Available funding for the project is \$285,116.00 – Disaster Grant Funds.**
  - **Project is in Construction Documents stage.**
  - **Frank Stuart is the Project Engineer.**
  - **Project will be bid by Fall Semester, 2013.**
10. **ARCHIVES BUILDING LIGHTING PROJECT** – This project received a small amount of Disaster Relief Funds that will be used to improve damaged lighting caused by the storm. Providing LED lighting around the project for student safety and emergencies and overall campus enhancements for the students. This project will be incorporated into the LED Lighting Project for Emergency and Student Safety in order to save time and resources.
- **Available funds for Led Lighting Project - \$5,989.00.**
  - **Project is in Design Development stage.**
  - **Project will be bid with Led Lighting Emergency and Student Safety Improvements – Phase I.**
  - **Project will bid by Fall, 2013**
11. **LED Lighting for Emergencies and Student Safety Phase II** – This project will use disaster relief funds to complete LED lighting enhancements began with Federal

ARRA funds and repair and improve lighting and electrical cable damaged by storm around and near the student housing zone.

- Available for project funding is \$107,497.00.
- Project is in Design Development.
- Project will bid as Phase II of LED Lighting Emergency and Student Safety Improvements.
- Project will bid in Fall, 2013.

## HURRICANE GUSTAV PROJECTS

1. **UNIVERSITY PLACE (President's Home) – was severely damaged by Hurricane Gustav. Project is in review by FEMA, GOHSEP, ORM and FP&C for complete restoration. PW (project worksheet) 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).
  - **PW amount \$404,281.00.**
  - **Project was bid November 8, 2012.**
  - **Law Industries, LLC was the low bidder at \$478,000.00.**
  - **Project construction is 40% complete.**
  - **Project will be completed by November, 2013.**
  
2. **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
  - **PW was obligated 12-8-11 for \$174,733.09.**
  - **Design is completed for review and bid.**
  - **Project under review by State FP&C.**
  - **Will be advertised for bid in Fall, 2013.**
  - **Bid date determined by State FP&C.**
  
3. **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
  - Contract amount is \$788,000.00, GOB funding and Gustav and State Major Repair Funding.
  - **Bid received November 1, 2011. Low bidder for project is Corporate Mechanical, 100% of roof on high school is complete, overall repairs, 40% complete (include mech. Repairs).**
  - Roof for the high school building complete September, 2012. Other buildings will be done with Capital Outlay Funding.
  - **Project for lower roof was on hold for change order approval. Additional repairs identified when roof was removed. Proposed change is estimated at \$109,727.88.**
  - **JLCB approved change order, Construction resumed in April, 2013.**
  - **Transite and asbestos projects complete in crawl space and library.**
4. **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
  - Design work is 10% complete.
  - The AFC for construction is \$1,605,217.00
  - Cade Library Interior/Exterior PW in SAL (FP&C) review.
  - Bid Date: TBA
  - Completion date: TBA
  - Site visit by FEMA 11-15-11
  - **FP&C has issued proceed order to the Architect, March 2013, to move forward with the design of Cade Library.**
  - **Construction should begin in Fall Semester, 2013.**
5. **E. N. MAYBERRY DINING HALL INTERIOR–** Interior repairs needed due to damage caused by 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 design work is at 100%.**
  - **Review of plans are complete, Architect must make corrections.**
  - **Bid date will be established when corrections are complete.**
  - **Bid will be scheduled in Fall, 2013.**

6. **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.
  - Design 100% complete.
  - Review of plans complete.
  - Bid date will be in July, 2013.
  
7. **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 obligated 11-10-11 for \$404,821.17.
  - Waiting on final submittal from Architect.
  - Bid date by Fall, 2013.
  
8. **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.
  - Scope alignment needed.
  - Ads will run in September for bids.
  - Bid opening determined by FP&C.
  
9. **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.
  - Scope alignment needed
  - Bid opening will be determined by FP&C
  
10. **HIGGINS HALL – Repairs needed due to Hurricane Gustav damages.**
  - Dodie Spencer Architect.



- PW is obligated.
- Applicant/State review is complete.
- Waiting on bid documents to bid project.

11. **STUDENT UNION – repairs needed due to Hurricane Gustav damages.**

- Frank Lassiter Architect
- Design and scope in progress

12. **JAMES LEE HALL – repairs needed 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.
- Waiting on FP&C reassessment on completion of FEMA PW obligation.

**SOUTHERN UNIVERSITY AT NEW ORLEANS**

1. **PERMANENT L. WASHINGTON 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.
- Bid date for Library – October 11, 2011.
- Budget for library design is \$466,602.00
- **Contractor began construction in June 25, 2012.**
- **Contractor is GM&R-Bid \$4,310,000.00.**
- **Foundation and walkway are interconnected with reinforcement and interfering with new proposed flood wall.**
- **Walls on first floor are structurally unstable. Architect will secure and stabilize walls.**
- Project change order will exceed \$100,000.00.
- FP&C went before the JLCB on December 21, 2012.
- SUNO is requesting FEMA to replace original air handling unit (AHU).
- Separate mechanical project will be done from existing construction.
- Project is 70% complete with completion date scheduled for January 14, 2014.

**2. 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.
- 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.
- **New Central Plant footprint size still needs to be determined.**
- **FEMA needs to build a small Central Plant on the SUNO Lake Campus to replace the reduced capacity at the Park Campus.**

**3. 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
      - Awarded to Zimmer Eschette II, LLC - \$194,500.00
      - Bid July 28, 2011. Asbestos discovered, environmental clearance was received. Contractor completed demo in July, 2012.
    - Brown hall (Old Science) – bid scheduled TBA
      - Demolition start in TBA
      - Complete Demolition in TBA
    - New Science Building
      - Architecture Selection- TBA Design Phase scheduled completion – TBA
      - Demo completion – TBA
    - Multi Purpose Building
      - Architecture Selection – TBA
      - Design Phase scheduled completion – TBA
      - Demo completion – TBA
- 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.

4. Four new buildings for SUNO Lake Campus and Park Campus are scheduled for construction. Four Architects were selected by the Architecture Selection Board in April, 2013. They are:
- Sizeler Thompson Brown Architects, designer for SUNO Natural Sciences Building.
  - Verges Rome Architects, designer for SUNO Education and human development Building.
  - Chasm + Fusion Architects, designer for SUNO Arts and Humanities and Social Science Building.
  - Waggoner & Ball Architects, APC, designer for School of Social Work Building.
  - First pre-design meeting held, July 18, 2013. Architects were requested to collaborate on the design for the four new SUNO buildings.

**5. 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 reimbursed \$10,000,000 spent by State.
- Balance of funding for SUNO is approximately \$64,000,000.
- Negotiations are underway with FEMA to rebuild Temporary campus. Estimate to rebuild campus is \$7,000,000.
- 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.**

**6. 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, \$42 Million at 1% interest.**

- 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.
- **SUNO is experiencing several problems with Student Housing.**
- **Walton Construction Company when contacted went out of business.**
- **Bonding company is required to correct problems.**

- **Ellen Jenkins with FP&C completed a report on the Student Housing project at SUNO. Her report will be submitted to their Legal department to determine what the bonding company liability will be.**
7. **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, 100% complete.**
  - **Bid, March 12, 2013.**
  - **All bids exceeded project budget.**
  - **Architect in process of value Engineering.**
8. **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.**
  - **Architect is design is complete.**
  - **Project is being scheduled for bid.**
9. **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 was given the responsibility for the project management and bidding the project with the original \$7.5 Million budget. This has been rescinded.
  - Campus will maintain 15 trailers until modular buildings are complete.
  - **FP&C will extend Verges and Rome Contract to coordinate and redesign the temporary campus and buildings.**

- FEMA follows the Stafford Act and refuse to spend \$7 Million on permanent buildings.
- SUNO is proceeding with process to upgrade trailers on the Lake Campus for \$7 Million.
- 14 trailers will remain until modular buildings are installed in fall, 2012.\
- State FP&C has again taken control of the Modular Building Project at SUNO Campus.
- Project will include 70,000 sq. ft. of modular buildings. Steel floor, concrete deck, metal frame wall with hardy board on the exterior.
- FP&C bid project in March, 2013.
- Project bid within the budget.
- Project is under construction.

10. **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 99% complete and will be ready for bid by May, 2012.
- A flood wall will be built around transformer.
- Brick skin on building will have to be removed and replaced.
- A flood wall 2-3 feet high will be constructed around entire building with flood gates at the entrance. Gates work from pressure from water and will remain open until contact with water.
- Project bid May 22, 2012.
- Contractor is Pete Vicari General Contractor with bid of \$4,603,000.
- Construction began in August, 2012 on the UC.
- Brick and windows were removed from the UC Building. Hurricane Isaac caused interior damage to the sheetrock walls. The sheetrock which was to remain in the building must now be replaced.
- Project completion is at 65%.
- Base flood elevation resolved with FEMA.
- Height of flood wall around buiding has been reduced.
- Problem with mold on drywall must be addressed.
- University Center construction will be completed by November, 2013.

## SOUTHERN UNIVERSITY AT SHREVEPORT

1. **CLASSROOM BUILDING** – This project is a new two story 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.

