

SOUTHERN *Board of Supervisors* UNIVERSITY



Meetings

Thursday, March 21, 2013
1:00 p.m.

Friday, March 22, 2013
9:00 a.m.

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

Facilities and Property Committee

1:00 p.m.

Thursday, March 21, 2013

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

Agenda

1. Call to Order and Invocation
2. Roll Call
3. Adoption of the Agenda
4. Public Comments
5. Action Items
 - A. Design and Construction of Intramural Athletic Fields, SUNO
 - 1.) Football/Soccer
 - 2.) Walking/Running Tracks
 - 3.) Baseball Diamond
 - B. Design and Construction of Intramural Field and Surface Track, SUSLA
 - C. Authorization to Lease Parking Spaces, SUSLA
6. Informational Items
 - A. Priority Capital Projects Updates, by Campuses
 - B. Presentation on Modular Building Construction, SUNO
7. Other Business
 - A. Campus Tour
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, Mr. Samuel C. Tolbert, Jr.; Atty. Bridget A. Dinvaout - Ex Officio



SOUTHERN UNIVERSITY AT NEW ORLEANS

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

OFFICE OF THE CHANCELLOR

Intramural Activity Field for Southern University at New Orleans

Project Need

As Southern University at New Orleans continues to recover from Hurricane Katrina, one of the most requested services from students, faculty and staff has been the need for recreational facilities. The Park Campus has minimum space for the development of exterior areas for sports such as soccer, football, baseball and other cardiovascular activities. The Lake Campus has available land area for which we can provide outdoor recreational areas.

Project Scope

SUNO proposes the design and construction of an outdoor activity area to accommodate space for the above-mentioned activities and a walking/running track on the area of land between the proposed modular building site and student housing facility on our Lake Campus. The construction of the complex will require grading of the existing land to accommodate the proposed athletic fields, storm water runoff, irrigation system and the installation of grass conducive for use as an athletic field as well as an outdoor running surface. The site will be designed to have proper outdoor mast lighting to permit sports activities after dark.

Estimated Project Budget

1	Project Management		
	Fees	\$	41,442.00
2	Architectural	\$	41,442.50
3	Grading and Fill	\$	55,500.00
4	Overseeding/sodding	\$	89,520.00
5	Field Stripping	\$	10,393.00
6	Irrigation System	\$	26,200.00
7	Running Track	\$	183,570.00
8	Total	\$	448,067.50

Funding Source

1	Fund Balance COB	\$67,395.00
2	DOE Retained Funds- FY 05-06	\$380,678.00

Schedules and Time Lines

We are projecting design and pre-bidding activities to take approximately eight weeks. Bidding and contract award for this project will take 6 – eight weeks. Construction and installation of systems for the project will take 12 weeks, weather permitting. It is the University's intension to have this project completed in the fall of 2013.

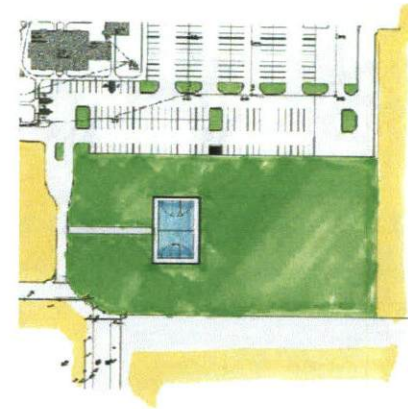
Measureable Outcomes

The SUNO community will have for the first time, with the completion of this project, adequate space for outdoor activities as described previously in this proposal. Intramural sports will be able to implement, football, soccer and baseball programs into student life and recreational activities on the campus. Students, faculty and staff will have exercise facilities that will promote healthy choices as well as social activities that support the mission of the University. This project captures underutilized space while the providing the SUNO community with a safe location for exercise and social gatherings.

Intramural Soccer/Football, Baseball Fields, Basketball and Volleyball Courts



Intramural Activity Fields



INTRAMURAL ACTIVITY VOLLEYBALL/BASKETBALL



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Office of the Chancellor

March 6, 2013

Dr. Ronald Mason, Jr., President
Southern University System
4th Floor, J. S. Clark Admin Building
Baton Rouge, La 70813

RE: Small Capital Project-Intramural Field

Dear Dr. Mason:

Please find attached Southern University at Shreveport's (SUSLA) interest to advance a Small Capital Project. The project's aim is to provide students with the infrastructure to support intramural activities. Therein, we seek your endorsement of this desired project.

Your cooperation of said intentions are most appreciated and welcomed.

Respectfully submitted,



Ray L. Belton, Ph.D.
Chancellor

RLB/lw



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OFFICE OF FINANCE & ADMINISTRATION

March 6, 2013

Dr. Ray L. Belton, Chancellor
Southern University at Shreveport
3050 Martin Luther King Jr. Drive
Shreveport, LA 71107

Dear Dr. Belton:

The purpose of this correspondence is to solicit your endorsement of a small capital project to build an intramural field and surface track.

As you are aware, we have had many discussions relative to enhancing opportunities for faculty, staff, and students to participate in intramural-type activities, but lacked the necessary campus infrastructure.

My office, in conjunction with our Facilities Department, has acquired cost estimates and preliminary design specifications for this project. The location of this project is consistent with the newly approved SUSLA Master Plan which identifies an area behind our Health and Physical Education Building.

Finally, I would like to note that the addition of these facilities would have a positive effect on student retention (especially residential students) and also community involvement.

If you have any questions or concerns, please feel free to call.

Sincerely,

Benjamin W. Pugh
Vice Chancellor for Finance and Administration

BWP/lb

Approved: _____

Dated: _____

03/06/13

INSTITUTION: Southern University and A&M College

PROJECT NAME/TITLE: Southern University-Shreveport Baseball Field & Track

PROJECT LOCATION:

Shreveport Caddo
City Parish

Ownership of affected property: a) Institutionally owned X
b) Leased/rented _____ c) Owned by other state agency _____

PROJECT COST:

Estimated cost of project (excluding architect/engineer fees): \$445,380.50
Funding: a) State Funds \$445,380.50 b) Auxiliary Funds \$ _____
c) Other \$ _____ (Described) _____

PROJECT SCHEDULE:

Anticipated starting date: 9-2013 Completion date: 3-2014

Is architect/engineer planning underway? No If so, explain status of planning and anticipated bid date, etc. _____

IMPACT ON OPERATING BUDGET:

As a result of this project annual operating cost will:

Increase: X Decrease: _____ Remain the same: _____

In an increase or decrease, explain amount of change in personnel, utilities, insurance, etc.:

Approximately \$2,400.00 monthly for utilities

PROJECT COORDINATION:

Architectural and/or engineering planning will be done by:

a) Institutional personnel: _____ b) Private contract: X

Actual construction, renovation, repair work will be done by:

a) Institutional personnel: _____ b) Private contract: X

Will any other agencies/personnel be involved in this project? If so, explain:
none

AREAS SERVED BY PROJECT:

Academic: X

Administrative:

Auxiliary:

PROJECT DESCRIPTION:

Please explain the following in the space below: a) justification for project; b) scope of the work, equipment, etc.; c) relationship and cost of past or future phases; d) size of structure or area to be renovated and cost per square foot. Include a reduced copy of plan or a sketch of work. Attach additional pages if necessary.

- a) **Justification for project: Student Life Enhancement**
- b) **See attachment**
- c) **n/a**
- d) **See attachment**

CONTACT PERSON:

List person to contact for further information concerning this project.

Name: Endas W. Vincent
 Joseph LaCour Jr

Telephone No.: (225) 771-3670
 (318) 670-9378

APPROVALS:

INSTITUTION:

This project complied with applicable local, state and federal requirements.

By: _____
Chancellor/President

Date: _____

MANAGEMENT BOARD:

Date received: _____

Committee Approval Date: _____

Board Approval Date: _____

By: _____
President/Executive Director

BOARD OF REGENTS:

Date Received: _____

Committee Approval Date _____

Board Approval Date: _____
Commissioner of Higher Education

By: _____

LOUISIANA BOARD OF REGENTS

CAPITAL PROJECTS RECORD AND APPROVAL FORM

5-3-82

INSTITUTION: Southern University and A&M College



MASTER PLAN DEVELOPMENT



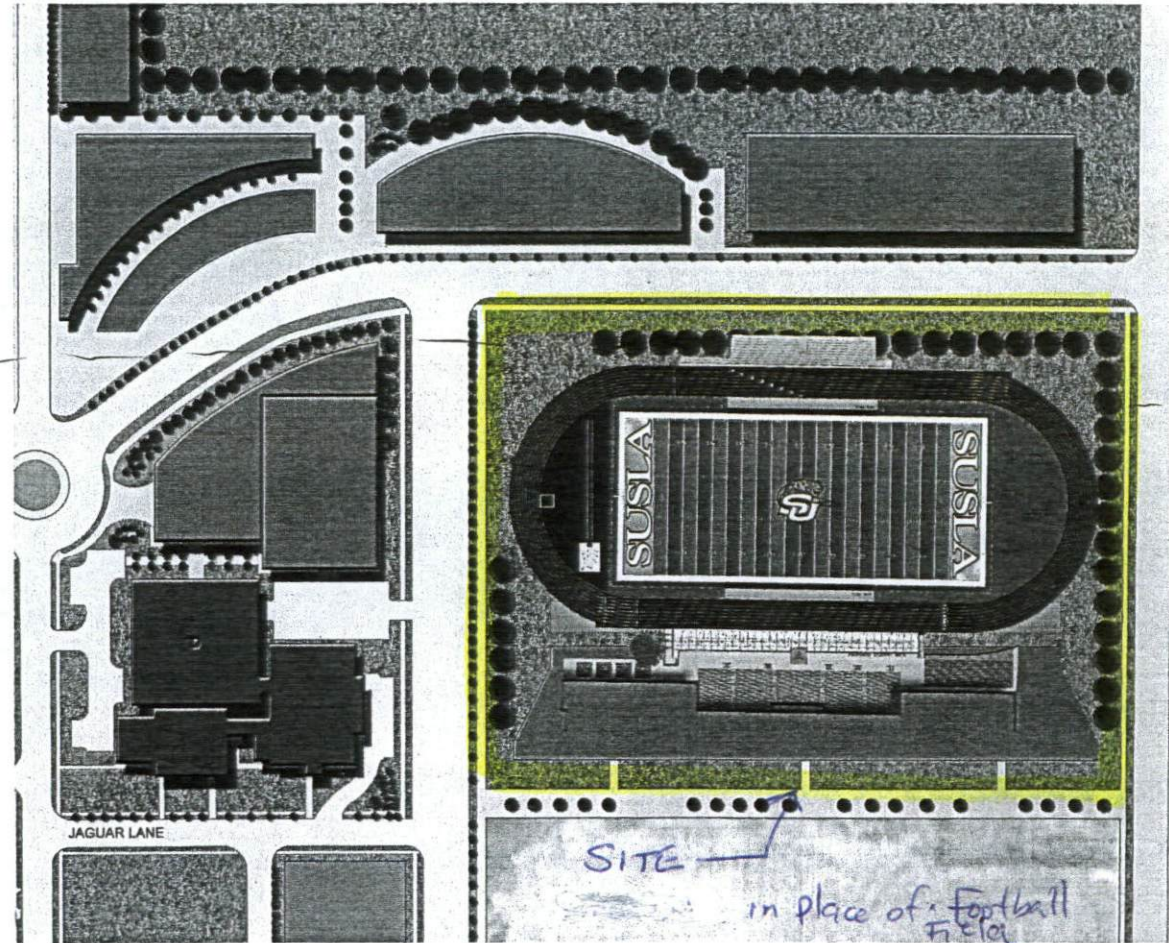
Proposed Framework

Sports Pavilion

Sports Programs are very vital and lucrative to any organization, university, or campus. Building Sports Programs is a successful business model that has been proven over again. With building Sports Programs comes building Sport Facilities. SUSLA has a unique opportunity to grow its intramural sports program into Divisional 2 multi sports athletic complex (Sports Pavilion if you will). A Sports Pavilion equipped with state of the art regulation football and track and field that can be used by local high schools, Division 2 sports, and professional sports training facilities, along with the football track and field a new Athletic Recreation Center for student athletes, students, faculty and staff. An indoor Field House will be connected to the Recreation Center. The

Sports Pavilion will also feature mix-use space such as, shops, stores, lodging, and housing for visitors and on campus faculty/staff. Sports medicine, health and wellness lectures, coach's offices, and outdoor activity plazas will

all blend in this athletic harmony call the Sport Pavilion. A community and recreation center will finish out the pavilion that will link the neighboring community with the University.



SUSLA Proposed Framework



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March 6, 2013

Dr. Ronald Mason, Jr., President
Southern University System
4th Floor, J. S. Clark Admin Building
Baton Rouge, La 70813

RE: Authorization to Formalize Lease to Support Parking (SUSLA)

Dear Dr. Mason:

This submittal request authorization to enter into a lease to support Faculty/Staff and Student Parking on a municipal parking lot owned by the City of Shreveport. This parking solution is seen as a short-term strategy to address parking congestion for those assessing the downtown Metro Center Campus. The lease has an initial term of One (1) year with lease payments of ten (\$10.00) dollars annually.

Thank you in advance for your consideration and that of the Southern University Board of Supervisors.

Respectfully submitted,


Ray L. Belton, Ph.D.
Chancellor

RLB/lw

FACT SHEET

<u>Title</u>	<u>Date</u>	<u>Originating Department</u>
AN ORDINANCE AUTHORIZING THE LEASE OF PARKING SPACES AT THE MUNICIPAL PARKING LOT TO SOUTHERN UNIVERSITY-SHREVEPORT TO OTHERWISE PROVIDE WITH RESPECT THERETO.	March 1, 2013	PUBLIC ASSEMBLY AND RECREATION
		<u>Sponsor</u>
		Same

Purpose

To authorize a lease of parking spaces at the Municipal parking lot located between Milam and Sprague Streets to the Southern University Shreveport. The parking spaces will be used by the students of Southern University's Downtown Campus to alleviate parking congestion in downtown, and also in and around the campus.

Background Information

Southern University has requested the use of parking spaces at the Municipal Parking lot located between Milam and Sprague Streets between the hours of 6:00 a.m. through 6:00 p.m. Monday through Friday for student parking. The parking would be used by students Southern University Downtown Campus to alleviate parking congestion in downtown. The lease has an initial term of one (1) year with the option to renew for subsequent additional terms of one (1) year each, subject to the mutual written consent of the parties. Lease payments shall be \$10.00 per lease term.

Timetable

Introduction - March 26
Final Passage - April 23

Special Procedural Requirements

This ordinance is submitted in accordance with LSA-R.S. 33:4712. Notice of this ordinance shall be published at least three times within in fifteen days, one week apart in the official journal of the City of Shreveport.

Finances

Anticipated Annual Revenue: \$10.00 per lease term

Discussion

None

Alternatives

1. Adopt the ordinance as submitted.
2. Reject the ordinance.

Conclusion

Alternative number 1 is recommended.

FACT SHEET PREPARED BY: Shelly Ragle
City Attorney

ORDINANCE NO. _____ OF 2013

AN ORDINANCE AUTHORIZING THE LEASE OF PARKING SPACES AT THE MUNICIPAL PARKING LOT TO SOUTHERN UNIVERSITY SHREVEPORT AND TO OTHERWISE PROVIDE WITH RESPECT THERETO.

By:

WHEREAS, Southern University-Shreveport ("SUS") has requested the lease of parking spaces at the Municipal parking lot for student parking; and

WHEREAS, the parking spaces are not needed for public purposes; and

WHEREAS, the lease provides for an initial term of one (1) year with the option to renew for successive terms of one (1) year each, subject to the mutual written consent of the parties; and

WHEREAS, lease payments shall be \$10.00 per lease term; and

WHEREAS, the City of Shreveport desires to enter into this lease with SUS relative to use of the parking spaces.

NOW, THEREFORE BE IT ORDAINED, by the City Council of the City of Shreveport, in due, legal and regular session convened, that the City of Shreveport is authorized to lease parking spaces at the Stoner Marina parking lot to the SUS.

BE IT FURTHER ORDAINED that the Mayor of the City of Shreveport is hereby authorized to execute all documents relative to the lease of the parking spaces substantially in accordance with the draft hereof filed for public inspection with the original of this ordinance in the Office of the Clerk of Council on March 26.

BE IT FURTHER ORDAINED that if any provision or item of this ordinance or the

application thereof is held invalid, such invalidity shall not affect other provisions, items or applications of this ordinance which can be given effect without the invalid provisions, items or applications and to this end the provisions of this ordinance are hereby declared severable.

BE IT FURTHER ORDAINED that all ordinances or parts thereof in conflict herewith are hereby repealed.

APPROVED AS TO LEGAL FORM:

City Attorney's Office

LEASE AGREEMENT

This Agreement entered into this _____ day of _____, 20____, by and between: **THE CITY OF SHREVEPORT, LOUISIANA**, a municipal corporation of the State of Louisiana, herein represented by Cedric B. Glover, Mayor, duly authorized to act herein, hereinafter referred to as "**LESSOR**" and Southern University Shreveport, herein represented by _____, duly authorized to act herein, hereinafter referred to as "**LESSEE**"

1. **RIGHT OF USE.** LESSOR does hereby lease to LESSEE and LESSEE hereby leased from LESSOR, upon the terms and conditions hereinafter set forth the non-exclusive right to use of the following described property:

Parking spaces at the Municipal Parking Lot (the "Leased Premises") during the hours of 6:00 a.m. through 6:00 p.m., Monday through Friday.

2. **PURPOSE AND USE.** The Leased Premises provided herein are for the sole purpose of LESSEE's operation of an student parking area. LESSEE agrees to comply with all applicable provisions of law relative to such use.

3. **TERM.** The initial term this Lease Agreement shall commence on the day following its execution by all parties and terminate at 11:59 p.m. on December 31, 2013 ("Initial Term"), unless sooner terminated as provided herein.

Provided LESSEE is not in default of any of the terms or conditions of this Lease Agreement and subject to the mutual written consent of the parties hereto, LESSEE shall have the option to renew this Lease Agreement for subsequent additional terms of one (1) year each ("Renewal Term").

The Initial Term and any Renewal Term may from time to time be collectively referred to throughout the term of this Lease Agreement as "Term".

4. **EARLY TERMINATION.** Except as otherwise provided herein, either party may terminate this Lease upon forty-five (45) days prior written notice to the other party.

The foregoing provisions notwithstanding and pursuant to Section 2.03 (a) of the Charter of the City of Shreveport, this Lease shall be revocable by LESSOR at any time a public use of the Leased Premises shall be found to exist by the Shreveport City Council. LESSOR shall provide LESSEE with no less than forty-five (45) days advance written notice of termination for this cause in which case, LESSEE shall have no right to claim, nor shall LESSOR have any obligation to pay any reimbursement, set-off or damages for the remaining term of this Lease.

5. **RENT.** The rent during the Initial Term or any Renewal Term shall be TEN DOLLARS AND NO/100 (\$10.00) DOLLARS per lease term payable within 30 days of execution of the lease.

6. **"AS IS" LEASE.** LESSEE acknowledges, understands and agrees that the Leased Premises provided hereby by LESSOR are provided in "AS IS" condition and LESSOR shall have no responsibility or obligation to make any improvements or alterations to the Leased Premises..

7. **INDEMNIFICATION.** LESSEE agrees to indemnify, defend and hold LESSOR, its employees, elected officials, officers, agents and assigns harmless for, from or against any and all loss or damage to the Leased Premises, arising from or caused by LESSEE, its employees, invitees, or agents use of the said Premises, and from any or all claims by any employee or invitee of LESSEE or any third party arising from any accident or injury occurring on the Leased Premises arising from LESSEE's or its employee's or invitees' use of same, excluding only those claims caused by the gross negligence or willful misconduct of LESSOR, its agents, employees or assigns.

8. **IMPROVEMENTS/INDEMNIFICATION.** LESSEE shall not make any improvements on or to the Leased Premises during the initial or any renewal term, nor shall LESSEE place any equipment, material, machinery or other items on the Leased Premises or do or permit any activity thereon that would damage or penetrate the surface material of the Leased Premises. LESSEE shall be responsible for the payment of all costs to repair, replace, or remedy or rectify any damage to the parking surface caused by its use.

LESSEE shall indemnify, defend and hold LESSOR harmless for any and all claims, actions, damages, fines or penalties resulting from any damage or penetration of the surface material of the Leased Premises caused by LESSEE or persons deriving a right of use of the Leased Premises from LESSEE.

9. **ACCESS TO THE LEASED PREMISES.** LESSOR shall have the right at all times to enter upon the Leased Premises.

10. **NOTICES.** All communications or notices required or permitted to be given under this Agreement shall be in writing, and any communication or notice shall be deemed to have been duly made: (i) on the date thereof if delivered by hand or electronically, including delivery by facsimile transmission, receipt of which has been duly acknowledged; or (ii) if mailed, on the third business day following deposit in the United States Mail, postage prepaid, and addressed to:

LESSOR: City of Shreveport
 Director, Department of Public Assembly
 and Recreation
 505 Travis Street, Suite 550
 Shreveport, Louisiana 71101

LESSEE: _____

or such other address or party as any party may specify from time to time throughout the initial or renewal term of this Agreement.

11. **CLEAN-UP.** LESSOR shall provide and perform periodic clean-up and maintenance of the Leased Premises on a schedule to be determined by LESSOR.

12. **INSURANCE.** Upon request of LESSOR, LESSEE shall provide evidence of insurance with limits and types determined by LESSOR.

13. **EVENTS OF DEFAULT.** The following shall be deemed to be an event of default under the terms of this Agreement:

A) Failure by LESSEE to pay any installment of rent or other amounts due under this Lease Agreement promptly when due;

B) Failure by LESSEE to faithfully perform or observe any or all of the covenants, terms, or conditions of this Lease Agreement when said failure continues for a period of thirty (30) days after written notice thereof from LESSOR.

14. **SUBLEASE AND ASSIGNMENT.** LESSEE may not assign this Lease of sublease the Leased Premises without LESSOR'S prior written consent.

15. **APPLICABLE LAW.** Any claim or dispute arising from this Lease Agreement shall be instituted in the courts of and governed by the laws of the State of Louisiana.

16. **BINDING EFFECT.** All rights and obligations set forth in this Lease Agreement shall be binding upon and inure to the benefit of LESSOR and LESSEE and their respective successors and assigns.

17. **ENTIRE AGREEMENT.** This Lease Agreement form the entire agreement between the parties concerning the lease of the Premises referred to herein and no modification hereof or assent or consent shall be deemed as given or made unless the same shall be done in writing after the date hereof.

18. **ATTORNEY'S FEES.** In any dispute between the parties to this Lease Agreement which results in litigation, the prevailing party in such litigation shall be entitled to recover reasonable attorney's fees and costs.

19. **DELAY.** It is expressly understood and agreed by the parties hereto that failure or delay on the part of any party hereto in the performance, in whole or in part, of the terms of this Agreement, if such failure is attributable to acts of God, fire, flood, inevitable accidents, riots, insurrection, public commotion, embargo, emergency or governmental orders, regulations, priority, or other limitations or restrictions, or other causes beyond the control of either party hereto, shall not constitute a breach hereof nor a default hereunder.

20. **REASONABLE CONSTRUCTION.** This Lease Agreement shall be reasonably construed and substantial compliance with its terms, conditions, and obligations is hereby intended, unless the context requires otherwise or a literal compliance. Whenever approval or consent is herein required, the same shall not be unreasonably or arbitrarily withheld.

21. **FAILURE TO EXERCISE RIGHT.** No failure of either party to exercise any power or right given it hereunder or to insist on strict compliance by the other party with its obligations hereunder, and no custom or practice of the parties at variance with the

terms hereof shall constitute a wavier of the other party's right to demand at any time exact compliance with the terms hereof.

22. **BINDING EFFECT.** This Lease Agreement shall be binding upon and inure to the benefit of the parties hereto, their respective legal representative, successors, and assigns.

23. **SEVERABILITY.** If any provision or item of this Lease Agreement is held invalid, such invalidity shall affect other provisions or items of this Agreement which can be given effect without the invalid provisions or items, and to this end, the provisions of this Agreement are hereby declared severable.

IN WITNESS HEREOF, the parties hereto have caused this Lease Agreement to be executed in triplicate this _____ day of _____, 20_____.

WITNESSES:

CITY OF SHREVEPORT
LESSOR

By: _____
CEDRIC B. GLOVER, MAYOR

WITNESSES:

LESSEE

By: _____

6. INSURANCE

Lessee shall at its own expense provide and maintain certain insurance in full force and effect at all times during the Term of this Lease. Such insurance, at a minimum, must include the following coverages and limits of liability:

i. Commercial General Liability Insurance in an amount not less than a combined single limit of \$1,000,000.00 per occurrence to protect against personal injury, bodily injury, property damage liability, premises/operations, personal and advertising injury, contractual liability, medical payments, explosion, collapse and underground hazards, fire legal liability. This policy shall be endorsed to name Lessor as an additional insured. It is Lessor's intent that the policy coverage should not be limited by an annual aggregate limitation. If this policy is to be limited by an aggregate annual limitation, the aggregate limitation shall not be less than \$2 Million, otherwise, Lessee shall provide \$1,000,000.00 per project aggregate applicable for the provisions of this Lease.

ii. Comprehensive Auto Liability Insurance, including owned, hired, rented or non-owned automobiles, in an amount not less than a combined single limit of \$1,000,000.00 per occurrence endorsed to name the city of Shreveport as an additional insured.

iii. Worker's Compensation Insurance as required by the laws of the State of Louisiana and Employer's Liability Insurance in a minimum amount of \$1,000,000.00. This policy shall contain an Other States Coverage Endorsement; endorsed to include coverage required by the US Longshoreman and Harbor Workers' Compensation Act and Maritime Coverage.

iv. All Risk Property insurance to cover property of the Lessee, including improvements and betterments of any leased property in an amount not less than 100% of replacement cost.

v. Environmental Impairment/Pollution Liability Insurance to include liability coverage for the handling, removal, storage testing disposal and transportation of hazardous materials or pollutants including clean up costs in an amount not less than \$1,000,000.00 each occurrence.

Except as provided below in this Section, Lessee shall indemnify, defend and hold Lessor harmless from all liability, charges, costs and expenses, including reasonable counsel fees, incurred on account of any and all claims for damages or suits that are asserted or initiated because of any injury to any person or damage to property of any kind whatsoever, (whether the person or property of the Lessee, its agents, sublessees, employees or third persons) caused in whole or in part by Lessee's occupancy or use of the Leased Premises or Lessee's breach of this Lease, unless such liability, charges, costs and expenses results from, or is caused by, the negligence or willful misconduct of Lessor, its employees, or other persons under Lessor's control.

Each party waives and releases, to the extent of the proceeds that are or would be payable to it in respect of the policies of property insurance and time element insurance that it maintains in force or that this Section 6 requires, all rights of recovery, claim, action or cause of action that it may now or later have against the other or the other's agents, officers and employees, by virtue of (A) any loss or damage that may occur to the Improvements, improvements to the Improvements or personal property within the Improvements or (B) any diminution in the rent derived from the operation of the Improvements or in the revenue derived from the conduct of business within the Improvements, regardless of cause or origin, including, without limitation, the negligence of Lessor or Lessee or any of their respective representatives, agents, employees, contractors and invitees. Because this paragraph will preclude the assignment of any claim mentioned in it by way of subrogation or otherwise to an insurance company or any other person, the parties agree immediately to give to each insurance company that has issued to it policies of insurance covering risks of direct physical loss, written notice of the terms of the mutual waivers contained in this paragraph, and to have the insurance policies properly endorsed, if necessary, to prevent the invalidation of the insurance coverages by reason of the mutual waivers contained in this paragraph, and to secure from their respective insurers waivers of the insurers' subrogation rights.

Proof that such insurance coverages exist shall be furnished to Lessor by means of a Certificate of Insurance from simultaneously with the execution of this Lease by Lessee. The Certificate of Insurance shall name the City of Shreveport as an additional insured as indicated herein and shall include a provision that in case of cancellation or any material change in the coverage required herein, Lessor shall be notified no less than thirty (30) days prior to such change or cancellation. Said provision shall include cancellation for non-payment of premium.

Lessee shall be responsible for compliance with all safety rules and regulations of the Federal Occupational Safety and Health Act of 1970, as amended, and those of all applicable state acts, laws or regulations during the period of Lessee's occupancy of the Leased Premises. Lessee shall indemnify Lessor for fines, penalties and corrective measures that result from the acts or commission or omissions of Lessee, its subcontractors, agents, employees, sublessees, or assigns, if any and their failure to comply with such safety rules and regulations.

Lessor shall give Lessee prompt notice in writing of the institution of any suit or proceedings and permit Lessee to defend same, and will give all needed information, assistance, and authority to enable Lessee to do so. Lessee shall similarly give Lessor immediate notice of any suit or action filed or prompt notice of any claim arising pursuant to the terms of this Lease and shall furnish immediately copies of all pertinent papers received by Lessee related to Lessee's operations, use and occupancy of the Leased Premises.

Lessee shall maintain a fire and extended coverage insurance policy covering any/all improvements constructed on the Leased Premises by Lessee pursuant to the terms of this Lease.

7. MAINTENANCE

**SYSTEM OFFICE OF FACILITIES PLANNING
PRIORITY PROJECTS UPDATE
March 6, 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.
 - Contract Amendment is approved by FP&C to complete environmental abatement.
 - Construction will bid in April, 2013.
 - Demolition will be completed by September, 2013.

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 opening date, April 4, 2013.
 - Proceed Order date, May 13, 2013.
 - Substantial completion date, December, 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 80% complete.

4. **CHILLED WATER PROJECT (COOLING)** – This involves removing the abandoned subsurface hot water line loops extending from the Central Plant and replacing them with steel , pre-insulated pipe with HDPE(high density polyethylene) casing for the new chill water subsurface loop.
 - Vivien & Associates are Design Engineers - \$560,000, State GOB funds
 - \$6,938,118.00 budget available – State GOB funds
 - Design completed November 2010
 - Project bid February 17, 2011. Bernhard Mechanical Contractors low bidder.
 - Bid was \$4,855,500.00. Contractor has mobilized and started construction.
 - Contractor has achieved substantial completion with the project.
 - Waiting on final change order execution before project is closed out.

5. **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 scheduled March 15, 2013 with DOTD to discuss Design/Build feasibility.

6. **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 95% complete.**
 - **Waiting on additional construction funds.**
7. **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 99% complete.**
 - **Designer turned in final paperwork. Construction documents are in review by SU and State FP&C.**
 - **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.**
8. **BARANCO-HILL STUDENT HEALTH CENTER ADDITION** – This project will expand the existing Health Center for Students, to include additional waiting room, nurse's station, exam rooms, hazardous waste disposal area and offices.
- Project was designed by Noland and Wong – Design fee \$46,770 Title III
 - Budget for project \$360,000.00 Title III
 - Bid opening is scheduled for November 10, 2011 at 2:00 p.m.
 - Anticipated completion is August, 2012.
 - Rebid- first bid exceeded budget.
 - Price renegotiated with Contractor, Charles Carter.
 - Bid was reduced by \$30,000.
 - Contractor started construction in January, 2012.
 - **Project completion is 100%. Completed September 26, 2012.**

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 50% 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 approximately 100% complete.
- Bid received 12-14 -12, MBD Contractor \$185,000.00
- Contractor started construction March 8, 2013.
- Completion date June, 2012.

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 selection needed.
- 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 will be completed in September, 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.
 - Project is 80% 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.
 - Bids will be received by mid- April, 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 \$40,000.00
 - Project is in design development.
 - Project will be bid in April, 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 July, 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 August, 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 is 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 elevator to second level. Provide additional space in gathering room with balcony above. 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 will be bid in summer, 2013.

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 mid-April, 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 damaged storm lighting.

- Available for project funding is \$117,497.00.
- Project is in Design Development.
- Project will bid as Phase II of LED Lighting Emergency and Student Safety Improvements.
- Project will bid in July, 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) is being prepared by FEMA.

- Category E (permanent repair) for Gustav recovery design 100% complete.
- Architect: St. Martin & Brown – Design Fee \$36,000 - ORM
- Current project budget is \$361,000.00 – ORM/ FEMA
PW has been reformatted based on Architect's submittal.
An assessment of contents for University Place, will be submitted to FEMA for preparation of a Contents Project Worksheet (PW).
- **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 10% 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 being completed for review and bid.**
 - **Will be advertised for bid in Summer, 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 will continue.**

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 given the Architect a proceed order in 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 need due to Hurricane Gustav damages.
 - Frank Lassiter Architect
 - Design and scope in progress
 - Site visit was completed on 11-28-11.
 - Waiting on scheduling of bid.
 - 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).
- Project is 35% 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.
- **Four new buildings for SUNO Lake Campus and Park Campus are scheduled to go before the Architecture Selection Board in March, 2013.**

4. 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.

5. 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 is.**

6. **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 25th at SUNO in the business bldg.
 - **Project is in design, 100% complete.**
 - **Bid is scheduled for March 12, 2013.**

7. **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 90% complete with the design.**

8. **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 recinded.
 - 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 will bid project in March, 2013.
9. **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 25%.
 - Base flood elevation resolved with FEMA.
 - Height of flood wall around buiding has been reduced.
 - University Center construction will be completed by August, 2013.96

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 and biddig the project by August, 2013.

