

UNIVERSITY OF LOUISIANA

S Y S T E M

Claiborne Building | 1201 North Third Street | Suite 7-300 | Baton Rouge, LA 70802 | P 225-342-6950 | F 225-342-6473
www.ulsystem.edu

AGENDA
FACILITIES PLANNING COMMITTEE
2:15 p.m., Monday, April 29, 2013*
Room 1-153, "Iowa Room"
Claiborne Building Conference Center
1201 North Third Street
Baton Rouge, Louisiana

MEMBERS:

Mr. Winfred Sibille, Chair
Mr. Mark Romero, Vice Chair
Mr. Edward Crawford III
Dr. Kelly Faircloth
Mr. David Guidry
Mr. Gary Solomon

- A. Call to Order
- B. Roll Call
- C. Consideration of items from the Board Agenda:

Board Agenda Item G.1.
Louisiana Tech University

Louisiana Tech University's request for approval to rename Room 209 in George T. Madison Hall the *Dennis E. Minor Technical Writing Lab*.

* Or immediately following previous Committee meeting

** Executive Session, pursuant to R.S. 42:6.1, may be required.

Persons wishing to make public comment should fill out a Public Comment Card.



**Board Agenda Item G.2.
University of Louisiana at Lafayette**

University of Louisiana at Lafayette's request for approval to proceed with the implementation of the Athletic Facilities Master Plan utilizing Ragin' Cajuns Facilities, (RCI) Inc. a 501(c)3, not-for-profit, corporation, including an initial authorization of Tier I of the Athletic Facilities Master Plan.

**Board Agenda Item G.3.
University of Louisiana at Lafayette**

University of Louisiana at Lafayette's informational update to proceed to the next phase of the work by Ambling University Development Group to develop a mixed use parking and academic project.

- E. Other Business
- F. Adjournment

**BOARD OF SUPERVISORS FOR THE
UNIVERSITY OF LOUISIANA SYSTEM**

FACILITIES PLANNING COMMITTEE

April 30, 2013

Item G.1. Louisiana Tech University's request for approval to rename Room 209 in George T. Madison Hall the *Dennis E. Minor Technical Writing Lab*.

EXECUTIVE SUMMARY

The University is requesting approval to rename Room 209 in George T. Madison Hall the *Dennis E. Minor Technical Writing Lab* in honor of the late Dr. Dennis E. Minor. For over 30 years, Dr. Minor served in the English Department in the College of Liberal Arts and Louisiana Tech University with distinction. Dr. Minor's career at Tech began in 1974 as an Assistant Professor of English and he was a scholar in Early American Literature and Technical Writing. In 1996, Dr. Minor developed and taught the first course at Tech to be delivered completely online, and internet-based technical writing course in a format that is still taught. He was the primary creator of the Technical Writing major and developed a course in Science Fiction. In 1998, Dr. Minor became the Associate Dean of the College of Liberal Arts, in which capacity he served until his retirement in August 2005.

During his career, Dr. Minor had over 30 published papers and presentations on varied topics.

Further, naming the furnished Technical Writing Lab after Dr. Dennis E. Minor is an appropriate way of honoring the memory of one of Tech's distinguished and innovative faculty members.

See attached summary with further information.

RECOMMENDATION

It is recommended that the following resolution be adopted:

NOW, THEREFORE, BE IT RESOLVED, that the Board of Supervisors for the University of Louisiana System hereby approves Louisiana Tech University's request for approval to rename Room 209 in George T. Madison Hall the *Dennis E. Minor Technical Writing Lab*.



LOUISIANA TECH UNIVERSITY

OFFICE OF THE PRESIDENT

March 13, 2013

LADIES AND GENTLEMEN OF THE BOARD OF SUPERVISORS FOR THE UNIVERSITY OF LOUISIANA SYSTEM:

Louisiana Tech University requests approval to rename Room 209 in George T. Madison Hall to the Dennis E. Minor Technical Writing Lab. Room 209 is newly furnished and equipped as a state-of-the-art writing teaching and learning laboratory.

For over 30 years, Dr. Minor served the English Department in the College of Liberal Arts and Louisiana Tech University with distinction. Dr. Minor began his career at Louisiana Tech in 1974 as an Assistant Professor of English and was a scholar in Early American Literature and Technical Writing. Dr. Minor was named the George K. Anding Professor of English and received the Faculty Senate Chair Award (1989-90) and the Louisiana Tech University Foundation Professorship Award (1994-95). In 1996, Dr. Minor developed and taught the first course at Louisiana Tech to be delivered completely online, an internet-based technical writing course in a format that is still taught today. He was the primary creator of the Technical Writing major (later concentration) and developed a course in Science Fiction, first offered as English 475 and 575, and later added to the catalog as ENGL 480. In 1998, Dr. Minor became the Associate Dean of the College of Liberal Arts, in which capacity he served until his retirement in August 2005.

During his career, Dr. Minor had over 30 published papers and presentations on such varied topics as "Teaching Technical Writing over the Internet," "Albert Einstein on Writing," "Visual Aids in Technical Writing," "Shaved Monkeys, Sleepy Students, and Dangerous Kegs: Revolutionary War Humor and Satire," and "Old World, New Science, and Popery: Edgar Rice Burroughs' *The Gods of Mars*." Throughout his career, Dr. Minor was an active and accomplished writer of science fiction, winning honorable mention in the Second Annual Bulwer-Lytton Fiction Contest and runner up in the "Modern Love Category" in the Third Annual Bulwer-Lytton Fiction Contest. Dr. Minor was also a guiding force and mentor for many of the faculty in English as well as the college of Liberal Arts.

We believe that naming the newly furnished Technical Writing Lab after Dr. Dennis E. Minor is an appropriate way of honoring the memory one of Tech's distinguished and innovative faculty members.

Sincerely,

A handwritten signature in black ink that reads "Daniel D. Reneau".

Daniel D. Reneau
President

**BOARD OF SUPERVISORS FOR THE
UNIVERSITY OF LOUISIANA SYSTEM**

FACILITIES PLANNING COMMITTEE

April 30, 2013

- Item G.2.** **University of Louisiana at Lafayette's** request for approval to proceed with the implementation of the Athletic Facilities Master Plan utilizing Ragin' Cajuns Facilities, (RCI) Inc., a 501(c)3, not-for-profit, corporation, including an initial authorization of Tier I of the Athletic Facilities Master Plan.

EXECUTIVE SUMMARY

University of Louisiana at Lafayette requests for approval to proceed with the implementation of the Athletic Facilities Master Plan utilizing Ragin' Cajuns Facilities, (RCI) Inc., a 501(c)3, not-for-profit, corporation, and initial authorization of Tier I of the Athletic Facilities Master Plan.

Riding the wave of recent success by back-to-back bowl victories by the football program, the University is proposing the implementation of the initial tier of its Athletic Facilities Master Plan.

The recommendations within the Facilities Master Plan are expected to be implemented over time. The Athletics Department has proposed a list of priorities based on multiple factors including gender equity, potential available funding, and specific program needs.

Financing and Project Structure

A lease/leaseback arrangement with Ragin' Cajun Facilities, Inc. will be used in this process. Plans are to fund these projects through a loan from a consortium of local financial institutions. The total project cost and funding is as follows:

Track/Soccer Facility	\$2,126,220
Football Stadium South End Zone and Visitor's Locker Room	\$4,166,496
Addition to Moncla Facility	<u>\$10,864,106</u>
Total Construction Cost	\$17,156,822
Soft Cost (including Contingency)	<u>\$4,489,835</u>
Total Project Cost	\$21,646,657

A student fee that was approved in 2003 and, coupled with Football season ticket licensing fees and south end zone ticket revenues, will provide the basis for the repayment of this loan. Student fees will generate about \$450,000 annually and the season ticket sales and licensing fees will generate about \$1,200,000 annually.

The proposed athletic facility improvements will continue the excitement generated by recent athletic success. This will enhance the University's efforts to continue recruiting the highest quality students and student-athletes to the University.

The University will work with the Foundation, Board staff, and Facility Planning and Control to ensure that the selection process is fair and that a well-qualified team of professionals is selected.

When plans are completed, the University will request approval from the Board to enter into a lease/leaseback with the Foundation for the construction of this new facility. A financing/funding plan, a bidding process, and a business plan will be developed as plans and specifications are prepared.

See attached executive summary.

RECOMMENDATION

It is recommended that the following resolution be adopted:

NOW, THEREFORE, BE IT RESOLVED, that the Board of Supervisors for the University of Louisiana System hereby approves University of Louisiana at Lafayette's request to proceed with the implementation of the Athletic Facilities Master Plan utilizing Ragin' Cajuns Facilities, (RCI) Inc., a 501(c)3, not-for-profit, corporation, including an initial authorization of Tier I of the Athletic Facilities Master Plan.

BE IT FURTHER RESOLVED that the University will return to the Board when the plans are completed to request approval to enter into a lease and leaseback with the Foundation for the construction of this new facility.

AND FURTHER, that University staff, UL System staff, and legal counsel shall assure that all documents conform to statutory and administrative requirements.



April 3, 2013

Dr. Sandra Woodley, President
University of Louisiana System
1201 North Third Street
Suite 7-300
Baton Rouge, LA 70802

Dear Dr. Woodley:

This is to request initial authorization of phase I of the Athletic Master Plan.

Please place this item on the agenda for consideration at the April, 2013 meeting of the Board of Supervisors.

Sincerely,

A handwritten signature in black ink, appearing to read "E. Savoie", written over a horizontal line.

E. Joseph Savoie
President

SVC

Attachments

University of Louisiana at Lafayette

***Athletic Facility
Improvements***

Executive Summary 4/2/2013

Contact Information

- **University**
University of Louisiana at Lafayette (UL Lafayette)
William J. Crist, Facility Management Director
P. O. Box 43210
Lafayette, LA 70504-3210
337-482-2001 Office
337-482-5830 Fax
wjc4092@louisiana.edu
- **Affiliate – 501(c)3 Organization**
Ragin' Cajun Facilities Inc.
200 Corporate Blvd., Suite 103
Lafayette, LA 70508
- **Project Counsel**
Oats and Hudson
100 East Vermilion Street
Suite 400
Lafayette, LA 70501
- **Project Developer**
To be determined through an RFP process
- **Project Financing**
Consortium of Local Banks Led by Whitney Bank

Executive Summary

Background

Riding the wave of recent success sparked by back to back bowl victories by the football program, the University of Louisiana at Lafayette is proposing the implementation of the initial phase of its Athletic Master Plan.

The majority of athletic facilities lie nearly a mile west of campus. Given the large expanse of parking associated with Cajun Field, this location also serves as the primary parking area for students who commute to campus. Over the past several years, the University has commissioned a campus master plan and the goal of this Athletics facilities master plan is to blend into the thoughts and strategic initiatives set forth in that plan. Part of that plan includes transit options designed to link the athletic village and commuter parking area more conveniently with campus. This initiative will play a major role in the overall success of the Athletics facilities master plan largely because the off-campus location creates the need for student-athletes to travel back and forth, sometimes multiple times each day.

Throughout the course of this master planning process, it became clear to the design team that the Cajun culture is a vibrant component of the athletics experience for fans, coaches and student-athletes and something that needs to be embraced as part of the plan. The Ragin' Cajuns community is one built on good times, hospitality and incredible food. There are currently several areas throughout the athletic village that cater to this culture and others have been identified to reinforce and sustain it.

The lofty desired outcome of this plan was clearly laid out at the beginning of the master planning process. Athletic Director Scott Farmer made it clear when he said, "I want this to be the most important thing the Athletics Department has done in 50 years". This plan is intended to serve as a road map, guiding the growth and success of Ragin' Cajuns Athletics well into the future.

The recommendations within this facilities master plan are expected to be implemented over time. The Athletics Department has proposed a list of priorities based on multiple factors including gender equity, potential available funding and specific program needs.

The top tier of facility priorities include Title IX improvements to the soccer and track facility, seating and amenity expansion at the south end of Cajun Field, new visitor football locker room and an addition to the Leon Moncla Indoor Practice Facility.

Location

The Athletic Complex is located about 1 mile to the west of the main campus.

Project Scope

The construction of a new **Soccer and Track** facility will include the demolition of the existing concessions/restroom facility and construction of a new 15,000 square foot office and locker room facility. Four of the Athletic Department's women's sports will be located in this facility, which will help with gender equity compliance.

The addition to the **Moncla Indoor Practice Facility** will be approximately 67,000 square feet in size, and consist of administrative offices, meeting space, a state of the art weight room, training room, equipment room, home team football locker room and laundry facilities.

Cajun Field football stadium currently has grass areas in both end zones, which accommodates overflow crowds. The infill of the south endzone will consist of driving pilings, pouring a concrete structure and installing aluminum seating. This project will add, approximately 5,900 new seats to this facility.

The **Visitor Locker Room Facility** will be about 8,000 square feet in size and be located adjacent to the south end zone seating addition.

The University plans to issue a developer RFP for all phases of the design and construction of this project. They intend to use a project management team to assist in the project development process.

Project Schedule

The University would like to begin construction on these projects before August 1, 2013 and complete all construction by August 1, 2015. We expect minimal disruption of existing services during this process, as all work will be phased for the convenience of the athletes, staff and patrons. It is our intention to immediately advertise an RFP, accept proposals and present a completed package to the UL System Board at the next regularly scheduled meeting.

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|-----------|---|
| 9/22/2003 | Students pass an Auxiliary Improvement and Spirit Fee which generates approximately \$450,000 per year for facility improvements. |
| 4/22/2013 | UL System Board provides preliminary approval for the process for Ragin' Cajun Facilities, Inc. (RCF) accept proposals from developers for the Athletic Facility Improvements, based on the recommendations of the Athletic Facility Master Plan. |
| 5/15/2013 | Proposals are accepted by Ragin' Cajun Facilities from developers. |
| 5/16/2013 | RCF meets to review and discuss the proposals for this project. Score sheets were provided for the grading of these proposals. |

- 5/22/2013 Ragin' Cajun Facilities, Inc. votes on the proposals. If a clear cut development firm is selected, they move directly into the contract negotiation phase. If not, interviews are conducted as shown on the next step.
- 5/29/2013 RCF interviews short list of proposers and decides the upon the selected developer. Contract negotiations begin immediately with this firm.
- 6/5/2013 The university submits the Lease and Leaseback documents to the UL System office for Board approval.
- 6/24/2013 The UL System Board approves the Lease and Leaseback documents and authorizes Dr. Savoie to sign the documents on behalf of the Board.
- 7/11/2013 A development contract is signed and a Notice to Proceed is issued.

Financing and Project Structure

The University plans to fund these projects through a loan from a consortium of local financial institutions, led by Whitney Bank. The total project cost and funding is as follows:

Track/Soccer Facility	\$2,126,220
Football Stadium South End Zone And Visitor's Locker Room	\$4,166,496
Addition to Moncla Facility	\$10,864,106
Total Construction Cost	\$17,156,822
Soft Cost (including Contingency)	\$4,489,835
Total Project Cost	\$21,646,657

A student fee that was approved in 2003 and, coupled with Football season ticket licensing fees and south endzone ticket revenues will provide the basis for the repayment of this loan. The student fee generates about \$450,000 annually and the season ticket sales & licensing fees generate about \$1,200,000 annually

A lease / leaseback arrangement with Ragin' Cajun Facilities, Inc. will be used in this process.

There will be an annual deposit into a Maintenance Reserve Fund in the amount of \$258,000, which is 1-1/2% of the construction cost.

Summary

The University of Louisiana at Lafayette (UL Lafayette) appreciates the Board's consideration of this important project. The University is striving to continuously improve its facilities, and our students are most supportive and appreciative of these efforts.

The proposed athletic facility improvements will continue the excitement generated by recent athletic success. This will enhance our efforts to continue recruiting the highest quality students and student-athletes to our University.

Accordingly, we respectfully request your approval of our project to construct improvements to our athletic facilities.

**BOARD OF SUPERVISORS FOR THE
UNIVERSITY OF LOUISIANA SYSTEM**

FACILITIES PLANNING COMMITTEE

April 30, 2013

- Item G.3.** **University of Louisiana at Lafayette's** informational update to proceed to the next phase of the work by Ambling University Development Group to develop a mixed use parking and academic project.

EXECUTIVE SUMMARY

UNIVERSITY REQUEST

The University is proposing the continuation of a project approved by the Board in December of 2009 to improve housing stock and parking on the main campus.

EXECUTIVE SUMMARY REPORT

Refer to the enclosed Executive Summary Report for a comprehensive overview of the project including a brief history, project scope, action plan, project schedule, financing and project structure.

The University of Louisiana at Lafayette is not requesting formal approval, but wants to inform the Board of the process. The final approval of the leases will be requested at the June 2013 Board meeting.

This is a report only and does not require Board approval.



April 3, 2013

Dr. Sandra Woodley, President
University of Louisiana System
1201 North Third Street
Suite 7-300
Baton Rouge, LA 70802

Dear Dr. Woodley:

This is to request an informational update to the Board's final approval in August of 2010 of the work by Ambling University Development Group to develop a mixed use parking and academic project.

Please place this item on the agenda for consideration at the April, 2013 meeting of the Board of Supervisors.

Sincerely,

A handwritten signature in black ink, appearing to read "E. Joseph Savoie".

E. Joseph Savoie
President

svc

Attachments

University of Louisiana at Lafayette



UNIVERSITY
OF
LOUISIANA
L a f a y e t t e

Student Parking and Academic Expansion

*Presentation to the Board of Supervisors for the University of
Louisiana System*

April 23, 2013

Executive Summary

Summary

The University of Louisiana at Lafayette is proposing the continuation of a project approved by the UL System Board in December of 2009 to improve housing stock and parking on the main campus.

Location

The proposed development will take place on Lewis Street between Fletcher Hall and Rougeou Hall.

Project Scope

As an informational follow-up to the Board's final approval in August of 2010, the University of Louisiana at Lafayette is proposing a partnership with Ambling University Development Group on a mixed use parking and academic project. The project is located on Lewis Street between Fletcher and Rougeou Halls.

The parking deck will contain approximately 1175 parking spaces in 6 levels and 366,729 square feet. Access to and from the deck will occur off of Girard Park Circle, but the front of the deck will face Lewis Street. The deck will begin construction in August 2013 and deliver in May 2014.

The academic components within this project support the continued growth of the School of Architecture and College of Engineering. As currently planned, an approximate 17,000 square foot building will front on Lewis Street and be a single floor but be a two story volume of space. This building will be programmed by the School of Architecture and College of Engineering upon construction of the building's shell. This building will be attached to the parking deck on one side. This building will also begin construction in August 2013 and deliver in May 2014.

Lastly, it is currently planned to include metal spandrels on the top level of the deck to support solar panels. The panels will be used to harness energy to support the utility usage of the deck and engineering building. The panels will be provided by ULL.

Action to Date

October 28, 2009	Ragin' Cajun Facilities, Inc. issued an RFP to provide master planning services, design, construction and management of residential facilities and associated buildings and grounds on the UL Lafayette campus.
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December 4, 2009	UL Lafayette requested and received approval from the Board of Supervisors to continue the process of financing, designing, renovating and expanding the University's housing facilities using a 501(c)3, not-for-profit corporation.
January 12, 2010	Proposals were accepted from four highly qualified development companies. They were Allen & O'Hara, Ambling University Development Group, American College Campus and Signet-Harrell Development.
March 2010	Ragin' Cajun Facilities, Inc. hired the firm of Carter & Associates to assist in the developer selection process.
May 10, 2010	Interviews were conducted with the four proposers.
May 19, 2010	RCF met to vote on the proposals. After tallying the score sheets for all voting members, it was decided that Ambling University Development Group was the apparent selected developer for this project.
June 2010	Ragin' Cajun Facilities, Inc. hired the firm of Carter & Associates to assist in the continuing oversight of this development.
August 27, 2010	University of Louisiana System Board Meeting gave final approval for this project.
August 4, 2011	Completion of approximately 450 beds and parking garage on the Taft Street site.
December 1, 2011	Completion of approximately 450 beds on the Taft Street site.
August 1, 2012	Completion of approximately 900 new beds on the Rose Garden site.

Project Schedule

The University would like to begin construction of this complex in the Fall of 2013 and, because of phasing, construction should take about nine months to complete. To meet this timeline the proposed schedule is as follows:

COMPREHENSIVE TIMELINE

April 2013	Update to University of Louisiana System at April Board Meeting (no action required)
May 15, 2013	First draft of leases circulated.
June 5, 2013	Final packet submitted to the UL Staff including the approval packet with business plan and legal documents.
June 25, 2013	University of Louisiana System Board Meeting final approval of leases.

June 2013	Board of Regents Meeting final approval of leases (confirm date and request approval before ULS meeting).
July 2013	Additional governmental approvals (if needed).
August 2013	Start Construction
May 2014	Completion of parking tower & academic space.

Financing & Project Structure

The cost of this project, inclusive of all aspects discussed, is approximately \$21,000,000. The financing will be provided by Ambling University Development Group. ULL will provide a ground lease to AUDG and lease the facilities back for a period of years between 30-40. ULL will retain the annual cash flows after making the annual ground lease payment. Operations of the facility will be provided by ULL or their third party operator.

The Board of Regents has established a policy requiring a maintenance reserve fund (MRF) equal to 10% of the construction costs at the time the project is completed or an annual payment of 1.5% of the construction costs. As such, the University plans to fund maintenance reserves on an annual basis of 1.5% of the construction costs.

Summary

The University of Louisiana at Lafayette (UL Lafayette) appreciates the Board's consideration of this important project. At this time, we are not requesting formal approval, but wanted to inform the Board of the process.

The University is currently in negotiations with Ambling and anticipates returning to the Board for full approval of this project in the near future. The University is striving to continuously improve its facilities, and our students are most supportive and appreciative of these efforts. The improved parking and academic space will provide our students with the facilities and services that they expect from their university.

Contact Information

- **University**
University of Louisiana at Lafayette (UL-Lafayette)
William J. Crist, Facility Management Director
P. O. Box 43210
Lafayette, LA 70504-3210
337-482-2001 Office
337-482-5830 Fax
wjc4092@louisiana.edu
- **Project Developer**
Ambling University Housing Group
7000 Central Parkway, NE
Suite 1100
Atlanta, GA 30328
- **Project Consultant**
Carter and Associates
171 17th Street NW
Suite 1200
Atlanta, GA 30363-1032