

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

FACILITIES PLANNING COMMITTEE

December 5, 2024

- Item I.1.** Louisiana Tech University's request for approval to amend its Five-Year Capital Outlay submission to increase funding for the Central Steam Generator – Switch Gear Project.

EXECUTIVE SUMMARY

Louisiana Tech University operates a co-generation power plant that provides electricity and steam for the campus. Volatile prices in natural gas, efficiencies of steam absorption air-conditioning, and escalating cost of maintenance have made continued operation of the co-generation power plant infeasible. The University has been moving from a co-generation utility model to one of purchased electricity and steam generation. Funds have been appropriated to fund the project, but bids exceeded available funding. The University is requesting \$2,500,000 additional funds in order to re-bid and complete the project.

The Electronic Capital Outlay Request Tracking System (eCORTS) documents have been prepared and forwarded up to the Management Board level (eCORTS project number 576045).

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 amend its Five-Year Capital Outlay submission to increase funding for the Central Steam Generator – Switch Gear Project.*



I.1.

LOUISIANA TECH
UNIVERSITY

Office of the President

November 8, 2024

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

Louisiana Tech University operates a co-generation power plant that provides electricity and steam for the campus. Volatile prices in natural gas, efficiencies of steam absorption air-conditioning and escalating cost of maintenance has made continued operation of the co-generation power plant infeasible.

The University has been changing energy consumption to move from the co-generation system. In working with the City of Ruston electrical connections for commercial electrical supply is being improved. The University will continue to have a need for steam when it is no longer generating electricity. This need for steam will require installation of new central plant boilers.

The last two years, the Legislature appropriated funds to replace the gas-fired turbine generator with two steam boilers and to upgrade electrical connection to the local electrical distribution system. The appropriated project was designed and bids were opened August 27, 2024. Bids were significantly over budget and efforts to value engineer the bid within available funds were unsuccessful.

Louisiana Tech University is requesting that the Capital Outlay request be amended to include an additional \$2,500,000 to allow re-bidding and completion of this essential project.

Sincerely,

A handwritten signature in blue ink, appearing to read "James B. Henderson".

Dr. James B. Henderson
President

Project ID 576045
 Project Level Agency
 LA TECH

CAPITAL OUTLAY REQUEST

FISCAL YEAR 2025 - 2026

http://www.state.la.us/ecorts/

19-625 - Central Steam Generator - Switch Gear

Project Page 1

Title

Location

<input checked="" type="checkbox"/> Emergency Project <input type="checkbox"/> Current Project Requirements <input type="checkbox"/> Anticipated Program Needs	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr><td style="text-align: center;">State IDs</td></tr> <tr><td style="text-align: center;">S07846</td></tr> <tr><td style="text-align: center;"> </td></tr> <tr><td style="text-align: center;"> </td></tr> <tr><td style="text-align: center;"> </td></tr> </table>	State IDs	S07846				Priority Local/Agency <input style="width: 20px;" type="text" value="1"/> of <input style="width: 20px;" type="text" value="7"/> Department <input style="width: 20px;" type="text"/> of <input style="width: 20px;" type="text"/> Management Board <input style="width: 20px;" type="text"/> of <input style="width: 20px;" type="text"/>
State IDs							
S07846							

Applicant

Agency <input style="width: 150px;" type="text" value="625 LA TECH"/>	Schedule <input style="width: 100px;" type="text" value="19-625"/>	Department <input style="width: 150px;" type="text" value="19 EDUCATION"/>
Parish <input style="width: 150px;" type="text" value="LINCOLN"/>	<input style="width: 150px;" type="text"/>	Senate District <input style="width: 100px;" type="text" value="35"/>
<input style="width: 150px;" type="text"/>	<input style="width: 150px;" type="text"/>	House District <input style="width: 100px;" type="text" value="12"/>
<input style="width: 150px;" type="text"/>	<input style="width: 150px;" type="text"/>	Site Code <input style="width: 100px;" type="text" value="7-31-002"/>

Local/Agency

User <input style="width: 200px;" type="text" value="Louisiana Tech Univ"/> Contact <input style="width: 200px;" type="text" value="Samuel G. Wallace"/> Phone Number <input style="width: 200px;" type="text" value="318-257-2769"/> Fax <input style="width: 200px;" type="text"/> E-Mail <input style="width: 200px;" type="text" value="wallace@latech.edu"/>	Address <input style="width: 200px;" type="text" value="P.O. Box 3151, Ruston, LA 71272"/> <input style="width: 200px;" type="text"/> City/State/Zip <input style="width: 100px;" type="text" value="Ruston"/> <input style="width: 20px;" type="text" value="LA"/> <input style="width: 100px;" type="text" value="71272-unde"/>
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Department User <input style="width: 150px;" type="text" value="UL System"/> Contact <input style="width: 150px;" type="text" value="Bruce Janet"/> Phone Number <input style="width: 150px;" type="text" value="225-219-0265"/>	Management Board User <input style="width: 150px;" type="text" value="Board of Regents"/> Contact <input style="width: 150px;" type="text" value="Chris Herring"/> Phone Number <input style="width: 150px;" type="text" value="225-342-4253"/>
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Cost Estimates

	Local/Agency	Department	Management Board	FPC
Land/Building Acq.	0	0	0	
Planning 10%	500,000	0	0	
Construction	5,000,000	0	0	
Hazardous Materials	0	0	0	
Subtotal	5,500,000	0	0	
Misc./Contingency	500,000	0	0	
Equipment	0	0	0	
Total	6,000,000	0	0	

Time Estimates

Planning (months)	<input style="width: 30px;" type="text" value="10"/>	<input style="width: 30px;" type="text" value="0"/>	<input style="width: 30px;" type="text" value="0"/>	<input style="width: 30px;" type="text"/>
Construction (months)	<input style="width: 30px;" type="text" value="12"/>	<input style="width: 30px;" type="text" value="0"/>	<input style="width: 30px;" type="text" value="0"/>	<input style="width: 30px;" type="text"/>

If planning has begun, when will it be completed?

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CAPITAL OUTLAY REQUEST

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19-625 - Central Steam Generator - Switch Gear

Prior Funding

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FPC Project No. Assigned to Prior Funding

Sub-project No.

Authorized Means of Financing	Amount	Year	Act#	Priority	Bond	Credit
Gen Fund (Direc)	3,300,000	2024	5	0	<input type="checkbox"/>	<input type="checkbox"/>
GO Bonds	203,855	2024	5	1	<input type="checkbox"/>	<input checked="" type="checkbox"/>
	0	0		0	<input type="checkbox"/>	<input type="checkbox"/>
	0	0		0	<input type="checkbox"/>	<input type="checkbox"/>
	0	0		0	<input type="checkbox"/>	<input type="checkbox"/>
Total	\$3,503,855					

Proposed New Funding

This project does not require funding in Year 1

	Year 1	Year 2	Year 3	Year 4	Year 5	Total
State Funds	2,500,000	0	0	0	0	\$2,500,000
IAT	0	0	0	0	0	\$0
*Local Funds	0	0	0	0	0	\$0
*Reimbursement Bonds	0	0	0	0	0	\$0
*Fees/Self-Gen. Rev.	0	0	0	0	0	\$0
*Revenue Bonds	0	0	0	0	0	\$0
**Statutory Dedications	0	0	0	0	0	\$0
Federal Funds	0	0	0	0	0	\$0
Total	\$2,500,000	\$0	\$0	\$0	\$0	\$2,500,000

*Describe specific source of funds

**Type of Statutory Dedication

What fiscal year (FY) was the project or program first submitted for consideration?

Agency Impact Statement

I hereby certify that this project has been reviewed, approved, and integrated into our department's long range strategic plan and five year budget. The impact of this project's operating budget has been approved.

Name Title Date

Comments

Continued technology changes in air conditioning efficiency has made steam absorption air conditioning no longer efficient and the equipment is not competitively manufactured. The University continues to replace steam absorption air conditioning equipment with more efficient electric air conditioning. In 2004, the generation of electricity produced approximately 90% of the steam needed to heat and cool the campus. In 2020, gas was used to create steam that was necessary beyond the steam exhausted from the electrical generation process. With the air conditioning conversion of two buildings in 2021, there is no point in time that steam is needed beyond the steam created in the electrical generation process. There are significant times of each day that 60% of the steam produced from the exhaust of the gas turbine is vented into the atmosphere, wasting treated water and creating additional inefficiencies. We are proposing to install a new boiler or boilers to replace the gas turbine. All electricity needed by the campus will be purchased from the City of Ruston. We propose to replace the 1985 electrical switchgear at the Power Plant with new switchgear to better interface with the City of Ruston power distribution system. This project was completely designed and bid by the Office of Facility Planning and Control. Bids exceeded appropriated funds by \$1,700,000. The switchgear portion of the project is being re-bid by Facility Planning and control. The Steam Generator portion of this project requires additional funding in order to re-bid and award a contract.

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19-625 - Central Steam Generator - Switch Gear

Demonstration of Need

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Title	Central Steam Generator - Switch Gear		
Description	Replace Gas Turbine heat recovery system with efficient boilers and new electrical switch gear.		
Location	904 Hergot Ave.	Present Empl.	1,200
Project Type	Land/Buildings	Future Empl.	1,200
Facility Type	Misc.	Citizens Served	15,000
Program / Service Desc.	Campus Wide	Daily Users	15,000
Describe the long range strategic plan (5-Yr) for the program	Louisiana Tech will continue to upgrade key infrastructure for the most energy and cost efficient method possible.		

Purpose (Check all that apply)

- | | | |
|---|---|---|
| <input checked="" type="checkbox"/> Expand Existing Pgm | <input type="checkbox"/> Changes in Mission | <input checked="" type="checkbox"/> Address Actual |
| <input type="checkbox"/> Relocate Existing Pgm | <input checked="" type="checkbox"/> Changes in Existing | <input checked="" type="checkbox"/> Changes in Standards |
| <input checked="" type="checkbox"/> Add New Pgm | <input checked="" type="checkbox"/> Changes in Population | <input type="checkbox"/> Promote Economic Dev |
| <input type="checkbox"/> Attract Business | <input type="checkbox"/> Generate Employment | <input checked="" type="checkbox"/> Address Code Violations |
| <input type="checkbox"/> Other | | |

Applicable Guidelines / Standards

Publications, regulatory agencies' guidelines for the program

Various Energy and Emission Regulations

Minimum or mandatory requirements for above-listed program

What alternatives were considered? (check all that apply)

- | | | |
|--|-------------------------------------|--|
| <input checked="" type="checkbox"/> Maintaining Status Quo | <input type="checkbox"/> New Space | <input type="checkbox"/> Renovations of Existing Space |
| <input type="checkbox"/> Use Existing Space | <input type="checkbox"/> Less Space | <input type="checkbox"/> Expansions of Similar Program Elsewhere |

How was the best option determined (Studies, Etc.)? Consulting Engineers and Review with State Agencies

Were feasibility studies or needs assessment reports prepared other than this application? Yes

Preparer's Name _____ Phone _____

List socioeconomic and environmental affects of project

There are No Negative Effects or Impacts from this project.

Identify and describe other simliar facilities in your area and evaluate their capabilities to meet needs

There are None

Request Endorsed By: Senator Rep. Endorser's Name: _____

Project ID 576045
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CAPITAL OUTLAY REQUEST

FISCAL YEAR 2025 - 2026

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19-625 - Central Steam Generator - Switch Gear

Facility Requirements

Prepared By Samuel G. Wallace Date Prepared 9/1/2022

Space Requirements: New Space Existing Space No Space

Type of Space	Number of Occupants	Type of Occupants	NA/Per	Net Area
	0		0	0
	0		0	0
	0		0	0
	0		0	0
	0		0	0
	0		0	0
	0		0	0
	0		0	0
	0		0	0
	0		0	0
	0		0	0
	0		0	0
	0		0	0
	0		0	0
	0		0	0
	0		0	0
	0		0	0
	0		0	0

Total Net Area 0	X	Burden Factor 1.00	=	Total Gross Area 0	Total Net Area Burden Area 0
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Employees 1,200	Contract Employees 100	Temporary Employees 100
Visitors / Clients 15,000	Students / Assistants 15,000	Others 1,000

Describe additional program requirements (parking, Utilities Tie-In, Location, Shipping / Receiving, Public Access, Site Amenities).

The boiler will have to be connected to Campus Utility and Control Systems. The electrical Switchgear will have to be installed and connected to Campus and City of Ruston systems.

What will happen with the existing facility (demolition, remodeled, other program) and funding if needed?

The Equipment will be transferred to the State of Louisiana for sale or re-use.

Renovation / Addition

Describe the condition of the building and previous renovations

The Gas Turbine is in good condition. The other equipment and infrastructure is aged and in poor condition and does not meet current regulations and standards.

Describe the extent of the proposed renovation / addition

Replacement.

Describe the location of occupants during renovation and required funding

No change.

What amount of the construction budget addresses modifications required to meet the "Americans with Disabilities Act Accessibility Guidelines (ADAAG)"? N/A

Hazardous Materials

What hazardous materials are addressed in the construction budget?

Underground Storage Tanks PCB's Lead Paint Asbestos Other

Enter the date if site has been surveyed for underground storage tanks.

Provide contact information if the facility's asbestos management plan was consulted for abatement requirements.

Contact Name Samuel G. Wallace Phone 318-257-2769

Roof

What is the current age, condition, and type of the existing roof and anticipated date of replacements?

Age of Roof (yrs) 0 Condition

Replacement Date Type

Describe roof penetrations, equipment, etc.

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CAPITAL OUTLAY REQUEST
 FISCAL YEAR 2025 - 2026

<http://www.state.ia.us/ecorts/>

19-625 - Central Steam Generator - Switch Gear

Construction Cost (cont.)

Source of Data

Date Prepared

List special cost affecting factors considered (unfinished warehouse space, extraordinary HVAC, etc.).

Cost of Construction Calculation (Provide COST/S.F. for Roofing Projects)

Type of Space	Net Area	Cost/S.F.	Area Cost
	0	0	0
	0	0	0
	0	0	0
	0	0	0
	0	0	0
	0	0	0
	0	0	0
	0	0	0
	0	0	0
	0	0	0
	0	0	0
	0	0	0
	0	0	0
	0	0	0
	0	0	0
	0	0	0
	0	0	0
	0	0	0
	0	0	0
	0	0	0
Burden Area	0	0	0
Total / Average / Total	0	0	0

Additional Line Item Expenses (Parking, Utility Tie-In, Security System, etc.)

Item	Quantity	Unit Cost	Total
	0	0	0
	0	0	0
	0	0	0
	0	0	0
	0	0	0
	0	0	0
	0	0	0
	0	0	0
	0	0	0
	0	0	0
	0	0	0
	0	0	0
	0	0	0
	0	0	0
	0	0	0
	0	0	0
	0	0	0
	0	0	0
	0	0	0
Subtotal of Additional Line Item Expenses			0

Total Construction Cost

Equipment Costs

Item	Item Costs	
	0	
	0	
	0	
	0	
	0	
Total Equipment Costs		0

Check this box if this program is for renovation or relocation of an existing program and the use of existing equipment discontinued.

If so, explain?

If this project is a current year request, attach an itemized breakdown with unit costs and an estimated useful life of the equipment with final submission to Facility Planning.

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CAPITAL OUTLAY REQUEST

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<http://www.state.la.us/ecorts/>

19-625 - Central Steam Generator - Switch Gear

Operation Budget (Expenditures)

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	Existing Operating Budget Current Year Budgeted	Annual Projected Increase (Decrease) After Project Completion
Salaries	61,169,409	0
Other Compensation	5,589,683	0
Related Benefits	26,316,316	0
Travel	728,857	0
Operating Services	9,468,828	10,000
Supplies	2,229,024	0
Professional Services	296,200	0
Other Services	29,173,255	0
Debt Services	0	0
Interagency Funds	3,988,071	0
Acquisitions	2,709,692	0
Major Repairs	0	0
Unallocated	0	0
Total Expenditures	141,669,335	10,000
Total Positions	1,250	0

Operation Budget (Financing)

State General Fund (Direct)	35,901,290	10,000
State General Fund by:		
Interagency Transfer	2,412,397	0
Fees and Self-Generated Rev.	103,355,648	0
Statutory Dedications	0	0
Interim Emergency Board	0	0
Federal Funds	0	0
Total Financing	141,669,335	10,000

Balance

Excess / Deficiency of Expenditures Over Financing (should = 0)	0	0
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Operating Budget (Summary)

	Year 1	Year 2	Year 3	Year 4	Year 5
State Gen. Fund (Direct)	37,696,355	39,581,172	41,560,231	43,638,242	45,820,154
Interagency Transfer	2,533,017	2,659,668	2,792,651	2,932,284	3,078,898
Fees/Self-Gen. Revenue	108,523,430	113,949,602	119,647,082	125,629,436	131,910,908
Statutory Dedications	0	0	0	0	0
Interim Emergency Board	0	0	0	0	0
Federal Funds	0	0	0	0	0
Total Means of Financing	148,752,802	156,190,442	163,999,964	172,199,962	180,809,960

Comments

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

FACILITIES PLANNING COMMITTEE

December 5, 2024

- Item I.2.** **Nicholls State University's** request for approval to name Room 142 in O. Cleveland Hill Hall, College of Education and Behavioral Sciences, the "H. Allen Thomason Independent Learning Lab."

EXECUTIVE SUMMARY

The University is requesting approval to name Room 142 in Hill Hall, College of Education and Behavioral Sciences, the "*H. Allen Thomason Independent Learning Lab.*"

The Allen and Jeanette Guillory Thomason Foundation and Ms. Jeannette Thomason contributed a total of \$500,000 for renovations to an area in Hill Hall for the Nicholls Bridge to Independence program. The renovations will create an Independent Learning Lab for the students. The Independent Learning Lab will be part of the Bridge to Independence – Certificate program which is designed to help students with Intellectual Disabilities gain the skills needed to become gainfully employed through college courses and job training. In addition to the job training, the Lab will teach basic life skills such as cooking, cleaning, washing clothes and many others in a living environment.

Allen Thomason, Jeannette's husband before his passing in 2016, served in the U.S. Army in 1951 during the Korean Conflict, completing a combat tour in Korea. After returning, he began working in the construction industry in Central Texas, going on to found his own construction business. Over the next 60 years, he went on to found and operate dozens of businesses in a wide range of industries, including everything from highway and heavy construction, residential real estate construction, land development, ladies clothing apparel, engineering firms, construction materials, auto dealerships, heavy equipment auctions, crop dusting and spraying, farming, real estate investment and more. In his most recent venture, he was a founding partner of DSLD Homes, remaining active until his passing. This renovation models a useful living space for the life of the space to commence with Board approval and continues for this purpose within the Bridge to Independence program into perpetuity.

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 Nicholls State University's request for approval to name Room 142 in O. Cleveland Hill Hall, College of Education and Behavioral Sciences, the "*H. Allen Thomason Independent Learning Lab.*"



Nicholls State University

Office of the President

P.O. Box 2001 | Thibodaux, LA 70310 | 985.448.4003 | 985.448.4920 [F]

I.2.

November 13, 2024

Via Electronic Transmittal Only

President Rick Gallot
University of Louisiana System
1201 North Third Street, Suite 7-300
Baton Rouge, LA 70802

Dear President Gallot:

Nicholls State University requests consideration and approval of the following item to be placed on the agenda for the December 5, 2024 meeting of the Board of Supervisors for the University of Louisiana System:

*Name Room 142 in O. Cleveland Hill Hall-College of EDBS the
“H. Allen Thomason Independent Learning Lab”.*

Thank you for your assistance in this matter.

Sincerely,

Jay Clune, PhD
President

JC/apf

Enclosures

- c: Mr. Terry Braud, Executive Vice President for Finance & Administration
- Mr. Jonathan Terrell, Vice President for Collegiate Athletics/Athletic Director
- Dr. Michele Caruso, Vice President for Student Affairs
- Dr. Todd Keller, Vice Provost/Chief Academic Officer
- Ms. Renee Hicks, Assistant Vice President of Institutional Effectiveness Access & Success
- Ms. Alison Hadaway, Director of Human Resources
- Mr. Jerad David, Director of Communications & Legislative Affairs
- Ms. Paige Pierce, Director of Alumni Affairs
- Ms. Paulette Mayon, Controller & Ethics Liaison
- Dr. Martin Meder, Faculty Senate President



Nicholls State University

Office of the President

P.O. Box 2001 | Thibodaux, LA 70310 | 985.448.4003 | 985.448.4920 [F]

November 13, 2024

President Rick Gallot
University of Louisiana System
1201 North Third Street, Suite 7-300
Baton Rouge, LA 70802

RE: Name Room 142 in O. Cleveland Hill Hall, College of Education and Behavioral Sciences

Dear President Gallot:

Nicholls State University hereby requests approval to name Room 142 in O. Cleveland Hill Hall, College of Education and Behavioral Sciences the:

“H. Allen Thomason Independent Learning Lab”.

The University wishes to recognize the generosity of The Allen and Jeanette Guillory Thomason Foundation and Ms. Jeannette Thomason for the \$500,000 contribution for renovations to an area in Hill Hall for the Nicholls Bridge to Independence program. The renovations will create an Independent Learning Lab for the students. The Independent Learning Lab will be part of the Bridge to Independence – Certificate program which is designed to help students with Intellectual Disabilities gain the skills needed to become gainfully employed through college courses and job-training. In addition to the job training, the Lab will teach basic life skills such as cooking, cleaning, washing clothes and many others in a living environment.

Allen Thomason, Ms. Jeanette’s husband before his passing in 2016, served in the U.S. Army during the Korean Conflict in 1951, completing a combat tour in Korea. After returning, he began working in the construction industry in Central Texas, going on to found his own construction business. Over the next 60 years, he went on to found and operate dozens of businesses in a wide range of industries, including everything from highway and heavy construction, residential real estate construction, land development, ladies clothing apparel, engineering firms, construction materials, auto dealerships, heavy equipment auctions, crop dusting and spraying, farming, real estate investment and more. In his most recent venture, he was a founding partner of DSLD Homes, remaining active until his passing. This renovation models a useful living space for the life of the space to commence with Board approval and continues for this purpose within the Bridge to Independence program into perpetuity.

Therefore, I respectfully request that you and the University of Louisiana System Board of Supervisors approve this request and grant the University the authority to name Room 142 in O. Cleveland Hill Hall, College of Education and Behavioral Sciences, the “H. Allen Thomason Independent Learning Lab”.

Sincerely,

Jay Clune, PhD
President

Executive Summary Attachment A



The current state of room 142 Hill Hall is under construction. This room will house all components of an Independent Learning Lab to replicate a fully functioning living/kitchen space including washer/dryer and Murphy bed for students to learn and practice skills for independent living and related job skills in the hospitality industry.

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

FACILITIES PLANNING COMMITTEE

December 5, 2024

Item I.3. Nicholls State University's request for approval to name the three meeting and desk spaces in the Bayou Region Incubator.

EXECUTIVE SUMMARY

The Bayou Region Incubator celebrated its grand opening on February 21, 2024. The University renovated a 10,535-square-foot two-story building located approximately one mile away from the University's main campus in downtown Thibodaux, which will provide business incubation and co-working space for entrepreneurs striving to develop business ventures. This space will be accessible to students in various stages of business development from ideation to validation, to launching and scaling a business. The University wishes to recognize the support and generosity of Garber Bros, Inc. for the naming rights of the three following meeting and desk spaces located in the Bayou Region Incubator.

Room 208 in the Bayou Region Incubator, "The St. Mary Parish Mint" meeting space. The University wishes to recognize Garber Bros, Inc. for the \$50,000 contribution to Nicholls State University. This naming right will end on June 1, 2034.

Room 115 in the Bayou Region Incubator, "The Charles Garber Sr. Workspace" large dedicated desk space. The University wishes to recognize Garber Bros, Inc. for the \$75,000 contribution to Nicholls State University. This naming right will end on June 1, 2034.

Room 114 in the Bayou Region Incubator, "The Charles Garber Jr. Workspace" small dedicated desk space on the first floor. The University wishes to recognize Garber Bros, Inc. for the \$25,000 contribution to Nicholls State University. This naming right will end on June 1, 2034.

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 Nicholls State University's request for approval to name "The St. Mary Parish Mint"; "The Charles Garber Sr. Workspace"; and "The Charles Garber Jr. Workspace" in the Bayou Region Incubator.



Nicholls State University

Office of the President

P.O. Box 2001 | Thibodaux, LA 70310 | 985.448.4003 | 985.448.4920 [F]

I.3.

November 13, 2024

Via Electronic Transmittal Only

President Rick Gallot
University of Louisiana System
1201 North Third Street, Suite 7-300
Baton Rouge, LA 70802

Dear President Gallot:

Nicholls State University requests consideration and approval of the following item to be placed on the agenda for the December 5, 2024 meeting of the Board of Supervisors for the University of Louisiana System:

Name Meeting & Desk Spaces in the Bayou Region Incubator as follows:
Room 208 – “The St. Mary Parish Mint”
Room 115 – “The Charles Garber, Sr. Workspace”
Room 114 – “The Charles Garber, Jr. Workspace”.

Thank you for your assistance in this matter.

Sincerely,

Jay Clune, PhD
President

JC/apf

Enclosures

c: Mr. Terry Braud, Executive Vice President for Finance & Administration
Mr. Jonathan Terrell, Vice President for Collegiate Athletics/Athletic Director
Dr. Michele Caruso, Vice President for Student Affairs
Dr. Todd Keller, Vice Provost/Chief Academic Officer
Ms. Renee Hicks, Assistant Vice President of Institutional Effectiveness Access & Success
Ms. Alison Hadaway, Director of Human Resources
Mr. Jerad David, Director of Communications & Legislative Affairs
Ms. Paige Pierce, Director of Alumni Affairs
Ms. Paulette Mayon, Controller & Ethics Liaison
Dr. Martin Meder, Faculty Senate President



Nicholls State University

Office of the President

P.O. Box 2001 | Thibodaux, LA 70310 | 985.448.4003 | 985.448.4920 [F]

November 13, 2024

President Rick Gallot
University of Louisiana System
1201 North Third Street, Suite 7-300
Baton Rouge, LA 70802

RE: Name Three Spaces in the Bayou Region Incubator

Dear President Gallot:

Nicholls State University hereby requests approval to name three meeting and desk spaces in the Bayou Region Incubator the:

Room 208 in the Bayou Region Incubator, “The St. Mary Parish Mint” meeting space. The University wishes to recognize Garber Bros, Inc. for the \$50,000.00 contribution to Nicholls State University. This naming right will end on June 1, 2034.

Room 115 in the Bayou Region Incubator, “The Charles Garber Sr. Workspace” large dedicated desk space. The University wishes to recognize Garber Bros, Inc. for the \$75,000.00 contribution to Nicholls State University. This naming right will end on June 1, 2034.

Room 114 in the Bayou Region Incubator, “The Charles Garber Jr. Workspace” small dedicated desk space on the first floor. The University wishes to recognize Garber Bros, Inc. for the \$25,000.00 contribution to Nicholls State University. This naming right will end on June 1, 2034.

The Bayou Region Incubator celebrated its grand opening on February 21, 2024. The University renovated a 10,535-square-foot two-story building located approximately one mile away from the University’s main campus in downtown Thibodaux, which will provide business incubation and co-working space for entrepreneurs striving to develop business ventures. This space will be accessible to students in various stages of business development from ideation to validation, to launching and scaling a business. The University wishes to recognize the support and generosity of Garber Bros, Inc. for the naming rights of the three meeting and desk spaces located in the Bayou Region Incubator.

Therefore, I respectfully request that you and the University of Louisiana System Board of Supervisors approve this request and grant the University the authority to name “The St. Mary Parish Mint”, “The Charles Garber Sr. Workspace” and “The Charles Garber Jr. Workspace” meeting and work spaces in the Bayou Region Incubator.

Sincerely,

Jay Clune, PhD
President

Executive Summary - Attachment A

ROOM 208
THE ST. MARY PARISH MINT



ROOM 115
THE CHARLES GARBER SR.
WORKSPACE



ROOM 114
THE CHARLES GARBER JR.
WORKSPACE



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

FACILITIES PLANNING COMMITTEE

December 5, 2024

Item I.4. **University of Louisiana at Lafayette’s** request for authorization to enter into an Act of Donation for the acquisition of properties from the University of Louisiana at Lafayette Foundation.

EXECUTIVE SUMMARY

Pursuant to La. R.S. 17:3351(2), the Board is authorized to “Actively seek and accept donations, bequests, or other forms of financial assistance for educational purposes from any public or private person or agency and to comply with rules and regulations governing grants from the federal government or any other person or agency which are not in contravention of the constitution and laws.” The University of Louisiana at Lafayette has agreed to acquire by donation properties located at 524 and 527 Roosevelt Street, Lafayette, Louisiana, from the University of Louisiana at Lafayette Foundation to benefit the University. The Foundation Properties are adjacent to properties acquired and owned by the Board of Supervisors for the University of Louisiana System.

Upon approval by the Board, the University of Louisiana at Lafayette will proceed with the assistance of System staff, legal counsel, and any other appropriate State agencies to move forward with the execution of an Act of Donation for the acquisition of the Foundation Properties in conformity with Louisiana laws and regulations.

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 for authorization to enter into an Act of Donation for the acquisition of properties from the University of Louisiana at Lafayette Foundation.*

***BE IT FURTHER RESOLVED,** that the University of Louisiana at Lafayette has obtained final review from UL System staff, legal counsel, and shall secure all other appropriate approvals from agencies/parties of processes, documents, and administrative requirements prior to execution of documents.*

BE IT FURTHER RESOLVED, that the President of the University of Louisiana at Lafayette and/or his designee are hereby designated and authorized to execute any and all documents necessary to execute the acquisition of the Foundation Properties at such times as deemed appropriate to facilitate the Act of Donation.

AND FURTHER, that the University of Louisiana at Lafayette will provide the System office with copies of all final executed documents for Board files.



November 13, 2024

Mr. Richard J. "Rick" Gallot, Jr., J.D.
President and CEO
University of Louisiana System
1201 North Third Street, Suite 7-300
Baton Rouge, LA 70802

Dear President Gallot:

This is a request for authorization to enter into an Act of Donation for the acquisition of properties from the University of Louisiana at Lafayette Foundation.

Pursuant to La. R.S. 17:3351(2), the Board is authorized to "Actively seek and accept donations, bequests, or other forms of financial assistance for educational purposes from any public or private person or agency and to comply with rules and regulations governing grants from the federal government or any other person or agency which are not in contravention of the constitution and laws." The University of Louisiana at Lafayette has agreed to acquire by donation properties located at 524 and 527 Roosevelt Street, Lafayette, LA, from the University of Louisiana at Lafayette Foundation to benefit the University. The Foundation Properties are adjacent to properties acquired and owned by the Board of Supervisors for the University of Louisiana System.

Upon approval by the Board, the University of Louisiana at Lafayette will proceed with the assistance of System staff, legal counsel, and any other appropriate State agencies to move forward with the execution of an Act of Donation for the acquisition of the Foundation Properties in conformity with Louisiana laws and regulations.

Please place this item on the agenda for consideration at the December 2024 meeting of the Board of Supervisors.

Sincerely,

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

E. Joseph Savoie
President

svc
Attachments

STATE OF LOUISIANA

PARISH OF LAFAYETTE

ACT OF DONATION

BE IT KNOWN, that on the day and dates hereinafter written, before the undersigned Notaries Public, duly commissioned and qualified in and for the Parish of Lafayette, Louisiana, and in the presence of the witnesses hereinafter named and undersigned, personally came and appeared:

UNIVERSITY OF LOUISIANA AT LAFAYETTE FOUNDATION, a non-profit corporation duly organized, validly existing under the laws of the State of Louisiana, domiciled in Lafayette Parish, Louisiana, represented herein by John Blohm, its duly authorized Chief Executive Officer, whose mailing address is P. O. Box 44290, Lafayette, LA 70504 (hereinafter referred to as "DONOR");

who declares that DONOR does by these presents irrevocably give, grant, alienate, confirm, donate inter vivos, convey, transfer and deliver all of its right, title and interest that it has or may have of whatever nature or kind unto:

BOARD OF SUPERVISORS FOR THE UNIVERSITY OF LOUISIANA SYSTEM, a public constitutional corporation organized and existing under the laws of the State of Louisiana, acting herein with and on the behalf of the University of Louisiana at Lafayette, herein represented by the President of the University, E. Joseph Savoie, duly authorized to execute all necessary documents, whose mailing address is P. O. Drawer 41008, Lafayette, LA 70504 (hereinafter referred to as "DONEE");

all of Donor's rights, title and interest in and to the following described properties ("Property"), to-wit:

1. Three certain lots of ground with all improvements thereon and thereunto belonging, situated in the College Park Addition near the Southeastern limits of the City Lafayette, Louisiana, and being lots number Twenty-two, Twenty-three and Twenty-four of Block One of College Park Addition, measuring each twenty-five (25) feet front on Roosevelt Street by the depth in parallel lines of one hundred and forty (140) feet and bounded as follows: Northeast by Lot Number Twenty-five of said Block; Southeast by Roosevelt Street; Southwest by Tulane Avenue; Northwest by an alley, all according to V. E. Smith's plat of said Addition filed in the Clerk's Office of Lafayette Parish.

ALSO, that certain strip of ground, six feet in width, and abutting said lots along the rear thereof, and being the half of the alley, adjoining and in the rear of said lots, which reverted to the then-owner of said lots by the abandonment of said alley by the City of Lafayette, Louisiana, by ordinance adopted November 22, 1938.

2. Those four certain lots of ground situated in the College Park Addition in the City of Lafayette, Louisiana, and according to plat of said Addition on file in the Recorder's Office of the Parish of Lafayette, Louisiana, are known and designated as Lots Nos. 16, 17, 18 and 19 of Block No. One (1) of said subdivision, each of said lots having a front on McKinley street of twenty-five (25) feet by a depth in parallel lines of one hundred and forty (140) feet, and together being bounded Northerly by Lot No. 15, Southerly by Lot No. 20, Easterly by an alley and Westerly by McKinley Street.

ALSO, that certain strip of ground, six feet in width, and abutting said lots along the rear thereof, and being the half of the alley, adjoining and in the rear of said lots, which reverted to the then-owner of said lots by the abandonment of said alley by the City of Lafayette, Louisiana, by ordinance adopted November 22, 1938.

3. That certain parcel of ground situated in College Park Addition to the City of Lafayette, Louisiana and being the southerly fifteen (15) feet of Lot No. 25 of Block No. 1 of said College Park Addition, which said parcel or strip of ground is bounded northerly by the remainder of Lot No. 25, southerly by Lot No. 24 of the said College Park Addition, easterly by Roosevelt Street and westerly by an alley.

ALSO, that certain strip of ground, six feet in width, and abutting said lots along the rear thereof, and being the half of the alley, adjoining and in the rear of said lots, which reverted to the then-owner of said lots by the abandonment of said alley by the City of Lafayette, Louisiana, by ordinance adopted November 22, 1938.

Being the same property acquired by the University of Louisiana at Lafayette Foundation from Sarah Bodemuller Barnett by Act of Cash Sale dated October 31, 2024, recorded under Entry No. 2024-34978 of the records of the Lafayette Parish Clerk of Court's Office.

The municipal address of the subject property is 524 Roosevelt Street, Lafayette, LA 70503.

4. That certain parcel of ground, together with all buildings and improvements thereon and thereunto belonging, located in Sections 66 and 67, Township 9 South, Range 4 East, City of Lafayette, Louisiana, being known and designated as A PORTION OF LOTS 16 AND 17, COLLEGE PARK ADDITION, Lafayette Parish, Louisiana. The lot having a frontage of 43.0 feet on Tulane Avenue, by a depth between equal and parallel lines of 75.0 feet and being bounded on the Northeast by the remaining portions of Lots 16 and 17; on the Southeast by the remaining portion of Lot 17; on the Southwest by Tulane Avenue; and on the Northwest by Roosevelt Street. The lot being more fully shown on a plat of survey by Ronkartz-Oestriecher A.P.E.C. dated November 25, 2019, attached to act recorded under Entry No. 2019-39710 of the records of the Lafayette Parish Clerk of Court's Office.

Being the same property acquired by the University of Louisiana at Lafayette Foundation from Mark Haseltine and M. Leslee Finnan Haseltine by Act of Cash Sale dated November 25, 2019, recorded under Entry No. 2019-39710 of the records of the Lafayette Parish Clerk of Court's Office.

The municipal address of the subject property is 527 Roosevelt Street, Lafayette, LA 70503.

The said parties hereby agree and acknowledge that the undersigned Notaries Public have not been required to examine title to the Property hereinabove described or any part thereof or to render an opinion of title with respect thereto, and the parties hereby relieve and release the undersigned Notaries Public, the surety of their notarial bond and their professional liability insurance carriers, from any and all responsibility and/or liability in connection therewith. It is further declared that the undersigned Notaries Public were not requested to examine the mortgage records of the Clerk of Court's Office for the Parish of Lafayette, Louisiana, or order a Mortgage Certificate from said Office of the Clerk of Court for the Parish of Lafayette, Louisiana.

AND NOW TO THESE PRESENTS comes and appears the BOARD OF SUPERVISORS FOR THE UNIVERSITY OF LOUISIANA SYSTEM, DONEE, with and on the behalf of University of Louisiana at Lafayette, who accepts this donation and acknowledges delivery of said Property from DONOR, subject to and in accordance with all of the terms, conditions, covenants, provisions, and stipulations hereof and herein set forth and acknowledges gratitude therefore.

[THE REMAINDER OF THIS PAGE INTENTIONALLY LEFT BLANK]

THUS DONE AND SIGNED on the _____ day of _____, 2024, at Lafayette Parish, Louisiana, in the presence of the undersigned competent witnesses, who hereunto sign their names with the said appearers and me, Notary, after due reading of the whole.

WITNESSES:

UNIVERSITY OF LOUISIANA AT
LAFAYETTE FOUNDATION (Donor)

Signature of Witness

BY: _____

John Blohm

Title: Chief Executive Officer

Printed Name of Witness

Signature of Witness

Printed Name of Witness

NOTARY PUBLIC

Name of Notary: _____

Notary/Bar Roll ID No.: _____

THUS DONE AND SIGNED on the _____ day of _____, 2024, at Lafayette Parish, Louisiana, in the presence of the undersigned competent witnesses, who hereunto sign their names with the said appearers and me, Notary, after due reading of the whole.

WITNESSES:

BOARD OF SUPERVISORS FOR THE
UNIVERSITY OF LOUISIANA SYSTEM
(Donee)

Signature of Witness

BY: _____

E. Joseph Savoie, President of the University
of Louisiana at Lafayette

Printed Name of Witness

Signature of Witness

Printed Name of Witness

NOTARY PUBLIC

Name of Notary: _____

Notary/Bar Roll ID No.: _____

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

FACILITIES PLANNING COMMITTEE

December 5, 2024

- Item I.5.** **University of New Orleans'** request for approval to enter into a Cooperative Endeavor Agreement ("CEA") and related transactional documents, including but not limited to a mortgage, with the Ogden Museum of Southern Art, Inc. for the transfer of the Goldring Hall to the Ogden Museum of Southern Art, Inc., on terms and conditions acceptable to the Board and for consideration of money and/or services with a stated value not being less than the appraised value. The CEA is accordance with Article VII Section 14(C) of the Louisiana Constitution and Act 485 of the 2024 Regular Session of the Louisiana Legislature.

EXECUTIVE SUMMARY

The University has been presented with an agreement to acquire Goldring Hall, located at 925 Camp Street near Lee Circle and the National World War II D-Day Museum. The building is state-owned and construction was completed in August 2003, when the University was a part of the Louisiana State University System. The building currently serves as the only operating portion of the Ogden Museum of Southern Art ("OMSA"). The University acquired the property by donation from the University of New Orleans Foundation in 1999. Designed specifically as a museum, the physical structure is six stories and contains approximately 60,000 square feet of exhibition and office space. OMSA is operated by the Ogden Museum of Southern Art, Inc., a private, non-profit corporation established to promote the well-being and advancement of the Ogden Museum of Southern Art.

Goldring and the Patrick F. Taylor Memorial Library, located at 615 Andrew Higgins Boulevard, New Orleans, Louisiana, were initially envisioned as a downtown arts complex that would serve OMSA and support the teaching mission of the UNO Fine Arts Department. This Agreement will allow OMSA to continue serving the UNO constituency as well as the New Orleans Region by supporting the arts and related educational opportunities through its philanthropic efforts. UNO maintains sufficient other art facilities that support its current needs, including the St. Claude Gallery and the UNO Fine Arts Gallery. UNO has continuously provided for certain utilities, property and casualty insurance for the premises since construction. The current occupant, OMSA desires to acquire title and ownership of the building and maintain a cooperative relationship with the University.

Article VII Section 14(C) further allows for the public bodies to enter into such agreements with non-profit entities that further carry out the mission of the University. Additionally, Act 485 of the 2024 Regular Legislative Session further allowed for the direct transfer of the building and improvements to OMSA for appropriate consideration in compliance with Article VII Section 14 of the Louisiana Constitution.

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 New Orleans' request for approval of the Cooperative Endeavor Agreement and related documents providing for the transfer of the property to the Ogden Museum of Southern Art, Inc.

BE IT FURTHER RESOLVED, that the University of New Orleans has obtained final review from UL System staff, legal counsel, and shall secure all other appropriate approvals from agencies/parties of processes, documents, and administrative requirements prior to execution of documents.

BE IT FURTHER RESOLVED, that the President of the University of New Orleans and/or his designee are hereby designated and authorized to execute any and all documents necessary to execute this transaction.

AND FURTHER, that the University of New Orleans will provide the System office with copies of all final executed documents for Board files.