

Louisiana Community and Technical College System Facilities and Property Committee Meeting

February 11, 2004
8:00 a.m.

Baton Rouge Community College - The Louisiana Building
5310 Florida Blvd, Baton Rouge, LA 70806

MINUTES

1. Call to Order by the Committee Chair

Committee Vice Chair Gibson Chigbu called the meeting to order at 8:13 a.m.

2. Roll Call

Ms. Bonni Blouin, Coordinator of Board Services, called roll. Supervisors Barham, Smith, Sellers Johnson and Washington were appointed to serve on the Facilities Committee and a quorum was established.

Committee Members Present

Gibson Chigbu, *Vice Chair*
Brett Mellington
Mike Stone

Committee Members Absent

Kevin McCotter, *Chair*
Ava Dejoie

Board Members Appointed to Serve on Committee

Edwards Barham
Kathy Sellers Johnson
Stephen Smith
Cedric Washington

3. River Parishes Community College Campus Expansion (J.8.)

Dr. Walter Bumphus, President, Louisiana Community and Technical College System (LCTCS) presented the first item on the agenda to be considered by the Facilities Committee. He asked Dr. Welch, Ms. Jan Jackson and Mr. Anthony Brown to come forward to address the Committee members and answer any questions that they may have.

Dr. Joe Ben Welch, Chancellor, River Parishes Community College (RPCC), addressed the members of the Facilities Committee and presented his proposal for their consideration. He indicated RPCC is fortunate to have a lease arrangement where the landlord is willing to build additional space and have it added to the current lease under

the same terms and conditions. The current lease is for five (5) years and is renewable for two (2) five-year periods. The rate for the proposed expansion is approx. \$11.62 per square foot. The building would consist of approx. 12,000 square feet and would be a commercial building and a much more substantial building than what currently exists. Dr. Welch indicated that the need of the building has been justified due to the increase in enrollment and the use of the space over time has been documented. He stated that enrollment has tripled from the time that the current space was acquired.

Jan Jackson, Senior Vice President of Finance and Administration (LCTCS), and Anthony Brown, Director, Facility Planning, Management and Administrative Services (LCTCS) also provided input and answered questions posed by members of the Committee.

Ms. Jackson stated that funding for this project would be something that would have to come from the State operating general fund budget and would have to be pursued on the floor of the legislature. She indicated that one consideration regarding this property is that it is located in the middle of wetlands. She added that part of the property has been mitigated by the owner.

Dr. Welch stated that historically the lease money has been part of their appropriation each year and they hoped that amount would be increased to reflect \$11.62 square foot, which annually would come to approx. \$140,000. He added that they would also like to seek a small capital request of approx. \$200,000 to buy furniture and furnishings for the building.

Mr. Anthony Brown stated his recommendation of approval for this proposal and indicated that the Board of Regents has already given tentative approval of the project.

Supervisor Sellers Johnson asked if there was an option to purchase the site and whether to lease payments would be applied to the purchase amount.

Dr. Welch responded that there is an option to purchase the entire site, which consists of at least 30 acres, and there is clause in the lease agreement that provides an opportunity to negotiate with the owner on what percentage may be applied to the purchase.

On motion of Supervisor Mellington, seconded by Supervisor Smith, the Facilities Committee voted to recommend to the Full Board the approval to authorize the lease of additional space for River Parishes Community College and authorized the staff to pursue funding for the cost of this lease from the State General Fund through the normal legislative process. *The Board of Regents, Facility Planning and Control and the Joint Legislative Committee on the Budget must also approve this request.*

4. Delgado Community College Student Life Center Update (J.9.)

Mr. Jimmy Eagan, Vice Chancellor, Delgado Community College addressed the members of the Facility Committee and answered questions posed by Committee members. He stated that the project was on track and Mr. Hamilton has put together the paperwork for review. He indicated that two officers have been recommended to Mr. Chigbu.

Dr. Bumphus asked Mr. Eagan to state the names of the members of the Campus Facility Team for this project, for the record. Mr. Eagan stated that Reverend Charles Southall and Mr. Lee Giorgio would serve as members of the committee, along with Mr. Gibson Chigbu as Chair.

On motion of Supervisor Sellers Johnson, seconded by Supervisor Mellington, the Facilities Committee voted to recommend to the Full Board the approval to authorize President Bumphus and Chancellor Johnson to work with DCC Facilities Corporation to proceed with the steps necessary for financing and construction of a Student Services Center for the West Bank Campus of Delgado Community College at a total cost of approximately \$3,000,000.

5. Status of Facilities Assessment (L.4.)

Mr. Anthony Brown provided an update on the Facilities Assessment project. He stated that floor plans of each site are currently being added to the database. He added that the final portion of the assessment process is the evaluation of the assessment team. He indicated that this should take place within the next thirty (30) days. He added that the next component is the master plan and he indicated that a draft of the RFP is available if anyone would like a copy. Vice Chair Chigbu, Supervisors Smith and Mellington requested a copy.

Supervisor Mellington questioned whether the LCTCS is the only Board/System that is conducting this type of survey. Ms. Jackson confirmed that the LCTCS is the only Board currently conducting a survey of this type. Supervisor Mellington noted that this information should be beneficial when requesting monies in that the report would provide valuable information on current status of buildings in terms of needed repair and improvements.

Supervisor Chigbu asked whether it would be possible to have access to the database so the information would be accessible at any time. Mr. Brown confirmed that it would be possible to provide the site, at inquiry status only, to the Facilities Committee members and any other Board members that requested it.

6. Status of Alternative Financing Projects (L.3.)

Dr. Bumphus reported that currently there are three campuses engaged in projects involving alternative financing. He requested that each chancellor of the respective

institution address the Facilities Committee and provide an update on the current status of the project.

Mr. Tom Carlton, Chancellor, Bossier Parish Community College (BPCC), provided an update on the BPCC project. He stated that the project is 53% complete. He indicated December 4, 2004 as the projected completion date and stated that he plans to “open the doors” in January, 2005. Chancellor Carlton provided photographs of the BPCC site for Committee members to review.

Dr. Myrtle Dorsey, Chancellor, Baton Rouge Community College (BRCC) provided an update on the five (5) projects that are currently underway: Science & Technology Building, Student Center, Learning Resources Center, Central Mechanical Plant and the LCTCS Headquarters building which is scheduled to open May 20th. She stated that they have been working on the Rebel Road project, which is rerouting Rebel Road.

Dr. Bumphus asked Supervisor Mellington to provide an update on South Louisiana Community College.

Supervisor Mellington provided an update on the progress of the SLCC site. He indicated that they are currently working with the City Parish Government of Lafayette to work a road through the campus and projected a completion date of September or early October, 2004.

7. Status of Potential Acquisition of the State Farm Insurance Headquarters Facility for Louisiana Delta Community College

Dr. Bumphus provided information on the potential acquisition of the State Farm Insurance Headquarters facility located in Monroe as a possible future site for the Louisiana Delta Community College (LDCC). He stated that the Louisiana Delta Community College is currently housed on the University of Louisiana Monroe campus, and noted that this was always meant to be an interim arrangement. He added that due to the relocation of State Farm Insurance, a facility has now become available. Dr. Bumphus asked Supervisor Barham to provide additional comments.

Supervisor Barham provided additional comments on the potential site available in Monroe. He stated that he would like to have Mr. Anthony Brown and other facility personnel and members of the Board to tour the site to provide their input. He indicated that, in his opinion, you couldn't ask for a better site for LDCC. He added that the transition for State Farm would take two years to complete. He concluded that there are many questions that would need to be answered, but he felt it is a great opportunity for the LCTCS.

Dr. Bumphus agreed that it is an excellent opportunity and stated that he just wanted to make the Board aware of this potential site.

Supervisor Smith informed members of the Committee that there may also be a State Farm facility available in Houma, and this may also be something that could be considered as a possible site in the future.

8. Discussion of LTC One College Concept

Dr. Bumphus provided an explanation of the LTC One College Concept. He indicated that the concept is to address the needs of all LTC campuses as a “one college” need in terms of alternative financing and legislative help, as opposed to various campuses. He asked the members of the Facilities Committee to consider this concept and stated that if the Facilities Committee agrees with this item as a concept, more information would be pulled together and provided for review. He added that it would not be based on any SWAGS, but rather it would be based on the results of the Facilities Assessment that is currently being completed.

Vice Chair Chibgu agreed with the concept and stated that he believed the LTC should be worked on as one entity and that he understood this to be the intent of the Board since its inception.

Vice Chair Chibgu also made reference to the Allied Health services offered throughout the System and suggested that this area also be considered as being one entity.

Supervisor Sellers Johnson stated that with the Facilities Assessment project near completion, and moving forward with the “one college concept”, the LCTCS would receive a lot more support from members of the legislature.

9. Adjournment

There being no further business to come before the Facilities Committee, on motion of Supervisor Mellington, seconded by Supervisor Sellers Johnson, the Facilities Committee meeting adjourned at 8:56 a.m.