

**LEGISLATIVE FISCAL OFFICE**  
**Amended: Approved by IEB**  
**INTERIM EMERGENCY BOARD - FISCAL INFORMATION**

**Applicant:**

State Dept: Capital Outlay Cash Amount: \$350,000..... Agenda No.: 1  
State Agency: Facility Planning & Control  
Other Entity: Facility Planning & Control  State Agency  Local Political Subdivision

**Summary of Request:**

The University of Louisiana at Monroe (ULM) is requesting \$1.5 M in emergency funds to replace the heating, ventilation, and air conditioning (HVAC) system on the first floor of George T. Walker Hall. The HVAC pipes carrying chilled and hot water under the first floor are corroding and have leaked three times since July 2011. Each leak disrupts activities and staff in the building. Furthermore, engineers anticipate that a significant leak in the main or supply pipes is likely in the future and could increase the duration of disruptive repairs and risk damage to expensive computer equipment housed on the first floor.

**Was this request:**

- |   |                                      |                                     |
|---|--------------------------------------|-------------------------------------|
| In agency budget request for current fiscal year?                 | <input type="radio"/> Yes            | <input checked="" type="radio"/> No |
| Recommended in Executive Recommendations?                         | <input type="radio"/> Yes            | <input checked="" type="radio"/> No |
| Amended into or out of the appropriation or capital outlay bills? | <input type="radio"/> Yes            | <input checked="" type="radio"/> No |
| Was this item vetoed?   | <input type="radio"/> Yes            | <input checked="" type="radio"/> No |
| Considered by the Interim Emergency Board prior to this request?  | <input type="radio"/> Yes            | <input checked="" type="radio"/> No |
| An emergency as defined by Act 334 of 1984?                       | <input checked="" type="radio"/> Yes | <input type="radio"/> No            |

**History / Pertinent Information / Analysis relative to this request:**

George T. Walker hall on the ULM campus was constructed in 1968 and has three stories and 124,000 square feet of office space. The building houses some administrative functions, staff and faculty offices, computers, and classroom space. Walker Hall is heated and cooled by a four-pipe fancoil HVAC system using chilled and hot water from a central plant on the ULM campus.

The HVAC pipes under the first floor of Walker Hall have experienced three leaks since July 2011. ULM has removed portions of the first floor concrete slab with each leak to investigate and make needed repairs. ULM staff and engineers found significant rust and corrosion in the steel HVAC pipes under the first floor with each leak and corresponding repair. Each leak results in displacement of staff and functions for the following departments and functions housed on the first floor: registrar's department, financial aid department, graduate school, Legislative auditor's staff, and computing center. Leaks to date have involved smaller HVAC pipes under the first floor. ULM engineers believe a break in a larger HVAC main supply or return pipe is inevitable and will result in significant repair costs and extensive and prolonged disruption and displacement of offices and staff located on the first floor. Significant flooding on the first floor could also damage or destroy approximately \$1.8 M in computer equipment housed on the first floor.

ULM engineers and engineers hired by ULM have determined that it is not cost effective to tear up the slab of the first floor and repair the HVAC pipes. With this \$1.5 M in IEB funding, ULM proposes abandonment of the existing first floor fancoil piping and install a new variable air volume HVAC system mounted in the first floor ceiling. ULM will use the \$1.5 M in requested IEB funding for the following construction items totaling \$1.2 M:

1. \$930,000 for floor mounting, valves, variable refrigerant volume (VRV) fan coil and cabinet, valves, piping, insulation, and HVAC controls.
2. \$170,000 for electrical work to install the new HVAC system.
3. \$100,000 for miscellaneous items including insurance, bonds, deliveries, fuel, and project supervision.

ULM's IEB request also includes the following \$300,000 in non-construction costs required by Louisiana Office of Facility Planning and Control (FP&C):

1. \$120,000 (10% of construction costs) for architectural/engineering design, testing and surveying fees, and advertising and bid fees (newspaper ads, reproduction costs, etc.).
2. \$60,000 (5% of construction costs) payment to FP&C for administration of the project.
3. \$120,000 (10% of construction costs) contingency items including possible change orders or other unforeseen conditions.

**LEGISLATIVE FISCAL OFFICE**  
**Amended: Approved by IEB**  
**INTERIM EMERGENCY BOARD - FISCAL INFORMATION**

**RECOMMENDATION:**

The Legislative Fiscal Office recommends approval of this request in the amount of \$350,000. This recommendation includes funding for the following items related to the IEB request:

- 1) \$222,000 to run chilled and heated water piping in the ceiling of the 1st floor to replace chilled and heated water piping under the 1st floor
- 2) \$67,000 to insulate newly installed piping
- 3) \$61,000 for miscellaneous items including engineering / design / testing, administrative costs and contingencies.

ULM is pursuing a claim with the Office of Risk Management (ORM) to repair damage from a fire Walker Hall experienced on June 12, 2012. The \$350,000 the LFO is recommending for approval will be used in conjunction with the funds received from the ORM claim to complete repair of all the issues addressed in this IEB request.

The building is currently vacant due to the fire except for the computer equipment running on the first floor. ULM anticipates completion of repairs and return of offices and staff in late 2013 or early 2014. The building's vacancy represents an opportunity to make the HVAC repairs requested in the IEB without additional disruption to offices and staff. It is more cost effective to install the new pipes in conjunction with the fire related HVAC system repairs.

NOTE: FP&C reports that the ORM claim and \$350,000 in funding from this IEB request should address the scope of ULM's original IEB request. However, ULM will supplement funding for the project if costs run higher than expected.

**THE IEB APPROVED THIS REQUEST IN THE AMOUNT OF \$350,000 TO THE OFFICE OF FACILITY PLANNING & CONTROL.**

**LEGISLATIVE FISCAL OFFICE**  
**Original: Not approved by IEB**  
**INTERIM EMERGENCY BOARD - FISCAL INFORMATION**

**Applicant:**

State Dept: Higher Education Amount: \$1,500,000..... Agenda No.: 1  
State Agency: UL System  
Other Entity: University of Louisiana at Monroe       State Agency       Local Political Subdivision

**Summary of Request:**

The University of Louisiana at Monroe (ULM) is requesting \$1.5 M in emergency funds to replace the heating, ventilation, and air conditioning (HVAC) system on the first floor of George T. Walker Hall. The HVAC pipes carrying chilled and hot water under the first floor are corroding and have leaked three times since July 2011. Each leak disrupts activities and staff in the building. Furthermore, engineers anticipate that a significant leak in the main or supply pipes is likely in the future and could increase the duration of disruptive repairs and risk damage to expensive computer equipment housed on the first floor.

**Was this request:**

In agency budget request for current fiscal year?	<input type="radio"/> Yes	<input checked="" type="radio"/> No
Recommended in Executive Recommendations?	<input type="radio"/> Yes	<input checked="" type="radio"/> No
Amended into or out of the appropriation or capital outlay bills?	<input type="radio"/> Yes	<input checked="" type="radio"/> No
Was this item vetoed?	<input type="radio"/> Yes	<input checked="" type="radio"/> No
Considered by the Interim Emergency Board prior to this request?	<input type="radio"/> Yes	<input checked="" type="radio"/> No
An emergency as defined by Act 334 of 1984?	<input checked="" type="radio"/> Yes	<input type="radio"/> No

**History / Pertinent Information / Analysis relative to this request:**

George T. Walker hall on the ULM campus was constructed in 1968 and has three stories and 124,000 square feet of office space. The building houses some administrative functions, staff and faculty offices, computers, and classroom space. Walker Hall is heated and cooled by a four-pipe fancoil HVAC system using chilled and hot water from a central plant on the ULM campus.

The HVAC pipes under the first floor of Walker Hall have experienced three leaks since July 2011. ULM has removed portions of the first floor concrete slab with each leak to investigate and make needed repairs. ULM staff and engineers found significant rust and corrosion in the steel HVAC pipes under the first floor with each leak and corresponding repair. Each leak results in displacement of staff and functions for the following departments and functions housed on the first floor: registrar's department, financial aid department, graduate school, Legislative auditor's staff, and computing center. Leaks to date have involved smaller HVAC pipes under the first floor. ULM engineers believe a break in a larger HVAC main supply or return pipe is inevitable and will result in significant repair costs and extensive and prolonged disruption and displacement of offices and staff located on the first floor. Significant flooding on the first floor could also damage or destroy approximately \$1.8 M in computer equipment housed on the first floor.

ULM engineers and engineers hired by ULM have determined that it is not cost effective to tear up the slab of the first floor and repair the HVAC pipes. With this \$1.5 M in IEB funding, ULM proposes abandonment of the existing first floor fancoil piping and install a new variable air volume HVAC system mounted in the first floor ceiling. ULM will use the \$1.5 M in requested IEB funding for the following construction items totaling \$1.2 M:

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NOTE: FP&C reports that the ORM claim and \$350,000 in funding from this IEB request should address the scope of ULM's original IEB request. However, ULM will supplement funding for the project if costs run higher than expected.

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**LEGISLATIVE FISCAL OFFICE**

**Approved By IEB**

**INTERIM EMERGENCY BOARD - FISCAL INFORMATION**

**Applicant:**

State Dept: Higher Education Amount: \$396,684..... Agenda No.: 2  
State Agency: UL System  
Other Entity: Northwestern State University  State Agency  Local Political Subdivision

**Summary of Request:**

Northwestern State University is requesting \$396,684 in emergency funds for replacement of a leaking roof, repairs of leaking masonry walls and related waterproofing on Warrington Hall in Shreveport. The roof and walls have leaked for several years and water has penetrated all four floors of the building affecting employees and causing damage to property in the building and to the building's structure.

**Was this request:**

- In agency budget request for current fiscal year?  Yes  No
- Recommended in Executive Recommendations?  Yes  No
- Amended into or out of the appropriation or capital outlay bills?  Yes  No
- Was this item vetoed?  Yes  No
- Considered by the Interim Emergency Board prior to this request?  Yes  No
- An emergency as defined by Act 334 of 1984?  Yes  No

**History / Pertinent Information / Analysis relative to this request:**

Warrington Hall houses the Northwestern State University's Radiological Tech Program, the Child and Family Network, and classroom space for the school's College of Nursing in Shreveport. The building was constructed in 1965 and has four floors with 44,000 feet of space under roof. The first floor houses the Child and Family Network and classroom space for the College of Nursing. The second floor houses the Radiological Tech Program including two X-ray labs and three simulation labs for the Nursing Program. Part of the 2nd floor and the 3rd and 4th floors contain vacant dormitories condemned by the Fire Marshall due to water intrusion in the building.

Water has penetrated all four floors of the building and is disruptive to employees and represents occupational and safety hazards due to falling ceiling tiles, slipping and respiratory problems related to mold growth. Water entering the building is also damaging ceiling tiles, sheetrock, furniture, office equipment, and floor tiles with estimated repair/replacement costs for all items totaling approximately \$13,000 (these items are not requested in this IEB request). Furthermore, water entering the building is rusting the steel wall ties and causing the building's brick veneer to separate from the walls.

Repairs to the roof are not possible because the roof has deteriorated too severely according to inspections conducted by FP&C. The university has unsuccessfully sought replacement of the roof since 2008 through the roofing program operated by the Office of Facility Planning & Control (FP&C). In early 2012 FP&C instituted a new prioritization system to its roofing program and Northwestern State is unable to obtain funds from FP&C to repair the roof on Warrington Hall.

Northwestern State is requesting \$221,143 to replace the roof and another \$175,541 for waterproofing and masonry repairs. The waterproofing and masonry repairs include repair and sealing of masonry along the entire South, West and North side of the building. Brick will be tuckered back, mortar replaced and a waterproofing sealant applied to the entire wall structure to prevent water seepage. Flashing and parapet walls will also be sealed.

**RECOMMENDATION:**

The Legislative Fiscal Office recommends approval of this request in the amount of \$396,684.