

Facilities and Property Committee
(Following the Athletics Committee)
Friday, December 10, 2010
Board of Supervisors Meeting Room
2nd Floor, J.S. Clark Administration Building
Southern University and A & M College
Baton Rouge, LA

AGENDA

1. Call to Order
2. Roll Call
3. Adoption of the Agenda
4. Public Comments
5. Informational Item(s)
 - A. Update on major projects, SUBR, SUNO and SUSLA
6. Action Item(s)
 - A. Mineral Lease Sale, SUSLA
7. Other Business
8. Adjournment

MEMBERS

Mr. Walter Guidry, Jr. – Chair; Mr. Murphy Nash, Jr. - Vice Chair; Mr. Patrick W. Bell; Mr. Richard J. Caiton, Jr.
Atty. Walter C. Dumas; Atty. Warren A. Forstall; Mr. Myron K. Lawson; Atty. Tony M. Clayton - Ex Officio



SOUTHERN UNIVERSITY AND A&M COLLEGE SYSTEM

BATON ROUGE, LOUISIANA 70813
(225) 771-2011

November 30, 2010

Fax Number:
(225) 771-2922

Baton Rouge, New Orleans,
Shreveport/Bossier City
LOUISIANA

Office of Facilities Planning
(225) 771-3670

Dr. Ronald Mason, Jr.
President
Southern University System
Baton Rouge, LA 70813

Dear Dr. Mason:

Attached is the Facilities Committee report which provides updated information on major projects, as indicated, for the Baton Rouge, New Orleans and Shreveport campuses.

Please advise if additional information is needed, or if I may be of further assistance.

Sincerely,

A handwritten signature in blue ink, appearing to read "Endas W. Vincent".

Endas W. Vincent
System Director of Facilities Planning

Attachment

/kbs

Southern University
SYSTEM OFFICE OF FACILITIES PLANNING
Facilities Report – Informational Only
November 30, 2010

SU Shreveport

1. Classroom Building - \$7,000,000 AFC budget, design completed by Alliance, construction budget request in Capital Outlay for 2011-2012.
2. 601 Texas Street Acquisition and Renovation - \$356,000 is allocated for acquisition and \$2, 950,000 is budgeted for building renovations. A purchase agreement is in place and Owner has accepted the offer from FP&C on the property. Renovations must go before the Architect Selection Board to select an Architect.

SU New Orleans

1. IT Building – Project was completed in November, 2010. Budget \$2,475,671. Norman Chenevert Architects and Catgo General Contractors.
2. Business Building - \$3,365,400 budget. Project is 50% complete. Hewitt Washington Architects and Stalling Construction Company.
3. SUNO Interim Library – Budget \$134,200. Construction completed December, 2010. Jerry Campbell Architect and Peabody Construction.

SU Baton Rouge

1. Hot Water Project (Heating) – Project completed November, 2010. Budget \$3,116,800. Vivian and Assoc. Engineers and Airtrol, Inc. Contractor.
2. Chill Water Project (Cooling) – Budget \$7,000,000. Design completed November, 2010. Vivian ad Assoc. Engineers. Project scheduled for bid in January, 2011. Project completion anticipated for May, 2012.
3. Re-Roof SU Lab Middle and High School – Budget \$615,000. This budget is insufficient, additional funding will be requested. The budget needs to be 2.4 Million. Noland and Wong Architects was selected by Architect Selection Board on Wednesday, November 17, 2010. Project involves replacing two roofs along with removal and relocation of mechanical roof equipment and repair and replacement of roof canopy that connects all buildings.
4. Law Center Parking Lot Addition – Budget \$46,730. Project completed November, 2010. Noland and Wong Architects and Murray Chenevert Contractor.



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Office of the Chancellor

December 8, 2010

Dr. Ronald Mason, President
Southern University System
4th Floor, J. S. Clark Administration Bldg.
Baton Rouge, LA 70813

Dear Dr. Mason:

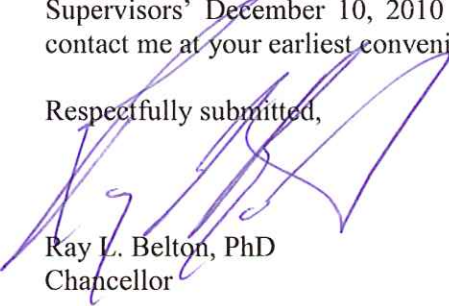
Re: Mineral Lease Sale

The purpose of this correspondence is to notify you that Southern University-Shreveport has been contacted by a group seeking to bid on leasing our mineral rights again. From a historical perspective, the University has previously requested and received approval from the Southern University Board of Supervisors to lease these rights through the Louisiana Energy and Mineral Board. Unfortunately, the University at that time failed to receive an appropriate bid due to changes in the oil and gas market. Although lease prices from the Haynesville Shale natural gas exploration have recently decreased, the projected offer per acre would generate substantial revenue for this institution.

I have reviewed the upcoming schedule for the Louisiana Mineral and Energy Board. If we could gain our Board's approval at the December meeting, we would have an opportunity to submit the necessary paperwork to the Mineral Board's office by their **December 27, 2010** deadline. It is extremely urgent that the University expedite this process. The prospective bidder has indicated that they have an internal deadline for consummation of all lease acquisitions in this area.

I, therefore, seek your consideration to have this item added to the Southern University Board of Supervisors' December 10, 2010 agenda. If you have any questions or concerns, please feel free to contact me at your earliest convenience.

Respectfully submitted,


Ray L. Belton, PhD
Chancellor

Att.

3050 MARTIN LUTHER KING, JR. DRIVE -- SHREVEPORT, LOUISIANA 71107
PHONE: (318) 670-6312 -- FAX (318) 670-6374
TOLL FREE: 1-800-458-1472, #6312
WWW.SUSLA.EDU

OFFICE OF MINERAL RESOURCES

Listed below are important dates scheduled for the State Mineral Board meetings of 2011

Accepting Bids	Lease Sale Date	Deadline for Receipt of Applications	Advertising Date
On or before 12 noon on Tuesday, January 11, 2011	Wednesday, January 12, 2011 Opening of Bids 8:30 a.m. Committee Meetings 9:30 am Board Meeting 11:00 a.m.	Monday, October 25, 2010	Tuesday, December 7, 2010
On or before 12 noon on Tuesday, February 8, 2011	Wednesday, February 9, 2011 Opening of Bids 8:30 a.m. Committee Meetings 9:30 am Board Meeting 11:00 a.m.	Monday, November 22, 2010	Tuesday, January 4, 2011
On or before 12 noon on Monday, March 7, 2011	Wednesday, March 9, 2011 Opening of Bids 8:30 a.m. Committee Meetings 9:30 am Board Meeting 11:00 a.m.	Monday, December 27, 2010	Tuesday, February 8, 2011
On or before 12 noon on Tuesday, April 12, 2011	Wednesday, April 13, 2011 Opening of Bids 8:30 a.m. Committee Meetings 9:30 am Board Meeting 11:00 a.m.	Monday, January 24, 2011	Tuesday, March 8, 2011
On or before 12 noon on Tuesday, May 10, 2011	Wednesday, May 11, 2011 Opening of Bids 8:30 a.m. Committee Meetings 9:30 am Board Meeting 11:00 a.m.	Monday, February 28, 2011	Tuesday, April 5, 2011
On or before 12 noon on Tuesday, June 7, 2011	Wednesday, June 8, 2011 Opening of Bids 8:30 a.m. Committee Meetings 9:30 am Board Meeting 11:00 a.m.	Monday, March 28, 2011	Tuesday, May 3, 2011
On or before 12 noon on Tuesday, July 12, 2011	Wednesday, July 13, 2011 Opening of Bids 8:30 a.m. Committee Meetings 9:30 am Board Meeting 11:00 a.m.	Monday, April 25, 2011	Tuesday, June 7, 2011
On or before 12 noon on Tuesday, August 9, 2011	Wednesday, August 10, 2011 Opening of Bids 8:30 a.m. Committee Meetings 9:30 am Board Meeting 11:00 a.m.	Monday, May 23, 2011	Thursday, July 7, 2011
On or before 12 noon on Tuesday, September 13, 2011	Wednesday, September 14, 2011 Opening of Bids 8:30 a.m. Committee Meetings 9:30 am Board Meeting 11:00 a.m.	Monday, June 27, 2011	Tuesday, August 2, 2011
On or before 12 noon on Tuesday, October 11, 2011	Wednesday, October 12, 2011 Opening of Bids 8:30 a.m. Committee Meetings 9:30 am Board Meeting 11:00 a.m.	Monday, July 25, 2011	Thursday, September 8, 2011
On or before 12 noon on Tuesday, November 8, 2011	Wednesday, November 9, 2011 Opening of Bids 8:30 a.m. Committee Meetings 9:30 am Board Meeting 11:00 a.m.	Monday, August 22, 2011	Tuesday, October 4, 2011
On or before 12 noon on Tuesday, December 13, 2011	Wednesday, December 14, 2011 Opening of Bids 8:30 a.m. Committee Meetings 9:30 am Board Meeting 11:00 a.m.	Monday, September 26, 2011	Tuesday, November 8, 2011

NOTE: Advertising dates listed herein are dates to be used by the Official State Journal and do not necessarily apply to the Official Parish Journals.

Docket matters must be received in this office by date of lease sale to be considered for next month's docket.

**BOARD OF SUPERVISORS OF
SOUTHERN UNIVERSITY
AGRICULTURAL AND MECHANICAL
COLLEGE**

December 10, 2010

Southern University at Shreveport's request for approval to authorize the State Mineral Board to offer for lease two tracts of land in Caddo Parish totaling 100.17 acres.

EXECUTIVE SUMMARY

Southern University at Shreveport is requesting approval to authorize the State Mineral Board to offer for lease two tracts of land in Caddo Parish totaling 100.17 acres.

The two (2) tracts of land make up the main campus of Southern University at Shreveport, and are described as follows:

A. That certain tract of land, located and described as follows:

From the Southeast corner Section 18, Township 18 North, Range 14 West, Caddo Parish, Louisiana, said corner being the centerline intersection of the Cooper Rd. and Juvenile Rd.; run North 89° 55' West, along the centerline of the Cooper Rd. a distance of 800 feet; run thence North 0° 08' East, a distance of 50 Feet to a point on the North right-of-way line of the Cooper Rd., said point being the point of beginning of the tract herein described; run thence North 89° 55' West, along said North right-of-way line, a distance of 1,674.27 Feet; run thence North 61° 41' West, a distance of 135.15 Feet to a point on the East right-of-way line of United Gas Pipeline Company's 60 Foot right-of-way; run thence North 0° 14' East, along said East right-of-way line a distance of 1,217.79 Feet; run thence South 89° 53' East, a distance of 2,591.58 Feet to a point on the East line of said Section 18; run thence South 0° 08' West, along said East line of Section 18, a distance of 600 Feet; run thence North 89° 55' West, a distance of 800.10 Feet; run thence south 0° 08' West a distance of 680.56 Feet to the point of beginning, containing 63.67 acres, more or less, all as more fully shown by Map of Survey made by Demopulos & Ferguson, consulting engineers.

B. That certain tract of land, located and described as follows:

Northwest Quarter (NW ¼) of the Southeast Quarter (SE ¼) less the west fifty (50') feet thereof of Section Eighteen (18) Township Eighteen (18) North. Range Fourteen (14) West, situated in Caddo Parish, Louisiana, and Lot 90, Lot 91, Lot 96 and Lot 97, all in Cooper Heights Subdivision Unit No. 4, lying next to and adjoining on the east said

Northwest Quarter (NW ¼) of Southeast Quarter (SE ¼) of said Section 18, Township 18 North, Range 14 West, situated in Caddo Parish, Louisiana, LESS AND EXCEPT those portions of Lots 84 and 85 of Cooper Heights Subdivision Unit No. 4 lying within the said Northwest Quarter (NW ¼) of Southeast Quarter (SE ¼) of Section 18, Township 18 North, Range 14 West, Caddo Parish, Louisiana, containing 38.48 acres, more or less.

The Board of Supervisors owns 100% of the surface and minerals.

Southern University at Shreveport requests the establishment of a bid minimum of \$5,000 per acre bonus and one-fourth (1/4) royalty. Southern University at Shreveport requests permission to make the following stipulations:

- Shall be reimbursed for all damaged marketable timber at current market value.
- No drilling or surface operations rights without permission.
- Should the State Mineral Board, after following all legal requirements, recommend award of a lease Southern University at Shreveport requests permission to execute such lease.
- Shall contain a horizontal Pugh clause.

The State Mineral Board will advertise for bids to lease the property in accordance with applicable statutes and state regulations.

RECOMMENDATION

It is recommended that the following resolution be adopted:

***NOW, THEREFORE, BE IT RESOLVED,** that the Board of Supervisors for Southern University Agricultural and Mechanical College does hereby approve Southern University at Shreveport's request for approval to authorize the State Mineral Board to offer for lease two tracts of land in Caddo Parish totaling 100.17 acres.*

***BE IT FURTHER RESOLVED,** that Dr. Raymond Belton, Chancellor, be authorized to execute a lease on the above said property in Caddo Parish, on behalf of the Board of Supervisors of Southern University Agricultural and Mechanical College.*

***BE IT FURTHER RESOLVED,** that Southern University at Shreveport shall obtain final approvals from Southern University System staff, legal counsel, and all other appropriate agencies/parties, of processes, documents, and administrative requirements.*

***AND FURTHER,** that Southern University at Shreveport will provide System office with copies of all final executed documents for Board files.*

A RESOLUTION TO AUTHORIZE THE BOARD OF SUPERVISORS OF SOUTHERN UNIVERSITY AND AGRICULTURAL AND MECHANICAL COLLEGE ON BEHALF OF SOUTHERN UNIVERSITY AT SHREVEPORT TO REQUEST THE LOUISIANA DEPARTMENT OF NATURAL RESOURCES, OFFICE OF THE STATE MINERAL BOARD TO LEASE CERTAIN MINERAL INTERESTS OWNED BY THE BOARD OF SUPERVISORS OF SOUTHERN UNIVERSITY AND AGRICULTURAL AND MECHANICAL COLLEGE ON BEHALF OF SOUTHERN UNIVERSITY AT SHREVEPORT, AND OTHERWISE PROVIDING WITH RESPECT THERETO

WHEREAS, the Board of Supervisors of Southern University and Agricultural and Mechanical College on Behalf of Southern University at Shreveport may own certain mineral rights underlying the following described property located in Caddo Parish, Louisiana, to-wit:

A. That certain tract of land, located and described as follows:

From the Southeast corner Section 18, Township 18 North, Range 14 West, Caddo Parish, Louisiana, said corner being the centerline intersection of the Cooper Rd. and Juvenile Rd.; run North $89^{\circ} 55'$ West, along the centerline of the Cooper Rd. a distance of 800 feet; run thence North $0^{\circ} 08'$ East, a distance of 50 Feet to a point on the North right-of-way line of the Cooper Rd., said point being the point of beginning of the tract herein described; run thence North $89^{\circ} 55'$ West, along said North right-of-way line, a distance of 1,674.27 Feet; run thence North $61^{\circ} 41'$ West, a distance of 135.15 Feet to a point on the East right-of-way line of United Gas Pipeline Company's 60 Foot right-of-way; run thence North $0^{\circ} 14'$ East, along said East right-of-way line a distance of 1,217.79 Feet; run thence South $89^{\circ} 53'$ East, a distance of 2,591.58 Feet to a point on the East line of said Section 18; run thence South $0^{\circ} 08'$ West, along said East line of Section 18, a distance of 600 Feet; run thence North $89^{\circ} 55'$ West, a distance of 800.10 Feet; run thence south $0^{\circ} 08'$ West a distance of 680.56 Feet to the point of beginning, containing 63.67 acres, more or less, all as more fully shown by Map of Survey made by Demopulos & Ferguson, consulting engineers.

B. That certain tract of land, located and described as follows:

Northwest Quarter (NW $\frac{1}{4}$) of the Southeast Quarter (SE $\frac{1}{4}$) less the west fifty (50') feet thereof of Section Eighteen (18) Township Eighteen (18) North. Range Fourteen (14) West, situated in Caddo Parish, Louisiana, and Lot 90, Lot 91, Lot 96 and Lot 97, all in Cooper Heights Subdivision Unit No. 4, lying next to and adjoining on the east said Northwest Quarter (NW $\frac{1}{4}$) of Southeast Quarter (SE $\frac{1}{4}$) of said Section 18, Township 18 North, Range 14 West, situated in Caddo Parish, Louisiana, LESS AND EXCEPT those portions of Lots 84 and 85 of Cooper Heights Subdivision Unit No. 4 lying within the said Northwest Quarter (NW $\frac{1}{4}$) of Southeast Quarter (SE $\frac{1}{4}$) of Section 18, Township 18 North, Range 14 West, Caddo Parish, Louisiana, containing 38.48 acres, more or less.

WHEREAS, the Board of Supervisors of Southern University and Agricultural and Mechanical College on Behalf of Southern University at Shreveport does not have the knowledge or resources available to determine if it owns the mineral rights and the Board of Supervisors of Southern University and Agricultural and Mechanical College on Behalf of Southern University at Shreveport will rely on the expertise and experience of the lessee in determining ownership; and

WHEREAS, it is expressly agreed that any lease granted by the Board of Supervisors of Southern University and Agricultural and Mechanical College on Behalf of Southern University at Shreveport and accepted by lessee is without any warranty of title and without any recourse against the Board of Supervisors of Southern University and Agricultural and Mechanical College on Behalf of Southern University at Shreveport whatsoever, either express or implied, and it is expressly agreed that the Board of Supervisors of Southern University and Agricultural and Mechanical College on Behalf of Southern University at Shreveport shall not be required to return any payments received or be otherwise responsible to lessee therefore; and

WHEREAS, the Louisiana Department of Natural Resources, State Mineral Board is available upon the request of the Board of Supervisors of Southern University and Agricultural and Mechanical College on Behalf of Southern University at Shreveport to lease the aforesaid property for oil, gas and other minerals if requested to do so by the Board of Supervisors of Southern University and Agricultural and Mechanical College on Behalf of Southern University at Shreveport.

NOW, THEREFORE, BE IT RESOLVED by the Board of Supervisors of Southern University and Agricultural and Mechanical College on Behalf of Southern University at Shreveport, that the Louisiana Department of Natural Resources, State Mineral Board be and it is hereby requested and authorized to seek public bids for an oil, gas and mineral lease covering the property described hereinabove.

BE IT FURTHER RESOLVED that any such lease contain a no surface operations provision as follows: Lessee, its successors or assigns, may produce oil, gas and other minerals from the leased premises by drilling from a surface location on other lands, but notwithstanding any other provision of this lease, Lessee, its successors or assigns, shall not use the surface of the Lessor's property for drilling or any other operations without prior written permission of Lessor, which permission may be withheld at Lessor's discretion.

BE IT FURTHER RESOLVED that any such lease contain a horizontal pugh provision as follows: Notwithstanding anything to the contrary herein contained, at the end of the primary term or any extension thereof by operations, if the Commission of Conservation of the State of Louisiana establishes a drilling unit which includes a part of the land herein leased, the production of oil, gas and other minerals from such unit shall maintain this lease in full force and effect only as to such portions of the leased land embraced in said pooled unit; and this lease shall expire as to that part of the land herein leased not included in such unit; and lessee, its successors and assigns agrees to relinquish by formal instrument any portion of the leased land not included in a unit created by the Commission of Conservation while this lease is in effect.

BE IT FURTHER RESOLVED that any such lease contain a vertical pugh provision as follows: Upon the expiration of the primary term hereof or any extension thereof by operations, this lease shall automatically terminate and be of no further force or effect except as to all that part of the leased premises then included within the geographical boundaries of a producing unit duly established by governmental agency or authority having jurisdiction, from the surface of the earth to a depth of 100 feet below the deepest depth from which any well commenced during the primary term hereof on the leased premises or on lands pooled therewith is completed and from which there is production in paying quantities, such depth determination to be made on a unit by unit basis. In the absence of units so established, this lease shall terminate except as to 40 acres around each producing oil well and 160 acres around each producing or shut-in gas well located on the leased premises, in as near the form of a square as is practicable, from the surface of the earth down to a depth of 100 feet below the deepest depth from which said well or wells are completed and from which there is production in paying quantities, such depth determination to be made on a well by well basis.

BE IT FURTHER RESOLVED that any such lease contain a minimum royalty provision as follows: Royalty of not less than 1/4th or 25%.

BE IT FURTHER RESOLVED that any such lease contain a minimum bonus provision as follows: Bonus of not less than \$5,000.00 per acre.

BE IT FURTHER RESOLVED that any such lease contain a maximum term provision as follows: Primary term of lease shall not exceed three (3) years.

BE IT FURTHER RESOLVED if any provision or item of this resolution or the application thereof is held invalid, such invalidity shall not affect other provisions, items or applications which can be given effect without the invalid provisions, items or applications, and to this end, the provisions of this resolution are hereby declared severable.

BE IT FURTHER RESOLVED that this resolution shall take effect immediately.

BE IT FURTHER RESOLVED that all resolutions or parts thereof in conflict herewith are hereby repealed.

Approved:

Chairman, The Board of Supervisors of Southern University and Agricultural and Mechanical College on Behalf of Southern University at Shreveport

Date