AGENDA

1 | OVERVIEW
2 | SPACE AND PROGRAM NEEDS
3 | MASTER PLAN FRAMEWORK
4 | MASTER PLAN RECOMMENDATIONS
5 | STRATEGIC CAPITAL PLANNING
6 | MASTER PLAN GOVERNANCE
7 | DISCUSSION
A COMPREHENSIVE APPROACH

LOUISIANA STATE UNIVERSITY

NBBJ
LEAD CAMPUS PLANNER & ARCHITECT

EDR
LOCAL PLANNER & ARCHITECT

REED HILDERBRAND
LANDSCAPE ARCHITECT

SHERWOOD ENGINEERING
ECOLOGICAL ENGINEER

NELSON/WYGAARD
TRANSPORTATION & TRAFFIC PLANNER

BRAILSFORD & DUNLAVEY
STUDENT LIFE / HOUSING & DINING PLANNER

DLM PLANNERS
ACADEMIC PLANNER

NBBJ: SIGNAGE
SIGHTLINES
PORTFOLIO

AEI
UTILITIES / INFRASTRUCTURE PLANNER

JMZ ARCHITECTS
SPACE UTILIZATION PLANNER

WALKER PARKING
SIGHTLINES
PORTFOLIO
MASTER PLANNING PROCESS

19 District Level Planning Studies

5 Component Studies

Comprehensive & Strategic Campus Master Planning

2003

2014

2015

2017

Master Plan
CAMPUS ENGAGEMENT

24+ Month Long Master Planning Process
12+ On Campus Visits
120+ Faculty/Student/Staff/Leadership/Community Meetings
30+ Virtual Meetings/Interview
60+ Phone Meetings
04 Facilitation Team Design Workshops
+ Online Surveys
+ Project Website

https://masterplanLSU.com
Respecting the culture, heritage and diversity of Louisiana State University, this Comprehensive and Strategic Campus Master Plan will provide a practical and flexible framework that sustainably guides and integrates development and capital investment on the campus and in the community over the next decade and beyond. The Master Plan will support LSU’s Flagship designation and will reinforce its status as a high performance, contemporary, research and living/learning environment....the Flagship of Flagship Universities.
2 | GROWTH AND SPACE NEEDS
SPACE NEEDS

Growth Assumption: When enrollment reaches 35,565 Students and 235 Faculty are added

Academic Space ~ 1 million gsf
- LSU does not need to increase the number of classrooms to reach enrollment target of 35,565 students
- Increasing classroom utilization from 22 to 30 hours per week will allow classrooms to be taken offline for renovation
- Total academic needs – labs, offices, support - (projected & right sized): ~ 1 million gsf
  - Right Sized: ~ 0.3 million gsf
  - Growth: ~ 0.7 million gsf

Replacement Space ~ 1 million gsf
- ~ 1.0 million gsf Academic / Research space (Middleton, Lockett, Facility Services, etc.)

Support Space ~ 2 million gsf
- Residential needs
- Student Life & Dining needs
- Athletic needs
- Future growth beyond 10 year threshold
DEFERRED MAINTENANCE NEEDS

The most strategic areas of demolition represent a significant portion of the deferred maintenance backlog

Identified Deferred Maintenance needs (FY17): $588 million
10-Year Projection: $893 million
THE ACADEMIC SPINE

Celebrating the Historic “Bluff”  
Reinforcing the Watershed Systems  
Connecting Key Academic Spaces
CORE CAMPUS SPACE DEFRAGMENTATION

Current Condition

Defragmented Condition
Multi-purpose Center

Renovate to Create Plaza Space / Accommodate Game Day Parking

Renovate Historic Quad and Quad Buildings

Tiger Walk

New College of Science Building

Hill Memorial Library Addition

Middleton Library Removed

Lockett Hall Removed; New West Campus Green

Tiger Walk

Academic Building B

Student Health Center Annex (optional)

New Residential Parking

Band Hall Expansion

Coates Hall Addition

Learning Commons Terrace

New Library / Learning Commons

Academic Building C

Future Student Health Center (optional)

CoAD Expansion

Hill Memorial Library Addition

New Cedar Hall
RESTORED HISTORIC CAMPUS QUAD

Current Condition

Proposed Vision: Restored Historic Quad
RESTORING AND ACTIVATING HISTORIC CORE PLAZAS

Current Condition: Nicholson Hall Parking Lot

Proposed Vision: Activated Nicholson Hall Plaza
ACTIVATING HISTORIC CORE PLAZAS ON GAME DAY

Current Condition: Nicholson Hall Parking Lot

Proposed Vision: Activated Nicholson Hall Plaza
NEW LEARNING COMMONS

Current Condition

Proposed Vision: Learning Commons Terrace
ENHANCED WEST CAMPUS GREEN

Coates Hall Addition

Historic Quad

Middleton Library Removed

Hill Memorial Library Addition

Tiger Walk

Fieldhouse Drive

Memorial Tower

West Campus Green

Tiger Walk

Lockett Hall Removed

Tiger Stadium
ENHANCED WEST CAMPUS GREEN

Current Condition

Proposed Vision: West Campus Green
WEST CAMPUS GREEN GAME DAY EXPERIENCE

Current Condition

Proposed Vision: West Campus Green – Game Day
EXAMPLE: PLEASANT HALL IMPROVEMENTS

Before: Parking Lot

After: Enhanced Open Space & Parking
NEW LEARNING COMMONS

Current Condition

Proposed Vision: Tiger Walk
EAST STUDENT HOUSING

Campus Lake

Corporation Canal

Veterans Drive

South Campus Drive

UREC
NICHOLSON DRIVE SPINE

- Flexible Open Space
- PMAC Addition
- Tiger Alley
- Nicholson Gateway Development
- Improved Driveway Connection / Create Pedestrian Connection between Athletic Zone and South Campus
- Pedestrian Connection to Athletic Zone
- Enhanced Parking Lots
- New South Campus Circulator Loop Road
- Road Intersection Improvement per Nicholson Gateway Development MP
- New sidewalk along Skip Bertman Dr at Football facility
- New bike lanes along Skip Bertman
- Enhanced Parking Lots
- Improved Driveway Connection / Create Pedestrian Connection between Athletic Zone and South Campus
- Pedestrian Connection to Athletic Zone
- Reconfigured Nicholson Dr. Ext. (Closed to daily through traffic)
- New Gourier Ave Connection to new Loop Road
- Reconfigured Burbank Intersection with Nicholson Dr.
- Enhanced Open Space / Game Day Experience
WEST CAMPUS ZONE (North of Gourrier)

- Vet Med Master Plan
- New Road Per Vet Med Master Plan
- Canal System Improvement
- Addition to Existing Vet Building
- Landscape Services Lane
- Future Clinic Buildings
- New shared bike lanes along Skip Bertman
- Enhanced Parking Lots
- Skip Bertman Drive (LA 327)
WEST CAMPUS ZONE (South of Gourier)

- Animal Shelter
- Shelter Annex
- New Overflow Parking
- Support Facilities
MASTER PLAN
5 | STRATEGIC CAPITAL PLANNING
Respecting the culture, heritage and diversity of Louisiana State University, this Comprehensive and Strategic Campus Master Plan will provide a practical and flexible framework that sustainably guides and integrates development and capital investment on the campus and in the community over the next decade and beyond. The Master Plan will support LSU’s Flagship designation and will reinforce its status as a high performance, contemporary, research and living/learning environment....the Flagship of Flagship Universities.
THE INTENT:

• **Generate a comprehensive long-term funding prioritization plan** for ALL campus development:
  - Financial planning tool
  - Coordination, sequencing, and physical planning tool

• **Establish an efficient sequence of projects**, based primarily on academic priority and building condition

• **Establish integrated priorities** (state, self-generated and private funding) aligned with a strategic and common academic purpose
CURRENT AND RECENT DEVELOPMENT:

March 2017

<table>
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<tr>
<th>FISCAL YEAR</th>
<th>TOTAL PROJECT BUDGET</th>
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<tr>
<td>FY2013</td>
<td>$117,027,385</td>
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<td>$245,164,628</td>
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<td>FY2021</td>
<td>$271,164,628</td>
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Completed Projects: $26,000,000
Projected Major Projects: $26,000,000
Projected Minor Projects: $26,000,000
The process of developing a plan is comprehensive and inclusive of:

- Building Needs (Renovation and New)
- Site and Infrastructure Needs
- Road/Street Needs
- Utility Needs

While considering:

- Building and infrastructure condition
- Academic priority
- “Enabling” projects
- Swing space
ANTICIPATED OUTCOME:

- What we expect to occur in the future may be based on the past:
  - Investments have been made on the campus **every single year** since the 1920’s
  - $1.4 billion in the past 14 years (= $2.3 billion in today’s costs)
  - P3 Residential projects - $300 million additional investment in just the next 5 years
  - Intent for significant increase in private fund raising

- **Campus could easily grow by 1 to 2 million square feet and exceed a $3 billion investment in the same time frame.**

- **How will it be invested?** This is the purpose of the Strategic Capital Plan!
Recommendations for the Academic/Research portion of the campus:

- Demolish 19 buildings – 925,000 gsf
- Renovate 52 buildings – 2,750,000 gsf
- Builds 7 major new buildings to meet current need – 1,350,000 gsf
- Builds 3 additional new academic/research buildings for future enrollment growth – 675,000 gsf
- Several roadway projects, site projects and utility upgrades and enhancements
**SPACE OUTCOME:**

**Academic/Admin. Space Change (Gross Sq. Ft.)**

- Current: 7,000,000 sq. ft.
- Demolition: -1,000,000 sq. ft.
- New Space (Rightsizing/Initial Growth): 1,000,000 sq. ft.
- New Space (Enrollment Growth): 0 sq. ft.
- Future: 8,000,000 sq. ft.
FUNDING STRATEGY:

- **Auxiliary Improvements** – continue to be self-funded
  - Self-generated cash
  - Revenue Bonds
  - Private fundraising specific to auxiliaries (TAF, etc.)
  - Public-Private Partnerships (P3)

- **Academic Improvements**
  - Historical overall academic projects – 30% private/70% state
  - Recent major academic projects – 50% private/50% state
  - Strategic Capital Plan – 65% private and self-gen./35% state

- **Total SCP Improvements:** State investment will be 18%

- While funding may appear bleak at times, what better time to be strategic?
THE FUTURE OF OUR CAMPUS, CONDITION OUTCOME:

Projecting Impact of the Proposed SCP vs. Maintaining the Status Quo

Projected Impact to Identified Need

- 2016 Total Identified Needs (Current + 17-26)
  - 893.6
- 2031 Estimated Need (Current + 32-41) with SCP
  - 819.3
- 2031 Estimated Need (Current + 32-41) with 'Status Quo'
  - 1,277.3

Projected Impact to NAV

- 2016 NAV
  - 75%
- 2031 Projected NAV with SCP
  - 76%
- 2031 Projected NAV with 'Status Quo'
  - 68%
How do we measure success?

STRATEGIC CAPITAL PLANNING SUCCESS:
7 | MASTER PLAN GOVERNANCE
MASTER PLAN GOVERNANCE

STRATEGIC CAPITAL PLAN GOVERNANCE + CAPITAL PROJECT EXECUTION GOVERNANCE