

**Louisiana State
University
New Orleans**

Real Estate Committee Update

February 4, 2026

Real Estate Committee

First Name	Last Name	Title
Anzilla "Anzie"	Gilmore	LSU Facility and Property Oversight
Anthony	Gregorio	President of UNO Foundation
Al	Bienvenue	Chairman Health Science Center New Orleans
Rebecca	Conwell	President and CEO of The Beach
Kirk	Deslatte	Assistant Vice Chancellor of Property & Facilities, LSU Health New Orleans
David	Gallo	Past Chair of R&T Foundation
Alex	Jarrell	CEO of Ben Franklin High School
David	Kerstein	Helis Oil
Patrick	Martin	LSU Assistant VP of real estate Public Partnerships and Compliance
Mark	Pyle	UNO AVP Facility Services

Real Estate Committee Recommendations:

Identified Needs & Proposed Goals

Right-Size the Facilities Portfolio for Sustainability and Growth

- Facilities Use and Conditions Assessment
- Identify strategic partnership opportunities
- Campus Facilities Consolidation and Growth Plan

Physical Campus Branding

Capital Outlay (HRT)

Capital Renewal Planning

- Student Housing
- Engineering Facilities

Real Estate Development Assessment

- Lake Front Arena
- The Cove
- New Hotel
- Beach

Maintenance Assessment

The State of Louisiana contracted with Gordian to independently assess the deferred maintenance and capital investment needs of UNO.

- 60 buildings were assessed
- 2.8M Gross Square Feet
- Average building age is 45 years old

Scope was comprehensive including, mechanical systems, roads, underground piping, windows, elevators, roofs, utility plants etc

Goal of the assessment is to inform decision making on prioritizing and funding immediate and long term needs to leverage ACT 751 funding sources

Preliminary Findings

LSUNO has a 10-year need of \$355.5M for capital renewal investment.

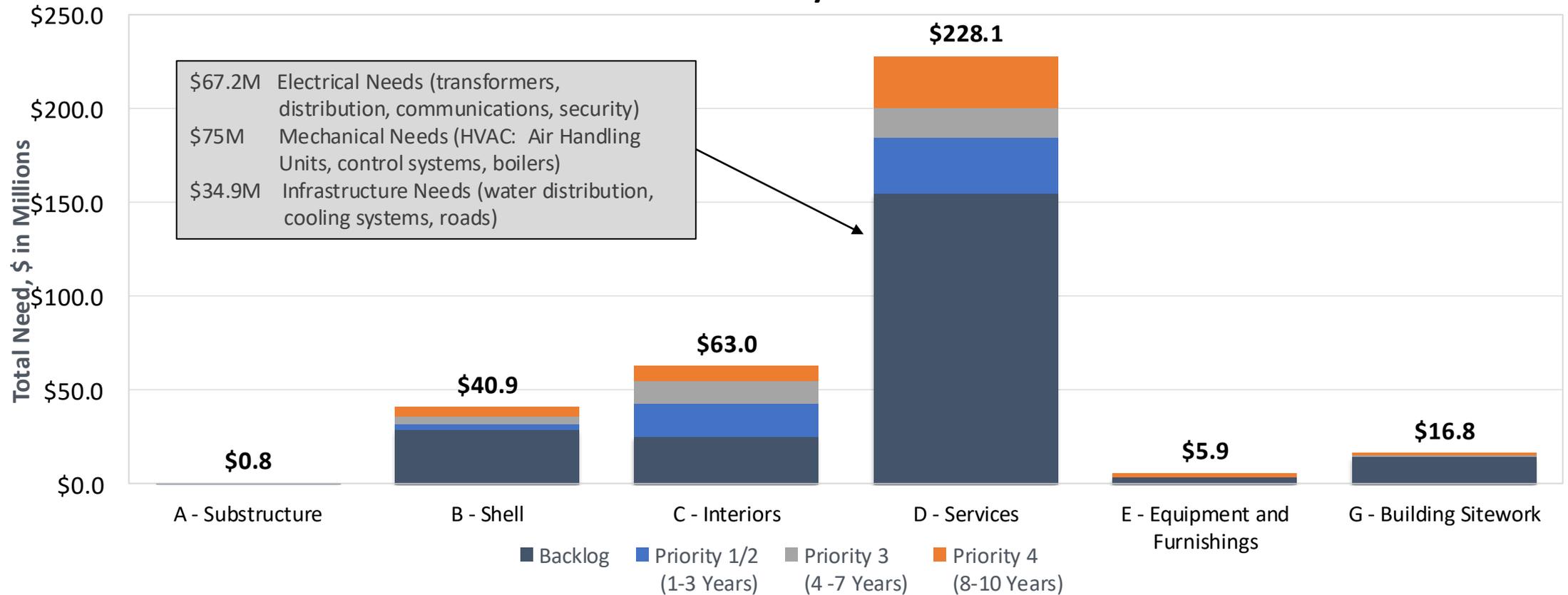
Top 10 building needs:

\$52.3M	Lake Front Arena*	\$13.7	Science
\$23.6M	Earl K. Long Library	\$13.6M	Engineering
\$18.5M	Kirschman Hall	\$13.5M	Ponchartrain Hall North
\$16.9M	Ponchartrain Hall South	\$12.5M	Rec & Fitness
\$14.9M	University Center	\$12.4M	Liberal Arts

* Arena requires significant upgrades to meet modern event facilities standards, including rigging, accessibility, and IT needs.

Preliminary Findings

Identified Needs by UniFormat Level 1



Facilities Use Assessment Summary



Facilities Use Assessment Summary



Facilities Use Assessment Summary

Findings:

- Excess instructional capacity
- Utilization falls below benchmarks
- Opportunities to consolidate course sections
- Significant office vacancy
- Clear flexibility for the future

Conclusions:

- XX% of facilities square footage can be taken offline
- Opportunities to partner with outside organizations to utilize existing space existing (Ben Franklin)

Recommendations:

- Migrate all classrooms to come under the scheduling of the Registrar
- Where possible, reduce the number of common course sections to more fully enroll each one
- Analyze programmatic offerings so space can be aligned with future needs

Next Steps

STABILIZE → STRENGTHEN → TRANSFORM

- Invest in refreshing campus grounds and physical rebranding
- Advance capital renewal planning using condition assessment data in preparation for Act 751 funding in July 2026
- Use facilities condition and utilization assessments to inform a strategic campus consolidation plan
- Evaluate opportunities for excess square footage
- Develop a strategic capital outlay plan aligned with enrollment and program goals