

EXHIBIT "A"

THE BUILDING PROGRAM

PROJECT NO. 08-403-11-01, Part 01

AS PREPARED BY:

Bridge City Center for Youth

FOR:

Sewer System Renovation
Bridge City Center for Youth
Bridge City, Louisiana

DATED:

May 23, 2012

is hereby made part of this contract. The Designer shall refine and complete the program for approval of the User Agency and Owner. Construction documents are to be completed within 160 consecutive calendar days from the date of the pre-design conference. The number of consecutive calendar days shall include 53 days for review by the Owner and User. In accordance with Article 5.7 of the 2006 Procedure Manual, when the Designer exceeds the established time schedule, liquidated damages in the amount of \$100.00 per day will be assessed for each working day past the original or extended date that the Designer has not delivered all Construction Documents to the Owner complete, coordinated and ready to bid.

Dated 5/23/2012

PRELIMINARY PROGRAM FORM

for medium to large scale, complex projects
 Department of Administration
 Facility Planning and Control



Description of Project:
 This project is to renovate the main 8" sewer trunk lines with Cured in Place Plastic Pipe (CIPP), renovate all existing manholes with an epoxy resin coating and replace all service connections (pipe) from the existing buildings (approx 5' from the slab) to the main 8" sewer trunk with new PVC pipe. After the main lines are cleaned and videoed, point repairs are made and then a new pipe is inserted inside the old pipe and is cured in place. Using this renovation technique will minimize the disruption to the facility and along with manhole renovation will result in a "like new" sanitary sewage collection system.

<u>Priority Rank:</u>	<u>Project type:</u>	<u>Project Mission:</u>
#3	Renovation - Sewer System	The purpose of this project is to keep the entire Bridge City campus operational and to prevent further code violations and public health risk, which have previously occurred from raw sewerage pouring out onto the campus grounds from breaks in the existing terra cotta sewer pipe.
<u>Location</u>		
Bridge City (New Orleans area)		
<u>Umbrella Agency/Department:</u>		
Office of Juvenile Justice		
<u>User Agency:</u>		<u>Agency Mission:</u>
Bridge City Center for Youth		The Office of Juvenile Justice protects the public by providing safe and effective individualized services to youth, who will become productive, law-abiding citizens.
<u>Contact Name:</u>		<u>Agency Strategic Plan:</u>
Curtis R. Badon, P.E.		The objective of this facility is to embrace a therapeutic model of treatment for juveniles adjudicated by the State of Louisiana, thus helping promote their successful rehabilitation back into society. Since the facility is based on a therapeutic model, the overall architectural design vocabulary of the campus should deviate from projecting a "detention" setting.
<u>Contact Phone Number:</u>		
225-287-7658		
<u>Contact Fax:</u>		
225-287-7931		
<u>Contact Email:</u>		<u>Facility (Campus) Master Plan:</u>
Curtis.Badon@LA.GOV		Facility was constructed in the early to mid 1960's. Most buildings are concrete slab foundation with brick and concrete masonry walls. Many buildings have flat roofs. Some roofs are pitched.

EXECUTIVE SUMMARY

Describe the project's size, type, scope, and its proposed location:
 This project is to renovate the existing campus-wide sanitary sewage collection system as described under "Description of Project" above. The project would prevent further code violations and public health risk, which have previously occurred from raw sewerage pouring out onto the campus grounds from breaks in the existing terra cotta sewer pipe.

Relate the project need and specific objectives to the agency's mission statement and Strategic Plan.
 The project will make the campus-wide sewage collection system safe and operational, which will in turn keep the campus and campus therapeutic programs operational. Without this project being completed, repeated health code violations will threaten future operation of the campus.

What is the cost of this project and why is this project the most cost-effective and practical solution to this need? What are the proposed funding sources?
 Project total cost estimate from Oct 2010 is approximately \$470,000 (see "New Space" tab). To account for time delay and inflation, the Dept. level COR total project cost was \$499,113.00. The LA legislature only provided a total of \$470,000.00. The project will be funded from #08-403-11-01, Office of Juvenile Justice - Bridge City Center for Youth, Sewer System Renovation, Act No. 22 (Act Yr 2011), Priority 2 CLOC. Performing the project as proposed, avoids the cost of replacing the larger pipe in the sewage collection system, and minimizes down time of the system.

dated 5/23/2012

<u>Explain the functions and performance characteristics of the completed project.</u>
The project will make the campus-wide sewage collection system safe and operational, which will in turn keep the campus and campus therapeutic programs operational.
<u>Are there any special requirements for this project?</u>
None are anticipated other than as described in "Description of Project" above.
<u>What are the key milestone dates (or time frame)? Include move-in date.</u>
Appointment of Designer and obtaining design contract: June 29, 2012; Design start: July 17, 2012; Award construction contract: Apr 22, 2013; Construction completion: Oct 22, 2013. If possible, campus will remain occupied during construction.
<u>List any contingencies, significant unresolved issues, or requirements necessary for completion of the project (legislation, action of courts, funding agreements, grant restrictions, or similar unresolved issues or requirements)</u>
None known.
<u>What alternatives were considered and why were they rejected?</u>
Replacing the entire piping system was discussed, but would be more expensive and would require temporary closure of the campus.
<u>List effects, if any, this project may have on surrounding facilities, programs, or other agency projects.</u>
Will maintain sanitary conditions on this campus.
SUPPLEMENTAL INFORMATION
<u>Is there a model for this facility? Is there a prototype for certain types of spaces, functions, or materials? Describe or attach examples. Include journal or professional articles.</u>
There is no model.

Examples of Means of Financing include: General Obligation Bonds, Self Generated, Revenue Bonds, etc.

* The burden factor includes support spaces such as stairs, mechanical rooms, electrical closets, restrooms, etc and can range from slightly more than 1.00 to almost 2.00 depending on the complexity of the building. A guideline to burden factors is attached under the tab "Burden Factor."

* In the "Special Comments" area you can list any additional information pertaining to the building.