March 11, 2013

MEMORANDUM

TO: Metropolitan Council Members

FROM: David R. Guillory, P.E., Interim Director of Public Works

RE: **Woman's Hospital**

INFORMATIONAL BACKGROUND

Significant process has been made in compiling the Woman's Hospital Due Diligence report. We are now soliciting the help of consultants with experience in facility planning projects to help facilitate the process. Consultants were chosen based on their prior inherent knowledge of the hospital complex through past projects. Their experience will provide the City-Parish with the best possible knowledge on past construction and systems installed at the complex, which are vital for a complete review of the property (see Attachment A).

Initial investigations are promising. We are in the process of verifying all space requirements for the public safety entities proposed to be housed on the site which include the Baton Rouge Police Department, the East Baton Rouge Sheriff's Office, the Baton Rouge Fire Department and Emergency Medical Services.

Should the purchase be successful, the site's progression from a healthcare complex to a public safety complex would occur in two primary stages:

1. **Immediate & Short Term Development & Budget • Master Plan Draft** (Figure 1)
   a. Demolition and utility continuity with remaining site
   b. Timely relocation of Police and Sheriff into temporary and permanent building and suite locations once utilities are secured and minor renovations are complete.

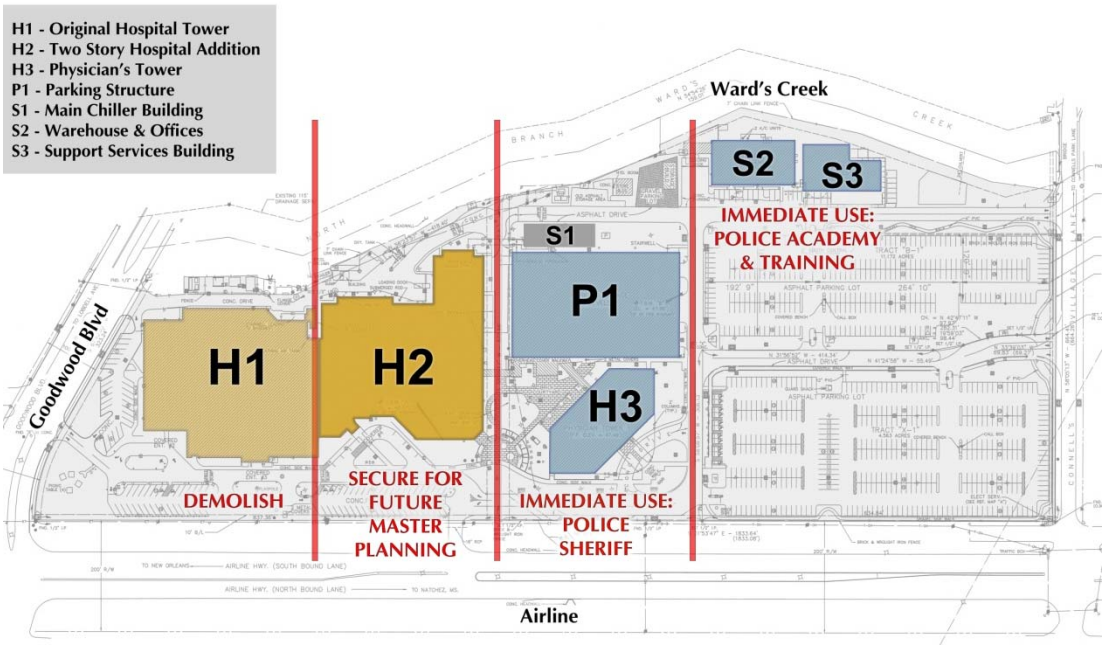

Figure 1

Final Master Plan • Long Term Development & Budget (Figure 2)

a. Develop long term master plan for Sheriff, Training and Police spaces
b. Develop permanent office tower H3 renovations
c. Develop permanent build-out for remaining hospital H2 building
d. Secure old sites around City-Parish to be vacated for future sale
e. Develop relocation plan for EMS and Fire from Coursey Blvd site

The drawing below is for conceptual purposes only. The Master Plan will determine the actual development of the property.

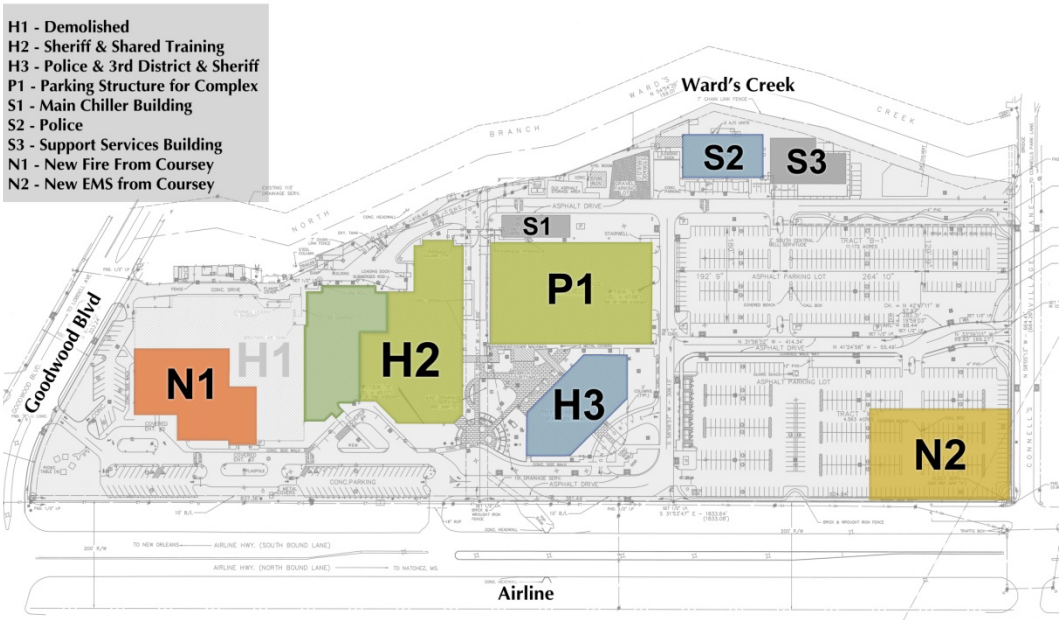

Figure 2

Due diligence was approved by the Metropolitan Council on January 9th. The final report with recommendations is due in 150 days from that date or prior to June 8, 2013. We will have due diligence briefings with the council between the draft and final submissions of the report.

Respectfully submitted,

David R. Guillory, P.E.
Interim Director of Public Works

DRG/JJF/csd

xc: Mr. William B. Daniel, IV, P.E., Chief Administrative Officer
Mr. Brian Mayers, Council Administrator/Treasurer

ATTACHMENT A - WOMAN'S HOSPITAL DUE DILIGENCE TEAM & WORK HISTORY

Architectural - Bradley-Blewster Architects

Two floor expansion (5th and 6th) of Physician Plaza in 1997
Ongoing tenant improvements
Fertility Clinic in 1997
Two floor addition to parking garage with helipad in 1999
Renovations to five patient floors (1998-2000)
Neonatal Intensive Care - 30 bed 2004, renovations in 1993
Imaging Center in 2005
Expansion renovations to Labor and Delivery 2004 and 2005
Renovations to Surgery and Day Surgery 2001
Renovations to Nursery and Conference Center 1994
Renovations to Dietary 1996
Business Center 2002
Support Services Building and Physicians Lounge 2004

Contractor - Arkel Constructors

Environmental Services Renovations
Food Service Offices
Pharmacy Expansion
Mechanical Plant Expansion
MRI & Imaging Suite
NICU Expansion
Support Services 4th Floor Renovations

Electrical & Mechanical - Assaf, Simoneaux, Tauzin & Associates, Inc (AST)

All Mechanical, Electrical and Plumping Systems at Women’s Complex

Structural - Ragland, Aderman & Associates

Woman's Hospital
Labor and Delivery Expansion and Alterations
New Neonatal Intensive Care Unit
NICU Addition
New Parking Deck
Parking Deck Addition
New Physician's Office Building
New Mechanical Building
Addition and Alterations to Diagnostics Building
Health Plaza
Mechanical Building Additions
Chiller Plant Additions
Assessment Center
East Wind Additions
Doctors' Lounge