



ADDENDUM NO. 3

EXHIBIT C

PROGRAM and IN-PROGRESS SCHEMATIC DESIGN CONCEPTS

REQUEST FOR QUALIFICATIONS

**PART A: PRE-CONSTRUCTION SERVICES (Design-Assist) and
PART B: CONSTRUCTION SERVICES (Construction Management at Risk)**

New Southeast Louisiana State Office Building

Office of State Buildings

Harvey, Louisiana

Project No. 01-107-24-OFC, F.01004573

August 29, 2025

F.01004573

Southeast Louisiana State Office Building

Program Report

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- OFFICE OF JUVENILE JUSTICE
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- OFFICE OF STATE BUILDINGS
- MAIN LOBBY, SECURITY & PUBLIC AREAS
- FOOD AMENITY / GRAB & GO VENDING
- CONFERENCE CENTER
- FLOOR-SHARED WORKPLACE SUPPORT
- BUILDING SERVICES & MISC. SUPPORT

PURPOSE

Gensler & Trapolin Peer Architects have prepared this document to guide decision making around the planning and design of the new SELSOB facility in Harvey, Louisiana. This document includes recommendations for future space needs based on the qualitative and quantitative analysis of facility requirements as defined by project representatives from OSB and FP&C, as well state agencies considered for the new building. This is not a space audit of the existing Harvey facility.

DATA GATHERING & KEY INPUTS

The team used a combination of targeted questionnaires, interviews, and working sessions to gather agency information on headcount, growth, workstyles/activities, support needs, adjacencies, and other operational considerations.

PROGRAM DRIVERS

- State of Louisiana DOA Workspace Standards
- Building & Floor-shared Support
- Shared Conference Center & Amenities
- Improved Security with all Public Intake / Customer Service functions on Ground Floor

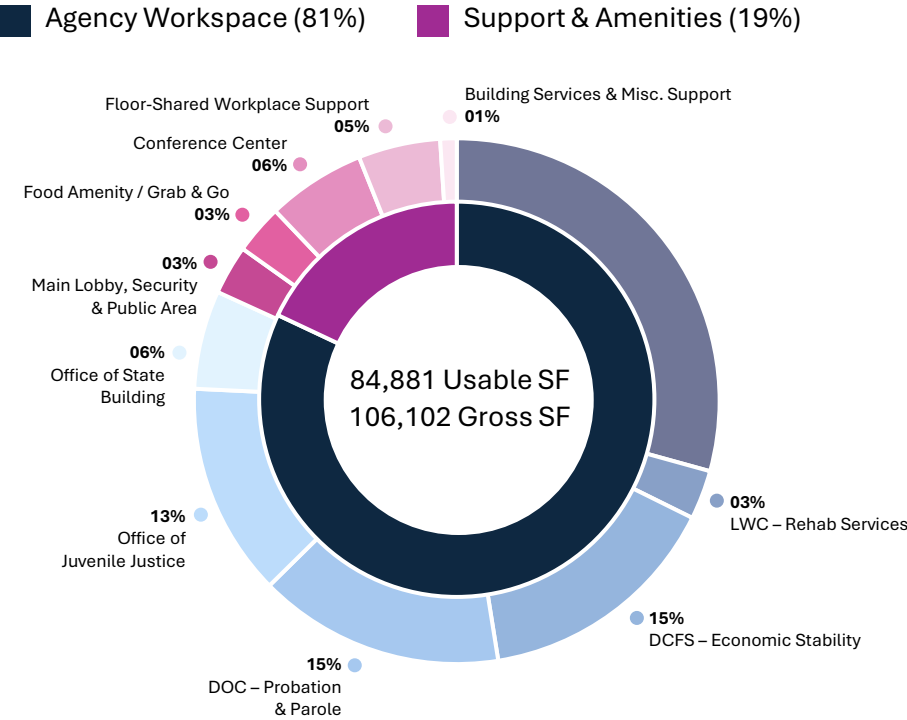
HEADCOUNT

AGENCY / FUNCTION	PLANNING HEADCOUNT
DCFS - Child Welfare	70
LWC - Rehab Services	13
DCFS - Economic Stability	57
DOC - Probation & Parole	43
Office of Juvenile Justice	51
DPS – Security Detail	1
Office of State Buildings	3
SUBTOTAL	238

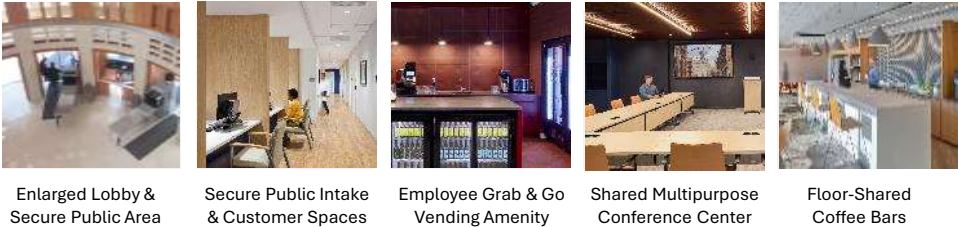
SEAT ENTITLEMENT RECOMMENDATIONS

SPACE STANDARD	SIZE (SF)	PLANNING SEAT COUNT
Office – Type 3A	180 SF	3
Office – Type 2	144 SF	7
Office – Type 1	108 SF	32
Workstation – Type D	64 SF	148
Workstation – Type C	48 SF	25
Workstation – Type B	36 SF	-
Workstation – Type A	18 SF	16
Workstation – Intake	36 SF	7
SUBTOTAL		238

PROGRAM SUMMARY

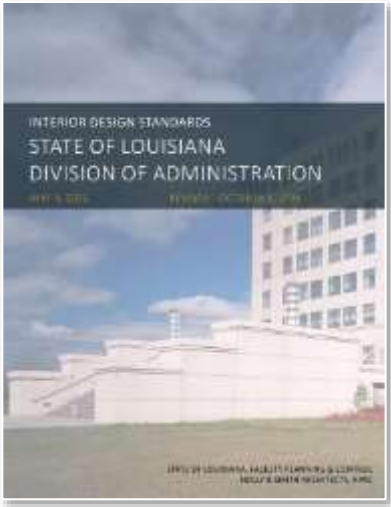


KEY SUPPORT SPACES & AMENITIES



KEY ASSUMPTIONS

- The total headcount for the project is approximately 238. This includes all projected growth of onsite, hybrid, and remote positions within agencies currently considered for the project.
- DPS/DMV and DDS previously occupied the existing building, but will not be considered for future facility.
- Office and desk allocations are informed by the State of Louisiana DOA Interior Design Standards (2024).
- Office and desk allocations are applied evenly with role-based banding and may not reflect the request of agency leaders. For example, some employees with private offices today may not be allocated private offices in the future.
- To complement a more open work environment, shared support spaces such as focus rooms, huddle rooms, open collaboration spaces, and coffee bars will be provided.
- To encourage purging, digitizing, and the efficient use of real estate, agency requests for storage space will be scrutinized. In most cases, the program will assume a blanket 25% reduction in storage space from the previous storage footprint in the previous facility.
- Child Welfare reported approximately 7,000 USF of storage space on the 7th floor of the Harvey building. This will be included in the program until a plan for digitizing is confirmed.
- Amenities and special support spaces will be sized to support the forecasted future headcount.
- Current program assumes dedicated intake spaces for each agency, but there may be an opportunity for a shared, public intake area for some agencies. This will be explored in SD.
- DOC and OJJ will need separate and dedicated intake spaces.



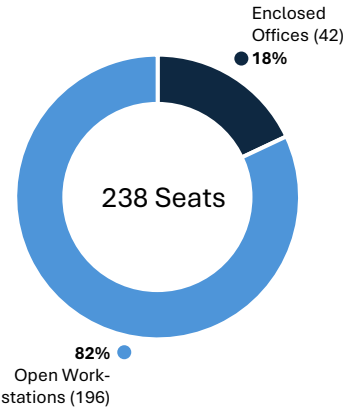
Arizona Department of Administration, Phoenix, AZ

HEADCOUNT SUMMARY

SEAT ENTITLEMENTS

OPEN / ENCLOSED RATIO

AGENCY / FUNCTION	PLANNING HEADCOUNT	Office - Type 3A 180 SF	Office - Type 2 144 SF	Office – Type 1 108 SF	WS - Type D 64 SF	WS - Type C 48 SF	WS - Type B 36 SF	WS - Type A 18 SF	Customer Svc 36 SF	OFC : WS
DCFS - Child Welfare	70	-	5	12	36	5	-	11	1	24% / 76%
LWC - Rehab Services	13	-	1	-	6	5	-	-	1	8% / 92%
DCFS - Economic Stability	57	1	1	5	42	6	-	-	2	12% / 88%
DOC - Probation & Parole	43	1	-	5	29	7	-	-	1	14% / 86%
Office of Juvenile Justice	51	1	-	8	35	-	-	5	2	18% / 82%
DPS – Security Detail	1	-	-	1	-	-	-	-	-	100% / -%
Office of State Buildings	3	-	-	1	-	2	-	-	-	33% / 67%
SUBTOTAL	238	3	7	32	148	25	0	16	7	18% / 82%



SPACE ENTITLEMENT RECOMMENDATIONS

Sizing and allocation of office and workstation types align with the State of Louisiana DOA Interior Design Standards (2024)

Office Type 3 A	Office Type 2	Office Type 1	Workstation Type D	Workstation Type C	Workstation Type B	Workstation Type A	Workstation Transaction Station
Role(s) Administrator Director Undersecretary	Role(s) Manager, Supervisor	Role(s) Supervisor, Professional (Privacy)	Role(s) Professional	Role(s) Clerical Data Entry	Role(s) Clerical Data Entry (Hybrid)	Role(s) Part Time Students	Role(s) Public Intake Customer Svc
Size 180 SF	Size 144 SF	Size 108 SF	Size 64 SF	Size 48 SF	Size 36 SF	Size 18 SF	Size 36 SF

AGENCY WORKSPACE

AGENCY / FUNCTION	PLANNING HEADCOUNT	TOTAL AREA (USABLE SF)	Secure Workspace	Customer / Public Intake	Workspace : Public Intake
DCFS - Child Welfare	70	24,745 USF	20,520 USF	4,225 USF	83% / 17%
LWC - Rehab Services	13	2,837 USF	2,289 USF	548 USF	81% / 19%
DCFS - Economic Stability	57	12,757 USF	9,077 USF	3,680 USF	71% / 29%
DOC - Probation & Parole	43	12,735 USF	10,572 USF	2,163 USF	83% / 17%
Office of Juvenile Justice	51	10,655 USF	8,637 USF	2,018 USF	81% / 19%
DPS – Security Detail*	1	-*	-*	-*	-% / -%*
Office of State Buildings	3	1,761 USF	5,283 USF	-	100% / -%
SUBTOTAL	238	69,012 USF	56,378 USF	12,634 USF	18% / 82%

SUPPORT SPACES & AMENITIES

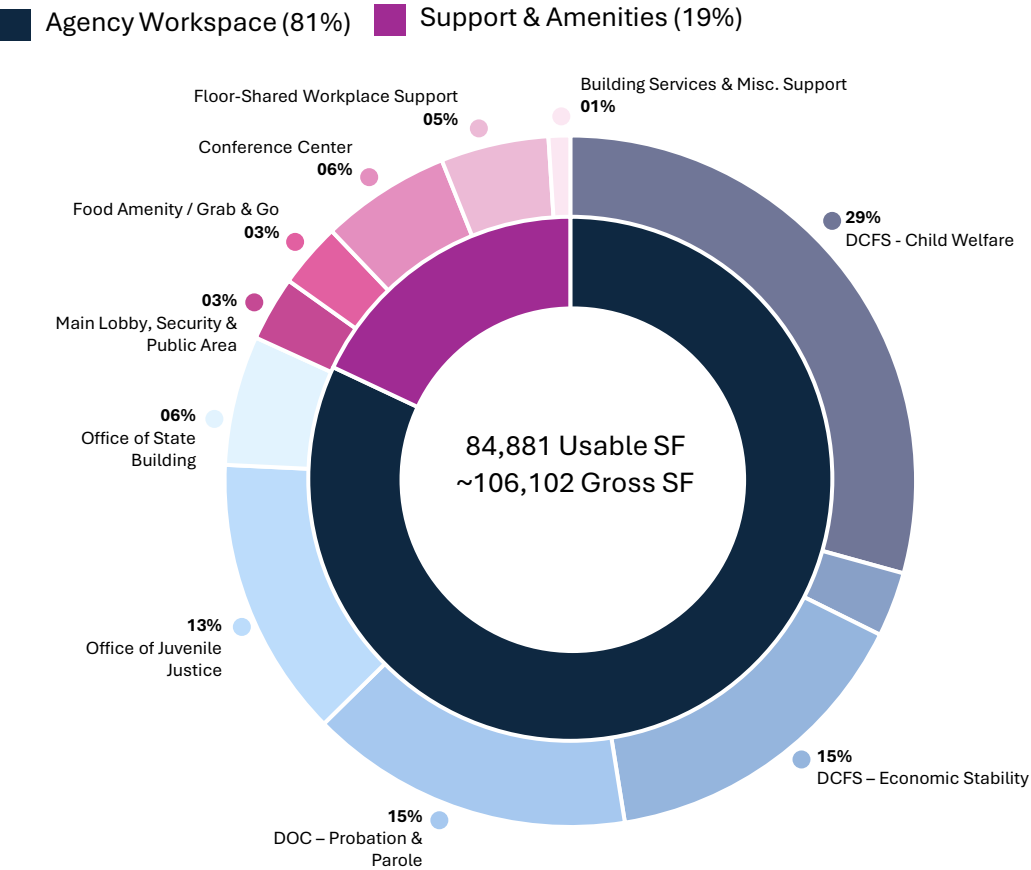
SUPPORT SPACE	TOTAL AREA (USABLE SF)
Main Lobby, Security & Public Area	2,687 USF
Food Amenity / Grab & Go Vending	2,329 USF
Conference Center	5,600 USF
Floor-Shared Workplace Support	4,523 USF
Building Services & Misc. Support	729 USF
SUBTOTAL	15,869 USF

*Security Detail square footage is captured under support space (Main Lobby, Security & Public Area)

TOTAL PROGRAM

AGENCY WORKSPACE + SUPPORT & AMENITIES	84,881 USF
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PROGRAM BREAKDOWN



PARKING CONSIDERATIONS

AGENCY / FUNCTION	PLANNING HEADCOUNT	FLEET VEHICLES	TOTAL
DCFS - Child Welfare	70	23	93
LWC - Rehab Services	13	-	13
DCFS - Economic Stability	57	-	57
DOC - Probation & Parole	43	33	76
Office of Juvenile Justice	51	36	87
DPS – Security Detail	1	-	1
Office of State Buildings	3	3	3
SUBTOTAL	238	95	333

- Employee and fleet parking is fenced/secure with 24hr-access
- Confirm how many fleet vehicles are stored overnight
- DOC officers are onsite 2-3 days per week on average, most take vehicles home

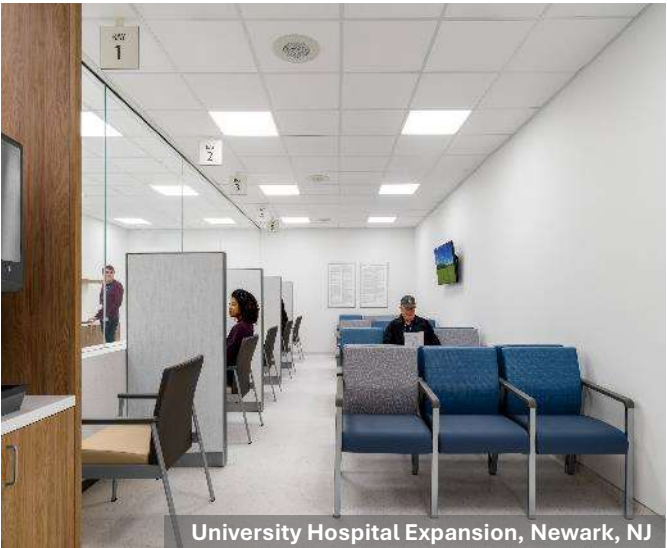
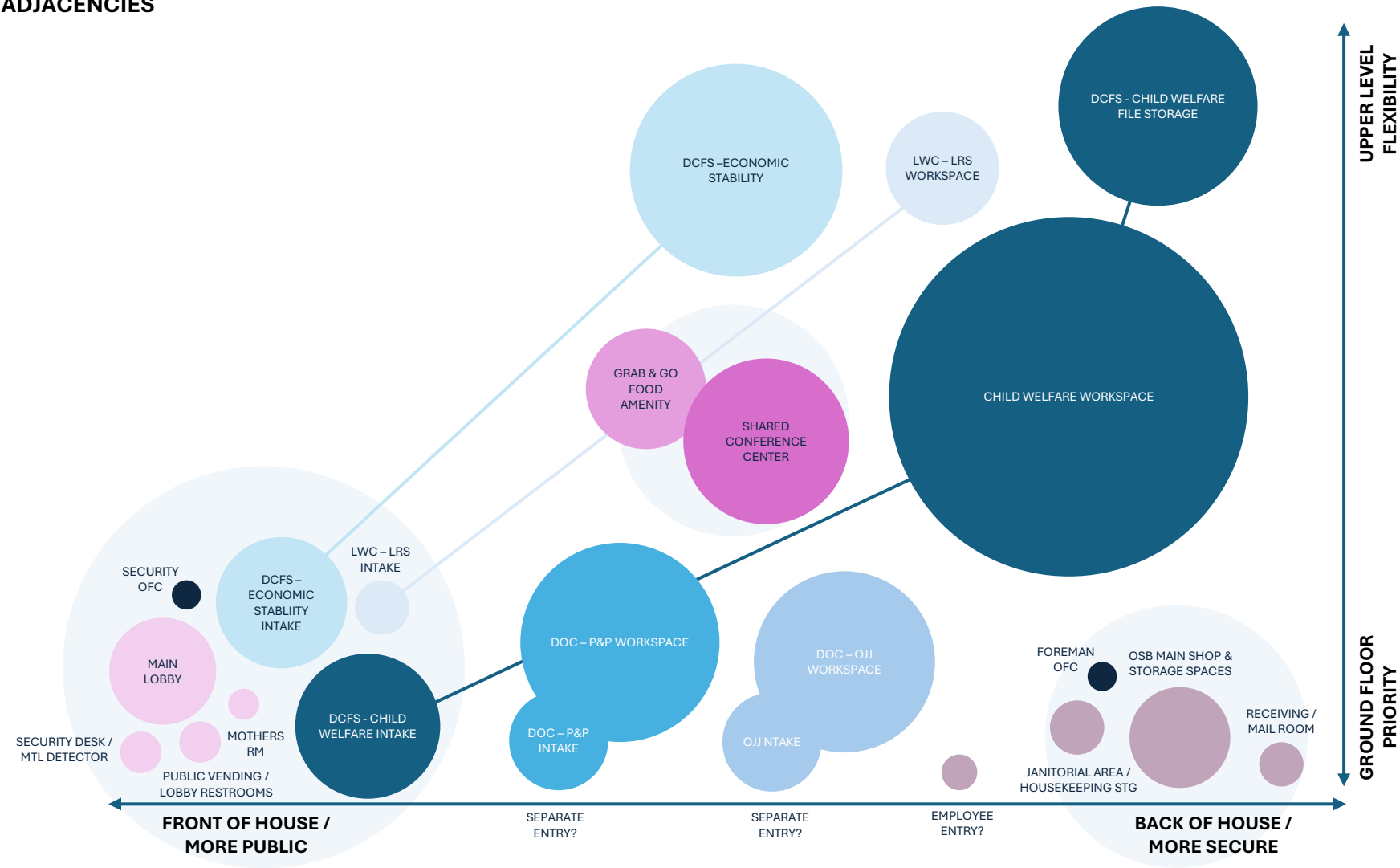
OTHER SITE CONSIDERATIONS

CATEGORY	NOTES
Employee Parking (Secure)	
Fleet Parking (Secure)	
Visitor Parking (Public)	Consider a higher ratio of accessible parking stalls
Covered / Occupiable Terrace	Consider holding 5-10% of Gross SF for occupiable outdoor space for use by employees/public, especially adjacent to the lobby, food amenity, or conference center
Courtyard / Garden	Will be driven by building massing strategy and design concept
Child Welfare Playground (Secure)	Outdoor play area for kids who are held temporary onsite (300-1000sf)



GSA Building 53 Renovation, Lakewood, CO

ADJACENCIES



F.01004573

Southeast Louisiana State Office Building

Program Details

LINKS:

- [DCFS – CHILD WELFARE](#)
- [LWC – REHAB SERVICES](#)
- [DCFS – ECONOMIC STABILITY](#)
- [DOC – PROBATION & PAROLE](#)
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DCFS – CHILD WELFARE

Contact: Kimberly Chachere

DEPARTMENT PERSONNEL SPACE							
Category	Space Type	Unit Area (SF)	Plan Ratio	Plan Quantity	Net Area (SF)	Location / Adjacencies	Notes
Personnel Workspace	Office - Type 2 (AD, Consultants)	144	4%	3	432	Department Workspace	
	Office - Type 2 (BGC Attorney)	144	3%	2	288	Department Workspace	
	Office - Type 1 (Manager/Supervisor)	108	17%	12	1,296	Department Workspace	Need quick access to team meeting spaces for 6-10
	Workstation - Type D (Case Worker)	64	46%	32	2,048	Department Workspace	Would prefer a private office, if possible - 15 cases per worker
	Workstation - Type D (Team Specialist)	64	6%	4	256	Department Workspace	
	Workstation - Type C (Admin/Clerical)	48	7%	5	240	Department Workspace	These staff rotate in/out of receptionist window; They currently sit near to the reception with sightline into waiting area
	Workstation - Type A (IV-E Student)	18	6%	4	72	Department Workspace	
	Workstation - Type A (OTJ Trainer)	18	3%	2	36	Department Workspace	On-the-job trainers are typically sitting with someone else
	Workstation - Type A (Driver)	18	7%	5	90	Department Workspace	Do not regularly sit in the office
Subtotal				69	4,758		
Dedicated Meeting & Collaboration Space	Phone / Focus Room (1-2 seats)	60	1 per 20 wrkstn	3	180	Department Workspace	
	Huddle Room (4 seats)	120	1 per 20 wrkstn	3	360	Department Workspace	
	Conference - Small (6-8 seats)	200	n/a	1	200	Department Workspace	
	Conference - Medium (10-12 seats)	300	n/a	1	300	Department Workspace	
	Conference - Large (14-16 seats)	500	n/a	0	0		
	Open Collaboration	120	1 per 30 hdcnt	2	240	Department Workspace	
Subtotal					1,280		
Other Dedicated Support Spaces	Storage - Archive / Records (High Density)	7,000	n/a	1	7,000	Department Workspace	Assuming 50% Reduction from previous size (or high density unit)
	Record Review Area	180	n/a	1	180	Department Workspace; In or adjacent to archive room	Located in or adjacent to file room - contains MFD, work/layout table, floor space for rolling cart
	Copy / Print / Supply / Mail	120	n/a	1	120	Department Workspace	
Subtotal					7,300		

DCFS – CHILD WELFARE (CONTINUED)

Contact: Kimberly Chachere

Customer Service / Public Intake	Workstation - Admin / Receptionist	36	n/a	1	36	Customer Zone	(1) reception desk, admin staff rotate in/out
	Waiting Area	350	n/a	1	350	Customer Zone	Similar similar to previous space; seating for 12-15
	Fingerprint Room	120	n/a	1	120	Customer Zone	Sized similar to office, finger printing machine and desk for paperwork
	Copy / Print / Supply / Mail	120	n/a	1	120	Customer Zone	
	Interview Room (4 seats)	100	n/a	4	400	Customer Zone	
	Conference - Small (6-8 seats)	200	n/a	2	400	Customer Zone	
	Conference - Medium (10-12 seats)	300	n/a	1	300	Customer Zone	
	Childcare - Rest / Nap	60	n/a	1	60	Customer Zone	
	Childcare - Sensory Room	120	n/a	2	240	Customer Zone	Dutch door
	Childcare - Play Room / Visitation / Observation	180	n/a	4	720	Customer Zone	Include observation closet with 1-way mirror glass
	Childcare - Shower / Restroom	100	n/a	0	0	Customer Zone	Requested, to confirm
	Childcare - Laundry Room / Supplies Storage	180	n/a	0	0	Customer Zone	Requested, to confirm; Cots, blankets, toy storage
	Subtotal	2,746					
Total NET Square Feet					16,084		
Estimated Circulation & Fit Factor				35%	8,661		
Total USABLE Square Feet					24,745		

LWC – REHAB SERVICES

Contact: Melissa Bayham

DEPARTMENT PERSONNEL SPACE							
Category	Space Type	Unit Area (SF)	Plan Ratio	Plan Quantity	Net Area (SF)	Location / Adjacencies	Notes
Personnel Workspace	Office - Type 2 (District Supervisor)	144	8%	1	144	Department Workspace	
	Workstation - Type D (Rehab Counselor)	64	50%	6	384	Department Workspace	
	Workstation - Type C (Visiting / Flex)	48	25%	3	144	Department Workspace	
	Workstation - Type C (Admin / Clerical)	48	17%	2	96	Department Workspace	
	Subtotal			12	768		
Dedicated Meeting & Collaboration Space	Phone / Focus Room (1-2 seats)	60	1 per 20 wrkstn	1	60	Department Workspace	
	Huddle Room (4 seats)	120	1 per 20 wrkstn	1	120	Department Workspace	
	Conference - Small (6-8 seats)	200	n/a	0	0		
	Conference - Medium (10-12 seats)	300	n/a	0	0		
	Conference - Large (14-16 seats)	500	n/a	0	0		
	Open Collaboration	120	1 per 30 hdcnt	1	120	Department Workspace	
Other Dedicated Support Spaces	Storage - Supplies / Files	300	n/a	1	300	Department Workspace	25% Reduction from previous size (assume purging/digitization)
	Copy / Print / Supply / Mail	120	n/a	1	120	Department Workspace; Inboard / Central	Contains MFD, postage machine (2 data ports)
	Subtotal				420		
Customer Service	Workstation - Admin / Receptionist	36	n/a	1	36	Customer Zone	(1) manned reception window
	Waiting Area	120	n/a	1	120	Customer Zone	Similar ot previous size, 3-4 seats
	Counseling Room (2-4 seats)	100	n/a	2	200	Customer Zone	
	Subtotal				356		
Total NET Square Feet					1,844		
Estimated Circulation & Fit Factor				35%	993		
Total USABLE Square Feet					2,837		

DCFS – ECONOMIC STABILITY

Contact: Monica Brown, Charlotte Riley

DEPARTMENT PERSONNEL SPACE							
Category	Space Type	Unit Area (SF)	Plan Ratio	Plan Quantity	Net Area (SF)	Location / Adjacencies	Notes
Personnel Workspace	Office - Type 3A (Director)	180	2%	1	180	Department Workspace	
	Office - Type 2 (Office Manager)	144	2%	1	144	Department Workspace	
	Office - Type 1 (Unit Supervisor)	108	9%	5	540	Department Workspace; Unit Config	
	Workstation - Type D (Eligibility Specialists)	64	76%	42	2,688	Department Workspace; Unit Config	
	Workstation - Type C (Admin / Clerical)	48	11%	6	288	Department Workspace; Near Customer Zone	These staff rotate in/out of receptionist window; They currently sit near to the reception with sightline into waiting area
	Subtotal			55	3,840		
Dedicated Meeting & Collaboration Space	Phone / Focus Room (1-2 seats)	60	1 per 15 wrkstn	4	240	Department Workspace	Higher ratio of focus rooms due to heavy phone use.
	Huddle Room (4 seats)	120	1 per 20 wrkstn	3	360	Department Workspace	
	Conference - Small (6-8 seats)	200	n/a	0	0		
	Conference - Medium (10-12 seats)	300	n/a	0	0		
	Conference - Large (14-16 seats)	500	n/a	1	500	Department Workspace	EOC functionality with backup power; Current room is 1500 SF with internal break room
	Open Collaboration	120	1 per 30 hdcnt	2	240	Department Workspace	
	Subtotal				1,340		
Other Dedicated Support Spaces	Storage - Supplies	600	n/a	1	600	Department Workspace	25% Reduction from previous size (assume purging/digitization)
	Copy / Print / Supply / Mail	120	n/a	1	120	Department Workspace	Previously had (3) rooms totaling 800sf
	Subtotal				720		
Customer Service	Workstation - Admin / Receptionist	36	n/a	2	72	Customer Zone	(2) reception windows, ballistic glass, admin staff rotate in/out
	Waiting Area	1,200	n/a	1	1,200	Customer Zone	Sized similar to previous space; Approx 100 seats (rows of chairs)
	Kiosk Room	200	n/a	1	200	Customer Zone	Contains (4) kiosk stations, room for (2) chairs at each with privacy dividers
	Interview Room (4 seats)	100	n/a	8	800	Customer Zone	Sized at 120sf avg per room - Can confirm if some can be smaller/larger
	Copy / Print / Supply / Mail	120	n/a	1	120	Customer Zone	
	Subtotal				2,392		
Total NET Square Feet					8,292		
Estimated Circulation & Fit Factor				35%	4,465		
Total USABLE Square Feet					12,757		

DOC – PROBATION & PAROLE

Contact: Corey Acosta

DEPARTMENT PERSONNEL SPACE							
Category	Space Type	Unit Area (SF)	Plan Ratio	Plan Quantity	Net Area (SF)	Location / Adjacencies	Notes
Personnel Workspace	Office - Type 3A (Director)	180	2%	1	180	Department Workspace	
	Office - Type 1 (Manager/Supervisor)	108	12%	5	540	Department Workspace	
	Workstation - Type D (Officers)	64	69%	29	1,856	Department Workspace	Typically in the office 2 days / week
	Workstation - Type C (Admin / Clerical)	48	17%	7	336	Department Workspace	These staff rotate in/out of the receptionist desk; they sit in a separate area than the agents
	Subtotal			42	2,912		
Dedicated Meeting & Collaboration Space	Phone / Focus Room (1-2 seats)	60	1 per 20 wrkstn	2	120	Department Workspace	
	Huddle Room (4 seats)	120	1 per 20 wrkstn	2	240	Department Workspace	
	Conference - Small (6-8 seats)	200	n/a	0	0		
	Conference - Medium (10-12 seats)	300	n/a	0	0		
	Conference - Large (14-16 seats)	500	n/a	1	500	Department Workspace	EOC functionality with backup power
	Open Collaboration	120	1 per 30 hdcnt	1	120	Department Workspace	
	Training Room (Defensive Tactics)	1,000	n/a	1	1,000	Department Workspace; Shared with OJJ	
	Subtotal				1,980		
Other Dedicated Support Spaces	Storage - Armory	120	n/a	1	120	Department Workspace; Inboard / Central	Requires access control, walls to deck, confirm req. fire rating
	Storage - Evidence	60	n/a	1	60	Department Workspace; Inboard / Central	Requires access control, walls to deck, confirm req. fire rating
	Storage - Supplies	200	n/a	1	200	Department Workspace	25% Reduction from previous size (assume purging/digitization);
	Storage - Files / Archives	1,200	n/a	1	1,200	Department Workspace	25% Reduction from previous size (assume purging/digitization);
	Storage - Training (Defensive Tactics)	200	n/a	1	200	Department Workspace: Colocated to Training	
	IT - Server	80	n/a	1	80	Department Workspace	
	Copy / Print / Supply / Mail	120	n/a	1	120	Department Workspace; Inboard / Central	
	Subtotal				1,980		

DOC – PROBATION & PAROLE (CONTINUED)

Contact: Corey Acosta

Customer Service	Workstation - Admin / Receptionist	36	n/a	1	36	Customer Zone	(1) manned reception windows, ballistic glass, 1-way glass
	Waiting Area	350	n/a	1	350	Customer Zone	Sized slightly smaller than previous space; seats for 15 with counter seating for paperwork
	Lobby Kiosk	60	n/a	1	60	Customer Zone / Building Lobby	Can be located in main building lobby/external to the office suite; ATM-sized machine that needs power/data - managed separately. Public can conveniently make payments without having to go upstairs
	Interview Room (2-4 seats)	100	n/a	4	400	Customer Zone	
	Interview Room (6-8 seats)	200	n/a	1	200	Customer Zone	
	Fingerprinting Room	120	n/a	1	120	Customer Zone	
	Drug Screening Toilet / Search Area	120	n/a	1	120	Customer Zone	Includes Lab Testing Area?
	Copy / Print / Supply / Mail	120	n/a	1	120	Customer Zone	
	Subtotal				1,406		
Total NET Square Feet					8,278		
Estimated Circulation & Fit Factor				35%	4,457		
Total USABLE Square Feet					12,735		

OFFICE OF JUVENILE JUSTICE

Contact: Nikita White

DEPARTMENT PERSONNEL SPACE							
Category	Space Type	Unit Area (SF)	Plan Ratio	Plan Quantity	Net Area (SF)	Location / Adjacencies	Notes
Personnel Workspace	Office - Type 3A (Director)	180	2%	1	180	Department Workspace	
	Office - Type 1 (Manager/Supervisor)	108	16%	8	864	Department Workspace	
	Workstation - Type D (Case Workers)	64	63%	31	1,984	Department Workspace	
	Workstation - Type D (Specialists)	64	8%	4	256	Department Workspace	
	Workstation - Type A (Students / PT)	18	10%	5	90	Department Workspace	
	Subtotal			49	3,374		
Dedicated Meeting & Collaboration Space	Phone / Focus Room (1-2 seats)	60	1 per 20 wrkstn	2	120	Department Workspace	
	Huddle Room (4 seats)	120	1 per 20 wrkstn	2	240	Department Workspace	
	Conference - Small (6-8 seats)	200	n/a	0	0		
	Conference - Medium (10-12 seats)	300	n/a	0	0		
	Conference - Large (14-16 seats)	500	n/a	1	500		
	Open Collaboration	180	1 per 30 hdcnt	2	360	Department Workspace	
	Training (Defensive Tactics)	0*	n/a	1	0	Department Workspace; Shared with DOC	Shared with DOC Parole (square footage captured under DOC)
	Subtotal				1,220		
Other Dedicated Support Spaces	Storage - Armory	100	n/a	1	100	Department Workspace; Inboard / Central	Requires access control, walls to deck, confirm req. fire rating
	Storage - Supplies	250	n/a	1	250	Department Workspace	25% Reduction from previous size (assume purging/digitization)
	Storage - Training (Defensive Tactics)	200	n/a	1	200	Department Workspace; Co-located to Training Rm	25% Reduction from previous size (assume purging/digitization)
	Storage - Files	350	n/a	1	350	Department Workspace	25% Reduction from previous size (assume purging/digitization); Contains closed case files/lateral file cabinets
	Copy / Print / Supply / Mail	120	n/a	1	120	Department Workspace; Inboard / Central	
	Subtotal				1,020		

OFFICE OF JUVENILE JUSTICE (CONTINUED)

Contact: Nikita White

Customer Service	Workstation - Admin / Receptionist	36	n/a	2	72	Customer Zone	(2) manned reception windows, ballistic glass
	Waiting Area	300	n/a	1	300	Customer Zone	Sized larger than previous space; could be split into two areas for separation
	Interview Room (4 seats)	100	n/a	3	300	Customer Zone	
	Interview Room (6-8 seats)	200	n/a	2	400	Customer Zone	
	Drug Screening Toilet / Search Area	120	n/a	1	120	Customer Zone	
	Copy / Print / Supply / Mail	120	n/a	1	120	Customer Zone	
	Subtotal	1,312					
Total NET Square Feet					6,926		
Estimated Circulation & Fit Factor				35%	3,729		
Total USABLE Square Feet					10,655		

DPS – SECURITY DETAIL

Contact: Chad Higginbotham

DEPARTMENT PERSONNEL SPACE							
Category	Space Type	Unit Area (SF)	Plan Ratio	Plan Quantity	Net Area (SF)	Location / Adjacencies	Notes
Personnel Workspace	Office - Type 1 (Security)	108	100%	1	0	Department Workspace	Square footage captured under Support Space: Building Lobby & Public Area
	Subtotal			1	0		
Dedicated Meeting & Collaboration Space	N/A	-	1 per 20 wkstn	-	-		
	Subtotal				0		
Other Dedicated Support Spaces	N/A	-	-	-	-		Lobby and reception captured under support space
	Subtotal				0		
Customer Service / Public Intake	N/A	-	-	-	-		Lobby and reception captured under support space
	Subtotal				0		
Total NET Square Feet					0		
Estimated Circulation & Fit Factor				35%	0		
Total USABLE Square Feet					0		

OFFICE OF STATE BUILDINGS

Contact: Glenn Frazier

DEPARTMENT PERSONNEL SPACE							
Category	Space Type	Unit Area (SF)	Plan Ratio	Plan Quantity	Net Area (SF)	Location / Adjacencies	Notes
Personnel Workspace	Office - Type 1 (Foreman)	108	33%	1	108	Department Workspace	
	Workstation - Type C (MRMs)	48	67%	2	96	Department Workspace	
	Subtotal			3	204		
Dedicated Meeting & Collaboration Space	Phone / Focus Room (1-2 seats)	60	1 per 20 wrkstn	0	0		
	Huddle Room (4 seats)	120	1 per 20 wrkstn	0	0		
	Conference - Small (6-8 seats)	200	n/a	0	0		
	Conference - Medium (10-12 seats)	300	n/a	0	0		
	Conference - Large (14-16 seats)	500	n/a	0	0		
	Open Collaboration	120	n/a	0	0		
	Subtotal				0		
Other Dedicated Support Spaces	OSB Workshop	900	1 per site	1	900	Back of House / Service Area	Work area with tool storage
	Central Maintenance Storage & Main Shop	1,200	1 per site	1	1,200	Back of House / Service Area	Central storage of maintenance equipment / bulk inventory; Contains heavy duty shelving; Requires overhead door access to dock area or back door (box truck deliveries)
	Distributed Maintenance Storage	80	1 per floor	3	240	Back of House / Service Area	Distributed maintenance supplies, ladders, lightbulbs, etc.
	Central Housekeeping Storage	400	1 per site	1	400	Back of House / Service Area	Centralized housekeeping/bulk supplies
	Distributed Housekeeping Closet	80	1 per floor	3	240	Back of House / Service Area	Housekeeping supplies, mop sink, etc.
	Janitorial Work Area	250	n/a	1	250	Back of House / Service Area	Dedicated multipurpose space for Janitorial staff (15 people total that work in crews); Space for morning meetings; Includes lockers, typical break room appliances
	Subtotal				3,230		
Customer Service / Public Intake							
	Subtotal				0		
Total NET Square Feet					3,434		
Estimated Circulation & Fit Factor				35%	1,849		
Total USABLE Square Feet					5,283		

SUPPORT SPACE & AMENITIES

Contact: Glenn Frazier

SUPPORT & AMENITIES							
Category	Space Type	Unit Area (SF)	Plan Ratio	Plan Quantity	Net Area (SF)	Location / Adjacencies	Notes
Main Lobby, Security & Public Area	Lobby	1,000	n/a	1	1,000	Ground Floor / Public Zone	
	Security Desk / Metal Detector	500	n/a	1	500	Ground Floor / Public Zone	
	Security Office	144	n/a	1	144	Ground Floor / Public Zone	
	Mothers Room	100	n/a	1	100	Ground Floor / Public Zone	Must be accessible to public
	Public Vending Area	300	n/a	1	300	Ground Floor / Public Zone	
	Lobby Restroom	120	n/a	2	240	Ground Floor / Public Zone	
	Subtotal				2,284		
Grab & Go / Food Amenity (Employees Only)	Dining Room / Café Seating	1,000	n/a	1	1,000	Secure Common Area	Sized for approx 75 seats
	Servery, Vending & Queuing	600	n/a	1	600	Secure Common Area	
	Food Prep & Storage	200	n/a	1	200	Secure Common Area	
	Cold Storage / Walk-in	60	n/a	2	120	Secure Common Area	
	Dry Storage	60	n/a	1	60	Secure Common Area	
	Subtotal				1,980		
Conference Center	Multipurpose Room	1,200	n/a	2	2,400	Secure Common Area	Will occasionally require access from public (by invitation)
	Conference - Large	500	n/a	2	1,000	Secure Common Area	
	Pre-Function	500	n/a	1	500	Secure Common Area	
	Focus / Phone Rooms	60	n/a	3	180	Secure Common Area	
	Catering Kitchen / Storage	180	n/a	1	180	Secure Common Area	
	Storage - IT/AV	100	n/a	1	100	Secure Common Area	
	Storage - Furniture	400	n/a	1	400	Secure Common Area	
	Subtotal				4,760		

SUPPORT SPACE & AMENITIES (CONTINUED)

Contact: Glenn Frazier

Floor-Shared Workplace Support (Shared by Tenants)	Elevator Lobby	300	1 per floor	3	900	Secure Common Area	1 per floor (assuming 3, TBD)
	Single Occupant Restroom / ADA	80	1 per floor	3	240	Secure Common Area	1 per floor (assuming 3, TBD)
	MDF / IDF	100	1 per floor	3	300	Secure Common Area	1 per floor (assuming 3, TBD)
	Break Room / Coffee Bar	500	1 per floor	3	1,500	Secure Common Area	1 per floor (assuming 3, TBD)
	Phone / Focus Room (1-2 seats)	60	n/a	0	0		Internal to department suites
	Huddle Room (4 seats)	120	n/a	0	0		Internal to department suites
	Conference - Small (6-8 seats)	200	n/a	0	0		Internal to department suites
	Conference - Medium (10-12 seats)	300	n/a	0	0		Internal to department suites
	Conference - Large (14-16 seats)	500	n/a	0	0		Internal to department suites
	Open Collaboration	120	n/a	0	0		Internal to department suites
Subtotal					2,940		
Misc. Building Services & Support	Loading Dock	0	n/a	0	0		Confirm no loading platform / truck bays. Most deliveries come on box trucks through backdoor. Requires 24/7 security?
	Loading Dock Security Desk	0	n/a	0	0		Confirm no loading dock.
	Dumpster / Compactor	0	n/a	0	0		Confirm no enclosed dumpster area?
	Receiving / Mail Room	120	1 per site	1	120	Back of House / Service Area	Landing spot for mail and deliveries. Each tenant has a mailbox.
	PLACEHOLDER: Backup Generator	500	1 per site	1	500	Back of House / Service Area	CONFIRM SIZING WITH TEAM
	Fire Command Closet					Back of House / Service Area	Square footage is captured in markup to Gross SF
	Building Core Restrooms					Building Core	
	Building Core Mechanical Room					Building Core	
	Building Core Electrical Room					Building Core	
	Building Core Emergency Egress Stairs					Building Core	
	Building Core Elevators					Building Core	
	Building Core Service / Freight Elevator					Building Core	
Subtotal					620		
Total NET Square Feet					12,584		

SOUTHEAST LOUISIANA STATE OFFICE BUILDING

SCHEMATIC DESIGN - DRAWING PACKET

23 JUNE 2025

STATE PROJECT NUMBER:

01-107-24-OFC, F.010045

2150 WESTBANK EXPRESSWAY

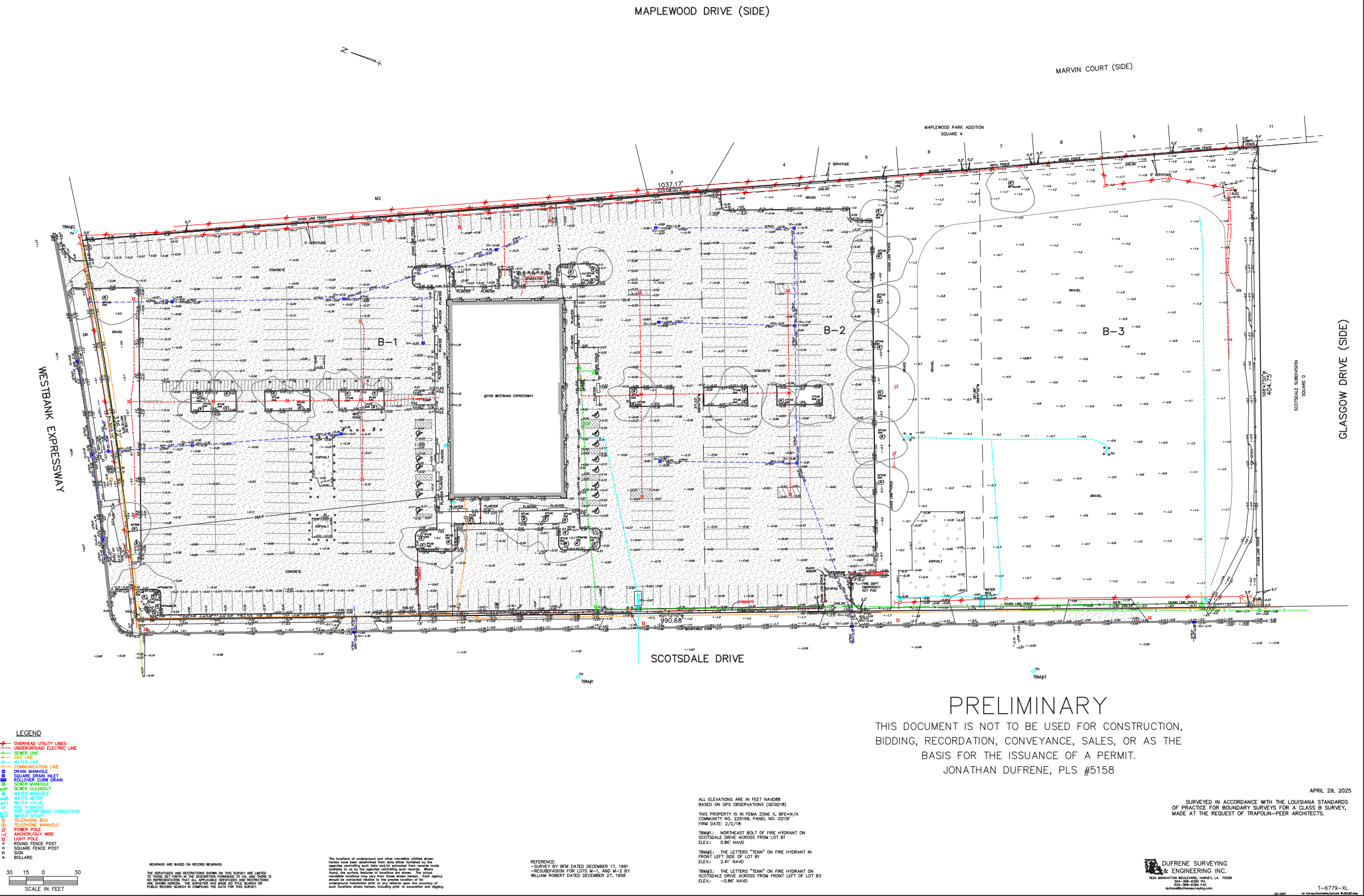
HARVEY, LA 70058

DESIGN PACKAGE

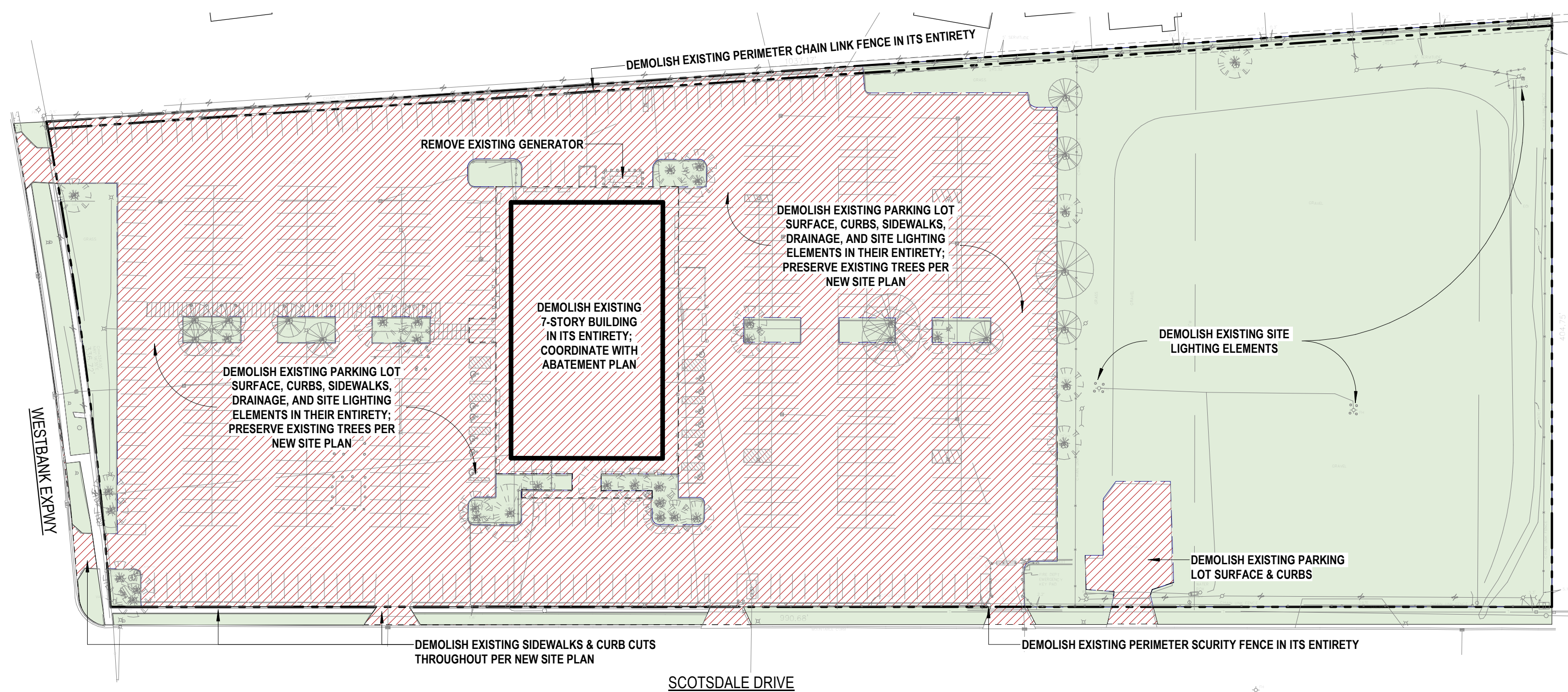
P. 3	SITE SURVEY
P. 4	DEMO SITE PLAN
P. 5	ARCHITECTURAL DESIGN - CONCEPTUAL APPROACH
P. 6	ARCHITECTURAL DESIGN - SCHEME A
P. 19	ARCHITECTURAL DESIGN - SCHEME B
P. 28	LANDSCAPE DESIGN - SCHEME A
P. 34	LANDSCAPE DESIGN - SCHEME B

SITE SURVEY

PARCELS B-1, B-2, B-3
SCOTSDALE SUBDIVISION
JEFFERSON PARISH, LA



DEMO SITE PLAN



1 SITE PLAN_DEMOLITION

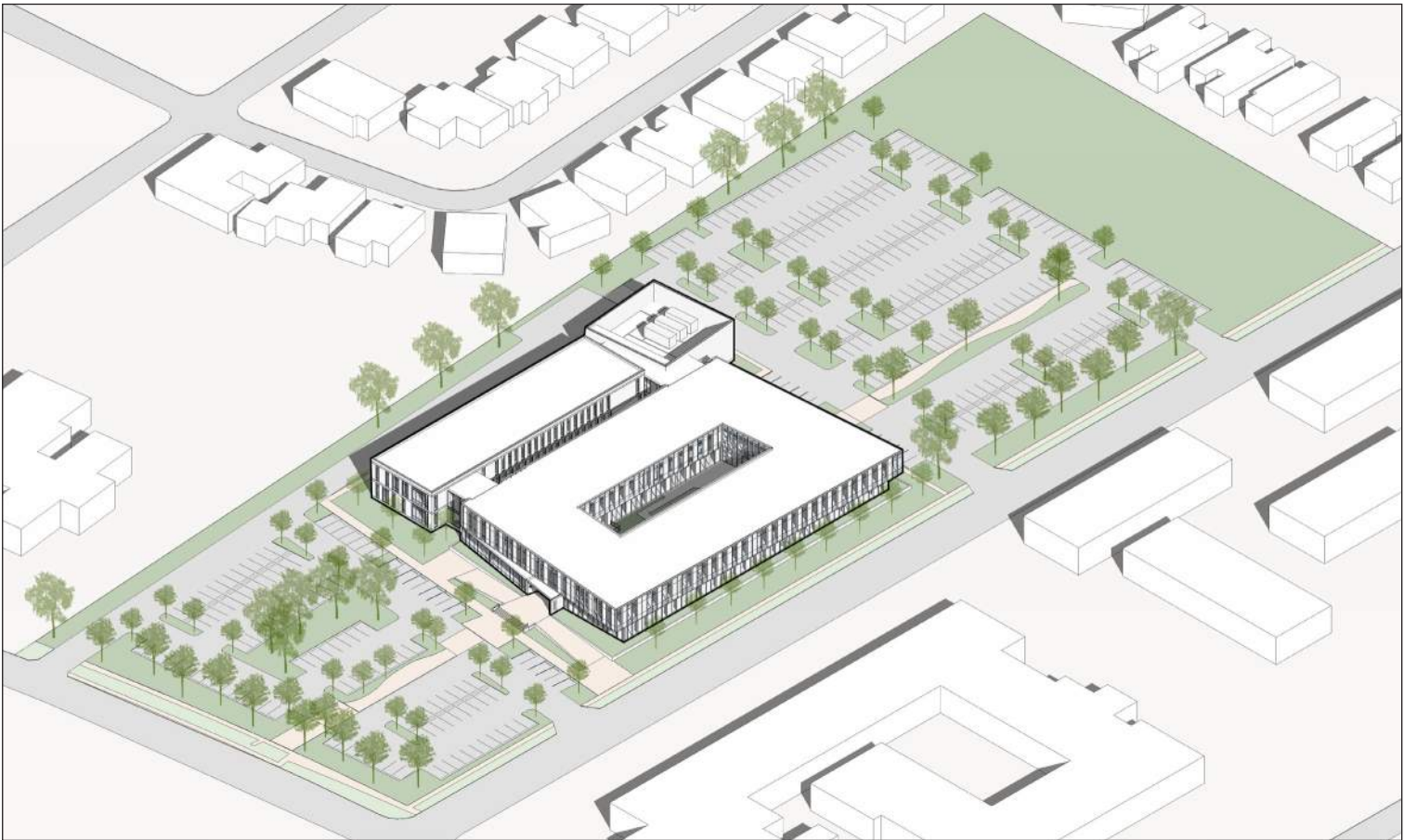
SD_D1 SCALE: 1/64" = 1'-0"

CN24244 SELSOB Harvey
23 June 2025

ARCHITECTURAL DESIGN - OVERALL



SCHEME A



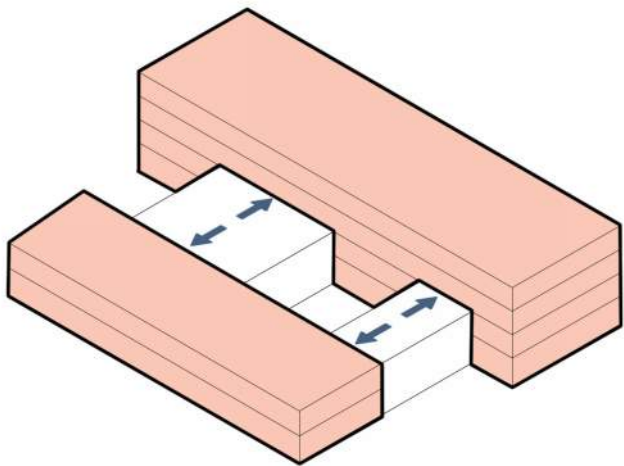
SCHEME B

ARCHITECTURAL DESIGN - SCHEME A

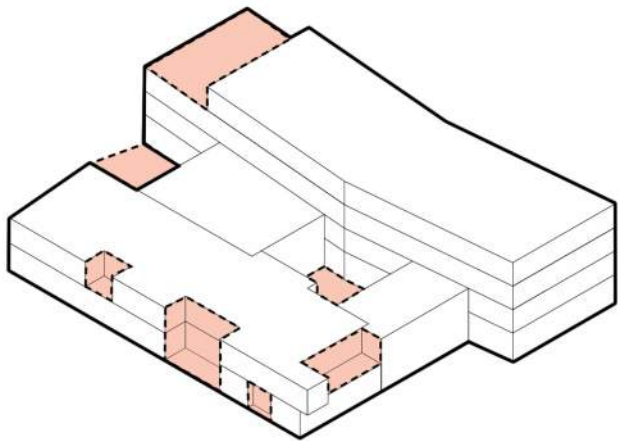
BUILDING DIAGRAMS
SITE PLAN
FLOOR PLANS
SECTIONS
ELEVATIONS
RENDERINGS

BUILDING DIAGRAMS

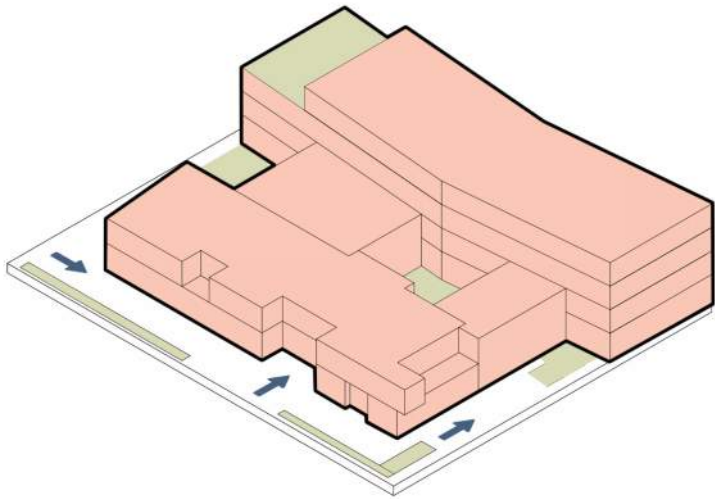
SCHEME A



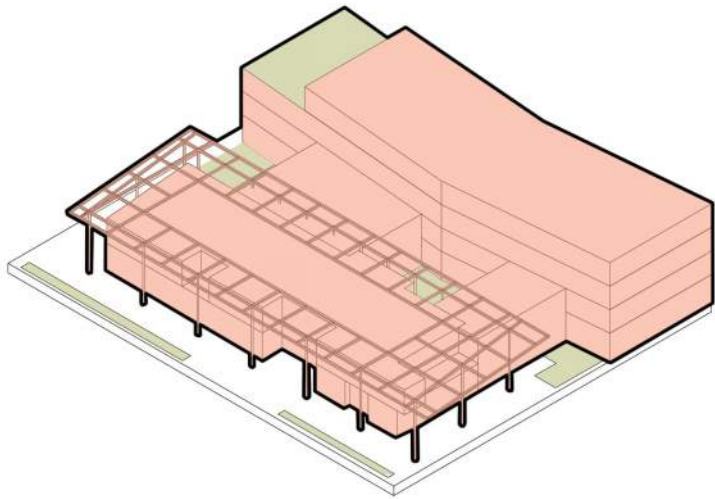
SEPARARE CUSTOMER SERVICE
AND OFFICE WORKSPACE



CREATE TERRACES AND
COURTYARDS WHILE CONNECTING
BOTH WINGS



LANDSCAPE EXTENDS OUTSIDE
OF THE BUILDING, CREATING
GATHERING SPACES AND PLAZAS



INTEGRATE A TRELLIS TO
SHADE AND PROTECT THE
OUTDOOR AREAS & GARDENS

BUILDING DIAGRAMS

SCHEME A



PUBLIC VS SECURE ENTRY



EXTERIOR GATHERING SPACES



PUBLIC CUSTOMER INTERFACE
VS SECURE WORKSPACE

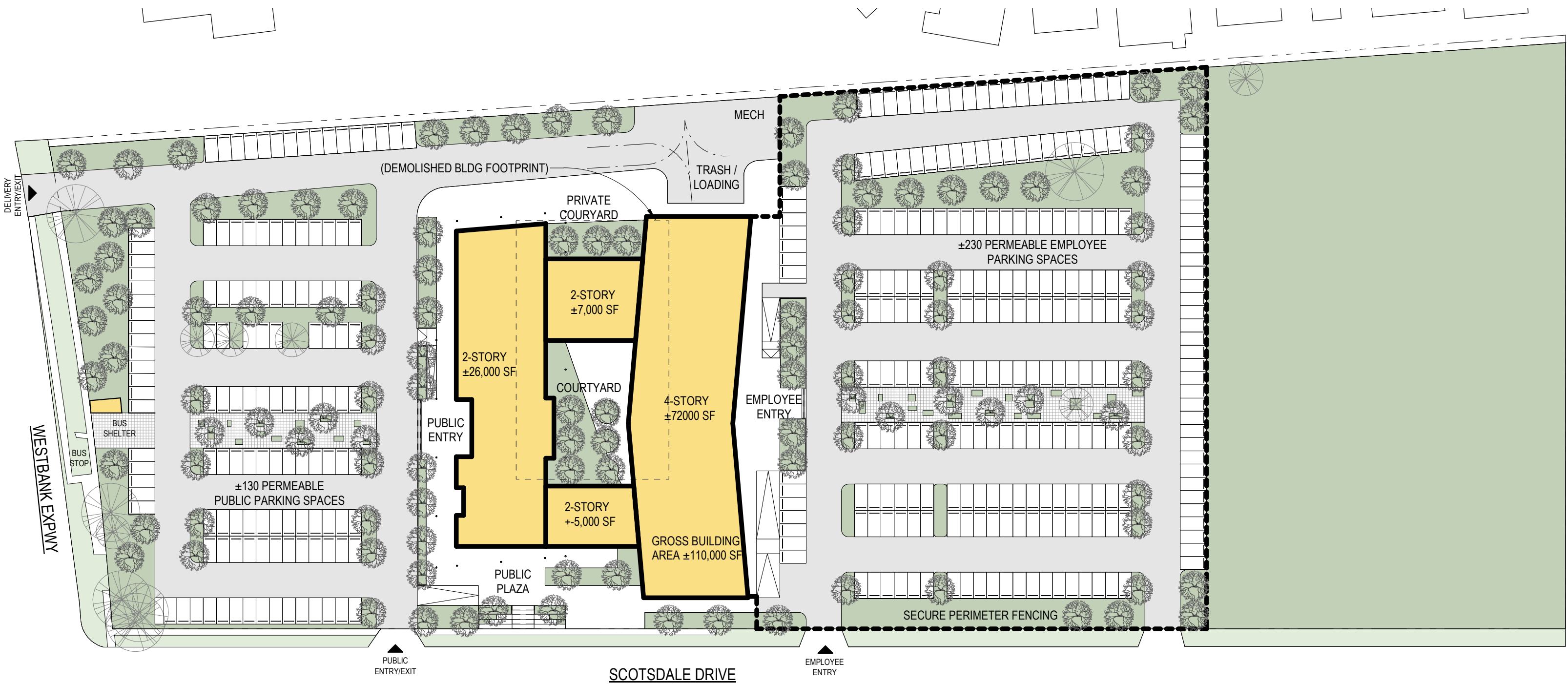


SOCIAL AND JUSTICE PROGRAM SEPARATION
WITHIN THE PUBLIC INTERFACE

SITE PLAN

SCHEME A

FOR ALTERNATE SITE LAYOUTS REFER TO LANDSCAPE DESIGN



SITE PLAN SCHEME A
SCALE: 1/64" = 1'-0"

FLOOR PLAN
SCHEME A

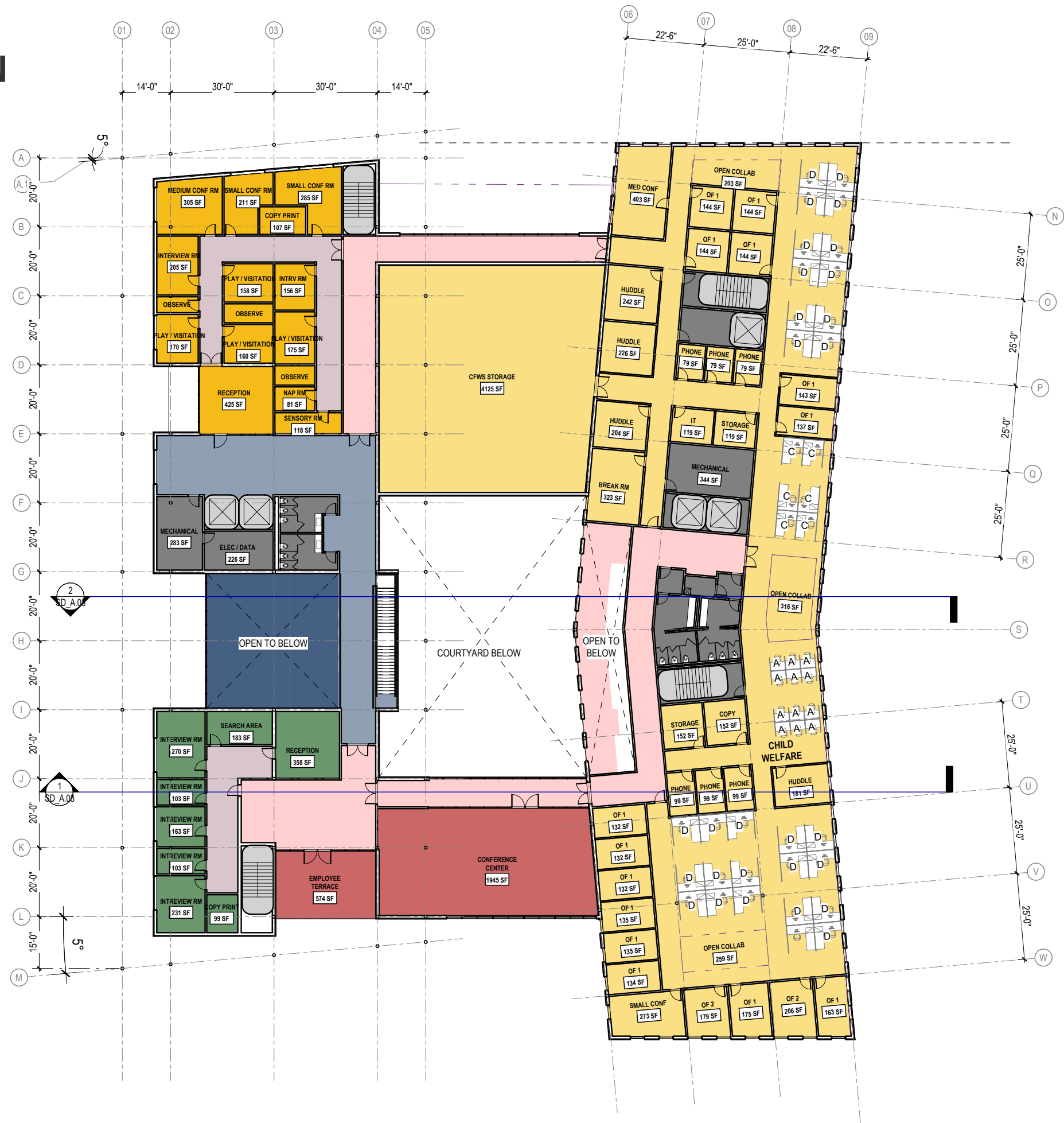


PROGRAM TYPE LEGEND

- PUBLIC SUPPORT & AMENITY SPACES
- PUBLIC CIRCULATION
- SEMI-PUBLIC CIRCULATION
- EMPLOYEE SUPPORT & AMENITY SPACES
- EMPLOYEE CIRCULATION
- (LWC-RS) REHABILITATION SERVICES
- (LWC-RS) CUSTOMER SERVICE
- (DCFS-ES) CUSTOMER SERVICE
- (DOC) PROBATION & PAROLE
- (DOC) CUSTOMER SERVICE
- (OSB) OFFICE OF STATE BUILDINGS
- BUILDING SUPPORT SPACES

SCHEME A - LEVEL 01
SCALE: 1/32" = 1'-0"

FLOOR PLAN
SCHEME A

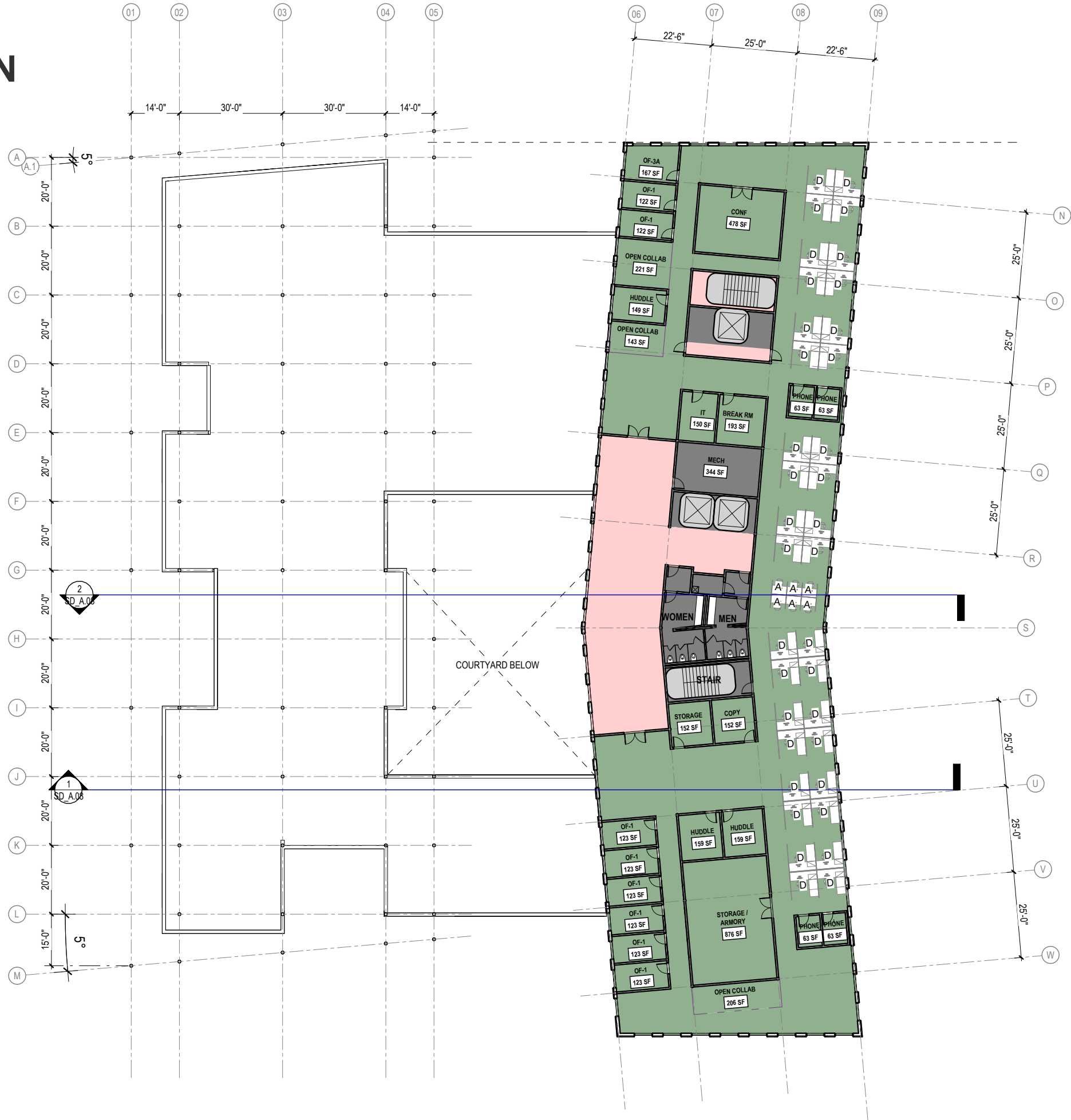


PROGRAM TYPE LEGEND

- PUBLIC SUPPORT & AMENITY SPACES
- PUBLIC CIRCULATION
- SEMI-PUBLIC CIRCULATION
- EMPLOYEE SUPPORT & AMENITY SPACES
- EMPLOYEE CIRCULATION
- (DCFS-CW) CHILD WELFARE
- (DCFS-CW) CUSTOMER SERVICE
- (OJJ) CUSTOMER SERVICE
- BUILDING SUPPORT SPACES

SCHEME A - LEVEL 02
SCALE: 1/32" = 1'-0"

FLOOR PLAN
SCHEME A



PROGRAM TYPE LEGEND





- EMPLOYEE CIRCULATION
- (OJJ) OFFICE OF JUVENILE JUSTICE
- BUILDING SUPPORT SPACES

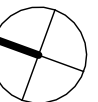
SCHEME A - LEVEL 03
SCALE: 1/32" = 1'-0"

SCHEME A

SCALE: 1/32" = 1'-0"

P. 13

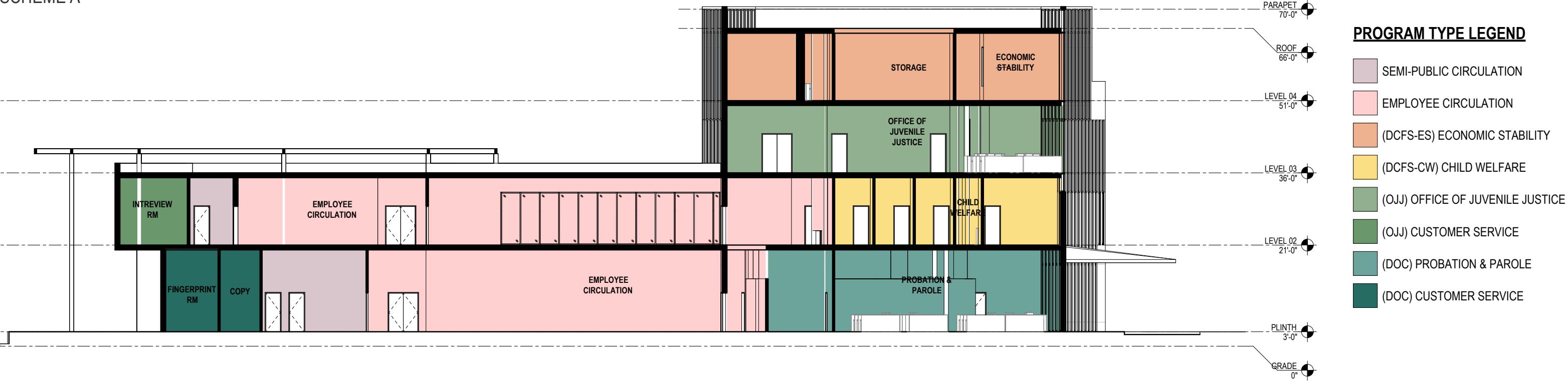
-  EMPLOYEE SUPPORT & AMENITY SPACES
-  EMPLOYEE CIRCULATION
-  (DCFS-ES) ECONOMIC STABILITY
-  BUILDING SUPPORT SPACES



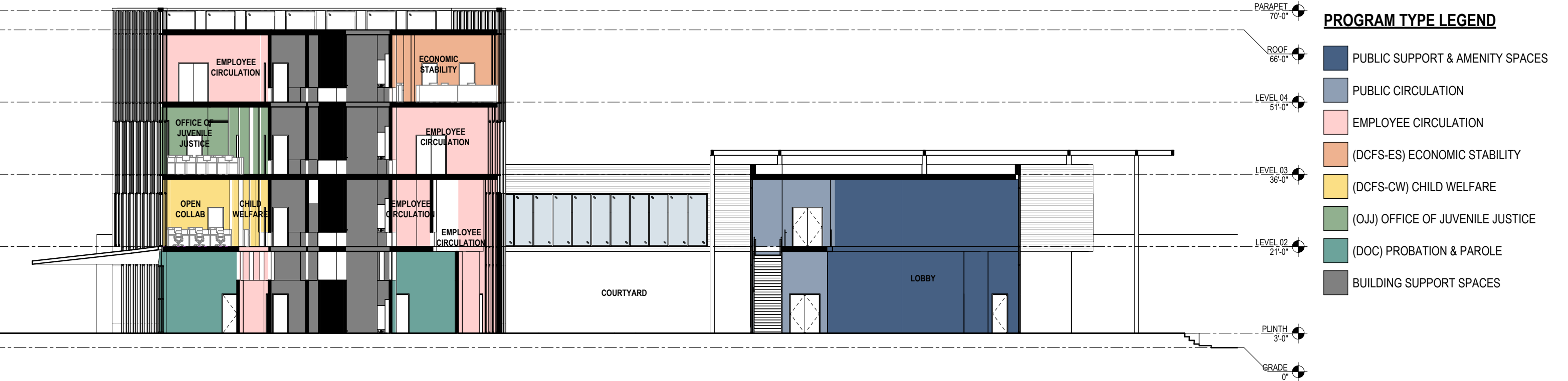
TRAPOLINPEER + Gensler

BUILDING SECTIONS

SCHEME A



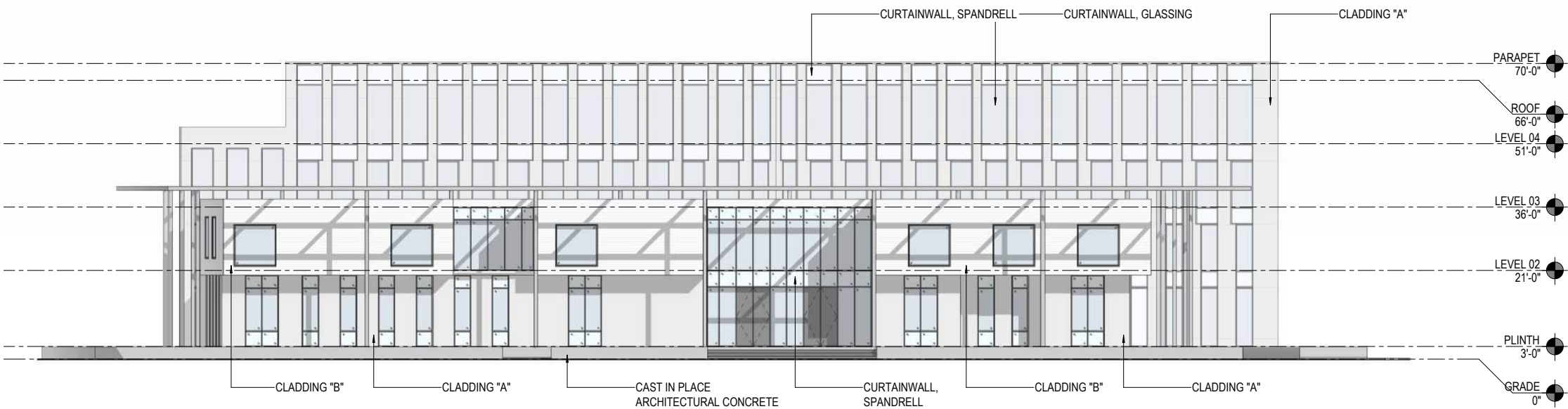
SECTION A
SCALE: 1" = 20'-0"



SECTION B
SCALE: 1" = 20'-0"

BUILDING ELEVATIONS

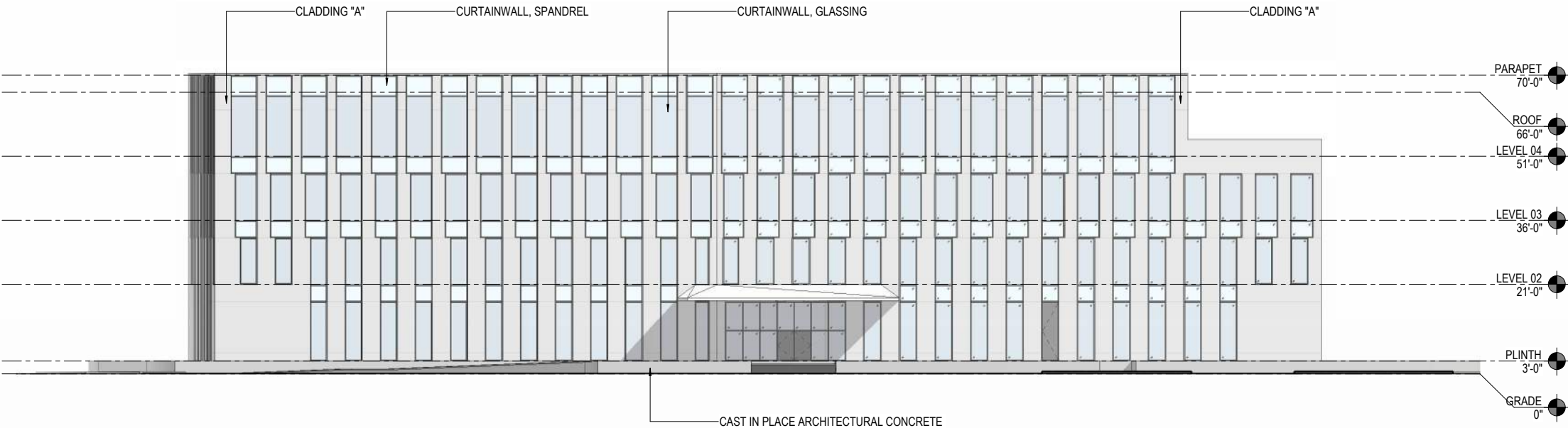
SCHEME A



- EXTERIOR MATERIAL LEGEND:**
- CLADDING "A":** RAINSCREEN PANEL SYSTEM, TEXTURED/PROFILED
- BASIS OF DESIGN MANUFACTURER(S):
 1. TAKTL ARCHITECTURAL ULTRA HIGH PERFORMANCE CONCRETE
 2. OPTICRETOS GFRC PRE-CAST CONCRETE PANELS
 - ALTERNATE OPTION:
 1. FORMED METAL PANEL
 - BASIS OF DESIGN MANUFACTURER(S):
 1. CENTRIA CS 200 PANEL
- CLADDING "B":** RAINSCREEN PANEL SYSTEM, SMALL FORMAT
- BASIS OF DESIGN MANUFACTURER(S): SAME AS CLADDING "A"
- CURTAINWALL:** THERMALLY BROKEN, IMPACT RESISTANT, UNITIZED SYSTEM. STRUCTURAL SILICONE GLAZING

SCHEME A - NORTH ELEVATION

SCALE: 1/32" = 1'-0"

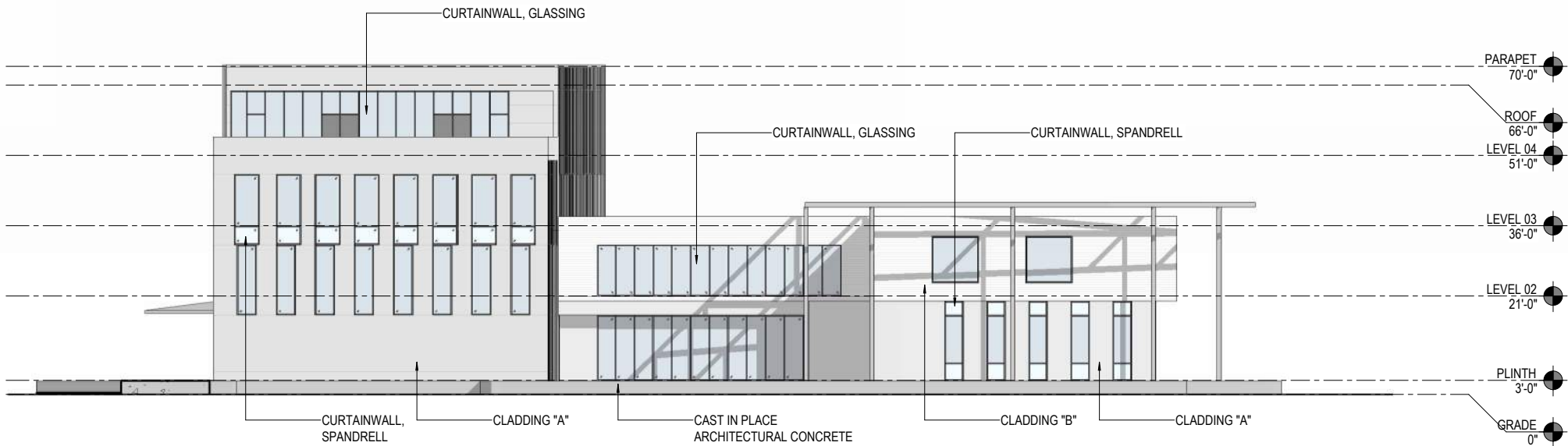


SCHEME A - SOUTH ELEVATION

SCALE: 1/32" = 1'-0"

BUILDING ELEVATIONS

SCHEME A



SCHEME A - EAST ELEVATION

SCALE: 1/32" = 1'-0"

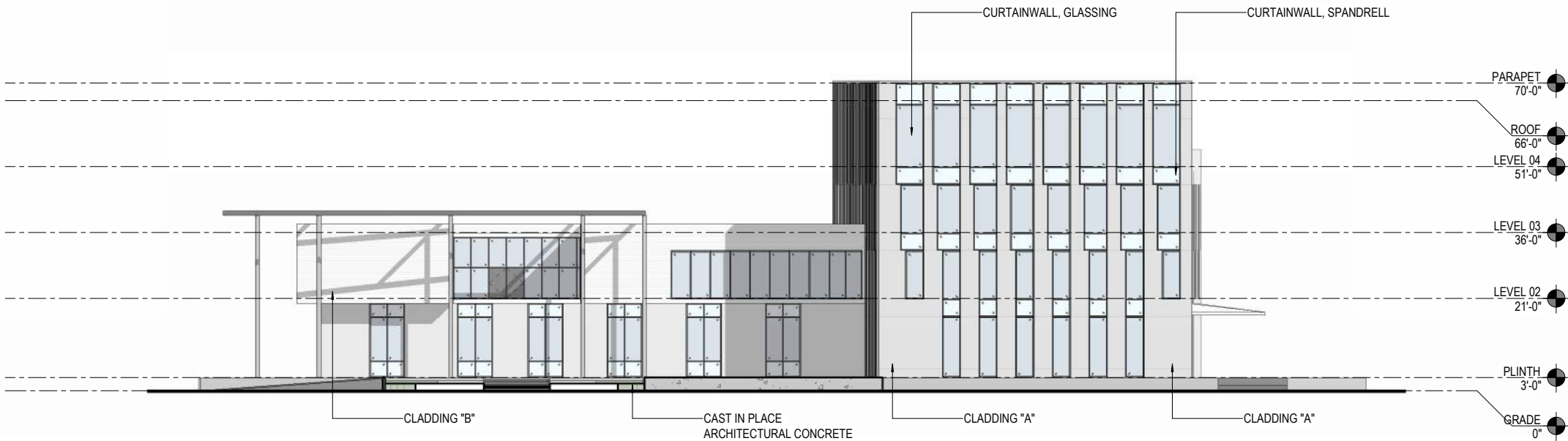
EXTERIOR MATERIAL LEGEND:

- CLADDING "A":** RAINSCREEN PANEL SYSTEM, TEXTURED/PROFILED
- BASIS OF DESIGN MANUFACTURER(S):
 1. TAKTL ARCHITECTURAL ULTRA HIGH PERFORMANCE CONCRETE
 2. OPTICRETOS GFRC PRE-CAST CONCRETE PANELS
 - ALTERNATE OPTION:
 1. FORMED METAL PANEL
 - BASIS OF DESIGN MANUFACTURER(S):
 1. CENTRIA CS 200 PANEL

- CLADDING "B":** RAINSCREEN PANEL SYSTEM, TEXTURED/PROFILED
- BASIS OF DESIGN MANUFACTURER(S): SAME AS CLADDING "A"

- CLADDING "C":** RAINSCREEN PANEL & SOFFIT SYSTEM, WOOD TEXTURE
- BASIS OF DESIGN MANUFACTURER(S): SAME AS CLADDING "A"

CURTAINWALL: THERMALLY BROKEN, IMPACT RESISTANT, UNITIZED SYSTEM. STRUCTURAL SILICONE GLAZING



SCHEME A -WEST ELEVATION

SCALE: 1/32" = 1'-0"

RENDERINGS

SCHEME A



VIEW FROM PARKING LOT



VIEW FROM SCOTSDALE DRIVE



VEIW FROM ENTRY STEPS



SCOTSDALE DRIVE

RENDERINGS

SCHEME A



VIEW FROM PARKING LOT



EMPLOYEE ENTRANCE



LOBBY



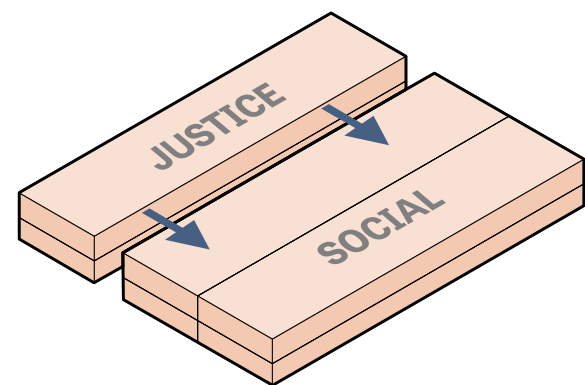
TYPICAL INTERIOR WORKSPACE

ARCHITECTURAL DESIGN - SCHEME B

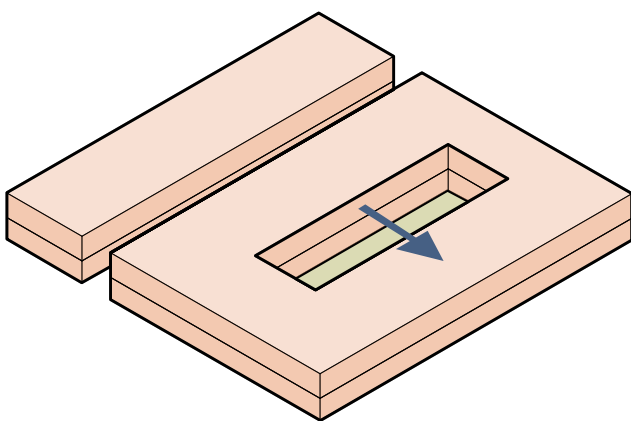
BUILDING DIAGRAMS
SITE PLAN
FLOOR PLANS
SECTIONS
ELEVATIONS
RENDERINGS

BUILDING MASS EVOLUTION

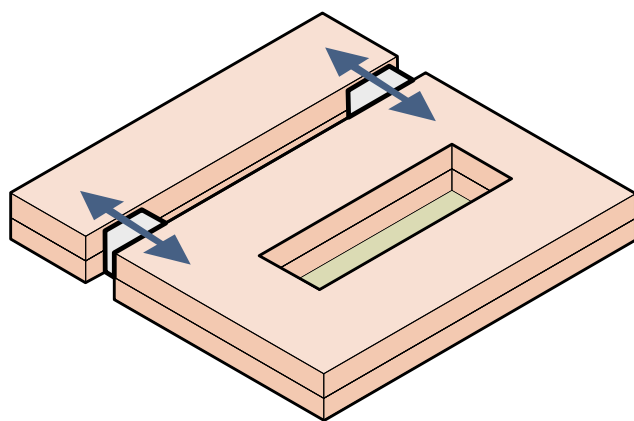
SCHEME B



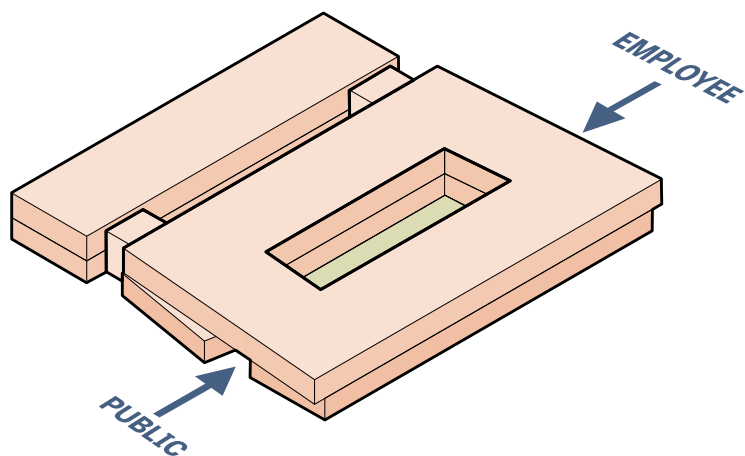
SEPARATE SOCIAL AND JUSTICE PROGRAM



CREATE COURTYARD
TO ALLOW NATURAL LIGHT IN
ALL PROGRAM SPACES



CIRCULATION CONNECTION
BETWEEN THE MASSES

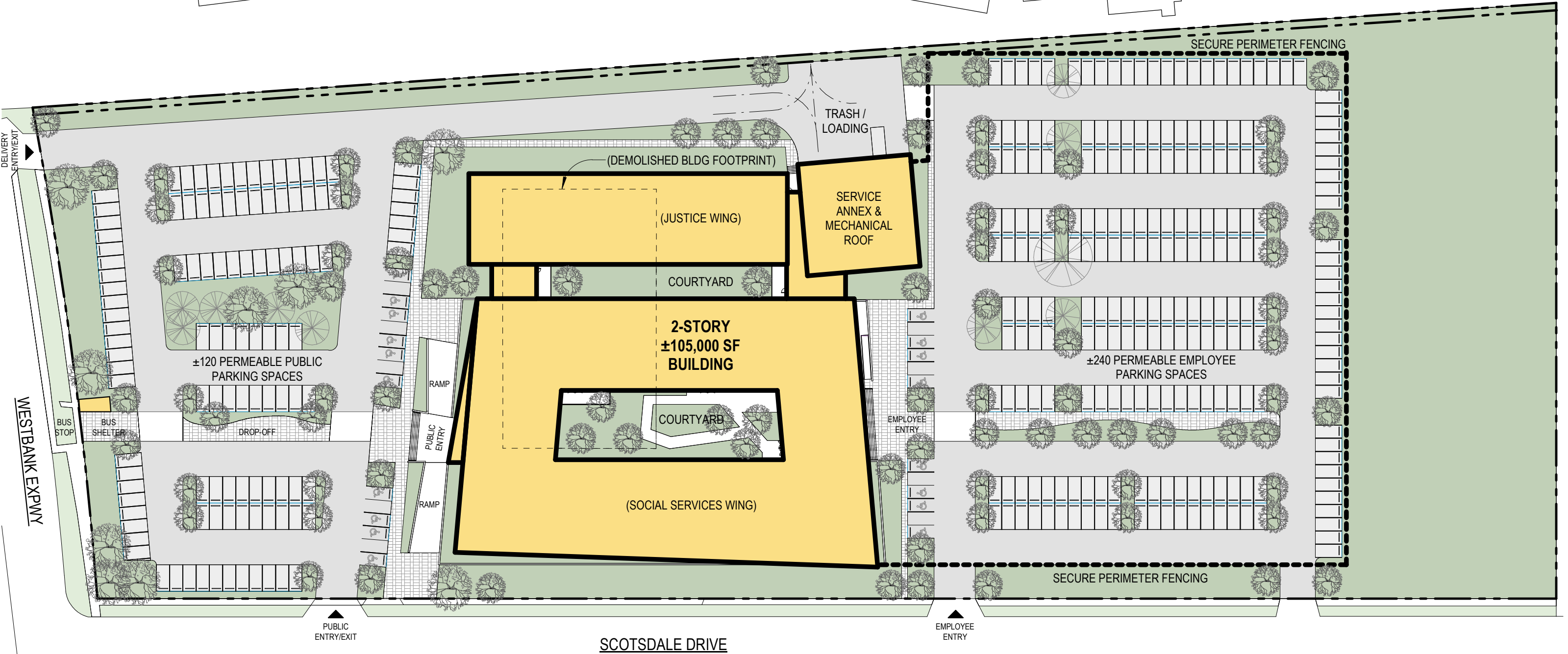


ROTATE MASS
AT ENTRY POINTS

SITE PLAN

SCHEME B

FOR ALTERNATE SITE LAYOUTS REFER TO LANDSCAPE DESIGN



SITE PLAN _SCHEME B

SCALE: 1/64" = 1'-0"

SCHEME B



FLOOR PLAN
SCHEME B



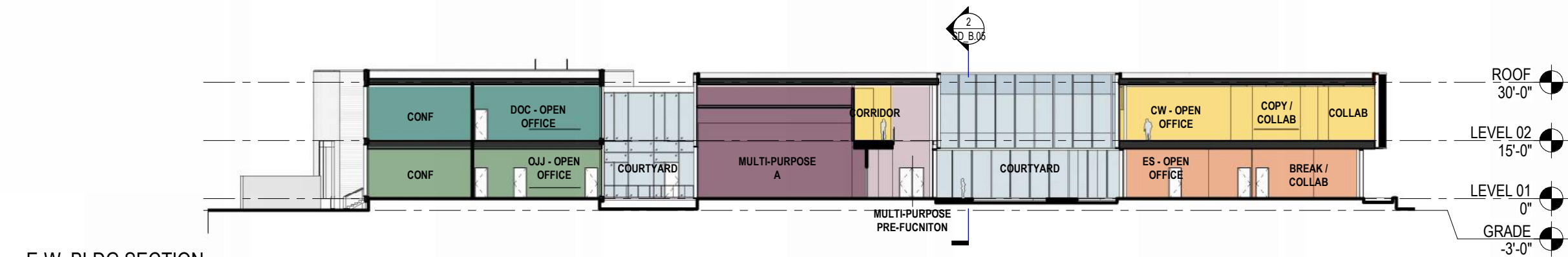
PROGRAM TYPE LEGEND

- PUBLIC SUPPORT & AMENITY SPACES
- PUBLIC CIRCULATION
- SEMI-PUBLIC CIRCULATION
- EMPLOYEE SUPPORT & AMENITY SPACES
- EMPLOYEE CIRCULATION
- (DCFS-CW) CHILD WELFARE
- (DCFS-CW) CUSTOMER SERVICE
- (DOC) PROBATION & PAROLE
- (DOC) CUSTOMER SERVICE
- BUILDING SUPPORT SPACES

SCHEME B _LEVEL 02 FLOOR PLAN
SCALE: 1/32" = 1'-0"

BUILDING SECTIONS

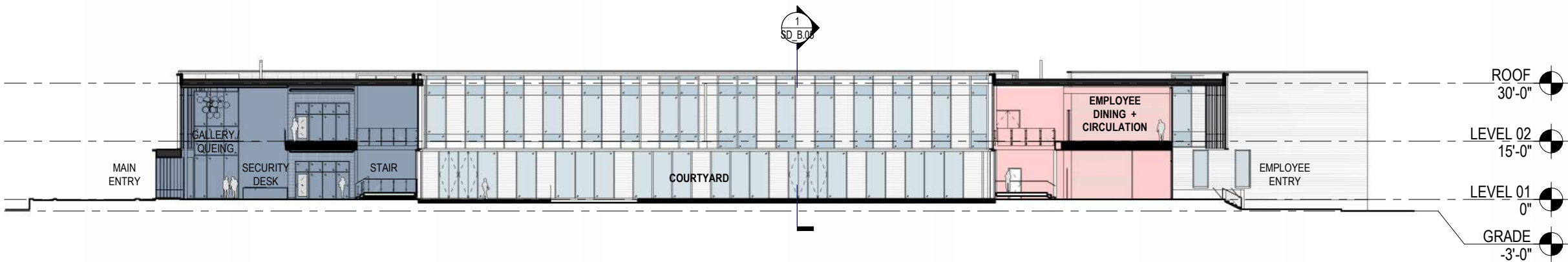
SCHEME B



E-W BLDG SECTION
SCALE: 1/32" = 1'-0"

PROGRAM TYPE LEGEND

- SEMI-PUBLIC SUPPORT & AMENITY SPACES
- SEMI-PUBLIC CIRCULATION
- (DCFS-ES) ECONOMIC STABILITY
- (DCFS-CW) CHILD WELFARE
- (OJJ) OFFICE OF JUVENILE JUSTICE
- (DOC) PROBATION & PAROLE



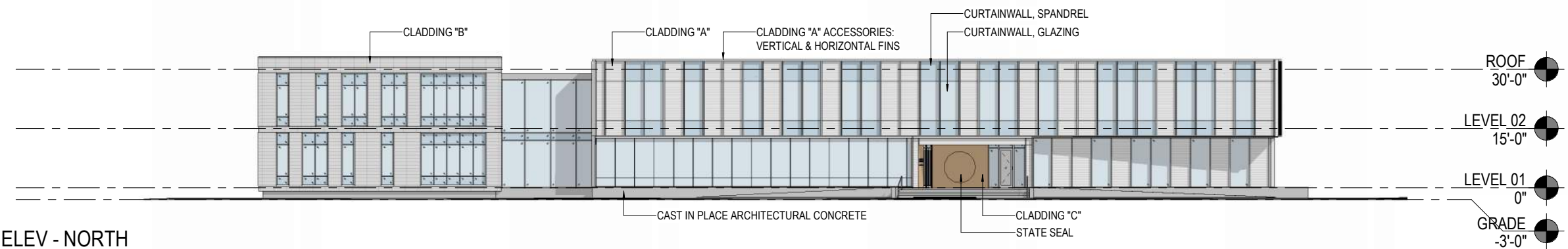
N-S BLDG SECTION
SCALE: 1/32" = 1'-0"

PROGRAM TYPE LEGEND

- PUBLIC CIRCULATION
- EMPLOYEE CIRCULATION

BUILDING ELEVATIONS

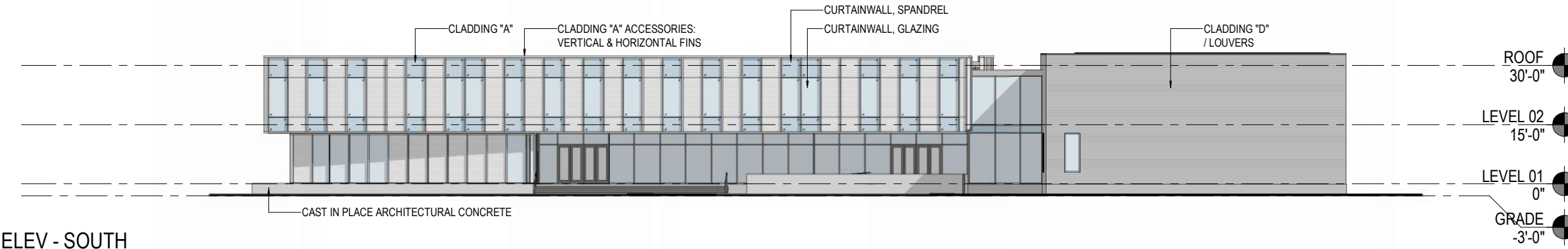
SCHEME B



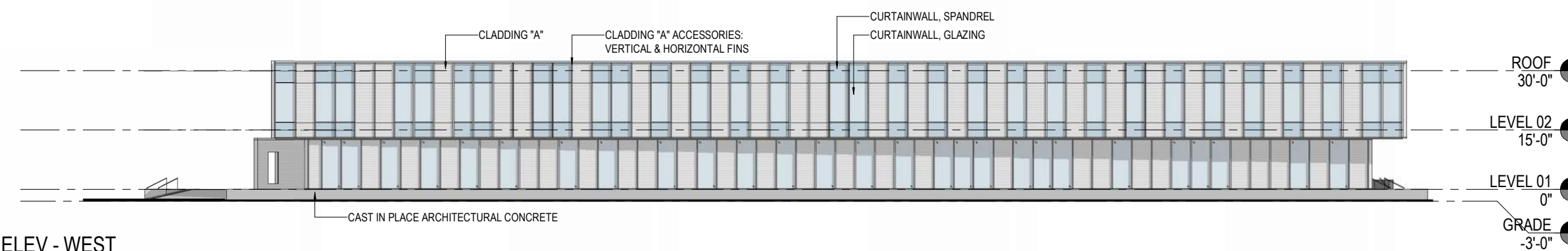
ELEV - NORTH
SCALE: 1/32" = 1'-0"



ELEV - EAST
SCALE: 1/32" = 1'-0"



ELEV - SOUTH
SCALE: 1/32" = 1'-0"



ELEV - WEST
SCALE: 1/32" = 1'-0"

EXTERIOR MATERIAL LEGEND:

- CLADDING "A":** RAINSCREEN PANEL SYSTEM, TEXTURED/PROFILED
- BASIS OF DESIGN MANUFACTURER(S):
 1. TAKTL ARCHITECTURAL ULTRA HIGH PERFORMANCE CONCRETE
 2. REIDER GLASS FIBER REINFORCED CONCRETE PANELS
 3. SHILDAN TERRACOTTA PANELS
 - ACCESSORIES: VERTICAL & HORIZONTAL FINS / BAGUETTES AT RAINSCREEN PANELS & CURTAINWALL FRAMES.

- CLADDING "B":** RAINSCREEN PANEL SYSTEM, SMALL FORMAT
- BASIS OF DESIGN MANUFACTURER(S): SAME AS CLADDING "A"

- CLADDING "C":** COMPOSITE WALL CLADDING & SOFFIT, WOOD TEXTURE
- BASIS OF DESIGN MANUFACTURER: RESYSTA

- CLADDING "D":** FORMED METAL PANEL W/ INTEGRATED LOUVERS AT MECHANICAL ROOF
- BASIS OF DESIGN MANUFACTURER(S):
 1. BERRIDGE HR-16 PANEL
 2. CENTRIA CS-660 PANEL

- CURTAINWALL:** THERMALLY BROKEN, IMPACT RESISTANT, UNITIZED SYSTEM. STRUCTURAL SILICONE GLAZING

RENDERINGS

SCHEME B



VIEW FROM PARKING LOT



VIEW FROM SCOTSDALE DRIVE



VEIW FROM ENTRY STEPS



PUBLIC ENTRY VESTIBULE

RENDERINGS

SCHEME B



SECURE ENTRY & GALLERY



FIRST FLOOR PUBLIC LOUNGE



INTERIOR COURTYARD



TYPICAL INTERIOR WORKSPACE

LANDSCAPE DESIGN - SCHEME A

SITE PLAN
CONTEXT PLAN
CONCEPTUAL SITE PLAN
DESIGN PRECEDENTS
COURTYARD DESIGN

SITE PLAN

SCHEME A

LEGEND

- 

EXISTING TREES
- 

PROPOSED NEW TREES
- 

BENCHES
- 

MOVEABLE TABLES & CHAIRS
- 

PICNIC TABLES
- 

PERMEABLE PAVERS AT PARKING STALLS
- 

HARDSCAPE
- 

PLANTING
- 

ROADWAY
- 

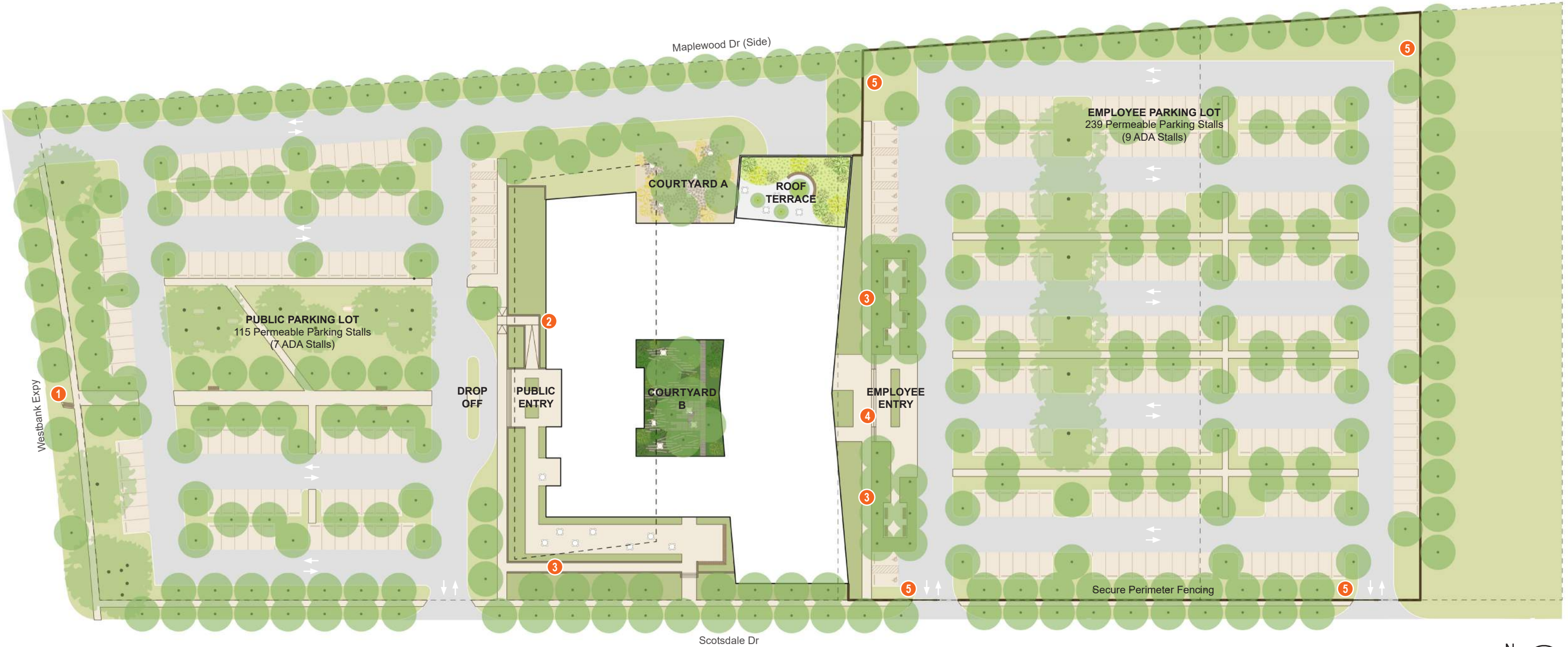
EXISTING BUS STOP
- 

ACCESSIBLE RAMP
- 

SLOPED PATHS (>5%)
- 

MONUMENTAL SEATING STEPS
- 

SECURED PERIMETER FENCE WITH GATE



CONTEXT PLAN

SCHEME A



CONCEPTUAL SITE PLAN

SCHEME A



CONCEPTUAL DIAGRAM OF LOUISIANA ECOSYSTEMS



HARDWOOD FOREST



PINE SAVANNA



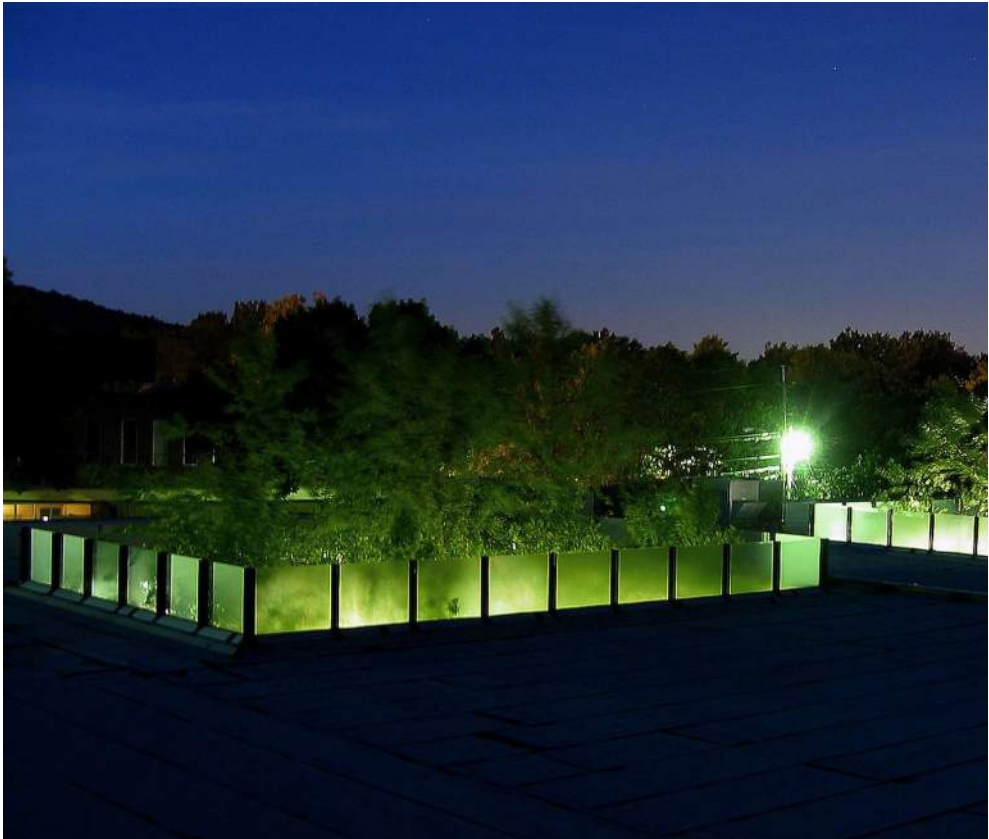
CAJUN PRAIRIE



WETLAND / MARSH

DESIGN PRECEDENTS


SCHEME A





COURTYARD DESIGN


SCHEME A


LEGEND


 EXISTING TREES


 PROPOSED NEW TREES


 PROPOSED PLANTINGS


 MOVEABLE TABLES & CHAIRS

 BENCHES

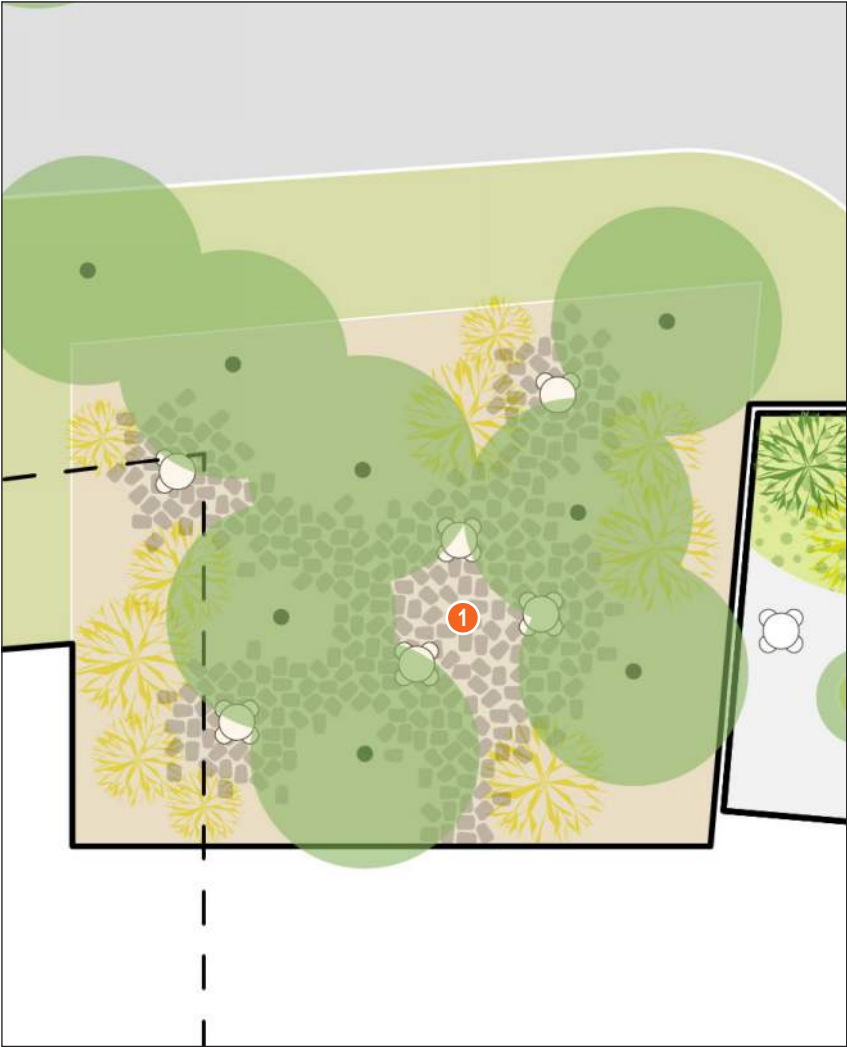
 BUILDING ABOVE

 1 UNIT PAVERS

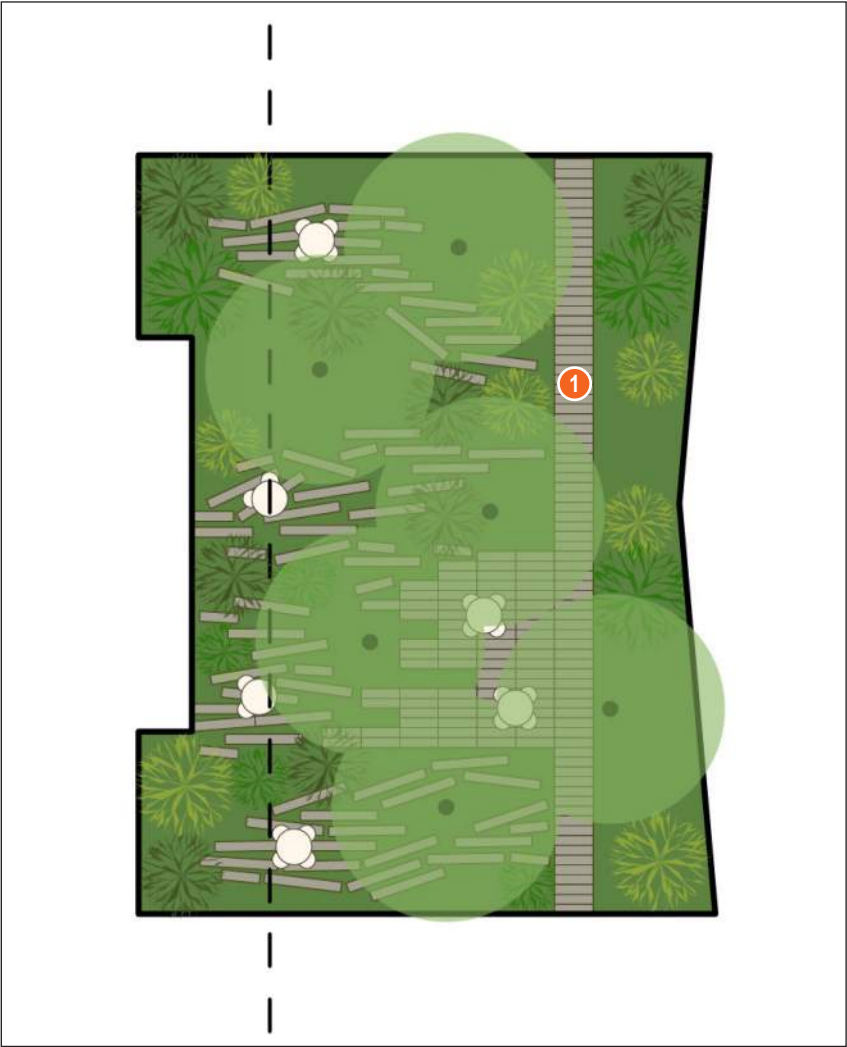
 2 PAVERS ON PEDESTALS

 3 PLANTERS

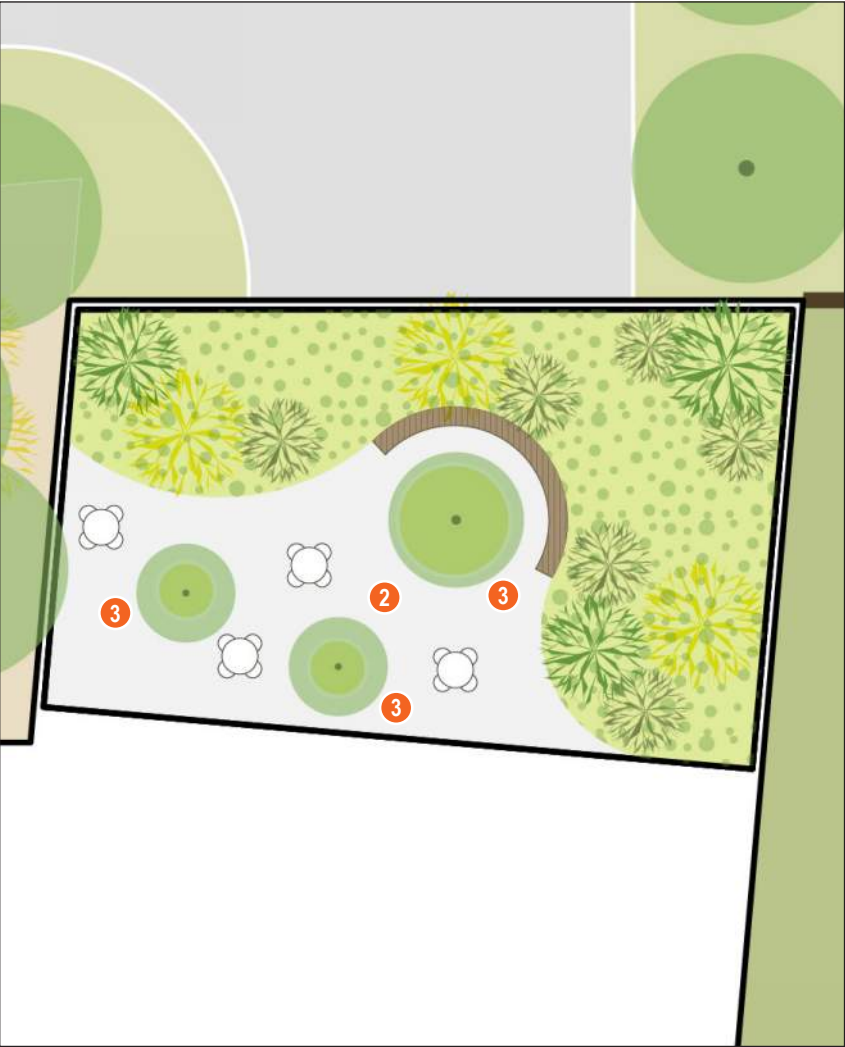
 SHRUBS, PERENNIALS, AND/OR GROUNDCOVERS



1 SITE PLAN_SCHEME A_COURTYARD A
SD_L.02 SCALE: 1"=20'-0"



2 SITE PLAN_SCHEME A_COURTYARD B
SD_L.02 SCALE: 1"=20'-0"



3 SITE PLAN_SCHEME A_ROOF TERRACE
SD_L.02 SCALE: 1"=20'-0"



LANDSCAPE DESIGN - SCHEME B

SITE PLAN
CONTEXT PLAN
DESIGN PRECEDENTS
COURTYARD DESIGN

SITE PLAN

SCHEME B

LEGEND

-  EXISTING TREES

 PROPOSED NEW TREES

 BENCHES
-  MOVEABLE TABLES & CHAIRS

 PICNIC TABLES

 PERMEABLE PAVERS AT PARKING STALLS
-  HARDSCAPE

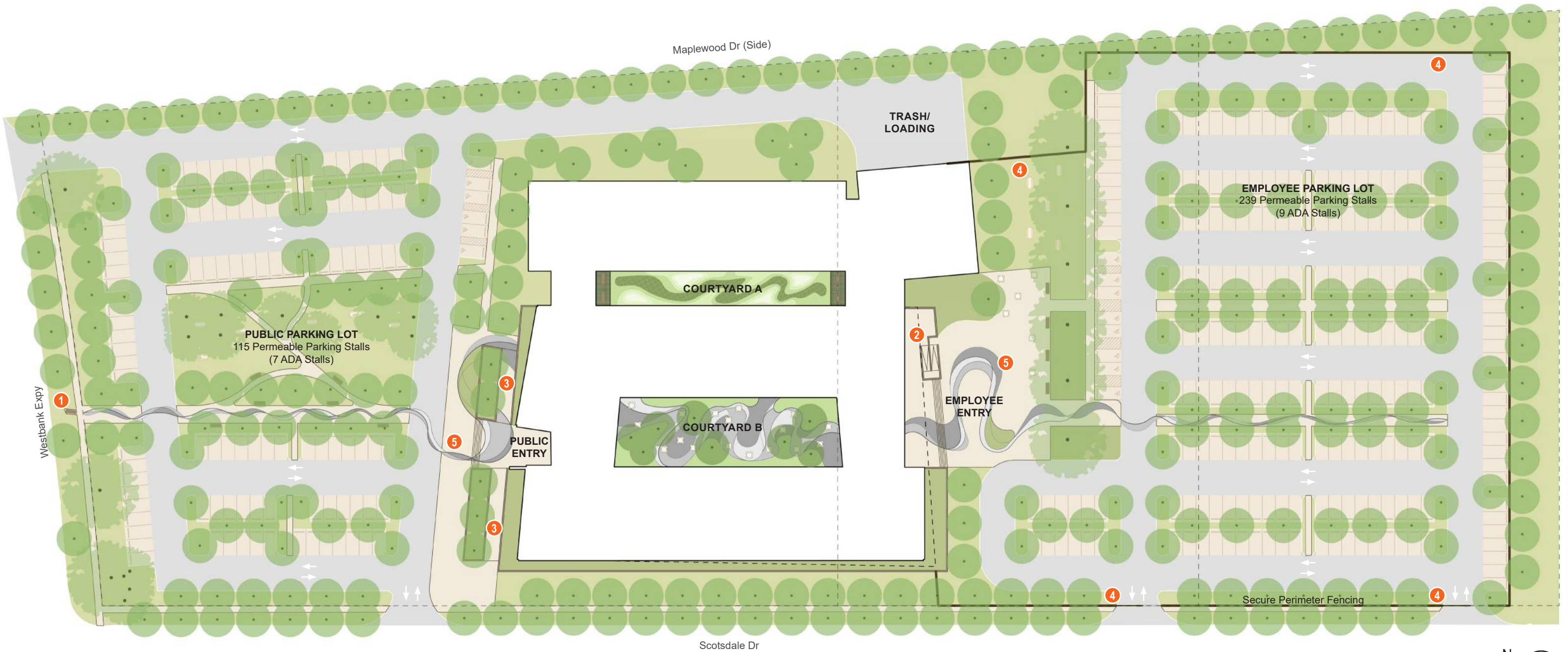
 PLANTING

 ROADWAY
-  1 EXISTING BUS STOP

 2 ACCESSIBLE RAMP

 3 SLOPED PATHS (>5%)
-  4 SECURED PERIMETER FENCE WITH GATE

 5 EXPOSED AGGREGATE CONCRETE FINISH



1 SITE PLAN_SCHEME A_COURTYARD B
SD_L.06 SCALE: 1/64"=1'-0"

CONTEXT PLAN

SCHEME B



DESIGN PRECEDENTS

SCHEME B



CONCRETE PAVEMENT WITH EXPOSED AGGREGATE CONCRETE FINISH














COURTYARD A

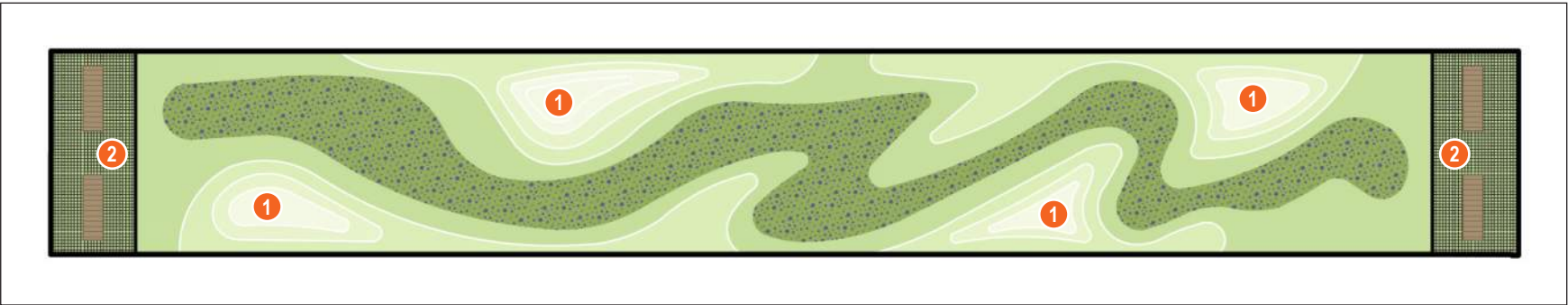


COURTYARD DESIGN

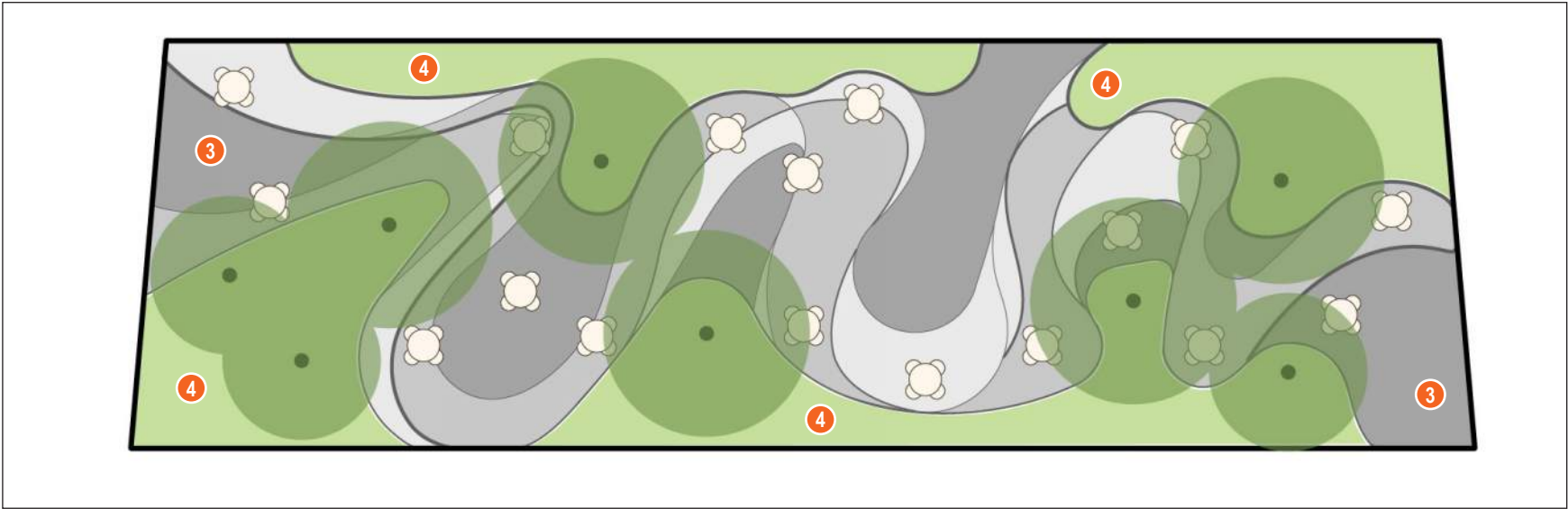
SCHEME B

LEGEND

-  EXISTING TREES
-  PROPOSED NEW TREES
-  PROPOSED PLANTINGS
-  MOVEABLE TABLES & CHAIRS
-  BENCHES
-  BUILDING ABOVE
-  PLANTING
-  1 MOUNDS
-  2 METAL GRATE SEATING AREA WITH STEPS FOR MAINTENANCE
-  3 CONCRETE PAVEMENT WITH EXPOSED AGGREGATE FINISH PATTERN
-  4 RAISED PLANTERS



1 SITE PLAN_SCHEME B_COURTYARD A
SD_L.07 SCALE: 1"=20'-0"



2 SITE PLAN_SCHEME B_COURTYARD B
SD_L.07 SCALE: 1"=20'-0"



END OF DOCUMENT