



> Project team



OUR TEAM NELSON & HOK



Brad Ewing, AIA, NCARB, LEED AP
Regional Practice Leader, Civic,
Community, Justice & Education



**Kristine Johnson, AIA, NCARB,
LEED AP**
Director of Justice
Courts Planner



Roger Whitaker
Sr. Project Manager

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WHY US?

PROVEN COLLABORATIVE
PROJECT DELIVERY

WE KNOW
ROCKDALE COUNTY

INNOVATIVE AND FLEXIBLE

NELSON

44+

YEARS IN BUSINESS

700

EMPLOYEES

18

NATIONAL OFFICES

7.5 B+

TOTAL VALUE
OF NATIONAL
PROJECTS IN THE
LAST 3 YEARS

#6 TOP

ARCHITECTURE FIRMS

BUILDING DESIGN + CONSTRUCTION

#17 TOP

ARCHITECTURE FIRMS

ARCHITECTURAL RECORD

NELSON Civic and Justice

30+

CIVIC AND JUSTICE
PROJECTS

20+

COURT
EXPERIENCE

40

COURTROOMS
DESIGNED

1M+ SF

JUSTICE AND CIVIC
FACILITIES

Leading With Experience & Ingenuity

30+ TOTAL PROJECTS
IN ROCKDALE COUNTY

12 YEARS
OF JUSTICE COLLABORATION
BETWEEN NELSON AND HOK

1 BILLION SF
JUSTICE AND COURTHOUSE
PROJECTS COMPLETED

5 JOINT PROJECTS
COMPLETED BY NELSON AND HOK

NELSON/HOK Georgia

Justice Projects

- Habersham County Judicial Facility
- Dawson County Courthouse
- Gwinnett County 911 Center
- Harold R. Banke Justice Center Replacement Jail and Sheriff's Administration Building
- Dawson County Adult Jail and Law Enforcement Center
- Cobb County Regional Youth Center
- Douglas County Adult Detention & Law Enforcement Center
- Clayton County Historic Courthouse Renovation
- Dawson County Jail
- Gwinnett County Detention Ctr. Addition and Expansion
- Eastman Youth Development Campus
- Athens Public Safety Building
- Marietta Regional Youth Detention Center
- Gwinnett County Regional Youth Center
- Thomas County Justice Center
- Coffee County Jail
- Richmond County Law Enforcement and Criminal Justice Center
- Harris County Jail
- Douglas County Courthouse
- Clayton County Justice Complex
- Macon Bibb County - Courthouse Needs Assessment
- Forsyth County Justice Center
- Rockdale County Courthouse Security Needs Assessment Addition and Renovation
- Fulton County Electronic Security Lock Systems Assessment
- City of McDonough Municipal Courts Planning Services
- Federal Bureau of Prisons IDIQ Contract
- Flowery Branch Police Headquarters and City Hall
- Forsyth County Courthouse and Jail
- Georgia Department of Transportation HQ
- Haralson County Detention Center
- Hardman Farm. Multiple Projects
- Henry County Water Authority Headquarters
- Jefferson Station Police Precinct and Library
- Johnson Park Recreation Center
- Macon-Bibb County Courthouse Needs Assessment
- Madison County Detention Center
- Metro Re-Entry Facility
- Paulding County Adult Detention and Law Enforcement Center
- Paulding County CSEC Housing
- Paulding RYDC Classroom Addition
- Riverbend Correctional Facility
- Robert A. Deyton Detention Center
- Rockdale County Justice Projects
- Regional Youth Detention Centers Master Plan
- Terrell Regional Youth Detention Center
- Senator Thad Cochran US Bankruptcy Courthouse
- TW Memorial Sheriff's Office Training Facility
- Jonesboro City Center
- CSEC Gwinnett County
- Bacon & Smith Transition Center
- Dekalb County Jail Needs Assessment
- Augusta YDC Academic and Housing Building
- Berkeley Lake City Hall
- Central Regional Youth Detention Center
- Clayton County Southwest Intergenerational Center
- Cobb County Adult Detention Center
- Eastman Control Room Renovations
- Etowah Museum Master Plan

Habersham County Judicial Facility



Gwinnett County 911 Center



Forsyth County Courthouse



HOK



1700 
EMPLOYEES WORLDWIDE



25 
GLOBAL OFFICES



**60+ YEARS OF
DESIGN + INNOVATION**

\$1B+

TOTAL CONSTRUCTION VALUE OF PROJECTS IN LAST 3 YEARS

#1

US Architecture/Engineering Firm
Engineering News-Record
Top 500 Design Firms

#3

Top 100 Giants

Interior Design

#2

Most Admired Firm for Leadership in
Technology Innovation
Design Intelligence

#2

Top Role Model in Sustainable and High Performance Design
Design Intelligence

HOK Civic and Justice



750+

CIVIC AND JUSTICE
PROJECTS FIRMWIDE



50+

COURT EXPERIENCE



2,500+

COURTROOMS
DESIGNED

18,600,000

SQ. FT. OF JUDICIAL FACILITIES

#1

Top Justice Projects

2019 Building Design and Construction

#1

Federal Government Projects

2019 Building Design and Construction

#1

Local Government Projects

2019 Building Design and Construction

140+

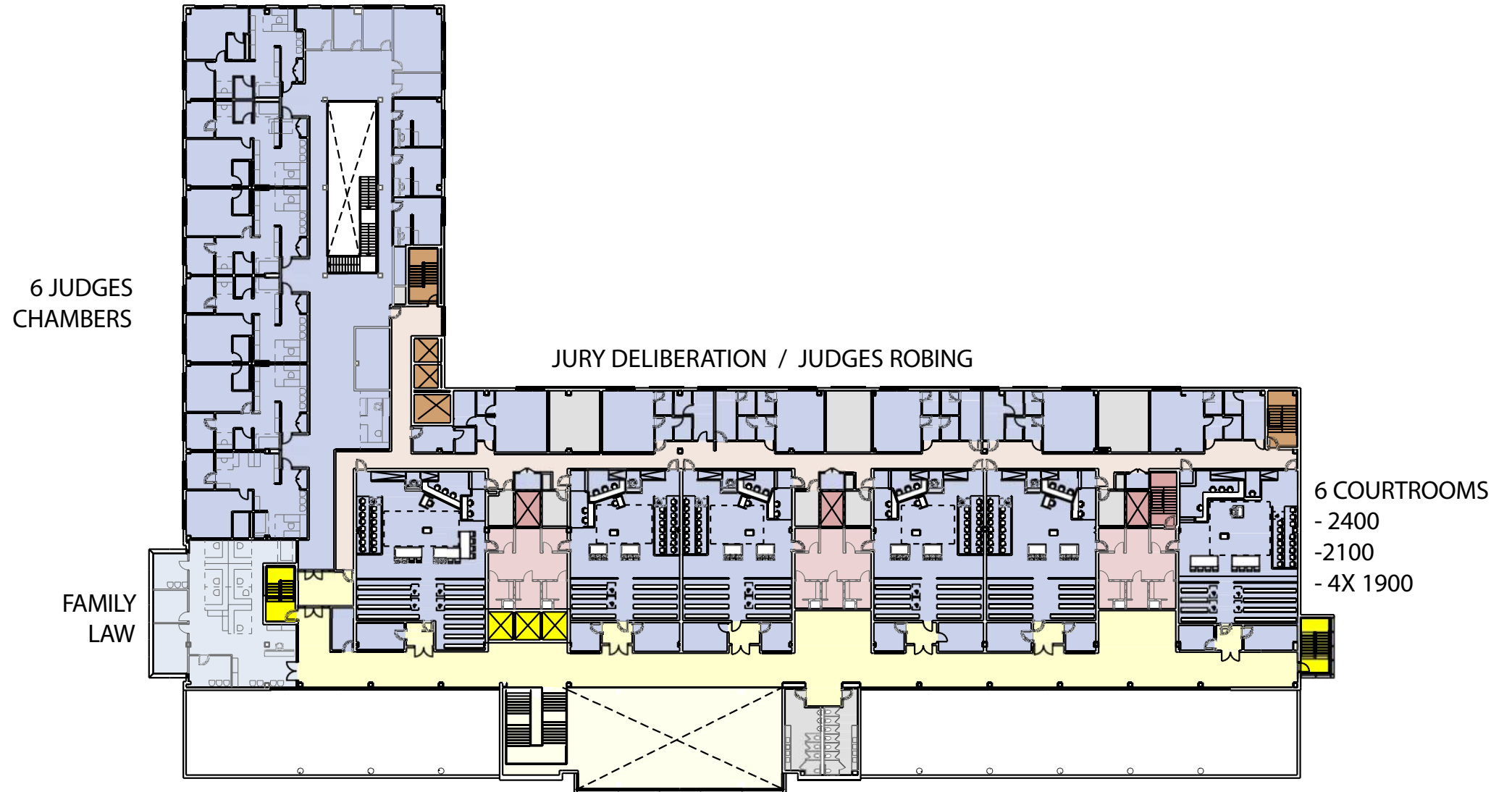
AIA Awards

HOWARD COUNTY CIRCUIT COURTHOUSE

ELLICOTT CITY, MD

- > 240,000 GSF
- > 9 courtrooms / 2 hearing rooms (not including Grand Jury)
- > Approximately 53,000 SF / court floor
- > Tracking LEED Gold





Typical Courtroom Floor





MACON-BIBB COUNTY COURTHOUSE

MACON, GA

- > 82,000 SF New Construction
- > 6 courtrooms + 2 shelled





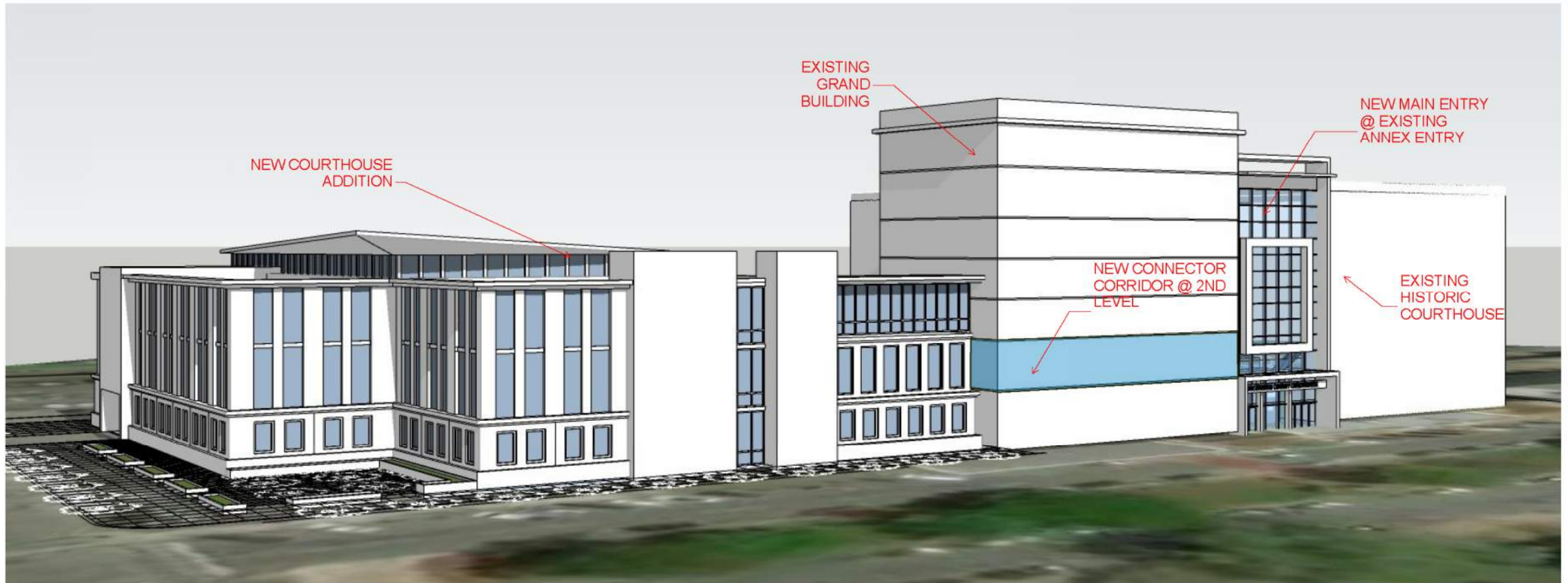
CONCEPTUAL DESIGN - ADDITION AND RENOVATION STUDY

SCHEME A



SPECIAL PRESENTATION TO MACON BIBB COUNTY - MAY 15, 2019





NEW COURTHOUSE ADDITION CONCEPT

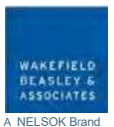
Macon Bibb County Courthouse

CONCEPTUAL DESIGN - ADDITION AND RENOVATION STUDY



SPECIAL PRESENTATION TO MACON BIBB COUNTY: MAY 15, 2019

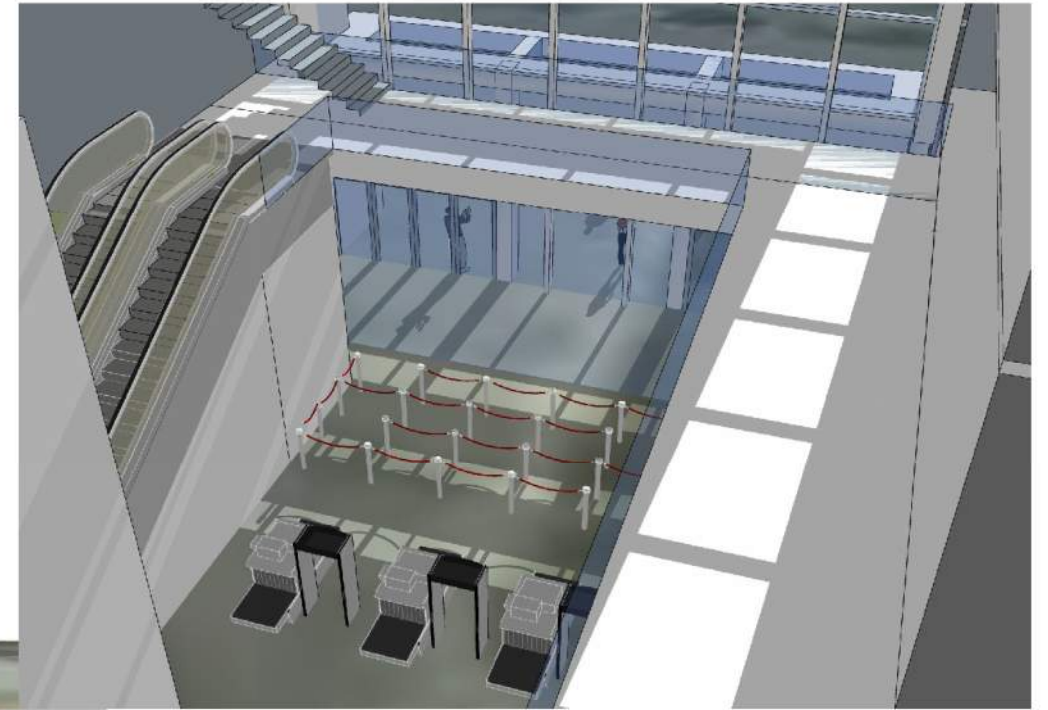
SCHEME A



A NELSON AKE Brand



NEW MAIN COURTHOUSE ENTRY



NEW COURTHOUSE ENTRY ATRIUM

Macon Bibb County Courthouse

CONCEPTUAL DESIGN - ADDITION AND RENOVATION STUDY



SPECIAL PRESENTATION TO MACON BIBB COUNTY - MAY 15, 2019

SCHEME A



**FORSYTH COUNTY
COURTHOUSE & JAIL**
CUMMING, GA

- > 160,000 SF
- > 5 courtrooms + 1 shelled
- > Courthouse, Jail & Parking Decks



PROJECT REQUIREMENTS

- Alignment of the existing Courthouse front doors with the new courthouse front doors
- Site challenges
 - Judge's Parking
 - Public access
 - Security
 - Inmate movement
 - Under ground stream







FORSYTH COUNTY COURTHOUSE

YOUR PROJECT



KEY SUCCESS FACTORS

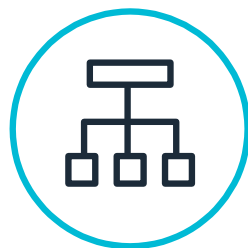




QA/ QC & THE SIX CS



COMMUNICATE



COORDINATE



CURRENT



CONSISTENT



CLEAR



CONCISE

Our process for quality begins with four internal drawing reviews at every deliverable.

- › The Project Architect's Review
- › The Senior Project Manager's Review
- › Our Third-Party QA/QC Specialist Offering a "Fresh Set of Eyes"
- › Our Principal in Charge's Review

Our design process further employs approaches in keeping with the six Cs, such as:

- › Principally Led Projects
- › BIM Coordination
- › Clash Detection Modeling
- › Specification Coordination

PROJECT TOOLS

PROJECT DESIGN & MANAGEMENT

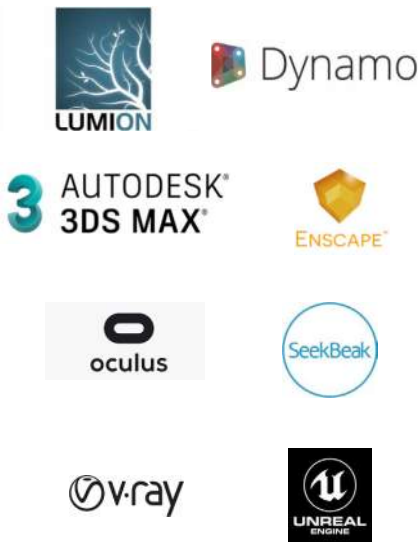


Deltek

COLLABORATION



VISUALIZATION



DATA CAPTURE



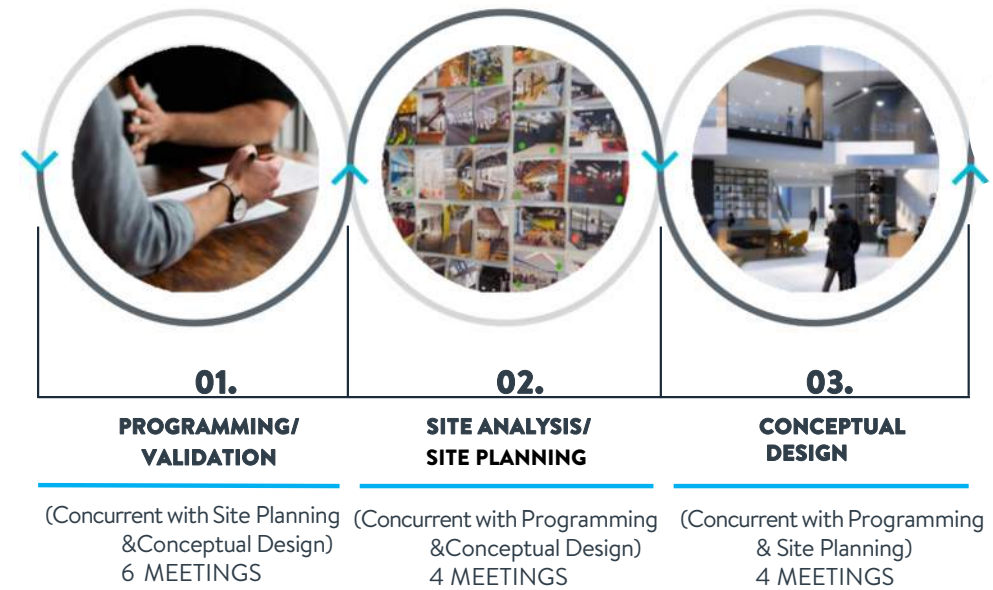
DESIGN PROCESS



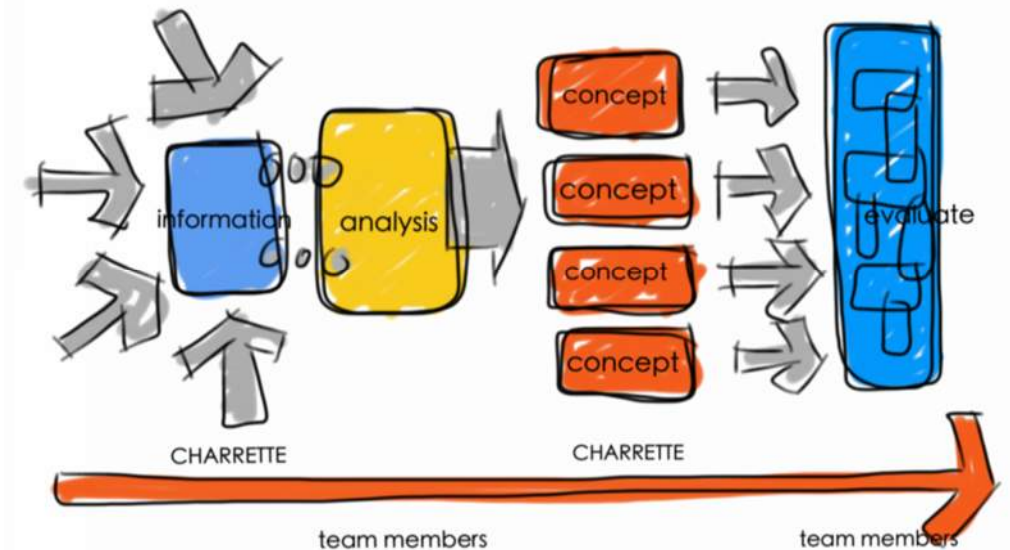
DESIGN PROCESS

The Collaborative Creative Process

- Space Program
- Design Aspirations
- Site Planning
- Sustainability
- Budget

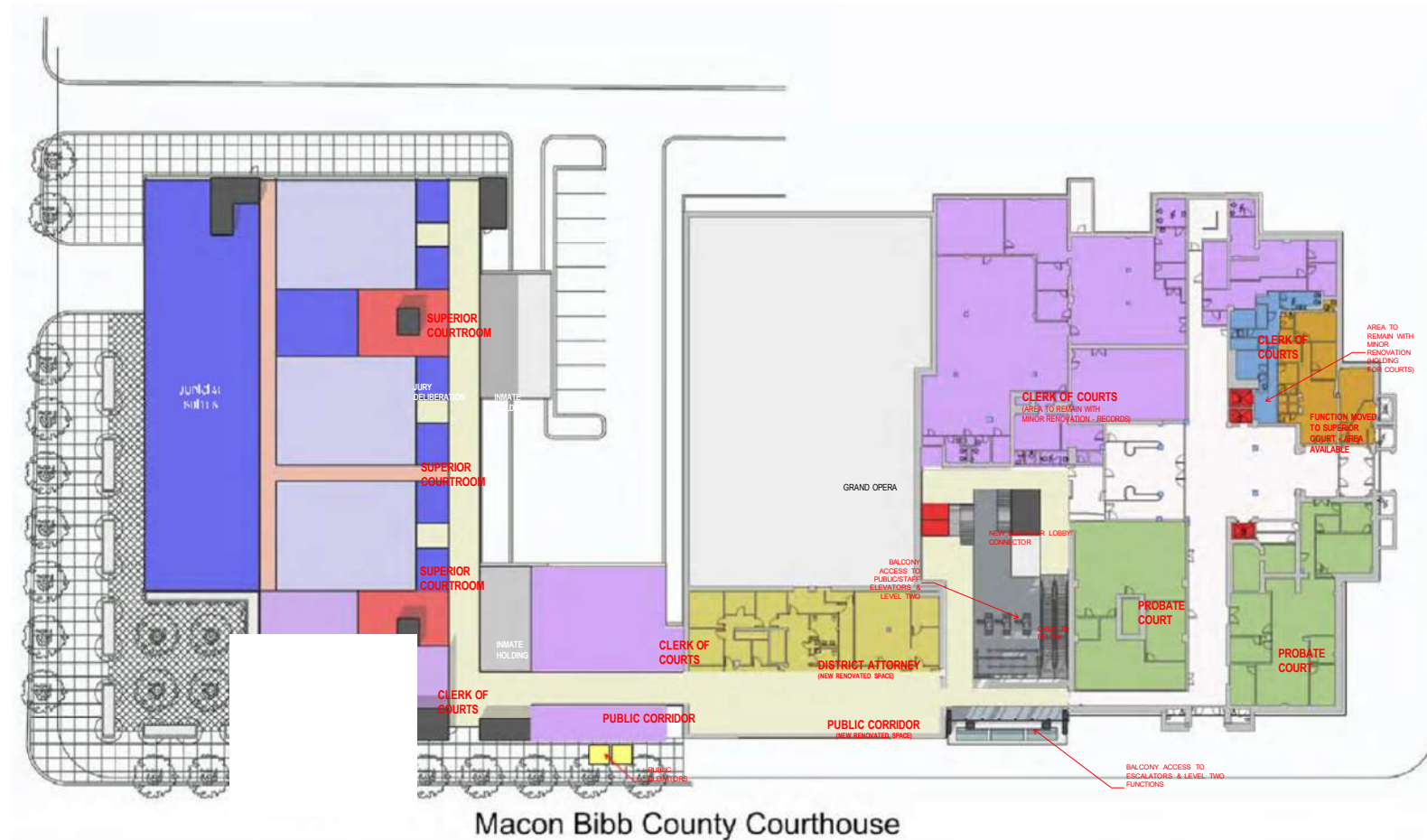


3 to 4 Months if tasks are performed
Concurrently



PROGRAMMING & PLANNING

- Our programming team is hands-on, intuitive and knowledgeable.
- We write programming standards for a living and bring that experience to apply to your project.



CONCEPTUAL DESIGN - ADDITION AND RENOVATION STUDY

LEVEL 2 - SCHEME A

SITE EVALUATION MATRIX EXAMPLE

Site A: Closest to I-10, it allows for quick access to the various population centers in the county. It provides opportunity for future expansion, is well drained and has the highest resiliency in the event of a hurricane. High cost to develop site and establish utilities and road connections is largest limitation.

Site B: Its location across from the county's airport requires special permits and restricts the development's height. It is poorly drained and within the 100 and 500 floodplains. Belton Lane requires major improvements.

Site C: Presents the fewest site development restrictions but is furthest from the main population centers. Proximity to an existing residence and church may limit opportunity for future expansion. Poskey Road requires major improvements.

Site D: Adjacent to the county's existing courthouse, it provides convenient access to utilities and road network. Its small acreage requires a dense development solution and phased construction.

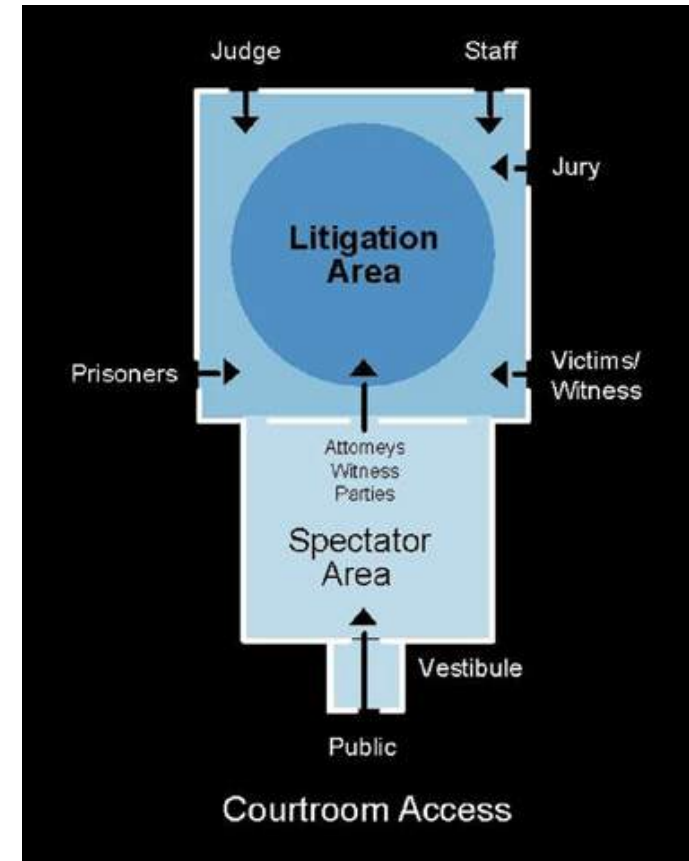
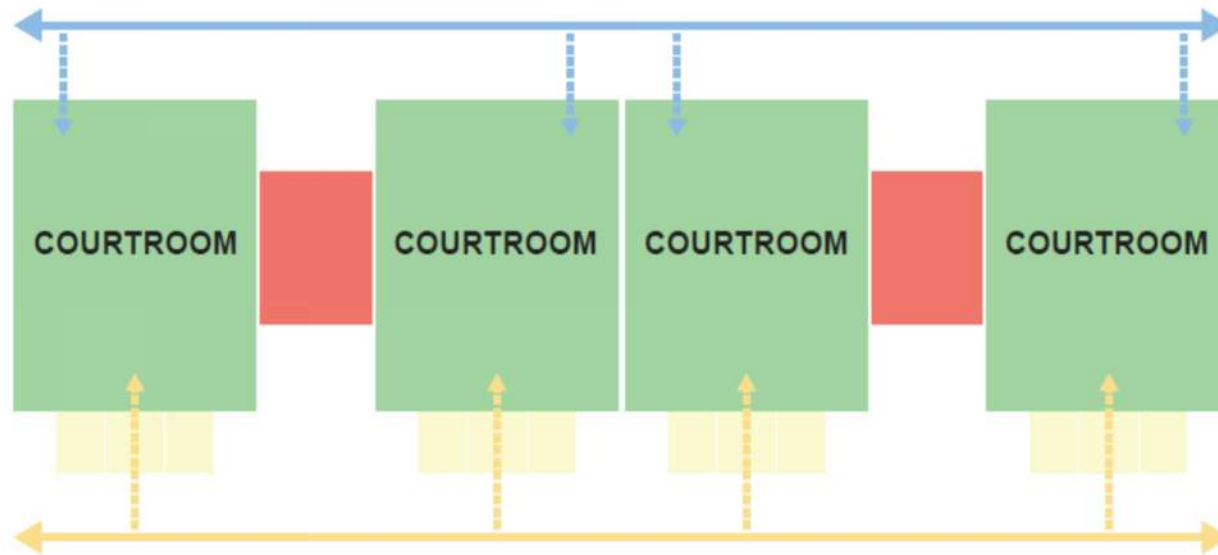
Criteria	Sites			
	A	B	C	D
Proximity to Highway and Two Access Points	1	0	1	1
Access to Utility Services	1	1	1	2
Cost to Deliver Utilities to the Site	0	1	1	0
Site Resiliency	2	0	0	0
Land Acquisition	1	2	2	0
Proximity to Population Density	2	1	1	1
Site Capacity and Expansion Potential	2	1	1	1
Storm Drainage	2	0	0	2
Site Development	1	1	1	0
TOTAL POINTS	12	7	8	7

Legend

2 Points 1 Point 0 Points

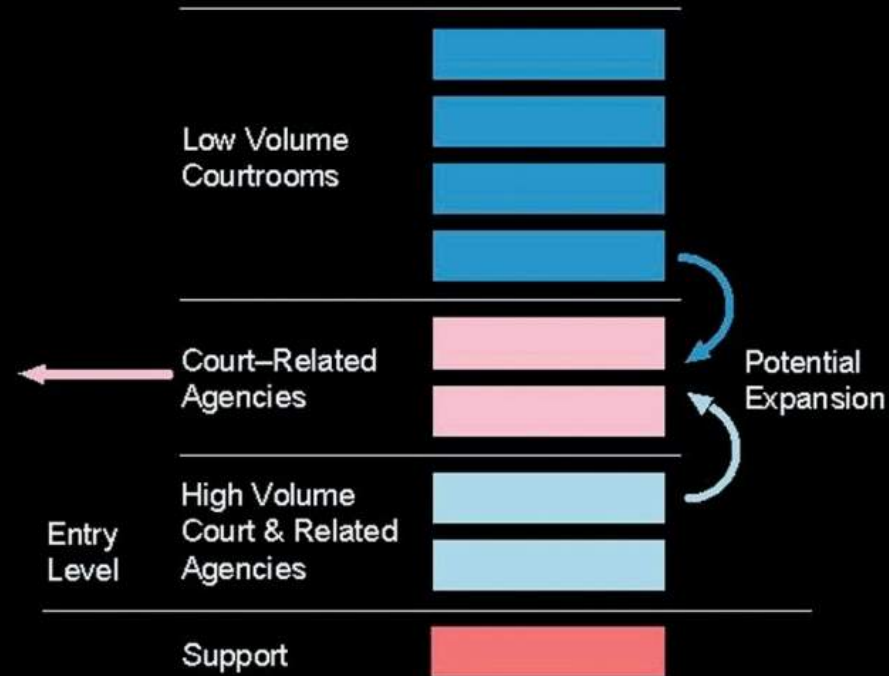
CIRCULATION

- Public Zone
- Restricted – Judicial and Staff
- Secure – In-Custody
- Optional Semi-Restricted – Service

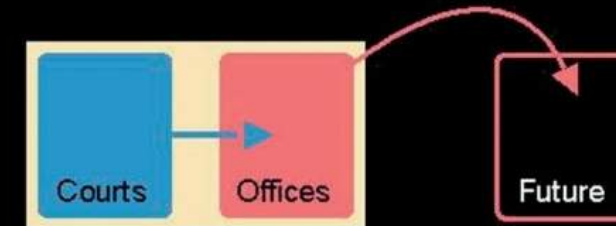


Public, staff, judiciary, and in-custody defendants should only meet in the courtroom

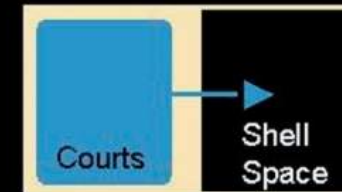
FLEXIBILITY & FUTURE CONSIDERATIONS



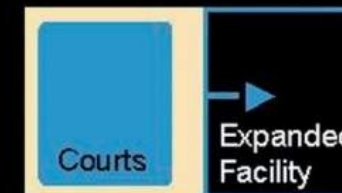
Provisions For Future Vertical Expansion



Conversion of Adjacent Space to Courtrooms



Finishing of Shell Space

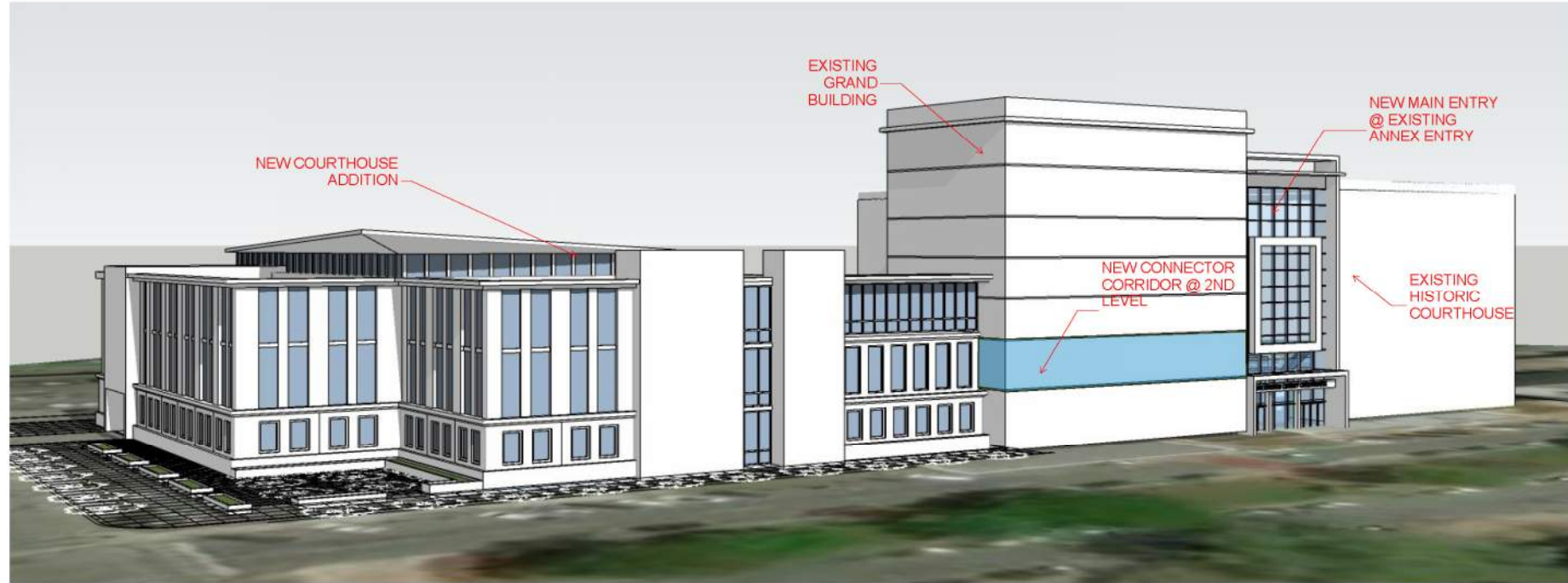


Planned Addition

Provisions For Future Horizontal Expansion

CONCEPT DESIGN & MASSING

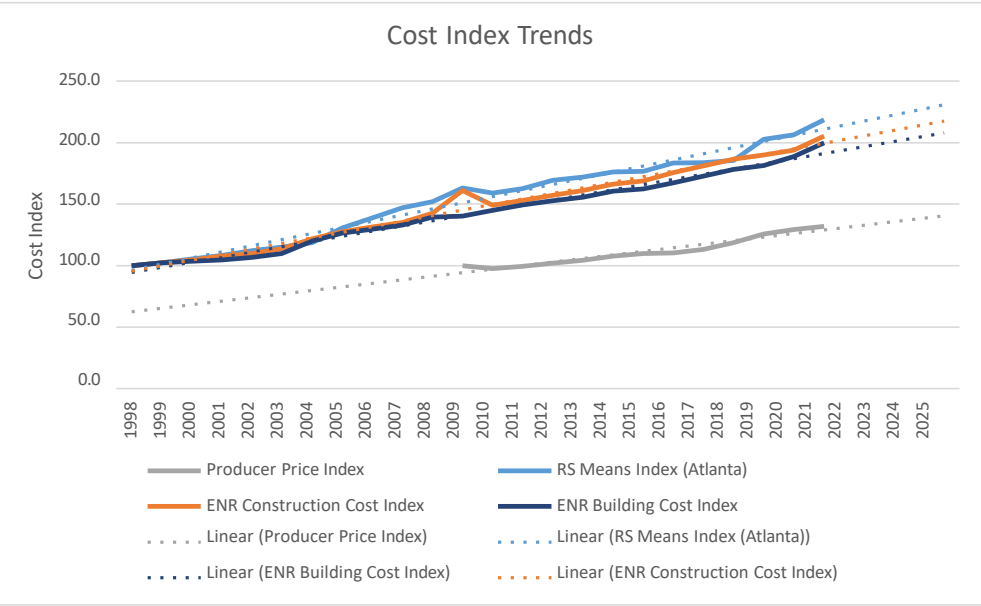
- Visualization: Process accommodates varied levels of design familiarity
- Contextual Design
- Understand and Embrace End-User Impact
- Sustainability and Wellness



COST ESTIMATION

- Cost Estimator resources
- Integrated into the process, and helps make decisions as we go
- 90% accuracy rate on Justice Projects with NELSON

Eastman Educational Unit Construction Escalation Study



Project Start Year	Comparative Construction Cost	Annual Escalation
2014	\$6,770,347.12	
2015	\$6,993,214.42	3.29%
2016	\$7,125,730.11	1.89%
2017	\$7,414,078.84	4.05%
2018	\$7,655,870.39	3.26%
2019	\$8,019,838.00	4.75%
2020	\$8,757,491.55	9.20%
2021	\$9,282,941.04	6.00%
2022	\$9,654,258.68	4.00%
2023	\$9,943,886.44	3.00%
2024	\$10,242,203.04	3.00%
2025	\$10,549,469.13	3.00%

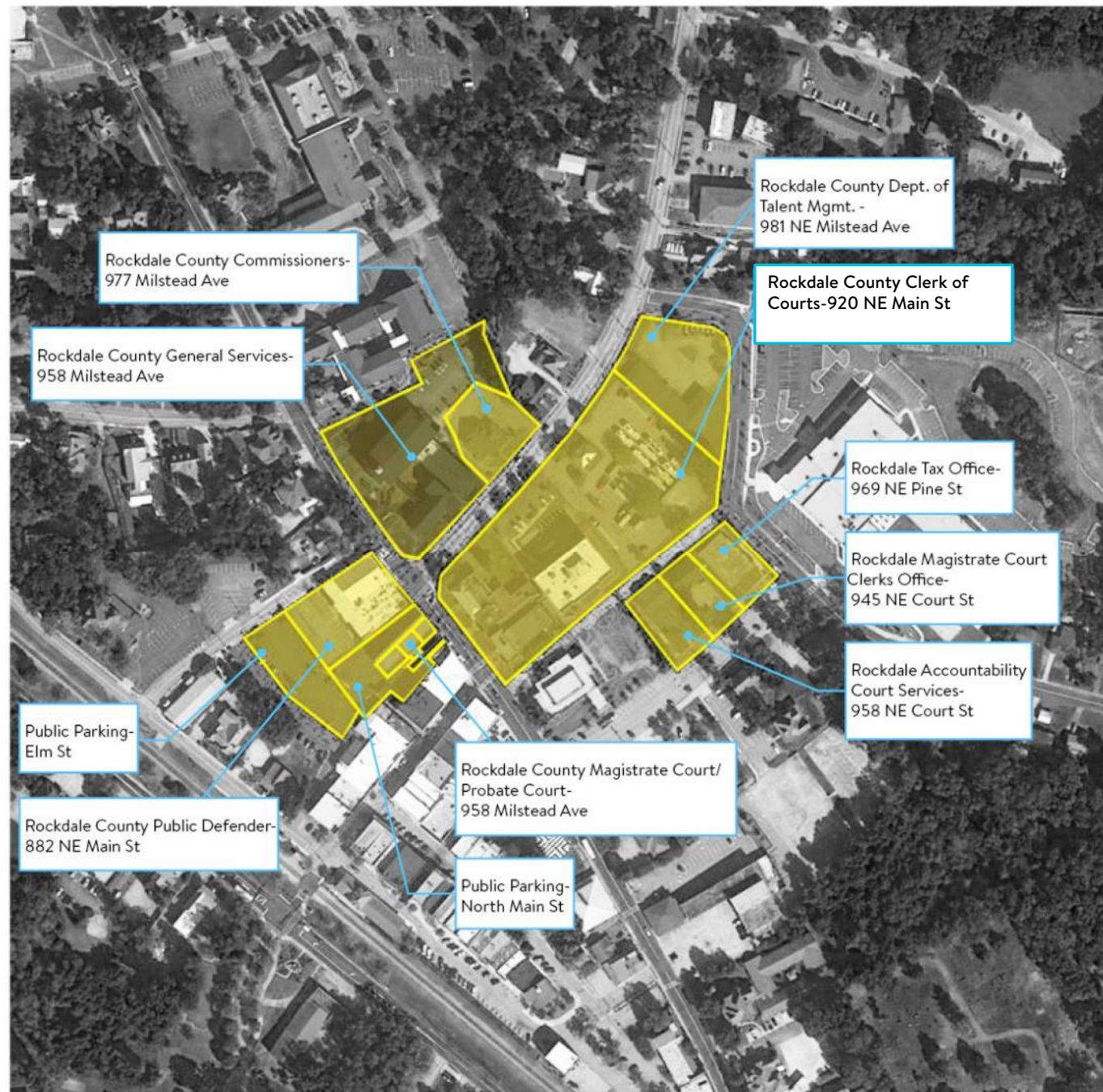
WHAT IS NEEDED FOR PROJECT SUCCESS?

- Establish a Stakeholder Steering Committee
- Consider operational changes that can help with space/ budget considerations – courtroom sharing, fewer court spaces
- Project champions
- Open, frequent, and transparent communication



YOUR SITE

- New Courthouse & Administration Buildings 250,000 to 300,000 BGSF and parking.
- Flexibility to expand, adaptable
- Safe and secure
- Respectful user and staff experience
- Focused on energy demand and operations
- Central Government and Judicial Campus
- Catalyst for future development



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PROJECT DELIVERY

WE KNOW
ROCKDALE COUNTY

INNOVATIVE AND FLEXIBLE

THANK YOU



IRS 179D

SECTION 3. SPECIAL RULE FOR GOVERNMENT-OWNED BUILDINGS

- 01 In General.
- 05 Obligations of Designer.
- 06 Tax Consequences to Designer of Government-Owned Buildings.
- 07 Tax Consequences to Owner of Public Building.

SUMMARY OF 179D TAX DEDUCTIONS

Compliance Path		Savings Requirement*	Tax Deduction**		
			taxable years before 2021	taxable year beginning 2021	taxable year beginning 2022
Fully Qualifying Property		50%	\$1.80/ft ²	\$1.82/ft ²	\$1.88/ft ²
Partially Qualifying Property	Envelope	10%	\$0.60/ft ²	\$0.61/ft ²	\$0.63/ft ²
	HVAC and HW	15%			
	Lighting	25%			
Interim Lighting Rule		25%-40% lower lighting power density (50% for warehouses)	\$0.60/ft ² ***	\$0.61/ft ² ***	\$0.63/ft ² ***

* Savings refer to the reduction in the energy and power costs of the combined energy for the interior lighting, HVAC, and hot water systems as compared to a reference building that meets the minimum requirements of ASHRAE Standard 90.1-2007 for properties placed in service on or before December 31, 2020. Savings percentages based on IRS Notice 2012-26.

** Not to exceed cost of qualifying property

*** The tax deduction is prorated depending on the reduction in Lighting Power Density (LPD). See IRS Notice 2006-52 for the definition of "applicable percentage."

Below are links to qualified software and technical references that are required to calculate your tax deduction for properties placed into service on or before December 31, 2020. Updates will be made to qualified software and technical references for properties placed into service on or after January 1, 2021, upon anticipated IRS Notice release.