

Rockdale County

**Bond Referendum Review Committee
Community Town Hall**

Date: February 5, 2019

Welcome

Committee Overview

- Co-Chairs Thomas Dean and Bill Campbell.
- Committee formed after May 2018 Referendum.
- Committee composed of a mix of community members and business owners in Rockdale County.
- Met bi-weekly, beginning in August 2018.
- Conducted more than 20 interviews with Rockdale County Officials.
- Committee has prepared 2 Options for Feedback.

Town Hall Rules

- The Town Hall will have a duration of ~90 Minutes.
- Each Option will be presented (~10 minutes each).
- Please hold all questions until both Options have been presented.
- Please prioritize questions about the Options ahead of open comments.
- Interrupting and engaging other participants will be discouraged.

Town Hall Rules

- Outburst, disrespectful behavior, and personal attacks will not be tolerated.
- The Co-Chairs will extend one warning to any person or group not abiding by the rules.
- A second offense will result in dismissal from the Town Hall meeting.
- These rules apply to all in attendance.

Current Conditions

The current state of Court facilities requires **IMMEDIATE** action to resolve the following issues:

- Insufficient Security Measures
- Inadequate Space and Circulation
- Significant Maintenance Issues
- Parking
- ADA Compliance

Options to Consider

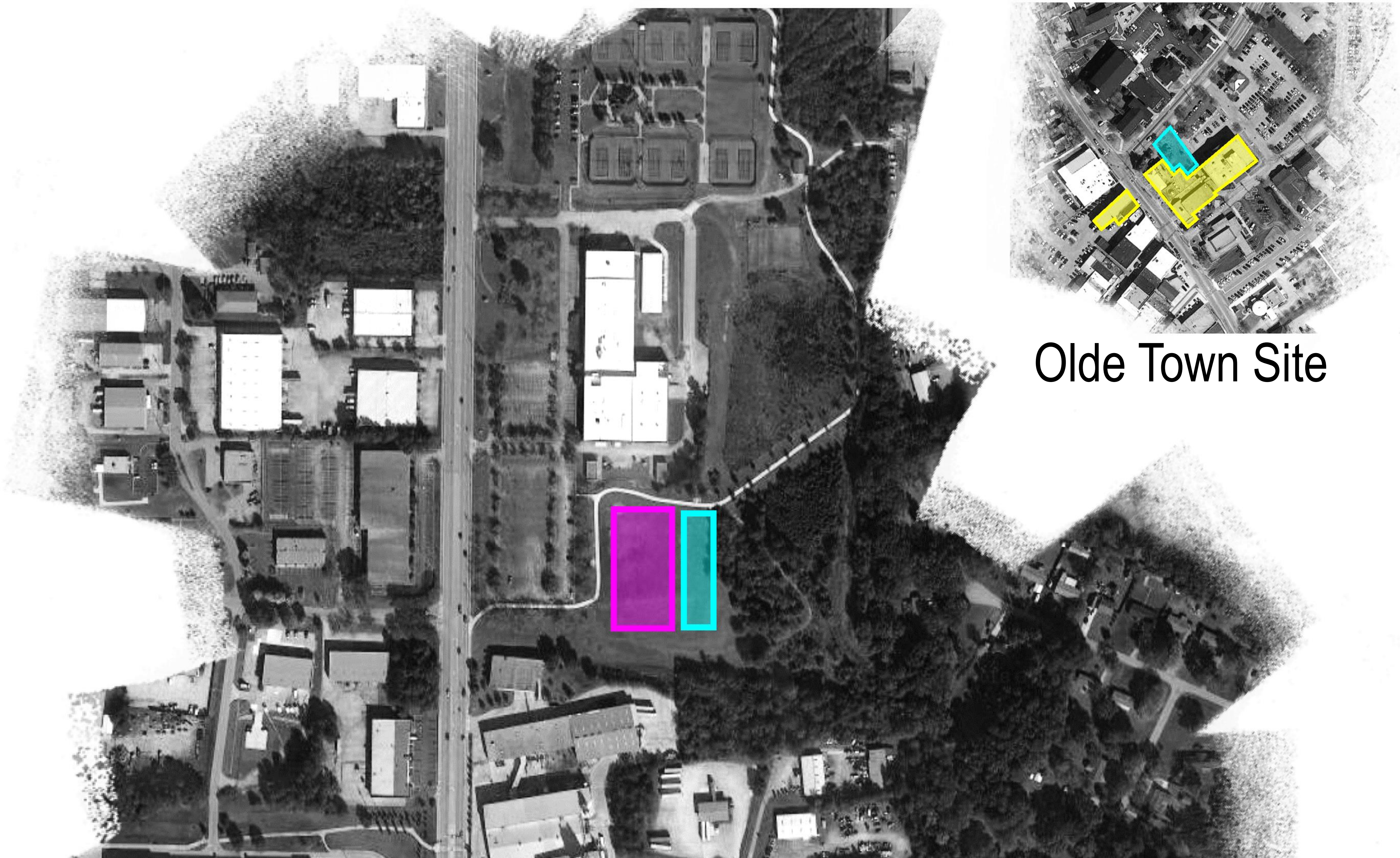
Option 1: Parker Road Judicial Annex

Option 2: Olde Town Judicial Annex

Option 1: Parker Road Judicial Annex

Executive Summary

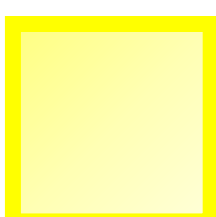
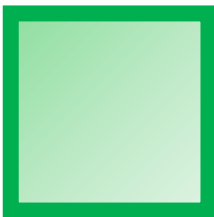
Option 1 proposes that the Rockdale County court functions be split between a new Judicial Annex on Parker Road and the reuse of existing real estate assets within Rockdale County's Olde Town Government Campus. The concept addresses the immediate needs of the Judiciary function at a lower cost of construction.



Parker Road Site

Olde Town Site



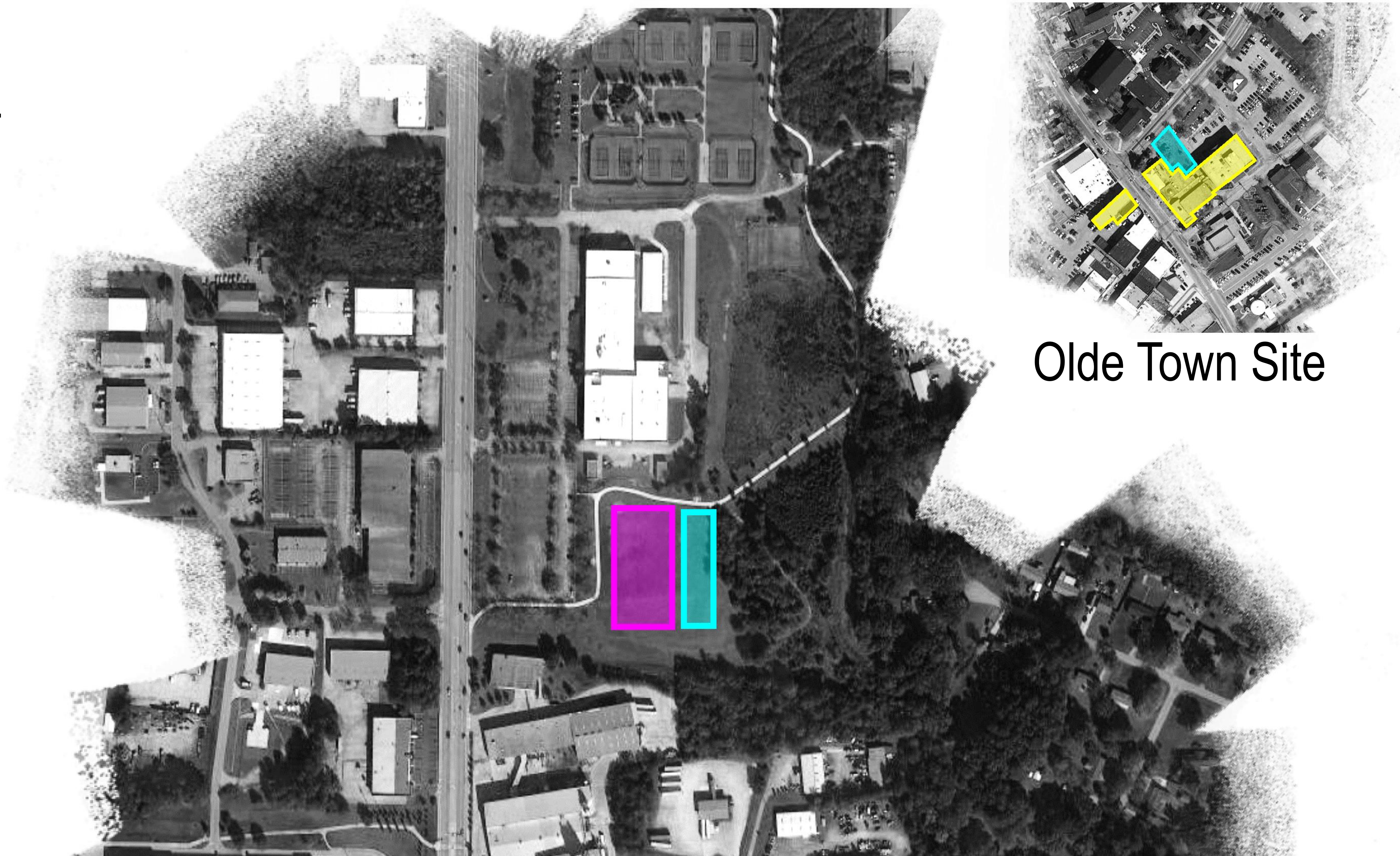
-  - New Construction
-  - Renovation
-  - Landscape / Amenity
-  - Hardscape / Parking

Option 1: Parker Road Judicial Annex

Conceptual Program

Parker Rd Annex (New Build)

Board of Elections	9,100 SF
Probate Court	3,500 SF
Magistrates Court	10,000 SF
Juvenile Court	6,000 SF
Secured Area	1,500 SF
Support Area	5,418 SF
TOTAL AREA	35,518 SF

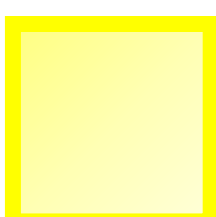


Parker Road Site

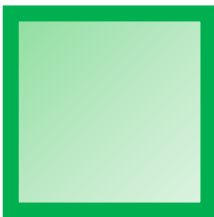
Olde Town Site



- New Construction



- Renovation



- Landscape / Amenity



- Hardscape / Parking

Option 1: Parker Road Judicial Annex

Conceptual Program

Clay Building (Renovation)

Deeds Office	4,000 SF
Public Defender	2,500 SF
Support Area	1,092 SF
TOTAL AREA	7,592 SF

County Courthouse (Reno.)*

District Attorney	TBD SF
Clerk of Courts	TBD SF
TOTAL AREA	9,000 SF

*** NOTE:**
ADA and Security Upgrades are included in the Rockdale County Courthouse renovation. With the exception of the limited SF of renovation, the balance of the County Courthouse would remain in it's current condition as presently occupied.

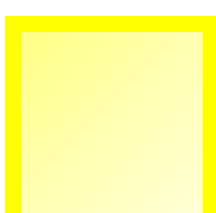


Parker Road Site

Olde Town Site



- New Construction



- Renovation



- Landscape / Amenity



- Hardscape / Parking

Option 1: Parker Road Judicial Annex

Conceptual Budget

Design / Eng. Fees:	\$ 2.8M
Construction Cost:	\$ 15.9M
Contractor Fees:	\$ 476k
Permit Fees:	\$ 85k
Furniture / Technology:	\$ 3.4M
Contingency:	\$ 1.1M
Bond Fees:	\$ 713k
Market Escalation:	\$ 475k
TOTAL PROJECT COST:	\$ 24.9M

Parking Strategy

Leverage existing surface parking lots in Olde Town and Parker Road (total 385 parking spaces between the two sites). Introduce new secured parking areas adjacent the existing County Courthouse and Judicial Annex.

Forecasted Construction Schedule

24-36 Months from Groundbreaking

Option 2: Olde Town Judicial Annex

Executive Summary

Option 2 proposes that a new Judicial Annex be constructed directly adjacent to the existing Rockdale County Courthouse. The existing Courthouse would be completely renovated to modern standards, and used by the County Administration. At a higher construction cost, Option 2 addresses the long term needs of the Judiciary and County Administration, and includes Public Amenities and additional parking in Olde Town.



Olde Town Site



Option 2: Olde Town Judicial Annex

Conceptual Program

Judicial Annex (New Build)

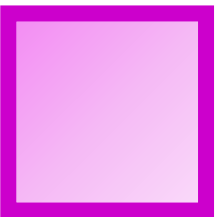
District Attorney	9,100 SF
Superior Court	10,000 SF
Juvenile Court	6,000 SF
State Court	6,500 SF
Magistrate Court	7,000 SF
Probate Court	4,000 SF
Clerk of Courts	16,000 SF
Secured Area	7,000 SF
Support Area	14,400 SF
TOTAL AREA	80,000 SF

County Courthouse (Reno.)

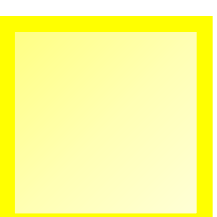
TOTAL AREA	65,000 SF
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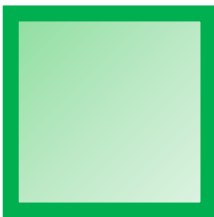
Olde Town Site



- New Construction



- Renovation



- Landscape / Amenity



- Hardscape / Parking

Option 2: Olde Town Judicial Annex

Conceptual Budget

Design / Eng. Fees:	\$ 9.0M
Construction Cost:	\$ 50.8M
Contractor Fees:	\$ 1.5M
Permit Fees:	\$ 426k
Furniture / Technology:	\$ 9.4M
Contingency:	\$ 3.5M
Bond Fees:	\$ 2.2M
Market Escalation:	\$ 1.5M
TOTAL PROJECT COST:	\$ 78.6M

Parking Strategy

Option 2 includes the support of a 500 space parking garage in Olde Town (net gain of 370 spaces) constructed adjacent the Judicial Annex.

Public Amenities

Fountain, Public Plaza, Playground, Greenspace, Covered Promenade

Forecasted

Construction Schedule

36-48 Months from Groundbreaking

Option 1

Conceptual Program

35,518 SF Judicial Annex (Parker Rd.)
9,000 SF Renovation (County Courthouse)
7,592 SF Renovation (Clay Building)
56,000 SF Unchanged (County Courthouse)
95,010 SF of Program Area for Judiciary*
13,100 SF of Program Area for County Admin.
(* - Denotes the area includes the 56,000 SF of unchanged scope in the existing County Courthouse)

Conceptual Budget

TOTAL PROJECT COST: \$ 24.9M

Parking Strategy

Leverage existing surface lots in Olde Town and Parker Rd (net 385 existing spaces)

Construction Schedule

24-36 Months from Groundbreaking

Option 2

Conceptual Program

80,000 SF Judicial Annex (Olde Town)
65,000 SF Renovation (County Courthouse)
500 Space Parking Deck (Olde Town)
Public Amenities and Green Space (Olde Town)
82,500 SF of Program Area for Judiciary
62,500 SF of Program Area for County Admin.

Conceptual Budget

TOTAL PROJECT COST: \$ 78.6M

Parking Strategy

Construct a new parking deck in Olde Town (net 370 new spaces)

Construction Schedule

36-48 Months from Groundbreaking

Public Feedback

- The Co-Chairs will recognize individuals and cede the floor for their questions or comments.
- Please keep questions or comments to 3 Minutes.
- Questions or comments may be asked verbally or written-in and delivered to the Co-Chairs.
- All questions, comments, and committee responses will be summarized and incorporated into a record document of the Town Hall.
- Please complete the Survey Questionnaire.

Thank you!