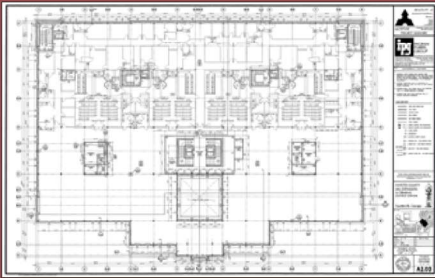




**Project Cost Estimate:**  
**\$14,500,000**



# 2023 SPLOST

## Justice Center Renovation

### 1 Center Drive

The Fayette County Justice center was constructed in 2003 and serves as the home for Superior Court, State Court, Probate Court, Juvenile Court, Magistrate Court, the Clerk of Courts, security, and other related services. Since then, case work among and population growth in all the courts has increased to the point where updating the first and second floors and a build-out of the third floor is needed. A Court House Task Force was created in 2022 to start the planning and design process.

The build out will include:

- Public Defender Auxiliary Office.
- Probation Assignment & Accountability.
- Mediation Suites. (Required by some courts)
- Attorney/Client meeting rooms.
- 1 Oversized Courtroom for high profile cases.



For more information visit <https://fayettecountyga.gov/splost-2023/>



## FY2023 CIP / CAPITAL - PROJECT REQUEST FORM

Project Code:  (for Finance use only)

**All fields must be completed for submission. Incomplete forms will be rejected.**

1. Project Name:

2. Department:

Department Contact(s):

3. Is this a construction project? Yes/No  Yes If yes, is a permit required?  Yes

3a. If this is a continuation or add-on to an existing project, provide the full account number (include existing project number):

4. Total Requested Project Funds by Fiscal Year (\$):		Other Funding Sources:		Other Funding Source Type:
FY23	2,250,000	FY23		
FY24	2,500,000	FY24		
FY25	3,500,000	FY25		
FY26	3,000,000	FY26		
FY27	3,250,000	FY27		

5. Estimated Total Cost (\$):  6. Estimated Useful Life:

7. Detailed Project Description/Cost Breakdown:  
 Include as much information as possible. If necessary, attach additional sheets. *Requests with insufficient detail will be returned.*

Justice Center Final Buildout Project includes completion of interior construction of the currently vacant 47,000 SF third floor. The original design (2000) for this facility purposely left the third floor interior unfinished in forward planning for the expanded needs of the Fayette County Justice System in future years. The Final Buildout Project includes associated upgrades to parking and site amenities as well as renovations to select areas on the first and second floors to accommodate relocation of some departments and repurposing of spaces vacated by moves to the newly finished third floor. Related work will include updates to cellular and WIFI coverage, security systems, voice & data cabling and Furniture, Fixtures and Equipment.

Separate Detail Sheet Attached: Yes/No

8. Start Date (estimate):  8a. Completion Date (estimate):

9. Project Cost - Budget Line Items (Object Code)

Account Description	\$ Amount
541110 - Land	
541111 - ROW	
541210 - Other Improvements	
541320 - Building and Structures	14,500,000
<b>Total Project Cost</b>	<b>\$ 14,500,000</b>

10. Impact on Operating Budget  
 (Future Annual Fees/Cost to any M&O Account)

Budget Line Items	Annual Amount (\$)
Personnel Costs	86,219
Maintenance/Repairs	21,250
Capital Outlay	
Utilities	
Other	2,000
<b>Total</b>	<b>\$ 109,469</b>

## Justice Center Renovation - 3rd Floor Buildout

Item / Work Description	SF	Cost/SF	Total Cost
<b>Justice Center Renovation - 3rd Floor Buildout</b>			
3rd Floor Renovation	47,000	\$220.00	\$10,340,000
1st & 2nd Floor Renovation Allowance	15,000	\$115.00	\$1,725,000
Site Upgrades - Parking Lot		Allowance	\$250,000
Voice and Data Cabling		Allowance	\$200,000
Update Cellular and WIFI systems		Allowance	\$100,000
Security System Equipment Upgrade		Allowance	\$250,000
Furniture, Fixtures & Equipment		Allowance	\$750,000
<b>Subtotal</b>			<b>\$13,615,000</b>
Architectural & Construction Design	6.5%		\$887,950
Construction Testing & Inspection	1.8%		\$250,000
Project Management Fee - Fixed \$150,000			
Concept & Pre-Design Phase (20%)		Allowance	\$54,460
Design Phase (40%)		Allowance	\$108,920
Construction Phase (40%)		Allowance	\$108,920
<b>Subtotal</b>			<b>\$272,300</b>
Contingency	4.5%	Allowance	\$612,700
<b>TOTAL</b>			<b>\$14,500,000</b>





# Justice Center Task Force – Update

*Justice Center Build-Out Project*

Fayette County Board of Commissioners

May 13, 2022



## Task Force Assignment

### **Evaluation of Justice Center Complex**

Assessment of Current Facilities.

Review of Current Deficiencies.

Projection of Future Growth.

Buildout Concept for vacant 3<sup>rd</sup> Floor.

Repurposing of vacated spaces.

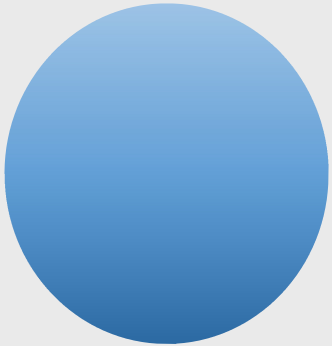


Need for More Space

1997: Superior Court State Court  
2 Courtrooms 1 Courtroom  
4 Judges 1 Judge

2022: Superior Court State Court Probate Court  
3 Courtrooms 1 Courtroom 1 Hearing Room  
5 Judges 1 Judge 2 Judges  
1 Visiting Judge Jury Trials

2025: Superior Court State Court Probate Court  
5 Courtrooms 2 Courtrooms 1 Hearing Room  
6 Judges 2 Judge 2 Judges  
1 Visiting Judge Jury Trials



## Contributing Factors:

Growth of Griffin Circuit Court caseload = 6<sup>th</sup> Superior Court Judge & Staff.  
Staffing for D.A. Office.

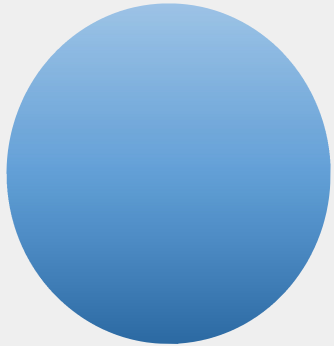
Fayette County Population Growth = 2<sup>nd</sup> State Court Judge & Staff.  
Staffing for Solicitor General.

Fayette County Population Growth = Probate Court Jury Trials.

Fayette County Population Growth = 2<sup>nd</sup> Magistrate Courtroom.

Jury Trial Backlog – Jury trials suspended during COVID pandemic.





## **Additional Needs:**

Public Defender Auxiliary Office.

Probation Assignment & Accountability.

Mediation Suites. Required by some courts.

Attorney/Client meeting rooms.

1 Oversized Courtroom for high profile cases.



## Progress to Date

### Departments:

**Superior Court**  
**State Court**  
**Magistrate Court**  
**Juvenile Court**  
**Clerk of Court**

**District Attorney**  
**Solicitor General**  
**Probate Court**  
**Court Services (Sheriff)**  
**Building Engineer**

**Public Defender**

**Local Bar Association**

### Project Manager:

David Jaeger, PE  
Mallett Consulting, Inc.

## **Task Force Meetings:**

Chaired by Superior Court Judge Fletcher Sams.  
Roundtable discussion of needs by Department  
Needs for Justice Center Complex.

## **Questionnaire – Scope Determination:**

Developed by Project Manager (PM)  
Comprehensive evaluation by each Department  
for current and projected future needs.

## **Departmental Interviews with PM**

In person review of existing spaces and  
discussion of questionnaire responses.

## **Development of Conceptual Floor Plans by PM**

**3<sup>rd</sup> Floor - Superior Court & D.A.**

**2<sup>nd</sup> Floor - State & Juvenile Courts**

**Jury Assembly, Grand Jury, Solicitor Gen.**

**1<sup>st</sup> Floor - Magistrate & Probate Courts**

**Clerk of Court, Court Services.**



### Vacant 3<sup>rd</sup> Floor:

47,000 SF of available space.

Constructed with elevator and stairwell access in place.

Planned to accommodate courtrooms and support offices.

Planned to utilize temporary exterior construction elevator.

# Concept Floor Plans

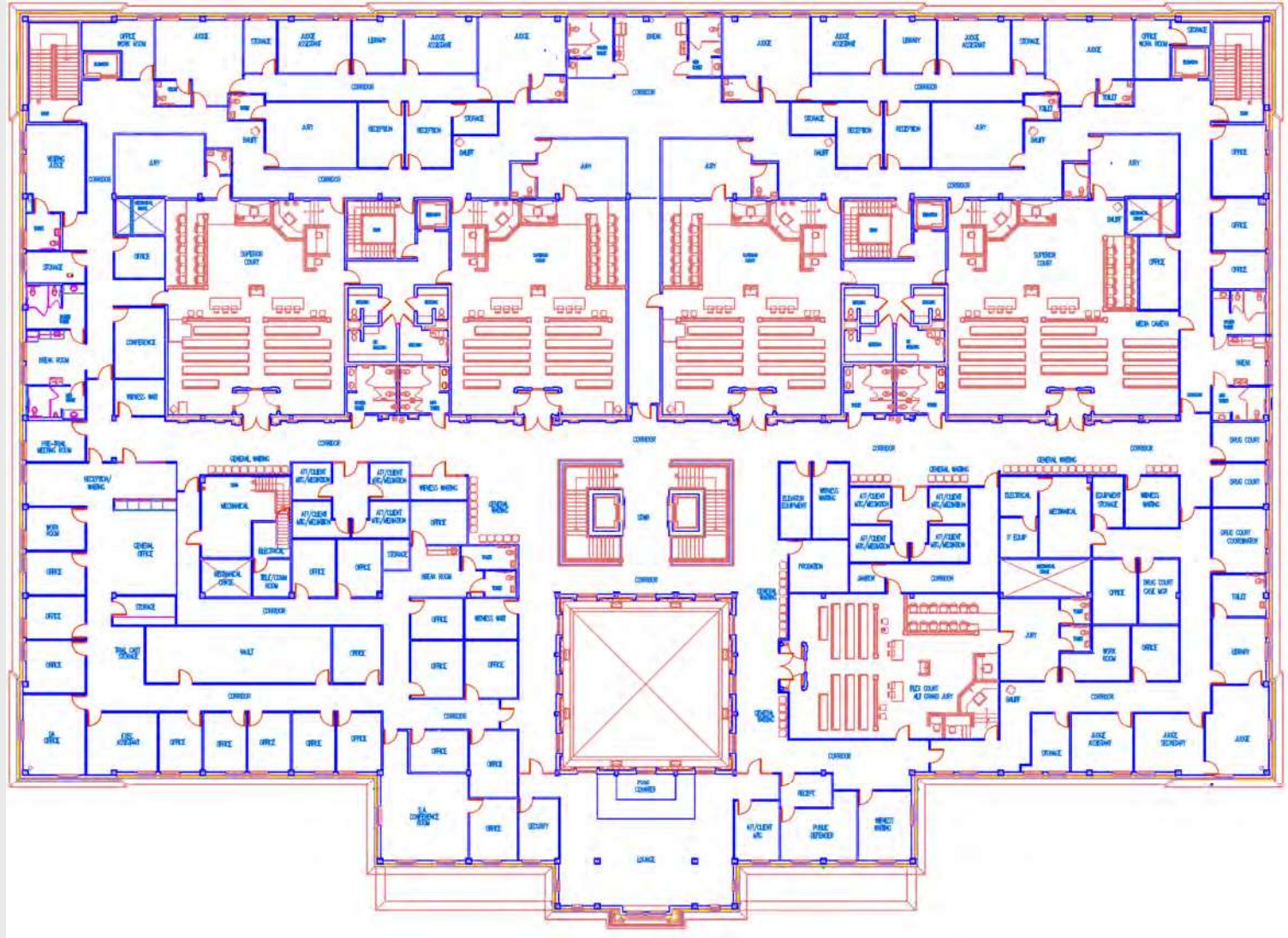
## 3<sup>rd</sup> Floor

### Superior Courts

- 3 Std Courtrooms
- 1 Large Courtroom
- 1 Flex Courtroom
- Judges Chambers (6)
- Mediation Suites

### District Attorney

### Public Defender



# Concept Floor Plans

## 2nd Floor

### State Court

- 2 Std Courtrooms
- 1 Flex Courtroom
- Judges Chambers (3)
- Accountability Court
- Probation Offices
- Attorney-Client Mtg

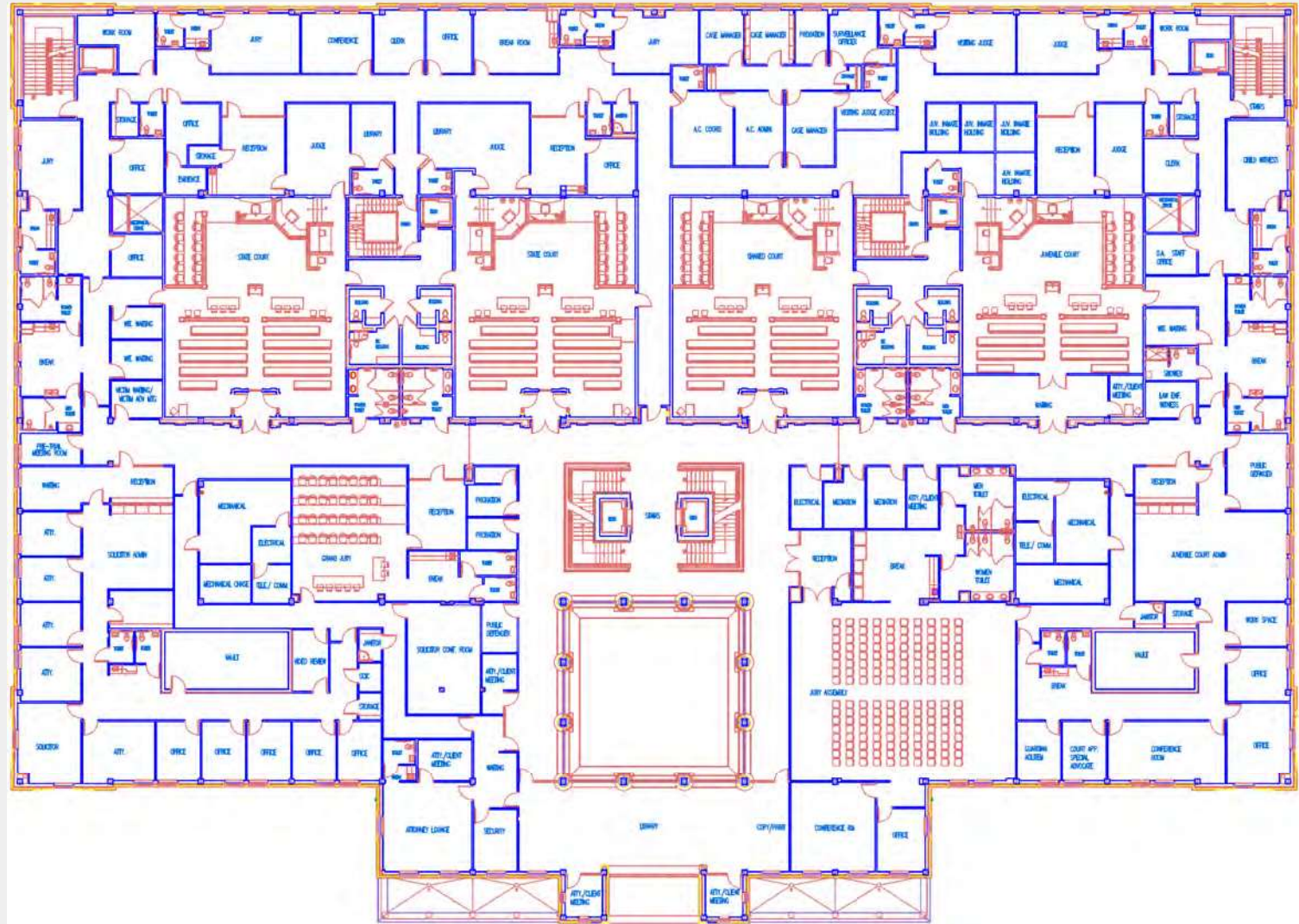
### Solicitor General

### Juvenile Court

- 1 Courtroom (Modified)
- Juvenile Holding
- Judges Chambers (2)

### Jury Assembly

### Grand Jury



# Concept Floor Plans

## 1st Floor

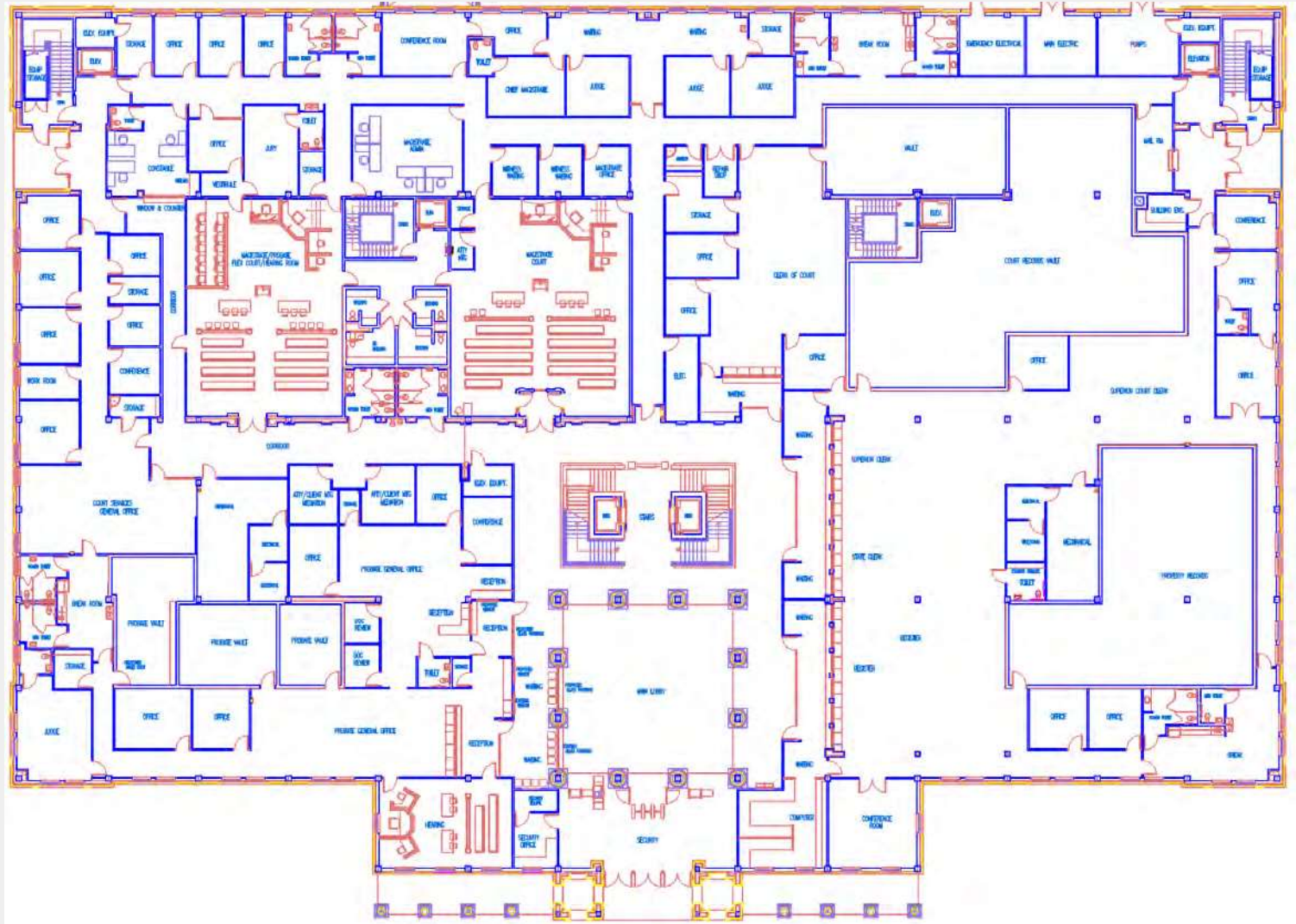
### Magistrate Court

- 1 Std Courtroom
- 1 Flex Courtroom
- Judges Chambers (4)
- Mediation Suite
- Constables Office

### Probate Court

- Existing Hearing Room
- Use of Flex Courtroom
- Expanded Reception
- Expanded Vault Space

### Clerk of Court Court Services





## What's Next?

- **Needs Assessment Report**

- Finalize Concept Floor Plans.
- Support Data for future growth.
- Site/Parking evaluation.

- **Concept Phase Approval by BOC.**

- **Design Phase**

- Selection of Architect of Record.
- Prepare Construction Plans and Specifications.
- Construction Bid Documents.

- **Construction Phase**

- Selection of General Contractor.
- Construction
- Inspections and Testing.



**Thank you for your consideration.**

**Any Questions?**