



PROPERTY ACQUISITION UPDATE

August 9, 2022



SHERIFF'S OFFICE – Administration

- Currently housed at the Government Center
- Includes Executive Management, Internal Affairs, Special Projects, HR, Criminal and Civil Warrants, Patrol Services, Community Outreach, Evidence and Property Storage, Quartermaster
- Included in RFP 20-0001, Space Planning and Programming & Design Professional Services for Columbus Government Center Complex

OPTION 3A

New Courthouse on GC site
Recorder's Court to remain

New Sheriff Administration [PUBLIC SAFETY]
Consolidate Marshal and Sheriff Program
Option to locate at Jail site

City Government Facility in Renovated Building
Annex Departments could remain

June 8, 2021
Presentation
to City
Council

OPTION 3A



SHERIFF'S OFFICE – Administration

- Options considered for the Sheriff's Office Administration (Excludes Court Related Personnel which will remain at the Judicial Center)
 - New Judicial Center = 50,000 sf @ \$500/sf = \$25 million (removed from the SPLOST project)
 - New Construction Jail Site = 60,000 sf @ \$350/sf = \$21 million
 - Property Acquisition = 76,000 sf @ \$210/sf = \$16 million

RECOMMENDATION: ACQUISITION OF 1000 5TH AVENUE

- Owner : TSYS
- 76,000 +/- SF – 3 Story Office Building
- 1.76 Acres
- 125 Parking Spaces
- Asking Price: \$2.85 million
- Furniture to remain on the 1st and 3rd Floors
- Close proximity to the Jail and other Public Safety agencies
- Negotiated Price: \$2.525 million
 - Funding Source: Columbus Building Authority Bonds and/or OLOST Public Safety Reserves
- Renovation Budget Estimate: \$13 million
 - Funding Source: Columbus Building Authority Bonds



Annex

Public
Safety
Building

Jail





RECOMMENDATION:
SHERIFF'S
OFFICE -
Administration

- Columbus Building Authority Lease Revenue Bonds
- Option 1 = Fund acquisition and renovation thru Columbus Building Authority Bonds = \$16 million
 - 15-year annual Debt Service = \$1.4-\$1.45 million (OLOST- Public Safety)
 - 20-year annual Debt Service = \$1.1-\$1.25 million (OLOST- Public Safety)
- **Option 2** = Fund acquisition with OLOST Public Safety reserves (\$3 million) and renovations thru Columbus Building Authority Bonds = \$13 million (RECOMMENDED OPTION)
 - 15-year annual Debt Service = \$1.14-\$1.19 million (OLOST- Public Safety)
 - **20-year annual Debt Service = \$950k-\$1 million (OLOST- Public Safety)**

SUMMARY

- Options for the Sheriff's Office Administration
 - New Judicial Center = 50,000 sf @ \$500/sf = \$25 million (removed from the SPLOST project)
 - New Construction Jail Site = 60,000 sf @ \$350/sf = \$21 million
 - **Property Acquisition = 76,000 sf @ \$210/sf = \$16 million**

TIMELINE

- August 23rd – Purchase and Sales Agreement on City Council agenda for consideration along with the Columbus Building Authority Bonds Resolution
- September 2023 – Property Closing
- September 2023 – Begin Design
- October 2023 – Columbus Building Authority Bonds issued for renovation
- Renovation estimated at 6-9 months



QUESTIONS



	ALTERNATE			
	Option 3A			
Courthouse Construction	\$117,854,730	309,330	GSF	\$381
Parking Deck	\$10,875,000	600	SPACES	\$18,125
New Construction Cost	\$128,729,730			
Tower+Wing Demo	\$7,000,000	LS		
Total Construction Cost	\$135,729,730			
Development Costs	\$22,953,108			
Sub Total	\$158,682,838			
Contingency	\$15,868,284			
Escalation @4%/ year	\$12,694,627			2 year
2020 Cost w/ o Financing	\$187,245,749			
2021 Adjustment	\$196,608,036			
	> New Courthouse on GC site			
	> City Government in Renovated Building.			
	> Recorder's Court to remain			

OPTION 3A: COURTHOUSE

	ORIGINAL			ALTERNATE		
	Option 3			Option 3A		
Courthouse Construction	\$137,000,000	359,900	\$381	\$117,854,730	309,330	\$381
Sheriff' Admin Building	INCLUDED					
City Admin Building	\$28,000,000	107,500	\$260			
Parking Deck	\$14,500,000	800	\$18,125	\$10,875,000	600	\$18,125
New Construction Cost	\$179,500,000			\$128,729,730		
Tower+Wing Demo	\$7,000,000	LS		\$7,000,000	LS	
Total Construction Cost	\$186,500,000			\$135,729,730		
Development Costs	\$37,000,000			\$22,953,108		
Sub Total	\$223,500,000			\$158,682,838		
Contingency	\$22,350,000			\$15,868,284		
Escalation @ 4% year	\$17,880,000		2 year	\$12,694,627		2 year
2020 Cost w/ o Financing	\$263,730,000			\$187,245,749		
2021 Adjustment				\$196,608,036		
	> New Courthouse on GC site			> New Courthouse on GC site		
	> New City Government on alt site			> City Government in Renovated Building.		
	> Annex vacated			> Recorder's Court to remain		

OPTION 3A: COURTHOUSE