

01 Introduction/History

02 Feedback/Objectives

03 Recommendation

04 Discussion



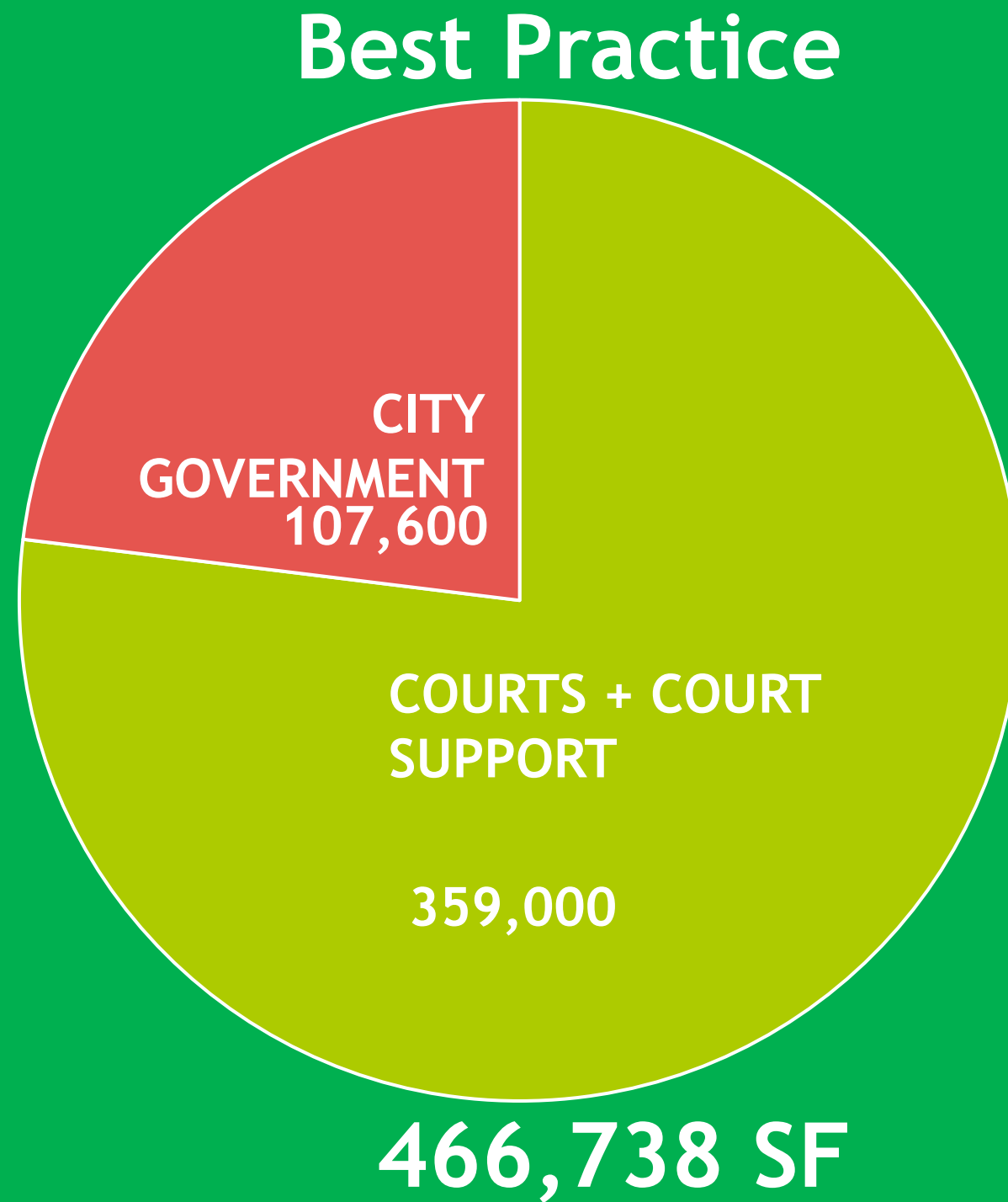
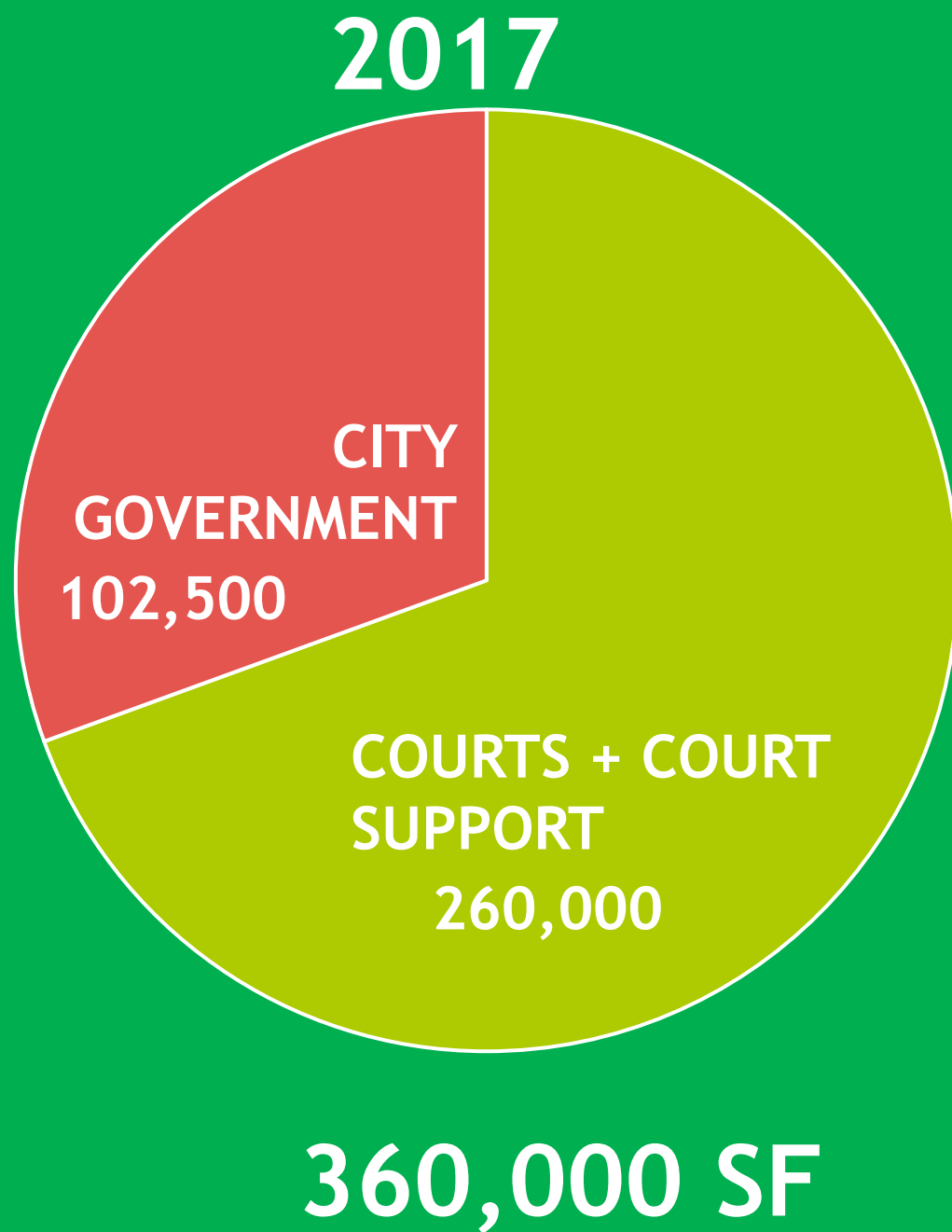
SLAM

GOVERNMENT CENTER NEEDS
ASSESSMENT & MASTERPLAN
Columbus Georgia
Consolidated Government Center

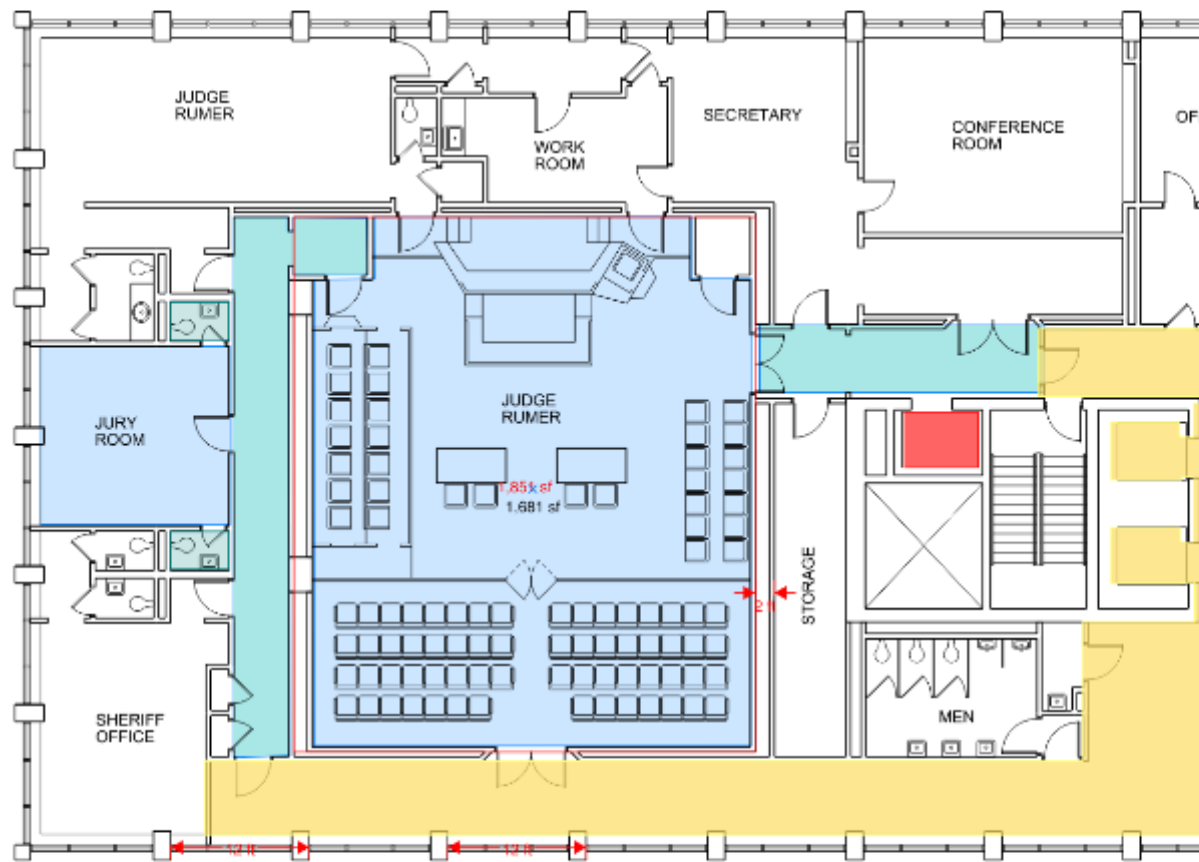
COLUMBUS CONSOLIDATED GOVERNMENT/COURTS CENTER

Recommended Space Program “right sizes” the facilities for today’s operations

- Total of **466,738** square feet
- **359,146** square feet for Court Operations
 - Includes a total of 16 courtrooms for all courts including Superior, State, Probate, Municipal, Juvenile, and Recorder’s Court.
- **107,592** square feet for City Operations
 - Includes all Government Center offices as well as all offices in the Annex.



PROGRAM SPACE NEEDS : RIGHT-SIZING



Current



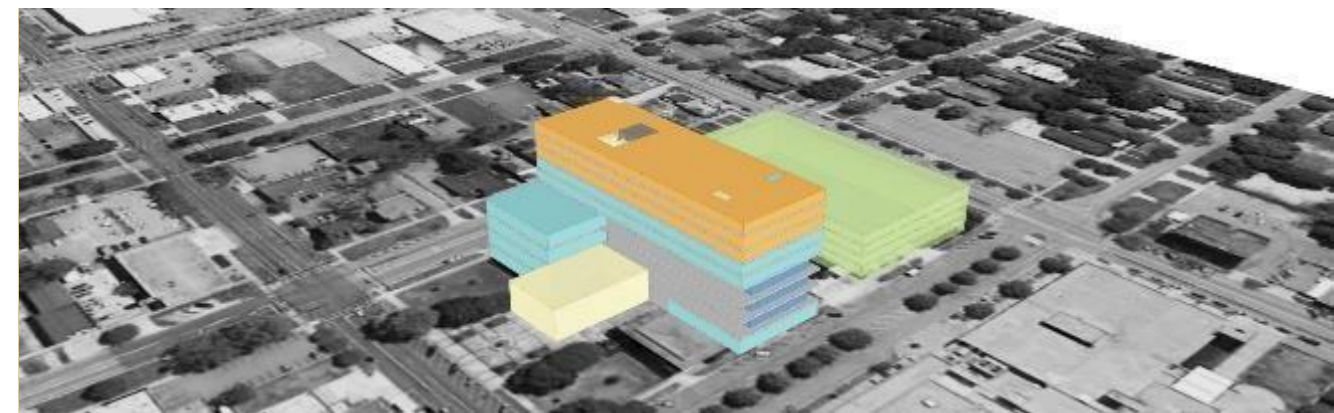
Best Practice

PROGRAM SPACE NEEDS : BEST PRACTICE

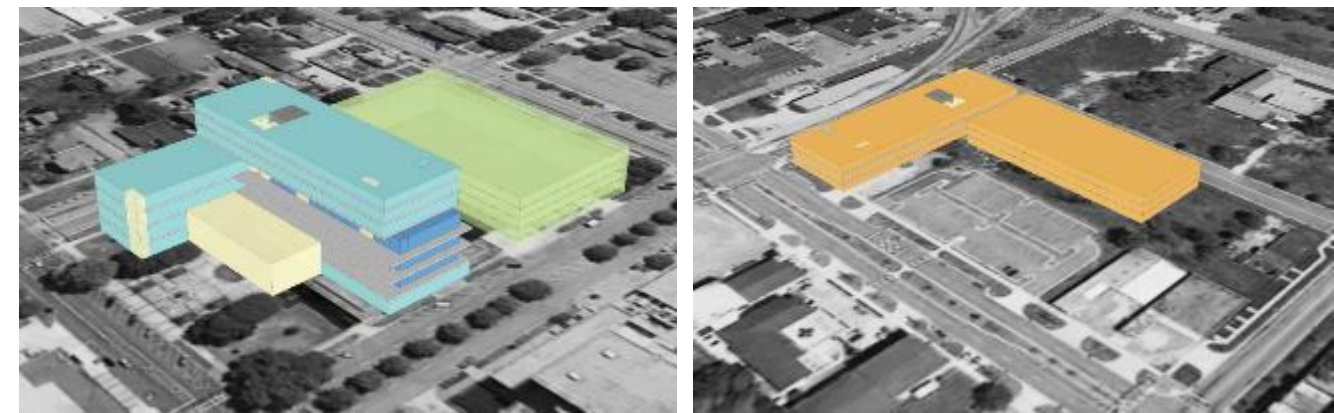
1 Renovated Tower with Addition
Renovate Existing Government & Courts Center Tower, Demolish Wings, and Construct Addition



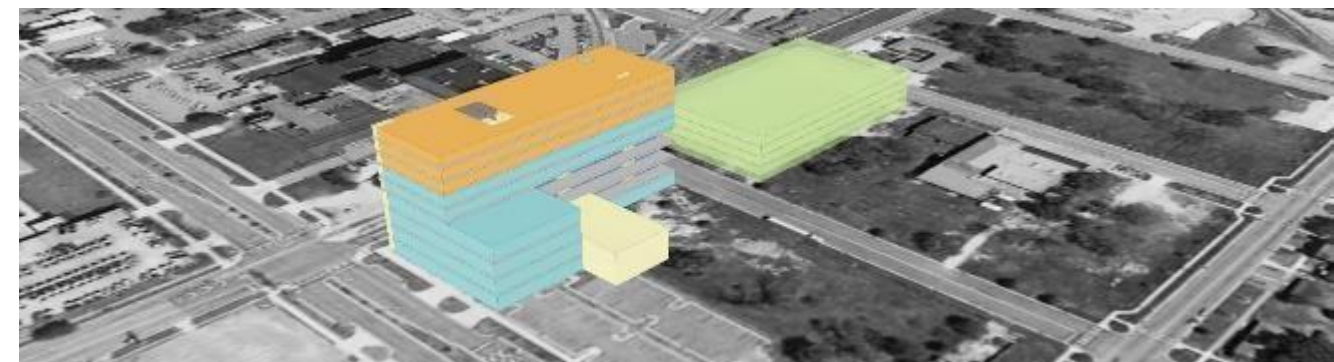
2 New Complex on Existing Campus Site
Demolish Existing Government & Courts Center Tower and Wings, Construct New Government & Courts Center Complex on Existing Site



3 New Courts on Existing Campus Site; Government Campus on New Site
Demolish Existing Government & Courts Center Tower and Wings, Construct New Courts Complex on Existing Site, Construct New Government Center on New Site

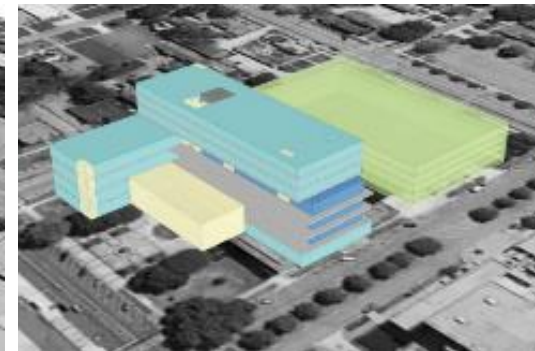
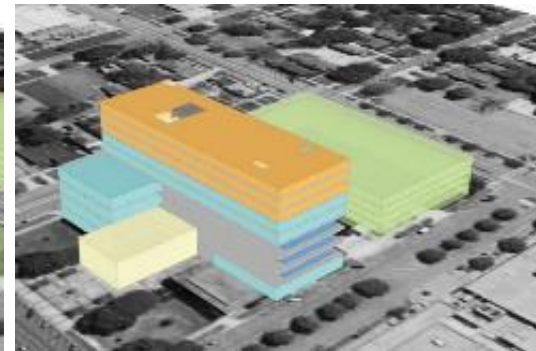
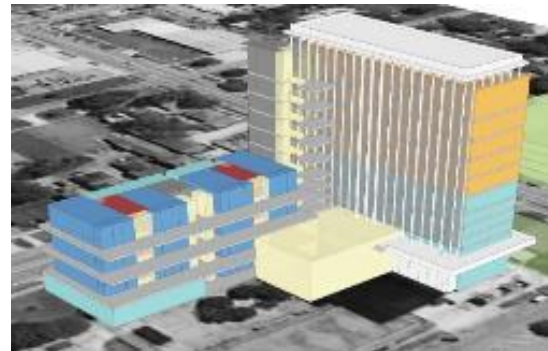


4 New Complex on New Site
Construct new Government & Courts Center Complex on New Site



DESIGN OPTIONS

No.	Attributes	OPTION 1	OPTION 2	OPTION 3	OPTION 4
1	Site Constraints	Most Site Constraints	Less Site Constraints	Less Site Constraints	Least Site Constraints
2	Schedule/Time Duration	Longest Construction Duration	Moderate Construction Duration	Moderate Construction Duration	Shortest Construction Duration
3	Amount of Risk	More Risk in renovation	Moderate Risk	Moderate Risk	Least Risk
4	Overall Cost	Cost Neutral	Most Expensive	Cost Neutral	Least Expensive
5	Building/Functional Efficiency	Least Functional Efficiency	Ideal Functional Efficiency	Less Functional Efficiency	Ideal Functional Efficiency
6	Disruption to Users	Most User Disruption (tower renovation)	Less User Disruption	Minor User Disruption (phased demolition)	Least User Disruption
7	Support of Users	Most Support	Moderate Support	Most Support	Least Support
8	Economic Benefits	Moderate Economic Benefit	Moderate Economic Benefit	Most Economic Opportunity	Moderate Economic Benefit



COMPARATIVE MATRIX: PROS & CONS

No.	Attributes	OPTION 1	OPTION 2	OPTION 3	OPTION 4
1	Site Constraints	Most Site Constraints	Less Site Constraints	Less Site Constraints	Limited Site Options
2	Schedule/Time Duration	Longest Construction Duration	Moderate Construction Duration	Moderate Construction Duration	Shortest Construction Duration
3	Amount of Risk	More Risk in renovation	Moderate Risk	Moderate Risk	Least Risk
4	Overall Cost	Cost Neutral	Most Expensive	Cost Neutral	Least Expensive
5	Building/Functional Efficiency	Least Functional Efficiency	Ideal Functional Efficiency	Less Functional Efficiency	Ideal Functional Efficiency
6	Disruption to Users	Most User Disruption (tower renovation)	Less User Disruption	Minor User Disruption (phased demolition)	Least User Disruption
7	Support of Users	Most Support	Moderate Support	Most Support	Least Support
8	Economic Benefits	Moderate Economic Benefit	Moderate Economic Benefit	Most Economic Opportunity	Moderate Economic Benefit



COMPARATIVE MATRIX: PROS & CONS

OPTION 3

NEW COURTS ON EXISTING CAMPUS SITE; GOVERNMENT CAMPUS ON NEW SITE

Similar to option 2, the site would be cleared of the current Consolidated Courts buildings for the new development. However, only the Courts building would be built on the existing site. The Government program would be relocated to a new building on another site, or possibly to available space in another building in Columbus. The relocation of the Government program will allow for a smaller, more human-scale building on the existing site, better matching the height of the existing buildings in the vicinity of the site. A new parking structure would be constructed with the Courts on the existing site.



OPTION 3: SCHEMATIC

New Courts Building on Existing Campus Site;
Government Campus on New Site

- **Reduce the Overall Project Costs**
 - **Courthouse PROJECT COSTS LESS THAN \$ 200 M**

- **Look at Existing Building Options**
 - **HEALTH DEPARTMENT MODEL**

OPTION 3A

New Courthouse on GC site

Recorder's Court to remain

New Sheriff Administration [PUBLIC SAFETY]

Consolidate Marshal and Sheriff Program

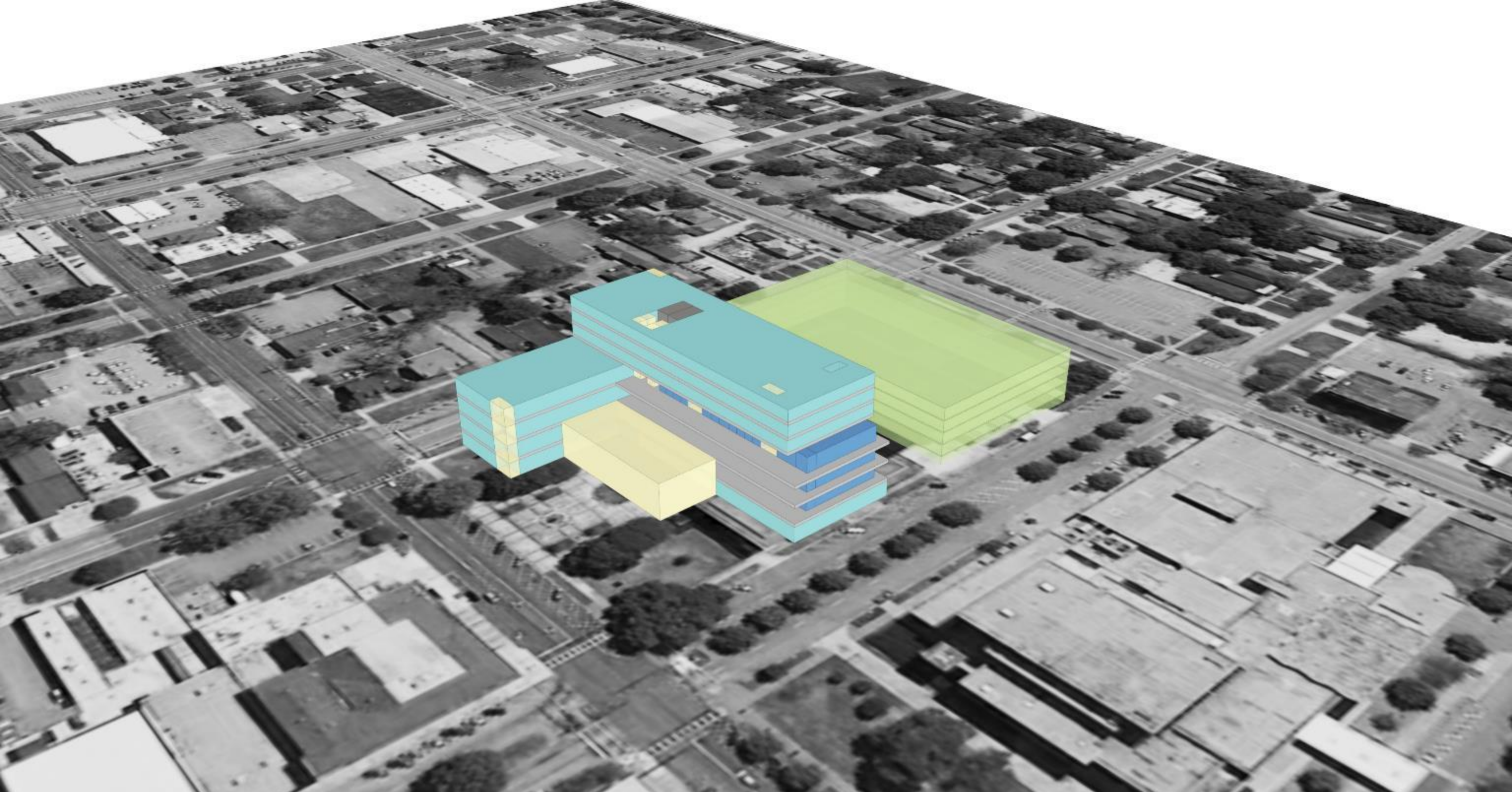
Option to locate at Jail site

City Government Facility in Renovated Building

Annex Departments could remain

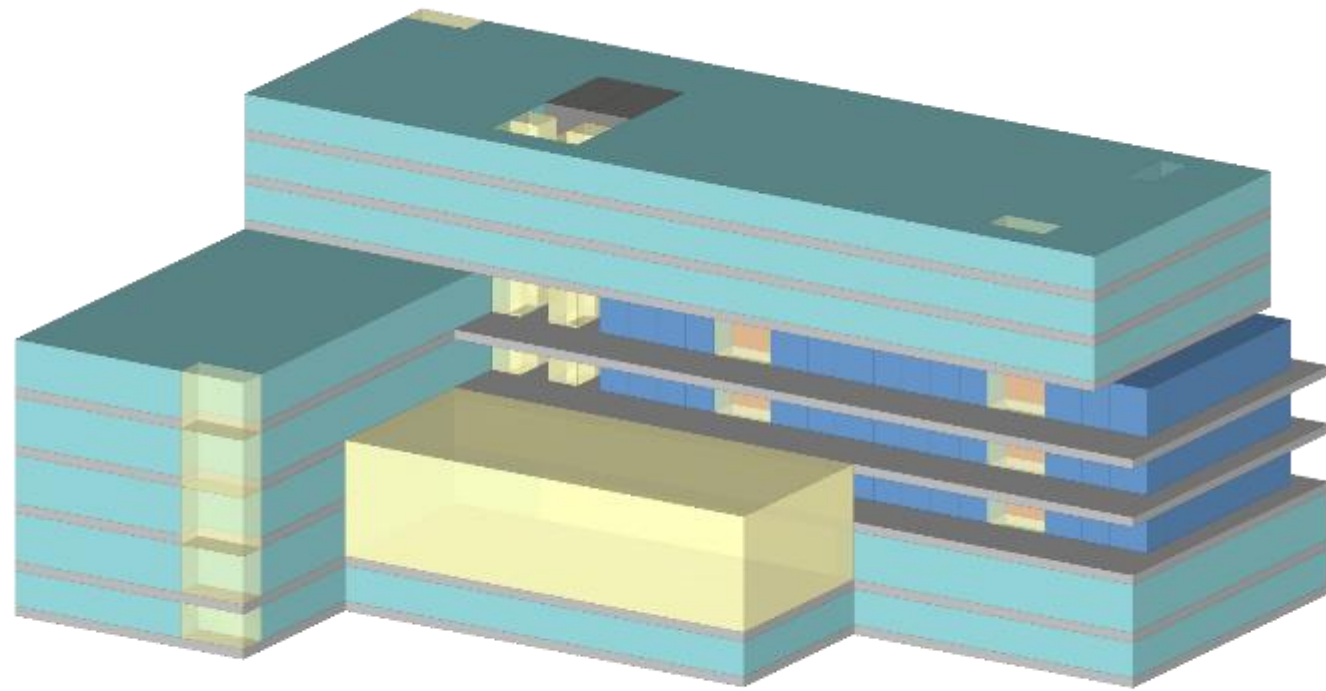
OPTION 3A



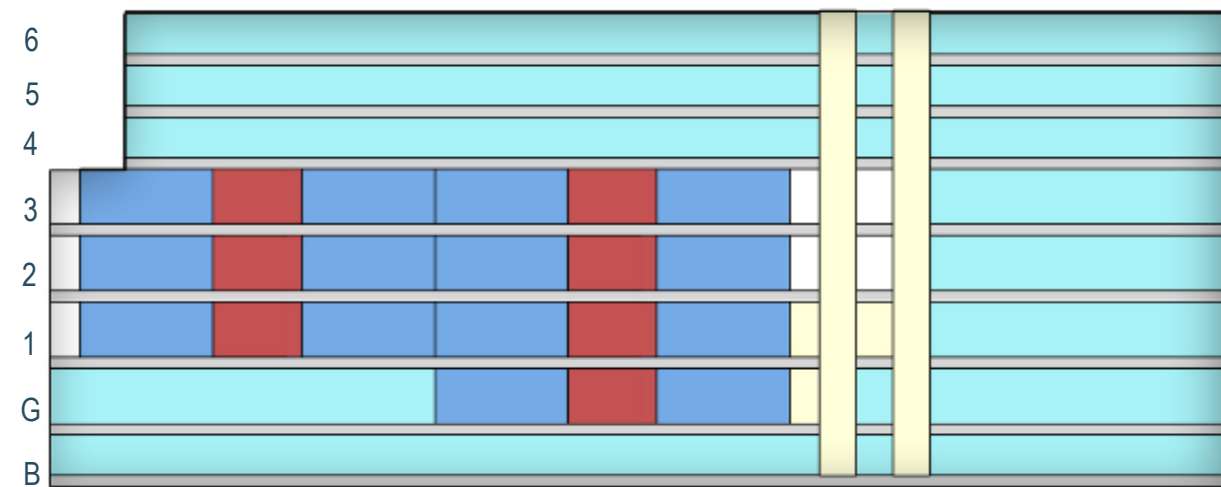


OPTION 3A

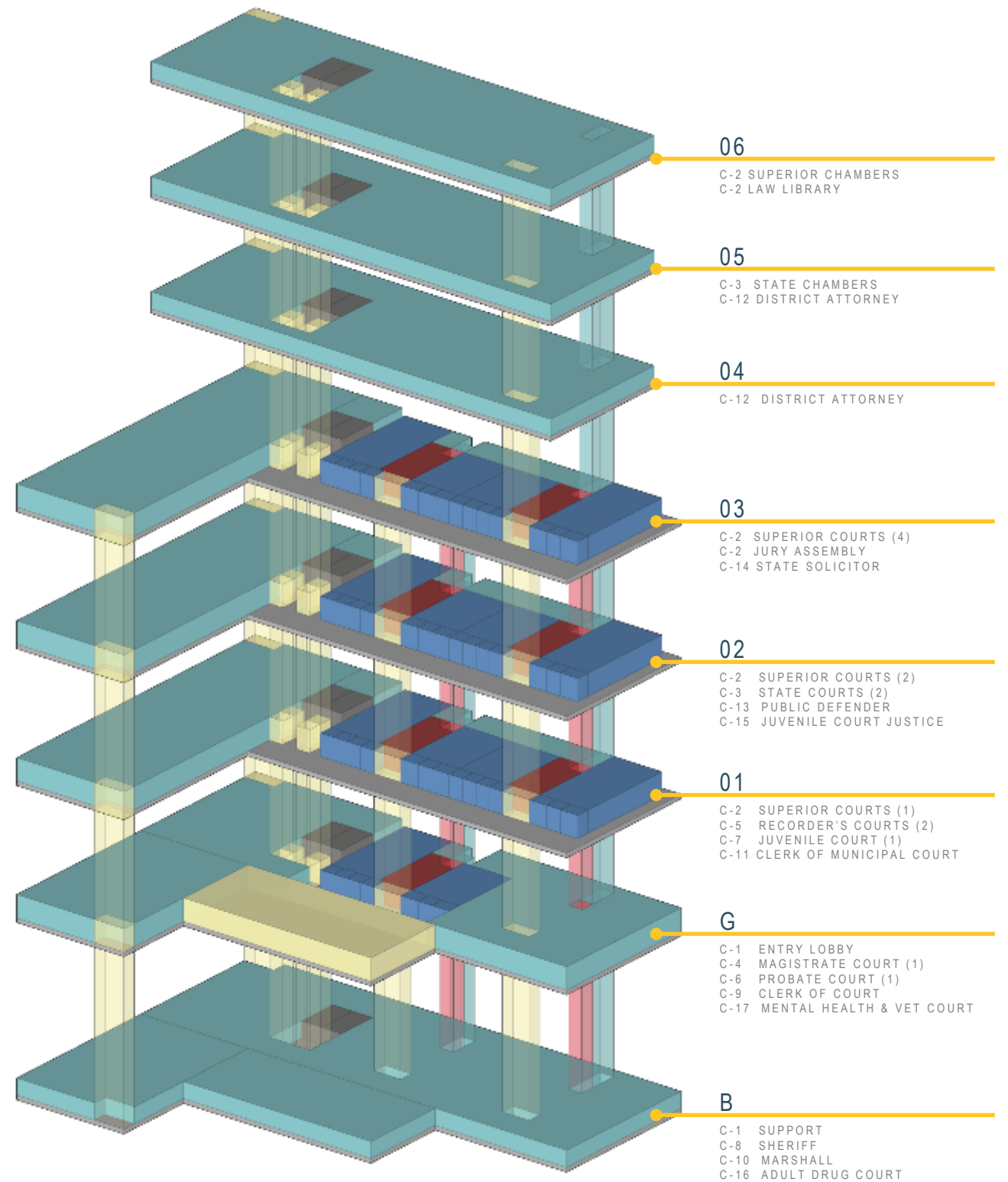
New Courts Building on Existing Campus Site;
Government Campus in Renovated Building



MASSING



SECTION



OPTION 3A: STACKING & BLOCKING

New Courts Building on Existing Campus Site;
Government Campus in Renovated Building



OPTION 3A: PHASING

New Courts Building on Existing Campus Site;
Government Campus in Renovated Building

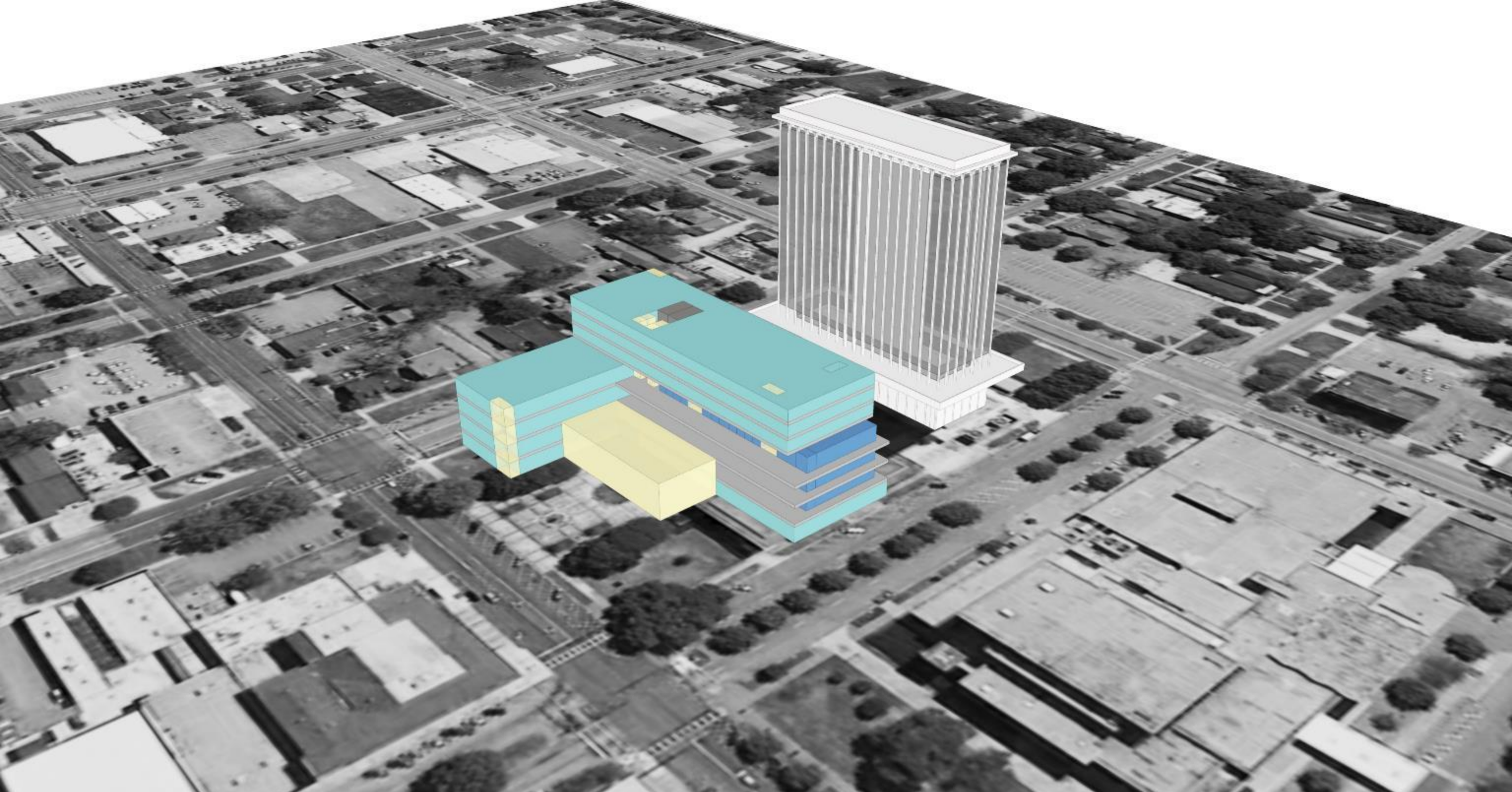
1. Relocate All Campus Government Functions to Renovated Building
2. Relocate Courts Functions from Wings to Vacant Tower space



OPTION 3A: PHASING

New Courts Building on Existing Campus Site;
Government Campus in Renovated Building

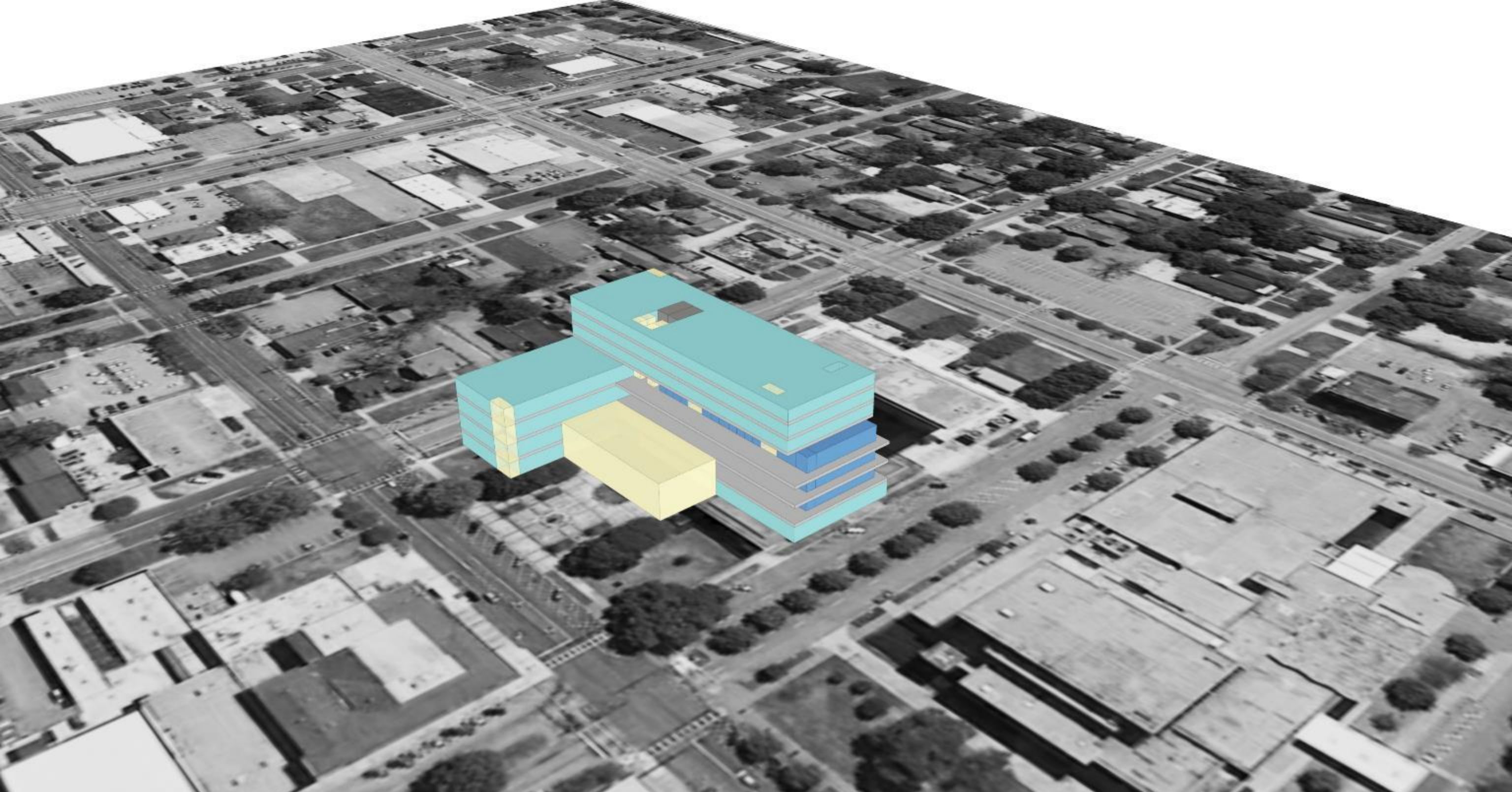
3. Demolish Wings



OPTION 3A: PHASING

New Courts Building on Existing Campus Site;
Government Campus in Renovated Building

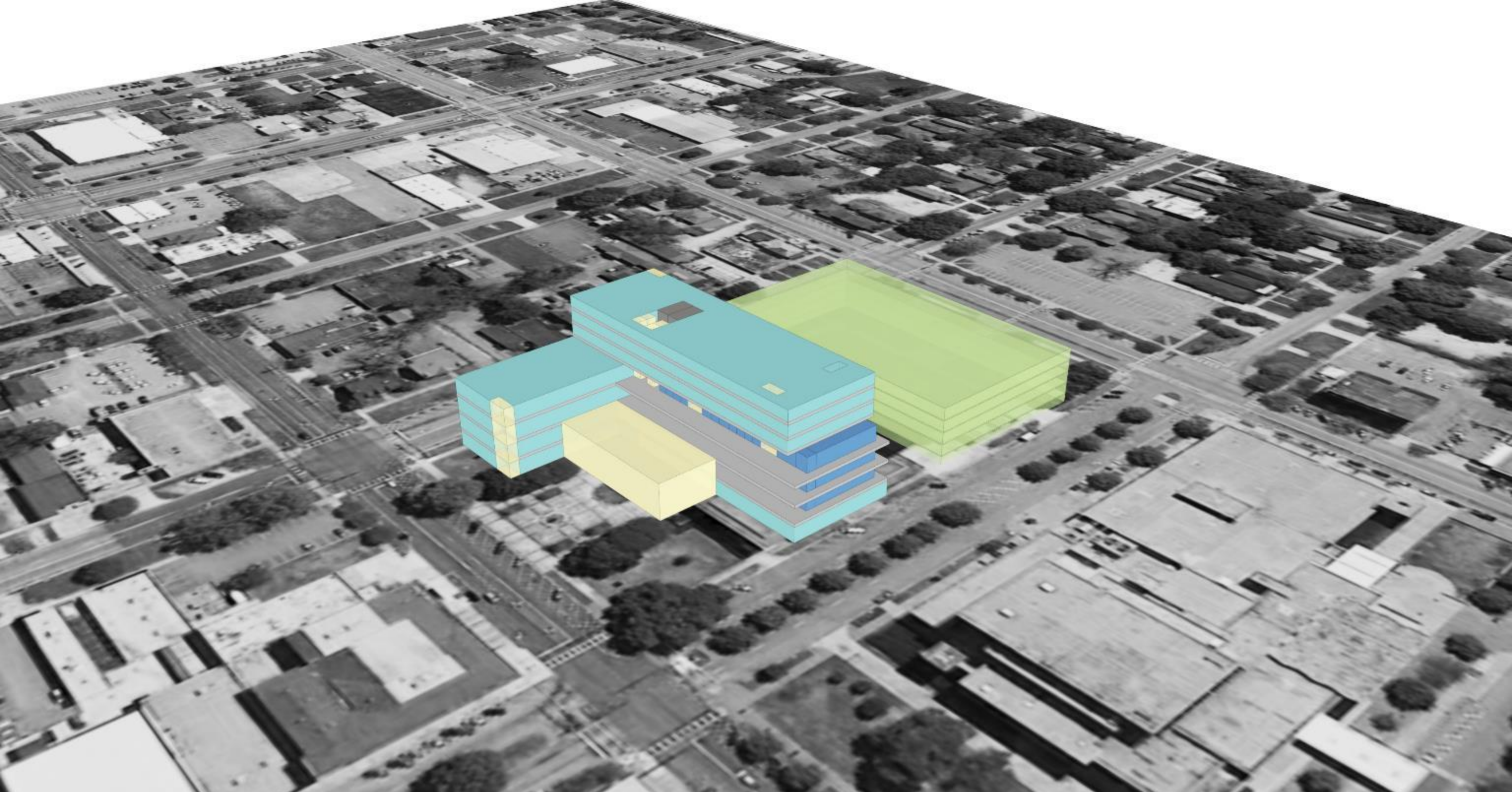
4. Construct New Court Building



OPTION 3A: PHASING

New Courts Building on Existing Campus Site;
Government Campus in Renovated Building

5. Demolish Existing Tower



OPTION 3A: PHASING

New Courts Building on Existing Campus Site;
Government Campus in Renovated Building

6. Construct New Parking Structure



	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



SLAM

GOVERNMENT CENTER NEEDS
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COLUMBUS CONSOLIDATED GOVERNMENT/COURTS CENTER