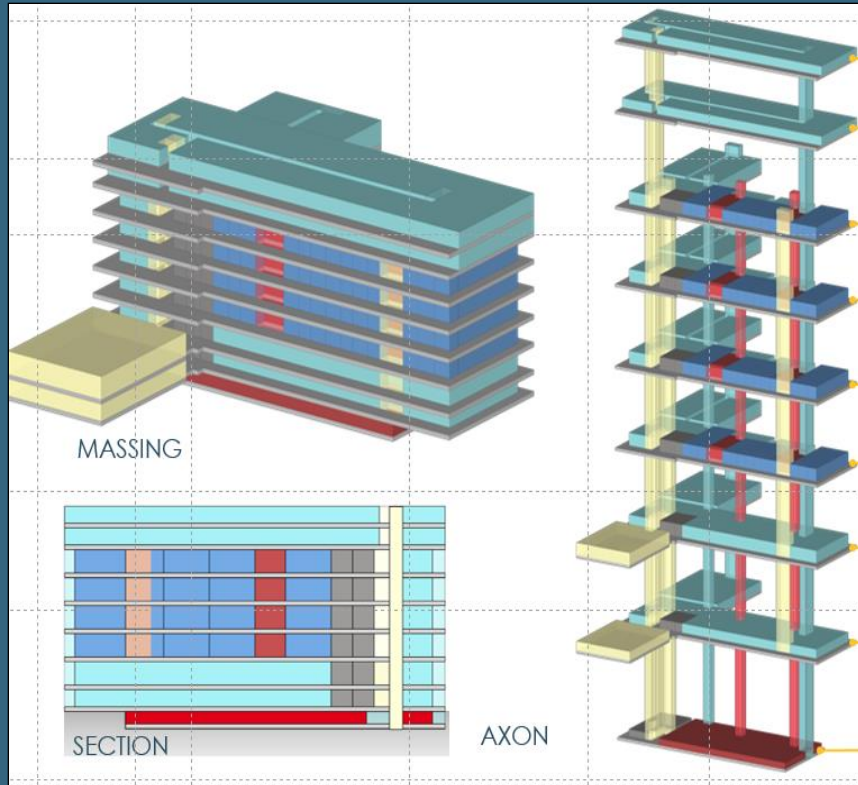






# PROGRAM RECOMMENDATIONS



Courthouse Building Area:

**311,000 Gross Square Feet [PROJECTED]**

**14 Courtrooms**

**Superior Court, State Court, Juvenile Court.  
Magistrate/Muni Court, Probate Court, Clerk of Court,  
District Attorney, Public Defender, Law Library, Sheriff  
Security, Jury Assembly, Accountability**

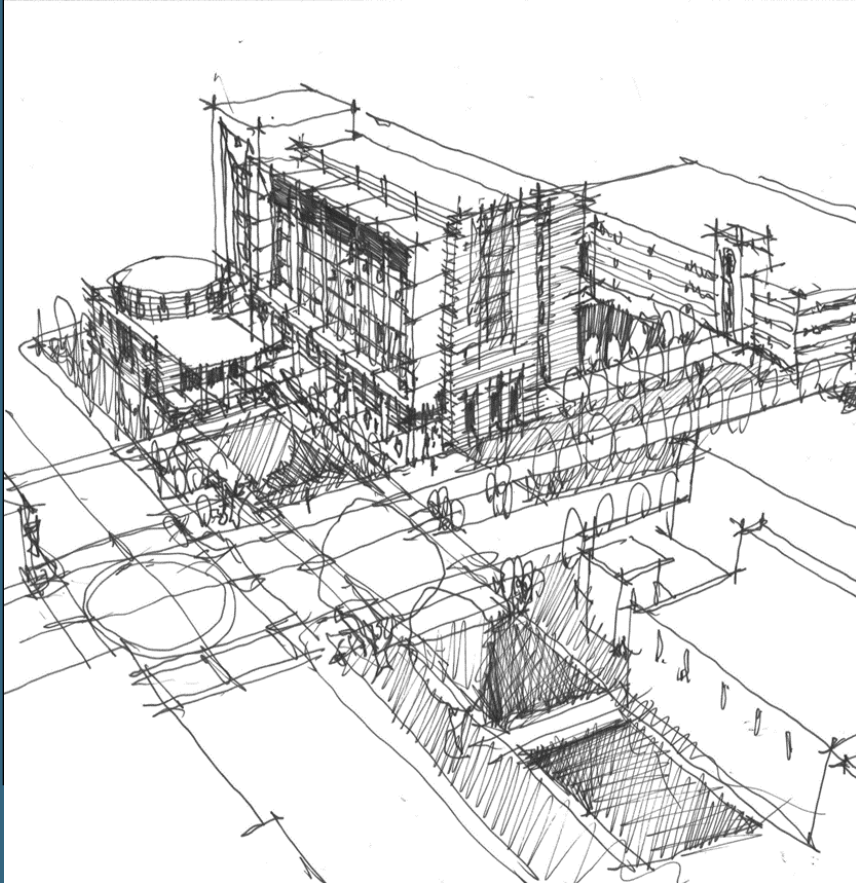
Site Parking :

**500-600 Spaces**

Construction Budget:

**\$185 M**

# SCHEMATIC DESIGN



Courthouse Building Area:

**315,000 Gross Square Feet**

**14 Courtrooms**

**Superior Court, State Court, Juvenile Court,  
Magistrate/Muni Court, Probate Court, Clerk of Court,  
District Attorney, Public Defender, Law Library, Sheriff  
Security, Jury Assembly, Accountability**

Site Parking :

**500-600 Spaces**

Construction ESTIMATE:

**\$ 197 M \$12 M OVER [6.5%]**

# SCHEMATIC DESIGN

Note: for discussion purposes only; renderings subject to change

**AUGUST 2022**

# SPLOST RECOMMENDATIONS



Courthouse Building Area:

**315,000 Gross Square Feet**

**14 Courtrooms**

**Superior Court, State Court, Juvenile Court,  
Magistrate/Muni Court, Probate Court, Clerk of Court,  
District Attorney, Public Defender, Law Library, Sheriff  
Security, Jury Assembly, Accountability**

Site Parking :

**500+ Spaces**

Construction Budget:

**\$185 M**



# 50% DESIGN DEVELOPMENT



Courthouse Building Area:

**315,000 Gross Square Feet**

**15 Courtrooms**

**Superior Court, State Court, Juvenile Court,  
Magistrate/Muni Court, Probate Court, Clerk of Court,  
District Attorney, Public Defender, Law Library, Sheriff  
Security, Jury Assembly, Accountability**

Site Parking :

**500+ Spaces**

Construction ESTIMATE:

**\$230 M \$45 M OVER [24%]**

**DESIGN DEVELOPMENT**

Note: for discussion purposes only; renderings subject to change

**JANUARY 2023**



Budget Created  
 SPLOST Vote  
 Design Development Estimate

<b>PPI MATERIALS INPUTS Forecast for JUL 2023</b>		2020	2021	2022	2023	2023YTD
<b>% change in index</b>		avg %	avg %	avg %	JUL	vs Dec22
Inputs to Nonres Constr %	WPUIP231200	0.2	18.5	15.7%	-0.01	1.8
Ready Mix Concrete	WPU1333	2.5	3.8	10.3%	-0.5	5.4
Concrete Pipe	WPU1332	5.1	4.6	19.6%	1.7	3.5
Concrete Block & Brick	WPU1331	3.0	4.2	12.0%	-0.2	7.1
Paving Mixtures	WPU1394	-3.0	3.6	16.7%	-0.2	1.4
Lumber/Plywood	WPUSI004011	16.9	41.1	-0.9%	-1.1	-1.5
Steel Mill Products	WPU1017	-9.6	90.2	8.7%	-0.4	1.2
Fabricated Structural Steel	WPU107405	-2.3	26.7	27.8%	-0.6	0.9
Steel Pipe and Tube	WPU101706	-5.2	44.9	26.9%	-4.9	-12.8
Sheet Metal	WPU1073	-0.6	19.6	20.8%	1.4	1.0
Asphalt Roofing/Siding	WPU1361	2.1	11.5	17.7%	1.9	2.4
Rubber & Plastics	WPU0721	1.8	22.3	23.3%	-0.92	-3.1
Gypsum Products	WPU137	0.4	16.2	18.7%	-0.2	-0.7
Flat Glass	WPU1311	1.5	5.3	10.4%	0.4	2.6
Nonferrous Wire and Cable	WPU102603	0.2	27.0	13.0%	-1.7	-4.1
Copper & Brass Mill Shapes	WPU102502	2.8	41.8	2.9%	-1.9	-0.9
Aluminum Mill Shapes	WPU102501	-8.6	25.0	12.8%	-1.0	0.2
#2 Diesel Fuel	WPU057303	-20.6	79.8	65.9%	-6.4	-25.6
data to JULY from FRED PPI reports 8-11-23						edzarenski.

# CONSTRUCTION ESCALATION

Note: for discussion purposes only; renderings subject to change

APRIL 2022



# VE PROPOSAL



Courthouse Building Area:

**315,000 Gross Square Feet**

**14 Courtrooms**

**Superior Court, State Court, Juvenile Court,  
Magistrate/Muni Court, Probate Court, Clerk of Court,  
District Attorney, Public Defender, Law Library, Sheriff  
Security, Jury Assembly, Accountability**

Site Parking :

**500+ Spaces**

Construction ESTIMATE:

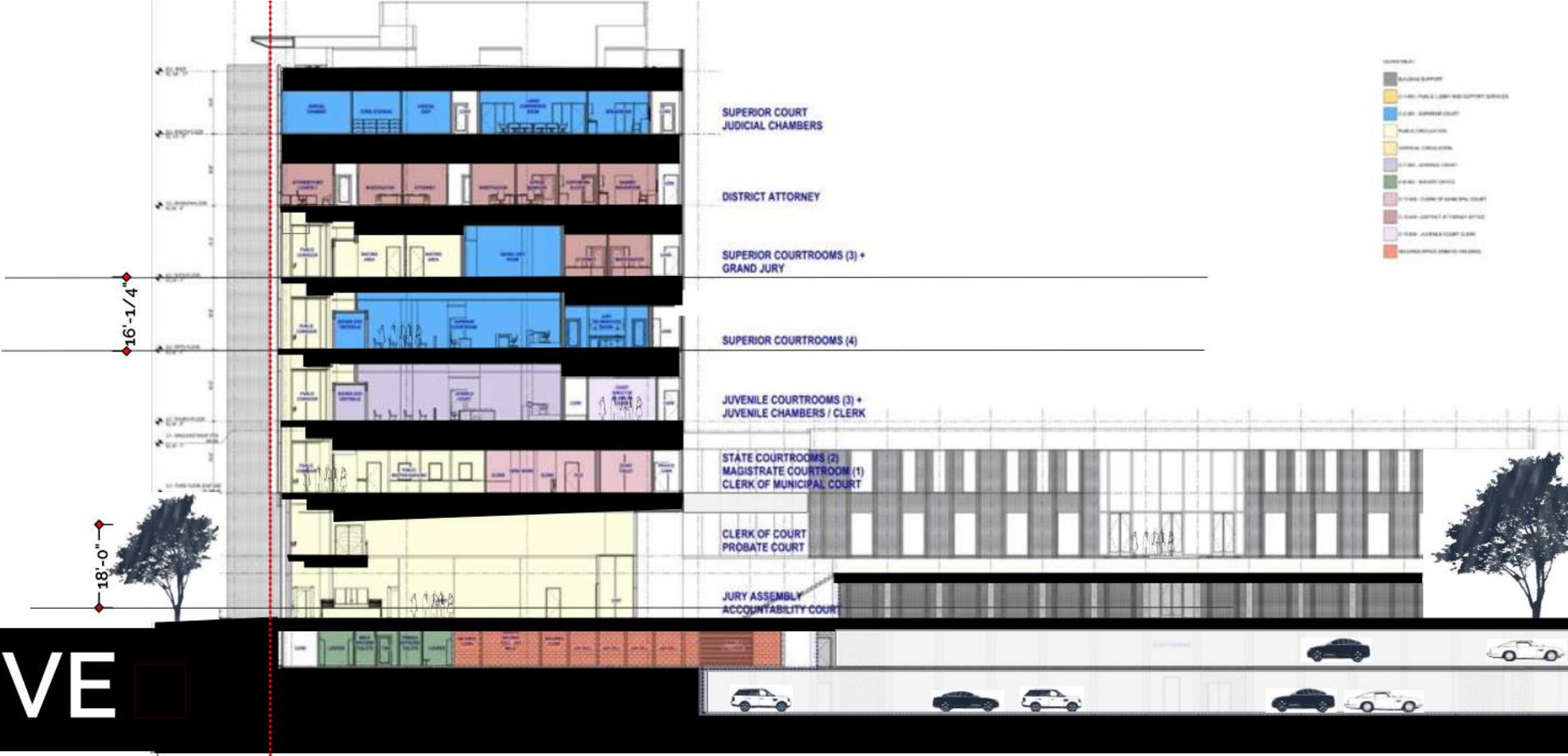
**\$ 190 M \$ 5 M OVER [2.7%]**

**VALUE ENGINEERING SCHEMATIC**

Note: for discussion purposes only; renderings subject to change

**APRIL 2023**





# VE SCHEMATIC DESIGN UPDATE

Note: for discussion purposes only; renderings subject to change

## OPERATIONAL DIFFERENCES FOR ALTERNATIVE CONCEPT

- Public entrances from 10th Street and the Courtyard Plaza
- Food service access outside of the Security Screening
- Improved Inmate Sallyport with separate vehicle circulation
- Collegial Judicial Chambers on Level 8
  - Improved Security + Views for the Judicial Suites
  - Access to the Shared Conference Suite [Hearings]
- Accountability Court & Public Defender separate public access
  - Staff access to courthouse
- State Solicitor improved adjacency to the State Courtrooms
- Juvenile Court on dedicated floor
- District Attorney on dedicated floor with Victim Witness
  - Improved Views & Natural daylighting

## VE SCHEMATIC DESIGN CONCEPT

Note: for discussion purposes only; renderings subject to change



# 75% DD of VE Proposal



Courthouse Building Area:

**315,000 Gross Square Feet**

**14 Courtrooms**

**Superior Court, State Court, Juvenile Court,  
Magistrate/Muni Court, Probate Court, Clerk of Court,  
District Attorney, Public Defender, Law Library, Sheriff  
Security, Jury Assembly, Accountability**

Site Parking :

**500+ Spaces**

Construction ESTIMATE:

**\$ 198 M \$ 13 M OVER [7 %]**

**VALUE ENGINEERING 75% DESIGN DEVELOPMENT**

**SEPTEMBER 2023**

Note: for discussion purposes only; renderings subject to change

# USER GROUP SESSIONS

**MET MULTIPLE TIMES WITH MAJOR USER GROUPS + REVIEWED  
ADJACENCIES, DEPARTMENTAL LAYOUTS AND OVERALL SCHEME**

**Superior Court, State Court, Juvenile Court.  
Magistrate/Muni Court, Probate Court, Clerk of Court,  
District Attorney, Public Defender, Sheriff Security, Jury  
Assembly, Accountability**

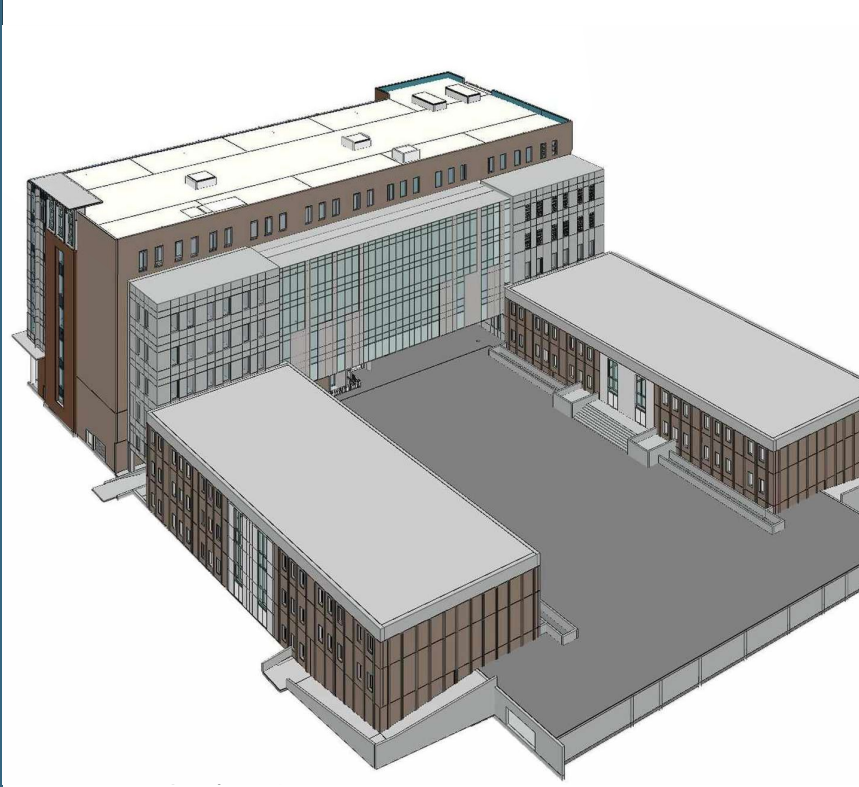
**CONCERNS:**

**FUTURE GROWTH FOR COURTROOMS AND CHAMBERS**

**OPERATIONAL PREFERENCE FOR CHAMBERS**



# ADJACENCY ALTERNATE PROPOSAL



Courthouse Building Area:

**315,000 Gross Square Feet**

**14 Courtrooms**

**Superior Court, State Court, Juvenile Court,  
Magistrate/Muni Court, Probate Court, Clerk of Court,  
District Attorney, Public Defender, Law Library, Sheriff  
Security, Jury Assembly, Accountability**

Site Parking :

**500+ Spaces**

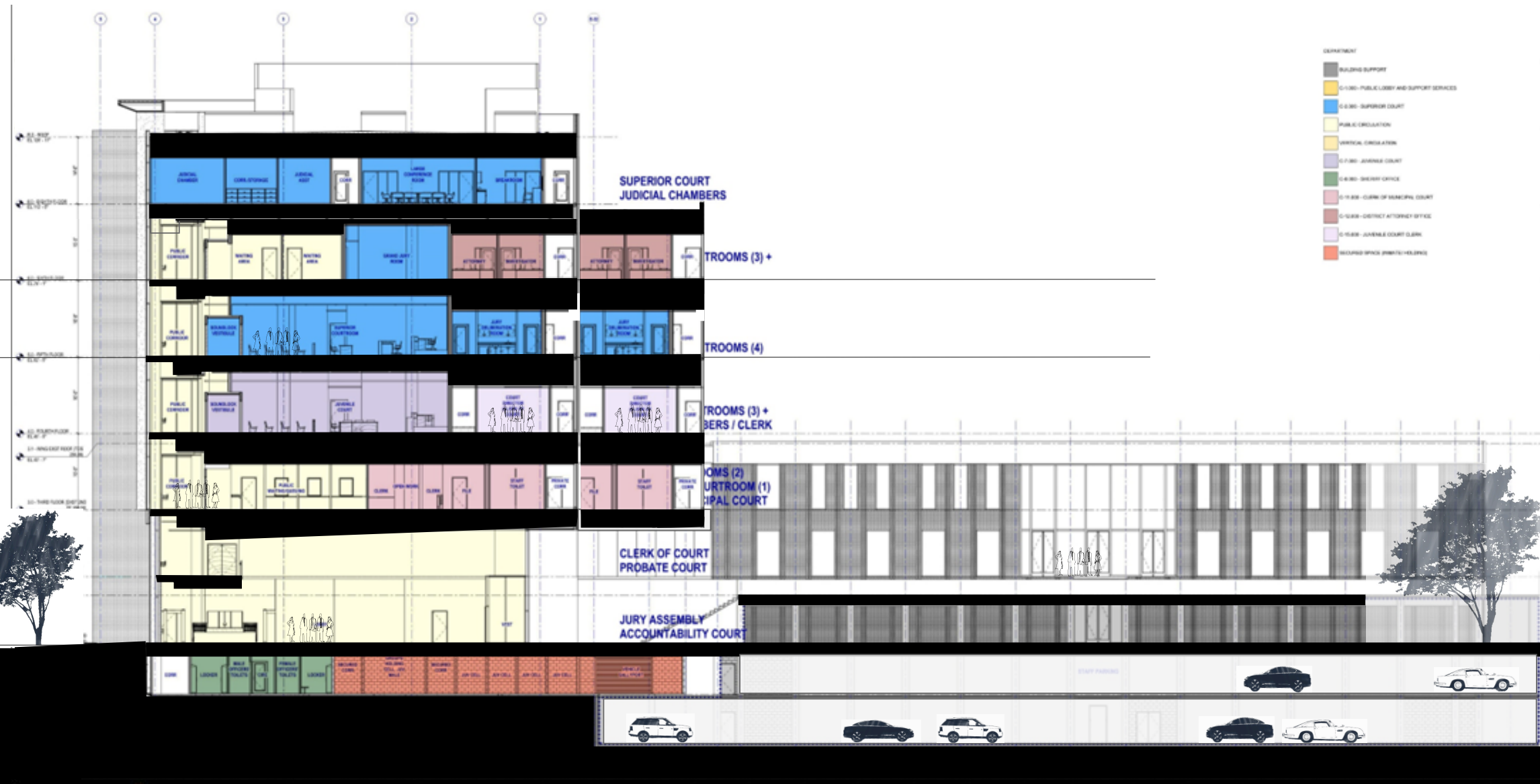
Construction ESTIMATE:

**\$ 198 M \$ 13 M OVER [ 7%]**

**ADJACENCY ALTERNATE**

Note: for discussion purposes only; renderings subject to change

**SEPTEMBER 2023**



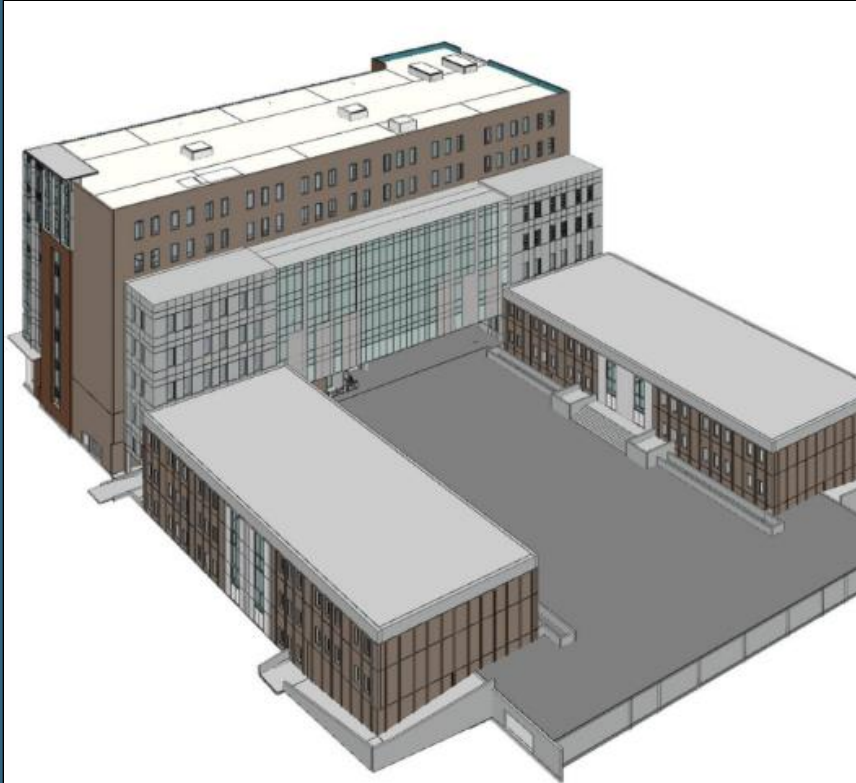
# EXPANSION ALTERNATE

SEPTEMBER 2023

Note: for discussion purposes only; renderings subject to change



# EXPANSION + ADJACENCY ALTERNATE PROPOSAL



Courthouse Building Area:

**342,000 Gross Square Feet**

**18 Courtrooms [4 SHELL]**

**Superior Court, State Court, Juvenile Court,  
Magistrate/Muni Court, Probate Court, Clerk of Court,  
District Attorney, Public Defender, Law Library, Sheriff  
Security, Jury Assembly, Accountability**

Site Parking :

**500+ Spaces**

Construction ESTIMATE:

**\$ 205.5 M \$ 20.5 M OVER [11%]**

**EXPANSION + ADJACENCY ALTERNATE**

**SEPTEMBER 2023**

Note: for discussion purposes only; renderings subject to change



# EXPANSION ALTERNATE

Note: for discussion purposes only; renderings subject to change

SEPTEMBER 2023





# TRANSPARENCY & CONNECTION TO THE CITY + RIVER

Note: for discussion purposes only; renderings subject to change

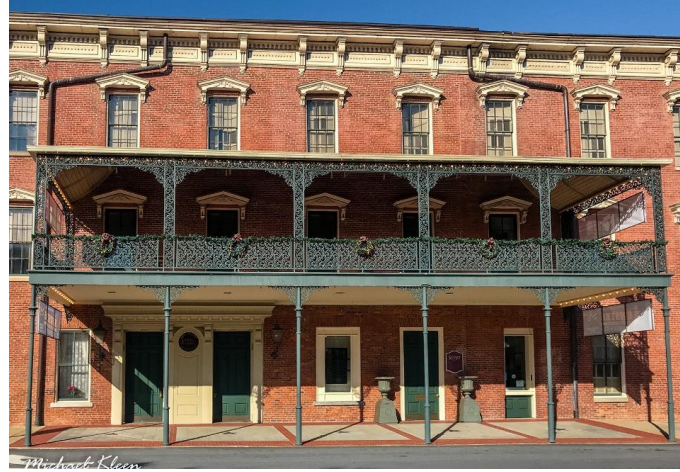




## MATERIALITY & SCALE

Note: for discussion purposes only; renderings subject to change





## HISTORIC OPERA HOUSE

Note: for discussion purposes only; renderings subject to change





## DESIGN UPDATE

Note: for discussion purposes only; renderings subject to change





# DESIGN UPDATE

Note: for discussion purposes only; renderings subject to change



# 1<sup>st</sup> AVENUE VIEW



**CURRENT**



**PROPOSED**

## DESIGN UPDATE

Note: for discussion purposes only; renderings subject to change





## DESIGN UPDATE

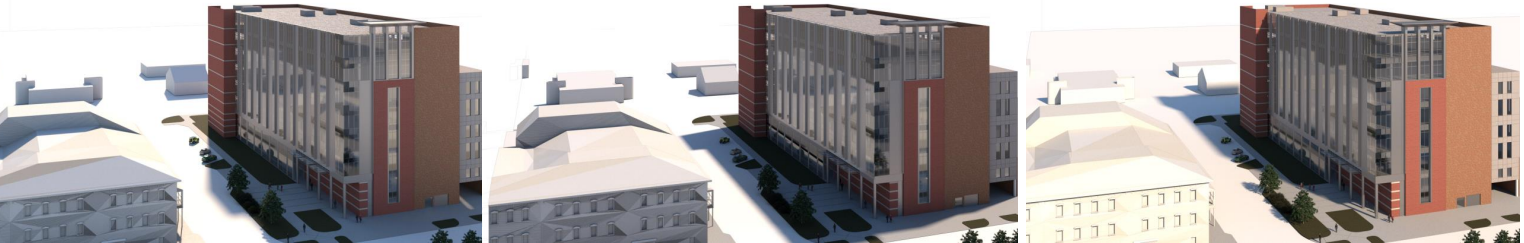
Note: For discussion purposes only, renderings subject to change



# CONTEXT SECTION STUDY



# SUNSHADE STUDY



9 AM                      12 PM                      4 PM



# DESIGN UPDATE

Note: for discussion purposes only; renderings subject to change



# CONTEXT SECTION STUDY



## DESIGN CHARRETTE

Note: for discussion purposes only; renderings subject to change



# SUNSHADE STUDY



9 AM

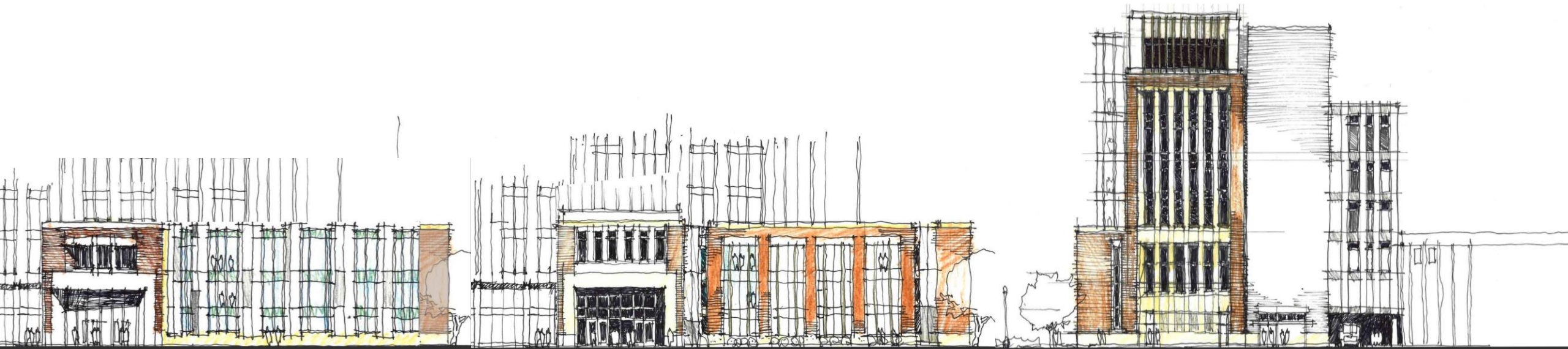
12 PM

4 PM

## DESIGN CHARRETTE

Note: for discussion purposes only; renderings subject to change





# DESIGN UPDATE

Note: for discussion purposes only; renderings subject to change