



# Effingham County Public Works

## Facilities Condition Assessment and Programming Document Guide

### Document Guide | Programming Report

**Scope |** The intent of the report is to convey a space allocation study based off existing buildings, existing occupants and look at their current as well as future space needs. The scope includes buildings that were visited as part of the FCA study as well as buildings/departments that were only interviewed as part of this process. As part of each department interview the current square footage and staff levels were surveyed as well as future anticipated need for both square footage and staff.

The items documented and outlined reflect the list of departments/buildings included in the scope only. There are larger county wide initiatives that are noted as part of this discovery process. The final report contains full square footage information, current location, proposed future location, parking recommendations as well as potential additional square footage costs. All of these items are to be used in conjunction with the FCA report for any costs or potential building renovation items.

**File Navigation |** The report is in PDF format and is broken down into three sections: Summary | Individual Department Documents | Existing Floor Plans.

**Summary -** This section includes general notes that govern the summary of findings information as applied to square footages recommended as well as overall scope outlines. The summary pages that follow are a roll up of the following: Department, Current Location, Current Square Footage, Future Square Footage (as documented during programming interviews), Recommended Future Building Location, any Parking Recommendations, Potential Addition square footage costs, and a summary of any items that specifically relate to the department in question. The intent of these pages is to provide a high level overview of all the rest of the information in the report.

**Individual Department Documents -** From the summary page each department has a hyperlink to link to the department specific programming document. These are all broken out by Existing (Staff and Building), Future (Staff and Building) as well as a Recommendation section. All of this information feeds back to the main summary page for final space allocation recommendations.

**Floor Plans -** For the fifteen (15) buildings as part of the programming study that were also included in the FCA report existing floor plans are provided. The intent of these floor plans is to aid with the existing square footage for space allocation only. These documents can provide a concept level of detail for any future expansion or major renovations.

# Effingham County

## Programming Documents

**Final Report - December 30, 2021 | revision April 5, 2022**

Contents of Report is to document and make high level recommendations for departments outlined in report attached. This effort is an accessory to the Facility Condition Assessment that is under separate cover and package.

Summary of findings are outlined on page 2 of the report. They include high level recommendations for each department surveyed. Not all buildings that were part of programming were included in the FCA report and therefore not all square footages are fully verified by on site measurements.

### **GENERAL NOTES:**

Effingham County growth anticipated at 4% per year.

Recommended Square Footages used as part of assessment and proposed recommendations.

Common areas - 100 square feet per person

Conference rooms - 30 square feet per person

Executive offices - 150 square feet

Open workstations - 100 square feet per person

**\*\*revision includes updated department reports for:**

Sheriff

Magistrate

Victim Witness

Department	Current Building	Current Square Footage	Future Square Footage	Total Square Footage	Future Building Location Recommendation	Parking Recommendation	Additional SF Costs (if recommended)	Future Building - Recommendation
<a href="#">Recreation</a>	119 Gym, CEM, Sand Hill	27,197	6,000	33,197	119 Gym, CEM, Sand Hill	Overflow parking and for events, trainings, and larger gatherings is greatest need. Recommend overflow areas be designated and maintained.	\$ 1,032,000.00	Portions of the new recreation building are not fully utilized and could take on some of the square footage needs moving forward. Largest need is additional meeting space. The expansion already in master plan for CEM will accommodate the additional recommended square footage for use by other departments for training and meeting space.
<a href="#">Fire/EMS/EMA/911</a>	Multiple Facilities	12,000	10,000	22,000	Multiple facilities.	Expanded parking recommended at all facilities. Recommend 1.5 spots per employee.		Long term recommend feasibility study before new stations are created. The expansion at CEM will accommodate all meeting/training needs for future.
<a href="#">Facilities</a>	Courthouse Basement	3,000	1,000	4,000	Central School	Storage yard for equipment and parking spots for each maintenance vehicle.		Currently located in basement of courthouse. Recommend to renovated Central School Facility.
Old Jail Museum	Old Jail Museum	3,636	0	3,636	n/a	none recommended		Building does not need to move or additional square footage. Recommend updating finishes and restrooms. Refer to FCA Report for recommendations.
<a href="#">State Court / Clerk Court</a>	Courthouse	484	2,000	2,484	Current location and DFCS	All parking at judicial recommend to allocate based off staff need closest to building they are located within.		Recommend re-allocation of space at courthouse and judicial complex. Utilization of current DFCS building to accommodate all groups that cannot be adequately served as part of current layout.
<a href="#">Probate Solicitor</a>	Courthouse	1,741	2,000	3,741	Current location and DFCS	All parking at judicial recommend to allocate based off staff need closest to building they are located within.		Recommend re-allocation of space at courthouse and judicial complex. Utilization of current DFCS building to accommodate all groups that cannot be adequately served as part of current layout.
<a href="#">Superior Court</a>	Courthouse	2,018	2,000	4,018	Current location and DFCS	All parking at judicial recommend to allocate based off staff need closest to building they are located within.		Recommend re-allocation of space at courthouse and judicial complex. Utilization of current DFCS building to accommodate all groups that cannot be adequately served as part of current layout.
<a href="#">Magistrate Court</a>	Courthouse	1,411	2,000	3,411	Current location and DFCS	All parking at judicial recommend to allocate based off staff need closest to building they are located within.		Recommend re-allocation of space at courthouse and judicial complex. Utilization of current DFCS building to accommodate all groups that cannot be adequately served as part of current layout.
<a href="#">Solicitor</a>	Courthouse	1,215	2,000	3,215	Current location and DFCS	All parking at judicial recommend to allocate based off staff need closest to building they are located within.		Recommend re-allocation of space at courthouse and judicial complex. Utilization of current DFCS building to accommodate all groups that cannot be adequately served as part of current layout.
<a href="#">Probation</a>	Probation	1,676	1,000	2,676	Expansion of Building	Recommended 1.5 spaces per full time employee.	\$ 184,000.00	Recommend remain at Judicial Center and allow for greater access to public areas within building.
<a href="#">IT</a>	Current County Offices	1,144	500	1,644	MACC	Recommend 1 spot per employee.		Flexible in location as long as remains on power grid and access to generator backup.
<a href="#">Finance/HR</a>	New County Offices	2,500	1,000	3,500	Expansion of Building	Recommended 1.5 spaces per full time employee.	\$ 184,000.00	At new facility. Recommend more office space to accommodate growth.
<a href="#">Equalization Museum</a>	Not Located in County Facility	0	3,000	3,000	Central School	Recommend adequate parking for events, use code required parking requirements on spaces utilized.		Portion of Central School Renovation. Recommend use a classroom and ability to utilize kitchen and shared space.
<a href="#">Planning/Zoning/GIS</a>	New County Offices	4,500	1,000	5,500	New County Offices	Recommended 1.5 spaces per full time employee.	\$ 184,000.00	Recommend study of expansion of new building to provide additional work office areas.
<a href="#">Extension Services</a>	119 Building	5,034	3,000	8,034	Elections Building	Recommend adequate parking for events, use code required parking requirements on spaces utilized.		Recommend larger public areas and access to larger meeting areas. Public facing facilities key to keep up with growth. Current Elections building is set up to accommodate.

<a href="#">USDA - Natural Resources</a>	119 Building	2,000	500	2,500	Elections Building	Recommend adequate parking for events, use code required parking requirements on spaces utilized.		Recommend housed with Extension Services.
<a href="#">Teal House</a>	Teal House	1,937	1,500	3,437	Early Street House	Recommended 1.5 spaces per full time employee.		Recommend moving to early street house with a full re-model, some expansion and upgraded parking.
<a href="#">Senior Center</a>	Senior Center	6,553	2,500	9,053	Expansion of Building	Recommend adequate parking for events, use code required parking requirements on spaces utilized.	\$ 430,000.00	Larger event/gathering areas. Updated kitchen.
<a href="#">Health Department</a>	Health Department	1,480	0	1,480	none recommended	none recommended		None recommended
<a href="#">Tax</a>	New County Offices	3,500	1,000	4,500	Expansion of Building	Recommended 1.5 spaces per full time employee.	\$ 184,000.00	Recommend study of expansion of new building to provide additional work office areas.
<a href="#">Board of Elections / Registrar</a>	Board of Elections Building	5,910	3,000	8,910	Central School	Recommend large overflow parking areas for election events. Secure parking recommended for employees, 1 spot per employee.		Storage and public access are keys. Recommend updated access, parking, and secure storage areas.
<a href="#">Family Services</a>	119 Building	4,000	2,000	6,000	119 Recreation Office Building	Recommended 1.5 spaces per full time employee.		Recommend updated and revised areas within 119 complex. The space should have secure and multiple access.
<a href="#">Animal Services and Control</a>	Animal Services	5,721	2,500	8,221	Renovated Building	Recommend 1 spot per employee and minimum 3 public spots.	\$ 300,000.00	Existing facility in need of renovation. Expansion required for updates to public facing areas as well as more capacity for animals and veterinary areas.
<a href="#">DFCS</a>	DFCS	9,941	3,000	12,941	Relocate to 119 Administration Building	Recommended 1.5 spaces per full time employee.		Recommend this building be re-used for Juvenile Justice, expanded court rooms and probation. Recommend current DFCS to relocate to 119 complex.
<a href="#">Prison</a>	Existing Facility	1,509	0	1,509	none recommended	none recommended		Building does not need to move or additional square footage.
<a href="#">Victim Witness</a>		0	2,500	0			\$ 430,000.00	New Programmed Facility
<a href="#">Magistrate Court</a>		0	7,000	0			\$ 1,204,000.00	New Programmed Facility
<a href="#">Sherriff Office</a>		0	7,000	0	see attached programming	**New program for new building of approximately 16,500 feet.	\$ 1,204,000.00	Information included is for new programmed facility only and does not account for any existing square footage.
<b>total</b>		<b>110,107</b>	<b>69,000</b>	<b>162,607</b>			<b>\$ 5,336,000.00</b>	

Summary Notes:

- Existing square footages are only inclusive of buildings visited as part of FCA.
- Recommended Square Footages are rough numbers based off employee growth or recommended larger gathering spaces.
- Largest space needs noted were as follows:  
 Multi Purpose Public Gathering Rooms 50-150 people. Up to 2 additional for county are recommended.  
 Training Areas for County Employees. Rooms to accommodate 50-100 people. Up to 2 additional for county are recommended.  
 Courtroom space to meet needs of future growth of county. 2 additional courtrooms recommended.

**Key**

Information Gathered by Pond
Information given to Pond by Effingham County Facilities
No expansion costs needed - relocation or accommodation elsewhere

**Addition to Buildings - Cost Per Square Foot Used**

\$ 164.00	Gymnasium
\$ 184.00	Office - One Story (Square Foot)
\$ 124.00	Pre Engineered Metal Building
\$ 172.00	CMU Framed Building
\$ 120.00	Auxiliary Structure

<b>Existing</b>		
<b>Staff Total</b>	<b>Office</b>	<b>Work Station</b>
9	1	8
<b>Building Square Footage Current</b>	15,000	<i>Estimated on all facilities</i>
<b>Existing Notes</b>		
Existing split between multiple facilities.		
119 Complex Gym, CEM Complex (including Gym and Concessions Building), Sam Hill Complex, Pinora		
New CEM Complex has additional space that has not been utilized to date.		
<b>Future (Not Including Above Existing)</b>		
<b>Staff Total</b>	<b>Office</b>	<b>Work Station</b>
6	1	8
<b>Building Recommended New Square Footage</b>	5,000	
<b>Notes for Future</b>		
Expect a 30% increase in all sports participants.		
Largest need is in fields/facilities that is part of an additional master plan. This is largest community		
Meeting Rooms and Break Room facilities are largest need for staff.		
Need is for 25-150 people meeting spaces.		
<b>Recommendations</b>		
<b>Staff Total</b>	<b>Office</b>	<b>Work Station</b>
15	2	16
<b>Total Square Footage Recommended</b>	20,000	
Maintenance of CEM recreation		
The square footage recommended is all encompassed in existing buildings that have expansion room.		
Recommend new break room at all facilities, additional cubicle space for part time staff and field		
Meeting rooms at existing facility or additional square footage at other locations.		

<b>Existing - EMS</b>		
<b>Staff Total</b>	<b>Office</b>	<b>Work Station</b>
35 Full / 20 Part Time	1	3
<b>Building Square Footage Current</b>	12,000	<i>Estimated on all facilities</i>
<b>Existing Notes</b>		
Main office is at current residential structure adjacent to hospital.		
Majority of staff does not need office or work station as is in the field.		
Recommendation is 1 ambulance for 10,000 people and need to maintain that ratio as county grows.		
<b>Future (Not Including Above Existing)</b>		
<b>Staff Total</b>	<b>Office</b>	<b>Work Station</b>
20 Full / 30 Part Time	1	7
<b>Building Recommended New Square Footage</b>	10,000	
<b>Notes for Future</b>		
Training Area for 60-80 people. Could share facility but is high use and will be utilized often.		
Need DECON (Decontamination) area as part of a new facility.		
<b>Recommendations</b>		
<b>Staff Total</b>	<b>Office</b>	<b>Work Station</b>
55 Full / 50 Part Time	2	10
<b>Total Square Footage Recommended</b>	22,000	
Recommend new EMS and Fire combined central faculty for offices, training space, DECON room and storage space.		
Combined central facility will allow for current satellite areas to be re-utilized as Ambulance locations.		

<b>Existing - Fire</b>		
<b>Staff Total</b>	<b>Office</b>	<b>Work Station</b>
51 Full / 35 Part Time	1 (per facility)	2
<b>Building Square Footage Current</b>		<i>Estimated on all facilities</i>
<b>Existing Notes</b>		
Broken down to 17 total staff per shift. Accommodation for that is the total square footage.		
7 full time and 8 volunteer stations total		
<b>Future (Not Including Above Existing)</b>		
<b>Staff Total</b>	<b>Office</b>	<b>Work Station</b>
24 Full	1 (per facility)	6 (at central command)
<b>Building Recommended New Square Footage</b>		
<b>Notes for Future</b>		
Recommend full stations with multiple restrooms for future. Upgrade all existing facilities.		
<b>Recommendations</b>		
<b>Staff Total</b>	<b>Office</b>	<b>Work Station</b>
75 Full / 20 Part Time	1 (per facility)	8 (at central command)
<b>Total Square Footage Recommended</b>		
Recommend new EMS and Fire combined central faculty for offices, training space, DECON room and storage space.		
Recommend all future stations be pull thru bays.		
Transition from part time to full time will occur as county grows.		
Recommend full study of fire station requirements with growth and density patterns.		

<b>Existing - Fire - 911</b>		
<b>Staff Total</b>	<b>Office</b>	<b>Work Station</b>
19		8
<b>Building Square Footage Current</b>		<i>Estimated on all facilities</i>
<b>Existing Notes</b>		
Per shift is 7 total.		
<b>Future (Not Including Above Existing)</b>		
<b>Staff Total</b>	<b>Office</b>	<b>Work Station</b>
3		4
<b>Building Recommended New Square Footage</b>	3,000	
<b>Notes for Future</b>		
Future space to have administration area directly next to main.		
Breakroom adjacent to work area.		
Future growth for more dispatchers, administration and bunk areas.		
<b>Recommendations</b>		
<b>Staff Total</b>	<b>Office</b>	<b>Work Station</b>
22		12
<b>Total Square Footage Recommended</b>	Additional 3,000	
Recommend new EMS and Fire combined central facility for offices, training space, DECON room and storage space.		
A larger bunk area is required with adequate restrooms and dividable areas for bunks.		
Dispatch room located adjacent to bunk area with adequate locker space.		
Recommend be in building that is on main power grid with adequate back up generator capacity.		



<b>Existing - Fire - EMA</b>		
Staff Total	Office	Work Station
1		
<b>Building Square Footage Current</b>		<i>Estimated on all facilities</i>
<b>Existing Notes</b>		
<b>Future (Not Including Above Existing)</b>		
Staff Total	Office	Work Station
2		
<b>Building Recommended New Square Footage</b>		
<b>Notes for Future</b>		
<b>Recommendations</b>		
Staff Total	Office	Work Station
3		
<b>Total Square Footage Recommended</b>		
Recommend new EMS and Fire combined central faculty for offices, training space, DECON room and storage space.		

<b>Existing</b>		
<b>Staff Total</b>	<b>Office</b>	<b>Work Station</b>
8	1	7
<b>Building Square Footage Current</b>		
<b>Existing Notes</b>		
Current location is in basement of Courthouse.		
4 Maintenance, 3 housekeepers and 1 assistant.		
<b>Future (Not Including Above Existing)</b>		
<b>Staff Total</b>	<b>Office</b>	<b>Work Station</b>
4		4
<b>Building Recommended New Square Footage</b>	2,000	
<b>Notes for Future</b>		
Greatest needs are for storage inside and outside.		
Larger restrooms (including shower) and a breakroom.		
<b>Recommendations</b>		
<b>Staff Total</b>	<b>Office</b>	<b>Work Station</b>
12	1	12
<b>Total Square Footage Recommended</b>		
Recommend facility that has adequate storage both indoor and outdoor.		
Commercial facility for break room, laundry room and conditioned storage.		
Greatest square footage need is for storage and not for staff.		

<b>Existing - Clerk</b>		
<b>Staff Total</b>	<b>Office</b>	<b>Work Station</b>
12 Full / 1 Part Time	5	8
<b>Building Square Footage Current</b>		<i>Estimated on all facilities</i>
<b>Existing Notes</b>		
<b>Future (Not Including Above Existing)</b>		
<b>Staff Total</b>	<b>Office</b>	<b>Work Station</b>
6 Full Time	3	
<b>Building Recommended New Square Footage</b>		
<b>Notes for Future</b>		
<b>Recommendations</b>		
<b>Staff Total</b>	<b>Office</b>	<b>Work Station</b>
18 Full Time / 2 Part Time	8	12
<b>Total Square Footage Recommended</b>	2,000	Additional SF
Largest proposed need from all courts is 2 additional mid sized courtrooms. These come with security, office, accessory spaces that should be clearly defined per department. Recommendation is for full re-configuration of existing building or new building.		
All offices and areas should have special attention paid to security and sound concerns.		

<b>Existing - Jury Room</b>		
<b>Staff Total</b>	<b>Office</b>	<b>Work Station</b>
300 People - Seated		
<b>Building Square Footage Current</b>		<i>Estimated on all facilities</i>
<b>Existing Notes</b>		
No full time staff but need accommodations for 300 (or more) people for Jury Selection.		
<b>Future (Not Including Above Existing)</b>		
<b>Staff Total</b>	<b>Office</b>	<b>Work Station</b>
<b>Building Recommended New Square Footage</b>		
<b>Notes for Future</b>		
Will grow as county grows.		
<b>Recommendations</b>		
<b>Staff Total</b>	<b>Office</b>	<b>Work Station</b>
<b>Total Square Footage Recommended</b>		
Largest proposed need from all courts is 2 additional mid sized courtrooms. These come with security, office, accessory spaces that should be clearly defined per department. Recommendation is for full re-configuration of existing building or new building.		
Large Jury Room Space(s) are for when court is in full session. Need area to allow for spacing and		

<b>Existing - Court Room</b>		
<b>Staff Total</b>	<b>Office</b>	<b>Work Station</b>
2 Courtrooms		
<b>Building Square Footage Current</b>		<i>Estimated on all facilities</i>
<b>Existing Notes</b>		
4 Superior Court Judges		
2 Juvenile Judges		
<b>Future (Not Including Above Existing)</b>		
<b>Staff Total</b>	<b>Office</b>	<b>Work Station</b>
<b>Building Recommended New Square Footage</b>		
<b>Notes for Future</b>		
6 Superior Court Judges		
2 Juvenile Judges		
<b>Recommendations</b>		
<b>Staff Total</b>	<b>Office</b>	<b>Work Station</b>
<b>Total Square Footage Recommended</b>		
Largest proposed need from all courts is 2 additional mid sized courtrooms. These come with security, office, accessory spaces that should be clearly defined per department. Recommendation is for full re-configuration of existing building or new building.		
8 Superior Court Judges		
4 Juvenile Judges		

<b>Existing - Magistrate</b>		
<b>Staff Total</b>	<b>Office</b>	<b>Work Station</b>
9	6	1
<b>Building Square Footage Current</b>		<i>Estimated on all facilities</i>
<b>Existing Notes</b>		
Court meets needs at this time.		
One meeting room present.		
<b>Future (Not Including Above Existing)</b>		
<b>Staff Total</b>	<b>Office</b>	<b>Work Station</b>
2	2	
<b>Building Recommended New Square Footage</b>		
<b>Notes for Future</b>		
Security Concerns		
<b>Recommendations</b>		
<b>Staff Total</b>	<b>Office</b>	<b>Work Station</b>
<b>Total Square Footage Recommended</b>	2,000	Additional SF
Front work station needs programmatic improvements.		
Conference room is utilized and could be improved.		

<b>Existing - State and Juvenile</b>		
<b>Staff Total</b>	<b>Office</b>	<b>Work Station</b>
2 (1 Judge and Clerk)	2	
<b>Building Square Footage Current</b>		<i>Estimated on all facilities</i>
<b>Existing Notes</b>		
Existing space is adequate.		
<b>Future (Not Including Above Existing)</b>		
<b>Staff Total</b>	<b>Office</b>	<b>Work Station</b>
2 (1 Judge and Clerk)	2	
<b>Building Recommended New Square Footage</b>		
<b>Notes for Future</b>		
Every judge will require a clerk as well.		
<b>Recommendations</b>		
<b>Staff Total</b>	<b>Office</b>	<b>Work Station</b>
<b>Total Square Footage Recommended</b>	2,000	
Need to be located near to meeting space and courtroom.		
Community room is on site and need to have access to areas for Jury Room.		

<b>Existing</b>		
<b>Staff Total</b>	<b>Office</b>	<b>Work Station</b>
4	3	1
<b>Building Square Footage Current</b>		
<b>Existing Notes</b>		
Currently utilizing mail room as office.		
<b>Future (Not Including Above Existing)</b>		
<b>Staff Total</b>	<b>Office</b>	<b>Work Station</b>
1	2	1
<b>Building Recommended New Square Footage</b>		
<b>Notes for Future</b>		
Need adequate offices.		
Need lobby.		
<b>Recommendations</b>		
<b>Staff Total</b>	<b>Office</b>	<b>Work Station</b>
7	5	2
<b>Total Square Footage Recommended</b>		
Need to be located near the court.		
Offices needed for employees and work stations for reception areas.		
Lobby area needed for public as well as adequate parking.		
Secure storage areas are needed.		



<b>Existing</b>		
<b>Staff Total</b>	<b>Office</b>	<b>Work Station</b>
7	2	5
<b>Building Square Footage Current</b>		
<b>Existing Notes</b>		
Large workroom is adequate for open station.		
Storage areas are critical.		
Servers are at 911 building.		
<b>Future (Not Including Above Existing)</b>		
<b>Staff Total</b>	<b>Office</b>	<b>Work Station</b>
2	1	1
<b>Building Recommended New Square Footage</b>		
<b>Notes for Future</b>		
Will have to relocate from current location. Recommendations are below.		
<b>Recommendations</b>		
<b>Staff Total</b>	<b>Office</b>	<b>Work Station</b>
9	3	6
<b>Total Square Footage Recommended</b>		
Fiber, main power and backup power are critical.		
Would be ideal to be located at a secure building with ability to run data hub.		
Need adequate work area for repairing computers.		
Recommendations include Courthouse, sherriff office or potential updated MACC.		
High conditioned air and power requirements.		

<b>Existing - Finance</b>		
<b>Staff Total</b>	<b>Office</b>	<b>Work Station</b>
10	2	8
<b>Building Square Footage Current</b>		
<b>Existing Notes</b>		
Currently storage is adequate but growing.		
<b>Future (Not Including Above Existing)</b>		
<b>Staff Total</b>	<b>Office</b>	<b>Work Station</b>
5	4	1
<b>Building Recommended New Square Footage</b>		
<b>Notes for Future</b>		
Storage is required and will only increase.		
Office space at premium as staff grows.		
<b>Recommendations</b>		
<b>Staff Total</b>	<b>Office</b>	<b>Work Station</b>
16	6	10
<b>Total Square Footage Recommended</b>		
The new building will have only 2 offices with 8 work stations. ☒		
Growth is anticipated in county and required more staff.		

<b>Existing - HR</b>		
<b>Staff Total</b>	<b>Office</b>	<b>Work Station</b>
5	4	1
<b>Building Square Footage Current</b>		
<b>Existing Notes</b>		
<b>Future (Not Including Above Existing)</b>		
<b>Staff Total</b>	<b>Office</b>	<b>Work Station</b>
2	1	1
<b>Building Recommended New Square Footage</b>		
<b>Notes for Future</b>		
Future office required for new additional risk manager.		
<b>Recommendations</b>		
<b>Staff Total</b>	<b>Office</b>	<b>Work Station</b>
7	5	2
<b>Total Square Footage Recommended</b>	1,000	
Separate HR conference room is required. 20 people capacity.		
Sound ratings are critical to use of space.		
Make accommodations for kiosks.		

<b>Existing</b>		
<b>Staff Total</b>	<b>Office</b>	<b>Work Station</b>
<b>Building Square Footage Current</b>		
<b>Existing Notes</b>		
Currently is not located in county space in a fully permanent location.		
Using multiple areas within county for offices and gathering. Board of Education building is primary		
<b>Future (Not Including Above Existing)</b>		
<b>Staff Total</b>	<b>Office</b>	<b>Work Station</b>
<b>Building Recommended New Square Footage</b>	3,000	
<b>Notes for Future</b>		
Provide facilities for life class, CPR, finance, fatherhood and special events.		
Need office space and meeting space.		
<b>Recommendations</b>		
<b>Staff Total</b>	<b>Office</b>	<b>Work Station</b>
<b>Total Square Footage Recommended</b>	3,000	
Would like to have space at Central School		
Permanent office space needed.		
Would like to convert one classroom back to original status for museum.		
Need adequate parking and group gathering spaces. These can be shared.		
Storage is critical to space to allow for being able to use multiple gathering spaces both at Central and throughout the county.		

<b>Existing - Planning / Zoning / GIS / Code</b>		
<b>Staff Total</b>	<b>Office</b>	<b>Work Station</b>
7	3	4
<b>Building Square Footage Current</b>		
<b>Existing Notes</b>		
Shared spaces with building and inspection.		
<b>Future (Not Including Above Existing)</b>		
<b>Staff Total</b>	<b>Office</b>	<b>Work Station</b>
3	1	2
<b>Building Recommended New Square Footage</b>		
<b>Notes for Future</b>		
Conference room and training room		
<b>Recommendations</b>		
<b>Staff Total</b>	<b>Office</b>	<b>Work Station</b>
10	4	6
<b>Total Square Footage Recommended</b>	1,000	
Ideal department space would include customer service counter with computer and payment terminals, meeting space, copier & work space with large table, access to a training room, restroom and break room in secure office area, storage for in-progress review files and annual renewals/recertification project files.		
GIS needs room to house a plotter, scanner, equipment (shelving or file cabinets), access to office		

<b>Existing - Building Inspection</b>		
<b>Staff Total</b>	<b>Office</b>	<b>Work Station</b>
5	1	5
<b>Building Square Footage Current</b>		
<b>Existing Notes</b>		
<b>Future (Not Including Above Existing)</b>		
<b>Staff Total</b>	<b>Office</b>	<b>Work Station</b>
2	1	1
<b>Building Recommended New Square Footage</b>		
<b>Notes for Future</b>		
Future space will be combination of inspectors and storage.		
<b>Recommendations</b>		
<b>Staff Total</b>	<b>Office</b>	<b>Work Station</b>
7	2	6
<b>Total Square Footage Recommended</b>	1,000	
Chief Building - Door and Window / 3 Inspectors - Hotel Space / 6th hotel space for PM planning-zoning		
Storage space will become premium in very near future.		

<b>Existing</b>		
<b>Staff Total</b>	<b>Office</b>	<b>Work Station</b>
5 Full / 2 Part Time	7	
<b>Building Square Footage Current</b>		
<b>Existing Notes</b>		
<b>Future (Not Including Above Existing)</b>		
<b>Staff Total</b>	<b>Office</b>	<b>Work Station</b>
2		2
<b>Building Recommended New Square Footage</b>		
<b>Notes for Future</b>		
Part Time moving to full time staff needs only.		
Larger meeting areas and more storage.		
<b>Recommendations</b>		
<b>Staff Total</b>	<b>Office</b>	<b>Work Station</b>
8	8	2
<b>Total Square Footage Recommended</b>	3,000	
Large meeting room (up to 80 people) that has full Audio Visual Capabilities.		
Public lobby and waiting areas.		
Full Kitchen required.		
More Parking and adequate visibility and access.		
Exterior access to garden / green space.		

<b>Existing</b>		
<b>Staff Total</b>	<b>Office</b>	<b>Work Station</b>
1	1	
<b>Building Square Footage Current</b>		
<b>Existing Notes</b>		
<b>Future (Not Including Above Existing)</b>		
<b>Staff Total</b>	<b>Office</b>	<b>Work Station</b>
2	2	
<b>Building Recommended New Square Footage</b>		
<b>Notes for Future</b>		
Offices required for staff.		
Springfield area requested as ideal area.		
<b>Recommendations</b>		
<b>Staff Total</b>	<b>Office</b>	<b>Work Station</b>
3	3	
<b>Total Square Footage Recommended</b>		500
Best to be housed with extension.		
IT and office requirements set by USDA.		



<b>Existing</b>		
<b>Staff Total</b>	<b>Office</b>	<b>Work Station</b>
2	2	
<b>Building Square Footage Current</b>		
<b>Existing Notes</b>		
<b>Future (Not Including Above Existing)</b>		
<b>Staff Total</b>	<b>Office</b>	<b>Work Station</b>
2	1	1
<b>Building Recommended New Square Footage</b>		
<b>Notes for Future</b>		
Privacy and office space utmost concern.		
Interview rooms are component and need to be secure and easily accessible.		
<b>Recommendations</b>		
<b>Staff Total</b>	<b>Office</b>	<b>Work Station</b>
5	3	2
<b>Total Square Footage Recommended</b>		
Recommendation is for complete stand alone facility with adequate interview rooms and waiting areas.		
Public area near courthouse complex.		

<b>Existing</b>		
<b>Staff Total</b>	<b>Office</b>	<b>Work Station</b>
5	2	3
<b>Building Square Footage Current</b>	6,553	
<b>Existing Notes</b>		
Existing facility houses senior activities including kitchen area, craft area, large gathering area.		
<b>Future (Not Including Above Existing)</b>		
<b>Staff Total</b>	<b>Office</b>	<b>Work Station</b>
3	1	2
<b>Building Recommended New Square Footage</b>	2,500	
<b>Notes for Future</b>		
Limited in expansion of current building.		
Larger dining area		
<b>Recommendations</b>		
<b>Staff Total</b>	<b>Office</b>	<b>Work Station</b>
8	3	6
<b>Total Square Footage Recommended</b>	9,053	
Larger Craft / Ceramics / Kitchen / Main Office / Gift Shop / Dining space / Gym		
Clients have expressed want for a swimming pool.		
Location is good.		
Need updated and larger activity areas.		

<b>Existing</b>		
<b>Staff Total</b>	<b>Office</b>	<b>Work Station</b>
<b>Building Square Footage Current</b>		
<b>Existing Notes</b>		
<b>Future (Not Including Above Existing)</b>		
<b>Staff Total</b>	<b>Office</b>	<b>Work Station</b>
<b>Building Recommended New Square Footage</b>		
<b>Notes for Future</b>		
<b>Recommendations</b>		
<b>Staff Total</b>	<b>Office</b>	<b>Work Station</b>
<b>Total Square Footage Recommended</b>		
Health service area was not recommended to have any additional needs.		

<b>Existing</b>		
<b>Staff Total</b>	<b>Office</b>	<b>Work Station</b>
13	3	
<b>Building Square Footage Current</b>		
<b>Existing Notes</b>		
Meeting area currently adequate.		
<b>Future (Not Including Above Existing)</b>		
<b>Staff Total</b>	<b>Office</b>	<b>Work Station</b>
3	1	
<b>Building Recommended New Square Footage</b>		
<b>Notes for Future</b>		
Need large meeting area for 10 people.		
Need lobby for public area with		
<b>Recommendations</b>		
<b>Staff Total</b>	<b>Office</b>	<b>Work Station</b>
16	4	12
<b>Total Square Footage Recommended</b>		1,000
Open work space is okay.		
Updated areas for large work areas. Can share other accessory areas.		
Storage will be critical		

<b>Existing</b>		
<b>Staff Total</b>	<b>Office</b>	<b>Work Station</b>
4 Full Time / 1 Part Time	4	1
<b>Building Square Footage Current</b>	6,000	
<b>Existing Notes</b>		
Space includes conference room, check in room, lobby, loading dock and security considerations.		
Lobby currently holds up to 40 people, standing room.		
<b>Future (Not Including Above Existing)</b>		
<b>Staff Total</b>	<b>Office</b>	<b>Work Station</b>
1 Full time		1
<b>Building Recommended New Square Footage</b>	3,000	
<b>Notes for Future</b>		
Voters increase with county growth.		
Parking, security, storage, training areas, loading dock		
<b>Recommendations</b>		
<b>Staff Total</b>	<b>Office</b>	<b>Work Station</b>
6 Full Time / 2 Part Time	5	4
<b>Total Square Footage Recommended</b>	9,000	
Recommend to new faculty. Potential buildings include Central School.		
Priorities on building include larger parking, larger public area for voting, larger training area, more storage, enhanced security for storage and better security for loading areas.		
Training is currently requiring 150 people, the larger the group the better.		
Public and Privat Restrooms are required.		
Larger testing area of machines in storage area is required for security reasons.		
Central to county (in Springfield area) is preferred.		

<b>Existing</b>		
<b>Staff Total</b>	<b>Office</b>	<b>Work Station</b>
3	2	1
<b>Building Square Footage Current</b>	4,000	
<b>Existing Notes</b>		
<b>Future (Not Including Above Existing)</b>		
<b>Staff Total</b>	<b>Office</b>	<b>Work Station</b>
2	1	1
<b>Building Recommended New Square Footage</b>	2,000	
<b>Notes for Future</b>		
File Room		
Clothing closet and areas for clients.		
<b>Recommendations</b>		
<b>Staff Total</b>	<b>Office</b>	<b>Work Station</b>
5	3	2
<b>Total Square Footage Recommended</b>	6,000	
Security for access as well as multiple points of entry.		
Restroom in suite for privacy.		
Will need access to board meeting space. 20 people in the room.		
Would prefer to be close to courthouse.		

<b>Existing</b>		
<b>Staff Total</b>	<b>Office</b>	<b>Work Station</b>
2 full time / 2 part time / 2 correctional facility employees	1	3 Stations including reception area
<b>Building Square Footage Current</b>	5,721	
<b>Existing Notes</b>		
Full functioning animal shelter for County. Primary use is for animal control and is not intended to be a full adoption center.		
Components of shelter is for storage, feeding, veterinary area, and administration space.		
<b>Future (Not Including Above Existing)</b>		
<b>Staff Total</b>	<b>Office</b>	<b>Work Station</b>
2 full time / 2 part time / 1-2 correctional facility employees	1	6
<b>Building Recommended New Square Footage</b>	2,500	
<b>Notes for Future</b>		
Updated Work spaces and larger work spaces.		
Accommodation for expansion of animal areas, new veterinary areas and all associated components.		
<b>Recommendations</b>		
<b>Staff Total</b>	<b>Office</b>	<b>Work Station</b>
4 full time / 4 part time / 3-4 correctional facility employees	2	8
<b>Total Square Footage Recommended</b>	8,500	
Additional space needed for more animal areas, larger veterinarian area, meeting space, better adoption/viewing area, extra play areas (inside and outside), and updated utilities.		
Updated finishes and ease of utilities (water and lighting) for storage areas.		
Building will require updates for better full veterinary services.		

<b>Existing</b>		
<b>Staff Total</b>	<b>Office</b>	<b>Work Station</b>
20	24	2
<b>Building Square Footage Current</b>	9,941	
<b>Existing Notes</b>		
Currently 24 offices and at max capacity.		
20 on site every day with 4 regional to be accommodated.		
<b>Future (Not Including Above Existing)</b>		
<b>Staff Total</b>	<b>Office</b>	<b>Work Station</b>
2	4	3
<b>Building Recommended New Square Footage</b>	3,000	
<b>Notes for Future</b>		
See below. Future needs are related to larger facilities and improved facilities.		
<b>Recommendations</b>		
<b>Staff Total</b>	<b>Office</b>	<b>Work Station</b>
22	28	5
<b>Total Square Footage Recommended</b>	12,941	
Security is key. Space needs to be carefully thought out for all security items.		
Updated storage, breakroom, conference room, lobby, front reception, mail/copy, and restrooms.		
Full space upgrade and expansion or new facility recommended.		



<b>Existing</b>		
<b>Staff Total</b>	<b>Office</b>	<b>Work Station</b>
37 Full / 1 Part Time		
<b>Building Square Footage Current</b>	Existing	
<b>Existing Notes</b>		
Normal shift is 9 total.		
Accommodate 1 chaplain as well.		
<b>Future (Not Including Above Existing)</b>		
<b>Staff Total</b>	<b>Office</b>	<b>Work Station</b>
<b>Building Recommended New Square Footage</b>		
<b>Notes for Future</b>		
<b>Recommendations</b>		
<b>Staff Total</b>	<b>Office</b>	<b>Work Station</b>
37 Full / 1 Part Time		
<b>Total Square Footage Recommended</b>	Existing	
Outside storage to be conditioned.		
Sprinkler system upgrades.		
No expansion recommendations, only upgrade of finishes, sprinkler, and storage.		

# Programming Notes

Provided Information | Call Notes \_ 03 07 22 + 03 31 22

Call included | Effingham County - Eric Larson, J McDuffie (Sheriff), S Lewis (Magistrate) H Brinson-Tatem (Victim Witness)

## GENERAL NOTES:

New ground up combined facility for Sheriff + Magistrate departments within Effingham County.

The building will have a secure side adjacent to a secure parking lot. It will also have a public facing side for access of general public to court as well as training/classroom area.

Recommended Square Footages used as part of assessment and proposed recommendations.

Conference | training rooms - 25-30 square feet per person

Executive offices - 150 square feet

Open workstations - 64 square feet per person

<b>SHERIFF SIDE   Facility Program</b>	<b># of people</b>	<b>public   secure</b>	<b>recommended sf</b>
<b>Training Room   Classrooms</b>			
100 person training room   classroom style seating. (dividable to two 50 person rooms, adjacent to kitchen area + training office. restrooms required. entrances to the non-secure side of the building. )	100	public	2,500-3,000
Storage   training mats, tables, chairs	0	secure	200-500
A/V   large tv's, smaller auxiliary tv's, sound, hookups for presenter	0	secure	n/a
<b>Kitchen</b>			
Food Prep + Serving   large area for serving 100-150 people.	5	public   secure	600
Connection to outside for grill area + deliveries for catering	20	public   secure	200
Seating area to accommodate 10-20			
<b>Quartermaster   Secure Suite</b>			
Training Office	1	secure	+/- 120
Quarter Master Office	1	secure	+/- 120
Secure   Ammunition Storage + Gun Storage (2 Rooms - immediately adjacent to quarter master)		secure	+/- 200
Auxiliary Offices   2-3 Office + a 12 person conference room. Will be used by Sheriff or by visiting agencies. No direct connection to public side.	3	secure	+/- 120
12 person conference room	12	secure	+/- 220
<b>Restroom Facilities</b>			
Public   restrooms for training + kitchen area	150	public	+/- 300
Secure   restrooms at quartermaster suite	40	secure	+/- 80
<b>MAGISTRATE COURT   Facility Program</b>	<b># of people</b>	<b>public   secure</b>	<b>recommended sf</b>
<b>Courtroom</b>			
Judge, Court Reporter, Prosecution + Defense, Galley of 20-25 people	30	public	900-1,200
Direct access to   Lobby			
<b>Public Lobby</b>			
Lobby connection   courtroom, office area service windows, attorney and mediation rooms.	40	public	+/- 300

**Office Area**

Judges Chambers (4 - 2 full + 2 shared - includes full bathroom with shower at each full)	4	secure	+/- 180
Office Area   staff of 4 with 3 public facing service windows	4	secure	+/- 300
Additional Offices   7-8 offices for staff	7-8	secure	+/- 120
Clerk Office (1)	1	secure	+/- 120
File Storage   short term + long term	0	secure	+/- 200
Breakroom	10	secure	+/- 200

**Court Accessory Area**

Holding Area (2)	5 each	secure	+/- 120
Secure Access Corridor	0	secure	

**Restroom Facilities**

Public   restrooms for training + kitchen area	50-70	public	+/- 300
Secure   restrooms at judicial office areas	20	secure	+/- 80

**VICTIM WITNESS | Facility Program**

# of people      public | secure      recommended sf

**Lobby - (Not connected at all to Sheriff or Magistrate)**

Admin   Open Work Station	1	public	+/- 80
Lobby   Seating 4-5	5	public	+/- 300
Restroom   1 unisex	1	public	+/- 80
Kids play area   connected to lobby	3-5	public	+/- 200

**Office Area**

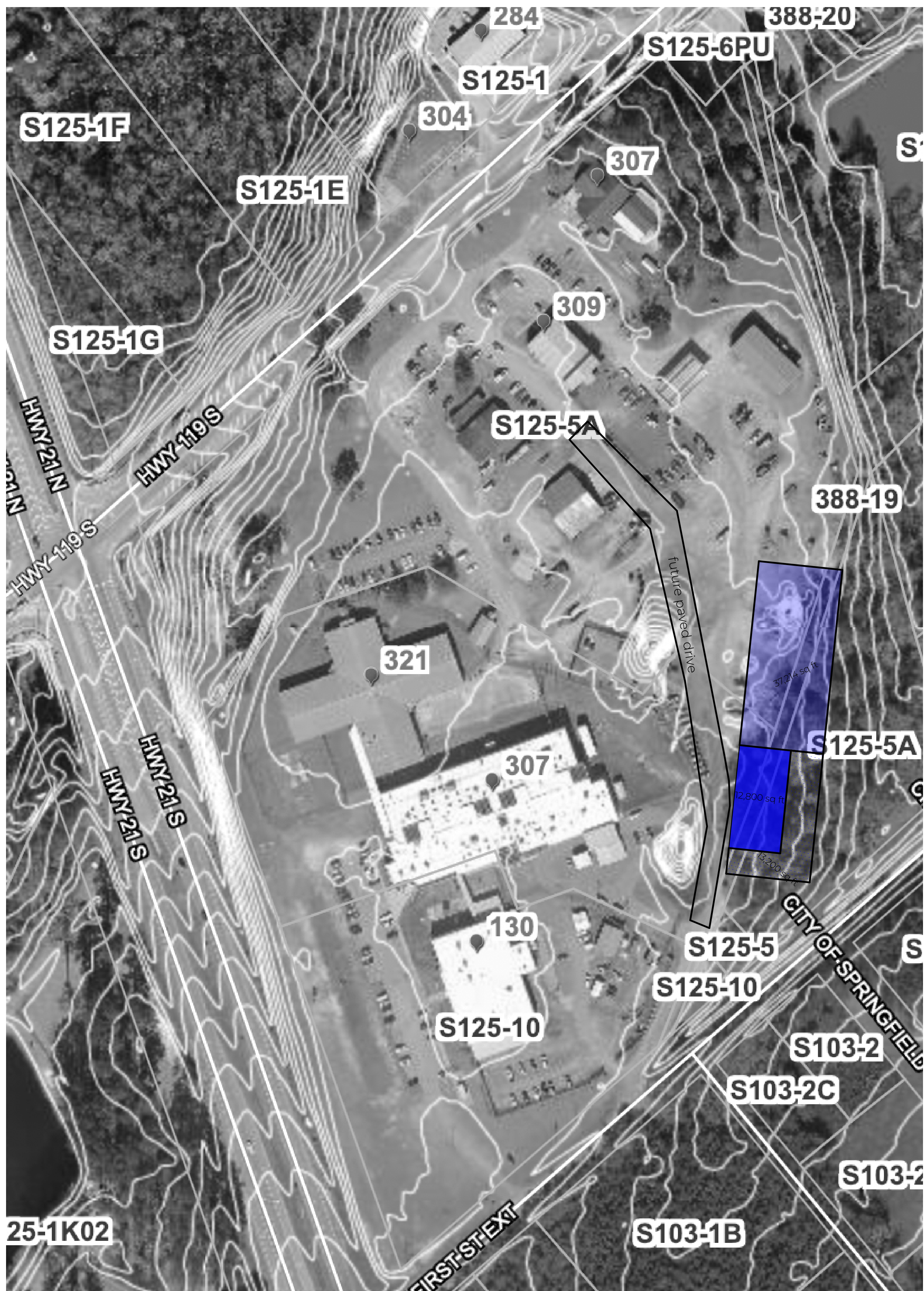
3 offices   2 current and 1 future case worker	3	secure	+/- 120
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**Office Accessory Area**

File Storage   4-6 filing cabinets and book shelves	1	secure	+/- 200
Work Room area	4	secure	+/- 200



- key
- building
  - secure parking
  - public parking
- general notes
1. building is approximately 16,000 square feet per concept plans attached.
  2. public parking is approximately 50,000 square feet to accommodate 100-120 cars.
  3. secure parking is approximately 13,000 square feet to accommodate 20-50 vehicles as well as circulation



1 concept site plans  
SCALE: 1" = 100'



building square  
footage  
16,550 sq ft

- key
- multi-purpose | training
  - restrooms
  - court
  - meeting rooms
  - break | kitchen areas
  - secure rooms
  - storage
  - mechanical

code | occupancy summary  
occupancy | primary a-4 (assembly) + b (business)  
sf = 15,000 to 17,000

occupancy types  
assembly not fixed seat | 7 net  
sf = 2,500 - 3,000  
people = 340-420 (allowed seated per sf)  
courtroom | 40 net  
sf = 900-1,100  
people = 23-28 (allowed per sf)  
business | 150 gross  
sf = 12,000-14,000  
people = 75-90

total occupant | conceptual estimate - +/- 525

plumbing fixtures | concept estimates  
1 per 65 | total 8-12 per male and female  
\*\*final count based off of overall final square footage and break down of final code occupancy. provided as an estimate only for conceptual purposes.

1 floor plan concept | option 1  
SCALE: 1/8" = 1'-0"  
0 4 8 16

Effingham County Programming Notes			
Provided Information   Call Notes _ 03 07 22 + 03 31 22			
Call included   Effingham County - Eric Larson, J McDuffie (Sheriff), S Lewis (Magistrate) H Brinson-Tatem (Victim Witness)			
<b>GENERAL NOTES:</b>			
New ground up combined facility for Sheriff + Magistrate departments within Effingham County.			
The building will have a secure side adjacent to a secure parking lot. It will also have a public facing side for access of general public to court as well as training/classroom area.			
Recommended Square Footages used as part of assessment and proposed recommendations.			
Conference   training rooms - 25-30 square feet per person			
Executive offices - 150 square feet			
Open workstations - 64 square feet per person			
SHERIFF SIDE   Facility Program	# of people	public   secure	recommended sf
<b>Training Room   Classrooms</b>			
100 person training room   classroom style seating. (dividable to two 50 person rooms, adjacent to kitchen area + training office. restrooms required. entrances to the non-secure side of the building.)	100	public	2,500-3,000
Storage   training mats, tables, chairs	0	secure	200-500
A/V   large tv's, smaller auxiliary tv's, sound, hookups for presenter	0	secure	n/a
<b>Kitchen</b>			
Food Prep + Serving   large area for serving 100-150 people. Connection to outside for grill area + deliveries for catering.	5	public   secure	600
Seating area to accommodate 10-20	20	public   secure	200
<b>Quartermaster   Secure Suite</b>			
Training Office	1	secure	+/- 120
Quarter Master Office	1	secure	+/- 120
Secure   Ammunition Storage + Gun Storage (2 Rooms - immediately adjacent to quarter master)		secure	+/- 200
Auxiliary Offices   2-3 Office + a 12 person conference room. Will be used by Sheriff or by visiting agencies. No direct connection to public side.	3	secure	+/- 120
12 person conference room	12	secure	+/- 220
<b>Restroom Facilities</b>			
Public   restrooms for training + kitchen area	150	public	+/- 300
Secure   restrooms at quartermaster suite	40	secure	+/- 80

MAGISTRATE COURT   Facility Program				# of people	public   secure	recommended sf
<b>Courtroom</b>						
Judge, Court Reporter, Prosecution + Defense, Galley of 20-25 people		30	public			900-1,200
Direct access to   Lobby,						
<b>Public Lobby</b>						
Lobby connection   courtroom, office area service windows, attorney and mediation rooms.		40	public			+/- 300
<b>Office Area</b>						
Judges Chambers (4 - 2 full + 2 shared - includes full bathroom with shower at each full)		4	secure			+/- 180
Office Area   staff of 4 with 3 public facing service windows		4	secure			+/- 300
Additional Offices   7-8 offices for staff		7-8	secure			+/- 120
Clerk Office (1)		1	secure			+/- 120
File Storage   short term + long term		0	secure			+/- 200
Breakroom		10	secure			+/- 200
<b>Court Accessory Area</b>						
Holding Area (2)		5 each	secure			+/- 120
Secure Access Corridor		0				
<b>Restroom Facilities</b>						
Public   restrooms for training + kitchen area		50-70	public			+/- 300
Secure   restrooms at judicial office areas		20	secure			+/- 80
<b>VICTIM WITNESS   Facility Program</b>						
<b>Lobby - (Not connected at all to Sheriff or Magistrate)</b>						
Admin   Open Work Station		1	public			+/- 80
Lobby   Seating 4-5		5	public			+/- 300
Restroom   1 unisex		1	public			+/- 80
Kids play area   connected to lobby		3-5	public			+/- 200
<b>Office Area</b>						
3 offices   2 current and 1 future case worker		3	secure			+/- 120
<b>Office Accessory Area</b>						
File Storage   4-6 filing cabinets and book shelves		1	secure			+/- 200
Work Room area		4	secure			+/- 200



building square footage  
16,400 sq ft

key

- multi-purpose | training
- restrooms
- court
- meeting rooms
- break | kitchen areas
- secure rooms
- storage
- mechanical

code | occupancy summary  
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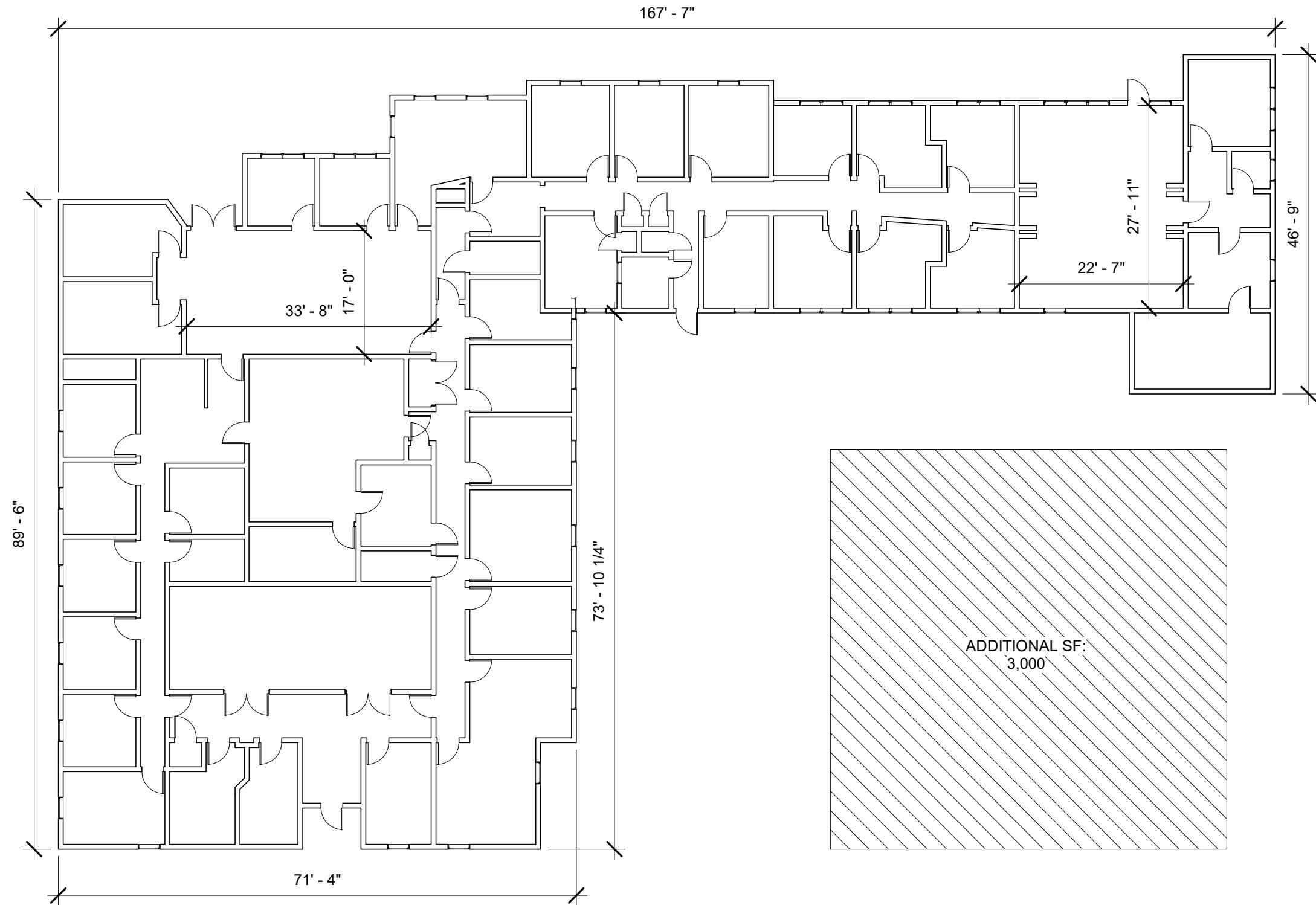
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1 per 65 | total 8-12 per male and female  
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public side

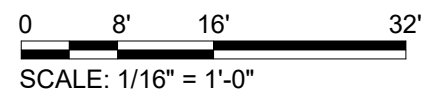
Effingham County			
Programming Notes			
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Executive offices - 150 square feet			
Open workstations - 64 square feet per person			
SHERIFF SIDE   Facility Program		# of people	public   secure
<b>Training Room   Classrooms</b>			
100 person training room   classroom style seating. (dividable to two 50 person rooms, adjacent to kitchen area + training office. restrooms required. entrances to the non-secure side of the building.)		100	public
Storage   training mats, tables, chairs		0	secure
A/V   large tv's, smaller auxiliary tv's, sound, hookups for presenter		0	secure
<b>Kitchen</b>			
Food Prep + Serving   large area for serving 100-150 people. Connection to outside for grill area + deliveries for catering		5	public   secure
Seating area to accommodate 10-20		20	public   secure
<b>Quartermaster   Secure Suite</b>			
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Quarter Master Office		1	secure
Secure   Ammunition Storage + Gun Storage (2 Rooms - immediately adjacent to quarter master)			secure
Auxiliary Offices   2-3 Office + a 12 person conference room. Will be used by Sheriff or by visiting agencies. No direct connection to public side.		3	secure
12 person conference room		12	secure
<b>Restroom Facilities</b>			
Public   restrooms for training + kitchen area		150	public
Secure   restrooms at quartermaster suite		40	secure

MAGISTRATE COURT   Facility Program			
	# of people	public   secure	recommended sf
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<b>Office Accessory Area</b>			
File Storage   4-6 filing cabinets and book shelves	1	secure	+/- 200
Work Room area	4	secure	+/- 200

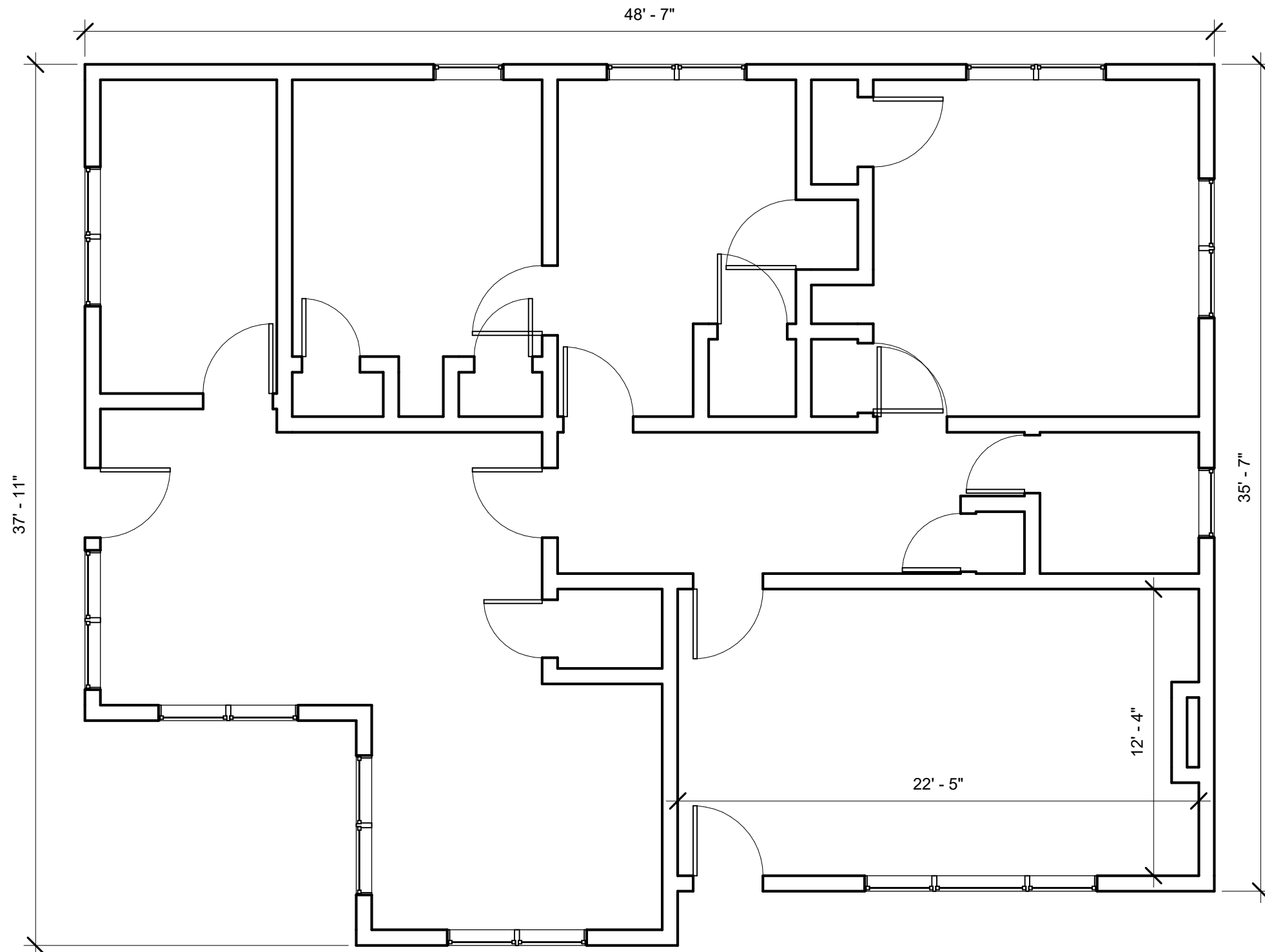


1 DFCS LEVEL 1  
1/16" = 1'-0"

DFCS  
TOTAL: 9,941 SF

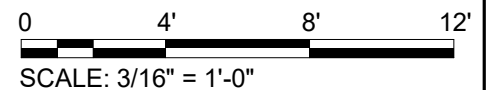


NOTE: REFER TO DOCUMENT ON PROGRAMMING

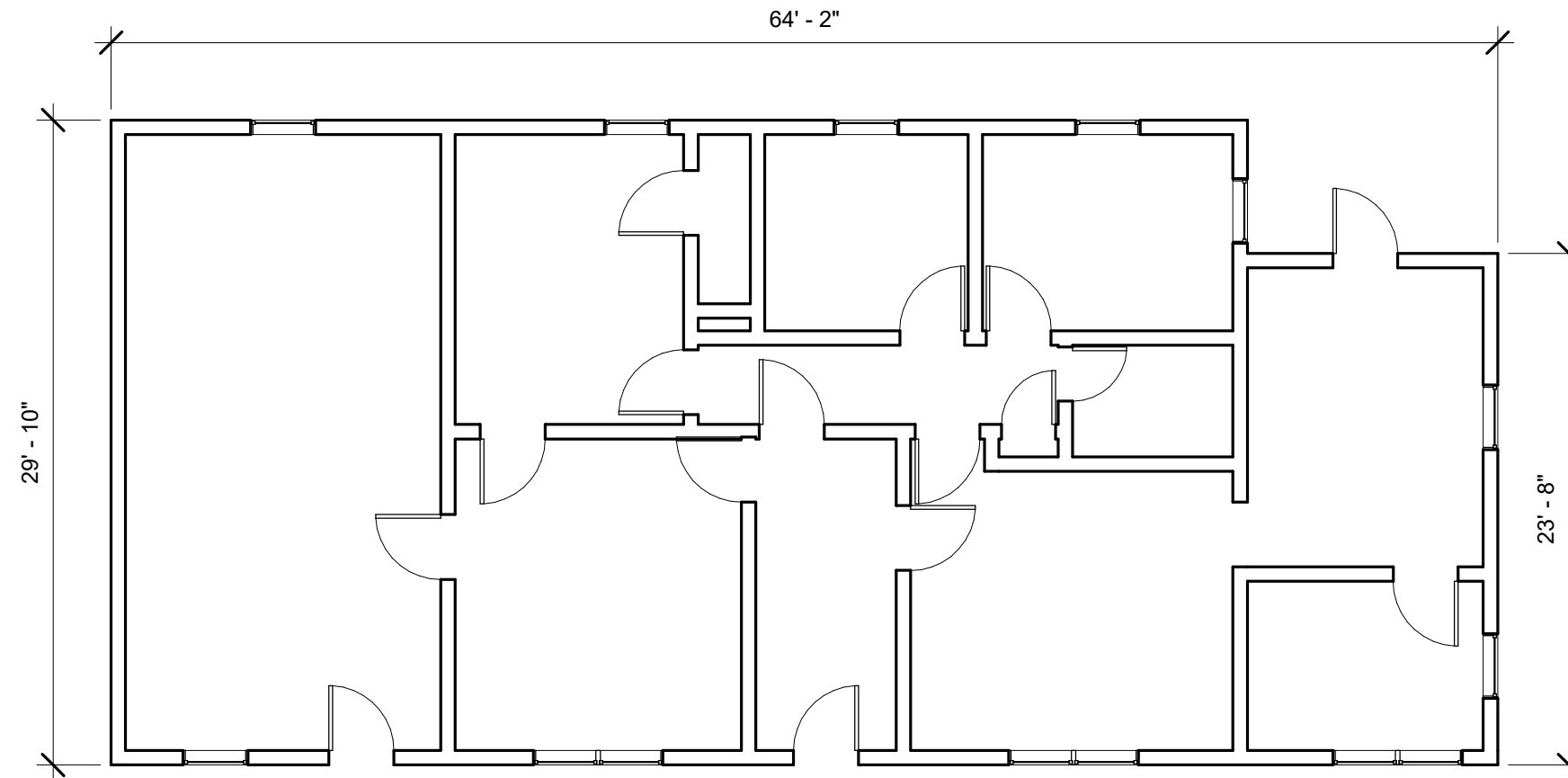


1 PROBATION OFFICE (FORMER)  
3/16" = 1'-0"

PROBATION OFFICE (FORMER)  
GROSS: 1,676 SF

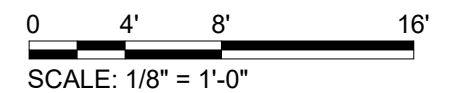


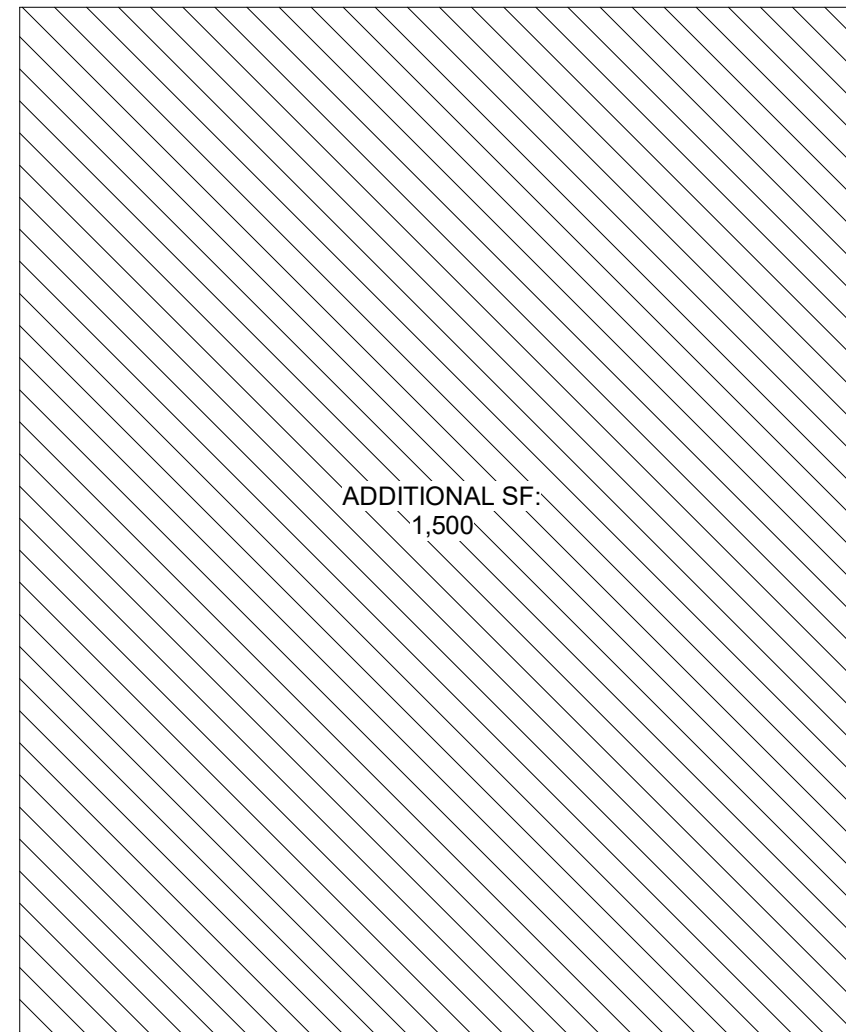
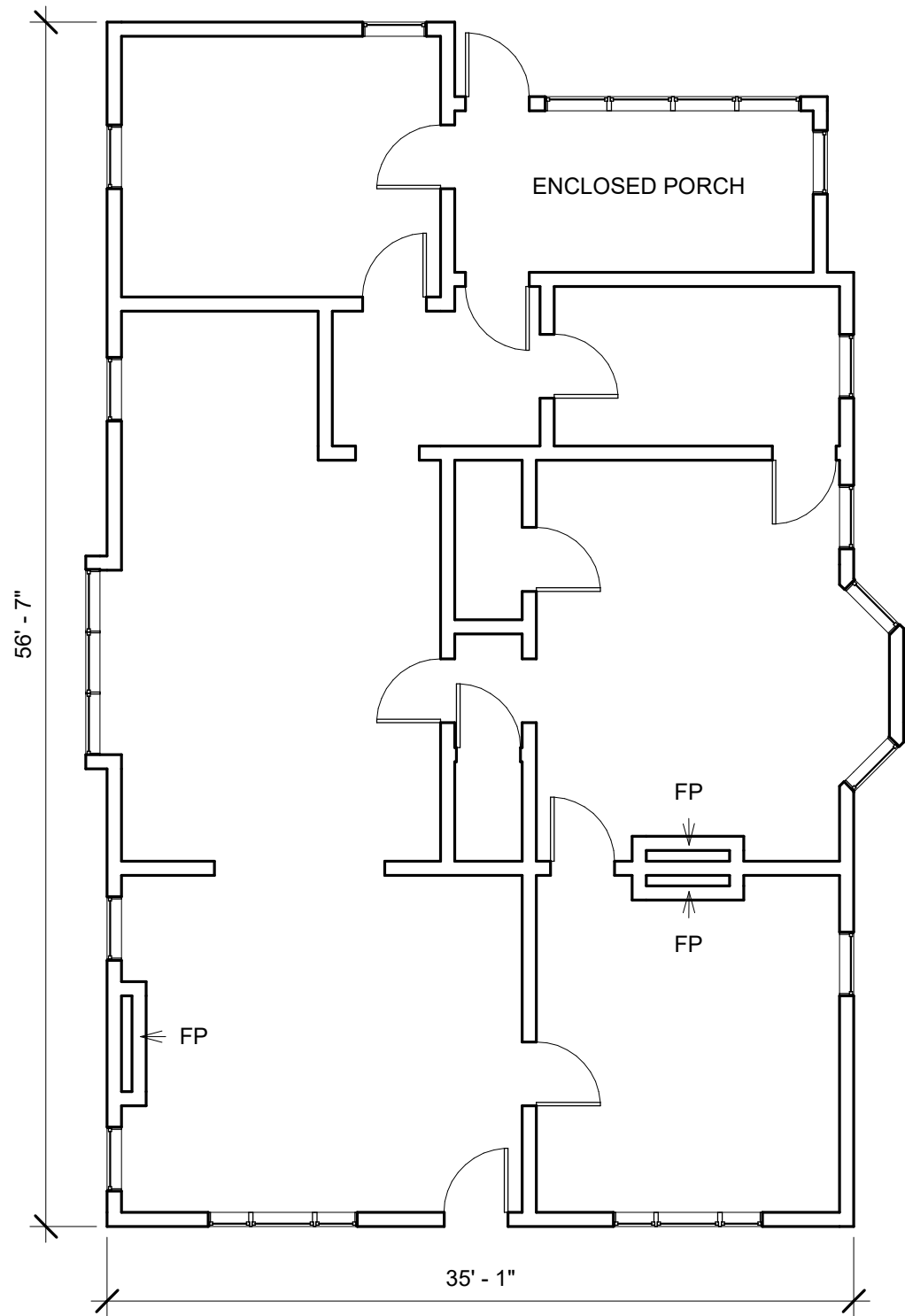




① FLOOR PLAN  
1/8" = 1'-0"

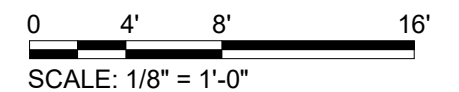
DEVELOPMENT SERVICES  
P & Z  
BUILDING INSPECTIONS  
GROSS: 1,843SF

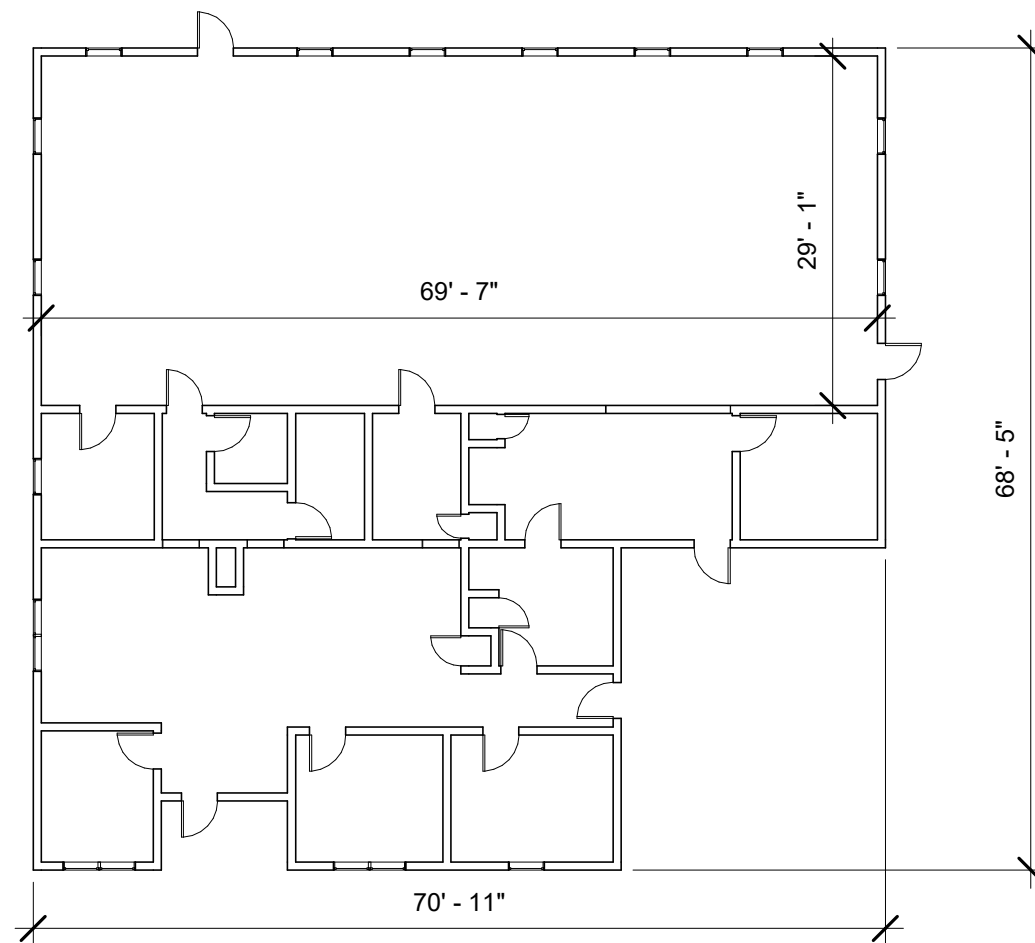
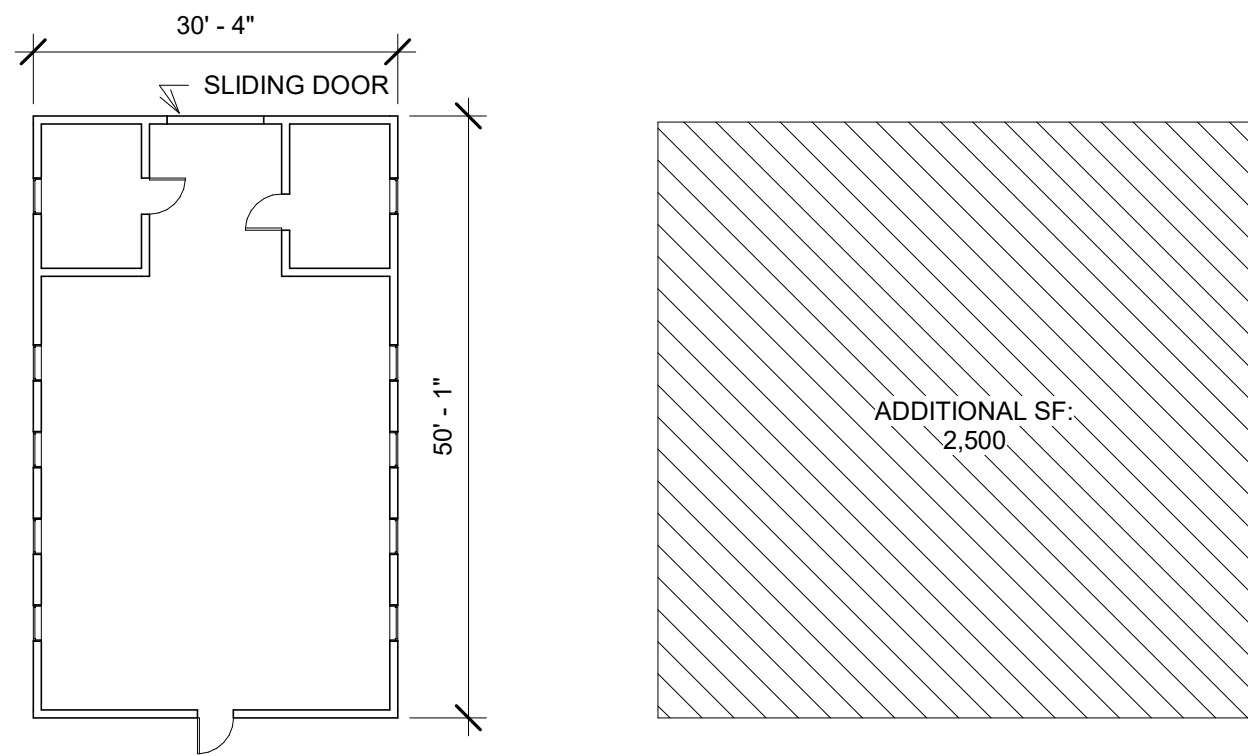




1 EARLY STREET HOUSE  
1/8" = 1'-0"

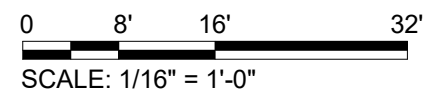
EARLY STREET HOUSE  
GROSS: 1,937 SF

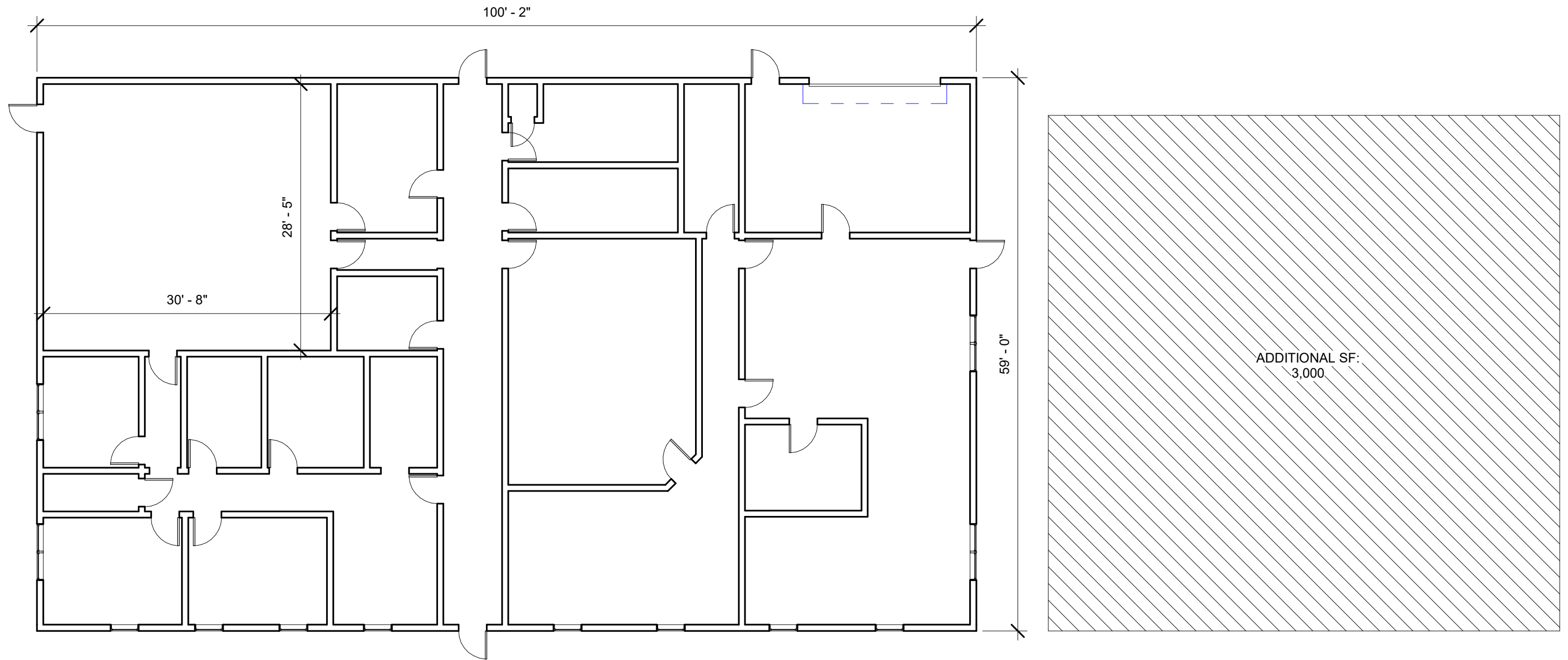




1 ANIMAL SHELTER  
1/16" = 1'-0"

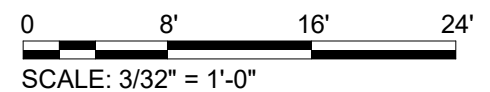
ANIMAL SHELTER  
GROSS: 5,721 SF

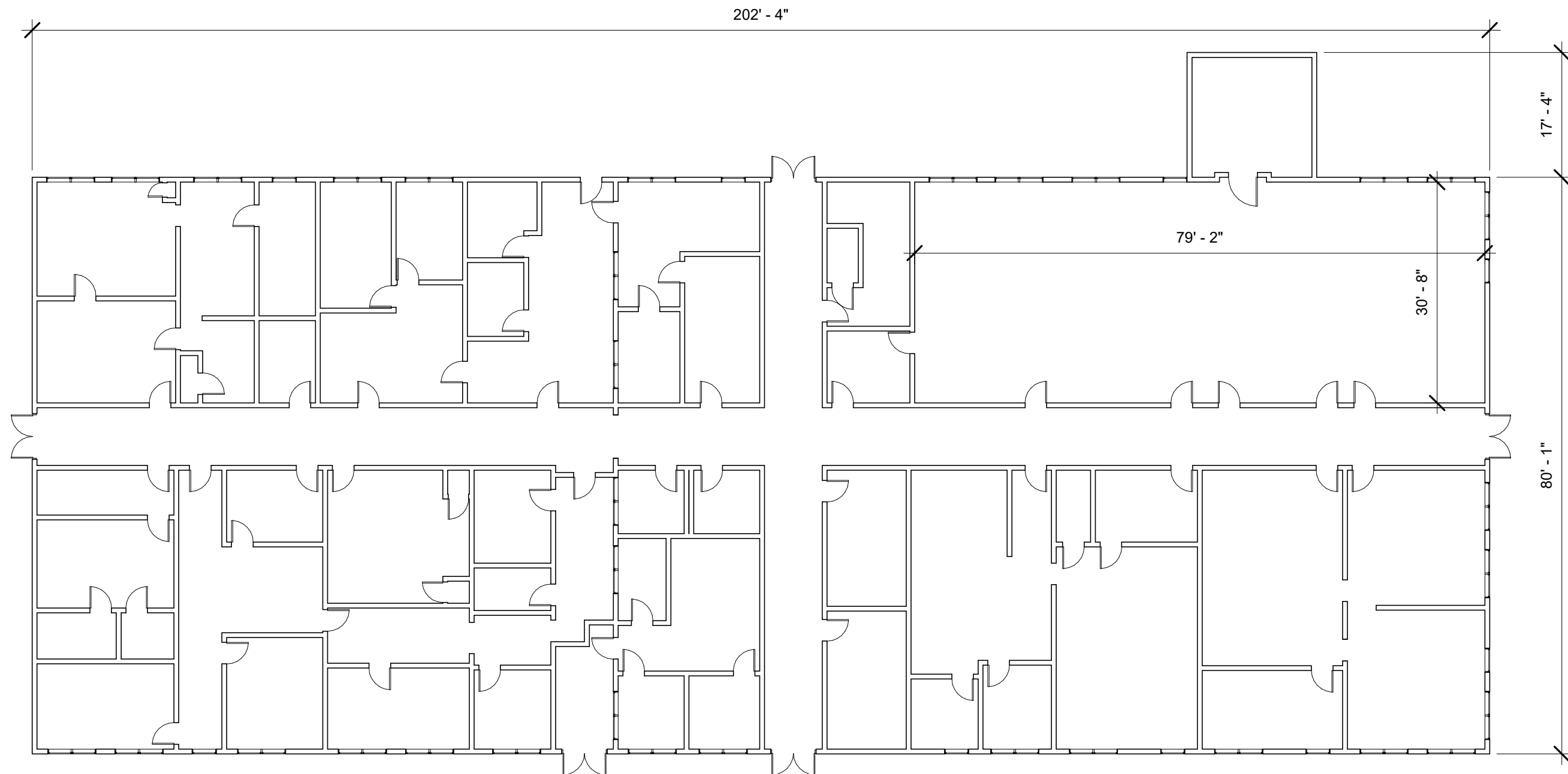




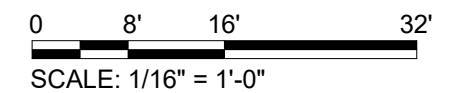
1 ELECTIONS OFFICE  
3/32" = 1'-0"

ELECTIONS OFFICE  
GROSS: 5,910 SF



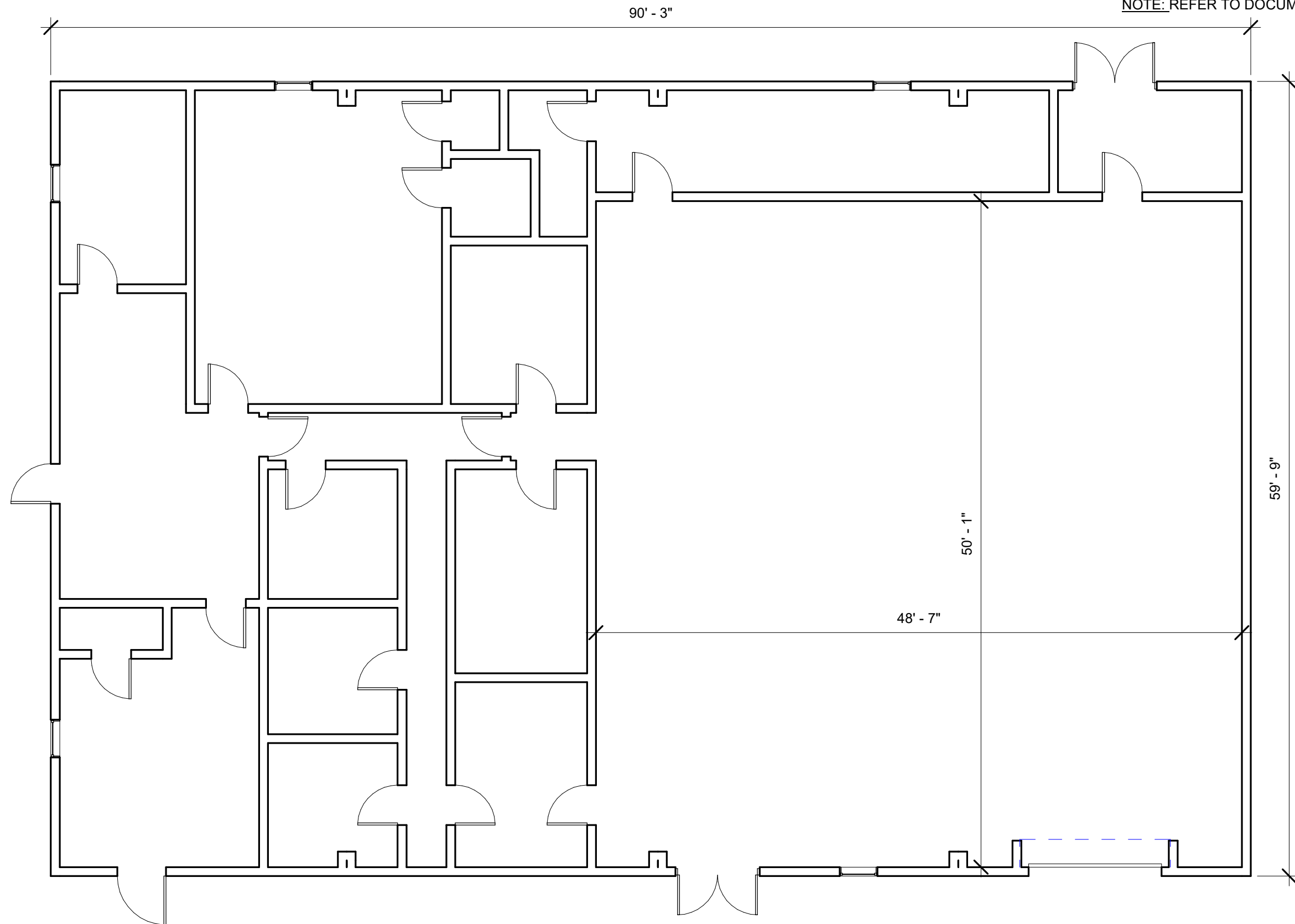


119 ANNEX OFFICE  
GROSS: 16,516 SF



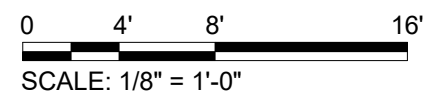
① 119 ANNEX OFFICE FLOOR PLAN  
1/16" = 1'-0"

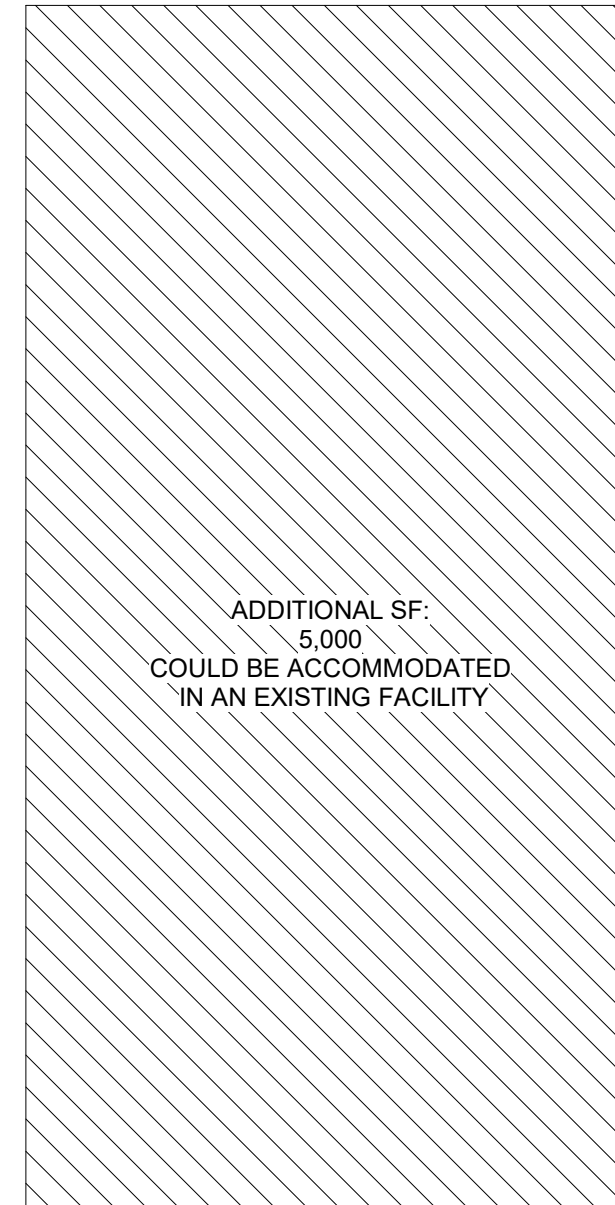
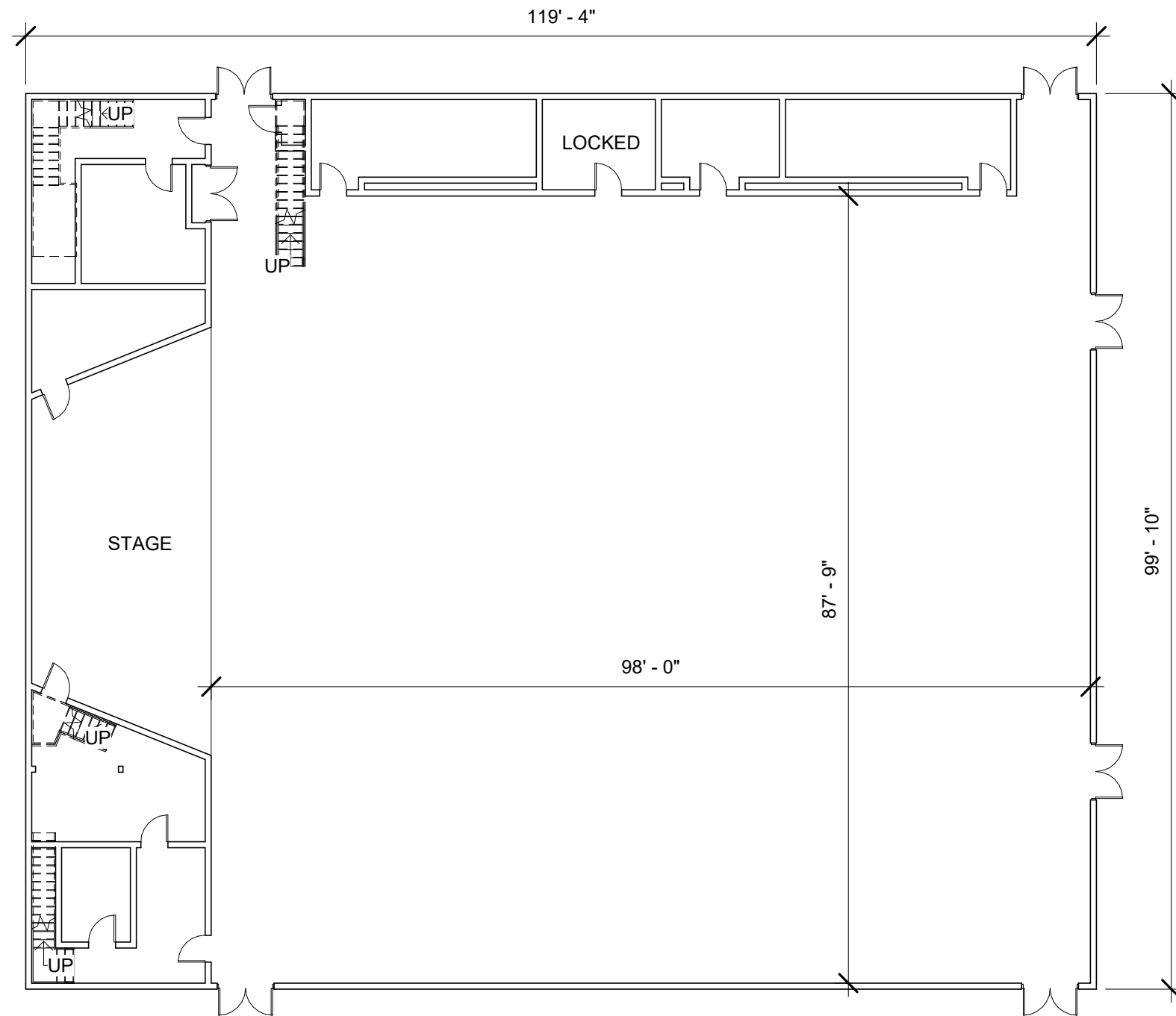
NOTE: REFER TO DOCUMENT ON PROGRAMMING



① 119 ANNEX PARKS AND RECREATION  
 1/8" = 1'-0"

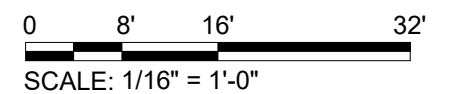
119 ANNEX PARKS & REC BUILDING  
 GROSS: 5,393 SF

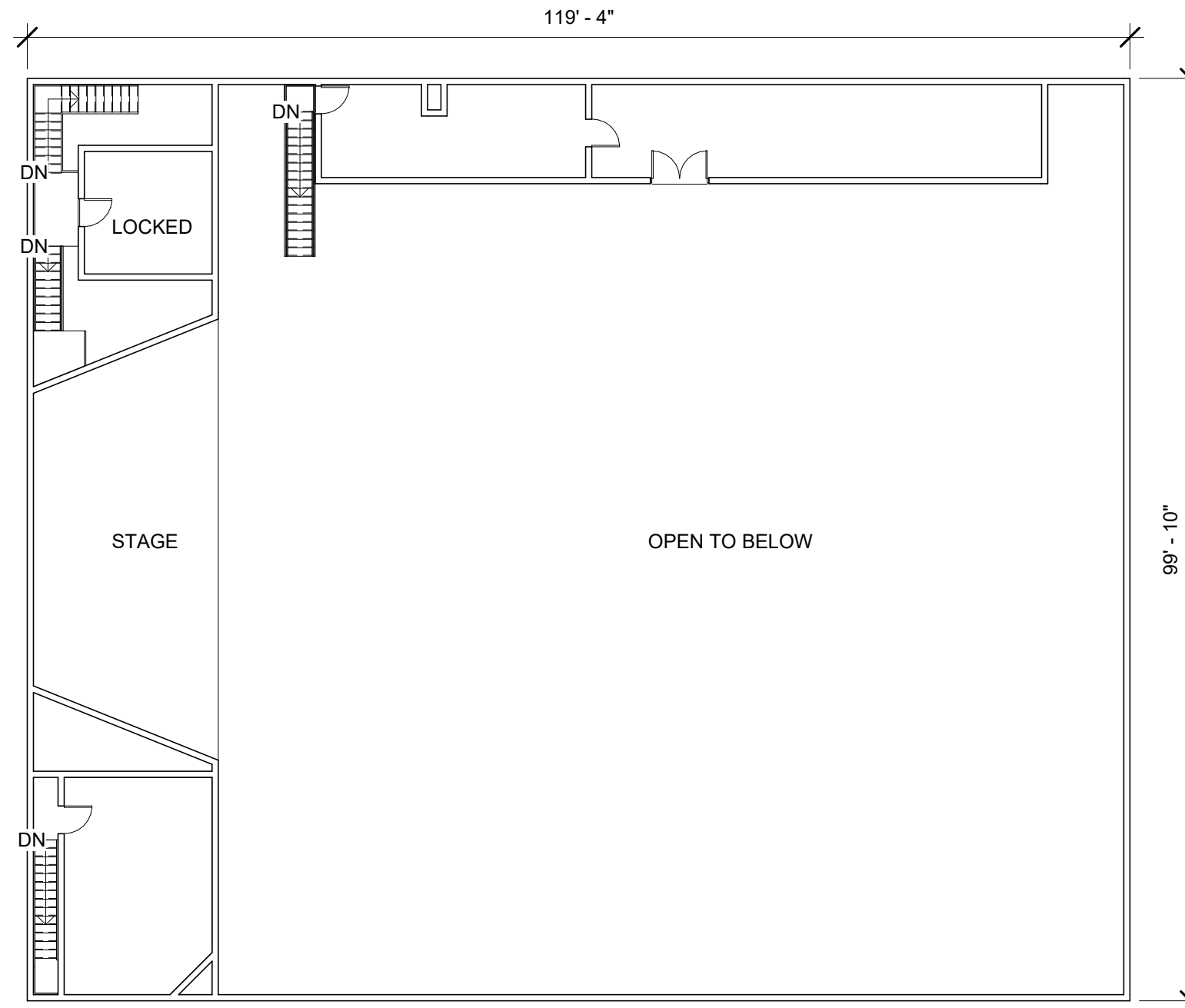




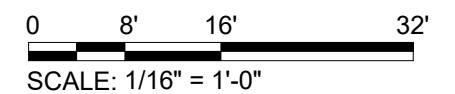
① Level 1  
1/16" = 1'-0"

119 GYM  
LEVEL 1: 11,914 SF  
LEVEL 2: 1,664 SF  
GROSS: 13,578 SF



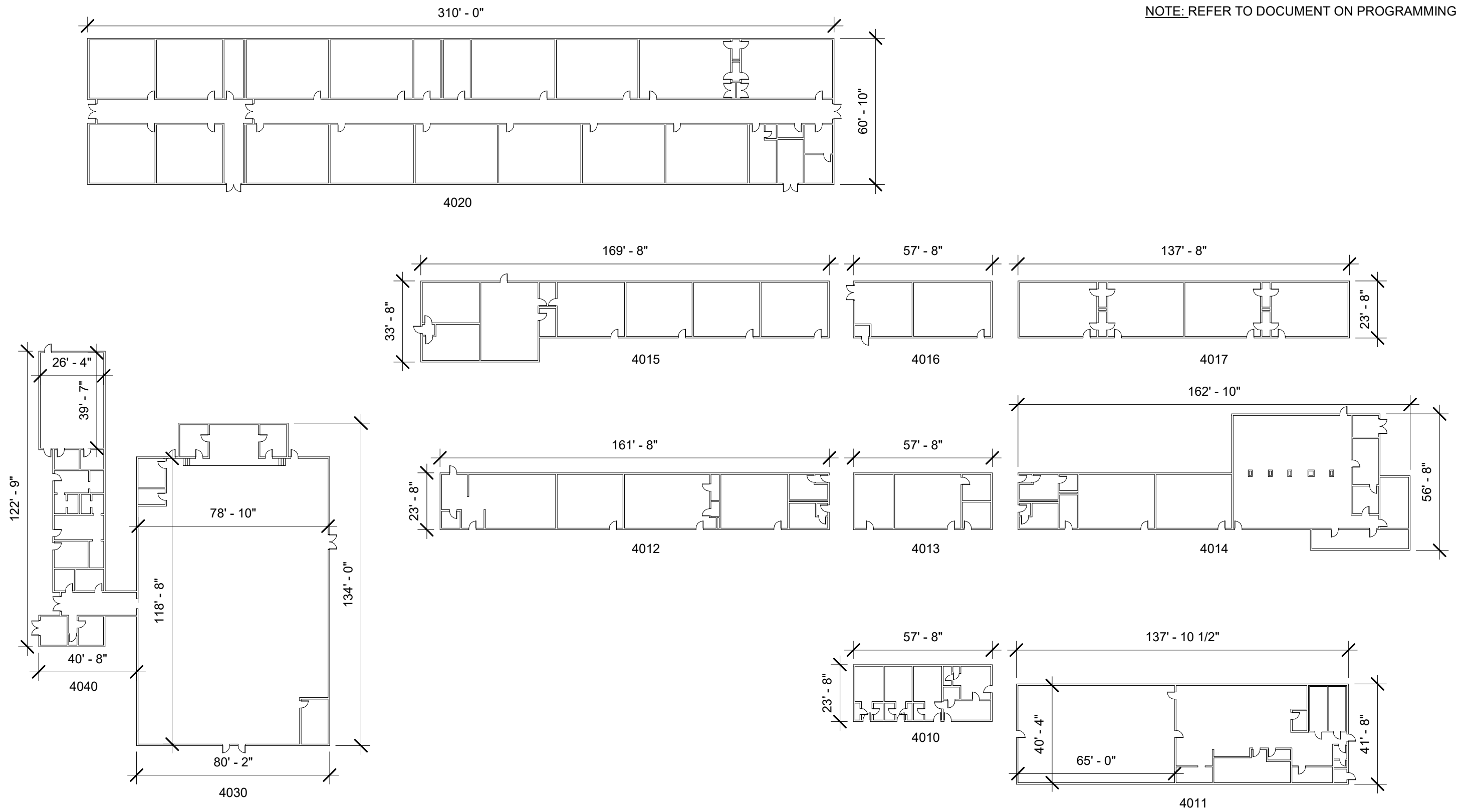


1 FLOOR PLAN - LEVEL 2  
1/16" = 1'-0"



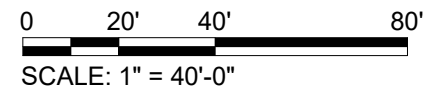


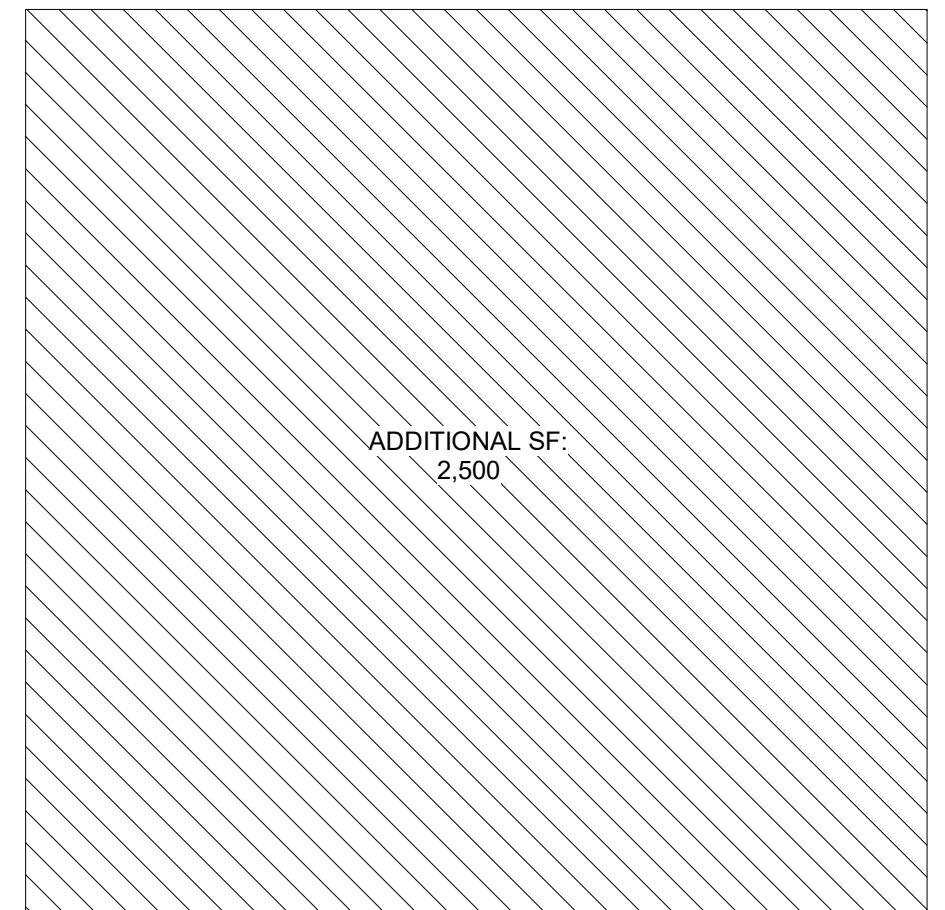
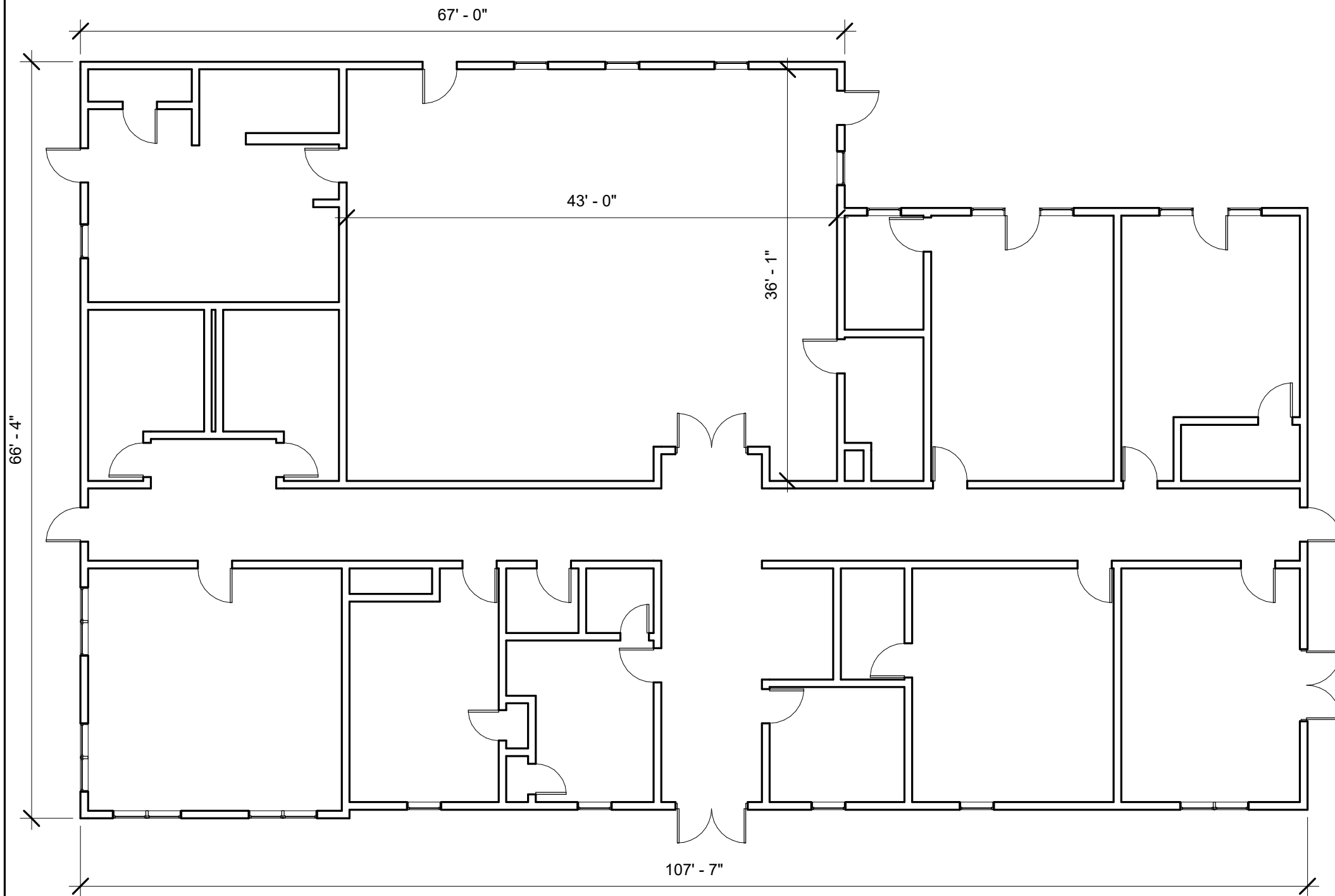
NOTE: REFER TO DOCUMENT ON PROGRAMMING



1 CENTRAL SCHOOL FLOOR PLAN  
 1" = 40'-0"

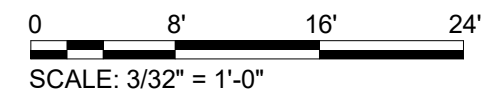
CENTRAL SCHOOL  
 TOTAL: 59,326 SF

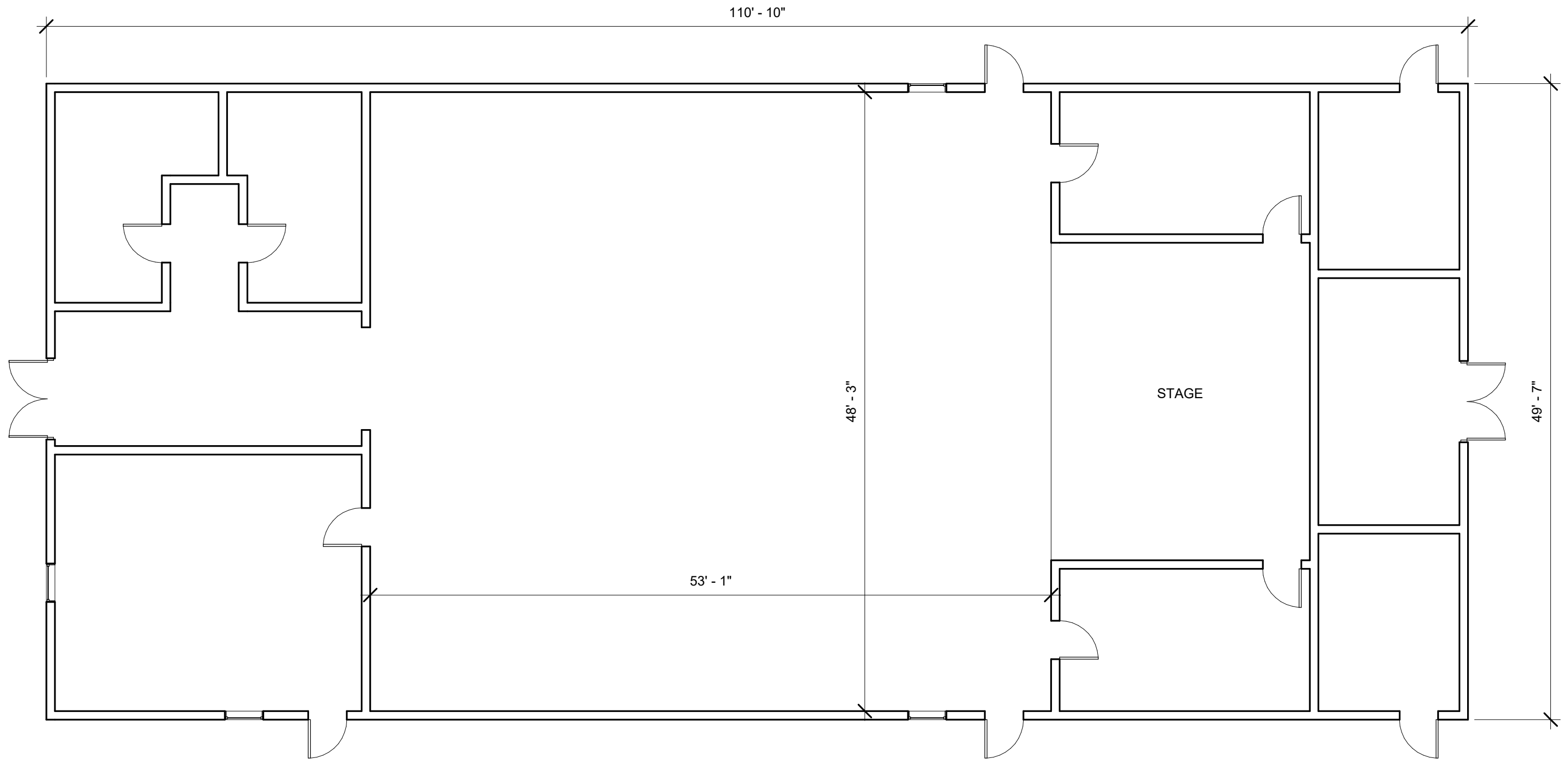




SENIOR CENTER  
GROSS: 6,553 SF

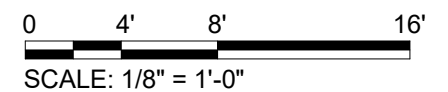
1 SENIOR CENTER  
3/32" = 1'-0"

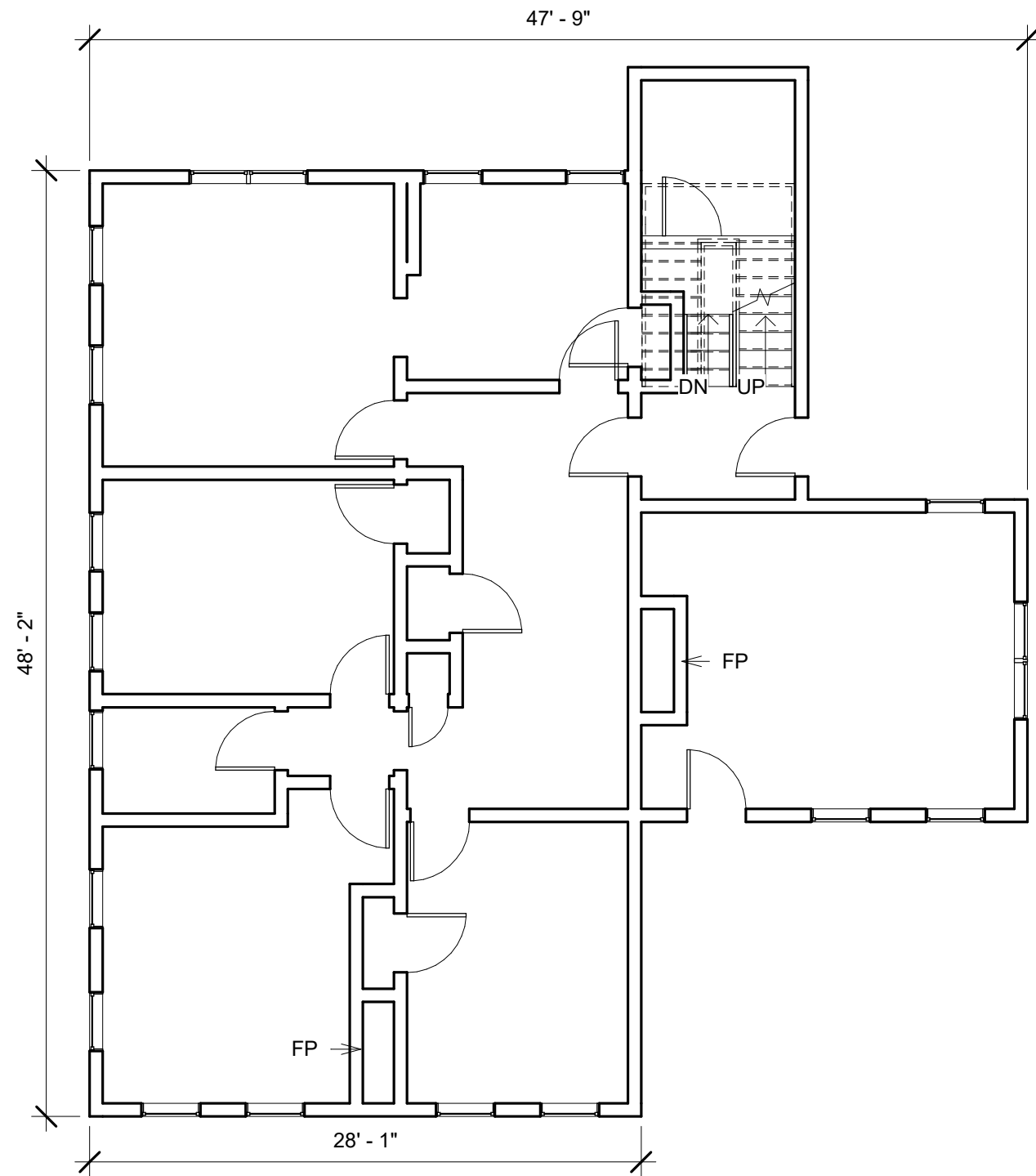




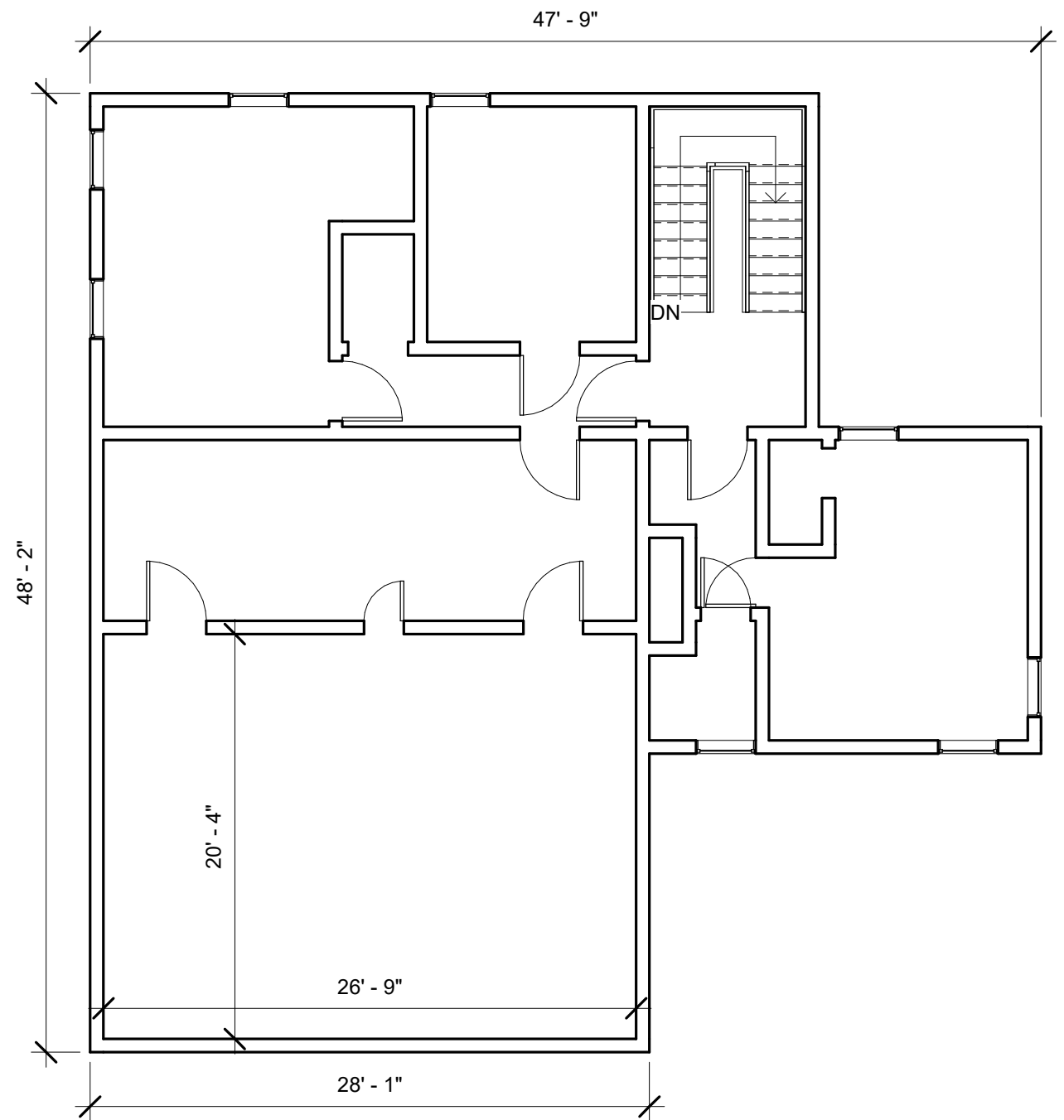
1 CLYO COMMUNITY CENTER  
1/8" = 1'-0"

CLYO COMMUNITY CENTER  
GROSS: 5,496 SF



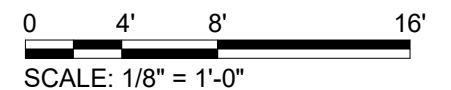


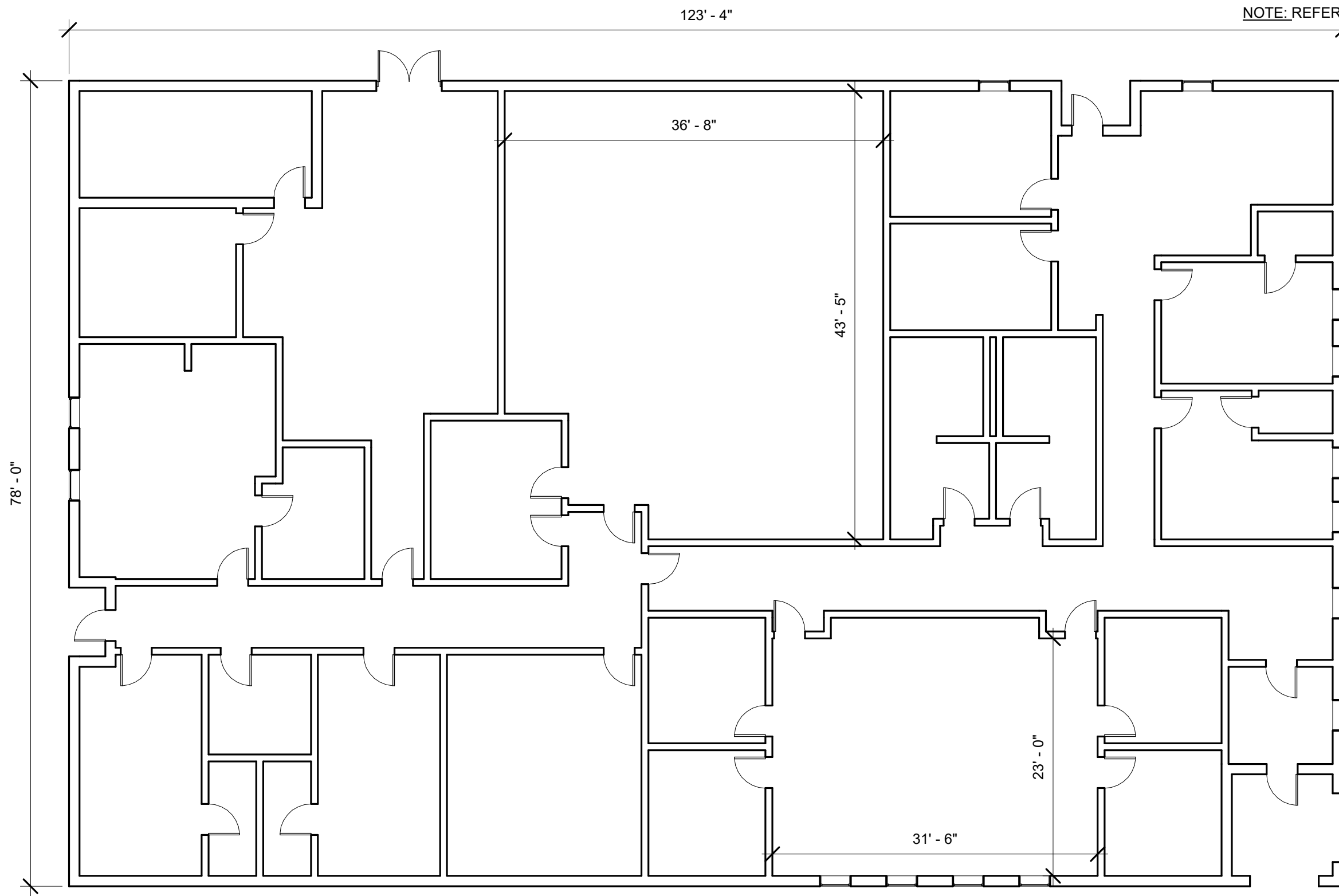
1 Level 1  
1/8" = 1'-0"



2 Level 2  
1/8" = 1'-0"

OLD JAIL HOUSE MUSEUM  
LEVEL 1: 1,866 SF  
LEVEL 2: 1,818 SF  
TOTAL: 3,684 SF





NOTE: REFER TO DOCUMENT ON PROGRAMMING

78' - 0"

123' - 4"

36' - 8"

43' - 5"

23' - 0"

31' - 6"

① MACC  
3/32" = 1'-0"

MAAC  
GROSS: 9,452SF

