

Judicial Center Study

DeKalb County Government

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INTRODUCTION

Wold Architects and Engineers is pleased to submit to the DeKalb County Government the following study related to Judicial branch facilities for the County.

We wish to thank the DeKalb County administration and staff for the exhaustive efforts in providing the resource and information necessary to thoroughly complete this study in a timely manner.

We are prepared to aid the County with any additional analysis and services required to advance the recommendations of this study to the next phase and beyond. Thank you for your consideration.



Roger Schroepfer, AIA
Wold Architects and Engineers

EXECUTIVE SUMMARY

Our analysis indicates that DeKalb County Government needs additional space to effectively and efficiently handle future court operations and support services. Immediate consideration should be given to a new 33,005 square-foot Judicial Center and then renovating 8,004 square-feet of space in the existing Courthouse. If this could be accomplished by Year 2010, we project the combined cost at \$12,550,851, with the expectation that this will provide the Judicial Branch of the DeKalb County Government with adequate space through Year 2035.

Outcomes of this study were as follows:

- Survey and interview of Judicial Branch departments
- Analysis of existing Judicial Branch space utilization
- Development of Space Program requirements for growth through Year 2035
- Analysis of on-site expansion options
- Cost Analysis of proposed square-footage additions

STAFF INPUT

The County's charge was to study the projected facilities needs of the Judicial Branch through the year 2035. The Judicial Branch was to include the following divisions: Circuit Court Judges, Circuit Clerk's Office, State's Attorney's Office, Public Defender's Office, and Court Services (Probation) Office. Of these groups, all are currently located in the historic courthouse at 133 West State Street, with the exception of the State's Attorney and Court Services which are located across the street (US Route 23) in the County Legislative Center at 200 North Main. A consistent emphasis was placed on an overarching desire to have all departments within the Judicial Group located in a single facility.

Observation of existing facility utilization revealed that both the Courthouse and the Legislative Center are near capacity. The reported County population growth trends within the county have resulted in direct increases in violations, arrests, court filings, and in-custody population; creating proportional growth across each of the Judicial Branch departments. This growth has subsequently resulted in departmental square-footage deficiencies.

PROGRAM

To determine the Program Requirements for the Judicial Center, Wold reviewed the existing staffing and square-footages for each of the Judicial Branch departments – along with the projected departmental growth provided by each department – to determine an appropriate space program for Year 2035.

COST ANALYSIS

The Cost Analysis was based upon recent cost-per-square-foot estimates for similar projects. Specific consideration was given to the appropriate materials that would be required to construct an addition to the historic courthouse structure, however further analysis of the construction type would be required during the design portion of this project. The estimate given within this document is for budgetary purposes based on Year 2006 construction dollars. The future cost of the project is projected to Year 2010 assuming an annual construction industry inflation rate of 4%. It should be noted that volatility of the construction industry will affect the construction cost, and further budgetary analysis should be undertaken when the timeframe for bidding is better established.

SITE

Based on feedback from County staff suggesting a preference for having all of the Judicial Branch departments located in a single facility, this study focused primarily on located a Judicial Center complex as an addition to the existing historic courthouse.

With the exception of a limited number of shared spaces, the Space Program requirements developed for in study are independent of the building site. If the County should decide to keep courts functions in the historic courthouse and construct a judicial center at a remote site, the Space Program contained within this study would be easily adapted.

HISTORIC PRESERVATION

Treatment of the existing courthouse façade was an important consideration in planning a major building addition. In the end, the concept of constructing a 4-story atrium space to provide a buffer between – and allow a continued visual connection to – the existing building.

Further consultation with the local historical society and the National Registrar of Historic Places is required in the design portion of this project to determine specific requirements for construction and modification of the existing building and its site.

PROGRAM

Area	2006 Existing Program			2035 Design Program				
	Courthouse	Legislative Center	Staff	Staff	Existing Courthouse	Renovated Courthouse	Judicial Center	Legislative Center
I Judiciary								
A. Courts								
Courtroom 1 (First Floor)	1,767				1,767			
- Conference Rooms	105				105			
- Conference Rooms	0				85			
- Storage	33				33			
Courtroom 2 (Second Floor, South)	858				858			
- Jury Room	280				280			
- Jury Toilet	35				35			
Courtroom 3 (Second Floor, West)	1,284				1,284			
- Jury Room	340				340			
- Jury Toilet	35				35			
Courtroom 4 (Third Floor, South)	1,520				1,520			
- Jury Room	395				395			
- Jury Toilets	25				25			
- Jury Toilets	25				25			
Courtroom 5 (Third Floor, West)	1,320				1,320			
- Conference Room	154				154			
- Conference Room	82				82			
Courtroom 6 (First Floor, West)	0					1,040		
- Conference Room	0					240		
- Conference Room	0					136		
- Jury Deliberation Room	0					265		
Courtroom 7 (Second Floor, East)	0					858		
- Conference Room	0					130		
- Jury Deliberation Room	0					260		
Subtotal	8,258	0	0.00	0.00	8,343	2,929	0	0
B. Judge's Chambers - Courtroom 1								
- Toilet	415		1.00	1.00	415			
- Closet	incl				incl			
Judge's Chambers - Courtroom 2	452		1.00	1.00	452			
- Toilet	incl				incl			
Judge's Chambers - Courtroom 3	452		1.00	1.00	452			
- Toilet	incl				incl			
Judge's Chambers - Courtroom 4	452		1.00	1.00	452			
- Toilet	incl				incl			
Judge's Chambers - Courtroom 5	405		1.00	1.00	405			
- Toilet	incl				incl			
- Closet	incl				incl			
Judges Chambers - Courtroom 6	0			1.00		350		
Judges Chambers - Courtroom 7	0			1.00		350		
Subtotal	2,176	0	5.00	7.00	2,176	700	0	0
C. Drug Court Coordinator Office								
- Administrator's Office	280		1.00	1.00		250		
- Office	0			1.00		125		
- Reception	0			1.00		100		
Subtotal	280	0	1.00	3.00	0	475	0	0
D. Jury Commission/Grand Jury/Jury Room								
Subtotal	0		1.00	2.00		2,100		
	0	0	1.00	2.00	0	2,100	0	0
E. Court Security & Bailiffs								
- Office	0		3.00	5.00		280		
- Locker Room	0					175		
- Security Screening	0					incl		
Subtotal	0	0	3.00	5.00	0	455	0	0
F. Support Services								
- Interpreter	incl		0.75	2.00	280			
- Secretary	incl		1.00	2.00	280			
- Law Clerk	incl		0.40	2.00	280			
- Administrative Assistant	incl		0.15	1.00		213		
- Large Conference Room	0					287		
Subtotal	1235	0	2.30	7.00	840	500	0	0
Total Judiciary	11,949	0	12.30	24.00	11,359	7,159	0	0

PROGRAM

Area	2006 Existing Program			2035 Design Program				
	Courthouse	Legislative Center	Staff	Staff	Existing Courthouse	Renovated Courthouse	Judicial Center	Legislative Center
II Circuit Clerk								
Circuit Clerk's Office	225		1.00	1.00			250	
Reception / Service Counter (Traffic/Criminal)	incl						425	
Reception / Service Counter (Civil)		incl					300	
Office Stations (Traffic/Criminal)	2,010						1,760	
Office Stations (Civil)	1,275						0	
Administrative Clerk			0.00	2.00			80	
Compliance Officer			1.00	2.00			80	
Deputy Clerk			10.00	12.00			80	
Supervisory Deputy Clerk			4.00	6.00			80	
Accounting Clerk			1.00	2.00			80	
Student Trainee			0.50	1.00			80	
Child Support			2.00	3.00			80	
Court Automation			1.00	2.00			80	
Conference Room	0						150	
File Storage	215						250	
Evidence	55						250	
Microfilm	136		1.00	1.00			100	
Storage (former vault)	incl						120	
Coffee							50	
Inactive Storage (Basement)							300	
Total Circuit Clerk	3,916	0	21.50	32.00	0	0	4,695	0
III Court Services (Probation)								
Department Head Office		252	1.00	1.00			225	
Supervisor Office - Juvenile		190	1.00	1.00			180	
Supervisor Office - Adult		0	0.00	1.00			180	
Probation Officer Office - Adult		508	4.00	12.00			1,560	
Probation Officer Office - Juvenile		381	3.00	8.00			1,040	
Juvenile Diversion Officer		127	1.00	3.00			390	
Juvenile IPS Officer		127	2.00	4.00			520	
Office Stations		384						
Reception							80	
Clerical			2.00	6.00			600	
CRS Coordinator			1.00	3.00			300	
Waiting Area		100					100	
Conference		212					225	
Storage		104					100	
File Storage		60					80	
Toilet		38					38	
Fax/Copy/File Area							60	
Inactive Storage								
Total Court Services	0	2,483	15.00	39.00	0	0	5,678	0
IV Public Defender								
Public Defender's Office	331		1.00	1.00			250	
Attorney's Office	700		5.00	15.00			1,050	
Conference Room (used as office)	219						350	
Interns	102		1.00	3.00			240	
Investigator (remote)			1.00	3.00			300	
Office Stations	206						incl	
Reception							80	
Administrative Secretary			1.00	2.00			200	
Secretary			1.00	3.00			300	
Files / Storage	50						100	
IMO	23						30	
Coffee	20						20	
Waiting	226						100	
Inactive Storage (remote)								
Total Public Defender	2,512	0	10.00	27.00	0	0	3,950	0

PROGRAM

Area	2006 Existing Program			2005 Design Program				
	Courthouse	Legislative Center	Staff	Staff	Existing Courthouse	Renovated Courthouse	Judicial Center	Legislative Center
V State's Attorney								
State's Attorney Office		253	1.00	1.00			250	
First Assistant's Office		166	1.00	2.00			340	
Attorney's Office	367	1,143	11.00	21.00			2,730	
Victim's Witness Advocate Office		127	1.00	2.00			260	
Investigation (remote)			1.00	2.00				
Conference (divided into 2 offices)		210					350	
Office Stations		476						
Office Coordinator Station			1.00	1.00			80	
Secretary Stations			5.50	10.00			1,000	
Receptionist Station		51	1.00	1.00			80	
Waiting Area		76					100	
Storage		60					60	
Fax/Copy/File Area		60					60	
Break Room		76					120	
Inactive Storage (remote)								
Total State's Attorney	367	2,708	22.50	40.00	0	0	5,430	0
VI Additional Spaces								
Conference Center							750	
Attorney's Lounge	280						300	
IMO							200	
Copy/Mail Room							400	
Breakroom	398						500	
Caged Storage	2,182				2,182			
A/V Equipment Storage	65					250		
Vending	0					250	200	
In-Custody Holding (In basement)	110				110			
Children's Waiting Room	240				0	345		
Total Additional Spaces	3,295	0	0.00	0.00	2,292	845	2,350	0
Total Department Net Square-Footage	22,039	5,191			13,651	8,004	22,003	0
Total Department Staff			81.30	162.00				
Building Net to Gross Factor	1.90	1.50			n/a	1.00	1.50	n/a
TOTAL GROSS SQUARE-FOOTAGE	41,864	7,787			33,860	8,004	33,005	0
TOTAL COMBINED GROSS SQUARE-FOOTAGE			49,651				74,869	

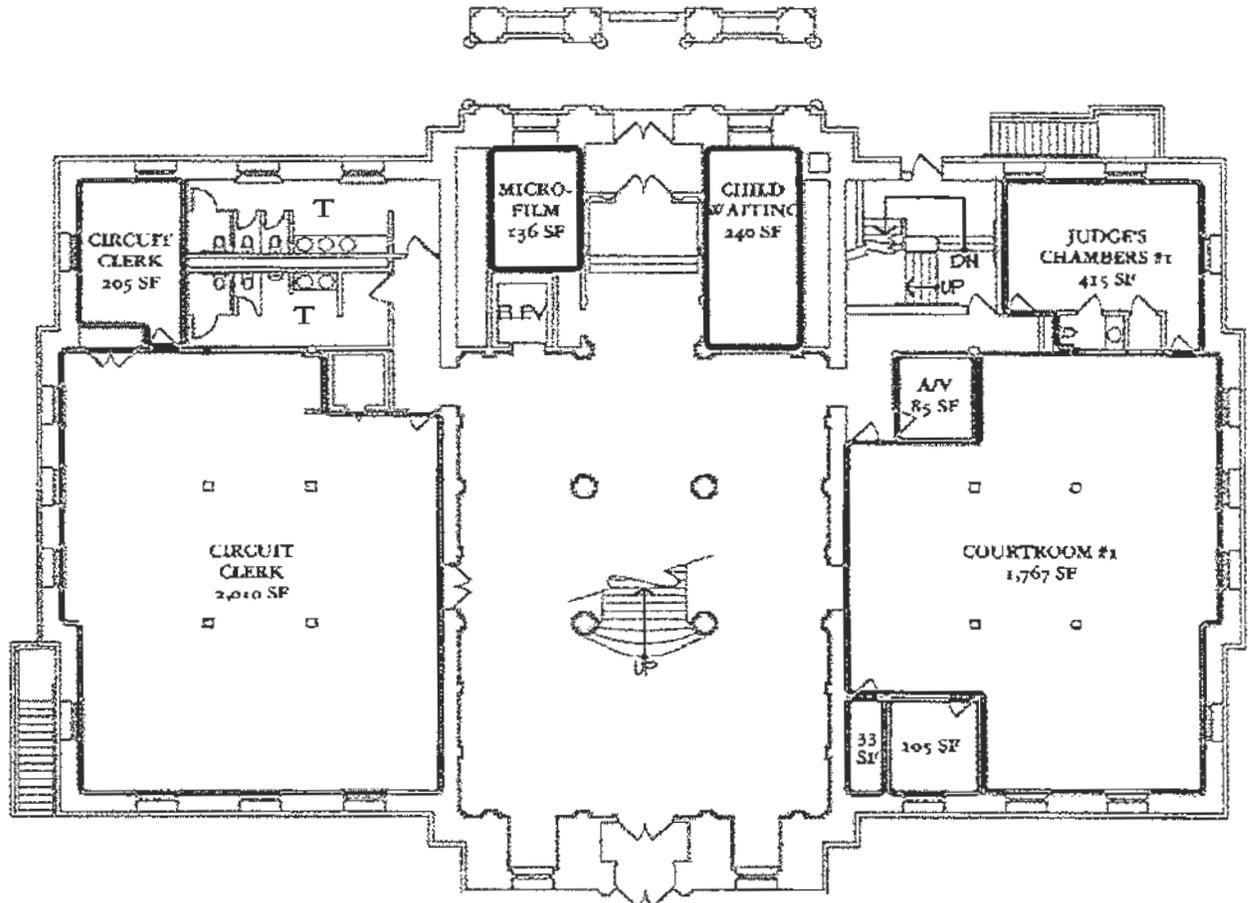
COST ANALYSIS

	Renovated Courthouse	Judicial Center	Renovated Courthouse / Judicial Center
Construction Cost Budget (2006 Dollars)			
8,004 SF x \$165 / SF (Renovation)	\$1,320,660		\$1,320,660
33,005 SF x \$210 / SF (Addition)		\$6,931,050	\$6,931,050
Subtotal:	\$1,320,660	\$6,931,050	\$8,251,710
Fees & Testing (10% of Const Budget)	\$132,066	\$693,105	\$825,171
Architectural & Engineering Fees			
Geotechnical & Surveying			
Development Fees			
Bid Advertisement / Printing			
Construction Materials Testing			
HVAC Testing & Balancing			
Legal Fees			
Furniture, Fixtures & Equipment (10 % of Const Budget)	\$132,066	\$693,105	\$825,171
Furniture			
Equipment			
Technology			
Contingency (10 % of Const Budget)	\$132,066	\$693,105	\$825,171
Estimated Total Project Cost Budget (2006 Dollars)	\$1,716,858	\$9,010,365	\$10,727,223
2006 Project Cost Per Square Foot	\$215	\$273	\$262
x 4% Annual Inflation Factor for 4 Years	1.17	1.17	1.17
Estimated Total Project Cost Budget (2010 Dollars)	\$2,008,724	\$10,542,127	\$12,550,851
2010 Project Cost Per Square Foot	\$251	\$319	\$306

APPENDIX A: Building Diagrams

EXISTING BUILDING DIAGRAM

EXISTING COURTHOUSE

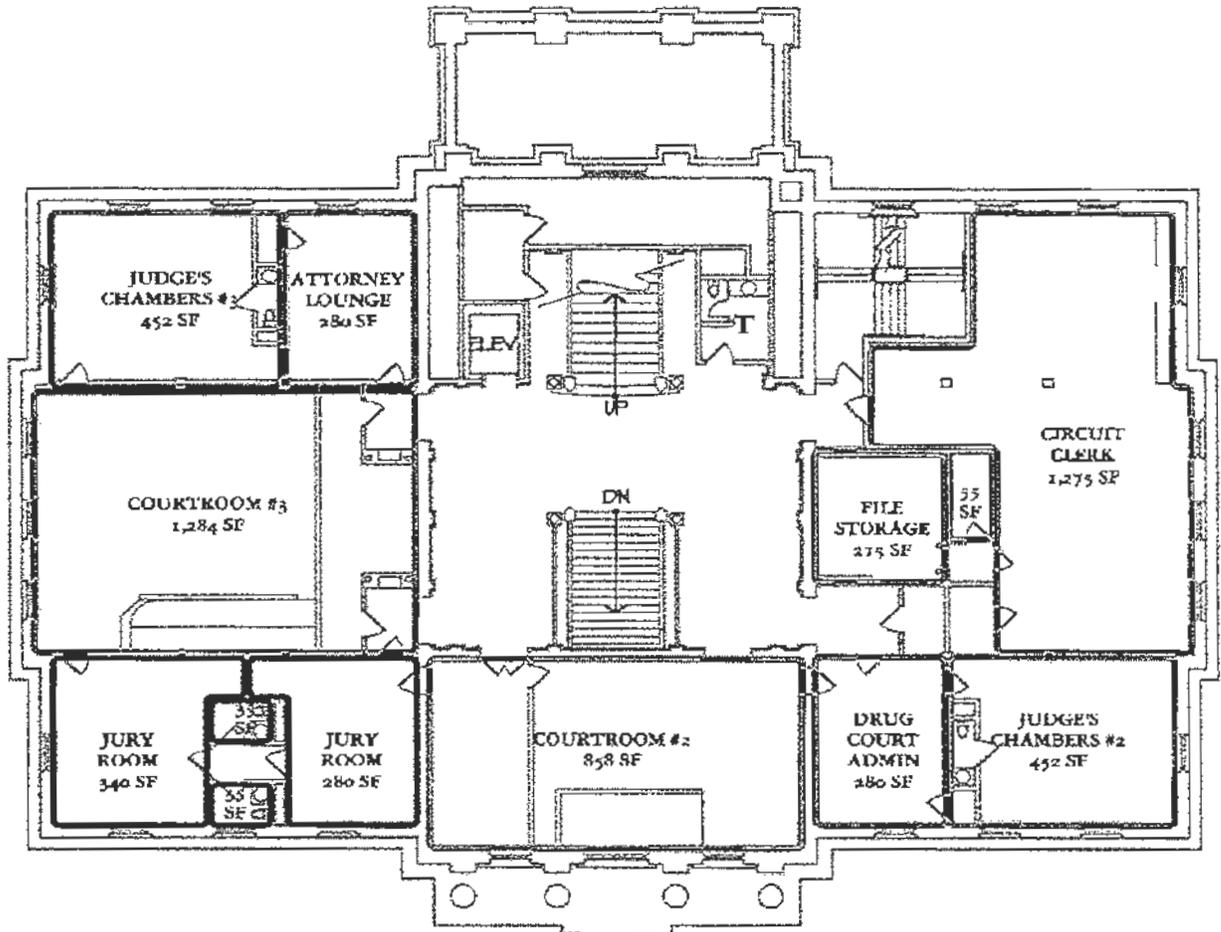


MAIN FLOOR (10,961 G.S.F.)
1" = 20'-0"



EXISTING BUILDING DIAGRAM

EXISTING COURTHOUSE



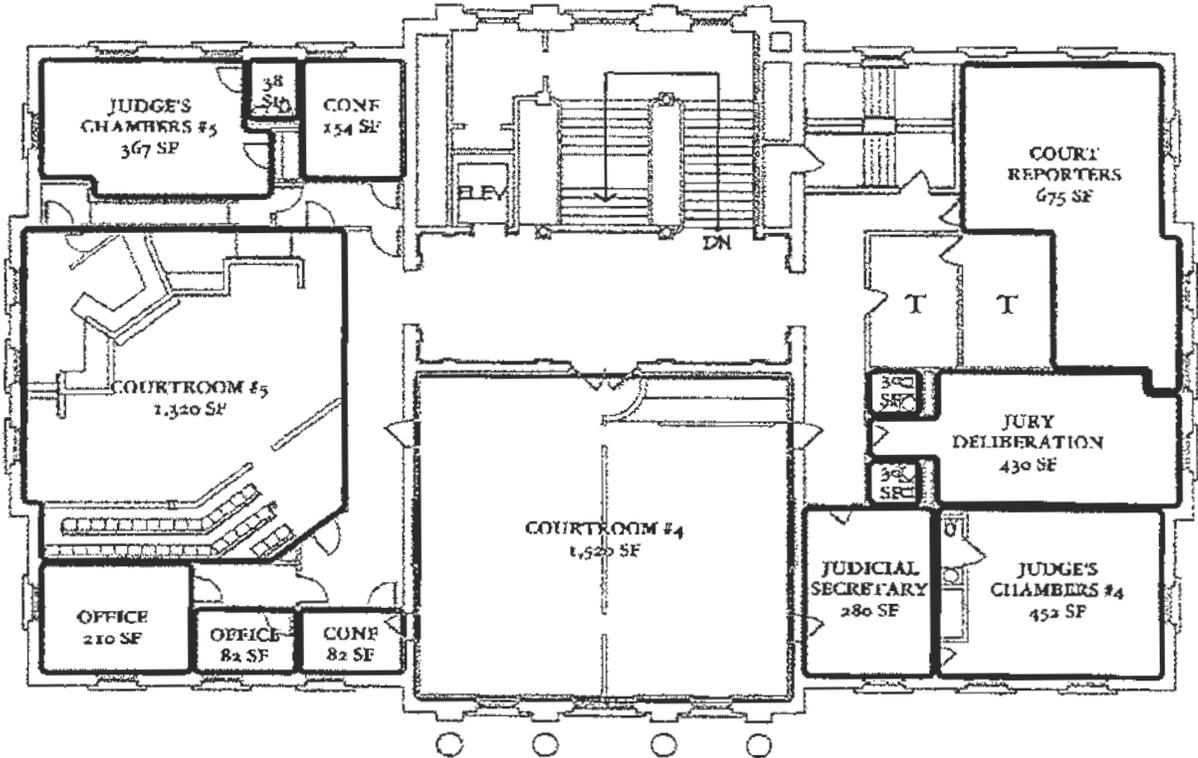
SECOND FLOOR (9,885 G.S.F.)

1" = 20'-0"



EXISTING BUILDING DIAGRAM

EXISTING COURTHOUSE



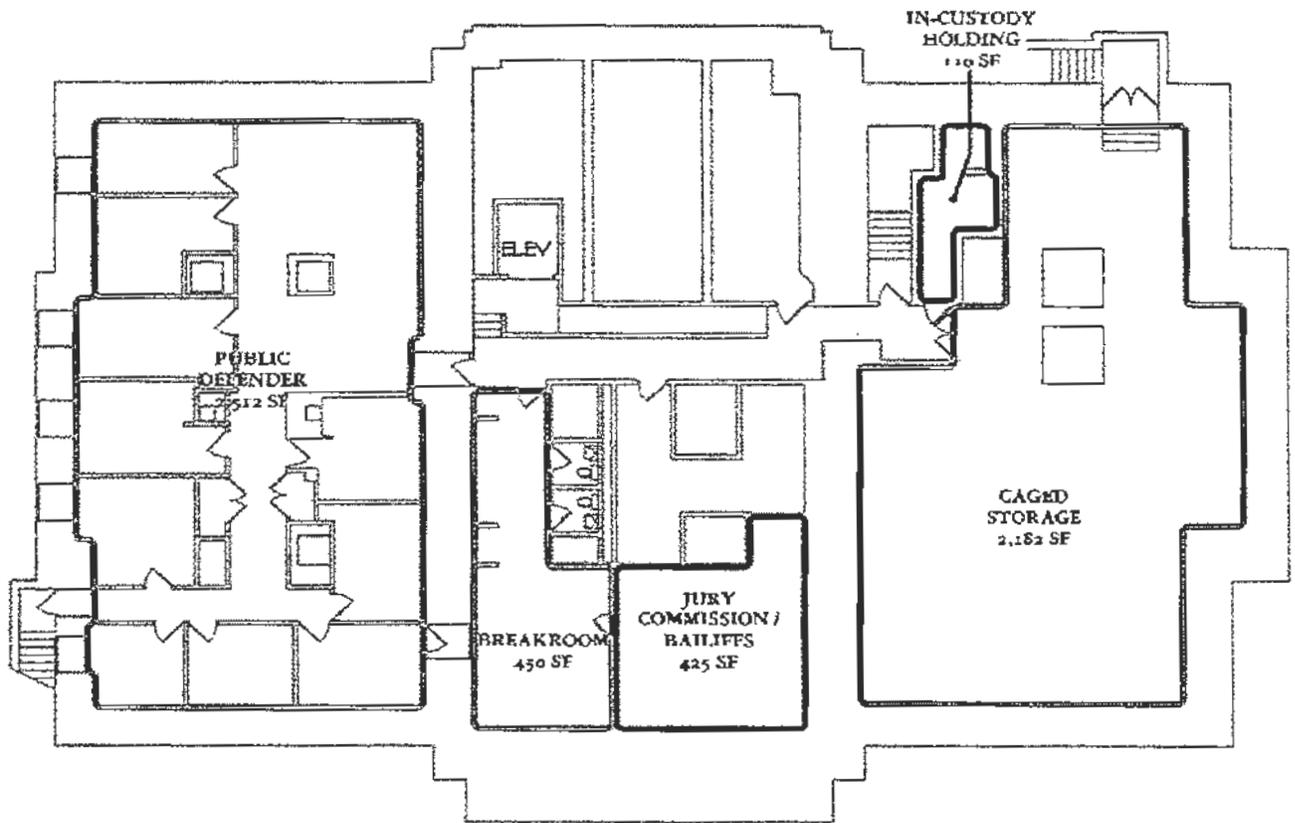
THIRD FLOOR (9,885 G.S.F.)

1" = 20'-0"



EXISTING BUILDING DIAGRAM

EXISTING COURTHOUSE



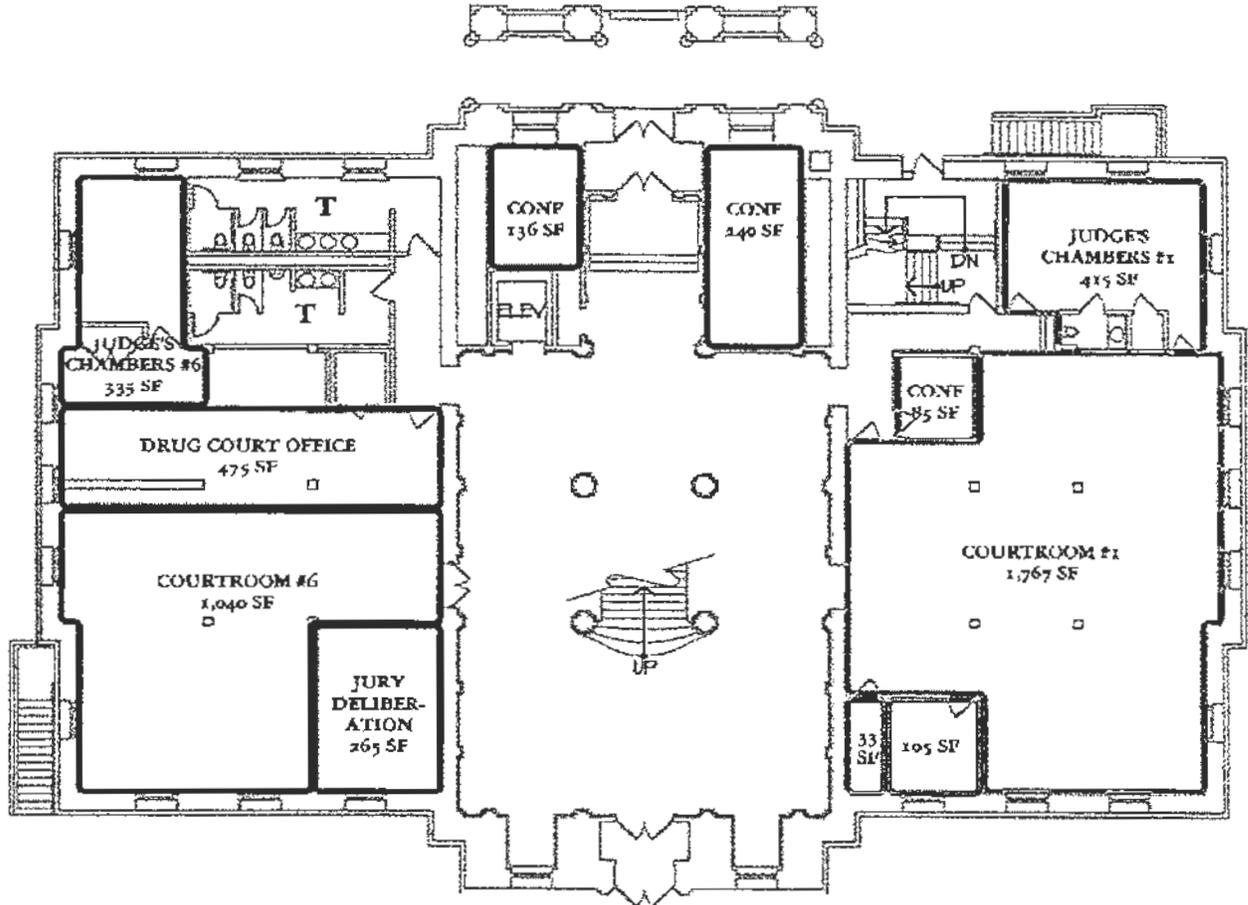
BASEMENT (11,133 G.S.F.)

1" = 20'-0"



RENOVATED BUILDING DIAGRAM

RENOVATED COURTHOUSE
YEAR 2035 GROWTH



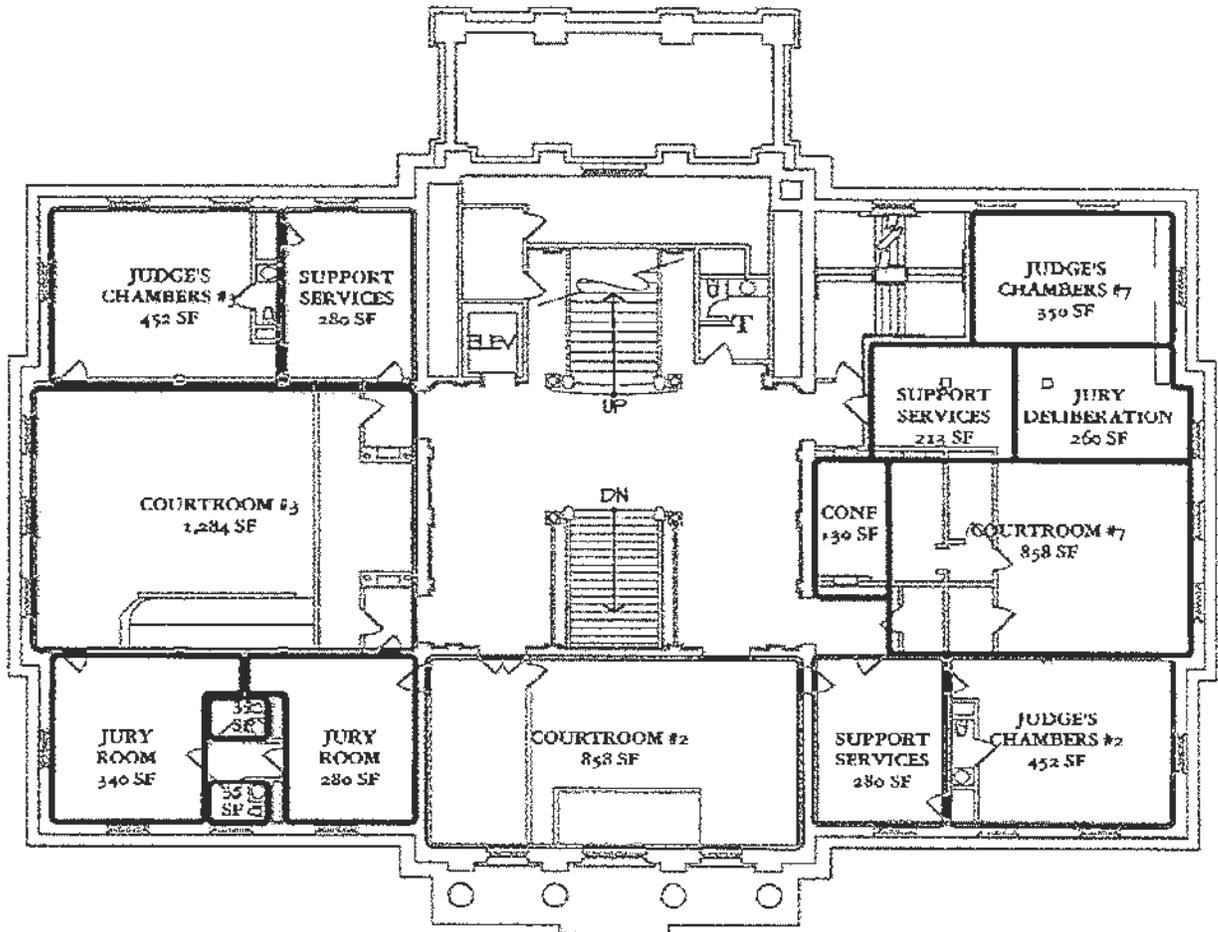
MAIN FLOOR (10,961 G.S.F.)

1" = 20'-0"



RENOVATED BUILDING DIAGRAM

RENOVATED COURTHOUSE
YEAR 2035 GROWTH

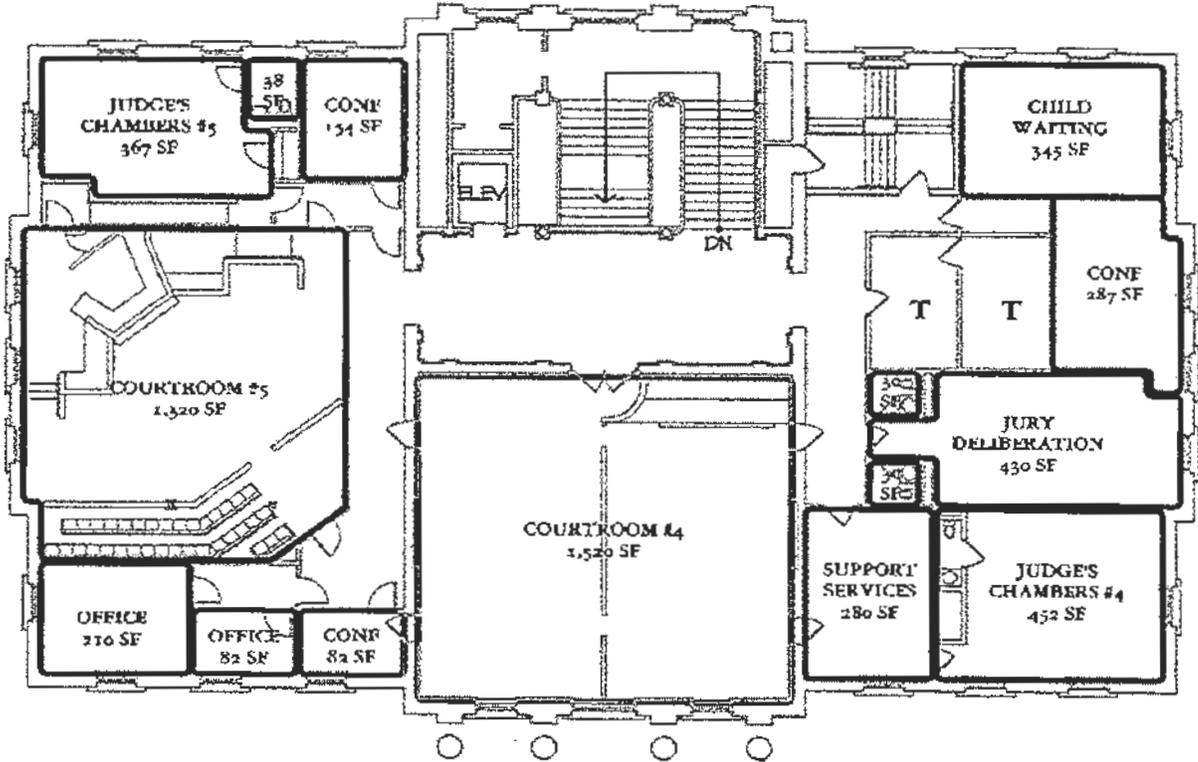


SECOND FLOOR (9,885 G.S.F.)
1" = 20'-0"



RENOVATED BUILDING DIAGRAM

RENOVATED COURTHOUSE
YEAR 2035 GROWTH



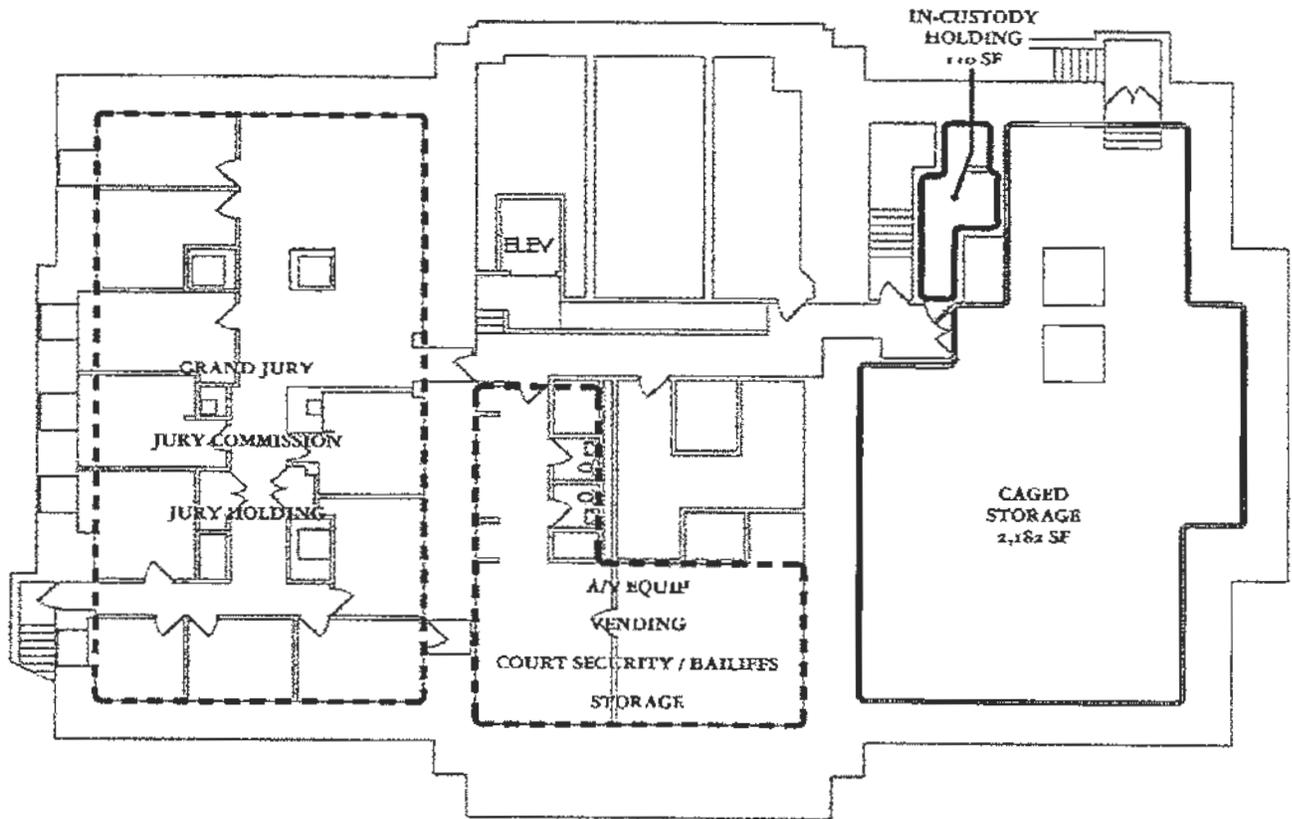
THIRD FLOOR (9,885 G.S.F.)

1" = 20'-0"



RENOVATED BUILDING DIAGRAM

RENOVATED COURTHOUSE
YEAR 2035 GROWTH

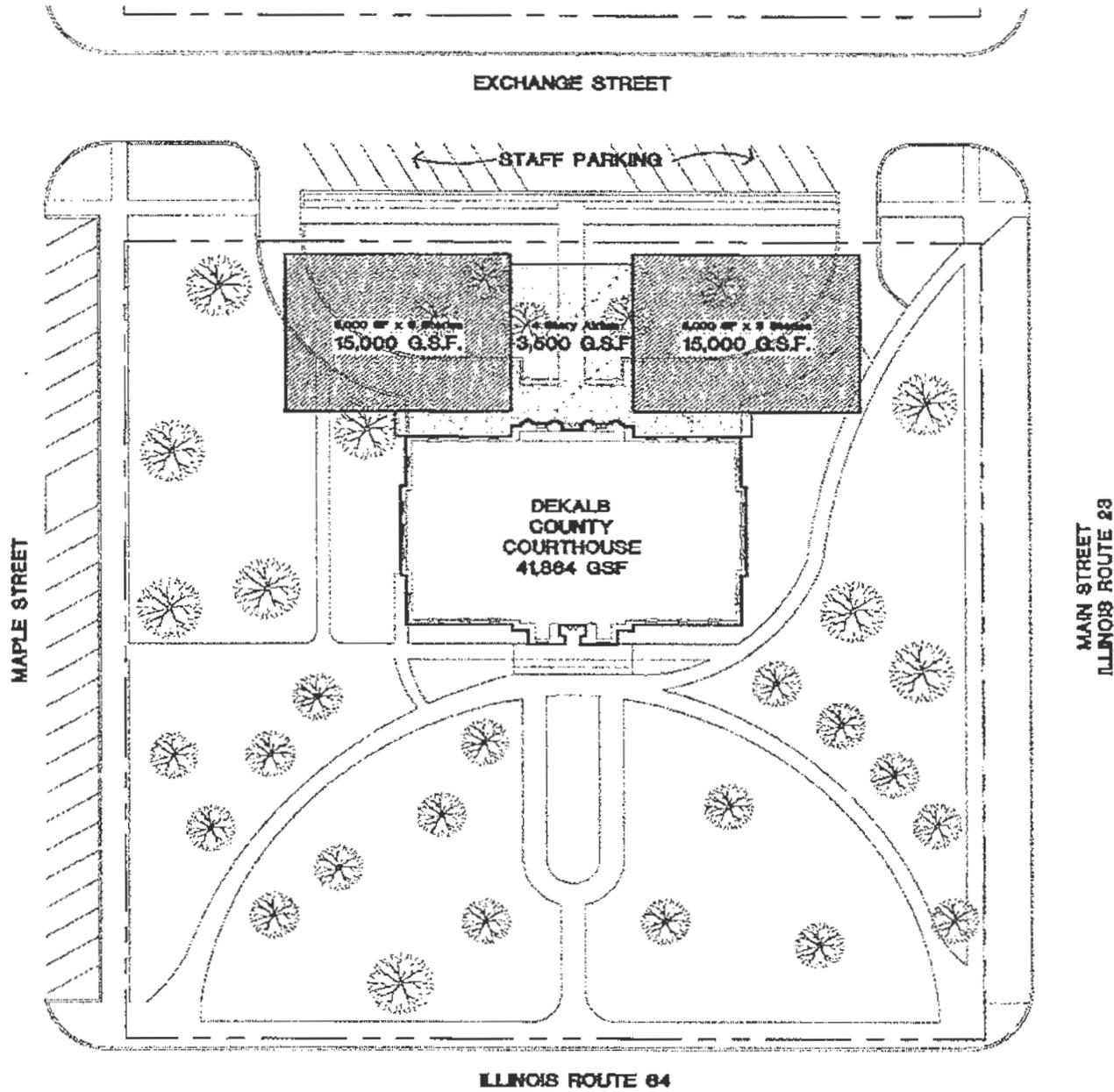


BASEMENT (11,133 G.S.F.)
1" = 20'-0"



SITE PLAN

DEKALB COUNTY COURTHOUSE



SITE PLAN (2.35 ACRES)
1" = 60'-0"



CENTRAL BUSINESS DISTRICT O-2
YARD REQUIREMENTS:
FRONT: NOT REQUIRED
SIDE: NOT REQUIRED
REAR: 5 FEET
LOT AREA: NOT REQUIRED

