

Rockdale County  
New Judicial Building  
and  
Administration Building



Lyman  
Davidson  
Dooley, Inc.

July 21, 2022



# Introduction

- ✓ Established in 1988
- ✓ Architecture, Planning and Interior Design
- ✓ Specialized Government and Interior Design Experience
- ✓ Principal / Studio Director Leadership
- ✓ Located in Marietta, Georgia
- ✓ Currently working with Rockdale County (Fire Station #10)



# LDD Team



**Rowland Davidson, AIA, ASID, Project Executive**

Georgia Registered Architect and Interior Designer

- 40+ years project experience in Architectural and Interior Design with government buildings such as Newton County Administration Building and Newton County Judicial Center Expansion



**David McBrayer, AIA, LEED AP, Senior Project Manager**

- 38 years of architectural design project experience with government office buildings such as Newton County Administration Building
- Government Studio Director
- Georgia Registered Architect
- LEED Professional



**Milli Dunkin, RID, IIDA, LEED AP, Senior Interior Designer**

- 29 years of interior design experience
- Registered Interior Designer
- LEED Professional
- Experience with government facilities such as Newton County Judicial Center Expansion and Georgia State Bar Law Offices



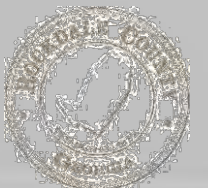
**Patrick Whalen, Project Manager**

- 29 years of architectural design and management experience
- Government Studio Project Manager
- Currently working with Rockdale County



**Justin Thornton, Architectural Designer**

- 7 years of architectural design experience
- Government Studio Designer
- Experience with government office facilities such as Newton County Judicial Center Expansion



# County and Municipality Clients



- Rockdale, including County Parks & Recreation Dept. (current IDIQ with Rockdale County)
- Athens-Clarke
- Bartow
- Cobb, including School System, Parks & Recreation Dept. (current IDIQ with Cobb County)
- Cherokee, including Parks & Recreation
- DeKalb, including Community Development (current IDIQ)
- Fulton County School System (current IDIQ)
- Henry
- Gwinnett County Parks & Recreation (previous IDIQ)
- Newton
- Oconee
- Paulding, including Parks & Recreation
- Pike
- Sumter
- Tift
- Toombs

*"The entire team was responsive to our goals and needs of the project".*  
Crystal Berisko, Oconee County Animal Shelter

*"They [LDD] are the Architect of Record for the City of Smyrna Fire Station #2 and have done an admirable job working with City staff and program managers".*  
Roy Acree, Smyrna Fire Chief, City of Smyrna Fire Department

## Municipalities

- Alpharetta
- Atlanta
- Columbus
- Decatur
- Douglasville
- Johns Creek
- Marietta
- Milton
- Smyrna, including Parks & Recreation

*"...the entire team have been responsive and attentive to our needs, very detailed oriented, on schedule, and within budget".*  
Capt. Doug Kitchens, Head Bailiff, Newton County Judicial Circuit

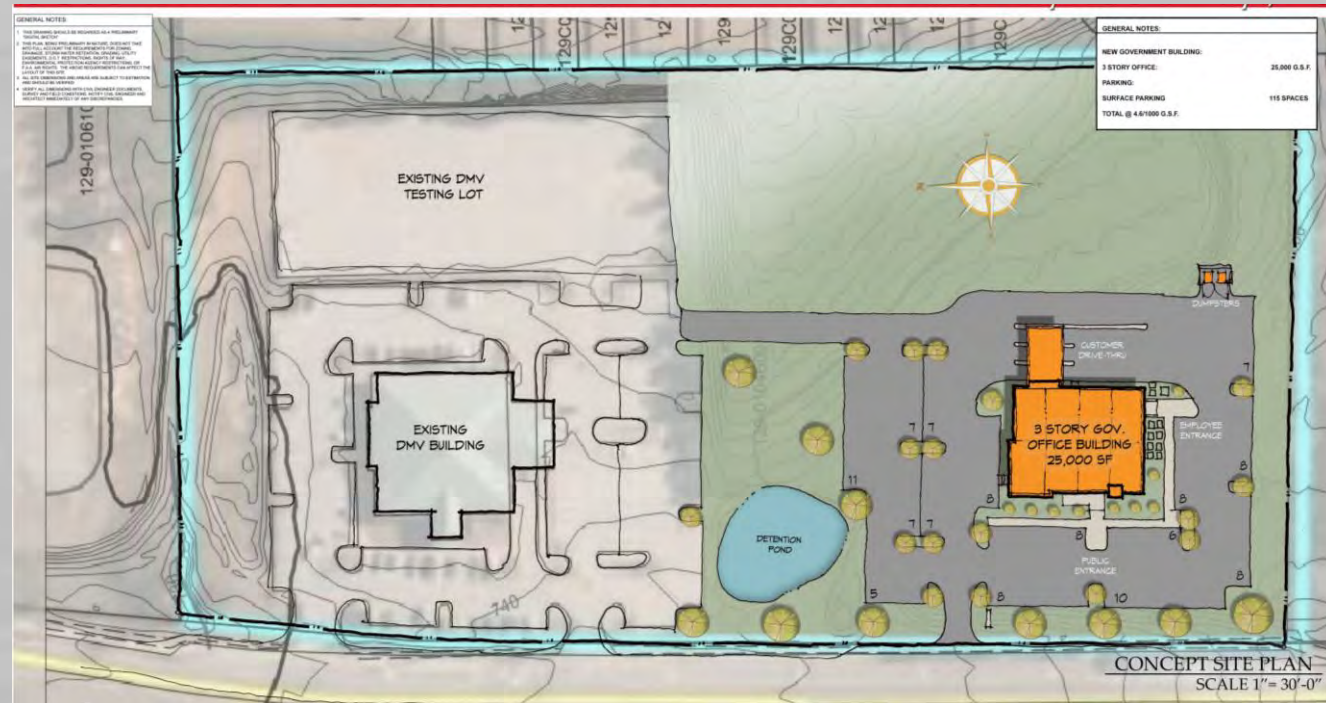
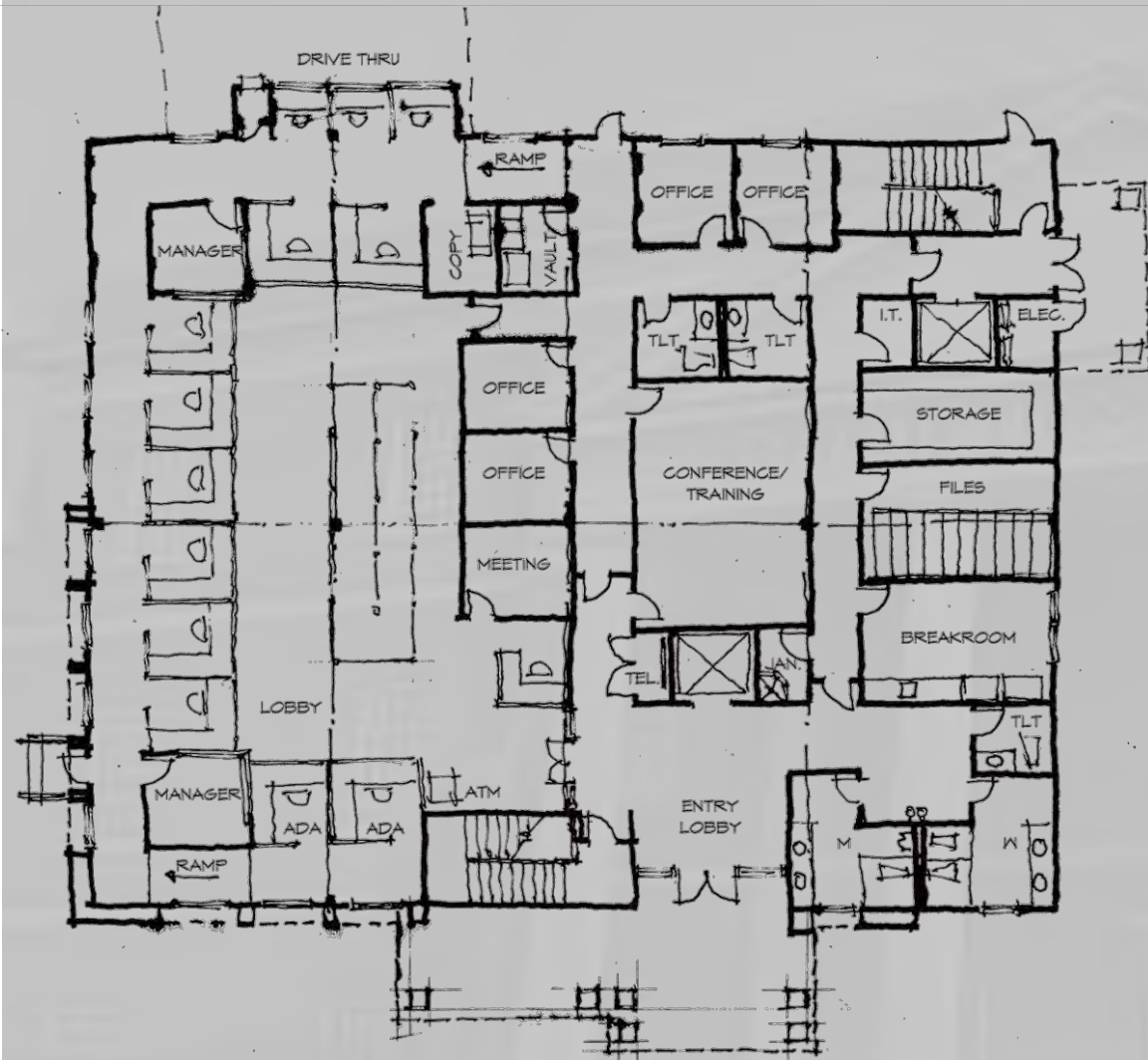


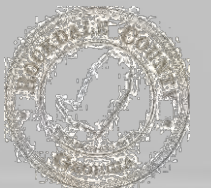


**PROJECT EXPERIENCE**



Clarence Brown Conference Center  
Cartersville-Bartow County





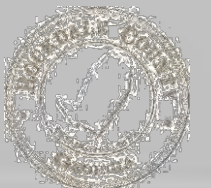




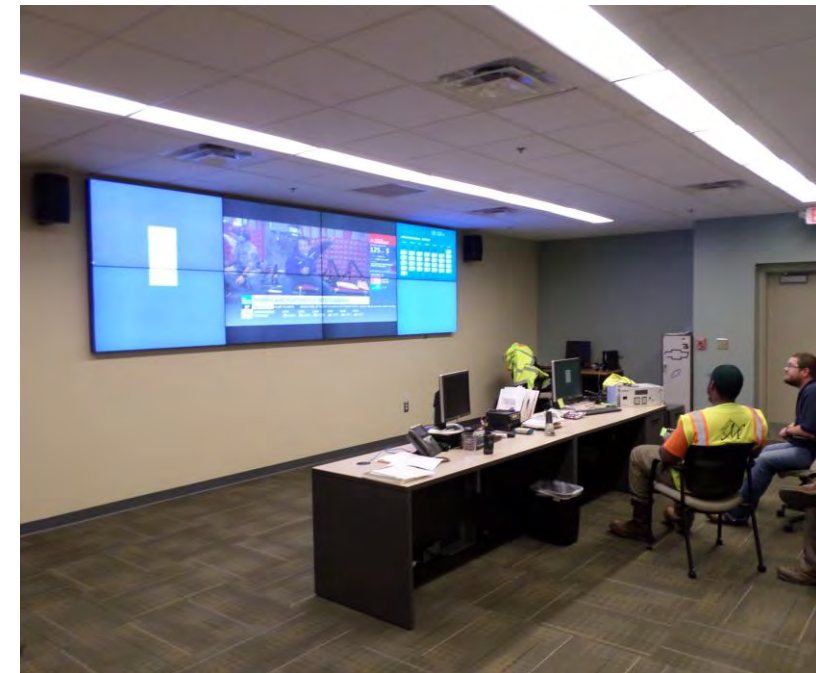




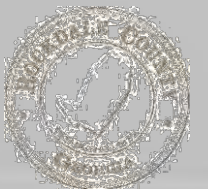
Cherokee Co. Airport Terminal  
Ball Ground, GA



# Marietta Public Works Renovations and Additions







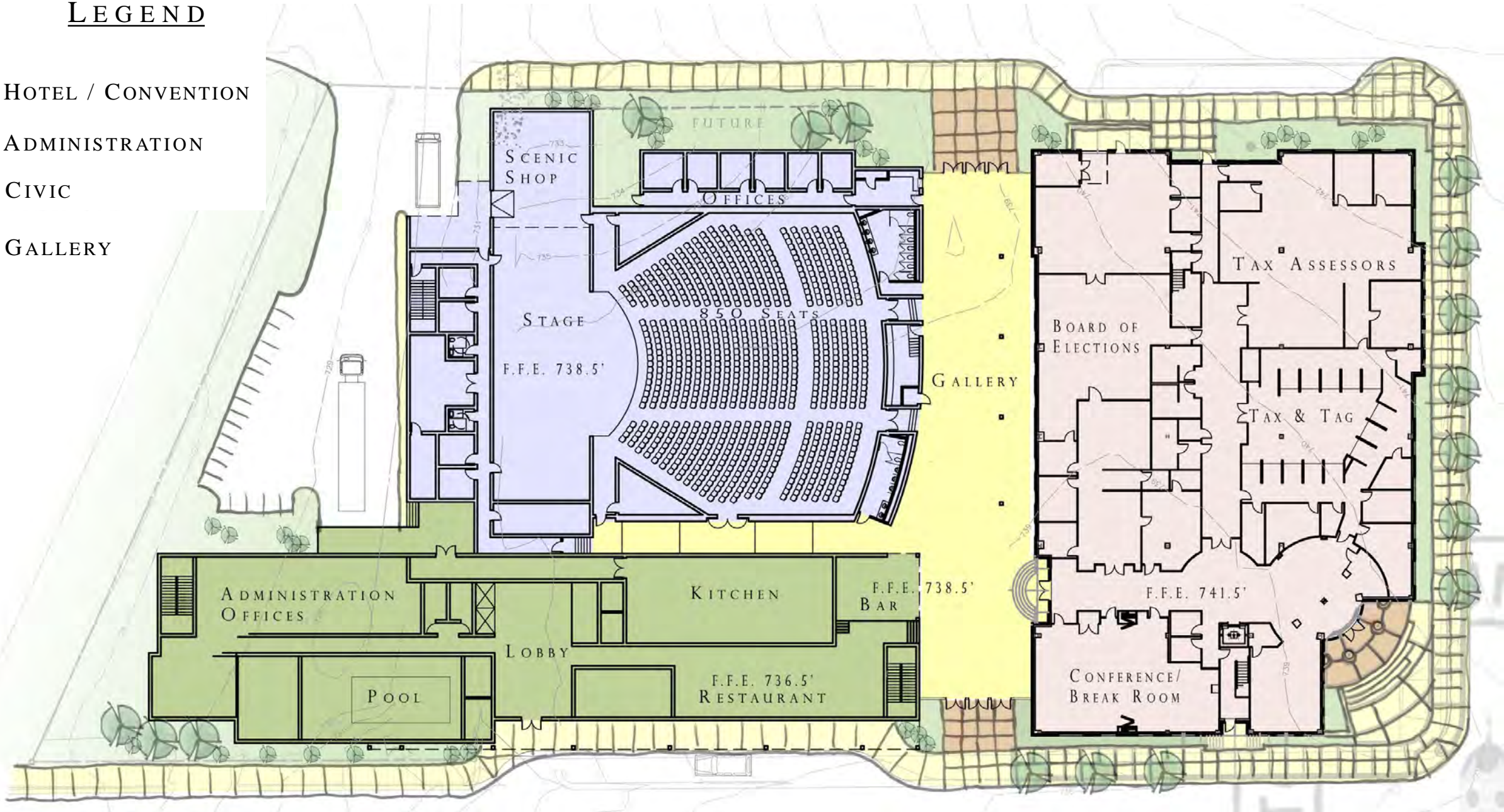


# Case Study

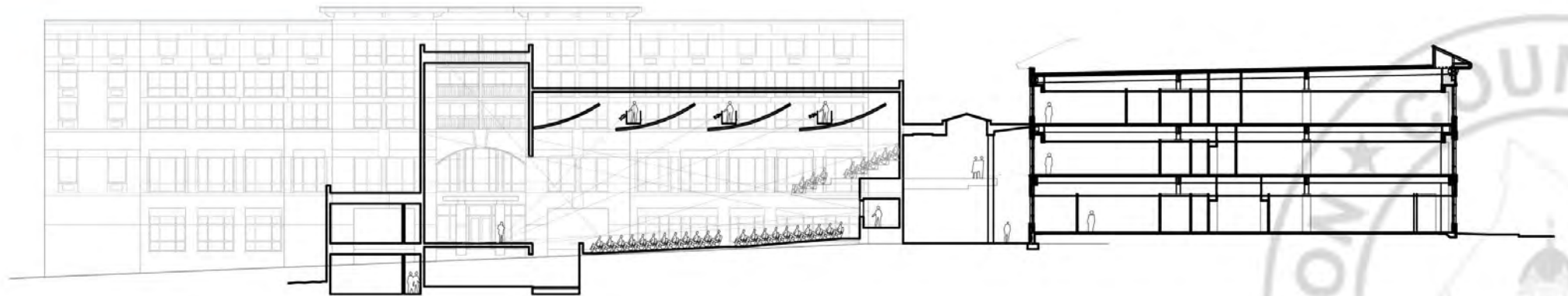
## Newton County Administration Building

# LEGEND

- HOTEL / CONVENTION
- ADMINISTRATION
- CIVIC
- GALLERY









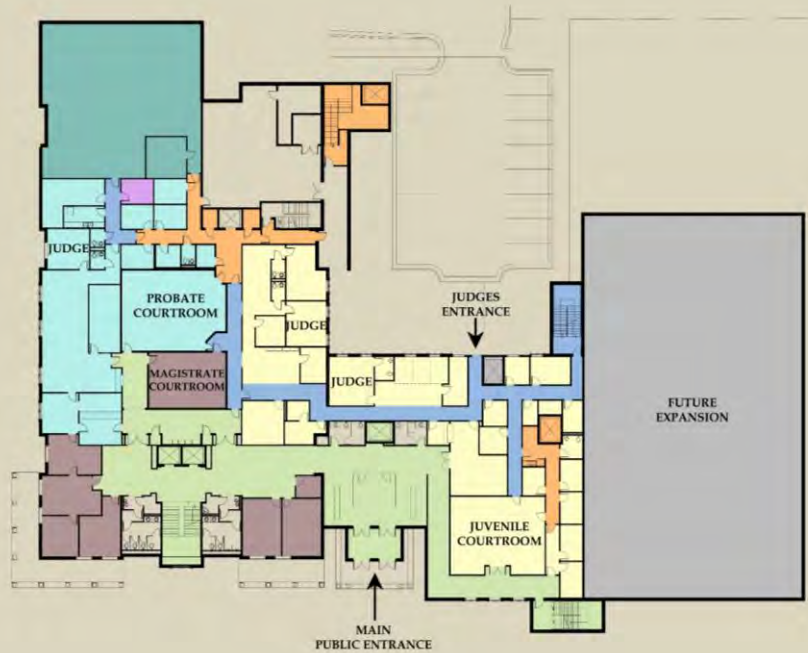


## Case Study

# Newton County Judicial Center Expansion

## FIRST FLOOR PLAN

- SUPERIOR COURT
- JUVENILE COURT
- PROBATE COURT
- MAGISTRATE COURT
- CLERK OF COURTS
- DISTRICT ATTORNEY OFFICE
- JURY IMPANELING
- BAILIFFS
- CAGE/STORAGE
- MAINTENANCE
- STATE COURT
- GRAND JURY
- INMATE CIRCULATION
- JUDGE/STAFF CIRCULATION
- PUBLIC CIRCULATION
- CORE
- FUTURE



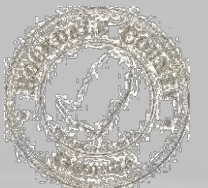
NEW CONSTRUCTION  
PHASE I - 8,520 SF

## SECOND FLOOR PLAN

- SUPERIOR COURT
- JUVENILE COURT
- PROBATE COURT
- MAGISTRATE COURT
- CLERK OF COURTS
- DISTRICT ATTORNEY OFFICE
- JURY IMPANELING
- BAILIFFS
- CAGE/STORAGE
- MAINTENANCE
- STATE COURT
- GRAND JURY
- INMATE CIRCULATION
- JUDGE/STAFF CIRCULATION
- PUBLIC CIRCULATION
- CORE
- FUTURE



NEW CONSTRUCTION  
PHASE I - 8,270 SF



### THIRD FLOOR PLAN

- SUPERIOR COURT
- JUVENILE COURT
- PROBATE COURT
- MAGISTRATE COURT
- CLERK OF COURTS
- DISTRICT ATTORNEY OFFICE
- JURY IMPANELING
- BAILIFFS
- CAGE/STORAGE
- MAINTENANCE
- STATE COURT
- GRAND JURY
- INMATE CIRCULATION
- JUDGE/STAFF CIRCULATION
- PUBLIC CIRCULATION
- CORE
- FUTURE



NEW CONSTRUCTION  
PHASE I - 8,276 SF

### BASEMENT FLOOR PLAN

- SUPERIOR COURT
- JUVENILE COURT
- PROBATE COURT
- MAGISTRATE COURT
- CLERK OF COURTS
- DISTRICT ATTORNEY OFFICE
- JURY IMPANELING
- BAILIFFS
- CAGE/STORAGE
- MAINTENANCE
- STATE COURT
- GRAND JURY
- INMATE CIRCULATION
- JUDGE/STAFF CIRCULATION
- PUBLIC CIRCULATION
- CORE
- FUTURE



NEW CONSTRUCTION  
PHASE I - 4,927 SF





# Process

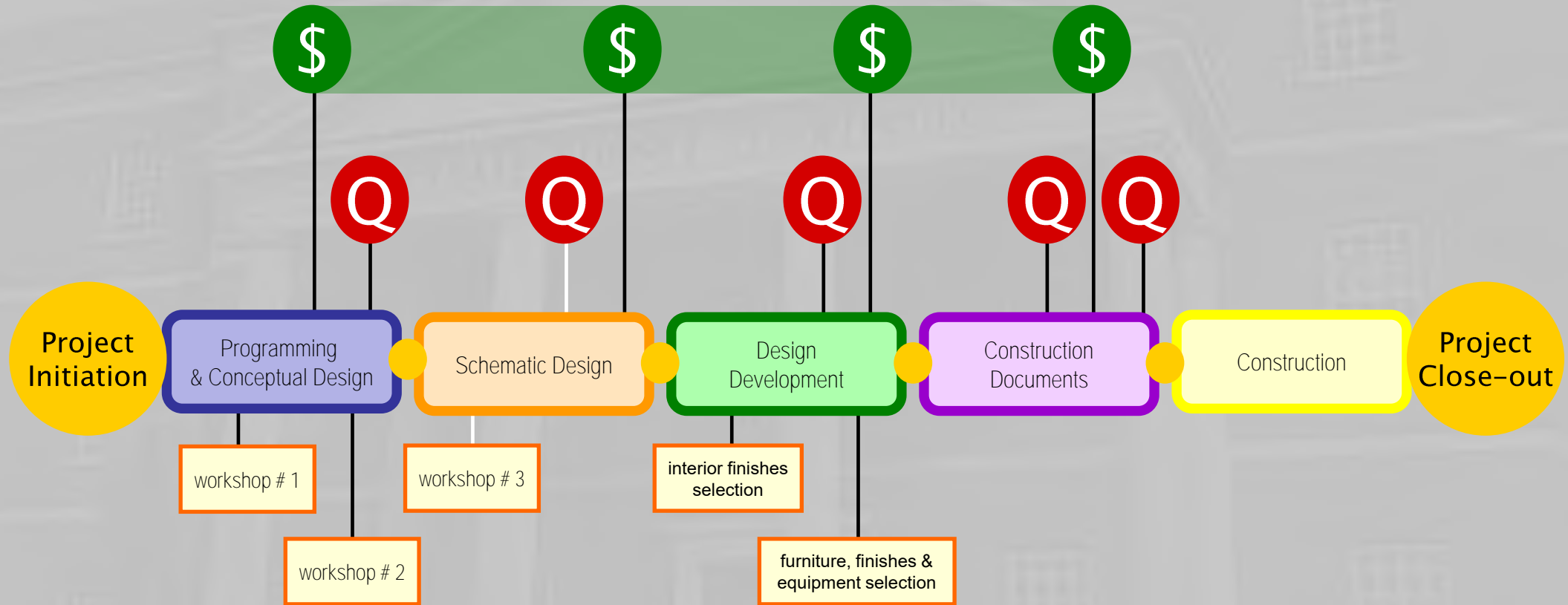


SITE PLAN  
PERRY UMC 1.17.17

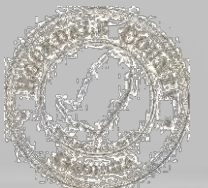
FLOOR PLAN

PERRY UMC 1.17.17

# Design Approach

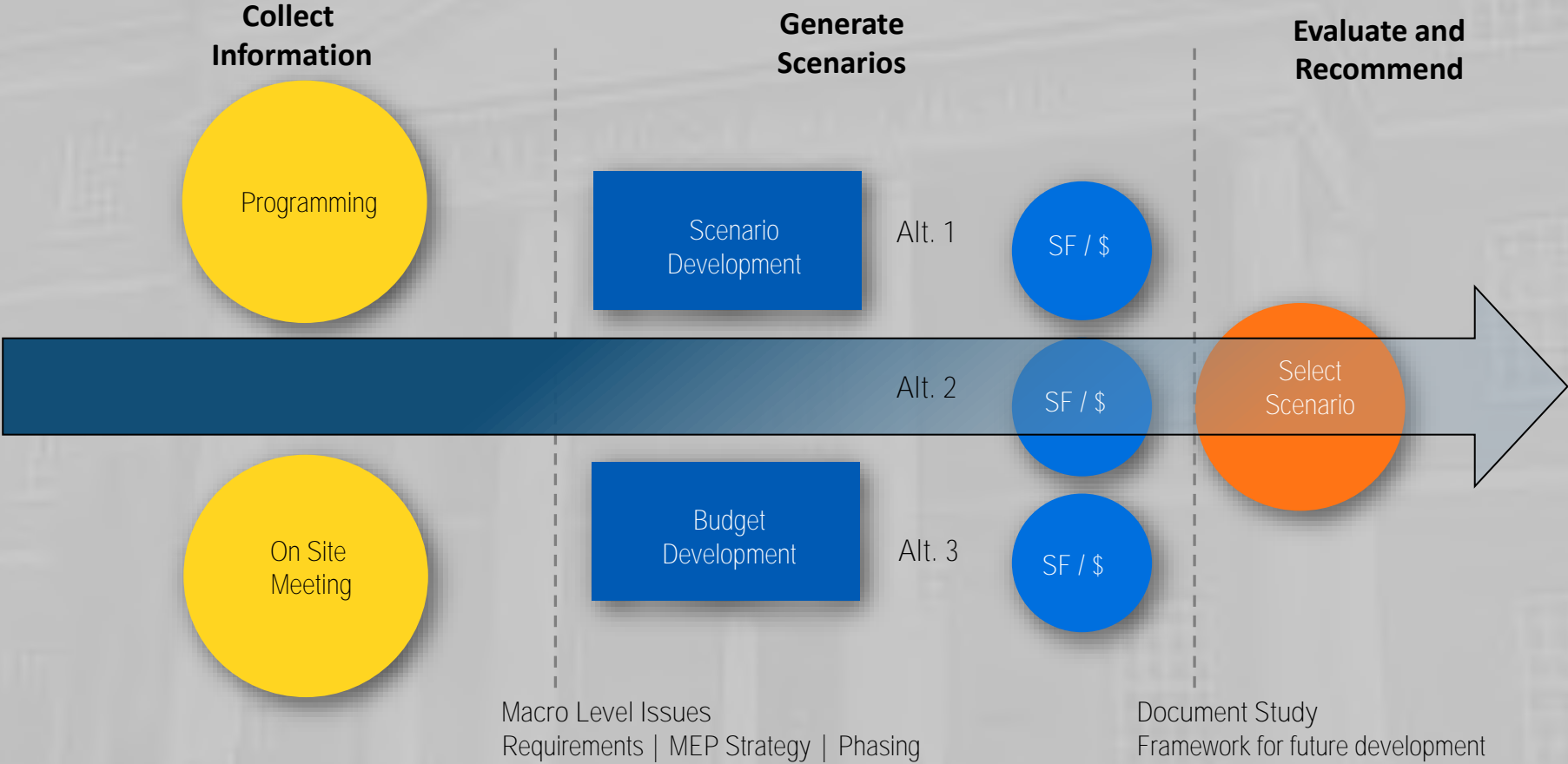


\$ - cost model / cost management  
Q - quality control





# Collaborative Design Workshop



# Collaborative Design Workshop



## 3-4 Day Session

On Site location

Two Meetings per Day (morning and afternoon)

30-60 minutes each



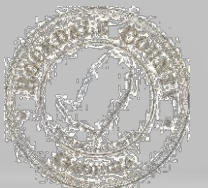
## Meeting Format

Review Schemes

Critique pros and cons

Evaluate and prioritize decisions

Meeting ends



# Benefits of the Workshop

- Accelerates Design Process
- Immediate Feedback
- Consensus Building
- Reduces Budget Surprises



## Deliverables:

- Programming Statement listing detailed space requirements.
- Conceptual Site Plans.
- Block Plans of Floor Plan Layouts.
- Stacking Plans.
- 3D Mass Model.
- Bound Booklet in 11 x 17 format.



# Schedule

Collaborative Design Workshop  
for  
Programming and  
Conceptual Design

Results:

- Revised Program Statement
- Architectural Site Design
- Floor Plans
- Front Elevation

1 week

Schematic Design

5 weeks

Design  
Development

12 weeks

Construction  
Documents

24 weeks

Permit/Procurement  
Phase

5-6 weeks

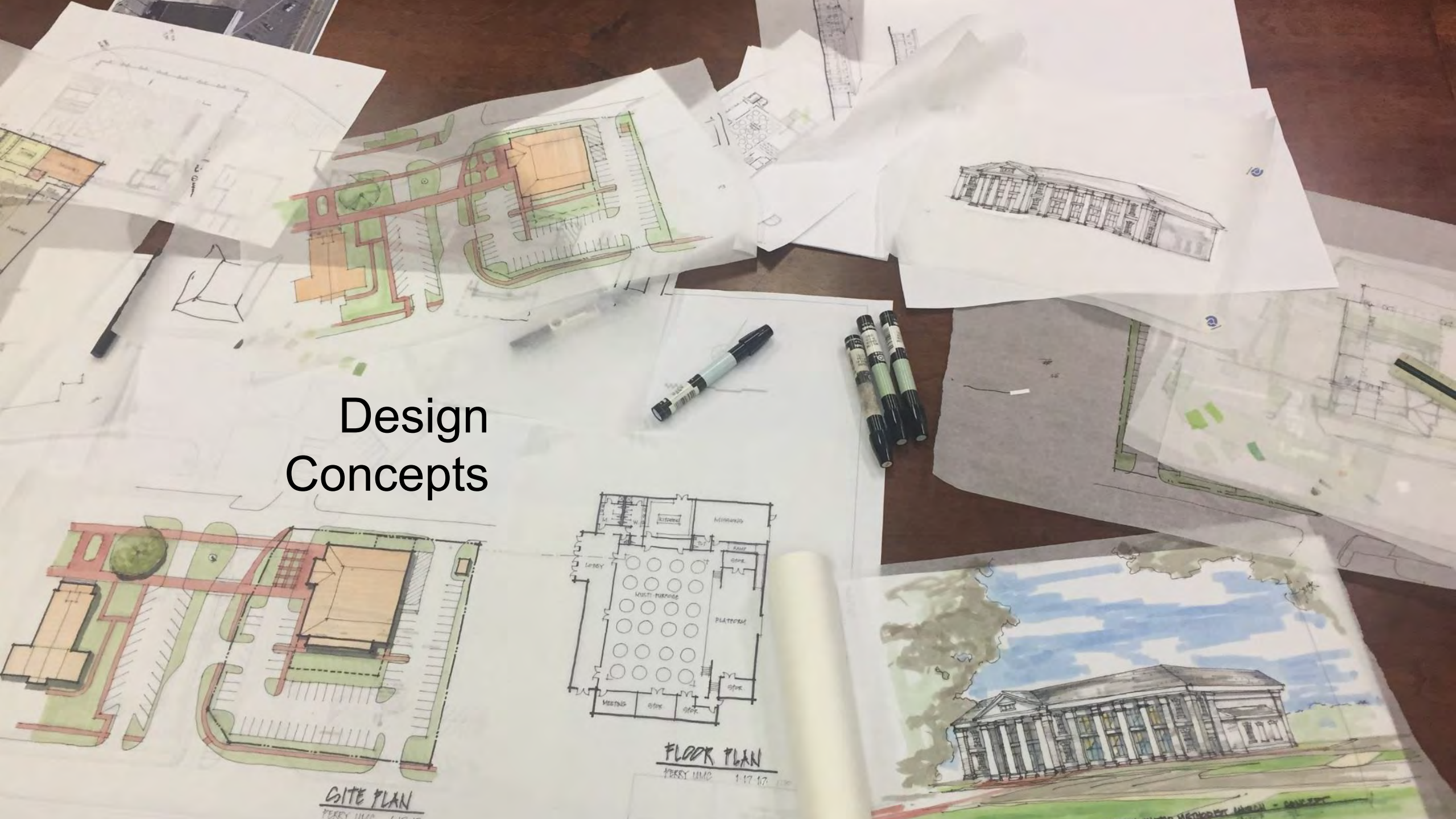
Contract Administration  
Phase

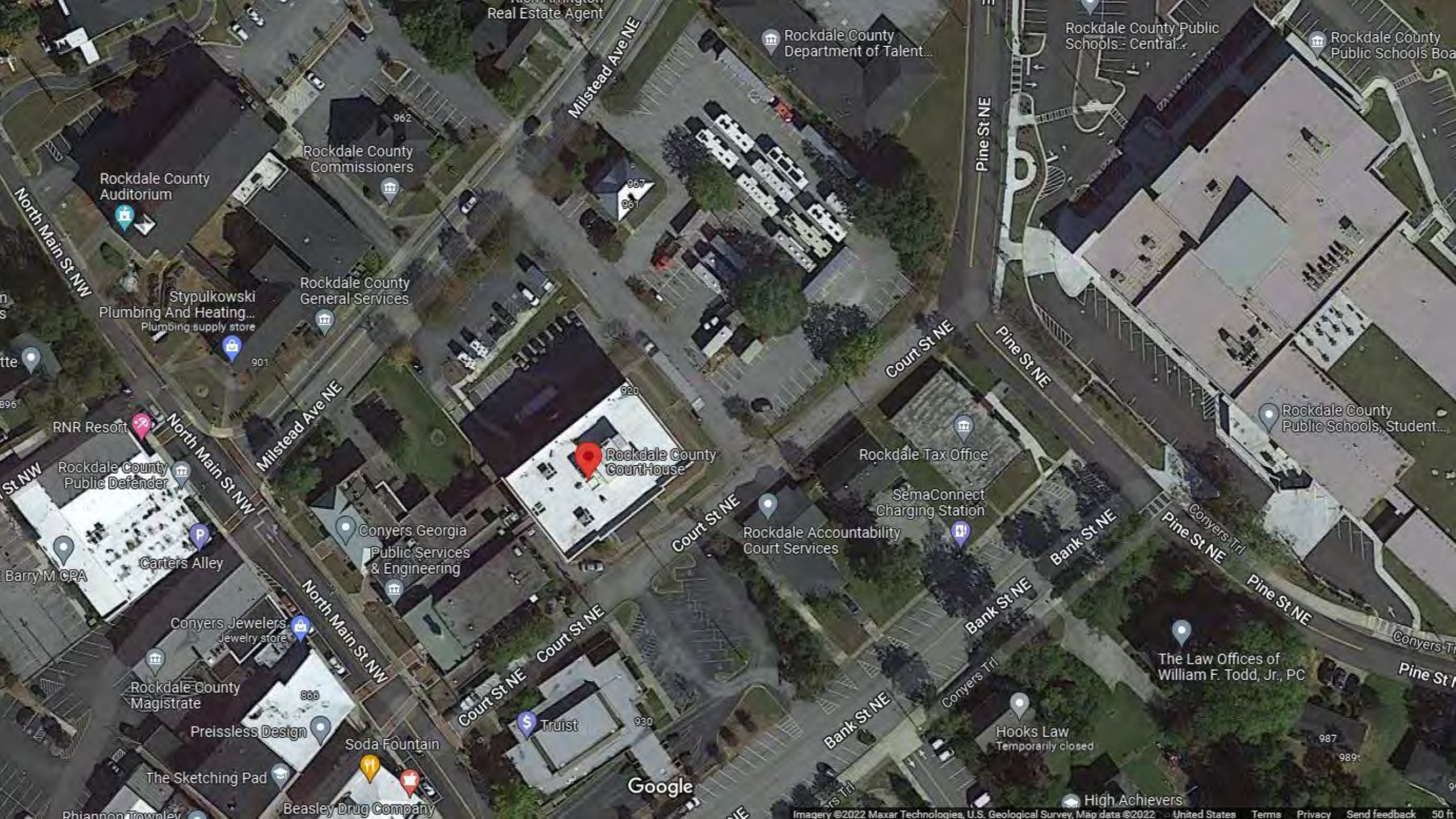
1 year

- Collaborative Design Workshop compresses the design schedule.
- In person design review with key stakeholders.
- Two production teams, building shell improvements and interiors.
- Cost Estimating Consultant or CM at Risk will maintain project budget.
- Proper phasing will improve the construction schedule.
- Permit submittal will occur four (4) weeks prior to issuing documents for final pricing by GC
- All permit review comments will be incorporated into the Construction Documents so that any changes will be included in the final Guaranteed Maximum Price contract.



# Design Concepts





Real Estate Agent

Rockdale County Department of Talent...

Rockdale County Public Schools - Central...

Rockdale County Public Schools Bo...

Rockdale County Auditorium

Rockdale County Commissioners

Rockdale County General Services

Stypulkowski Plumbing And Heating...  
Plumbing supply store

North Main St NW

Milstead Ave NE

Pine St NE

North Main St NW

Milstead Ave NE

Court St NE

Pine St NE

Rockdale County Public Defender

Rockdale County Public Defender

Rockdale County Courthouse

Rockdale Tax Office

Rockdale County Public Schools, Student...

Conyers Georgia Public Services & Engineering

Rockdale Accountability Court Services

SemaConnect Charging Station

Barry M CPA

Carters Alley

Conyers Jewelers Jewelry store

Conyers Georgia Public Services & Engineering

Rockdale Accountability Court Services

SemaConnect Charging Station

Bank St NE

Pine St NE

Pine St NE

Conyers Trl

Pine St NE

Rockdale County Magistrate

Preissless Design

Soda Fountain

Truist

Bank St NE

Conyers Trl

Hooks Law Temporarily closed

The Law Offices of William F. Todd, Jr., PC

987

989

Google

High Achievers



### SITE SUMMARY

BUILDING	USAGE	SQ. FT.
"A"	OFFICE	105,760 SF.
"B"	OFFICE	17,340 SF.
GROSS FLR. AREA (GFA)	-	123,700 SF.
"C"	PARKING DECK	161,076 SF.
PARKING INFO		
REQUIRED PARKING	1/200 of GFA = 619 SPACES	
PROVIDED PARKING	725 SPACES	
PARKING BREAKDOWN		
	SURFACE	DECK
"A"	93 (50 UNDER "A")	-
"B"	-	-
"C"	-	528
SUB-TOTAL	93	528
TOTAL	621	





**SITE SUMMARY**

	USAGE	SQ. FT.
"A"	OFFICE	104,624 SF.
"B"	OFFICE	32,606 SF.
AREA (GFA)	-	137,230 SF.
"C"	PARKING DECK	243,515 SF.

	1/200 of GFA = 681 SPACES
PARKING	125 SPACES
DOWN	SURFACE
"A"	19
	DECK