

SPLOST 2023 Courthouse Sub-Committee Meeting Agenda

Date: Thursday August 17, 2023

Time: 6:00pm

**Location: Admin Bldg, Room 106
958 Milstead Ave**

- 1. Call to Order**
- 2. Approval of the Agenda**
- 3. Approval of the Minutes – June 15, 2023 meeting (corrected) and July 20, 2023 meeting**
- 4. Subcommittee Chair Report**
- 5. Unfinished Business**
 - a. Courthouse and Administrative Building improvements detailed breakdown**
- 6. New Business**
 - a. Courthouse and Administrative Building improvements discussion**
- 7. Public Comment**
- 8. SPLOST member Comments**
- 9. Adjournment**
 - a. Next meeting: September 21, 2023**

**2023 SPLOST Courthouse
Committee MEETING MINUTES
THURSDAY, JUNE 15, 2023
6:00 P.M.
958 Milstead Ave, Conyers, GA**

1. **Call to Order:** Vice-chair Dexter Bowman called the meeting to order at 6:10 P.M. Director Hammer gave welcome remarks and briefly discussed the order of the meeting agenda. Director Hammer conducted a tour of the Administrative Building, Courthouse, and downtown block.

Members Present: SPLOST Vice-Chair Thomas C. Dean III, Celia E. Hemphill, Subcommittee Vice-Chair Dexter Bowman, Nichele Ford, Pamela Perdue, Roger Cannon

Members not Present: Jeffrey Allen Spencer I, and Vinette D'Andraded.

Staff: None

Guests: None

2. **Approval of Agenda:** Agenda approved through unanimous consent
3. **Approval of Minutes:** Minutes approved by Subcommittee Vice-chair Dexter Bowman
4. **Subcommittee Report:** None
5. **Unfinished Business:** None
6. **New Business:** None
7. **SPLOST Members' Comments:**
 - A. Vice-Chair Thomas Dean discussed the significant impact of SPLOST funds as it pertains to Rockdale County's courthouse and Administrative Complex improvements. He also explained to subcommittee members how the SPLOST funds would positively impact the potential expansion of Rockdale's Courthouse and Administrative Complex.
 - B. Director Hammer discussed the purpose of the Judicial and Administrative task force in utilizing community input to initiate improvements. He directed the subcommittee to Rockdale County's website where they can view the map that populates with projects as they begin and progress.
8. **Adjournment:** There being no further business or discussion, the meeting adjourned at 7:40 P.M.

Next Meeting

**Thursday July 20, 2023
at 6:00 p.m. at 958 Milstead Avenue**

**2023 SPLOST Courthouse Subcommittee
MEETING MINUTES
THURSDAY, JULY 20, 2023 - 6:00 P.M.
958 Milstead Ave, Conyers, GA**

1. **Call to Order:** Deputy Director Dominick Villano of General Services introduced himself, explaining that he will be serving in absence of Director Hammer during the meeting. Deputy Director Villano briefly discussed the order of the agenda, and called the meeting to order on July 20, 2023 at 6:10 P.M.

Present Members: Chairman Charles Staples, Dexter Bowman, Nichele Ford, Pamela Perdue, Roger Cannon, Jeffrey Allen Spencer I, Vinette D'Andrea

Not Present: Celia Hemphill, Pamela Perdue

2. **Approval of Minutes:** Meeting minutes were approved by unanimous consent

3. **Unfinished Business:** The Courthouse subcommittee will review potential plans for expansion of Rockdale's courthouse and surrounding Milstead area.

4. **SPLOST Members' Comments:**

Subcommittee members Nichele Ford and Pamela Perdue expressed their enthusiasm for the upcoming potential expansion of Milstead Avenue. Subcommittee members requested a detailed breakdown of how funds will be allocated for the upcoming potential improvements.

5. **Other items:** None

6. **Adjournment:** There being no further business or discussion, the meeting adjourned at 6:51P.M.

Courthouse Committee:

Chairperson – Stephanie Curtis

Vice-Chair – Dexter Bowman

Date: 3rd Thursday of every month; Time: 6:00 pm

Place: Administrative Bldg. 958 Milstead Ave., Conference Room 106

**2023 SPLOST
Next Meeting: August 17, 2023 - 6:00P.M.**

PROJECT ESTIMATE

**2023 SPLOST Courthouse
Judicial & Administrative Complex**
New construction and renovations

Updated: 8/15/2023
AJH

Line	Item	Estimated Cost	2023 SPLOST Funding	Other Funding
Preconstruction Items				
1.1	Program Management	\$3,540,440		\$9,715,940
1.2	Architecture and engineering	\$5,625,500		
1.3	Construction Manager preconstruction fee	\$400,000		
1.4	Geotechnical Engineering	\$150,000		
	Subtotal	\$9,715,940		
Construction Items				
2.1	New Courthouse	\$34,000,000	\$19,602,000	\$64,148,000
	85,000 square feet @ \$400/sf			
	located adjacent to existing courthouse			
	3 stories w/ possible underground parking			
2.2	New Administration building	\$22,500,000		
	75,000 square feet @ \$300/sf			
	located adjacent to existing parking lot			
	3 stories with shell space for expansion			
2.3	New Parking Deck	\$6,000,000		
	240 spaces @ \$25K/space			
	located at existing admin complex			
	2 stories with future expansion			
2.4	Renovate Existing Courts	\$10,500,000		
	60,000 square feet @ \$175/sf			
	includes historic area and 3 story annex			
	preserve 1939 courtroom and tie into campus			
2.5	General Conditions	\$6,000,000		
	Construction Manager Fee	\$3,000,000		
2.6	Utilities	\$1,000,000		
2.7	Construction testing	\$750,000		
	Subtotal	\$83,750,000		
FFE Items				
3.1	Moving costs	\$250,000		\$10,500,000
3.2	Furniture	\$4,500,000		
3.3	Access Control	\$1,500,000		
3.4	Data & Network Connectivity	\$1,500,000		
3.5	Security duress system	\$1,000,000		
3.6	Entrance security systems	\$500,000		
3.7	Signage	\$250,000		
3.8	County keying system	\$500,000		
3.9	Appliances	\$500,000		
	Subtotal	\$10,500,000		
Contingency				
4.1	Owner's contingency	\$5,000,000		\$5,000,000
	Subtotal	\$5,000,000		
Total Project Costs		\$108,965,940	\$19,602,000	\$89,363,940

2023 SPLOST Oversight Committee

Recommendation Memo

Date of SPLOST Meeting: 08/21/23 Subcommittee: Courthouse

Action Recommended to Board of Commissioners:

Move to allot funding for the courthouse project in the amount of \$19,602,000 in preparation for issuing bonding as indicated in the SPLOST referendum.

Budgeted amount for action: \$19,602,000

Subcommittee Approval:

Signature of Subcommittee Chair or Vice Chair

Date

Oversight Committee Approval:

Signature of Chair or Vice Chair

Date