

**THE UNIFIED GOVERNMENT OF ATHENS-CLARKE COUNTY
COMMISSION AGENDA ITEM**

SUBJECT: SPLOST 2020 Project 01 - Facilities Space Modernization Project, SP #1 - Judicial Center – Project Concept and Site Selection Criteria

DATE: ~~September 27, 2022~~ October 27, 2022

BUDGET INFORMATION:

REVENUES:

\$ 76,342,000	SPLOST 2020 Funding all tiers
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EXPENSES:

CAPITAL:

\$ 3,843,720	Expensed or Encumbered
\$ 236,000	Designated Remaining Design & Construction Admin. Services
\$ 3,087,930	Designated Testing, Permitting, Utilities, PM Fees, and Commissioning
\$ 440,000	Designated Public Art – Sub-Project (SP) #1
\$ 6,494,000	Designated Fixtures, Furnishings & Equipment
\$ 9,212,000	Designated Future SP #2 – Renovation of Existing Facilities
\$ 8,708,350	Designated Project Contingency and Land Acquisition for SP #1 - Judicial Center
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\$ 44,320,000	Total Available for New Construction

FUNDING SOURCE: CAPITAL - SPLOST 2020 Program Revenues/Financing
OPERATIONAL – GENERAL FUND \$315,000

COMMISSION ACTION REQUESTED ON: November 1, 2022

PURPOSE:

To request that the Mayor and Commission:

- a. Approve the Proposed Project Concept, as generally described in **Attachment #1**, for the SPLOST 2020 Project 01, Facilities Space Modernization, SP #1 - New Judicial Center;
- b. Authorize staff to advance the SPLOST 2020 Project 01, Facilities Space Modernization, SP #1 - New Judicial Center, to the Schematic Design Phase, after a site is selected, in accordance with the Project Concept, as generally described in **Attachment #1**;
- c. Approve the Site Selection Committee's recommended Proposed Site Selection Criteria, as generally described in **Attachment #2**, for the SPLOST 2020 Project 01, Facilities Space Modernization, SP #1 - New Judicial Center;
- d. Authorize the Project to be advanced into Stage II of the Major Site Selection Process to identify potential sites and subsequently develop a Candidate Site list for the New Judicial Center (SPLOST

2020 Project 01, SP #1) to be presented for review and approval by the Mayor and Commission; and

- e. Authorize the Mayor and appropriate staff to execute all related documents.
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HISTORY:

1. In 1998, an initial Space Allocation Study was completed for the existing Athens-Clarke County Courthouse by Sizemore Floyd Architects. The purpose for the study was to develop and implement a long term Strategic Plan for the relocation of the administrative functions from the Courthouse to provide more space for judicial functions.
2. In May 2010, an additional Space Allocation Study of the existing Courthouse was completed by the Sizemore Group. The purpose of this study was to update the previous study after some administrative functions have been moved from the Courthouse to other locations (e.g. Satula, City Hall, Dougherty Building, etc.) and to provide a 10-year needs analysis and strategic plan.
3. On September 10, 2018, a Space Allocation Study of the select ACCGov departments was completed by Prime Engineering. This study provided a five and ten year space needs analysis of 20 departments and offices outside of the Courthouse. The summary of this Space Allocation Study recommended the construction of a new 142,000 SF and a recommended \$92.2 million budget and a 7 to 9 acre site.
4. On October 1, 2018, at a regularly scheduled M&C Work Session, SPLOST Program Management staff presented as part of the upcoming SPLOST 2020 Program the options for a new Judicial versus a new Municipal Building based on the Space Allocation Studies that were previously performed. The estimated cost for the new Judicial Center and subsequent renovation of the existing Courthouse for Municipal Functions was presented as \$93 million.
5. On November 9, 2018, SPLOST Program Management staff issued an Inter-Departmental Memorandum to ACCGov staff which presented the findings of the Space Allocation study performed by Prime Engineering in September 2018.
6. On November 29, 2018, staff submitted an agenda report requesting that six projects be approved as designated for the SPLOST 2020 Program. Included in the request was three projects for the New Judicial Center, new parking structure to support the Judicial Center, and Historic Courthouse and Annex Renovation, requesting SPLOST 2020 funding at a combined total of \$92,400,000.
7. On December 4, 2018, the M&C, through a CDO, approved the New Judicial Center, parking, and Historic Courthouse and Annex Renovation Projects were to be combined and designated to receive funding from the SPLOST 2020 Program. The combined funding approved for all three projects was \$71,600,000.
8. On February 19, 2019, at the request of M&C, staff provided an additional cost analysis for different courthouse options:
 - a. building a new 142,000 SF Judicial Center on ACCGov owned property, outside of downtown, surface parking lot, and renovating the existing courthouse for municipal functions at a total cost of \$82,973,000;

- b. Renovating the existing courthouse to keep judicial function and then build a new municipal building at a total cost of \$62,350,00; and
 - c. Purchase an existing 115,000 SF building to be renovated for judicial functions and renovating the existing courthouse for municipal functions at a total cost of \$60,524,000.
- 9. On April 2, 2019, the M&C, through a CDO, approved the new Judicial Center, parking, and Historic Courthouse and Annex Renovation Projects were to be combined and designated to receive funding from the SPLOST 2020 Program. The combined funding approved for all three projects was \$82,000,000. The projected cost of the Historic Courthouse and Annex Renovation was \$9,400,000 of the \$82,000,000.
- 10. On July 10, 2019, the M&C held a Special Called Work Session to review the proposed SPLOST 2020 Initial Project Statements and finalize project costs ahead of the vote on Final Projects for the referendum. The M&C did not vote, but consensus was reached through a Commission-generated spreadsheet, that many project budgets should be reduced to provide available funding to add additional projects to the list. Among those cut, the previously approved combined budget for the Judicial Center and the Courthouse renovation was cut by \$4.1 million (5%), from \$82 million to \$77.9 million, with no specific reason given.
- 11. On August 6, 2019, the M&C approved the Call for the SPLOST 2020 Referendum; included in the call was the Project 01 - Facilities Space Modernization, which includes the combined designated project that was previously designated (History #7 & #8). The combined budget for the project was revised to \$77,900,000.
- 12. On November 5, 2019, Athens-Clarke County voters approved the SPLOST 2020 Program Referendum. This Referendum included the Project 01 - Facilities Space Modernization. The Referendum also included the approval of the issuance of general obligation debt to facilitate the construction of the Project within the first few years of the SPLOST 2020 Program.
- 13. On December 1, 2019, M&C approved the combining of the Program Management budgets from all projects into a single Program Management Budget, setting the SPLOST 2020 - Project 01- Facilities Space Modernization budget at \$76,342,000 for the combined budget or \$67,130,000 for the new Judicial Center and \$9,212,000 for the Renovation of the existing Court House and Annex Facility.
- 14. On February 4, 2020, M&C approved a resolution to provide for the issuance of \$26,660,000 in aggregate principal amount general obligation bonds, as authorized by a vote of the qualified voters in a referendum held November 5, 2019. M&C also established the SPLOST 2020 Capital Projects Fund and amended the FY20 operating and capital budget of the ACCGov to establish the budget for the following three SPLOST 2020 projects:
 - Project 01, Facilities Space Modernization
 - Project 02, Affordable Housing
 - Project 03, Classic Center Arena
- 15. On July 8, 2020, Silling Architects completed a test fit study for the programming of the new Judicial Center Building; which confirmed the 2018 Space Allocation Study need for a 142,000 SF facility with a need for a budget of \$84-88 million depending on the option and not including renovation of the existing courthouse.

16. In March 2021, Manager Williams selected the User Group Members for the SPLOST 2020 Project 01 - Facilities Space Modernization Project, SP #1 - Judicial Center to help ensure ACCGov long terms goals are promoted during the Project Development process. The User Group Members are:
 - TJ Bement
 - Dustin Kirby
 - Judge Eric Norris
 - Judge Donarell Green
 - Andrew Saunders
 - Elisa Zarate
 - Travis Cooper
 - Sheriff John Q. Williams
17. On July 8, 2021, a Request for Qualifications/Proposals (RFQ/P #01034) for Professional Design and Construction Phase Administration Services for SPLOST 2020 Project 01 - Facilities Space Modernization Project, SP #1 - Judicial Center was released by ACCGov in accordance with the ACCGov procurement process.
18. On August 5, 2021, seven qualification proposals were received in response to the above noted RFQ/P #01034 for Professional Design and Construction Phase Administration Services.
19. On August 9, 2021, the User Group initiated the evaluation of the Professional Design Services proposals.
20. On August 12, 2021, the User Group met and determined the shortlisting of firms for interviews.
21. On September 1, 2021, the User Group interviewed the shortlisted firms and provided the scoring of the proposals based on the information from the Step 2 proposals, interviews and pricing reviews to determine the recommended Croft & Associates as the highest scoring firm.
22. On September 7, 2021, the Mayor and Commission designated Croft & Associates as the highest scoring firm for Professional Design and Construction Administration Services for SPLOST 2020 Project 01 - Facilities Space Modernization Project, SP #1 - Judicial Center and authorized staff to negotiate with Croft & Associates to develop a final Scope of Services and Fees.
23. On May 9-11 and June 1-3, 2022, in-depth programming sessions were held with each of the departments planned to move into the new Judicial Center to discuss needs of the departments and the shortcomings of the existing Athens-Clarke County Courthouse.
24. On June 13, 2022, Croft and Associates issued the finalized program for the new Judicial Center detailing the needs of each department. The total estimated square footage needed to accommodate the needs of all the departments is 172,058 SF.
25. On July 15, 2022, Croft and Associates issued the initial construction cost estimate, based on the program. The estimated total project budget for the new 172,058 SF Judicial Center and courthouse renovation is now estimated at \$140 million, assuming a construction start of late 2024.
26. On August 25, 2022, the design team held a sustainability workshop with various end users of the

building and ACCGov staff members to discuss the sustainability goals for the project. The topics discussed during the meeting will inform the design of the building and help determine which sustainability rating system will be used for the project.

27. On August 25, 2022, the Site Selection Committee met, reviewed the Site Selection Criteria and approved the Criteria for Stage I – Site Selection Process.
28. On September 15, 2022, during the regularly scheduled work session, the draft project concept and site selection criteria for the New Judicial Center, SP #1, SPLOST 2020 Project 01, Facilities Space Modernization were presented to and reviewed by the M&C. Along with the introduction of the project concept and site selection criteria, the M&C was updated on the significant difference between the project program for the New Judicial Center and the project budget approved by the M&C (History #10 & #11, F&I #5)
29. On September 19, 2022, information from the Work Session and the drafts of the project concept and site selection criteria were posted to the SPLOST website for public review and feedback.
30. On September 29, 2022, the first public engagement session was held at the Dougherty Street Governmental Building. The full listing comments are available in **Attachment #3**.
31. On October 1, 2022, the second public engagement session was held at the Dougherty Street Governmental Building. The full listing comments are available in **Attachment #3**.
32. On October 11, 2022, during the regularly scheduled work session, staff presented the alternatives analysis and additional due diligence done by staff and the design team (F&I # 6), with the goal of reducing the gap between the budget and program, for the New Judicial Center, SP #1, SPLOST 2020 Project 01, Facilities Space Modernization were presented and reviewed by the M&C.
33. On October 17, 2022, the Project Concept for Sub-Project #1 The Judicial Center was presented to the SPLOST 2020 Oversight Committee to determine whether it is consistent with the Initial Project Statement for SPLOST 2020 Project 01 - Facilities Space Modernization Project. The Oversight Committee voted unanimously, confirming that this Project Concept meets the criteria for Project 01.

FACTS & ISSUES:

1. The Initial Project Statement for SPLOST 2020 Project 01 reads as follows:
***Project # 01, Facilities Space Modernization Project**, will provide funding for land acquisition, design, construction and/or equipping of public/governmental use facilities and/or renovations, improvements, additions to, and equipping of existing facilities so as to provide expanded modern space for community, governmental, and judicial functions currently provided at the existing historic Courthouse and annex. Depending upon costs and funding availability, this new space will provide approximately 142,000 square feet of building space for community functions currently provided at the existing historic Courthouse and annex plus space for additional courts; alternative courts; separate holding space for juvenile detainees; separate travel spaces for visitors, inmates and judicial staff; and other related functions such as determined to be necessary for an effective*

and modern judicial space. This project will provide funding for the renovation of the existing historic Courthouse and annex into a facility for governmental operations and/or other uses benefitting the Unified Government and/or community, which may also include child care and/or the use of any unused space for commercial and/or retail use. Depending upon costs and funding availability, the Facilities Space Modernization Program will further serve as a mechanism to facilitate enhanced employee and/or community well-being initiatives. Examples of employee and community well-being initiatives could be elder care, child care, or other similar activities. Additionally, to the extent allowed by law, funds may be used as matching funds for leveraging grant opportunities.

2. SPLOST 2020 Project 01 - Facilities Space Modernization Project contains two main components of work that have inter-related but different schedules, different cost structures, and different qualifications for the type of work. For ease of discussions, documentation, and to accurately account for the cost of each of the two main components staff has broken down the project into two main components:
 - Sub-Project #1 (SP #1) – New Judicial Center Facility. This SP #1 would include all cost and work components associated with siting, design, construction, and start up and moving staff from the existing Courthouse and Annex Facilities to the Proposed New Judicial Center as described in the Initial Project Statement.
 - Sub-Project #2 (SP #2) – Renovation of the existing Historic Courthouse and annex into a facility for governmental operations as described in the Initial Project Statement.
3. Based on the above Initial Project Statement (F&I #1) and with consideration of feedback received from the two public engagement sessions (History #30 and 31), the Proposed Project Concept, as generally shown and described in **Attachment #1**, was developed and recommended by the User Group.
4. The updated building program for the new Judicial Center, which reflects the current needs for each department targeted for relocation in the new Judicial Center, is approximately 172,000 SF (History #23 and 24), which is an increase of approximately 30,000 SF from the 2018 space allocation study (History #15). The main factors attributing to that increase are listed below:
 - Full-time staffing counts have risen since 2018 space allocation study
 - Added Jury Assembly Suite support spaces
 - Information Technology staff and workspace was added
 - Accountability Courts was reprogrammed as a standalone department
 - Records Storage was co-located with the new Judicial Center
 - Area to replicate existing Grab-n-Go food service was added
 - Building Support areas were rightsized for a Judicial Center of this size and scope
5. The estimated cost to construct the full updated building program (F&I #4) and the renovation of the existing courthouse for office functions is approximately \$140 million (History #25), with an estimated cost per square foot of the new facility of \$500/SF. The M&C-approved funds for the project are approximately \$76.3 million, with approximately \$67.2 million set aside for the new Judicial Center (History #13). Of the \$67 million set aside for the Judicial Center, approximately \$44 million is allocated for the construction of the new facility. Given the disparity between the project budget needed to build the full 172,000 SF and the project budget approved by the M&C, the judicial functions will likely need to be split between the existing Courthouse and a new Judicial Center.

6. Several alternatives have been evaluated by staff, the design team, the project user group, and the site selection committee to try to bridge the gap between the project program and budget. These alternatives include:
 - Renovate the existing courthouse for judicial functions and move other departments out
 - Renovate/expand existing courthouse using the E Hancock Ave. ROW
 - Build new building or renovate an existing building in phased approach

7. The ACCGov Major Project Site Selection process has been implemented by a Mayor-appointed resident committee chaired by a Commissioner. The principal charge to the committee is to ensure both appropriate technical and community values are considered and evaluated in the selection of sites for SPLOST and ACCGov facilities. The overall process includes specific activities as follows:
 - Stage I – development of appropriate technical and community values for the site selection criteria which must be approved by the M&C;
 - Stage II – identification of Potential Sites based on the approved criteria, and determination of up to ten Candidate Sites based on evaluated rankings of the Potential Sites. The Candidate Sites must also be approved by the M&C.
 - Stage III – develop detailed site studies as appropriate and a recommended final site ranking for M&C review and approval. Each of these steps also includes a public information/community meeting process to receive input from the public for additional consideration.

8. In accordance with the Site Selection process the Site Selection Committee (SSC) has met, reviewed the Site Selection Criteria, and approved the Criteria. Additionally, the SSC agreed for staff to assist them with promoting and conduction Public Engagement sessions to gain feedback on the Proposed Site Selection Criteria. Staff and the SSC conduted two in person public engagement sessions (History #30 and 31), in combination with the User Group’s public engagement on the Proposed Project Concept, and hosted a month long on-line pubic input opportunity. The full listing of the comments received can be found in **Attachment #3**.

9. To meet the desired schedule for the Project, the Project Concept and Site Selection Criteria are being brought in November 2022 to support the following schedule milestones:

a) Present Recommended Candidate Sites to M&C	May 2023
b) Final Site Selection	September 2023
c) Site Acquired & start Schematic Design	November 2023
d) M&C Approval of a Schematic Design	January 2024
e) Construction Start	November 2024
f) Construction Completion	November 2026

- ~~10. On October 17, 2022, the SPLOST 2020 Oversight Committee will meet to review the Proposed Project Concept for the New Judicial Center to determine if it is consistied with the Initial Project Statement for SPLOST 2020 Project 01, Facilities Space Modernization. The Agenda Report will be updated, with the outcomes of the Oversight Committee, prior to the November 1 M&C voting meeting.~~

11. This recommendation supports the following ACCGov Strategic Plan Goal & Strategy:

- Built and Natural Infrastructure, Strategy B: *Ensure equitable access to infrastructure to enhance safety and identity*
- Built and Natural Infrastructure, Strategy C: *Provide adequate funding for maintenance of existing and newly constructed infrastructure*

OPTIONS:

1. Mayor and Commission:
 - a. Approve the Proposed Project Concept, as generally described in **Attachment #1**, for the SPLOST 2020 Project 01, Facilities Space Modernization, SP #1 - New Judicial Center;
 - b. Authorize staff to advance the SPLOST 2020 Project 01, Facilities Space Modernization, SP #1 - New Judicial Center, to the Schematic Design Phase, after a site is selected, in accordance with the Project Concept, as generally described in **Attachment #1**;
 - c. Approve the Site Selection Committee's recommended Proposed Site Selection Criteria, as generally described in **Attachment #2**, for the SPLOST 2020 Project 01, Facilities Space Modernization, SP #1 - New Judicial Center;
 - d. Authorize the Project to be advanced into Stage II of the Major Site Selection Process to identify potential sites and subsequently develop a Candidate Site list for the New Judicial Center (SPLOST 2020 Project 01, SP#1) to be presented for review and approval by the Mayor and Commission; and
 - e. Authorize the Mayor and appropriate staff to execute all related documents.
2. Mayor and Commission does not approve the Proposed Project Concept and/or Proposed Site Selection Criteria for SPLOST 2020 Project 01, Facilities Space Modernization, SP #1.
3. Mayor and Commission defined option.

DEPARTMENT RECOMMENDED ACTION: Option #1 a, b, c, d & e

DEPARTMENT: Office of the Manager-SPLOST Program Management

Prepared by: John Simoneaux, Project Manager



Robert Cheshire, SPLOST
Capital Projects Director

October 11, 2022

Date:

ADMINISTRATIVE COMMENTS:

ADMINISTRATIVE RECOMMENDATION: Option #1 a, b, c, d & e



Manager

October 10, 2022

Date:

Attachment #1 – Proposed Project Concept - Revised

Attachment #2 – Site Selection Criteria

Attachment #3 – Full listing of all Public Input (to be added prior to voting meeting)

Athens-Clarke County Judicial Center - Project Concept

Proposed Project Concept:

All items listed below noted within the categories “Must Have”, “Highly Wanted”, and “Nice to Have” will receive priority consideration.

Must Have:

- Building area of acceptable square footage to support the designated program.
- Program elements that support operational efficiencies between End Users and access to justice for Athens-Clarke County residents
- Space allocation to meet immediate needs.
- Courtrooms and Hearing Rooms designed for universal ADA access, spatial configurations to support functional operations by court type and current and future technology to ensure long-term flexibility
- Secure building access for all building occupants through a controlled security screening checkpoint
- Dedicated circulation systems for public, staff, and secure movement supporting best courthouse planning practices
- Building planning and organization that supports visual monitoring through unobstructed sightlines
- Secure transport, transfer, and delivery of in custody defendants to the courthouse
- Site area to accommodate efficient building floor areas to avoid unnecessary separation of departments
- Courthouse is welcoming and accessible.
- Interior environment supports health, safety, wellness, comfort, and convenience for all patrons and end users
- Courthouse preserves and affirms the dignity and equality of the Athens-Clarke County citizens who appear in court
- Courtroom environments encourage the proper decorum and respect
- Public art display area
- Building systems and exterior envelope supports energy efficiency and sustainable design best practices
- Public waiting areas with appropriate environmental design in support of trauma informed design principles.

Highly Wanted:

- Dedicated Multi-use / Jury Assembly Area with ample seating and support functions to accommodate jurors
- Space allocation shell for phased or future program
- ~~Public waiting areas with access to daylight and views in support of trauma informed design principles~~
- Building planning that supports flexible access and use of conferencing, training, and multi-purpose spaces
- Crime Prevention Through Environmental Design of site that allows for ease of security monitoring, universal accessibility, and protects the building perimeter using passive design elements (hardscape and landscape buffers)
- Site configuration to support separate access points for public, juror, staff, and secure pedestrian and vehicle movement
- Outdoor covered entry area for public access protected from inclement weather

- Supports community connectivity through ease of access by its location, access to mass-transit, and neighboring context of civic and community-based infrastructure
- New Judicial Center is municipally modest and reflects the context, culture, and history of Athens-Clarke County
- Building concept is recognizable as a courthouse public landmark.
- Incorporation of state-of-the-art technology to maximize access to case files and juror processing
- Acoustical comfort to reduce stress and amplify communications
- Visual comfort through connections to daylight and views
- Focus on indoor air quality
- Temperature and humidity control conducive to comfort of occupants
- To meet ACC Sustainability Policy criteria at a level higher than minimum criteria being met (i.e., LEED Silver or Gold)

Nice to Have:

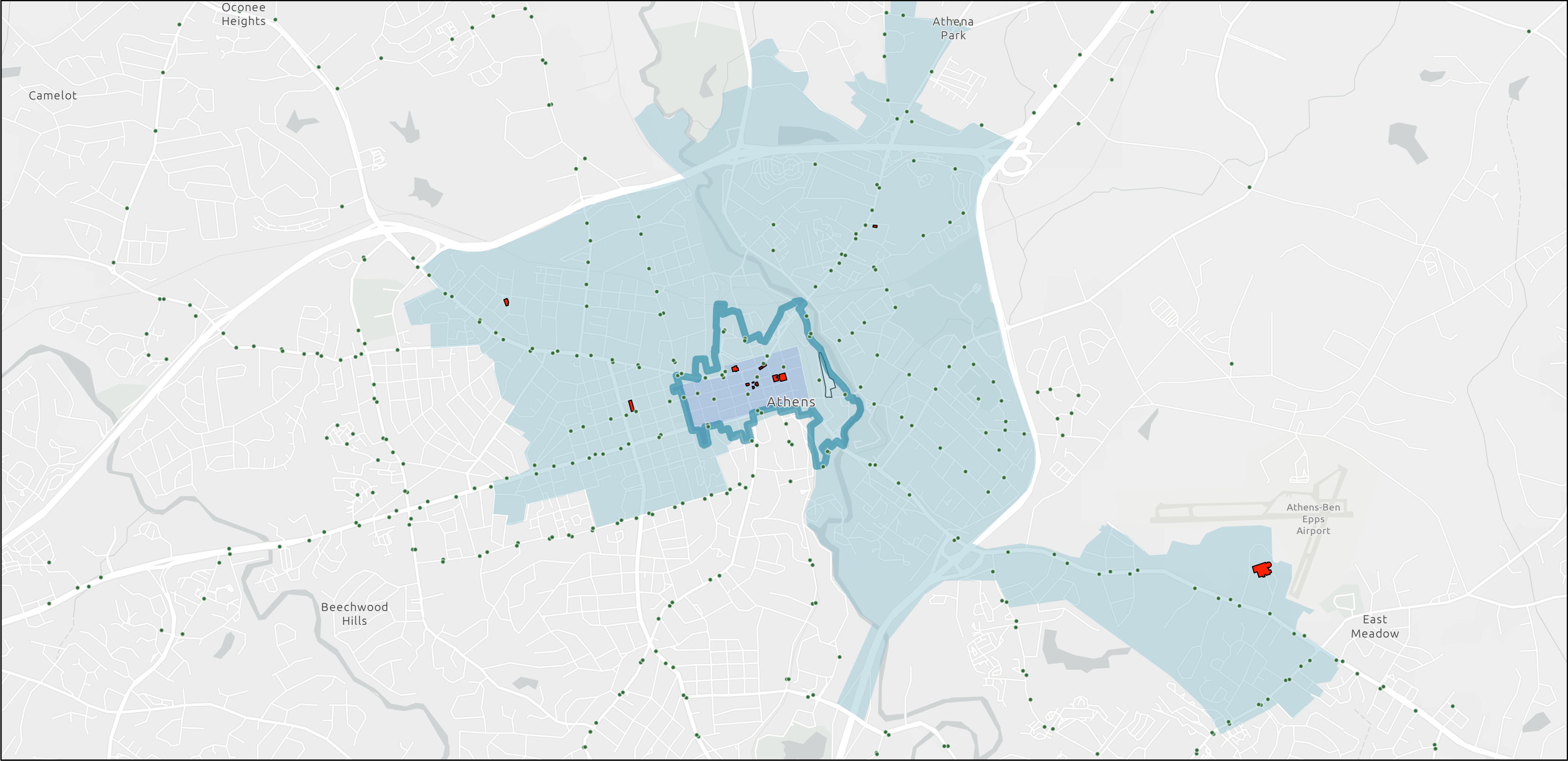
- Public building amenities such as wellness rooms and café
- Meeting space and hoteling space for staff and agencies found outside of the new Judicial Center
- Consolidated Accountability Court operations for ease of access and increased support for Drug Court, Veterans Court, and Mental-Health Court
- Separation of departmental functions that serve divergent client types (juveniles, families, adults, victims, witnesses, probationers) subject to space availability.
- Site conditions that support below grade building areas (secure parking, central holding, and transport operations) that can assist with secure design.
- To meet ACC Sustainability Policy criteria at a level higher than HW.
- Energy performance enhancements through adequate balance of lighting and daylighting

Athens-Clarke County Judicial Center - Site Criteria and Standards







	Criteria	Must Have (MH) - 1 point <i>Minimum for site/project</i>	Highly Wanted (HW) - 3 points <i>Not required but a good option</i>	Nice to Have(NH) - 5 points <i>Ideal best option</i>
1.00	Technical Values:			
1.1	Property Area - Future Expansion/Adaptation	Acceptable Square footage to support minimum programmatic building / parking functions. 2 acres min.	(MH) w/ room for lateral expansion.	(MH) w/ lateral expansion (phased) and with on-site parking.
1.2	Topography	20% or less grade variation. <i>Some grade variations can be useful for siting of programmatic building functions that can utilize semi-subterranean.</i>	10% or less grade variation or a site that requires minimum cut/fill.	5% or less grade variation. (Flat terrain)
1.3	Utility Capacity (Electrical, Storm Water, Sanitary, Water Service, Data Network)	Sites must have access to all utilities (water, power, sanitary, storm, county fiber network)	Access to all utilities with minimal expansion, upgrades, and extensions.	Access to all utilities, readily available, no expansion or extension required.
1.4	Zoning	Sites currently zoned to accept Judicial Center building type or acceptable for rezoning.	Sites currently zoned Commercial, or Government or sites acceptable to be rezoned. Not near single-family	Sites currently zoned Government.
1.5	Acquisition Approach	Any site acceptable for purchase.	Sites within budget allotted for site acquisition for the project.	ACC Government owned site, or site with minimal acquisition costs.
1.6	Secure Standoff and setback Distances and Site Security	Sites that provide a safe working environment. 50'-20' setback on two sides.	Sites that allow for 50' setback from primary public face	Sites that allow for the 50' setback from primary roads and adjacent buildings on all sides and public unsecure parking.
1.7	Parking	Sites that provide space for a minimum of 100 parking spaces for secure parking for Judges, Sheriff, and other designated key staff	Sites with the capacity to accommodate all staff and 70 jurors on site.	Sites that allow for all public and staff parking on site.
1.8	Site Prep Cost Drivers	Subsurface conditions identified (rock/other) - per geotechnical and due diligence report to the extent possible and are estimated to fit within the budget.	Minimal impact from subsurface conditions.	No anticipated subsurface conditions (rock/other) - per geotechnical and due diligence report.
1.9	Site Access	1 curb cut for vehicle access.	2 curb cuts for separate access.	Multiple curb cuts
1.1	Accommodate Minimum Building Dimension	90'-0" Narrow building dimension.	120'-0" Narrow building dimension.	120'-0" + Narrow building dimension and the ability to accommodate expansion (phased)
1.11	Sustainability	Site meets minimum sustainability rating criteria system.	Site that allow mid-level sustainability rating.	Sites that allow for high level sustainably.

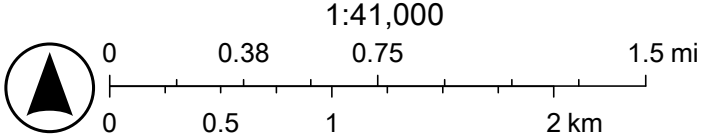
	Criteria	Must Have (MH) - 1 point <i>Minimum for site/project</i>	Highly Wanted (HW) - 3 points <i>Not required but a good option</i>	Nice to Have(NH) - 5 points <i>Ideal best option</i>
2.00	Community Values:			
2.1	Property Location	Located within the "Must Have" boundary as defined on the attached map.	Located within the "Highly Wanted" boundary as defined on the attached map.	Located within the "Nice to Have" boundary as defined on the attached map.
2.2	Public Access and Alternative Transportation (Multi-modal)	Sites that are on a publicly accessible route.	Sites accessible to multi-modal accessible routes within 1/4 mile or 5 min walking distance or 4 blocks or less to at least one accessible bus route.	Proximity to Greenway, trails, etc.
2.3	Site Visibility and Appropriateness of Image	Any viable site that supports the introduction of the new Judicial Center with sensitivity to the surrounding social and architectural context.	Sites that encourage, through the placement of the new Judicial Center the opportunity to positively impact the urban fabric and character of the surrounding areas	Sites that encourage / provide opportunity for future growth. Sites that allow the Judicial Center to become a focal point for the city.
2.4	Proximity to Associated Gov/County Agencies	Located within the "Must Have" boundary as defined on the attached map.	Located within the "Highly Wanted" boundary as defined on the attached map.	Located within the "Nice to Have" boundary as defined on the attached map.
2.5	Economic Impact	Cost within allocated budget	No adverse impact.	Positive Impact on surrounding area.
2.6	Connection to Amenities	Sites within 1/4 mile or no greater than 5 min walking proximity to amenities.	Sites less than 5 min driving distance to amenities.	Sites with amenities as part of the Judicial complex.

Site Criteria Map - Athens-Clarke County Judicial Center - Overall Plan

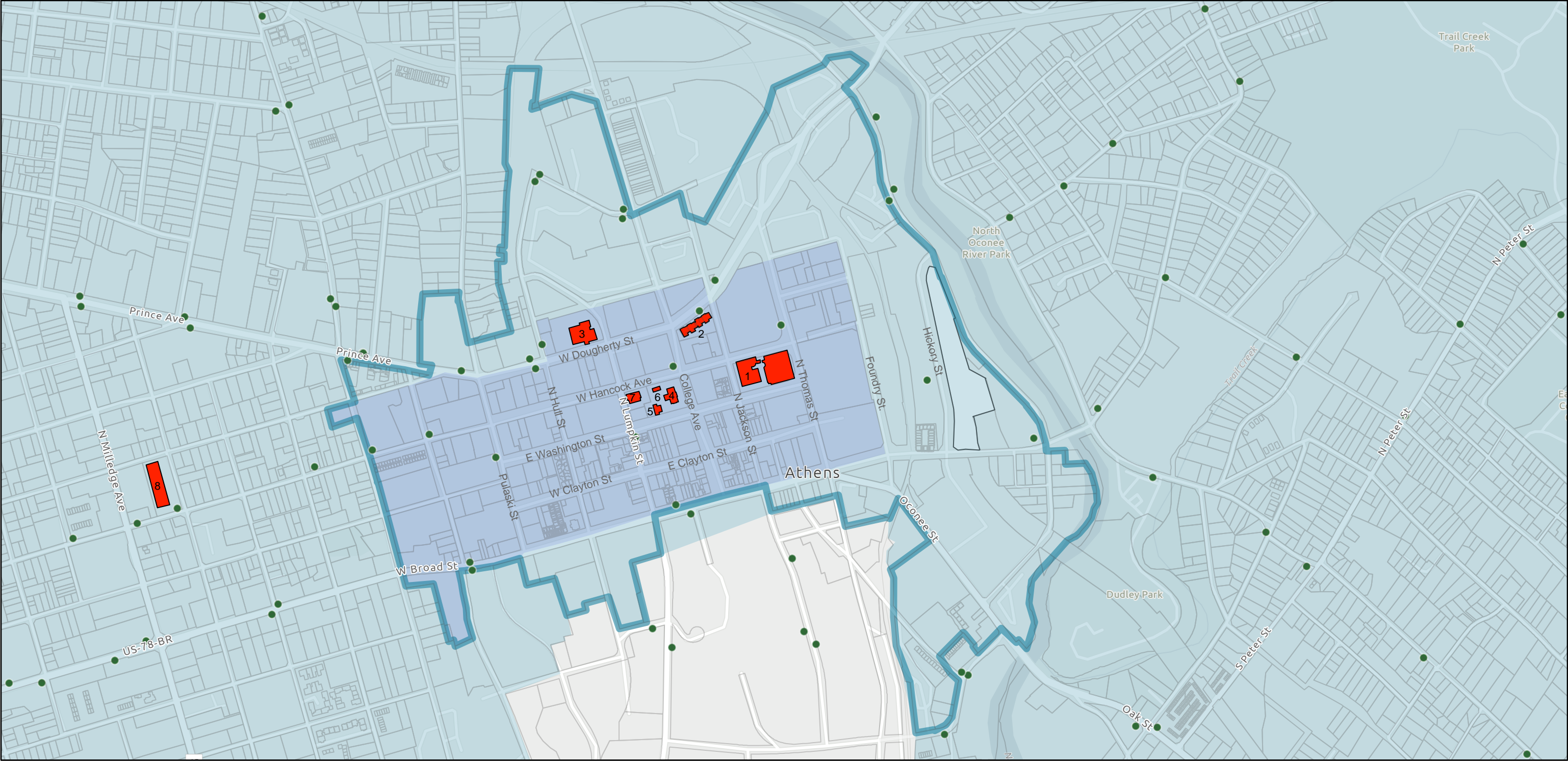


8/22/2022







-  Government Building
-  Bus Stop
-  Nice to Have (NH)
-  Highly Wanted (HW)
-  Must Have (MH)
-  Parcel Boundary



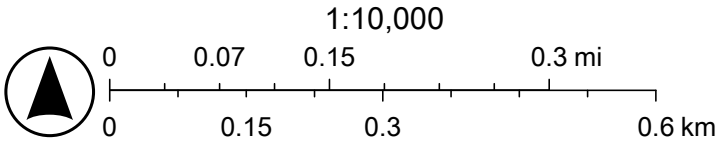
Site Criteria Map - Athens-Clarke County Judicial Center - Enlarged Plan



8/22/2022

-  Government Building
-  Bus Stop
-  Nice to Have (NH)
-  Highly Wanted (HW)
-  Must Have (MH)
-  Parcel Boundary

- Existing Building Key:**
- 1. Athens-Clarke County Judicial Center
 - 2. Public Defender
 - 3. Athens-Clarke County Planning Department
 - 4. Athens City Hall
 - 5. Athens-Clarke County Attorney's Office
 - 6. Central Services
 - 7. Athens-Clarke County Public Utilities Department
 - 8. Health Department



Attachment #3 - Public Input Results

Please visit the link below for the online public input results for the Judicial Center project:

<https://athensclarke.maps.arcgis.com/apps/dashboards/7b92026932d54de9b16b9a17d31f40a7>