



MADISON COUNTY BOARD OF SUPERVISORS

MADISON COUNTY, MISSISSIPPI

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MADISON COUNTY COURTHOUSE STUDY

NOVEMBER 2, 2020

PROCESS

This report is based on the following process used to develop findings, analysis and opinions.

- **Phase 1 - Review of Four (4) Options**
- **Phase 2 – Review of Two (2) Final Options**
- **Reviews & Discussions with Shelton Vance and Danny Lee representing Madison County.**
- **Meetings & Interviews with Stakeholders including Judges, Staff, Department Heads, Sheriff and Elected Offices.**
- **Walk-Through and Visual Observations of Existing Facilities.**
- **Development of Space Program and Conceptual Plan Studies.**
- **Assessment of each option**
- **Development of Preliminary Cost Projections for each Option.**
- **Evaluation Matrix – Rated Scale**
- **Analysis / Conclusion**

OPTION ONE (1) – RENOVATION WATFORD DRIVE BUILDING

CIRCUIT COURT | CIRCUIT CLERK | COUNTY COURT | YOUTH COURT & YOUTH SERVICES

Based on the purchase and renovation of Watford Drive Building in West Canton - currently occupied by the WIN Job Center, a Call Center and a Medical Training Facility. There is some Vacant Space located throughout the Building. The Building is approximately 84,000 SF. No new additions would be needed.

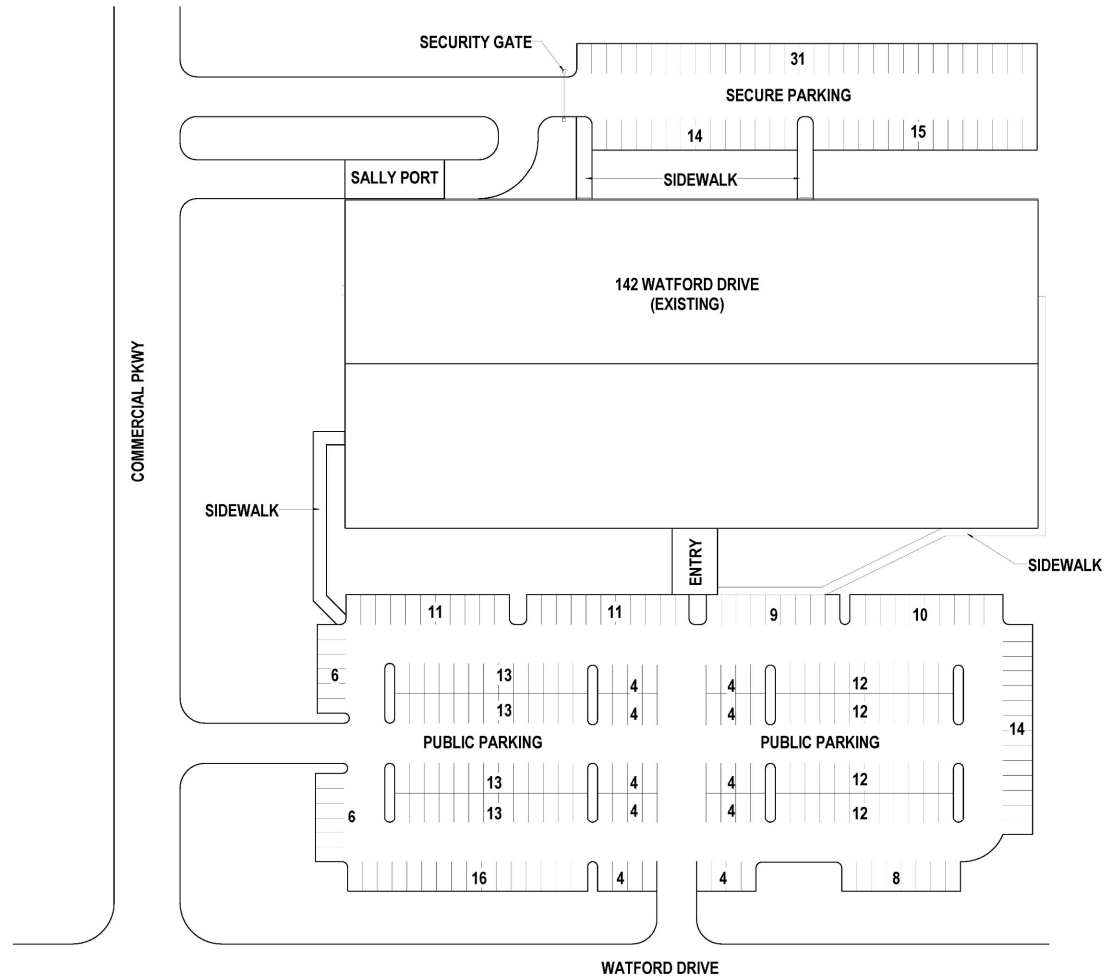
- Two (2) Circuit Courtrooms
- Two (2) County / Youth Courtrooms / Youth Services
- Four (4) Jury Rooms – Circuit & County Courtrooms
- Grand Jury & Venire Rooms
- Circuit Clerk Suite
- Separate Circuit, County & Youth Administrative Suites
- Holding Cells for Adult & Youth & Sally Port
- Election Commission & Voter Machine Storage
- Satellite District Attorney Space & Public Defender Space
- 60 Secure & 231 Public Parking Spaces



TOTAL BUILDING PROGRAMMED SPACE

72,000 SF Renovated Space

WATFORD DRIVE BUILDING RENOVATION (OPTION ONE)



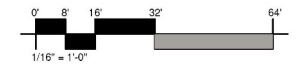
PARKING SPACES	
SECURE PARKING	60
<u>PUBLIC PARKING</u>	<u>231</u>
TOTAL	291



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

LEGEND

 COUNTY + YOUTH COURT	 DISTRICT ATTORNEY	 PRISONER HOLDING	 EXISTING VACANT
 CIRCUIT COURT	 PUBLIC DEFENDER	 PUBLIC TOILETS	 SECURE CORRIDOR





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OPTION TWO (2) – RENOVATION & ADDITION OF EXISTING CIRCUIT COURTHOUSE

CIRCUIT COURT & COUNTY COURT

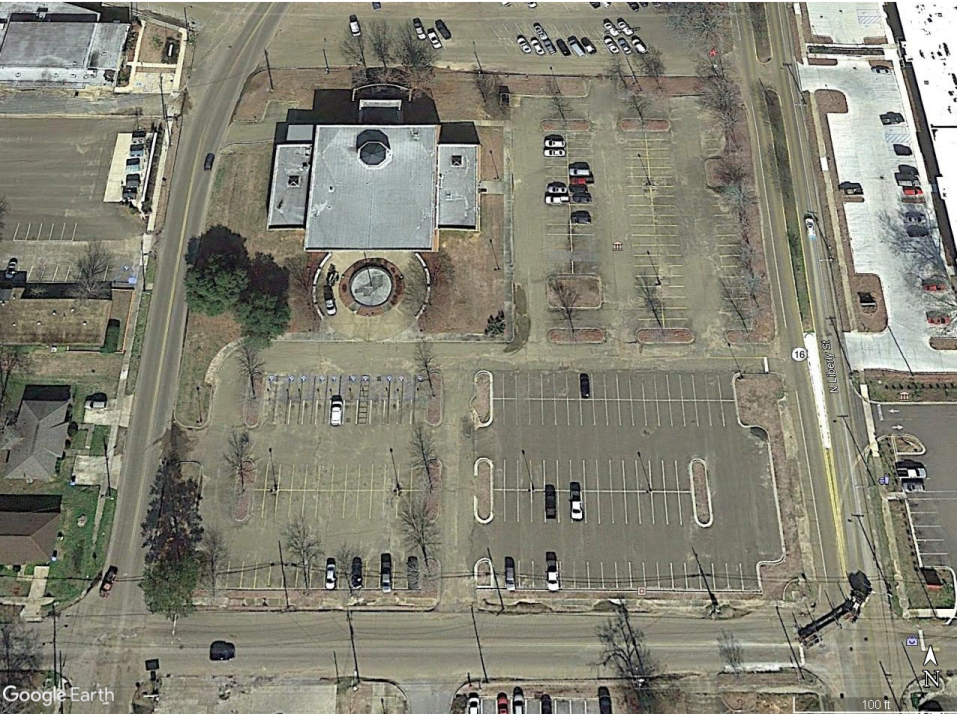
Based on the renovation of the existing Circuit Court Building and a new one-story addition located on the East Side of the existing building

- Three (2) Circuit Courtrooms – New Addition
- Two (2) County / Youth Courtrooms – New Addition
- Four (4) Jury Rooms – New Addition
- Expanded Grand Jury & Venire Rooms
- Renovated / Expanded Judges Administration Area – Existing Building
- Renovated / Expanded Circuit Clerk Suite – Existing Building
- Holding Cells for Adult & Youth / Sally Port
- Support Space for each Area
- New Public Entry – New Addition
- 40 Secure & 178 Public Parking Spaces

RENOVATED BUILDING PROGRAMMED SPACE	22,400 SF
NEW ADDITION BUILDING PROGRAMMED SPACE	<u>33,000 SF</u>
TOTAL BUILDING PROGRAMMED SPACE	55,400 SF



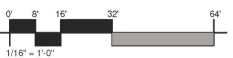
EXISTING CIRCUIT COURT – RENOVATION + ADDITION (OPTION TWO)



EXISTING CIRCUIT COURT – RENOVATION + ADDITION (OPTION TWO)

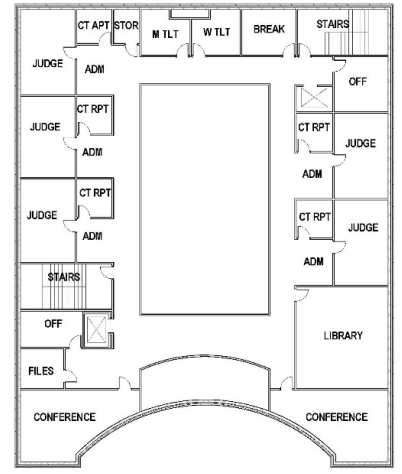


1 FIRST FLOOR PLAN
1/16" = 1'-0"



LEGEND

- COUNTY - YOUTH COURT
- CIRCUIT COURT
- PUBLIC TOILETS
- CIRCUIT CLERK
- SECURE CORRIDOR



2 RENOVATION OF EXISTING 2ND FLOOR PLAN
1/16" = 1'-0"



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ESTIMATED COST PROJECTIONS

DESIGN OPTION	BUILDING	SITE	LAND	FF&E	SOFT COST	CONTINGENCY	TOTAL
OPTION ONE (1) RENOV. WATFORD BLDG	\$15.5M	\$750,000	UNKNOWN	\$1.5M	\$1.250M	\$250,000	\$18.5M
CONSTRUCTION COST - \$18,500,000							
OPTION TWO (2) RENOV. EXISTING + ADD	\$17.5M	\$750,000	\$0	\$1M	\$1.5M	\$250,000	\$20.5M

CONSTRUCTION COST - \$20,500,000

FF&E = FURNITURE, FIXTURES, AND EQUIPMENT (NEW)
 SOFT COST = FEES, TESTING COSTS, SURVEYS, ETC



DESIGN OPTIONS EVALUATION MATRIX		
RATING: 1 - POOR 2 - MARGINAL 3 - AVERAGE 4 - GOOD 5- EXCELLENT		
DESIGN ELEMENT	OPTION 1	OPTION 2
	EXISTING WATFORD	EXISTING CIRCUIT CT.
PLAN LAYOUT / ORGANIZATION	5	4
PLAN EFFICIENCY	5	4
SIZE - ADEQUATE SPACE	5	4
DESIGN SECURITY	5	5
SITE ADEQUACY	5	4
SITE LOCATION / ACCESS / IMAGE	4	5
PARKING	5	4
DEVELOPMENT COSTS (SITE OR LAND)	4	5
SITE COSTS / LAND COSTS	4	5
EXTERIOR BUILDING IMAGE	3	5
SINGLE / MULTIPLE FLOORS	5	4
DESIGN FLEXIBILITY	4	3
BUILDING LIFE EXPECTANCY	4	4
ACCESSIBILITY	5	5
JUDICIAL COMPLEX	5	4
DEPARTMENT UPGRADES	5	4
EXISTING ISSUES / PROBLEMS	5	3
DISRUPTION OF EXISTING	4	2
ENVIRONMENTAL	4	4
DESIGN / CONSTRUCTION TIME	5	3
COSTS	5	5
TOTAL	96	86

ANALYSIS | CONCLUSION

DESIGN OPTION	ADVANTAGES	DISADVANTAGES
1. 142 WATFORD BLDG RENOV	<ul style="list-style-type: none"> • EFFICIENT PLAN ORGANIZATION • HIGH LEVEL SECURITY & ZONING • ONE STORY EFFICIENCY & COSTS • REUSE OF EXISTING COURTHOUSE • LOWEST CONSTRUCTION COSTS • ADEQUATE PARKING & ACCESS • NO DISRUPTION OF EXIST'G SERVICES • SHORTEST DESIGN & CONST. TIME • ALL JUDICIAL FUNCTIONS IN 1 PLACE 	<ul style="list-style-type: none"> • LIMITED BLD'G. LIFE EXPECTANCY 30-50 YRS. • EXISTING STRUCTURAL SYSTEM LIMITATIONS • EXISTING BLD'G. SYSTEMS UPGRADE • ADDITIONAL BLD'G. / LAND PURCHASE COSTS • EXISTING EXTERIOR IMAGE NEEDS UPGRADE
2. EXISTING CIRCUIT COURT. RENOV + ADD	<ul style="list-style-type: none"> • NO LAND / BLD'G. PURCHASE COSTS • 2ND LOWEST CONSTRUCTION COSTS • DOWNTOWN CANTON LOCATION • GOOD BUILDING IMAGE 	<ul style="list-style-type: none"> • LESS EFFICIENT PLAN ORGANIZATION • LONGEST CONSTRUCTION PERIOD • BUILDING MOVEMENT REPAIR NEEDED • LIMITED BLD'G LIFE EXPECTANCY 30-50 YRS. • DISRUPTION OF ONGOING OPERATIONS • REQUIRES PHASED CONSTRUCTION • LIMITED SITE PARKING & CONST'N. AREA • RELOCATION COSTS