



# Forsyth County Strategic Facilities Infrastructure Investment Plan

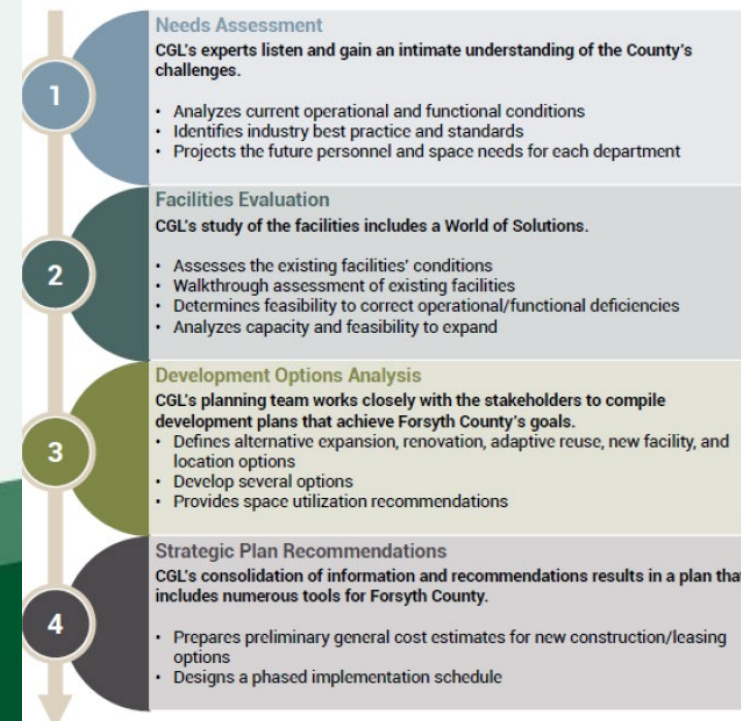
# Planning for the future

- **Multiple options reviewed by staff and the Board on expansion of existing facilities vs land purchase and consolidation of services range from 2007 – 2015**
  - Option included buildout of mezzanine space in existing admin building
  - Potential expansion both on and offsite
- **CGL prepared a space utilization study for Forsyth County completed in February 2016**
  - 20-year plan based on projected population growth
  - Maximize use of owned facilities, eliminate leases
  - Develop space standards
  - Phased implementation
  - Forsyth County Executive Leadership involved

Table ES-1 - Summary of Projected Space Need

Category	# Divisions	Existing	2015	2020	2025	2030	2035
General Government	17	59,195	65,720	76,240	85,910	95,845	105,170
Community Services	11	34,571	45,040	50,665	56,905	63,105	68,670
Development Services	2	7,338	9,188	11,175	13,200	14,700	16,075
Judicial	16	89,496	88,030	96,760	116,430	127,460	149,960
Public Safety	10	68,168	69,420	81,770	94,640	113,345	125,805
Public Utilities	5	9,988	14,260	17,730	21,050	24,095	26,990
Public Works	4	27,703	31,270	36,395	42,595	48,870	54,895
Other <sup>1</sup>		11,049	9,553	9,553	9,553	9,553	9,553
Unassigned <sup>2</sup>		61,600					
<b>Grand Total</b>		<b>369,107</b>	<b>332,481</b>	<b>380,288</b>	<b>440,283</b>	<b>496,973</b>	<b>557,118</b>

Figure ES-1 – Master Planning Process



# 2016 Space Utilization Study

## ❖ **New Construction** – Develop new facilities for following (not in priority order):

- 1) County Campus to include Water & Sewer Office and Maintenance and Planning, Engineering, and GIS,
- 2) Extension Services,
- 3) Health & Environmental Health,
- 4) Juvenile Court,
- 5) Sheriff Headquarters,
- 6) Training Center and Public Safety Training Campus, and
- 7) Voter Headquarters.

## **Master Plan Updates**

The master plan is a living document and should be reviewed and updated as needed. CGL recommends that the County:

- 1) Review the strategic basis of plan annually to include:
  - a) Overall goals,
  - b) Population growth projections,
  - c) Development patterns,
  - d) Department/office functions, and
  - e) Facility inventory;
- 2) Update master plan and base tables every 5 years;
- 3) Prepare specialty detailed plans for Fire Stations, Library, and Electronic Records and update every 5 years;
- 4) Create County Building Standards and specifications for future construction; and
- 5) Continue to provide preventive and corrective maintenance to each facility as required.

# Strategic Planning into Action

- **Special Called BOC Work Session 08/13/2019** status update of County Owned Facilities & land.
  - Presentation by Dan Callahan to the BOC
  - Board discussion of a future County Campus
- **BOC discussion regarding potential sites for future County Campus 09/10/2019.**
  - BOC direction to find tracts > 30 acres along GA 400
  - Sites to be north of SR 141 and south of SR 369
  - Staff to identify 5-6 sites.
- **“Property Assessment for use as a County Administration Complex” report prepared by Jericho Design Group 01/21/2020.**



# Freedom Park Campus (Purchased 4-6-21)

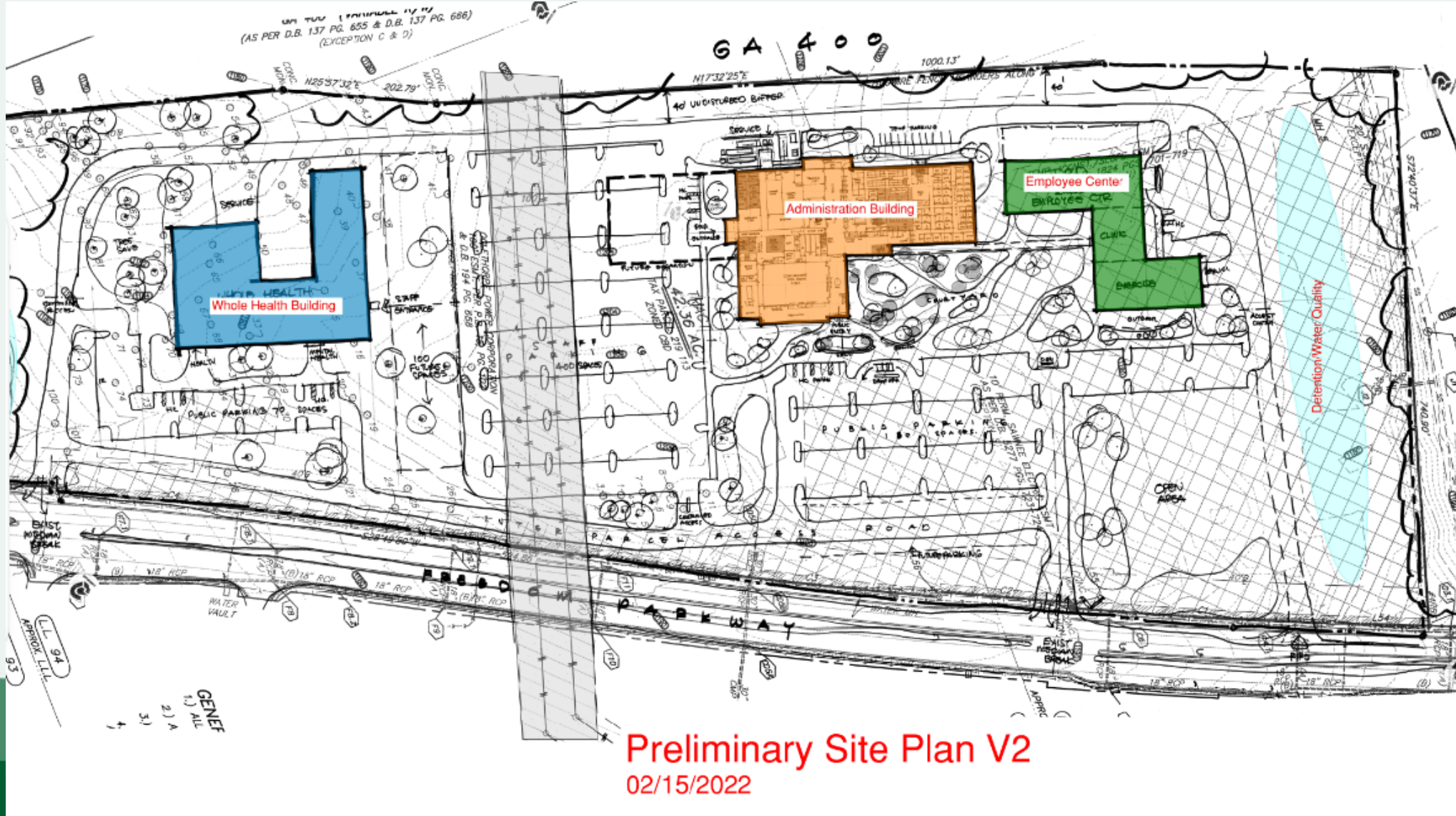
- **BOC approved purchase of Freedom Park property in Executive Session 04/06/2021 and closed on the acquisition 09/02/2021.**
- **BOC Action 09/02/2021 to engage McGuire Woods Consulting related to ARPA funding.**
  - **Coronavirus State and Local Fiscal Recovery Funds: 2022 Final Rule**
- **Jericho Desing Contract approved 10/7/2021**
- **BOC approved Jericho design services for the Whole Health Building 02/22/2022.**
  - **BOC Approved Change order to add the SANE unit services 09/17/2023**
- **Presentation of the Freedom Park Campus site plan to the BOC 02/22/2022.**
  - **Site plan included: Administration Building, Employee Center & Whole Health Building (Preliminary Site Plan V2 dated: 02/15/2022)**
- **Between 04/12/2022 and 01/09/2024, the BOC approved multiple agreements related to the development of the Freedom Park Campus.**

**Coronavirus State & Local  
Fiscal Recovery Funds:  
2022 Overview of the Final Rule**

U.S. DEPARTMENT OF THE TREASURY

# Freedom Park Campus

## Preliminary Site Plan V2 dated: 02/15/2022



Preliminary Site Plan V2  
02/15/2022

# Freedom Park Campus Const.

- BOC awarded the Freedom Park Construction contract to Carroll Daniel Construction on 01/18/2024, (Option 3)
  - Staff Presented options to proceed (Approved Option 3)
    - Option 3 included: Administration Building, Employee Center, and site development of the entire Freedom Park property.
- Total Construction Contract value: \$114,364,337.00
- Total project budget: \$134,250,000.00
- Notice-to-Proceed was issued to Carroll Daniel Construction on 02/08/2024
- Substantial Completion date is 05/18/2026 as of NTP date.



Current Building Construction					
Market Costs Comparison					
<u>These comparisons:</u>					
1.) Are based on the cost for ground-up construction					
2.) Do not include Site, Work, FF&E or Technology systems					
Project	Location	Bid Date	Building Area (SF)	Building Cost (\$)	Unit Cost (\$/SF)
1.) Forsyth County Administration Building	Forsyth County, GA	2023	134,568	\$ 77,541,952	\$403/SF
2.) Unamed County Administration Building	Metro Atlanta, GA	October 2023	77,673	\$ 32,927,227	\$424/SF
3.) Clayton County Convocation Center	Clayton County, GA	May 2023	233,647	\$ 117,000,000	\$501/SF
4.) Forsyth County, Fire Station 9 & 15	Forsyth County, GA	June 2022	12,074	\$ 6,131,554	\$508/SF
5.) Forsyth County, Whole Health Building	Forsyth County, GA	2023	71,440	\$ 47,035,887	\$508/SF
6.) Gwinnett County Government Jay Meister, Facility Construction Director	Gwinnett County, GA	2023	Varies	LOW	\$525/SF
7.) Georgia Gwinnett College J-376 - Gateway Building	Lawrenceville, GA	April 2023	71,134	\$ 40,597,860	\$571/SF
8.) Forsyth County, Employee Center	Forsyth County, GA	2023	30,526	\$ 23,899,161	\$631/SF
9.) Gwinnett County Government Jay Meister, Facility Construction Director	Gwinnett County, GA	2023	Varies	HIGH	\$750/SF
10.) Brookhaven City Hall	Brookhaven, GA	June 2023	54,550	\$ 45,969,739	\$843/SF
11.) Christopher Newport University Integrated Science Center Phase III	Newport News, VA	January 2023	85,925	\$ 74,789,167	\$870/SF

# Strategic Facilities Infrastructure Investment Plan

- New Administration Building on Freedom Parkway
  - “One stop shop” will combine 17 Departments in one facility for operational efficiency and citizen convenience
- Existing Administration Building will be renovated for the Sherriff’s Office HQ
  - After County vacates and moves to the Freedom Park Campus
- Main Courthouse 3rd floor will be built-out to accommodate Magistrate Court
  - Mostly night and weekend work to minimize court disruption
- Main Courthouse 4<sup>th</sup> floor shell space will be built-out to accommodate a 3<sup>rd</sup> State Court Judge
  - Mostly night and weekend work to minimize court disruption
- New Juvenile Court 2<sup>nd</sup> floor will be built-out to accommodate Probate Court
  - Mostly night and weekend work to minimize court disruption
- Courthouse Annex renovation
  - Criminal Justice support services space
- Tax assessor and Tax Commissioner Consolidation to Tribble Gap Road location
  - After Magistrate Court vacates Tribble Gap Road location