

# FULTON COUNTY REIMAGINE AND REPURPOSE IN THE POST COVID ENVIRONMENT



RECONSTRUCT REMAKE  
RECYCLE REJUVENATE  
REVAMP REDESIGN RENOVATE  
**REIMAGINE**  
RETHINK REUSE RECREATE  
REFURBISH RESTORE RENEW  
REMODEL REDO REVISE

**Works Space Reimagined**  
A Facilities and IT Review of  
Programs & Their Impact on  
Facilities

March 12<sup>th</sup>, 2021

# Changing Dynamics



LOWER DENSITIES ON SITE  
SOCIAL DISTANCING



INCREASE ELECTRONIC  
PRESENCE  
IMPROVED PLATFORM &  
SYSTEMS



LESS PARKING



BETTER INDOOR AIR  
QUALITY



MORE ACCESS TO NATURAL  
LIGHT

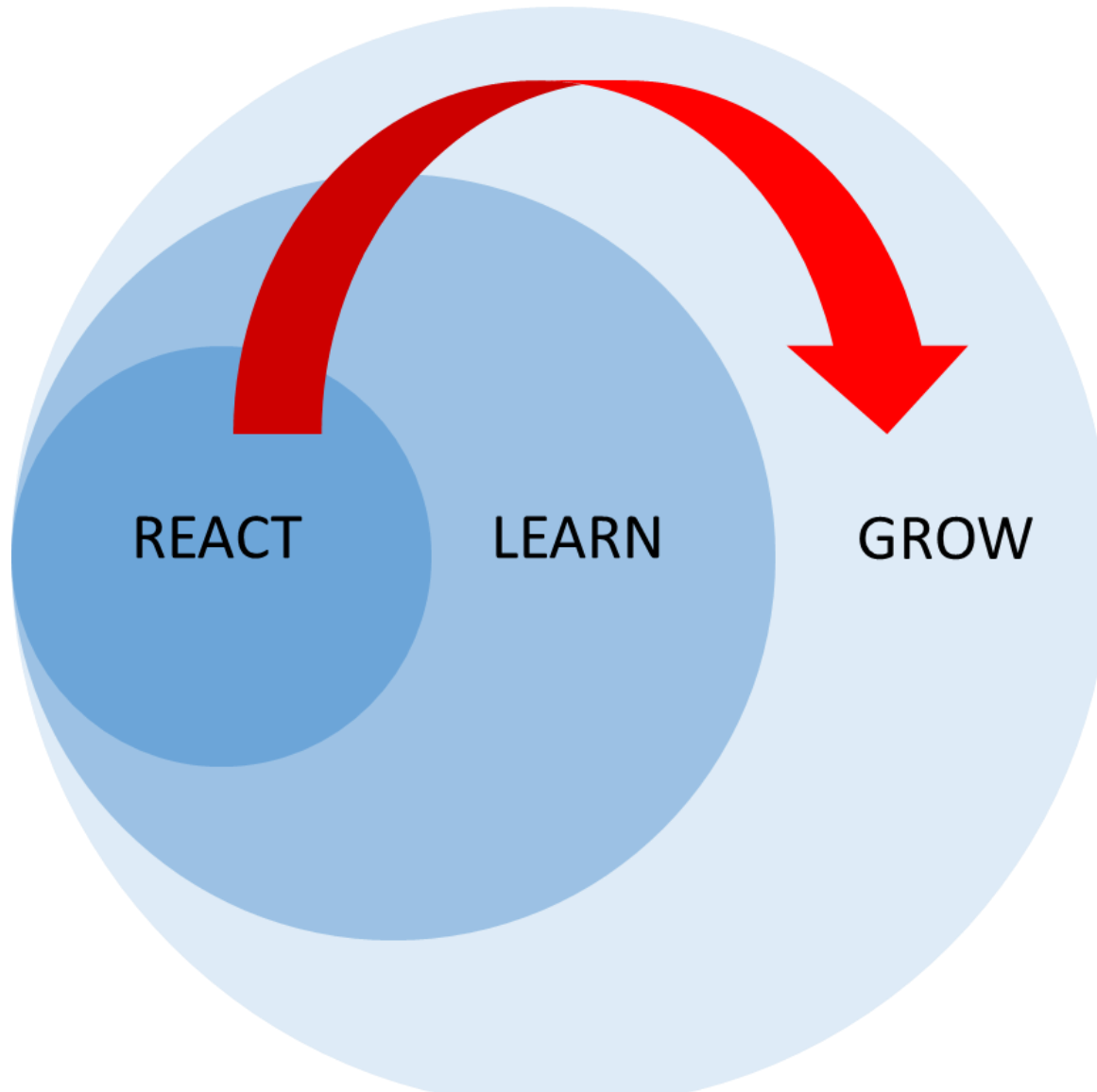


BRING INDOOR TO THE  
OUTDOORS



MORE OPEN SPACES &  
AREAS FOR FOCUS AND  
CONCENTRATION

## Reimagine & Repurpose



- How will we reimagine agency services to provide a new and improved service model in the new post COVID environment

# Where are we today

- DCRC
- RISK MANAGEMENT
- COUNTY ATTORNEY
- WELLNESS
- AUDIT
- PURCHASING

WITHIN

TOWER BUILDING

IN

- TAX ASSESSOR

- PUBLIC WORKS
- BOE

WITHIN

MIDRISE BUILDING

- POLICE
- EMA

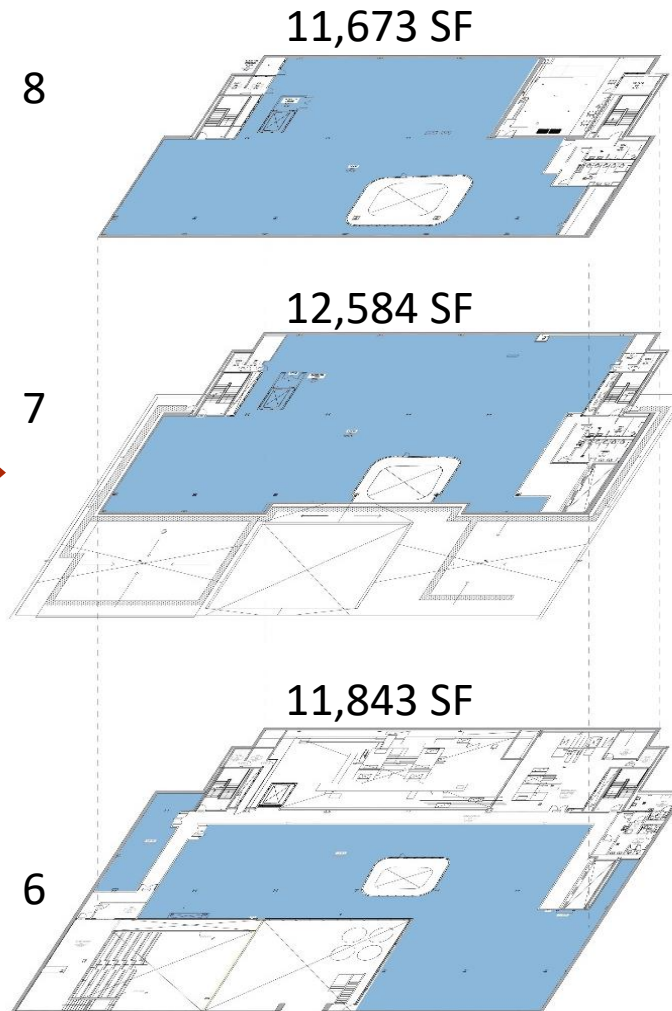
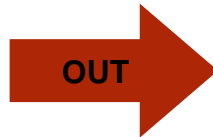
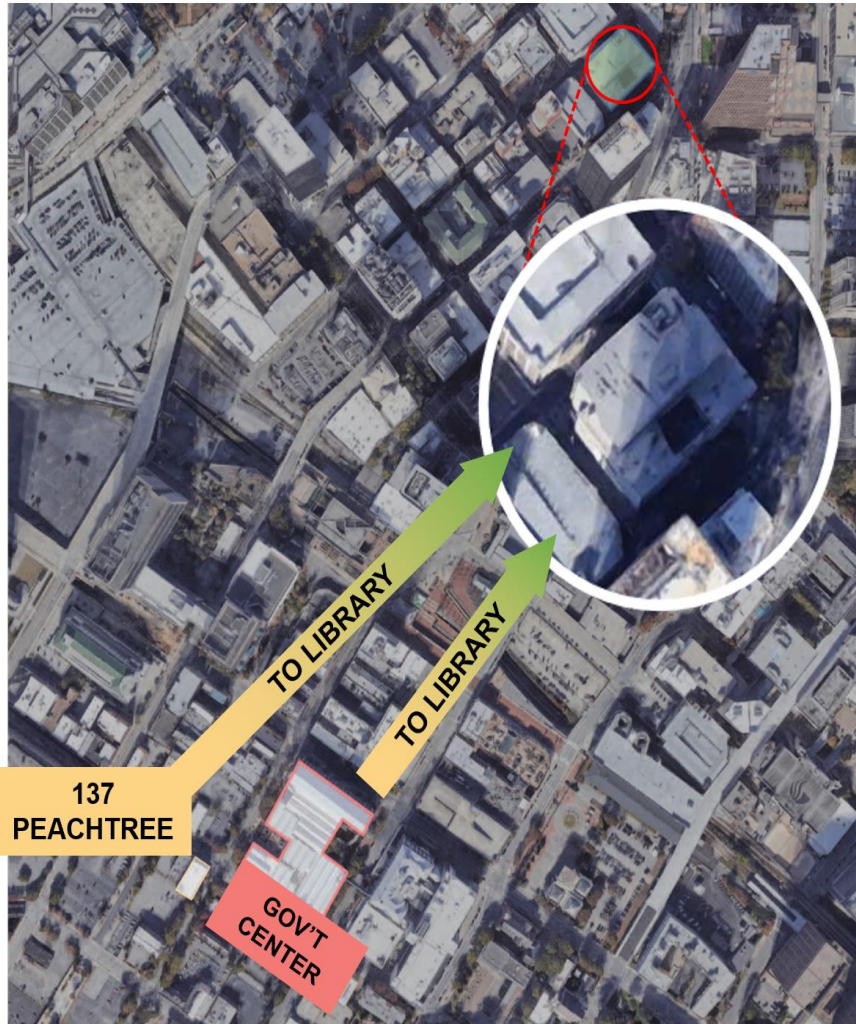
WITHIN

PUBLIC SAFETY BUILDING

OUT

- DISTRICT ATTORNEY

## Other Moves



**Housing and  
Community Development**

**Senior Services and  
Ryan White Program**

**Arts and Behavioral  
Health (Partial Floor)**

# Information Technology

- Inventory of what are we using:
  - What functions do they serve and:
- How do they support the current programmatic needs of the agencies.
- What might be needed to improve services and capabilities
- Teleworking platform.
- Readiness for telework.
  - Internet connectivity for the teleworker.
  - What is needed from IT support for remote work.





# Where do we go From Here

## Information Technology

- Survey the Departments
  - Designed to assess current state vs future state.
  - IT needs
  - Coordinate IT program to reimagined space.
- Develop Gap Analysis
- What future state for departments should look like.
- Improved programs that are effective and efficient.



# Where do we go From Here

## Information Technology

- Review
  - Audio Visual Needs
  - Wireless capacity
  - Number of Resources for Drops
  - Potential Phone upgrades/changes
- Common work area technology





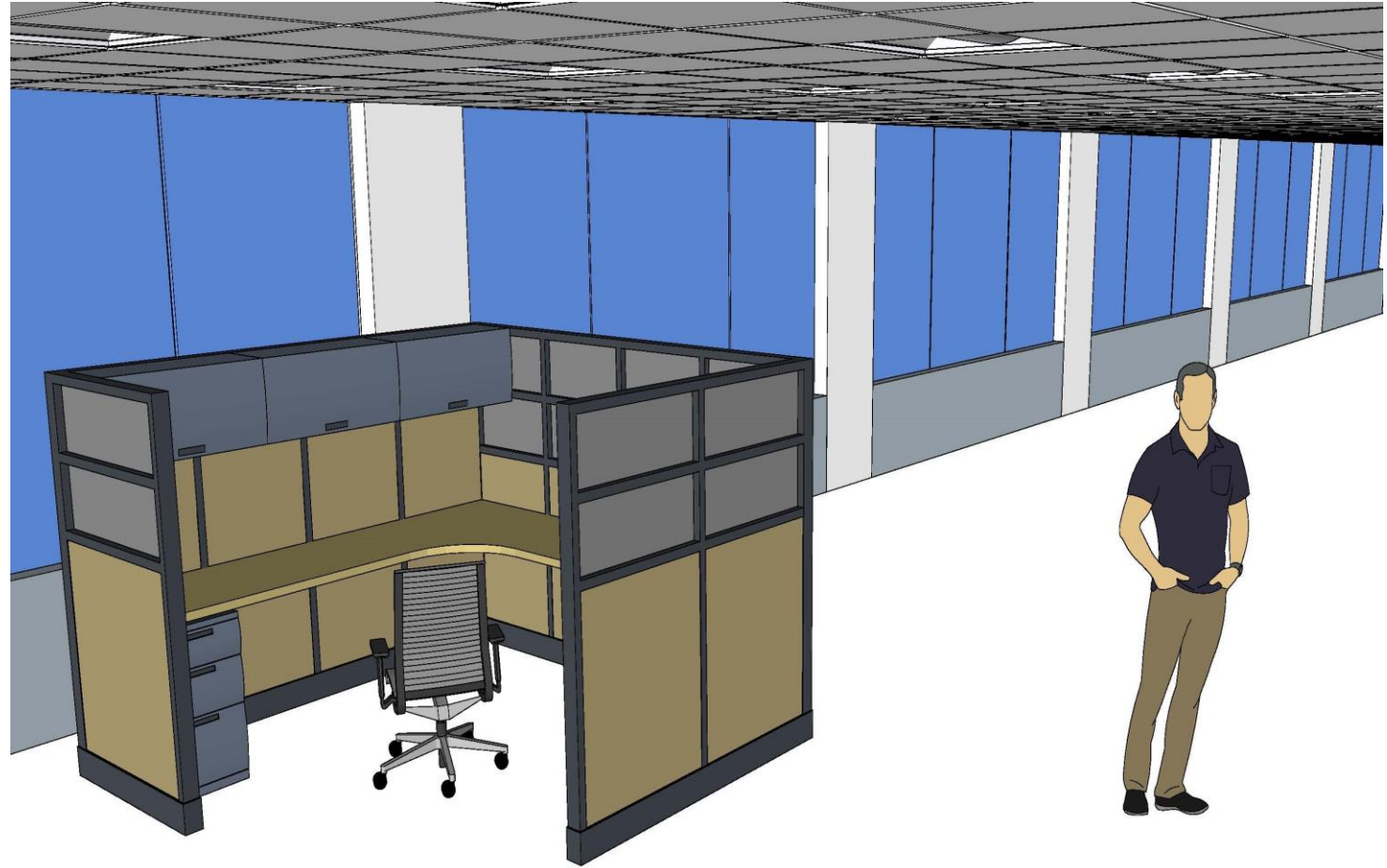
## Considerations & Assumptions

- Potential disposition of I37, arts center, consolidations and capturing other new spaces such as central library.
- Looking for Departments to develop a 3-5 plan
- Follow up agency interviews.
- Courts- Strategic Direction, Data Gathering, space assessment and understanding Project Apollo and Impact to operations.



## Considerations & Assumptions

- Targets short and long term goal of staff on site of 50%-65% (+/-) subject to program requirements.



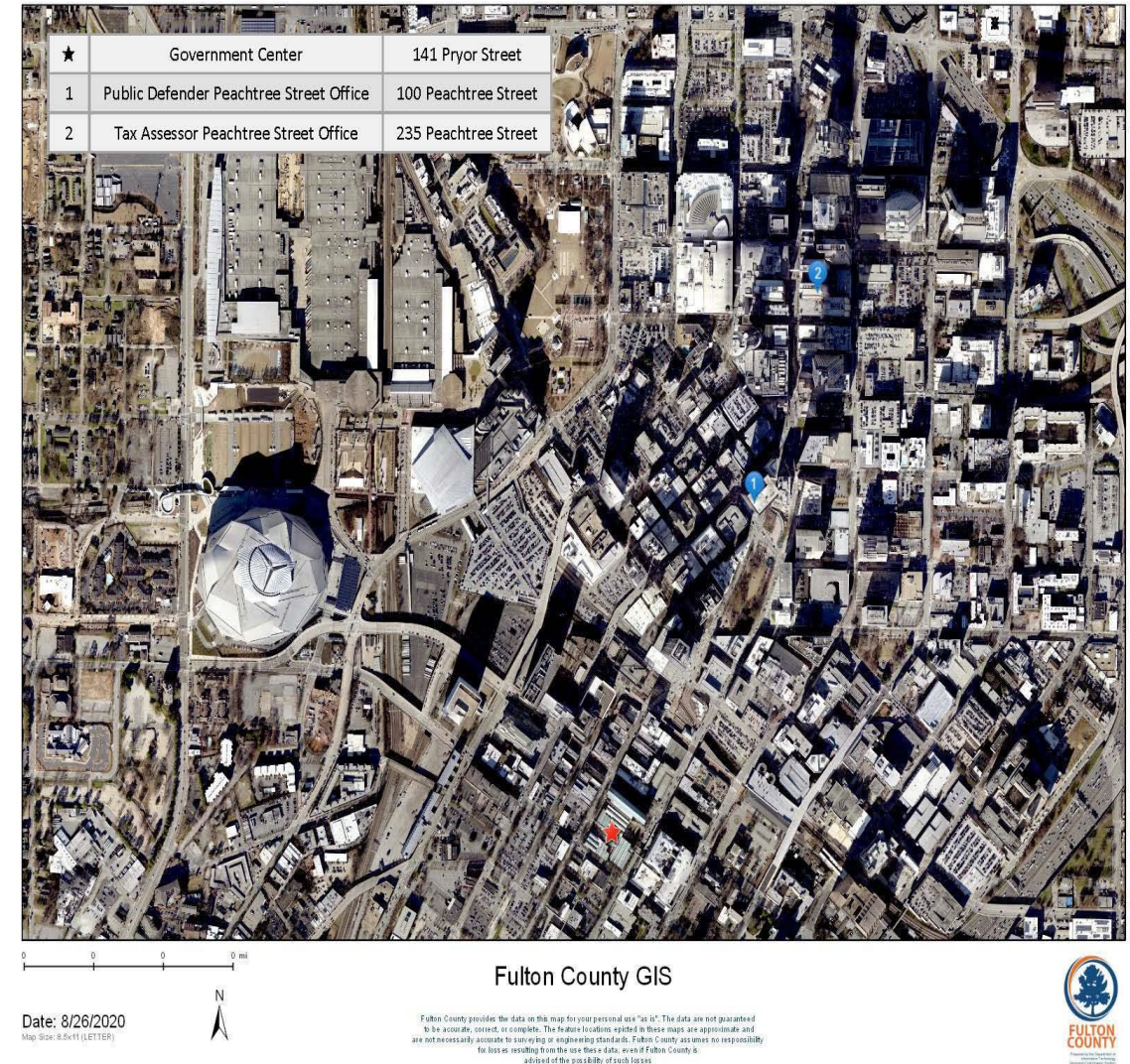
## Other opportunities \*

Tax Assessors (Priority)  
Public Defender

\* Only two office lease opportunities in Lease portfolio.

## Parking needs

- Set a new frame work for a comprehensive approach to parking
- Shuttle services
- Increased levels of public transportations to assist with reduction in parking needs.





# Scenario Options



A. Physical Layouts remain 'as is' – Changes made in open areas to minimize change in needed (except FFE) for POST COVID Environment. Execute essential only relocation moves.

## Criteria

A

Faster to Implement	+
Potential to eliminate lease	+
Lower Capital Investment	+
Flexibility (to do course correction)	+
Less Moves	-
Holds Swing Space shorter time	-
Leverage (enables next step)	0
Uses Standards for Space (less space)	-
Optimizes Organizational Principles	0
Consistency: style / procure / maintain	-

Notes: (+) = pro

(0) = Neutral

(-) = Negative

# Scenario Options



C. Apply previous re-stack strategy for space standards and relocations to the new norms of the post COVID world related to Function, People on Site and IT

Criteria	C
Faster to Implement	-
Potential to eliminate lease	+
Lower Capital Investment	-
Flexibility (to do course correction)	-
Less Moves	+
Holds Swing Space shorter time	+
Leverage (enables next step)	0
Uses Standards for Space (less space)	+
Optimizes Organizational Principles	+
Consistency: style / procure / maintain	+

Notes: (+) = pro

(0 ) = Nuetral

(-) = Negative



# Scenario Summary



## Criteria

A

C

Faster to Implement

+

-

Potential to eliminate lease

+

+

Lower Capital Investment

+

-

Flexibility (to do course correction)

+

-

Less Moves

-

+

Holds Swing Space shorter time

-

+

Leverage (enables next step)

0

0

Uses Standards for Space (less space)

-

+

Optimizes Organizational Principles

0

+

Consistency: style / procure / maintain

-

+

if 5 year plan changes significantly

will have to move out for final remodel

adjacencies, transparency, lighting

uniform product - easy to procure and maintain

Notes: (+) = pro

(0) = Neutral

(-) = Negative

## Rough Order of Magnitudes Projections

Costs	Library	GOVERNMENT CENTER Opt. A	GOVERNMENT CENTER OPTION C			JUDICIAL CENTER
			60%	65%	70%	
Planning Fee	include in GC Opt. A	\$161,000	\$204,000	\$204,000	\$204,000	\$296,600
Bridging Fee	include in GC Opt. A	\$212,500	\$550,000	575,000	\$600,000	
Construction Cost	\$2,412,514	\$4,850,000	\$15,509,340	\$16,853,760	\$18,198,180	
Total Project Cost *	\$3,218,715	\$7,081,000	\$20,692,170	\$22,094,790	\$23,497,410	

- Costs projections escalated for 2021
- Option A Construction Costs include 50% new systems furniture

## Recommendations for Approval/Input

- Decide on assumptions and programmatic direction:
- Plan for HR analysis (Pending).
- Proceed to a modified Option A until HR Analysis Completed.
- Onsite Percentage 50-70%,
  - A or C (C is the best fit for using COVID funds)
  - 70% space would allow for some level of return or expansion without needing redesign.
- Objective to have numbers for budgeting in August, we must get BOC approval at first meeting in April

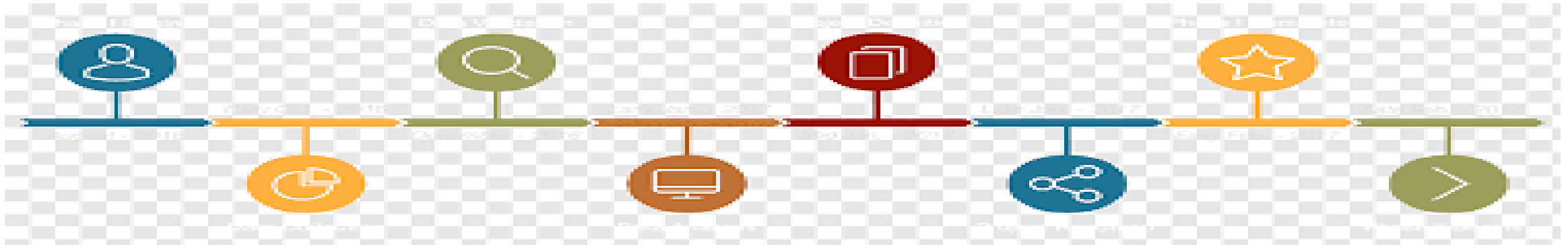


## Recommendations for Approval

- Approval to go to the board to ask for increased authority to perform interviews and planning:
  - \$373,500 for Government Center.
  - \$296,600 for Courts Study.
  - \$2.5 Hard cost – (A/E fees included in Government Center.



## Projected Timelines – Concurrent



### Government Center

- April – May: Planning Phase (Mobilization, Interviews, COVID trends, Strategy Sessions etc.)
- Mid April – Mid May Inventory (Review Files. Filed Verification. Draft “As-Builts”, Verify Occupancy, Engineer I37 Move, Draft & Finalize Drawings).
- Mid May – Early August

### Judicial Center

- August – September: Planning Phase ( Mobilization, Kick Off Meetings, Goal Sessions, COVID trends, Strategy Sessions, Draft mid term report)
- August: Inventory (Review Files. Filed Verification. Draft “As-Builts”, Verify Occupancy, Engineer I37 Move, Draft & Finalize Drawings).
- September – December (Discovery & Interviews, Space stacking sessions I & 2, Develop Space Standards, refine 50% SD. Develop Cost and Phasing, Implementation Session, Finalize 100% SD, draft & final presentation & Documents



# QUESTION AND ANSWER

