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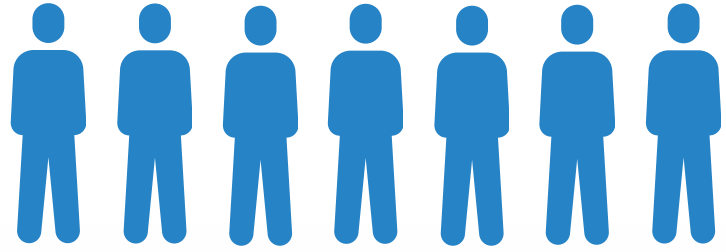
Critical Issues & Deadlines

Fani T. Willis, District Attorney

| **WHY** are we here?

| We are are out of Space!

1990 population

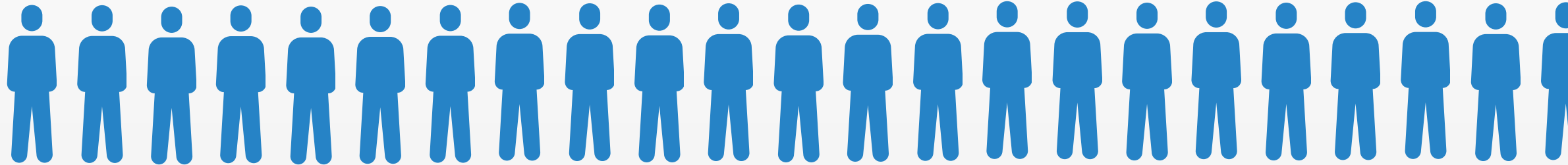


648,951



Since 1990
Fulton County's
population has
increased by 64%.

2020 population



1,066,710

Source: U.S. Census Bureau

Renovations Made

COO Anna Roach and Deputy COO Alton Adams toured the The Fulton County DA's office. They both were shocked at their findings.

"Your current space is deficient for current staff."

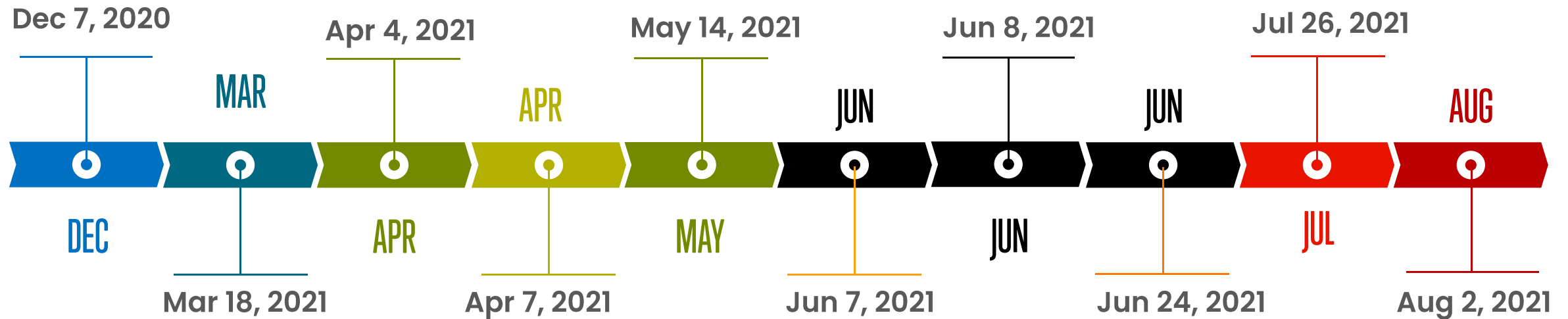
—Anna Roach

We have maximized our current space and made the best of what we have.



DA asked for Help 10 times

Ten emails were sent to D.R.E.A.M. from the DA asking for assistance.



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WHAT was offered.

Government Center

- 1 Conference Room
- 8 Private Offices
- 20 Cubicles

Although we are very grateful for the additional space, its still not enough.



**Still Not
Enough Space**



Sloppy Floyd

— Security Concerns

James 'Sloppy' Floyd building in downtown Atlanta evacuated over threatening letter

Expand



James 'Sloppy' Floyd building in downtown Atlanta is being evacuated because of a threatening letter. (PHOTO: State of Georgia)

September 09, 2021 at 6:53 pm EDT

By WSBTV.com News Staff

— Not Move in Ready

Will take approximately 6 months up to a 1 year to occupy

— No Lease Negotiations

Which means more delay

— **1.2 Million**
in Renovations



Sloppy Floyd



ORCA STEERING COMMITTEE MEETING

August 31, 2021

DA Office Space Alternatives

The State also has identified some aesthetic renovations that they have identified (floor coverings, new carpet, new lighting etc.) projected at \$585K per floor, they would like whomever leases the floor to pay for at this time.

to accommodate 54 offices and 15 court back log project, has been focused on space; verses going to the open lease

stability, and will be reviewed as

er (6,243 sq. ft.). This is space we have on a ratio of 220 sq. ft. per person and update up 28 People depending on the

requirements of the DA and the need for office space. They can occupy the space as soon as the existing call center vacates (currently scheduled for August 31, 2021).

Option 2 The State of Georgia Sloppy Floyd Building (40,798 sq. ft.) The State has offered us two floors at approximately 20,489 sq. ft. (+/-) on the 16th and 17th floor respectively. Each floor has a ratio of office to system furniture with the 16th floor having a higher ratio of office to systems furniture. The State has also agreed they are willing to allow the system furniture and cabinets to remain for our use. Their asking rate absent a negotiation is \$14.88 per sq. ft. Based on that rental rate it equates to \$49,515.08 monthly, or \$594,181.00 annually.

The State also has identified some aesthetic renovations that they have identified (floor coverings, new carpet, new lighting etc.) projected at \$585K per floor, they would like whomever leases the floor to pay for at this time. We can also take the space as is, allowing for time to clean it up as it is being used as swing space now.

Option 3 Macys Building (200 Peachtree St.) which has just been identified in the last few days as an option for space. The offering includes the following as to what is available: Peachtree Legal Suites (as it has heretofore been called) consists of 28 offices/suites, two conference rooms, restrooms, modest kitchenette and reception area. Of the 28 offices/suites, ten of them are dual-chamber windowed suites. The other eighteen are single offices. 200 Peachtree could provide Fulton County up to 28 of

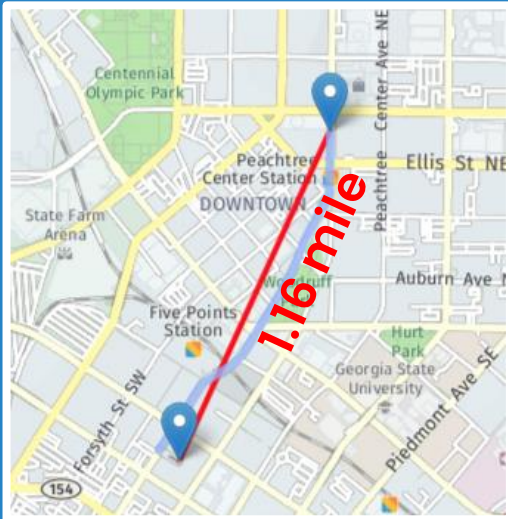
Sloppy Floyd no longer an option

I need to bring you current on events that occurred over the weekend as it relates to the Sloppy Floyd Building. **The state has informed us that they have an unanticipated need for the 16th and 17th floor and that due to that unforeseen need, they need to make adjustments and are now offering alternative space to the original offer of 16th and 17th floors.** They are in the process of evaluating time lines on space availability and size and perhaps that can be of value to use in our next phase of needs. In the interim and understanding your immediate need, it is seen as being prudent to continue forward and pursue a lease with the owner of **86 Pryor Street.**

9/14/2021

Macy's Building

- Still Not Enough Space
- No Rental Quote (waiting since 8/31/21)
- No Lease
- Over a mile from Courthouse



Only
28
Offices

– **Not in
Walking
Distance**

The background of the slide features a complex, abstract pattern of overlapping blue squares and rectangles, creating a sense of depth and movement. The colors range from a deep navy blue to a lighter, vibrant blue.

ANOTHER option?

86 Pryor Street

- + Market Rate Space
- + 49 Private Offices
- + 5 Conference Rooms
- + 50 + Cubical Spaces
- + Secure Entrance
- + **472 ft. Courthouse**

49

Private
Offices

+ **Move In
Ready**



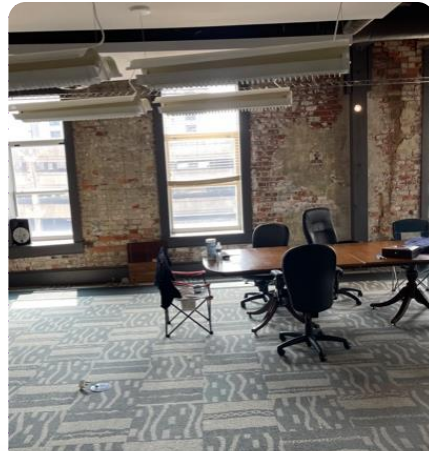
A look inside



49 Private Offices



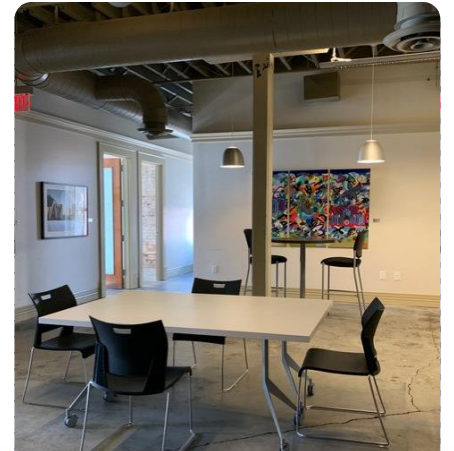
50+ Cubical Space



5 Conference Rooms



3 Break Rooms



4 Common Areas

D.R.E.A.M. Report

Land Administrator

“ Now that I have seen the property, I feel confident we can make this happen.”

Market Study

“ The property at 86 Pryor Street is marketable and on par with Market Rate.”

Recent Upgrades

- Roof
- HVAC
- Carpet
- Paint

Why is this space better ?

01

Economical

02

Move In Ready

03

**Much Closer &
More Convenient**

04

**Certified "SAFE"
by Security Expert**

Compare Options

ONE

86 Pryor Street

- ✓ Move In Ready
- ✓ 472 ft from Courthouse
- ✓ Safe – Low Security Risk
- ✓ Economical
- ✓ No Renovations Needed

Best Option

TWO

Sloppy Floyd

- ✓ Not Move In Ready
- ✓ High Traffic Location
- ✓ Medium/High Security Risk
- ✓ Not Economical
- ✓ 1.2 Million in Renovations

THREE

Macy's Building

- ✓ Not Move In Ready
- ✓ 1 mile from Courthouse
- ✓ No Security Information
- ✓ No Leasing Quote
- ✓ Do Detailed Information