

# COLUMBUS CONSOLIDATED GOVERNMENT

Georgia's First Consolidated Government

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TERESA TOMLINSON  
Mayor

December 12, 2017

## VIA EMAIL AND DELIVERY

Columbus Council  
Columbus, Georgia Consolidated Government (CCG)

RE: Mayor's Presentation of the New Government and Judicial Building Commission Report

Dear Council:

In January 2017, I convened the New Government and Judicial Building Commission pursuant to the Charter of Columbus, Georgia. The Charter provides that the Mayor shall have the power "to conduct studies and to make recommendations to the Council for legislation concerning all matters relating to the consolidated-government and the welfare of its citizens," and "to appoint for his or her information and assistance, advisory boards, commissions, and committees which shall be answerable only to the Mayor, but whose actions shall be advisory in nature." See Charter, Secs. 4-201 (11) and (13).

The Commission consists of 28 voting members, plus several *ex officio* members with expertise in various areas pertinent to the Commission's inquiry. The Commission has met regularly and intensively from February 2017 through November 2017. The local media has been invited to the meetings of the Commission, with significant coverage for citizens' information. In addition, a Google Drive page was created so that citizens had access to all Commission documents. Public surveys were conducted, and public tours and public forums were convened, to inform citizens and to elicit information and preferences from them.

The objective of the Commission was to review and consider the existing conditions at CCG's current Government Center, located at 100 - 10<sup>th</sup> Street, and to make recommendations on whether and how to appropriate funds to better these conditions.

The Commission was convened due to the less than desirable and less than safe existing conditions of the Government Center, and due to the ever-increasing expense of the maintenance and repair of a building that is exceeding its expected life span. The Commission was further convened due to the need to find a viable path forward on how we

might service the general government and judicial needs of our citizens, while providing a safe environment for all who work in and visit the Government Center.

A few significant findings of the Commission related to the present condition of the Government Center are as follows:

### **1) Security and Safety Threats**

- a. The current layout of the Government Center does not meet the needs of a post-9/11 world.
- b. Criminal, child custody, divorce, Drug Court, juvenile and Mental Health Court cases are heard in cramped quarters, where witnesses, victims, defendants and family members are thrust together in public corridors resulting in volatile outbursts and physical altercations.
- c. There is only one elevator available for prisoner transport, and judges ride with prisoners who may be on their way to sentencing or trial.
- d. Two 20-person holding cells for prisoners on the fourth floor of the Government Center provide tight, primitive confines that can undermine court proceedings if defendants and witnesses are allowed to be in the same vicinity.
- e. There is a fire suppression sprinkler system on the first floor **only**, and Fire Department ladders can reach no higher than the fifth floor, endangering all, but particularly endangering anyone located on the higher floors of the building.
- f. With the current stairwell design and lack of an accompanying suppression system - and because the stairwells are not self-contained - smoke from a fire would be sucked into the escape stairs posing a risk of panic or asphyxiation.
- g. The stairs are narrower than necessary for equipment-laden firefighters to climb while employees and members of the public attempt to descend to escape fire or smoke.
- h. The Government Center stairwell does not have "safe spaces" for slower moving evacuees to stand to the side, increasing the likelihood of congestion, panic and trampling.
- i. The stairwells empty into the middle of the Government Center building ground floor, which is below ground level and has limited, bottle-necked egress.

### **2) Inefficient and Failing Systems**

- a. The building is clad in uninsulated glass resulting in an interior environment which is so cold on one side of the structure employees run space heaters, while the HVAC is running at full tilt to alleviate uncomfortably hot conditions on the other side.

- b. Much of the building is not ADA compliant, including the restrooms, in particular.
- c. CCG recently discovered corroded pipes throughout the building that could produce 140-degree leaking water. Repairs were estimated at over one million dollars.
- d. The original emergency generator located in the basement of the Government Center is no longer functional, yet it cannot be removed from the facility due to its size and constructed location. As a result, the replacement generator (which is the size of a trailer) had to be located on the exterior of the building blocking a public sidewalk and parking spaces.
- e. There is a wide range of present day safety and code violations that are only permitted to continue because the existing Government Center is “grandfathered in”.

Other issues heard and cited by the Commission can be found in its attached report and extensive addendum. For instance, Commissioners and citizens noted that the backdoor entrance to Columbus’ most prominent civic building is far from desirable. There should be a better, more dignified way to welcome our citizens through security checkpoints and to accommodate those with disabilities.

After considerable investigation, review and public input weighed by the Commission, it has been recommended to the Mayor that CCG pursue “Scenario 3,” which is laid out in the Commission report and which proposes a complete demolition of the existing Government Center tower and the wings, and the construction of two new multi-story buildings constructed for separate general government and judicial functions with an estimated cost of \$124,147,320 (which includes an \$11,286,120 inflationary assumption). Note that this proposed new construction would save the taxpayers hundreds of thousands of dollars a year in energy savings, despite the increased square footage, (see Report, at pp. 19-20) and millions of dollars in failing systems replacement and repair. The Commission’s findings are well supported and, yet, the Commission also recognizes, to-wit:

[T]he Commission notes that there have been several opportunities for CCG to obtain existing office space for general government use. **Though the Commission is concerned that any existing office space for general government use be functional, secure, and safe, as well as convey a level of civic dignity worthy of our citizens, such an opportunity would provide for a lessened capital outlay and still provide for a new Judicial Center.** Most general government functions do not have the security and other construction requirements of a Judicial Center, so that the segmenting of the remaining general government operations presently in the Government Center into existing office space could be a viable, lower cost option.

Commission Report, pp. 22-23, emphasis added.

**Accordingly, it is my recommendation that Council pursue opportunities of existing office space into which CCG can move the general government functions still remaining at the Government Center and, then, provide for a new or completely renovated Judicial Center, with additional square footage.** This potential option would save the taxpayers tens of millions of dollars in construction costs in that it would alleviate the need for a second building and, perhaps, would allow a less costly construction of a parking deck on-site, as opposed to the proposed new deck across 9<sup>th</sup> Avenue. Initial estimates suggest demolition and construction of a new Judicial Center and parking deck could take place at a cost of approximately **\$99,766,216**, which includes over \$9 million in projected inflationary costs. Should existing office space not be found that achieves the goals of CCG and the citizens, then, the Commission's recommendation of Scenario #3 stands and should be pursued.

The Commission recommends that any construction be paid for through a bond serviced by Special Purpose Local Option Sales Tax (SPLOST) proceeds. A SPLOST vote could take place as early as 2020, when the existing ESPLOST expires and the citizens can vote on their willingness to undertake this cost for our civic future. See Commission Report, pp. 11-12.

CCG is approaching our bi-centennial in 2028. We are an exceptional community with amazing achievements under our belt. Does our present Government Center reflect that? No, it does not. Accordingly, I submit the Commission's Report for your review, consideration and action. Our citizens and employees cannot continue in a building that puts them at risk and causes inefficient maintenance expenditures to the tune of hundreds of thousands, or millions, of dollars. We can do better and my recommendation, supported by the Commission's report, provides a path forward.

Thank you for your consideration of this important issue.

Very truly yours,



Teresa Pike Tomlinson  
Mayor  
Columbus, Georgia Consolidated Government

Enclosure

cc: Tiny Washington, Clerk of Council

# Report of the New Government & Judicial Building Commission

Presented to the Honorable Mayor Teresa Tomlinson

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## New Government & Judicial Building Commission Members

<i>Ann Hardman</i>	<i>Clerk, Superior Clerk</i>
<i>Ben Richardson</i>	<i>Judge, State Court</i>
<i>Brian Anderson</i>	<i>Chamber of Commerce</i>
<i>Capt. Todd Turner</i>	<i>Fire/EMS</i>
<i>David Helmick</i>	<i>Attorney</i>
<i>Donna Tompkins</i>	<i>Sheriff</i>
<i>Evelyn Pugh</i>	<i>Mayor Pro Tem</i>
<i>Gary Allen</i>	<i>Columbus Council</i>
<i>Gil McBride</i>	<i>Chief Judge, Superior Court</i>
<i>Isaiah Hugley</i>	<i>City Manager</i>
<i>Jimmy Elder</i>	<i>Reverend, First Baptist Church</i>
<i>Joy Norman</i>	<i>Director of Center for Accommodation &amp; Access, CSU</i>
<i>Julia Slater</i>	<i>District Attorney</i>
<i>Kenneth Followill</i>	<i>Senior Judge, Superior Court</i>
<i>Kristen Miller Zohn</i>	<i>Citizen</i>
<i>Lisa Goodwin</i>	<i>Deputy City Manager</i>
<i>Medley Hayes</i>	<i>Reverend, Greater Beulah Baptist Church</i>
<i>Mike Massey</i>	<i>Security, Sheriff's Office</i>
<i>Natalia Naman Temesgen</i>	<i>Citizen</i>
<i>Norman Easterbrook</i>	<i>Executive Director, RiverCenter for the Performing Arts</i>
<i>Pam Hodge</i>	<i>Deputy City Manager</i>
<i>Paul Pierce</i>	<i>Producing Artistic Director, Springer Opera House</i>
<i>Robert Anderson</i>	<i>Liberty Theatre</i>
<i>Richard Bishop</i>	<i>Citizen</i>
<i>Ronzell Buckner</i>	<i>Citizen</i>
<i>Skip Henderson</i>	<i>Columbus Council</i>
<i>Teresa Tomlinson</i>	<i>Mayor</i>
<i>Walker Garrett</i>	<i>Columbus Council</i>

The New Government & Judicial Building Commission (Commission) was ably assisted by experts in their fields to include architects Hecht-Burdshaw and 2WR, Historic Columbus Foundation and Columbus Consolidated Government (CCG) staff (including Engineering, Buildings and Code and Finance personnel).

## **Statement of Objective**

The purpose of the Commission is to review and consider the existing conditions at CCG's current Government Center, located at 100 – 10<sup>th</sup> Street, and to make recommendations on whether and how to appropriate funds to better these conditions.

## **Methodology**

The Commission assessed the current condition of the Government Center, utilizing CCG staff and stakeholder input. The Commission met regularly in two-hour increments. The issues raised could be categorized into issues of safety, functionality, efficiency/cost, aesthetics, and community pride.

The Commission meetings were held in the Government Center's Ground Floor Conference Room:

- February 9, 2017: Project Introduction and Outline Objective
- February 21, 2017: Tower Overview and Government Center Tour
- March 13, 2017: Projected Cost Estimates
- April 13, 2017: Historic Columbus Foundation Presentation
- May 4, 2017: Proposed Funding Options
- May 22, 2017: Conceptual Site Studies
- June 26, 2017: Non-Judicial Space Needed Assessment
- July 24, 2017: Public Survey and Results
- July 26, 2017: Government Center Public Tour
- August 30, 2017: Narrowed Conceptual Site Studies/  
Judicial Space Needed Assessment
- September 19, 2017: Public Forums
- November 9, 2017: Commission's Final Discussion and Selection

Each meeting assessed various aspects of the existing condition of the building and potential options for moving forward. (See Appendix A, Meeting Agenda). The Commission received reports and analyses, which are referred to herein and appended to this report. (See Appendix B, Meeting Minutes).

The Commission meetings were open to the public and the media regularly attended. (See Appendix C, Media Reports). Additionally, all meeting agendas, minutes, and reports were posted for public review on a Google Drive page and were made available through the CCG website. (See Appendix D, Reports and Presentations).



Public input was sought through community wide surveys, tours of the Government Center Building, broadcasts of the tours, and public forums. (See Appendix E & F, Public Survey Results and Citizen Comments).

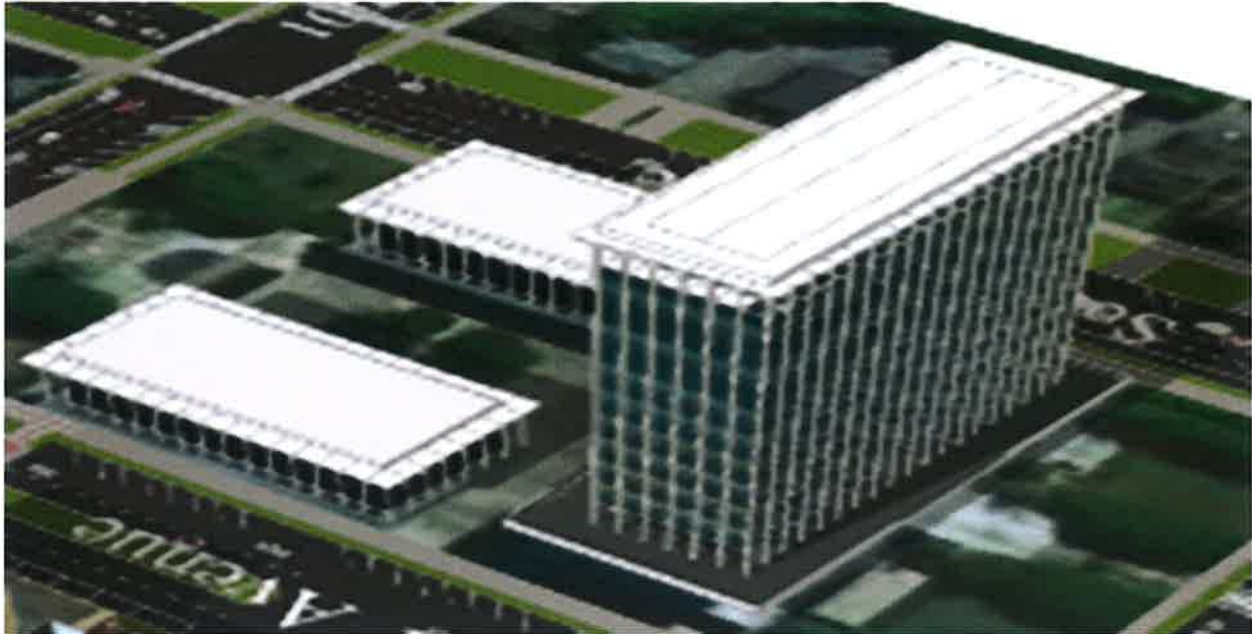
### **The Government Center Then and Now**

The Government Center was designed to withstand approximately fifty years of governmental growth. (See Appendix G, Clason Kyle, "The Voters Can Affirm Quality!," January 15, 1967, excerpt; and Appendix D.17, Narrative Report of Edward Neal). After nearly fifty years, the uses of the Government Center have outgrown the space provided, the majors systems are failing and the building is largely out of compliance with current day building and safety codes. See discussion *infra*. Further, modernist buildings made of reinforced concrete with a glass curtain, such as the Government Center, have a deterioration span of 60 years. (See Appendix H, Rybczynski, Witold (2015, July 22) *Short Life* <http://www.witoldrybczynski.com>). Accordingly, this Commission was formed as the facility approached the end of its useful life as presently constructed.

Construction on the Government Center began in 1969, and the facility opened for business in 1970. The funding of the Government Center was quite controversial. The original bond referendum to fund the county portion of its proposed \$8.5 million construction failed by some 39 votes and then mayor J.R. Allen called for a second referendum with a scaled down, less expensive version of the civic space. (See Appendix I.1, "5-Story Building is His Proposal", Columbus Ledger, April 20, 1967). The unconsolidated county voters, finally approved the county's share of the construction cost at just \$4.8 million. (See Appendix I.2 and I.3, "County to Call New Referendum" and "Courthouse 20 Per Cent Vote Approves Bond", Columbus Ledger, May 24 and June 29, 1967). The approved funds fell short of those necessary to complete the construction as designed, even after significant value engineering. (See Appendix I.4, "County is Short \$250,000 in its Share of Courthouse" Columbus Ledger, July 19, 1967).

Though cuts were made to the original proposed construction budget (notably eliminating a second bank of elevators and other such perceived cost efficiencies of the time), the local governing authority of Columbus, Georgia appropriated a total of approximately \$11,000,000 to complete the construction (See Appendix J, Columbus Ledger, April 23, 1971).

The Government Center tower currently houses approximately twenty-two departments, as well as law enforcement and judicial. Those offices include: the Mayor's Office, City Manager's Office, City Attorney's Office, Finance Department, District Attorney's Office, State Court Solicitor General's Office, the Sheriff's Office, the Marshal's Office, State, Superior, Probate, Magistrate and Municipal courts, their clerks' offices, judicial chambers, courtrooms and jury areas. A parking garage, partially underground, separates the tower and the wings.



The Government Center has two wings that house the Juvenile Court, its clerk's office, Human Resources Department, the District Attorney's Victim-Witness Office, and additional space for the Marshal's Office. Note that both the District Attorney's Office and Marshal's Office functions are divided among floors and buildings – as are the functions of other offices at this location – in order to obtain the necessary space to accommodate their respective missions and growth.

With funds from the 2009 Special Purpose Local Option Sales Tax (SPLOST), the City Services Center was constructed on Macon Road and opened in 2013. The City Services Center currently houses the Tax Assessor's Office, Tax Commissioner's Office, Council Chamber for Council Meetings, and other offices that were moved from the Government Center to provide those departments with more space and a central location for citizens' non-judicial needs. The resulting available space in the Government Center was quickly filled with the pressing needs of the remaining offices and functions. The assignment of this vacant space was effectuated pursuant to a space reallocation effort conducted by CCG and its consultants for maximum efficiencies given the existing limitations of the Government Center structure.

### **Existing Conditions and System Concerns**

A Property Condition Assessment identifies the existing site, as “a raised podium with a 12 level tower on the south end and two three level wing buildings on the east and west sides.” (See Appendix D.5, Property Condition Assessment p. 5). The site also contains a three (3) level parking deck for government personnel use. Both the main tower and the corresponding wings use similar designs, “consisting of a reinforced concrete frame supported by a caisson foundation, with perimeter cast-in-place reinforced concrete podium walls supported by concrete spread footings and smaller caissons”. *Id.* The exterior design of the building “is dark colored anodized

aluminum curtain wall extending between exposed continuous exterior columns at 48 bays around the perimeter”, consisting of window “groups of two units 3’-3” wide separated by a 4’ wide unit all 6’ high mullied in groups of three at each bay around the perimeter of each floor”, which make the exterior energy inefficient. Id. Though the existing structure does show signs of wear and tear, cracking and water infiltration, the overall structure of the building itself is in fair condition.

However, the existing systems in the Government Center range from fair to poor condition. The cooling and heating systems were both identified as being in fair condition and seem to have the capacity to maintain the current structure, but are noted to be highly inefficient. Both systems have efficient capacity, but present serious corrosion issues throughout the entire structure. (See Appendix D.6, p. 35-39, Hot Water Heating Piping System Concern). These corrosion issues create significant safety concerns for the employees and the general public who visit the facility on a day-to-day basis. The temperature control system is in poor condition due to multiple component failures. (Id. p. 43). These component failures, along with the energy inefficient exterior wall of the existing structure, make temperature control throughout the building difficult and uncomfortable. Regularly, occupants on one side of a Government Center floor experience 56 degree temperatures and run space heaters and utilize lap blankets to keep warm, while simultaneously the occupants on the other side of the floor experience temperatures above 80 degrees.

The Commission toured the facility and heard presentations that further detailed its security and safety threats, as well as the threats of systems failure:

**1) Security and Safety Threats**

Major Mike Massey of the Sheriff’s Office reported to the Commission on safety issues that threaten law enforcement, the public, judges, prosecutors and attorneys. The world has changed since the Government Center’s 1969 construction, and the security needs for government and court facilities have changed with it. Government Center security changed drastically due to the events like September 11, 2001, which in turn drastically altered the intended functionality of the building.

Security problems now exist that were unforeseen or unaccounted for during the facility’s 1969 construction, as underscored in the 2005 murder of Judge Rowland Barnes in open court in Fulton County, Georgia. Prisoners are frequently transported from the Muscogee County Jail in large numbers to an open and unsecured location in the parking garage, then transported to a holding area in the Sheriff’s Office and then to court. Too often prisoners, other accused and their families and associates are in immediate contact with the prosecutors, judges, jurists and victims involved in their criminal cases. Major Massey additionally reported that the parking garage is not secure, putting judges and prosecutors in danger. Although there are four elevators in the tower for employees and citizens, there is only one private elevator available for judges.

Remarkably, this elevator is also the only one available for prisoner transport, and judges often ride with prisoners who may be on their way to sentencing or trial.

Child custody, divorce, Drug Courts, juvenile and Mental Health Court cases also are heard in cramped quarters, where witnesses, victims, defendants and family members are thrust together in public corridors resulting in volatile outbursts and physical altercations.

Two 20-person holding cells for prisoners on the fourth floor present notable challenge for the Sheriff's Office. The tight, primitive confines are security threats and could undermine court proceedings if defendants and witnesses are allowed to be in the same vicinity. In these situations, it often becomes necessary for prisoners to be moved from the holding area to open hallways where deputies are assigned to monitor them until their cases are called. This, prevents the deputies from attending their regular duties.

Other grave concerns relate to the safety of the building occupants and the public at large. There is a fire suppression sprinkler system on the first floor **only**, and Fire Department ladders can reach no higher than the fifth floor, endangering all, but particularly endangering anyone located on the higher floors of the building. With the current fire stair design and lack of an accompanying suppression system - and because the stairwells are not self-contained - smoke would be sucked into the escape stairs posing a risks of panic and asphyxiation. The condition of smoke in the stairwell actually occurred in the 1990s when a smoke bomb was ignited on the fourth floor of the Government Center.

The stairs are narrower than necessary for equipment-laden firefighters to climb while employees and members of the public attempt to descend to escape fire or smoke. Also, the Government Center stairwell does not have "safe spaces" for slower moving evacuees to stand to the side to catch their breath while allowing others to more swiftly pass. The lack of such safe spaces in the stairwells increases the likelihood of congestion, panic and trampling. The stairwells empty to the middle of the Government Center building ground floor, which actually is below ground level and has limited, bottle-necked egress. A recent unplanned fire alarm at the Government Center demonstrated that under the conditions of an actual fire with moderate to heavy smoke, the results could be catastrophic with injuries and the possibility for the loss of life.

Because the exterior doors in the wings had to be closed off after new security procedures were adopted following the terrorist attacks in New York on September 11, 2001, some emergency exit routes actually end up back inside the building rather than outside. Whereas, citizens could previously enter the facility from open-area steps leading up to the plaza level and also at entrances at the wings, security required ingress and egress to be consolidated, and thus was limited to the entrance on the ground floor south side breezeway. Other entryways were closed off. Major Massey reported on this challenging arrangement where the public must enter through the only secure area - the basement, backside of the tower. Besides of the confusing and ungainly path visitors must take to enter the Government Center to do business, the Sheriff's Office is challenged to maintain orderly and secure ingress/egress through this awkward

bottleneck. It was pointed out that this arrangement was quickly put in place after September 11: what was then a temporary solution became permanent. Commissioners and a public survey noted that this backdoor entrance to Columbus' most prominent civic building is far from desirable.

## **2) Inefficient and Failing Systems**

Commissioners were given tours of the facility's tower and wings, where they reviewed a variety of facility systems problems. The building is completely clad in glass that is not insulated resulting in an interior environment which, as noted above, is so cold on one side of the structure that employees must utilize additional electricity to run space heaters, while the HVAC running at full tilt cannot alleviate the unnaturally hot condition on the other side. The HVAC system cannot compensate for this wide fluctuation in temperature because of the glass.

Public Works Director Pat Biegler and Inspections and Code Director John Hudgison presented the Commission with an overview of the Government Center's current condition based on a 2013 study. While the structure itself is generally sound, HVAC systems are inefficient and overworked due to non-insulated windows, there are no fire sprinklers above the first floor, the elevator systems break down regularly, the emergency generator is inoperable and there is a wide range of present day safety and code violations that are only allowed to continue because the existing Government Center is "grandfathered in". The design of the building prevents maintenance personnel from accessing many of the building's electric and plumbing shafts. Much of the building is not ADA compliant, including particularly restrooms. Recently, the son of a disabled woman alerted Government Center office staff that his disabled mother had gone into the non-ADA compliant women's restroom, became stuck, and was requesting female assistance. A female Administrative Assistant, untrained in the care of disabled individuals, rendered compassionate aid to assist the disabled citizen. Our citizens deserve a higher level of dignity than the Government Center facilities offer, regardless of their physical limitations.

A serious and immediate systems and safety issue was brought to the Commission's attention regarding the building's hot water heating piping system. (See Appendix D.6, Hot Water Heating Piping System Concerns). Leakage in the Government Centers piping system was first discovered in the East Wing on February 8, 2017. Id. Government personnel indicated that the overall difficulty to repair these corroded pipes could run throughout the entire facility, which is a serious issue because the facility has over 350 heating terminals. Id. The City Manager illustrated the danger of this issue to the Commission by explaining that the temperature of the water passing through these pipes is more than 140 degrees and could seriously injure a person on contact. Both long-term and short-term solutions to the piping issue were listed in the presentation, with the long-term solution being estimated as around \$1.2 million. Id. Council has appropriated these otherwise unbudgeted funds in order to immediately remediate this situation. This expenditure is just one costly example of the ever-increasing frequency of significant costs associated with maintaining a building with aging and failing systems.

The energy back-up systems utilized by the facility originally consisted of “a single diesel powered emergency generator, reinforced concrete columns and floors, reinforced cast-in-place concrete walls, drywall partitions, enclosed exit stairs with the rated assemblies created using the fire suppression system and two-hour rated partitions”. The original emergency generator located in the basement of the Government Center is no longer functional, and it cannot be removed from the facility due to its size, and above described constructed location. As a result, the replacement generator (which is the size of a trailer) had to be located on the exterior of the building blocking a public sidewalk and parking spaces.

### **Space Needs Assessment**

The Commission was informed that a Space Needs Assessment had been conducted in 2014 in conjunction with the move of some CCG services to the City Services Center. It was noted that an update of that assessment was needed before moving forward with refined proposals for a renovated or a new Government Center.

On June 26, 2017, Inspections and Code Director John Hudgison presented the City’s Needs Assessment Update. Mr. Hudgison’s report systematically evaluated each non-judicial department separately to establish square footage needed and included projected future needs. (See Appendix D.16, Non-Judicial Space Needs Assessment). An additional amendment was made to this report on August 30<sup>th</sup>, 2017. Id.

### **Renovation Versus New Construction**

A consistent inquiry in the early deliberations of the Commission related to the options of either renovating the Government Center structure, or demolishing the existing structure and building a new structure. The three initial, ballpark options reviewed were as follows:

Option 1 – Renovation of Tower and Wings, plus a new five story Tower Addition. Judicial and Governmental programs are commingled throughout the complex. Renovation of existing parking deck. A new 9th Street parking deck. Estimated construction cost is \$99,993,000 with an additional \$9,993,300 in inflation costs if needed to extend the beginning of construction to 2023.<sup>1</sup>

Option 2 – Renovation of Tower only, plus a new three story Tower Addition to house the judicial program. A separate new building to house general governmental functions. A new underground parking deck on site, and a new 9th Street parking deck. Estimated construction cost is \$103,723,200, with an additional \$10,372,320 in inflation cost if needed to extend the beginning of construction to 2023.<sup>2</sup>

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<sup>1</sup> These estimated cost figures do not include additional 30,000 square feet of whitebox growth space included in the final proposed cost. *See discussion infra.*

<sup>2</sup> These estimated cost figures do not include additional 30,000 square feet of whitebox growth space included in the final proposed cost. *See discussion infra.*

Option 3 – A new building to house the judicial functions. A separate new building to house the general governmental functions. A new underground parking deck on site, and a new 9th Street parking deck. Estimated construction cost is \$112,861,200, with an additional \$11,286,120 in inflation cost if needed to extend the beginning of construction to 2023.<sup>3</sup>

The Muscogee County Jail is currently located at 700 - 10th Street, several blocks away from the Government Center. At each step in this process, the option of building the Judicial Center adjacent to the jail was considered. After study, it was determined that the available footprint of the jail property located in the Liberty District is not large enough for the construction of a judicial center building.

### **Architectural and Historical Significance of the Government Center**

Director of Historic Columbus Elizabeth Barker provided Commission members with a presentation regarding the architectural value of the existing Government Center. (See Appendix D.10, Historic Columbus Presentation). Government Center architecture is a mixture of both International and Brutalist designs. The center tower represents a strong style of Brutalism by its use of repetition, while the wings of the structure represent a sense of International design due to their use of the exterior pillars located all around the building.

Historic Columbus announced its position that the Government Center should not be demolished, but that the buildings should be renovated, or reused for purposes other than governmental or judicial functions. (See Appendix D.11, Historic Columbus Foundations Publicized Position Statement).

### **Proposed Funding Options**

Finance Director Angelica Alexander gave a presentation on funding options for the new or renovated Government and Judicial buildings. Ms. Alexander identified four options for financing construction of the facility:

1. Special Purpose Local Option Sales Tax (SPLOST)
2. General Obligation Bonds
3. Brick and Mortar Financing Program through Georgia Municipal Association
4. Developer Financed Lease-Purchase

SPLOST is an option that proposes to increase the local tax rate by 1% or 1/100 of a dollar. This plan is capable of generating approximately \$33 million a year based on current collections at 1% (See Appendix D.12, Funding Options). This plan would allow the city to pay for the proposed structure within 5 years. Currently Sales Tax in Columbus, Georgia is 8%; 4% State Tax,

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<sup>3</sup> These estimated cost figures do not include additional 30,000 square feet of whitebox growth space included in the final proposed cost. *See discussion infra.*

1% City LOST (does not expire), 1% City OLOST (does not expire), 1% School District ESPLOST (expires 6/30/2020), 1% City TSPLOST (expires 12/21/2022). Id.

Once the ESPLOST program expires in 2020, the City could initiate a SPLOST ballot initiative without changing the current tax rate. It was noted that this could be one of the more desirable options, in that the community would have to approve it through a vote and in that the community is already accustomed to the current 8% tax rate. SPLOST funding is also beneficial because it prevents the local community from bearing 100% of the absolute cost. A SPLOST reaps the benefit of visitor spending within our community and those funds from non-residents would assist in paying for the proposed structure. This visitor contribution would help relieve some of the Columbus community financial burden. In other words, a SPLOST allows a percentage of the building funding to come from an outside source rather than being produced solely by Columbus, Georgia residents.

General Obligation Bonds are bonds issued by a local government as financing mechanisms for authorized governmental projects. Id. These bonds are a form of debt and are backed by local tax revenues for the payment of the principal and interest due on these bonds. This option could be funded by the passage of a SPLOST tax as discussed above. Otherwise, the servicing of the bonds would have to come from existing CCG funding such as the already overburdened General Fund revenues.

Brick and Mortar Financing Programs of the Georgia Municipal Association (GMA) are programs specifically formed to facilitate financing for long term real estate projects (renovation and/or new construction). These program terms can range from 5 to 30 years in length and are subject to certain limitations and special requirements. Id.

Developer Financed Lease-Purchase is the final funding option available for the Commissions' consideration. In this option, a third party acquires the property and makes it available to the City in return for incremental payments consisting of principal and interest (See Appendix D.12, "Funding Options"). The principal amount of the lease-purchase contract will be the acquisition and/or construction price of the property, and interest will be determined by mutual agreement and based on market conditions. Id.

There was general consensus that issuance of general obligation bonds, serviced through a SPLOST ballot initiative, was the best option and would be a recommendation of the Commission.

### **Conceptual Site Studies**

The Commission reviewed several initial site locations and layouts in the "Conceptual Site Studies" (See Appendix D.13, D.15 and D.20, Conceptual Site Studies). These presentations proposed four (4) purely conceptual site plans for the Commission to examine and discuss. These plans were strictly identified as "conceptual ideas" and were presented to provide Commission



members with visual concepts of options available for discussion and ultimately for their consideration.

Option A proposed constructing a five (5) story judicial building next to the Jail, located at 700 E 10th St, Columbus, GA 31901, and parking deck (next to the existing recorders court). In this option, each wing of the current Government Center would be demolished but the tower would be maintained and refurbished for further operational use. This option allowed for the administrative and judicial branches to be separated, while preserving the original tower design. This option added a large green space for public use and activity. Id.

Option B proposed constructing a five story judicial building a next to the Jail, located at 700 E 10th St, Columbus, GA 31901, and parking deck (next to the existing recorders court, as well). In this option, both the tower and wings would be refurbished for future operational use and could either be resold or reused for administrative purposes. Id.

Option C proposed constructing a seven (7) to eight (8) story judicial building on the current Government Center site, directly across from the existing tower. In this option, the current Government Center tower would be refurbished for reuse but both wings would be demolished and a connecting structure would be built on one side to connect the two larger structures. Option C would create a large green space for public use and activity. Id.

Option D proposed adding two lower level structures, in an L shape design, to the existing Government Center tower specifically for judicial use. This option allows the current tower to be refurbished for reuse, while moving the courts to the lower level structures to free up elevator space for employee and citizen use. Option D would create a large green space for public use and activity. Id.

Commissioners discussed the four concepts and debated the strengths and weaknesses of all options. Modifications were proposed to strengthen each. Eventually, a consensus emerged that a separate judicial function would eliminate many of the current operational and safety problems. It was pointed out that the current Government Center was designed to hold six courtrooms and that, presently, there are now eleven courts. The issue of future growth in the courts was brought up again and discussed. Commissioners agreed that planning for growth was essential.

In response to Commissioners' feedback to the Conceptual Site Studies presented at the May 22<sup>nd</sup> meeting, Neil Clark of Hecht-Burdeshaw presented three additional options, noting that the options could change upon the incorporation of future CCG's space needs data:

Option E: New Judicial Center and new Government Operations structure on the existing site. A parking deck would be built across 9th Street to the South.

Option E.1: A single structure built roughly 9-10 stories tall with judicial functions on the first 5 floors and non-judicial function on the remaining floors above. Parking deck across 9th Street.

Option F: A smaller single building on the existing site for general government services and a separate Judicial Building on a new site closer the jail. This would allow non-judicial functions to remain on the current site and provide a large green space for public use and activity.

### **Initial Citizen and User Input.**

The Commission hosted two (2) public tours of the Government Center on Wednesday, July 26<sup>th</sup>, from 5:30-6:30 pm. The Government Center tours were led by John Hudgison, Director of Building Codes and Inspections for CCG, Johnny Harp, Facility Maintenance Manager, and Lt. Brad Hicks, from the Muscogee County Sheriff's Office. These tours introduced the citizens to some of the most troubling issues of the existing structure, along with the safety concerns. Each tour was filmed by local media and CCG-TV and was aired by each organization for those citizens who could not make the actual tour. In particular, CCG-TV ran the filmed tour roughly four (4) times a day for over two (2) weeks to ensure that every member in the community had an opportunity to observe the tours. A link to one of the recorded tours was also posted on CCG's website and Mayor Teresa Tomlinson's three FaceBook pages.

A Survey Sub-committee of the Commission was formed to design and publish surveys seeking community input. An Initial Public Survey was published seeking general input regarding the community's use of and impression of the existing Government Center.

Commission sub-committee member David Helmick made a comprehensive presentation on the Initial Public Survey which was distributed by email, social media and links associated with newspaper articles. A total sample of 1,570 surveys were returned and thousands of comments were added. There was wide age distribution with participating citizens ranging from 12 to 70 years old. (See Appendix E.1, E.2 and E.3, Commission Initial Public Survey).

Over fifty percent of the public expressed dissatisfaction with the existing conditions of the facility, and supported a judicial facility that is separate from general government functions. Citizens noted the lack of fire suppression, slow elevators, and poor emergency exits as primary concerns. Nearly fifty percent of survey-takers responded that the facility was an important icon or symbol of Columbus, Georgia, although several individuals noted in their comments that it was an "icon" for negative and undesirable reasons, or simply because the Government Center is taller than other buildings in its area.

Other findings of the Initial Public Survey were as follows:

- 33.81% of the citizens that took the survey stated that they occasionally visit the Government Center (once every year or two). Id.
- A majority of the citizens (50.74%) that took the survey were dissatisfied with the parking at the Government Center. Id.
- A slim majority of the citizens (54.65%) taking the survey were satisfied with the security screen process at the Government Center, though the comments suggest the

respondents are satisfied with the Sheriff's handling of the security screen process not with the layout or functionality of the process. Id.

- Many of the citizens (43.98%) taking the survey were dissatisfied with the layout and design of the Government Center. Id.
- A majority of the citizens (51.26%) taking the survey were dissatisfied with the Government Center facilities (elevators, stairwells, restrooms, hallways, etc.). Id.
- Only (38.65%) of the citizens taking the survey were satisfied with the Government Centers amenities (Plaza level, courtyard, war memorial, public gathering areas, etc.) Id.
- Many of the citizens (44.18%) taking the survey were neutral or had no opinion on the accessibility of the Government Center for citizens with disabilities. Id.
- A majority of the citizens (60.73%) taking the survey were satisfied with the sense of security and safety within the Government Center, though again the comments suggest this is satisfaction with the performance of the Sheriff's Office. Id.
- The top four (4) concerns citizens taking the survey had about the Government Center were elevator issues (65.62%), lack of fire suppression systems (47.28%), corrosion of cooling systems pipes (45.34%), and lack of emergency exits (41.26%). Id.
- Citizens taking the survey were equally satisfied and dissatisfied with the Government Center (41.5% Satisfied, 42.63% Dissatisfied), in general. Id.
- 49% of the citizens taking the survey thought the Government Center was an important icon<sup>4</sup>, 38.84% stated it was not an important icon and 14.16% had no opinion. Id.
- 47.31% of the citizens taking the survey thought the Government Center should be preserved and maintained through renovation, 39.21% thought it should not be demolished, and 13.48% had no opinion. Id.
- A majority of the citizens (50.47%) taking the survey believe that the Judicial Complex should be housed separately from the general government facility. Id.

After the conclusion of the Initial Public Survey, a Commission Member Survey was conducted to narrow the previously discussed Site Concepts for further analysis and review. This survey was provided to Commission members only and not to the general public. (See Appendix E.6 & E.7, Commission Member Initial Survey). The results of that survey were as follows:

- A supermajority (90.48%) of the Commission members who voted agreed that the general government and judicial functions should be located in different buildings. (See Appendix E.6 & E.7, Commission Member Initial Survey)
- A majority (52.38%) of the Commission members who voted had no opinion on whether or not these two (2) buildings should be located on the same or different sites. Id.
- Exactly 50% of the Commission members who voted agreed that the existing tower of the Government Center should be completely torn down, while 15% voted that it should be

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<sup>4</sup> A number of the comments suggest responders thought the Government Center was "iconic" in a negative way, i.e. an "eyesore".

kept but completely gutted and 35% voted that it should be kept and only major systems renovated. Id.

This survey was intended to gauge key issues still facing the Commission for further consideration. The Commission was in agreement on the concept of two separate buildings (Government and Judicial), which was also supported by the public with well-over 50% of the vote going for the separate facilities. Id. The Commission voted 19 in favor, 1 against, with 1 abstaining to pursue concepts that separated the general government and judicial functions. From these findings the volunteer architects assisting the Commission devised three building proposals to narrow the Commission focus and provide more in-depth analysis of the options.

### **Three Building Proposals**

On August 30, 2017, a more refined set of the Conceptual Study renderings were presented to the Commission by Scott Allen and Michael Starr of 2WR+Partners and Tim Jensen and Neil Clark of Hecht-Burdeshaw Architects. It was reiterated to Commissioners that these drawings were still conceptual in nature and may not resemble the final design.

Scenario 1 proposed both wings and the tower be kept but renovated. This scenario projected cost at roughly \$109,926,300, excluding whitebox space costs for additional growth.



	Area	@	=
<b>Demolish (Selective) Tower</b>	<b>202,800 SF</b>	<b>\$5</b>	<b>\$1,014,000</b>
<b>Demolish (Selective) Wings</b>	<b>72,600 SF</b>	<b>\$5</b>	<b>\$363,000</b>
<b>Demolish Parking Deck</b>	<b>0 Spaces</b>	<b>\$5,000</b>	<b>\$0</b>
<b>Renovate Tower</b>	<b>202,800 SF</b>	<b>\$195</b>	<b>\$39,546,000</b>

<b>Renovate Wings</b>	<b>72,600 SF</b>	<b>\$175</b>	<b>\$12,705,000</b>
<b>Tower Addition</b>	<b>118,000 SF</b>	<b>\$300</b>	<b>\$35,400,000</b>
<b>New Building for City Offices</b>	<b>0 SF</b>	<b>\$200</b>	<b>\$0</b>
<b>Existing Parking Deck (Underground)</b>	<b>145 Spaces</b>	<b>\$4,000</b>	<b>\$580,000</b>
<b>New Parking Deck (Above Ground)</b>	<b>555 Spaces</b>	<b>\$15,000</b>	<b>\$8,325,000</b>
<b>Site and Landscaping</b>			<b>\$2,000,000</b>
<b>Subtotal Cost</b>			<b>\$99,933,000</b>
<b>Increase for Time through 2023</b>			<b>\$9,993,300</b>
<b>Total Demolition/Construction Estimate</b>			<b>\$109,926,300<sup>5</sup></b>

Scenario 2 retains the existing tower, but renovates it for judicial use, demolishes the wings and builds a new multi-story building for non-judicial government use. Again, in this plan, the lower level of the tower would be expanded and the tower would be assigned a pure judicial function. This scenario was projected at a cost of \$114,095,520, excluding whitebox space cost for additional growth.



<sup>5</sup> Should excess space be built for future growth, the architects suggest in this scenario an additional 31,200 square feet at \$200 per square foot for an additional cost of \$6.24 million. The Commission notes that Council previously declined to build whitebox space when constructing the City Service Center on Macon Road.

	Area	@	=
<b>Demolish (Selective) Tower</b>	<b>202,800 SF</b>	<b>\$5</b>	<b>\$1,014,000</b>
<b>Demolish Wings</b>	<b>72,600 SF</b>	<b>\$7</b>	<b>\$508,200</b>
<b>Demolish Parking Deck</b>	<b>145 Spaces</b>	<b>\$5,000</b>	<b>\$725,000</b>
<b>Renovate Tower</b>	<b>202,800 SF</b>	<b>\$195</b>	<b>\$39,546,000</b>
<b>Renovate Wings</b>	<b>0 SF</b>	<b>\$0</b>	<b>\$0</b>
<b>Tower Addition</b>	<b>88,100 SF</b>	<b>\$300</b>	<b>\$26,430,000</b>
<b>New Building for City Offices</b>	<b>102,500 SF</b>	<b>\$200</b>	<b>\$20,500,000</b>
<b>New Parking Deck (Underground)</b>	<b>300 Spaces</b>	<b>\$20,000</b>	<b>\$6,000,000</b>
<b>New Parking Deck (Above Ground)</b>	<b>400 Spaces</b>	<b>\$15,000</b>	<b>\$6,000,000</b>
<b>Site and Landscaping</b>			<b>\$3,000,000</b>
<b>Subtotal Cost</b>			<b>\$103,723,200</b>
<b>Increase for Time through 2023</b>			<b>\$10,372,320</b>
<b>Total Demolition/Construction Estimate</b>			<b>\$114,095,520<sup>6</sup></b>

Scenario 3 proposes a complete demolition of tower and the wings with two new multi-story buildings constructed for separate general government and judicial functions. The approximate cost of this scenario is \$124,147,320, excluding whitebox space cost for additional growth.



<sup>6</sup> Should excess space be built for future growth, the architects suggest in this scenario an additional 30,000 square feet at \$115 per square foot for an additional cost of \$3.45 million. The Commission notes that Council previously declined to build whitebox space when constructing the City Service Center on Macon Road.

	Area	@	=
<b>Demolish Tower</b>	<b>202,800 SF</b>	<b>\$10</b>	<b>\$2,028,000</b>
<b>Demolish Wings</b>	<b>72,600 SF</b>	<b>\$7</b>	<b>\$508,000</b>
<b>Demolish Parking Deck</b>	<b>145 Spaces</b>	<b>\$5,000</b>	<b>\$725,000</b>
<b>Renovate Tower</b>	<b>0 SF</b>	<b>\$0</b>	<b>\$0</b>
<b>Renovate Wings</b>	<b>0 SF</b>	<b>\$0</b>	<b>\$0</b>
<b>New Judicial Building</b>	<b>260,000 SF</b>	<b>\$285</b>	<b>\$74,100,000</b>
<b>New Building for City Offices</b>	<b>102,500 SF</b>	<b>\$200</b>	<b>\$20,500,000</b>
<b>New Parking Deck (Underground)</b>	<b>300 Spaces</b>	<b>\$20,000</b>	<b>\$6,000,000</b>
<b>New Parking Deck (Above Ground)</b>	<b>400 Spaces</b>	<b>\$15,000</b>	<b>\$6,000,000</b>
<b>Site and Landscaping</b>			<b>\$3,000,000</b>
<b>Subtotal Cost</b>			<b>\$112,861,200</b>
<b>Increase for Time through 2023</b>			<b>\$11,286,120</b>
<b>Total Demolition/Construction Estimate</b>			<b>\$124,147,320<sup>7</sup></b>

All three scenarios assume the cost of a new parking deck across 9th Street for public and employee use. Additionally, an amended Space Needs Assessment was submitted to the Commission, which identified the slight need for space refinement in each of the three proposals, but nothing material to the conceptual analysis of the three proposals was noted.

Given the identified energy inefficiencies of the existing Government Center, Mr. Clark presented an Energy Assessment Study including HVAC, lighting, exterior envelope and control, which projected a \$1.99 per square foot daily cost compared to the current \$2.49 per square foot daily cost for the existing Government Center Tower and Wings. This would result in hundreds of thousands of dollars in efficiency cost savings.

The current energy costs for the existing Government Center is \$690,171 annually. A complete renovation of the existing building, *even* with an additional 24% more space, would create an annual savings of roughly 24% - 34% on energy cost alone. A newly constructed Government Center, *even* with an additional 13% more space, would create an annual savings of roughly 33% - 42% on energy cost.

<sup>7</sup> Should excess space be built for future growth, the architects suggest in this scenario an additional 30,000 square feet at \$180 per square foot for an additional cost of \$5.4 million. The Commission notes that Council previously declined to build whitebox space when constructing the City Service Center on Macon Road.

<b>Potential Energy Savings:</b>	
<b><u>Renovations w/ Addition Estimate</u></b>	<b><u>Complete New Construction Estimate</u></b>
<b>\$450,000 - \$520,000 Electrical Cost</b>	<b>\$400,000 - \$460,000 Electrical Cost</b>
<b>24% - 34% Savings (\$165,000- \$235,000 annually)</b>	<b>33% - 42% Savings (\$227,000 - \$290,000 annually)</b>
<b>24% More Space</b>	<b>13% More Space</b>

The energy and maintenance savings is significant and should be taken into consideration when weighing the net cost of renovation or new construction. Clearly, hundreds of thousands of dollars in energy costs and millions of dollars averted in imminent, necessary systems and other repairs to the Government Center will greatly reduce the net cost of each of the three proposals.

### **Public Forums**

Once the three core options were identified and refined by the Commission, Public Forums were held throughout the community. Four public forums were held Tuesday, Sept. 19, 5:30 to 7 p.m., at the following locations:

- Government Center (Plaza Level), 100 E 10th Street
- Citizen Services Center (Community Room), 3111 Citizens Way
- Frank Chester Rec Center, 1441 Benning Drive
- Psalmound Rd. Rec Center, 6550 Psalmound Road

City staff and volunteer architects presented each of the three concepts to those attending for their review, comments and questions. The public was given the opportunity to comment on these presentations by filling out forms distributed at the forums. (See Appendix F, Citizen Comment Cards)

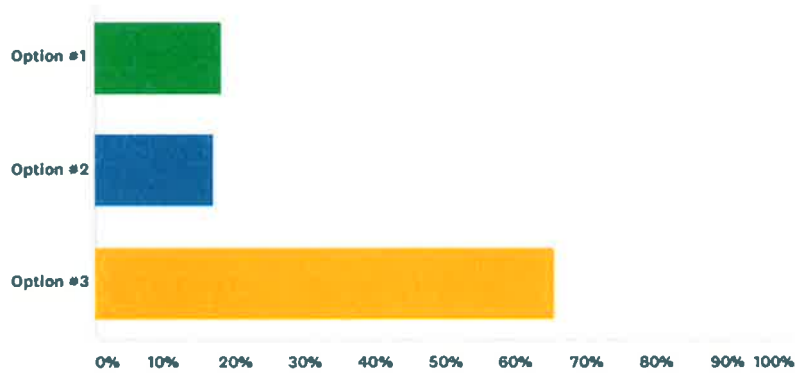
In addition, a Commission Members Final Survey was published, providing a link to the building tour video mentioned above and providing the three options identified by the Commission, including estimated cost information. (See Appendix E.9 & E.10, Commission Members Final Survey).



## New Government & Judicial Building Cost Survey

### Q6 Which option do you think is best?

Answered: 630 Skipped: 147



ANSWER CHOICES	RESPONSES	
Option #1	17.94%	113
Option #2	16.67%	105
Option #3	65.40%	412
TOTAL		630

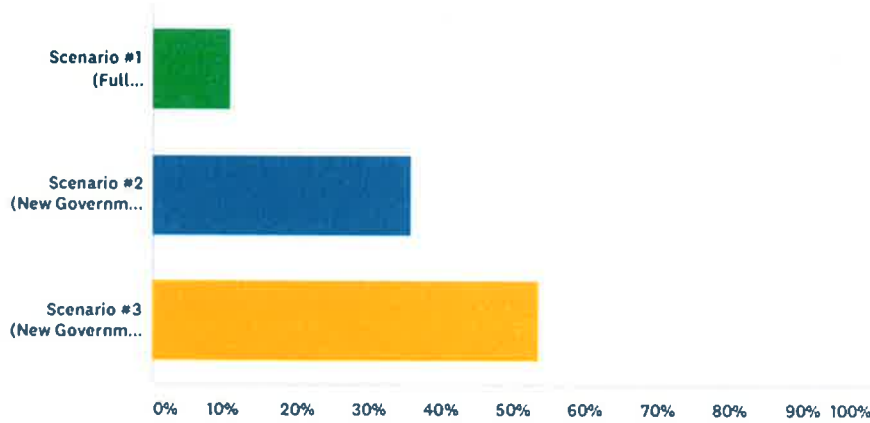
In conclusion, the final survey presented to the public identified to the Commission that the greatest public support is for option #3 with over two/ thirds (2/3) of the votes (65.40%) choosing this scenario as the most desirable of the options presented.

#### **Commission Selection of Proposed Option**

After numerous Commission meetings and after reviewing the Building Commission Report, each Commission member was provided a link to cast their final vote on the three (3) proposed scenarios. All but one (1) member of the Commission cast their vote. The results were as followed (See Appendix E.9 & E.10, Final Commission Member Survey):

**Q2 Out of the three (3) scenarios provided for the Commission's consideration, which of the three (3) do you support?**

Answered: 28 Skipped: 0



ANSWER CHOICES	RESPONSES	
Scenario #1 (Full Renovation)	10.71%	3
Scenario #2 (New Government Office Building & Full Renovation of Judicial Tower)	35.71%	10
Scenario #3 (New Government & Judicial Buildings)	53.57%	15
<b>TOTAL</b>		<b>28</b>

\* Two Ex Officio (non-voting) members erroneously voted in the survey. Their votes have been removed to make the final tally as follows:

SCENARIO	COST	VOTE TOTAL
<b>SCENARIO 1</b>	\$109,926,300 <sup>8</sup>	<b>3</b>
<b>SCENARIO 2</b>	\$114,095,520 <sup>9</sup>	<b>9</b>
<b>SCENARIO 3</b>	\$124,147,320 <sup>10</sup>	<b>14</b>

Accordingly, it is the recommendation of the Commission that Council pursue Scenario #3, and that said option be funded through a SPLOST in 2020 when the current school district SPLOST expires. That will continue the sales tax rate in Muscogee County at 8% and will allow the citizens to vote on this project, perhaps in conjunction with other much needed capital projects for our community.

In addition, the Commission notes that there have been several opportunities for CCG to obtain existing office space for general government use. Though the Commission is concerned

<sup>8</sup> This figure includes \$9,993,300 in projected inflation costs.

<sup>9</sup> This figure includes \$10,372,320 in projected inflation costs.

<sup>10</sup> This figure includes \$11,286,120 in projected inflation costs.

that any existing office space for general government use be functional, secure, and safe, as well as convey a level of civic dignity worthy of our citizens, such an opportunity would provide for a lessen capital outlay and still provide for a new Judicial Center. Most general government functions do not have the security and other construction requirements of a Judicial Center, so that the segmenting of the remaining general government operations presently in the Government Center into existing office space could be a viable, lower cost option.

This is the 2017 New Government & Judicial Building Commission Report submitted to Mayor Teresa Tomlinson this 12<sup>th</sup> day of December, 2017.

## **Appendix Content**

### **Appendix A – Meeting Agenda**

Appendix A.1 – February 9, 2017 Meeting Agenda

Appendix A.2 – February 21, 2017 Meeting Agenda

Appendix A.3 – March 13, 2017 Meeting Agenda

Appendix A.4 – April 13, 2017 Meeting Agenda

Appendix A.5 – May 4, 2017 Meeting Agenda

Appendix A.6 – May 22, 2017 Meeting Agenda

Appendix A.7 – June 26, 2017 Meeting Agenda

Appendix A.8 – July 24, 2017 Meeting Agenda

Appendix A.9 – August 30, 2017 Meeting Agenda

Appendix A.10 – November 9, 2017 Meeting Agenda

### **Appendix B – Meeting Minutes**

Appendix B.1 – February 9, 2017 Meeting Minutes

Appendix B.2 – February 21, 2017 Meeting Minutes

Appendix B.3 – March 13, 2017 Meeting Minutes

Appendix B.4 – April 13, 2017 Meeting Minutes

Appendix B.5 – May 4, 2017 Meeting Minutes

Appendix B.6 – May 22, 2017 Meeting Minutes

Appendix B.7 – June 26, 2017 Meeting Minutes

Appendix B.8 – July 24, 2017 Meeting Minutes

Appendix B.9 – August 30, 2017 Meeting Minutes

Appendix B.10 – November 9, 2017 Meeting Minutes

### **Appendix C – Media Reports**

Appendix C.1 – Columbus Mayor Creates Advisory Commission for New Government Center (WTVM)

Appendix C.2 – Mayor Weighs in on Aging Columbus Government Center Building (WTVM)

Appendix C.3 – New Columbus Government Center Could Cost \$100 Million or More (Ledger-Enquirer)

Appendix C.4 – “Building should not be Demolished” Says Historic Columbus on Government Center (Ledger-Enquirer)

Appendix C.5 – Columbus Government Center Open House Tour Reveals Serious Issues (WRBL)

Appendix C.6 – Government Center Tour Shows Criminal Safety Concerns (Ledger-Enquirer)

Appendix C.7 – Mayor Tomlinson’s New Government Center Commission Schedules 4 Public Forums (Ledger-Enquirer)

Appendix C.8 – Mayor Releases Survey Asking for Public Opinion on Government Center (Ledger-Enquirer)

Appendix C.9 – Up Close look at three Government Center Proposals (WRBL)

Appendix C.10 – What’s Next for the Government Center? (Ledger-Enquirer)

#### Appendix D – Commission Reports & Presentation

Appendix D.1 – Government Center Space Needs Comparison

Appendix D.2 – Columbus Judicial System Needs

Appendix D.3 – Security & Safety Presentation

Appendix D.4 – Government Center Master Plan Presentation

Appendix D.5 – Property Condition Assessment

Appendix D.6 – Hot Water Heating Piping System Concerns Presentation

Appendix D.7 – Hot Water Heating Piping Systems Letter

Appendix D.8 – City Managers Email to Department Heads

Appendix D.9 – Option Proposals Presentation

Appendix D.10 – Historic Columbus Presentation

Appendix D.11 – Historic Columbus Position Statement

Appendix D.12 – Funding Options Presentation

Appendix D.13 – Conceptual Site Studies Presentation (1)

Appendix D.14 – Government Centers Non-Judicial Space Assessment

Appendix D.15 – Conceptual Site Studies Presentation (2)

Appendix D.16 – Government Center Non-Judicial Space Analysis

Appendix D.17 – Government Center Tour Agenda

Appendix D. 18 – Interview with Ed Neal, Architect for the Original Government Center

Appendix D.19 – Government Centers Judicial Space Assessment

Appendix D.20 – Energy Saving Assessment

Appendix D.21 – Conceptual Site Studies Presentation (3)

#### Appendix E – Commission Surveys

Appendix E.1 – New Government & Judicial Building Commission Initial Public Survey Results (Short)

Appendix E.2 – New Government & Judicial Building Commission Initial Public Survey Results (Long)

Appendix E.3 – New Government & Judicial Building Commission Initial Public Survey Results Presentation

Appendix E.4 – New Government & Judicial Building Commission Final Public Survey Results (Short)

Appendix E.5 – New Government & Judicial Building Commission Final Public Survey Results (Long)

Appendix E.6 – New Government & Judicial Building Commission Initial Members Survey Results

Appendix E.7 – New Government & Judicial Building Commission Initial Members Survey Results Presentation

Appendix E.8 – New Government & Judicial Building Commission Public Survey Comparison Presentation

Appendix E.9 – New Government & Judicial Building Commission Members Final Survey Results

Appendix E.10 – New Government & Judicial Building Commission Members Final Survey Results Presentation

#### Appendix F – Other Public Comments

Appendix G – Clason Kyle, “The Voters Can Affirm Quality!,” January 15, 1967, excerpt

Appendix H – Rybczynski, Witold (2015, July 22) Short Life <http://www.witoldrybczynski.com>)

Appendix I – 1967 Ledger Enquirer Articles

Appendix I.1 – “5-Story Building is His Proposal”, April 20, 1967

Appendix I.2 – “County to Call New Referendum”, May 24, 1967

Appendix I.3 – “Courthouse 20 Per Cent Vote Approves Bond”, June 29, 1967

Appendix I.4 – “County is Short \$250,000 in its share of Courthouse”, July 19, 1967

Appendix J – “Mayor Allen against delay in Construction”, Ledger, April 23, 1971





# Appendix A



## **Appendix A.1**



# COLUMBUS CONSOLIDATED GOVERNMENT

*Georgia's First Consolidated Government*

Post Office Box 1340

Columbus, Georgia 31902-1340

**Teresa Tomlinson, Mayor**

Telephone (706) 653-4712

FAX (706) 653-4970

TDD (706) 653-4494

## AGENDA

### Mayor's Commission on New Government and Judicial Building

**Thursday, February 9, 2017**

1. Welcome from the Mayor
2. Introductions
3. Report of Property Condition Assessment and 2 WR power point  
-John Hudgison and Pat Biegler
4. Building Issue Presentation  
-Mike Massey
5. Discussion
6. Adjourn



## **Appendix A.2**



# COLUMBUS CONSOLIDATED GOVERNMENT

*Georgia's First Consolidated Government*

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Teresa Tomlinson, Mayor

## AGENDA

### Mayor's Commission on New Government and Judicial Building

Tuesday, February 21, 2017

1. Call to Order
  
2. Approval of the minutes from the February 9, 2017 meeting.
  
3. Update on Water Pipe Issue
  - Memos
  - Comments by the City Manager
  - PowerPoint Presentation by John Hudson
  
4. Next Steps
  - Vote on whether we believe building can be salvaged at the next meeting
  - Proposed process going forward: Options, Estimates, etc.
  
5. Instructions for Tour
  - Divide into three groups: Massey, Goodwin, Hugley
  - Brief Overview of the Tour
  
6. Adjourn





## **Appendix A.3**



# COLUMBUS CONSOLIDATED GOVERNMENT

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TDD (706) 653-4494

## AGENDA

### Mayor's Commission on New Government and Judicial Building

**Monday, March 13, 2017**

1. Call to Order
2. Approval of the minutes from the February 21, 2017 meeting.
3. 2WR Presentation  
-Scottt Allen and Michael Starr, 2WR
4. Discussion
5. Adjourn



## **Appendix A.4**



# **COLUMBUS CONSOLIDATED GOVERNMENT**

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TDD (706) 653-4494

## **AGENDA**

### **Mayor's Commission on New Government and Judicial Building**

**Thursday, April 13, 2017**

1. Welcome from the Mayor
  
2. Introductions
  
3. Presentation and visuals  
Elizabeth Baker, Historic Columbus Foundation
  
4. Update on Space Needs Assessment  
Lisa Goodwin, Columbus Consolidated Government
  
5. Discussion
  
6. Adjourn



## **Appendix A.5**



# COLUMBUS CONSOLIDATED GOVERNMENT

*Georgia's First Consolidated Government*  
Post Office Box 1340  
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TDD (706) 653-4494

## **AGENDA**

### **Mayor's Commission on New Government and Judicial Building**

**Thursday, May 4, 2017**

1. Welcome from the Mayor
  
2. Introductions
  
3. Needed Space Assessment Update  
Deputy City Manager Lisa Goodwin, CCG
  
4. Funding Options Presentation  
Deputy City Manager Pam Hodge, CCG
  
5. Discussion
  
6. Adjourn





## **Appendix A.6**



# COLUMBUS CONSOLIDATED GOVERNMENT

*Georgia's First Consolidated Government*

Post Office Box 1340

Columbus, Georgia 31902-1340

Teresa Tomlinson, Mayor

Telephone (706) 653-4712  
FAX (706) 653-4970  
TDD (706) 653-4494

## AGENDA

### Mayor's Commission on New Government and Judicial Building

Monday, May 22, 2017

1. Welcome from the Mayor
2. Meeting Time Vote  
Mayor Teresa Tomlinson, CCG
3. Update on Ed Neal Interview  
Kristen Zohn
4. Conceptual Site Studies & Other Reuse Proposals  
Scott Allen, 2wr + Partners
5. Government Center Survey Discussion  
David Helmick, Kristen Zohn, and Paul Pierce
6. Community Forums/Tours Discussion  
Mayor Teresa Tomlinson, CCG
7. Adjourn



## **Appendix A.7**



# COLUMBUS CONSOLIDATED GOVERNMENT

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Post Office Box 1340

Columbus, Georgia 31902-1340

Teresa Tomlinson, Mayor

Telephone (706) 653-4712

FAX (706) 653-4970

TDD (706) 653-4494

## AGENDA

### Mayor's Commission on New Government and Judicial Building

Monday, June 26, 2017

1. Welcome from the Mayor
2. Minute Approval  
Mayor Teresa Tomlinson, CCG
3. Space Needs Assessment Update  
Lisa Goodwin, Deputy City Manager CCG
4. Update on Government Center Pipes  
Lisa Goodwin, Deputy City Manager CCG
5. Other Reuse Proposals  
Scott Allen, 2wr + Partners
6. Community Forums/Tours Discussion  
Mayor Teresa Tomlinson, CCG
7. Historic Columbus Official Position and Discussion
8. Adjourn



## **Appendix A.8**





# COLUMBUS CONSOLIDATED GOVERNMENT

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Columbus, Georgia 31902-1340

Teresa Tomlinson, Mayor

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## AGENDA

### Mayor's Commission on New Government and Judicial Building

Monday, July 24, 2017

1. Welcome from the Mayor
2. Minute Approval  
Mayor Teresa Tomlinson, CCG
3. Ed Neal Interview Update  
Elizabeth Barker, Historic Columbus
4. Government Center Public Tour Update  
Deputy City Manager Lisa Goodwin, CCG
5. Public Survey Results  
David Helmick, Paul Pierce, Kristin Zohn
6. Commission Survey Results  
Mayor Teresa Tomlinson, CCG
7. Adjourned



## **Appendix A.9**



# COLUMBUS CONSOLIDATED GOVERNMENT

*Georgia's First Consolidated Government*

Post Office Box 1340

Columbus, Georgia 31902-1340

Teresa Tomlinson, Mayor

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TDD (706) 653-4494

## AGENDA

### Mayor's Commission on New Government and Judicial Building

Wednesday, August 30, 2017

1. Welcome from the Mayor
  
2. Minute Approval  
Mayor Teresa Tomlinson, CCG
  
3. Energy Assessment  
Tim Jensen & Partners
  
4. Potential Data Corruption Analysis  
David Helmick, Kristen Zohn & Paul Pierce
  
5. Conceptual Site Studies  
Scott Allen & Partners
  
6. Space Needed Assessment & Public Tour Review  
John Hudgison & Lisa Goodwin, CCG
  
7. Public Forum Discussion  
Mayor Teresa Tomlinson, CCG
  
8. Adjourned



## **Appendix A.10**



# COLUMBUS CONSOLIDATED GOVERNMENT

*Georgia's First Consolidated Government*

Post Office Box 1340

Columbus, Georgia 31902-1340

**Teresa Tomlinson, Mayor**

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## **AGENDA**

### **Mayor's Commission on New Government and Judicial Building**

**Thursdays, November 9, 2017**

1. Welcome from the Mayor
2. Minute Approval
3. Review Commission's Final Voting Outcome
4. Commission's Draft Report – Discussion
5. Discussion of Commission's Presentation to Columbus Council
6. Adjourned





## **Appendix B**



## **Appendix B.1**

## Mayor's Commission on New Government and Judicial Building

### Meeting Minutes

February 9, 2017

Members Present: Robert Anderson, Elizabeth Barker, Richard Bishop, Norman Easterbook, Jimmy Elder, Kenneth Followill, Walker Garrett, Ann Hardman, David Helmick, Skip Henderson, Pam Hodge, Isaiah Hugley, Mike Massey, Gil McBride, Paul Piece, Evelyn Pugh, Ben Richardson, Joy Norman, Donna Tompkins, Capt. Todd Turner, Kristen Miller Zohn, Angelica Alexander, Pat Biegler, John Hudgison, Donna Newman

Also Present: Ryan Pruett (from the Engineering Dept. He came with Donna)

Members Absent: Brian Anderson, Gary Allen, Ronzell Buckner, Lisa Goodwin, Medley Hayes, Natalia Naman Temesgen

Mayor Teresa Tomlinson called to order the meeting of the Mayor's Commission on New Government and Judicial Building on Thursday, February 9, 2017 at 2PM in the Ground Floor Conference room of the Government Center.

Mayor Tomlinson asked the members to introduce themselves. She also talked about the Google Drive where members can share and upload documents for this commission.

Pat Biegler and John Hudgison did a presentation on the report of property condition assessment and 2 WR PowerPoint. John also passed out hard copies in the meeting and this file is also available on Google Drive. John explained the presentation is based on a comprehensive study from 2013 to see what problems existed and what changes had to be made. During the presentation, John said the structure of the building wasn't a problem. However, he did mention that many parts of the building were outdated. John also mentioned that the height doesn't match the structure in our current building. He says the areas above the 9<sup>th</sup> floor are 2 stories taller and he says those are "dead spaces" because they are not in use due to courtroom height. John also talked about the accessibility issue, how the jury rooms and other rooms in the building are NOT ADA accessible. John mentioned that a whole new building will cost about 91 million dollars.

Mayor Tomlinson expressed concern about the cost and how the cost suggested may not be an accurate estimation of the project. John pointed back to his presentation to say demolition and repair cost 62 million dollars alone. City Manager mentions that another possibility that has been considered is to build a new building across the street while we still stay in this current building so the transition can be smoother.

City Manager mentions that he visited the renovated Russell County Court House about a month ago. Mayor explains we need to find out how much space we actually need first to see if we really need a building with a 300,000 square feet and a cost of 90 million dollars, or if we need two separate buildings etc.

Judge McBride spoke about the recently renovated courtrooms in Newnan, Lawrenceville and LaGrange. He said a courthouse in Newnan has a row of courtrooms but those are NOT dedicated to specific judge, but cases. And there are signs that indicate to lawyers and judges which room they need to go to for their case for that day. Kristen Miller Zohn said she looked into that courthouse Judge McBride was talking about. She said it's about 130 Square Feet and it cost 14 million dollars.

Major Mike Massey gave his presentation on security and safety of this building. He said the biggest concerns when it comes to safety are: mental health, divorce and child custody cases. He also mentioned that people sometimes enter the building through the parking garage and emphasizes that the current building's stairwells are NOT safe. Massey says the fire trucks' ladders can only go up to about 5<sup>th</sup> floor, and people located above 4<sup>th</sup> floor will have difficulty trying to use the stairwell to exit the building in case of emergencies. He said smoke is oftentimes a bigger problem than fire. Captain Todd Turner with Fire/EMS also says heat moves upward so it'll be a huge problem for the people located above the 4<sup>th</sup> floor try to use the stairwells to exit the building. Massey also talked about the parking garage, bushes and tall trees, not having sprinkler system above the Ground Floor level in the building being major safety hazards as well.

Major Massey suggested looking at having 2 separate buildings; one building just for courts because juvenile court has grown significantly.

Judge Followill also said we may want to talk to the Administrative Office of Courts in Atlanta to see what support they can give us, what resources they might have for us, and what they can offer.

The Mayor also asked John Hudgison to make a list of recently built judiciary or government building in our city as well as other areas so we can have a comparative report for the costs etc.

The Mayor also mentioned that she wants a subcommittee to come up with questions for electronic surveys. She said maybe the subcommittee can work with Dr. Ben Blair at CSU as well.

The Mayor mentioned she wants to hear from other stakeholders and also wants to have architects on our list to come and talk to us about the actual estimation of cost.

The Mayor adjourned the meeting at 3:47PM.



## **Appendix B.2**

## **Mayor's Commission on New Government and Judicial Building**

### **Meeting Minutes**

February 21, 2017

Members Present: Brian Anderson, Robert Anderson, Gary Allen, Richard Bishop, Norman Easterbrook, Kenneth Followill, Lisa Goodwin, Ann Hardman, David Helmick, Isaiah Hugley, Mike Massey, Gil McBride, Paul Piece, Natalia Naman Temesgen, Donna Tompkins, Julia Slater, Angelica Alexander, Pat Biegler, John Hudgison, Donna Newman, Teresa Tomlinson

Also Present: Ryan Pruett, Lt. Bruce Powell with Fire/EMS, Jerry Gowen and Johnny Harp with Facility Maintenance

Members Absent: Jimmy Elder, Joy Norman, Capt. Todd Turner, Kristen Zohn, Elizabeth Barker, Ronzell Buckner, Walker Garrett, Medley Hayes, Skip Henderson, Ben Richardson, Evelyn Pugh

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Mayor Teresa Tomlinson called the February 21, 2017 meeting on Mayor's Commission on New Government and Judicial Building to order. She also welcomed the members who missed the February 9<sup>th</sup> meeting.

Judge Followill pointed out on the February 9, 2017 Meeting Minutes that it needs to state "300,000 square feet" not "300 square feet."

Mayor Tomlinson brought up the issue of a leak in the building's ceiling and severely corroded water pipe; she explained the problem was not discerned prior to the leak because of the insulating wrap around the pipe.

City Manager further explained the problem and also showed the commission members the corroded water pipe from the building. He said maintenance told him this problem appears to exist throughout the Government building. The temperature of water that runs through these pipes are about 160 degrees (now 140 degree), so pipes eroding or breaking can lead to injury to our employees or others. City Manager said he was told by the Mayor and Council to do what he needed to do to look into this issue. He also said we cannot shut the water off altogether or drop to temperature below 140 degrees.

John Hudgison gave his PowerPoint presentation on Hot Water Heating Piping System Concerns. His PowerPoint stated that the leak was first discovered on February 8, 2017 on the 2<sup>nd</sup> floor of the East Wing. He also said there's only one boiler in the building located on the 12<sup>th</sup> floor and it's been there since 1972 with bits and pieces of renovation. John said it cannot be removed but he's talking to mechanical engineers to see if we can have a modular boiler system. He also mentioned that it was difficult to



find out about the condition of the hot water piping system because those were wrapped in insulating wraps. We have over 600 terminals, so John's concern is we don't know where or when the next break will occur. He also mentioned that local mechanical engineers were shocked with the condition of the pipes. John went over the short term and long term solutions in his PowerPoint. He mentioned that under long term solution, the total cost to replace our piping systems to the terminals will cost about \$1.7 million dollars, according to the study done in 2013.

After John's presentation, the Mayor explained that the City Manager, his team and Council are making decisions on remedying this problem immediately. She suggested the commission have a brief discussion to vote for the next meeting, whether this committee feels if this building can or cannot be salvaged; will or will not the commission recommend renovations of this building.

Councilor Gary Allen mentioned that we need to look at funding and to see how much it'll cost to update the system. Mayor explained there was a presentation done in 2013 that made estimates of the costs, and City Manager explained it'll cost about 97 million dollars to demo and construct a new building, according to that study.

Richard Bishop asked about what our funding options are. Mayor said there are at least three possible options: operations revenue, bond money and SPLOST but she mentioned that this topic itself is a whole another meeting.

Sheriff Tompkins asked if it might be possible to not destroy this building and instead, sell it or make something else out of it. Mayor said it's possible, but the same functionality issues will continue to exist for a new user and the current building is not built to accommodate modern equipment like computers etc.

Mayor also said we need to delve into the numbers to see how much demolition and construction would actually cost. She explained that the study done in 2013 was done by someone who volunteered to come up with an estimate cost of the building, so we would need more realistic estimates of the numbers.

Judge McBride stated that we need to add to the agenda about looking at numbers for discussion; he also said we need to be transparent and be able to provide the public with a full information on numbers for the public. He said we shouldn't take any options off the table, in case we need to go back to those options in the future.

The tour of the building started at 5:45PM. The group split into 3 groups: Major Massey, City Manager and Lisa Goodwin.

East Wing: City Manager mentioned there is a bat problem in the East Wing, and so some employees had to work from home due to safety concerns. John said the exterior glass are not also insulated and the 2 exit doors across the hall should be visible, but only one of the exit doors can be seen in the hallway. Elevators are also slower in the wings. The large doors in the wings used to be open but after 9/11, the doors have been

shut down in the area. The building now only has one entrance and that's through the tower. Tower has exit doors that actually end up back inside the building, so that's also a safety concern.

West Wing: Lisa Goodwin said the bathrooms on the West Wing are not ADA compliant. There isn't a place to store any large items so work out machines and other items are out in the hall way, which is also fire hazard. It was also mentioned that the same issues that we experience in the Tower, we also have in both wings. There was also a bat infestation in this wing as well.

Tower: Major Massey took the group to the side door located in the parking garage that 20-40 prisoners use on daily basis. He also talked about the prisoner elevator that tends to break down about 2 to 3 times a week. He also took the group to the 4<sup>th</sup> floor to talk about the two large cells (each cell holds about 20 person).

He said we need individual cells and again mentioned, that we have no sprinkler system above the Ground Floor.

The group also went to see the stairwell and Major Massey explained that the building has 14 levels of stairs from basement to top; It also skips a floor between Ground Floor and Plaza, which is confusing. It's also not ADA accessible.

Fire hazard is also a concern, because if there is a fire and people try to escape via stairwell, the smoke can fill up the space and hurt/kill people.

Paul Piece commented that the building has outlived its usefulness and recommended bringing a project manager for more information on the building and details.

Mayor reiterated that we need to look at the actual cost and numbers.

The Mayor adjourned the meeting at 6:40PM.



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## **Appendix B.3**

## **Mayor's Commission on New Government and Judicial Building**

### **Meeting Minutes**

March 13, 2017

Members Present: Brian Anderson, Elizabeth Barker, Richard Bishop, Norman Easterbrook, Jimmy Elder, Kenneth Followill, Lisa Goodwin, Ann Hardman, David Helmick, Isaiah Hugley, Mike Massey, Gil McBride, Paul Piece, Evelyn Pugh, Natalia Naman Temesgen, Joy Norman, Donna Tompkins, Capt. Todd Turner, Julia Slater, Angelica Alexander, Pat Biegler, John Hudgison, Donna Newman, Teresa Tomlinson

Also Present: Ryan Pruett, Chloe Thornton, Neil Clark and Tim Jenson with Hecht Burdeshaw Architect, Scott Allen and Michael Starr with 2WR.

Members Absent: Kristen Zohn, Ronzell Buckner, Walker Garrett, Medley Hayes, Skip Henderson, Gary Allen, Robert Anderson

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Mayor Teresa Tomlinson called the March 13, 2017 meeting on Mayor's Commission on New Government and Judicial Building to order.

Michael Starr and Scott Allen gave their presentation on Government Center Master Plan. They emphasized that they do not have designs or graphs as part of the presentation as it is premature. The presentation has preliminary cost opinions of the three requested options the city could take for the new government building(s). The 2WR presentation provided information on the baseline/square footage of each building/parts (judicial, non-judicial, vacant, parking deck etc). Safety and Code issues for parking, stairs and fire alarm system were also mentioned. Total required SF came out to be 303,306 SF while required addition came out to be 26,483SF. Soft costs (ex: design fees, chairs etc) are not included in this presentation. It does, however, include fixed furniture and equipment for courtrooms.

A chart on comparative costs was done to look at the cost/information of other cities' judicial and municipal buildings.

Three options were discussed in detail. Option 1 is Renovation and Addition. Renovation itself cost \$49,925,311. Parking deck cost 10,470,000. Total would come out to be \$67,942,966 along with addition (\$7,547,655). Michael mentioned that the cost for a parking deck is huge so the city would need to make careful considerations. Scott explained that this option doesn't mean that every little thing will be renovated. Scott also explained that one main reason why the building is so uncomfortable is because of the glasses (they are not energy efficient so the rooms can feel very hot or cold). Michael also mentioned that all the problems won't be detected until certain parts of the building can be exposed and evaluated. City Manager explained that the building has had a lot of patchworks but there is the potential for many unknown problems. When

asked by DA Slater, Michael said the estimates/numbers presented do address bringing the buildings up to code. (?) When discussing pros and cons, Scott explained that it cost more to renovate a building when people are occupying it.

Option 2 looks at making a new facility (one building) with square footage of 303,306. Total cost would be \$87,470,945 (\$73,040,945 for facility and \$14,430,000 for parking deck). Cost for judicial SF is \$271 and \$190 for administrative SF. Total would be \$288 SF (including the cost of parking deck and not including the demolition of existing Government Center at \$3,200,000). Some of the pros of Option 2 include: separation of prisoners/public, the new facility will be energy efficient with exceptional security. The pros of Option 2 are: Additional \$3.2 million in demolition costs, higher cost than option 1, relocation of current services (if the new facility was to be building on the current government building site).

Option 3 requires having two facilities (2 separate sites, one for judicial and one for administrative). It is also the most expensive option. Judicial SF would be 238,106 and administrative SF would be 65,200 (total SF: 303,306). Building 1/Judicial Facility would cost \$67,872,068, a parking deck with 776 spaces would cost about \$11,640,000. The total judicial building would cost \$79,512,068. Building 2/Administrative Facility would cost \$14,141,782, parking deck would cost \$344,100; the total cost would be \$14,485,882. The total cost for the 2 buildings would be \$95,615,788 (\$310/SF) not including the demolition fee of the Government Center at \$3,200,000. The pros of option 3 include: 2 facilities will be functionally designed to meet the needs of specific programs and can meet the current & future needs. However, the cons of Option 3 would be highest cost, relocation of current services if built on current Government Center Complex site.

Deputy City Manager Pam Hodge briefly explained that a Needs Assessment was performed in 2014 and the needs of each department may not be the same now as it was before. Deputy City Manager Lisa Goodwin also said 0% of space was available since every space has now been occupied since the 2014 need assessment.

Mayor Tomlinson said we needed do an updated Needs Assessment and DCM Hodge explained it was an in-depth process as every department head had to engage in this assessment.

Richard Bishop suggested that the city hire someone to get this project moving by starting on a few things. Mayor emphasized that a need assessment needs to be done first. She also mentioned that the commission needs to look at various funding sources, how these might work. Mayor also said Elizabeth needs to provide a report on the historical perspective/impact of the government building.

Judge McBride suggested that perhaps Option 1 can be turned into a hybrid option where the current building will be used as just a judicial building while a separate non-judicial/city hall building can be made. The bad side to this option would be that the same problems with the government building will continue to exist.

Judge Richardson suggested an idea on possibly building a new non-judicial site and then sell the additional non-judicial spaces that won't be in use after the new building.

Mayor Tomlinson wrapped up the meeting by going over some of the materials that we will see on the agenda at the next meeting: an updated needs assessment on office spaces, DCM Hodge and Angelica doing a possible presentation on funding, Elizabeth Barker doing a presentation on the historic perspective of the building and a short discussion after the presentation.

The Mayor adjourned the meeting at 3:36PM.





## **Appendix B.4**

## **Mayor's Commission on New Government and Judicial Building**

### **Meeting Minutes**

April 13, 2017

Members Present: Brian Anderson, Elizabeth Barker, Kristen Zohn, Jimmy Elder, Kenneth Followill, Lisa Goodwin, Ann Hardman, David Helmick, Isaiah Hugley, Paul Pierce, Evelyn Pugh, Walker Garrett, Joy Norman, Donna Tompkins, Capt. Todd Turner, Julia Slater, John Hudgison, Donna Newman, Teresa Tomlinson, Ben Richardson.

Also Present: Ryan Pruett, Neil Clark with Hecht Burdeshaw Architect, Scott Allen and Michael Starr with 2WR. Dena Bearden, Alva James Johnson and Ed Berry

Members Absent: Richard Bishop, Norman Easterbrook, Mike Massey, Ronzell Buckner, Medley Hayes, Skip Henderson, Gary Allen, Robert Anderson, Gil McBride, Natalia Naman Temesgen, Angelica Alexander, Pat Biegler,

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Mayor Teresa Tomlinson called the April 13, 2017 meeting on the Mayor's Commission on New Government and Judicial Building to order.

Deputy City Manager, Lisa Goodwin gave her presentation on Government Center Space Assessment. She emphasized that in large part all departments within the Government Center were lacking available space to accommodate the growing number of employees. Ms. Goodwin stated that with the current design, "people are all over each other". The presentation incorporated the use of photo images to identify current departmental layouts. Specific design ideas for future layouts were not presented in this presentation. Ms. Goodwin strictly focused on the downfalls of the current designs layout. She identified the need for more in-depth research to properly identify specific needs and stated that we could utilize government employees to accomplish this task.

Mayor Tomlinson asked, "How long the will process take to complete the assessment?"

Ms. Goodwin responded, "4 to 6 weeks".

Mayor Tomlinson replied, "Let's go ahead and try to get it done in 4 week" and requested all other questions regarding Ms. Goodwin's presentation be held until after Elizabeth Barkers presentation was complete.

Question regarding Ms. Goodwin's presentation were held until after Elizabeth Barkers presentation on the Government Center's current structures design and style.

Elizabeth Barker gave her presentation regarding the Government Center and identified the mixture of both International and Brutalist architectural designs within the current structure. Ms. Barker identified that the center tower represents a strong sense of Brutalism and each wing represent a sense of International design due to the pillars located on the exterior of the buildings. Ms. Barker identified that Columbus was the last planned city in the 13 original colonies and that since that time many buildings have both been saved and lost over the years but the most significant losses occurred between the 1940s-1950s. According to Ms. Barker, during the 1940s-1950s Columbus lost a number of structures that were not historic at the time but would now be idealized for their historical value. These structures were demolished to make way for more modern and useful designs. Ms. Barker suggested that this could be a very similar example of the current situation and requests, which the commission look at the Government Center from a future observers stand point. Will we regret demolishing the structure? Are we destroying mid-century architecture? Is the design valuable? Is or will the structure be historically valuable? These are all questions posed by Ms. Barker's presentation. Today, it is hard to see the importance of this structure but for future generation it may be very easy to acknowledge its importance and we must consider that in our decision as well.

Ms. Barker asked for questions regarding her presentation.

Kirsten Zohn stated that though the building may be an example of a specific era and of a specific style, we must ask ourselves "Is it a good example of that age and of that style?" Yes, it is art but is it good art?

Scott Allen made a reference to the old YMCA building to describe the issue that is at hand currently with the Government Center. Mr. Allen asked, "Is the building even worth saving or not?" It is a valid question. Even though the building was built in the 1970's I will hold off judgment on whether it is good example of architecture or not for a later date.

Neal Clark said, buildings like this were built to last, this building is an historical example of Columbus. With a very few pen strokes you could easily identify this as being the Government Center. If we decide to keep it we must make it work for today and it is up to us to figure out if we can do that or not.

Michael Star claims that it would certainly be more functional to take it back to its basic design and that it should definitely be looked into more thoroughly.

David Helmick asked, "How do we know we aren't tearing down the Springer here? We don't want people to be upset about the outcome we decide."

Due to Mr. Helmick question, Mayor Tomlinson suggested that surveys be done on the emotional effect it would have on the community. Mayor Tomlinson stated that it is "important that we be very respectful of the decision that we make because there's a

reason why this building is here and there's a reason why it was built this way even though we can't fully appreciate it today". We do not want to make rash decisions.

The discussion of Ms. Barker's presentation was ended on that note and Mayor Tomlinson opened the floor up to any question for Ms. Goodwin about her Needed Space Assessment presentation.

After no questions were asked, Mayor Tomlinson wrapped up the meeting by reiterating the fact that we need government staff to assist as much as possible on the collection of information to minimize outside assistance.

The Mayor thanked everyone for their attendance and adjourned the meeting at 3:16PM.



## **Appendix B.5**

## **Mayor's Commission on New Government and Judicial Building**

### **Meeting Minutes**

May 4, 2017

Members Present: Brian Anderson, Elizabeth Barker, Kristen Zohn, Jimmy Elder, Kenneth Followill, Lisa Goodwin, Isaiah Hugley, Paul Pierce, Evelyn Pugh, Joy Norman, Donna Tompkins, Capt. Todd Turner, Julia Slater, Teresa Tomlinson, Richard Bishop, Norman Easterbrook, Mike Massey, Pam Hodge, Gil McBride, Robert Anderson, Ben Richardson, Alva James Johnson, Angelica Alexander, Ann Hardman, David Helmick,

Also Present: Ryan Pruett, Tim Jensen, Michael Starr with 2WR, John Hudgison, Donna Newman, Pat Biegler

Members Absent: Walker Garrett, Scott Allen, Medley Hayes, Skip Henderson, Gary Allen, Natalia Naman Temesgen, Ronzell Buckner, Ed Berry, Dena Bearden,

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Mayor Teresa Tomlinson called the May 4, 2017 meeting on the Mayor's Commission on New Government and Judicial Building to order.

To begin the meeting, Mayor Tomlinson asked if there were any new attendees in the Commission meeting on this day. There were none so she moved on to the meeting agenda.

Deputy City Manager, Lisa Goodwin gave an update on her Needed Space Assessment. Ms. Goodwin stated that we needed to go through the correct process of gathering information for this assessment and that doing so will take time.

Mayor asked for a timeframe regarding the gathering of this information and the commission meeting after Memorial Day was cited as a good timeframe to conduct the proper process. Ms. Goodwin specifically emphasized the need to determine the assessment for non-judicial operations in her update.

After Ms. Goodwin concluded her update Finance Director, Angelica Alexander, gave her presentation on Funding Options regarding the New Government and Judicial Building.

Ms. Alexander identified four funding options available to fund the future project; Special Purpose Local Option Sales Tax (SPLOST), General Obligation Bonds, Brick and Mortar Financing Program administered by the Georgia Municipal Association (GMA), or Developer Financed Lease-Purchase. These options could provide anywhere from \$68 million to \$100 million in revenue for the projects undertaking. After going over the viable funding options, Ms. Alexander broke down the city's current sales tax structure.

In the City of Columbus, Ga the sales tax is 8% on a dollar. State tax's 4%, City's Local Option State Tax (LOST) is 1%, City's Other Local Option Sales Tax (OLOST) is 1%, the School District Education Special Purpose Local Option Sales Tax (ESPLOST) is 1%, and the City Transportation Special Purpose Local Option Sales Tax (TSPLOST) is 1%. Out of the four City tax programs the two SPLOST programs have expiration dated (ESPLOST 6/30/2020 and TSPLOST 12/31/2020), while the two LOST programs do not have expiration dates at all.

Mayor Tomlinson stated during the presentation that 70% of the OLOST funds were earmarked for Public safety specifically.

Mayor Pro-Tem Evelyn Pugh asked, "How much of this was for the jail expansion?"

City Manager Isaiah Hugley responded, "About \$33 Million."

Mayor Tomlinson stated that "the jail expansion was not currently needed at this time" reaffirming this statement by posing it as a question to Sheriff Donna Thompkins who affirmed the Mayor's earlier statement by agreeing, "Not at this time". Resulting in many suggestions of reallocating these fund for other usage.

Ms. Alexander continued her presentation on the funding options available. After her presentation the debate was opened by City Manager who stated that he believed the most viable and promising option available to the commission was the SPLOST program.

Mayor Tomlinson stated that it was possible to add to the current City sales tax of 8% but that would raise Columbus's tax rate to 9%, which would make it the highest in the region.

The City Manager reaffirmed his belief in the SPLOST as being the most promising option available for the project. Stating that the SPLOST option spreads the burden, not only to local tax payers but to visitors as well who could pay up to 30% of the projects funded.

Mayor Tomlinson stated that the City Managers argument for the SPLOST is one commonly used to support such programs but suggested that these taxes would hit others throughout our own community harder and stated that the commission or council needs to see how such a program would work out mathematically speaking.

Due to the SPLOST programs currently in place, Mayor Tomlinson suggested that the earliest the City could propose an SPLOST would be 2019 and that would be assuming the school system doesn't attempt to expand their SPLOST program. The Mayor stated that the school system waited for our SPLOST program to end before they proposed theirs so historically speaking it would be our turn. The City Manager mentioned the possibility of doing half a penny if needed in order to split the SPLOST with the school system.



Sheriff Tompkins stated that she believes that waiting for the current ESPLOST tax to roll-off would be more accepted by the public due to the fact that the community has all grown accustomed to paying the 8% tax rate.

Mayor Tomlinson agreed but illustrated to the commission that Columbus is a growing community and that with growth comes many issues and many needs. A discussion ensued about the many civic issues that could be financed or funded through a one cent SPLOST, like the softball fields capital, etc..

Judge Gil McBride suggested that we need a way to show the public how much they would not be paying by incorporating the SPLOST program. He suggests that the public would like to see how much visitors would actually pay for the project and that it could possibly building public support.

Mayor Tomlinson stated that if we were looking at a rough estimate of \$100 million to complete this project, which is a lot of money, we need the public to get involved as well. We need to create a sub-committee to sit down and create public surveys to obtain the opinion of the surrounding community. She asked if anyone would be interested in being part of such a committee. The following member's volunteered: Judge Gil McBride, Kristen Zohn, Paul Perce and David Helmick.

Mayor Tomlinson asked for a visual idea of possible structures that could replace the current Government Center. Mayor Tomlinson requested that Michael Starr & Tim Jenson do the best they can, without Ms. Goodwin's Need Space Assessment, to provide the commission with these possible example at the next meeting.

Michael Starr stated that it will be difficult to do without Ms. Goodwin's assessment but that they would do the best they could to provide a visual idea.

The Mayor asked for any further statements or question regarding the commission meeting. After no questions were asked, Mayor Tomlinson thanked everyone for their attendance and adjourned the meeting at 3:27PM.



## **Appendix B.6**

## **Mayor's Commission on New Government and Judicial Building**

### **Meeting Minutes**

May 22, 2017

Members Present: Teresa Tomlinson, Isaiah Hugley, Evelyn Pugh, Ben Richardson, Brian Anderson, David Helmick, Gil McBride, Jimmy Elder, Joy Norman, Julia Slater, Kristen Zohn, Lisa Goodwin, Mike Massey, Natalia Naman Temesgen, Norman Easterbrook, Pam Hodge, Paul Pierce, Richard Bishop,

Also Present: Alva James Johnson, Donna Newman, John Hudgison, Michael Starr, Pat Biegler, Ryan Pruett, Scott Allen, and Neil Clark

Members Absent: Donna Tompkins, Skip Henderson, Gary Allen, Walker Garrett, Ann Hardman, Elizabeth Barker, Kenneth Followill, Medley Hayes, Robert Anderson, Ronzell Buckner, Todd Turner, Angelica Alexander, Dena Bearden, Ed Berry, Sam Andras, and Tim Jensen

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Mayor Teresa Tomlinson called to order the May 22, 2017 meeting on the Mayor's Commission on New Government and Judicial Building.

To begin the meeting Mayor Tomlinson asked that everyone make sure to sign in, as attendance will be posted for citizens to review.

Mayor Tomlinson asked about the Mayor's Commission meetings being moved from 2:00pm to 4:00pm and asked that the members vote on which time would work best for them. Mayor Tomlinson proceeded by sending a voting log around so that everyone could record their vote.

After voting the Mayor asked for any further statements and/or question regarding the commission meetings scheduled times, with there being no further discussion the meeting proceeded on to Scott Allen's "Conceptual Site Studies" presentation.

Mr. Allen stated that he first would like to make it clear that the four options that are being presented in his presentation are completely conceptual and are simply meant to provide a general understanding of the type of options available for the commission's consideration.

Option A – proposes to build a 5 story judicial building and parking deck next to the existing recorders court. In this option each wing of the current Government Center would be demolish but the tower would be maintained and refurbished for further operational use. This option allows for the administrative and judicial branches to be

separated, while preserving the original towers design. Option A would also create a large greenspace for public use and activity.

Option B – proposes to build a five story judicial building and parking deck next to the existing recorders court as well. In option B, both the tower and wings would be refurbished for operational use and could either be resold or reused for administrative purposes.

Option C – proposes to build a 7 to 8 story judicial building to the current Government Center site, directly across from the existing tower. In this option, the current Government Center tower would be refurbished but both wings would be demolished and a connecting structure would be built on one side to connect the two larger structures. This option also allows for a large greenspace, which promotes public use and activity on the site.

Option D – proposes to build two lower level structures, in an L shape design, to the existing Government Center tower specifically for judicial use. This option allows the current tower to be refurbished and preserved, while moving the courts to the lower level structures to free up elevator space for employee and citizen use. This option also adds a large greenspace for public use and activity.

After the presentations Mayor opened the discussion by stating that, “We might want to look at two completely new buildings and see what it would look like without the tower. For example two, 7 story buildings.” Scot Allen responded, “It could be done but may cost a little more financially”.

May pro-tem Evelyn Pugh asked, “How many court rooms we currently have in the Government Center?”

Julia Slater responded, “We currently have 11 court rooms and they are all still very busy.”

Mayor Tomlinson stated, “Judges have been talking about the possibility of sharing court rooms for a while now. Judge McBride could you make a comment on that?” Judge McBride responded, “Theoretically we can and we should”.

Mayor Tomlinson stated, “We need to build for the future and that is why we need Ms. Goodwin’s Space Assessment report to further understand our needs.”

City Manager, Isaiah Hugley, elaborated further on this by stating that “we need to make sure when things arise we have options to address them. We should be ready for anything.”

Mayor Tomlinson asked, “How can we start whittling down our options?”

Kristen Zohn responded, “I think that is where the public would come into play and we would have to review the survey to gather their responses.”

David Helmick stated that “we might even need to make additional surveys.”

Mayor Tomlinson stated, "In addition to the survey, I would like to have a community forum." We could open up the current Government Center for two nights and allow the citizens to come see the problems we are having first hand. This could be an "open house" of sorts and would allow the public to see the issues in person. Mayor Tomlinson also suggested that we have a "town hall" meeting after the community forum to hear the public's opinions and suggestions.

Julia Slater asked, "Do we have any idea what the costs would be regarding our building options?"

Neal Clark responded, "Renovations cost would approach new construction cost due to the status of the current structure. This building is almost 50 years old and in recent years numerous renovations have been done to maintain the existing structure. If we decide to renovate it fully, everything will need to be redone."

Mayor Tomlinson suggested that "it could be possible to build just a Judicial Center at this time and a New Government Center sometime in the future".

Richard Bishop stated, "I do not think we could get public support for a new Government Center at this time."

City Manager responded, "I also think the creation and growth of Uptown will help us gain public support. We have a 50 year old building here that hasn't changed much over the year and I think the city is ready for a change. I believe the public will appreciate that."

Mayor stated, "We are coming up on our 2 hour mark, so to be respectful of everyone's time I would like to resume our discussion at the next commission meeting. We will also be looking at Ed Neals interview at the next meeting and hopefully at some costs options." Mayor Tomlinson asked, "If anyone had any further questions and/or comments regarding today's meeting." After no questions or comments were given, Mayor Tomlinson thanked everyone for their attendance and adjourned the meeting at 3:27PM.



## **Appendix B.7**



## **Mayor's Commission on New Government and Judicial Building**

### **Meeting Minutes**

June 26, 2017

Members Present: Teresa Tomlinson, Evelyn Pugh, Walker Garrett, Ben Richardson, David Helmick, Ann Hardman, Jimmy Elder, Joy Norman, Julia Slater, Lisa Goodwin, Mike Massey, Pam Hodge, Paul Pierce, Richard Bishop, Robert Anderson, Kenneth Followill, Robert Anderson,

Also Present: Angelica Alexander, Donna Newman, John Hudgison, Ryan Pruett, Lt. Starley, Michael Starr, Tim Jensen, and Neil Clark

Members Absent: Alva James Johnson, Isaiah Hugley, Brian Anderson, Donna Tompkins, Skip Henderson, Gary Allen, Gil McBride, Kristen Zohn, Pat Biegler, Natalia Naman Temesgen, Norman Easterbrook, Elizabeth Barker, Medley Hayes, Ronzell Buckner, Todd Turner, Dena Bearden, Ed Berry, Sam Andras, and Scott Allen

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Mayor Teresa Tomlinson called to order the June 26, 2017 meeting on the Mayor's Commission on New Government and Judicial Building.

To begin the meeting, Mayor Tomlinson stated that all of the commission meetings are public and have been thoroughly laid out on our commission's Google Doc site. Mayor Tomlinson suggested that since these documents have been open to the public, she has received no additional questions regarding the commission and she believes that is due to the commission's record keeping abilities. Mayor Tomlinson strongly influences all members to continuously access the New Government and Judicial Building Google Doc to keep up-to-date on each meeting, whether they were able to attend the meeting or not. She also encouraged commission members to share the Google Doc site with people who inquire about the commission. A link to the site can be found on the city's website homepage at [Columbusga.org](http://Columbusga.org).

After these statements, Mayor Tomlinson relinquished the floor to Director John Hudgison for the "Need Assessment Update".

Mr. Hudgison began his presentation by identifying to the commission members that this was only an assessment of the non-judicial sections of the current Government Center's facilities. He also specified that this presentation was strictly for "space needed" and did not incorporate any form of technological and/or safety updates, which are also greatly needed.

Mr. Hudgison's presentation systematically evaluated each non-judicial department separately in order to help establish the proper square footage needed for the non-

judicial functions of the Government Center. Mr. Hudginson stressed this assessment is based on perceived future need. A commission member noted that we do not want to have a building years from now that is too small on day one.

Mayor's Office - The evaluation of the Mayor's office identified the need for 2 potential additional staff members (one (a Mayor Pro Tem assistant) added due to previous cuts and one potential new position for future mayors) and 2 additional room. This includes 1 administrative office and a larger conference room.

Internal Auditor's Office – Mr. Hudgison's presentation identified to the commission that the current internal auditor is having to share an office with a Senior Judge due to lack of space located within the current Government Center. The evaluation on the Internal Auditor's Office identified that 1 additional staff member and 4 additional rooms are needed. This includes 2 administrative offices, a file room and a conference room.

City Manager's Office - The Needs Assessment of the City Manager's Office identifies the need for 5 additional staff members and 7 additional rooms for this office space. This included the addition of 3 administrative offices, 2 additional restrooms, a central file room and a small conference room.

Clerk of Council's Office - The Clerk's office was found to need 1 additional staff member and 4 additional rooms. This includes a additional administrative offices, a councilors office, a break room and a small conference room.

City Attorney's Office – The City Attorney's Office, along with the Mayor's Office were both found to be in the most desperate need of relocation due to issues involving mental health cases. Both offices were identified as being in very close proximity to the Probate Court, which holds mental health cases every week. This has caused safety issues involving staff from both offices. The City Attorney's Office in particular is located directly beside the Probate courtroom, which has been proven to be a very dangerous location. In addition to the location issue, the City Attorney's office is in need of 1 additional staff member and 3 additional rooms. This includes an administrative office, a filing room and a restroom.

Finance Department – The Finance Office was found to need 6 additional rooms and 4 additional staff members. This includes 3 administrative offices, a small conference room, a records room and a file room. It was noted that both the Finance department and the City Attorney's Office are in desperate need of storage space due to the numerous files/records that both department must keep on hand. The Finance department is currently having to use hallways for file storage, while the City Attorney's Office is having to utilize its Library as a storage area.

Information Technology Department – The IT Department is growing at a much slower rate than all of the other department due to equipment and technology getting smaller rather than larger. The IT department currently only needs 1 additional conference room and 4 additional staff members.

Human Resource & Learning Department – The HR department was found to need 6 additional rooms and 5 additional staff members. This includes 2 administrative offices, an interview room, a storage room, a break room, and 1 additional classroom.

Findings – In conclusion, the "Needed Space Assessment" for non-judicial functions presents a projected gross (sf) of roughly 75,504 square feet to accommodate current departmental needs.

After Mr. Hudgison concluded his findings, he opened the floor for discussion. Mayor Tomlinson stated, "It's interesting to me that it's not just future growth but unaddressed prior growth that is the issue here. Our departments have simply outgrown their current locations." Ms. Goodwin state, "Security must also be taken into account." Major Massey responded, "That's right", and asked if there was any plan to bring the other annexes together for security purposes. Ms. Goodwin responded, "We would like to move everything together and hopefully get rid of several annex property locations, which would ultimately help save the city money. That will be in our next Needs Assessment Update."

Mr. Hudgison gave a report on the scalding water pipes. "We are currently working with Hulbrook Service Co. Inc. on the piping issues. The hot water is off so we are not in any immediate danger of an accident occurring but we are waiting for the proper documentation to proceed."

District Attorney Julia Slater asked, "What will this work do to daily operations?"

Mr. Hudgison responded, "We will need to do the proper study to determine what all will need to be down and how much of a disturbance this will cause to each department. We will address these issue when they arise."

Judge Richardson asked, "Are we replacing or refurbishing these pipes?"

Mr. Hudgison replied, "A little bit of both. We will replace what needs to be replaced but refurbish and reuse what can be saved." Mayor Tomlinson noted the city will continue to incur these costs as the aged building fails and we must patch work fixes to keep it safe and operational.

After no more questions were asked the commission moved on to the "Conceptual Site Studies" presentation by Neal Clark. Mr. Clark identified that they have added three additional options to their "Conceptual Site Studies" presented at the May 22<sup>nd</sup> meeting.

Option E – proposes to build both a New Judicial and Non-Judicial structure on the existing Government Centers site. A parking deck would also be built across 9<sup>th</sup> street for employee and public use. This option will leave a large greenspace open for public use and activity.

Option E.1 – proposes that a single structure be built roughly 9-10 stories tall. This would allow judicial use on the first 5 floors and non-judicial use on the following 4-5 floors. This option would also include a parking deck across from 9<sup>th</sup> street and a large greenspace for public use and activity.

Option F – proposes a smaller single building on the existing Government Center site and are New Judicial Building on a new site closer to the jail. This option allows the non-judicial functions to stay on the existing site and provides a large greenspace for public use and activity.

After the presentation Mr. Clark stated that these options can completely change according to the data provided by the "Space Needed Assessment".

Mayor Tomlinson agreed. She stated, "If we want to get this to council by the fall then we have to start limiting the options down to a more reasonable number. We also need to figure out the total cost associated with these options. It is important that we have these cost to compare renovation and reconstruction."

Mr. Clark stated, "Total renovation cost will be close to total reconstruction cost". Mayor Tomlinson stated that many people are unaware of that fact and think that we could save millions of dollars by renovating rather than reconstructing the building all together. Mayor Tomlinson claimed that the current structure is so wasteful that it has to run the A/C at 56 degrees year round to keep parts of the building cool enough to work in, while other parts require heaters just to stay warm. Mayor Tomlinson stated that "In my office alone we have 3 heaters running daily to stay warm. I would like to see how much money we are losing in energy waste alone."

After no further discussion Mayor Tomlinson asked, "If anyone had any other questions and/or comments regarding today's meeting." After no questions or comments were given, Mayor Tomlinson stated that public tours of the Government Center are schedule for July 12 and July 26 at 5:30. During this tour 3-4 floors will be open to the public to showcase some of the major issues involving the current structure. It was noted that over thirty people have already expressed an interest in the tours. Mayor Tomlinson concluded the meeting by thanking everyone for their attendance and adjourning the meeting at 3:32PM.



## **Appendix B.8**

## **Mayor's Commission on New Government and Judicial Building**

### **Meeting Minutes**

July 24, 2017

Members Present: Teresa Tomlinson, Donna Tompkins, Isaiah Hugley, Ben Richardson, Brian Anderson, David Helmick, Jimmy Elder, Joy Norman, Lisa Goodwin, Pam Hodge, Paul Pierce, Robert Anderson, Elizabeth Barker, Julia Slater, Todd Turner

Also Present: Angelica Alexander, Donna Newman, John Hudgison, Pat Biegler, Ryan Pruett, Michael Starr, and Neil Clark

Members Absent: Evelyn Pugh, Walker Garrett, Skip Henderson, Gary Allen, Gil McBride, Kristen Zohn, Mike Massey, Kenneth Followill, Ann Hardman, Natalia Naman Temesgen, Norman Easterbrook, Medley Hayes, Richard Bishop, Ronzell Buckner, Dena Bearden, Ed Berry, Sam Andras, Tim Jensen and Scott Allen

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Mayor Teresa Tomlinson called to order the July 24, 2017 meeting on the Mayor's Commission on New Government and Judicial Building.

To begin the meeting, Mayor Tomlinson thanked everyone for their attendance and stated that each member should have received a copy of the June 26<sup>th</sup> meeting minutes via email. She asked if everyone had looked over the meeting minutes and asked for a motion of approval for these minutes. The minutes were then approved by the commission for publication.

The Mayor moved on to the next topic on the agenda, which was the Ed Neal interview, and relinquished the floor to Elizabeth Barker for her update.

Ms. Barker began her discussion on the Ed Neal interview by stating, "In the beginning of May 2017 we spoke with Ed Neal regarding the construction on the existing Government Center". Though Mr. Neal was reluctant at first to speak with us, he eventually opened up and provided us a personal account of the construction process and vision for the current structure.

Mr. Neal's interview was provided to the Commission members through the Commissions Google Docs page and via email.

After Ms. Barker presented the interview of Ed Neal, she opened the floor for any questions that the Commission members may have. Mayor Tomlinson stated that she had heard that the plaza level of the Government Center was meant to look open to the public from an outside perspective and that it's unfortunate that it cannot be utilized for its original purpose in the present day. After no further questions or statement were

made, the floor was relinquished to Deputy City Manager Lisa Goodwin to discuss the Government Center Public Tours.

Ms. Goodwin stated that our first round of Public Tours will be held on Wednesday, July 26<sup>th</sup> and that there will be a total of 3 tours conducted on that day. The tours examine the basement, stairways, garage, Probate Court, Superior Court and the Sheriff's Office of the existing Government Center. Though Commission members are not required to attend these tours, we invite anyone that may be interested in taking the tour to come out and participate. After Ms. Goodwin's brief tour update, she opened the floor to any questions regarding the public tours.

Paul Pierce asked, "Will there be any safety concerns specifically identified throughout the tour?" Ms. Goodwin replied, "Yes, John and the representatives from the Sheriff's Office will identify numerous safety concerns throughout the building during the tour, issues such as fire safety and security issues will be identified." After no more questions were asked Ms. Goodwin relinquished the floor to Mr. David Helmick for his presentation on the Public Survey, created and release to the public by the New Government and Judicial Commission.

Mr. Helmick began his presentation by stating that we had over 1,570 individual responses and 1000's of comments provided through our public survey. We also had a very good age distribution within the public take the survey. Citizens from age 12 to 70 all participated in the survey. After his opening remarks, Mr. Helmick examined each question and its corresponding answers. After the conclusion of his presentation, Mr. Helmick stated that he found the comments to be very helpful in understanding the answers given by the general public and suggested that each commission member take some time to look through these comments.

Mayor Tomlinson agreed. She stated that these comments will be very helpful for the commission to better understand the public's opinion. Mayor Tomlinson also requested that Mr. Helmick provide the commission with an update on any data bias at our next meeting.

After Mr. Helmick's presentation, Mayor Tomlinson presented the Commission Survey results, which was only open to the commission members for completion. The results proved that the commission was in agreement with the concept on two (2) separate buildings for the separate functions (governmental and judicial). With a vote of 19 to 1, with 1 abstaining, the commission definitively agreed that two separate buildings should be constructed for the separate functions. The other questions in this survey were instructive but close in vote. Those items were left open for future discussion after more information has been obtained.

After no further discussion Mayor Tomlinson asked, "If anyone had any other questions and/or comments regarding today's meeting." After no questions or comments were given, Mayor Tomlinson stated that at our next meeting a survey comparison update



and Energy Assessment will be provided. Mayor Tomlinson concluded the meeting by thanking everyone for their attendance and adjourning the meeting at 3:32PM.



## **Appendix B.9**

## **Mayor's Commission on New Government and Judicial Building**

### **Meeting Minutes**

August 30, 2017

Members Present: Teresa Tomlinson, Evelyn Pugh, Isaiah Hugley, Ben Richardson, Brian Anderson, David Helmick, Gil McBride, Kenneth Followill, Jimmy Elder, Joy Norman, Kristen Zohn, Lisa Goodwin, Mike Massey, Norman Easterbrook, Pam Hodge, Paul Pierce, Julia Slater, Todd Turner

Also Present: Angelica Alexander, Donna Newman, John Hudgison, Pat Biegler, Ryan Pruett, Alva James Johnson, Michael Starr, Tim Jensen and Neil Clark

Members Absent: Donna Tompkins, Elizabeth Barker, Walker Garrett, Skip Henderson, Gary Allen, Ann Hardman, Natalia Naman Temesgen, Medley Hayes, Richard Bishop, Robert Anderson, Ronzell Buckner, Dena Bearden, Ed Berry, Sam Andras, and Scott Allen

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Mayor Teresa Tomlinson called to order the August 30, 2017 meeting on the Mayor's Commission on New Government and Judicial Building.

To begin the meeting, Mayor Tomlinson asked if each member of the commission had received a copy of the July 24<sup>th</sup> meeting minutes. She asked if everyone had looked over the meeting minutes and asked for a motion of approval for these minutes to be accepted into the record. The minutes were approved by the commission and the meeting moved on to the next topic on the agenda.

The next topic on the agenda was the Conceptual Study created by Scott Allen, Tim Jenson, Neil Clark and Michael Starr.

Before Mr. Clark began his presentation, Mayor Tomlinson reiterated to the commission that the images that were going to be shown were completely conceptual in nature and may not be anything like the actual final design. After the Mayor's comments Mr. Clark began to discuss each individual scenario. The presentation identified three (3) scenarios available for the Commission's consideration.

Scenario 1 – Proposes that both the wings and tower are kept but completely renovated. Mr. Clark specified that when he says renovated, he means a complete renovation, meaning "the wind will blow through and the sun will shine through". The only thing that will remain is the frame of the structure. This scenario is estimated to cost roughly \$108,810,900 to complete.

Scenario 2 – Proposes significant modification to the current site. In this scenario the existing tower would remain but the wings would be demolished and a new multi-storied Government Facility would be built. Along with the new Government Facility, the lower level of the tower would be expanded to allow more available space for the judicial functions. This scenario would cost roughly \$112,980,120.

Scenario 3 –Proposes a complete demolition and reconstruction of both Judicial and Governmental Facilities. In this scenario a multi-stored Judicial Building and a Multi-storied Governmental Facility would be constructed on the existing site and would house both branches separately. This scenario would cost roughly \$121,316,520.

All 3 scenarios incorporate the concept of building a new parking deck across 9<sup>th</sup> street for both employee and public use.

After Mr. Clark finished the conceptual study presentation, he went on to present the Energy Assessment Study. According to this presentation there are four (4) major factors that affect building efficiency. They are HVAC, lighting, envelope, and control/BAS. When these four (4) systems are up-to-date and run efficiently the building will preserve energy. Mr. Clark and his team conducted an analysis of the current Government Center by comparing it to five (5) similar but up-to-date structures and obtained the following data from their comparison.

According to their study, the average Government Building cost roughly \$1.99 per square foot to operate daily. The Government Center on the other hand cost roughly \$2.49 per square foot. This is 72% more then what is considered a reasonable average.

The annual cost to operate the current existing Government Center is \$690,171 a year. The potential saving that a completely updated facility could make on energy efficiently alone is roughly \$165,000-\$290,000 a year and that is including a 24% building size increase. This means that a new Government Center could pay for itself in around 30 years.

After the conclusion of the Energy Assessment, David Helmick gave a brief presentation on his Survey Comparison Study. This study was conducted on possible data corruption that came from an unnamed elected official and the Historic Columbus Foundation. In mid-June both an elected official from Columbus, Georgia and the Historic Columbus Foundation made comments about their own personal opinion regarding the New Government & Judicial Building to the public during the Commission's survey data collection. Immediately upon this occurring, a screenshot was taken of the survey results. This was done to ensure that later comparisons could be made on whether these opinions had any kind of effect on the final outcome of the survey. After comparing the data, David Helmick concluded that there was no significant change in the compared results. Mr. Helmick stated that the largest difference was roughly a 2% change in a single question and was not a cause for concern.

After Mr. Helmicks Comparison Study, John Hudgison presented the final report to his Space Needed Assessment. Mr. Hudgison began by showing the commission an edited version of the Government Center Tour that was provided to the public. After the video Mr. Hudgison identified to major concerns dealing the Judicial Space Needs; security and storage. Mr. Hudgison assessment identified how unsecure the judicial areas are by providing hypothetical situations that could happen at any time. This identified to the committee the dangers of the prosecuting and defending parties and council entering from the same areas, the dangers of judges leaving and coming in through the same areas as criminals and many more concerns. The storage issue was illustrated by examining the areas each legal department had and how much area they actually need for record keeping purposes. In conclusion Mr. Hudgison stated that in the next 5 years the Government Center will need an additional 354,504 square feet for the Judicial branch alone.

Mayor Tomlinson thanks everyone for their hard work and dedication to the Commission and stated that the next commission meeting will provide a drafted report of all of the New Government & Judicial Building Commissions findings.

After no further discussion, Mayor Tomlinson asked, "If anyone had any other questions and/or comments regarding today's meeting." After no questions or comments were given, Mayor Tomlinson concluded the meeting by thanking everyone for their attendance and adjourning the meeting at 3:46PM.



## **Appendix B.10**



## **Mayor's Commission on New Government and Judicial Building**

### **Meeting Minutes**

November 9, 2017

Members Present: Teresa Tomlinson, Evelyn Pugh, Isaiah Hugley, Ben Richardson, Brian Anderson, David Helmick, Gil McBride, Kenneth Followill, Jimmy Elder, Joy Norman, Kristen Zohn, Lisa Goodwin, Mike Massey, Norman Easterbrook, Pam Hodge, Paul Pierce, Julia Slater, Todd Turner, Donna Tompkins and Medley Hayes

Also Present: Angelica Alexander, Donna Newman, John Hudgison, Pat Biegler, Ryan Pruet, Alva James Johnson, Michael Starr, Tim Jensen and Neil Clark

Members Absent: Elizabeth Barker, Walker Garrett, Skip Henderson, Gary Allen, Ann Hardman, Natalia Naman Temesgen, Richard Bishop, Robert Anderson, Ronzell Buckner, Dena Bearden, Ed Berry, Sam Andras, and Scott Allen

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Mayor Teresa Tomlinson called to order the November 9, 2017 meeting on the Mayor's Commission on New Government and Judicial Building.

To begin the meeting, Mayor Tomlinson asked if each member of the commission had received a copy of the August 30<sup>th</sup> meeting minutes. She asked if everyone had looked over the meeting minutes and asked for a motion of approval for these minutes to be accepted into the record. The minutes were approved by the commission and the meeting moved on to the next topic on the agenda.

After the minutes were approved, the discussion on the Commission's report to council was undertaken.

Mayor Tomlinson asked if anyone had any suggested changes or material to add into the Commissions Report. A discussion regarding the wording of the final paragraph in the report ensued.

The discussion was in regards to whether the report should say funding from a SPLOST program can go to multiple projects, or only towards the Government and Judicial project alone. Judge Ben Richardson stated the terms used should be general so that funds may be allocated wherever they may be needed.

Sheriff Donna Tompkins asked that if a SPLOST program did pass, would it free up any other funds that are currently funded through the general fund.

Pam Hodge, Deputy City Manager of Finance, said that it could be lessening the Maintenance funds currently being used.

“What about inflation?” Mayor Tomlinson asked. “Should we keep inflation costs in the report or remove them?”

Paul Pierce, Director of the Springer Opera House, suggested that we should keep inflation cost in an attempt to be as transparent as possible on the “real cost” of the project. Mayor Tomlinson agreed with this position, “We should make it clear that these are future costs for construction”.

After discussion on the wording of the report concluded, Mayor Tomlinson reiterated the fact that the report is only a recommendation to council and in the end they can decide to do whatever they want, regardless of the option suggested by the committee.

Mayor Tomlinson informed the Commission that we would be presenting the Commission’s report to Council on December 12, 2017 and would like as many members as possible to be in attendance.

Mayor Tomlinson thanks everyone for their hard work and dedication to the Commission and asked them all to reach out to her office if they had any more suggestions before December 12, 2017.

After no further discussion, Mayor Tomlinson concluded the meeting by thanking everyone for their attendance and adjourning the meeting at 3:23PM.



## **Appendix C**



## **Appendix C.1**

[Obituaries](#) | [Business Break](#) | [Feel Good Friday](#) | [WTVM Deals](#) | [Umbrella Contest](#)



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# Columbus mayor creates advisory commission for new government center

*Published: Wednesday, January 25th 2017, 4:40 pm EDT  
Updated: Wednesday, January 25th 2017, 4:52 pm EDT*

By **WTVM Web Team** [CONNECT](#)

COLUMBUS, GA (WTVM) - Columbus Mayor Teresa Tomlinson has created a commission to improve the city's government and judicial center. The Commission will review existing conditions at the current CCG Government Center, located at 100 10th Street. The Government Center was built in 1969-1970, and was first occupied in 1971.

The building houses the CCG executive offices of the Mayor, City Manager and City Attorney and administrative offices such as IT and Finance, as well as judicial offices, county and municipal clerks, courtrooms, and the Offices of the District Attorney, Sheriff, and Marshal.

The Government Center welcomes many hundreds of citizens a day for jury duty, judicial hearings, marriage certificates and ceremonies, and other government services.

"This building has served us well for nearly 50 years," Mayor Tomlinson said. "It is tired and it shows. It is difficult to enter. The elevator waits are interminable and can't be improved further. The heating and air systems are shot. We have a trailer-sized portable generator that we too often rely on, which takes up much-needed parking spaces. There is no sprinkler system and the stairwells are not contained, meaning they can easily fill with smoke. This building no longer serves our needs. We must acknowledge that fact and determine what our options are for moving forward."

The Mayor has selected a 23-person citizen and stakeholder Commission, which will be supported by city staff members with expertise in fields related to the subjects to be considered. The Committee Member List is as follows:

## **Mayor's Commission on New Government and Judicial Building**

- Brian Anderson – Chamber of Commerce
- Robert Anderson – Liberty District
- Gary Allen – Columbus Council
- Elizabeth Barker – Historic Columbus
- Richard Bishop – Citizen
- Ronzell Buckner – Citizen
- Jimmy Elder – Reverend, First Baptist Church
- Kenneth Followell – Senior Judge, Superior Court
- Walker Garrett – Columbus Council
- Lisa Goodwin – Deputy City Manager
- Ann Hardman – Clerk, Superior Court
- Medley Hayes – Reverend, Greater Beulah Baptist Church
- David Helmick – Attorney
- Skip Henderson – Columbus Council
- Pam Hodge – Deputy City Manger
- Isaiah Hugley – City Manger
- Mike Massey – Security, Sheriff's Office
- Gil McBride – Chief Judge, Superior Court
- Evelyn Pugh – Mayor Pro Tem
- Ben Richardson – Judge, State Court
- Natalia Naman Temesgen – Citizen
- Donna Tompkins – Sheriff
- Kirsten Zohn – Citizen

#### **Staff Support**

- Angelica Alexander - Finance
- Pat Biegler – Public Works
- John Hudgison – Buildings & Code Enforcement
- Donna Newman - Engineering

The Commission will begin meeting in February, with an anticipated report to Council and the citizens in Fall 2017.

Mayor Tomlinson says she envisions a broad-based, electronic survey and community forums in order to garner citizen and stakeholder input, in addition to technical reports, cost and financing options, tours, and speakers on subjects relevant to the Commission's considerations.

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## **Appendix C.2**

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# Mayor weighs in on aging Columbus Government Center building

*Published: Monday, March 27th 2017, 6:26 pm EDT*

*Updated: Monday, March 27th 2017, 6:26 pm EDT*

By **J.T. Fellows, Digital Content Producer** [CONNECT](#)

COLUMBUS, GA (WTVM) – The Columbus Government Center is not only the tallest building in the Fountain City but also where all things city government takes place.

After over 40 years, city leaders are now considering to either fix it or build a brand new one.

Mayor Teresa Tomlinson believes it is time to address several problems city employees have been currently facing as they come to work at the government center.

Among those issues that Tomlinson mentioned: poor insulation from the glass windows, leading to running up costs on air conditioning and heating.

Also, Tomlinson says that corroding pipes are leaking across several floors of the building.

The mayor weighed in when asked if the city should consider renovating the government center or planning to build a new one.

“First of all, this is a necessity, not an amenity. I know that everybody always thinks, whenever we’re getting a new city building, that it’s somehow just an amenity. Do we spend a couple million dollars replacing corroding pipes in a building that, really, is no longer serving our needs and is, frankly, dangerous from a safety perspective on many different levels,” said Mayor Tomlinson.

The commission has not looked at any estimates on the cost of a new government and judicial center, but when asked what an ideal location could be, the mayor said it makes sense to keep everything in Uptown Columbus.



## **Appendix C.3**



**LATEST NEWS**

# New Columbus government center could cost \$100 million or more

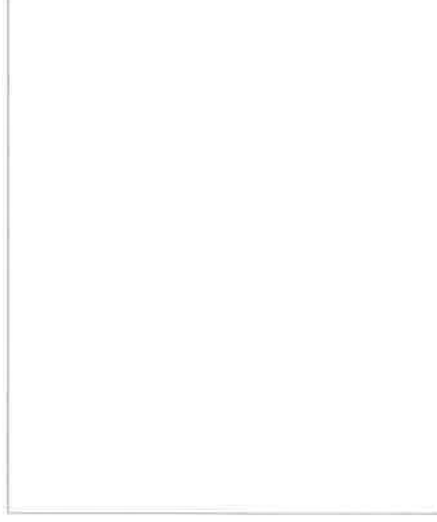
BY ALVA JAMES-JOHNSON  
[ajjohnson@ledger-enquirer.com](mailto:ajjohnson@ledger-enquirer.com)

FEBRUARY 10, 2017 3:07 PM

Demolishing the Government Center on 10th Street and replacing it with a brand new structure could cost the city more than \$100 million dollars, the city manager said Thursday.

The option was discussed at the first gathering of Mayor Teresa Tomlinson's Commission on New Government and Judicial Building. Those in attendance included city staff, local judges, public safety officials, historic preservationists and other stakeholders.

City Inspection and Codes Director John Hudgison presented the group with findings and recommendations from a 2013 building assessment conducted by the 2WR architectural firm. After describing a building that's woefully outdated in many respects, he told the group that it would cost about \$49,514,827 to renovate the current building and about \$91,169,785 to build a new facility entirely and renovate the east and west wings.



City Manager Isaiah Hugley went even further, estimating that a new building could cost over \$100 million.

Tomlinson said it was her understanding that the Citizens Services Center had been built for about \$10 million. Since the Government Center is about four times the size of that building, she wondered why the cost of a new Government Center wouldn't be closer to \$40 million.

Hudgison said that's because it would cost an extra \$62,557,638 just to demolish the tower.

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Hugley said the entire City Services Center site — including the aquatic building, citizens service building, parking structure, and landscaping — cost about \$32 million. He said there are a range of options to consider for the Government Center project, but building a separate judicial building wouldn't necessarily lower the cost.

“If we want to construct a courthouse that's going to be representative of a city our size, there's a certain quality that's going to come with it, and with quality comes costs,” he said. “And so if you want a courthouse, a judicial center, to be constructed to the quality of the city services center, you basically get what you pay for. But when you go to other communities, and you see judicial centers, it looks like a courthouse. And I think that's something that we probably want to construct, because it's going to represent the citizens of Columbus for the next 75 years.”

Hugley referred to the renovated courthouse in Russell County as an example of what the city should aim for. Chief Superior Court Judge Gil McBride suggested a building where judges won't have their own courtrooms. He said he's seen some courthouses where the judges' offices are separate, and the courtrooms are utilized based on need.

Kristen Miller Zohn, a local art historian and downtown resident, said the courthouse in Newnan cost \$14 million for 130,000 square feet.

Tomlinson said she thinks the 2WR estimates may be due to certain assumptions. She said the committee would do more research to determine what is really needed, and that it plans to tour the building at its next meeting.

The committee also would continue to look into all options, from retrofitting the current building, to building a new tower and renovating the two wings, to building two separate buildings, the mayor said. The group also plans to research possible grants available for judicial centers that could offset the costs.



Despite questions about the potential price tag, those in the room seemed convinced that the Government Center has operational and public safety issues that need to be addressed, and that the current situation is just a disaster waiting to happen.

In his presentation, Hudgison said the structure of the building appears to be sound, but there are problems with the roof, the HVAC system, the elevators, non-insulated windows, audio visual fire alarms and the generator, as well as with water backing up into the basement. He said the building only has sprinklers on the ground floor and the basement, and it doesn't meet American Disability Act standards.

Public Works Director Pat Biegler said it's been a challenge trying to upgrade the building, which was built before many of the current building codes were instituted.

"Any changes in this building because of Fire Department requirements and otherwise, we have to get an architect seal on the drawings, which has slowed down improvements to this building," she said. "And that had to be done to make sure we were not making the situation any worse than it was."

The Government Center was built from 1969 to 1970 and was first occupied in 1971, according to information provided by the mayor's office. The building houses offices for the mayor, city manager and city attorney, as well as administrative offices such as IT and Finance. It also is the location of offices for judges, county and municipal clerks, courtrooms, and the offices of the District Attorney, Sheriff, and Marshal.

Maj. Mike Massey, of the Muscogee County Sheriff's Office, said the building is the nightmare that keeps him up at night.

"It's a beautiful building when you ride by," he said. "But I've spent most of my 35 years working in here. And when I hear a fire alarm, do not be in my way."

He said the building was designed to bring the county and city municipalities together in one building, and it worked well in the early 1970s when the city government, visitor load and local population was much smaller.

He said the building didn't receive an occupancy permit when it was first built due to code violations. There were no major threats at the time, he said, but added that the world changed after 9/11, when security check-points were implemented and the building became less visitor friendly.

Massey said the building has seven Superior Courts, two state courts, one municipal court, one probate court, a juvenile court (soon to be two), and three law enforcement agencies. He said it's built similar to the Alfred P. Murrah Federal Building in Oklahoma City that was attacked in 1995, killing 168 people.

Georgia code requires that he present Judge McBride with a comprehensive security plan annually for approval, he said. But that's becoming more difficult with the increase in criminal and severe mental health cases coming through the building, he said, and that the current systems inside the building are inadequate to meet the growing demands.

"I have to make sure that I am able to implement what's in that (comprehensive security) plan," he said. "Right now we're able to do that, but on a day-to-day basis all of those systems are starting to crash around me."

*Alva James-Johnson: 706-571-8521, @amjreporter*

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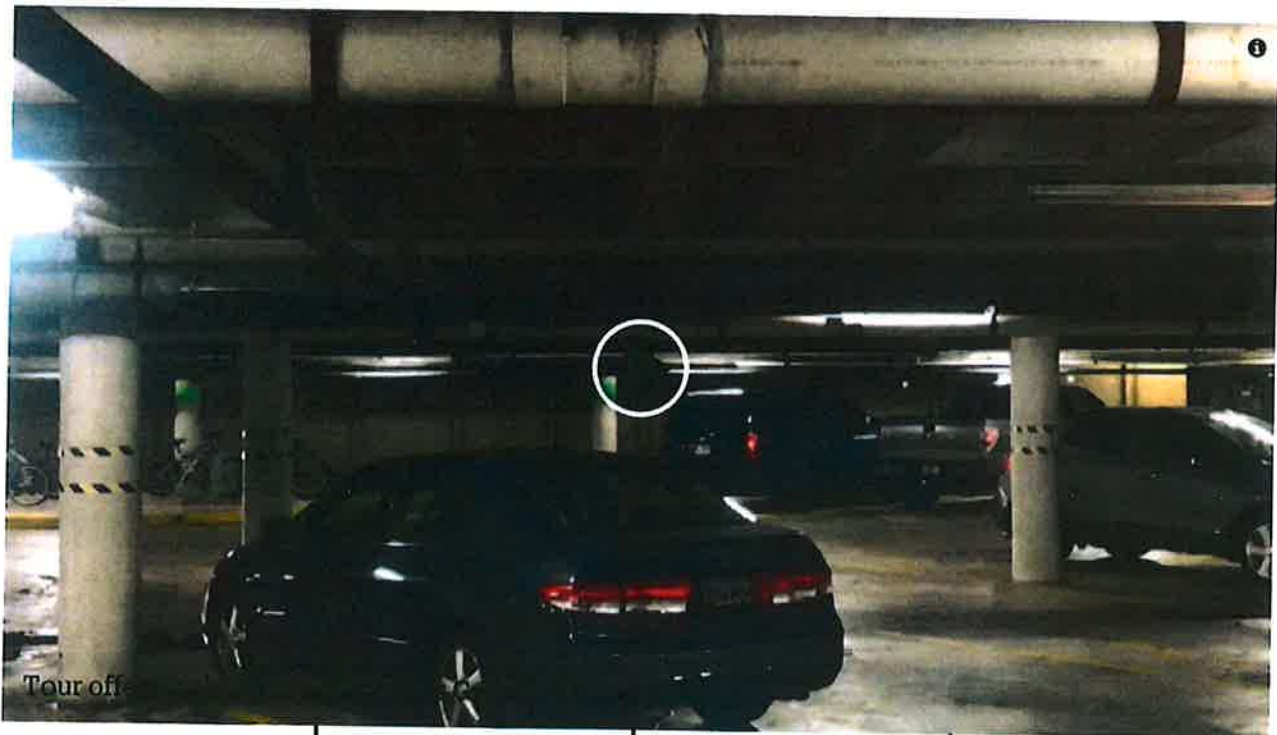
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## IN OTHER NEWS

Two Rescued Sailors Have Reached a U.S. Base in Japan After Being Stranded at Sea for Months



## **Appendix C.4**



LOCAL

JUNE 16, 2017 1:02 PM

## 'Buildings should not be demolished,' says Historic Columbus on Government Center

BY ALVA JAMES-JOHNSON

[ajjohnson@ledger-enquirer.com](mailto:ajjohnson@ledger-enquirer.com)

Historic Columbus issued a formal statement on the future of the city's Government Center Friday, recommending that the building be preserved.

"Historic Columbus holds the position that the Government Center has architectural, cultural, and economic value, and the buildings should not be demolished," according to a position statement sent to the Ledger-Enquirer.

Elizabeth Barker, Historic Columbus executive director, said the organization's board of directors approved the statement earlier this week. As a member of the Mayor's Commission on Government Center and Judicial Building, she said the organization is "very thankful to be a part of the Government Center committee and the discussion on the future of the site."

"All options should be explored to find a solution for the Government Center site - whether it's governmental in whole or in part, or entirely for an adaptive re-use," the document reads. "The existing buildings have the capacity to serve multiple uses, not solely governmental.

"If the property were sold by the City to a for-profit entity, federal rehabilitation tax credits, state rehab tax credits, and the state property tax freeze would all be available for use in the renovation of the site," it continued. "Even though the Government Center has not yet hit the 50 year mark, there is a strong case for an early listing on the National Register for its architectural and cultural significance, as well as being a local iconic structure."

Mayor Teresa Tomlinson formed the commission in January to consider renovating or replacing the 46-year-old complex with one or two buildings to house judicial and city administrative offices.

The commission is currently considering at least three options for the 46-year-old center, which consists of a tower and two wings:

- Renovate the existing facility and add space for judicial and city government needs.
- Build a new facility to accommodate both judicial and administrative activities.
- Build two new buildings, one for judicial offices and the other for city government.

Local architects from 2WR have estimated that it could cost about \$68 million to renovate the building, and up to \$100 million to replace it. Though renovating the facility has the perceived lowest cost, the estimate is based on a visual assessment of the property, they said. The cost could be higher or lower based on what contractors find with internal systems once the project begins.

The Government Center is built in an architectural style now formally known as Neo-Formalism, according to information provided by Historic Columbus. The style contains elements of two common mid-century styles, International and Brutalism, and blends them with classical materials such as columns and symmetrical form.

"Brutalist buildings have a look of weight and massiveness that immediately sets them apart from those of other predominantly rectangular, flat-roofed styles," the document reads. "Concrete is the favorite material; it is always left exposed and often rough-surfaced. This really describes the bottom of the tower and the large planters around the wings and the stairways."

The tower was designed with the longest cantilever built in the United States, according to the information. It also has cultural and economic value.

"... From the earliest map of Columbus in 1828, the new city's courthouse is located on the current block," the document reads. "... Even as the building changed over the years, there were three continuous elements – the city's original grid pattern, the public use of the block, and the incorporation of public open space.

"From the beginning of its planning stages, the Government Center complex was meant to represent a modern and forward thinking city," the document continues. "It achieved that through its architecture and its height. It has become an iconic image for Columbus and that has value."

Last week, the mayor released a survey asking residents about their primary safety and security concerns at the center, their overall satisfaction with the grounds, and what they would change if they could. It also asks whether residents view the current building as an "icon" deserving of protection and whether it is important that government services and courtrooms remain downtown. The survey can be taken at [www.surveymonkey.com/r/GovernmentCenter2017](http://www.surveymonkey.com/r/GovernmentCenter2017).

*Alva James-Johnson: 706-571-8521, @amjreporter*



Mike Haskey

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**Bobby Peters** · Columbus, Georgia

Certainly prudent and wise for the Mayor & Council to plan for the future but I agree with Historic Columbus. The day will come for an upgrade but currently the building is structurally sound and has many years of use left, if a lacking maintenance program is developed and adhered to. The Federal Courthouse downtown is much much older than the Government Center. Recent decision on that building was to renovate and not demolish. New facilities would be nice but asking citizens for over \$100 million dollars to demolish and rebuild will be a tough request to sell after all the public has agreed to fund in the past and are still funding today. It's ok to blow out the candles and make a wish, but the wish has to be realistic. Just my 2 cents worth.

[Like](#) · [Reply](#) · Jun 17, 2017 9:14am



**Bonnie Bremerton**

What is that crazy city council gonna try next? They have no problem finding ways to spend OUR money, and it's usually on totally unnecessary BS like this. The current courthouse will be serviceable for many years to come, so there is no valid reason to tear it down, and build another one with OUR SPLOST money. If they do bring this to a vote, PLEASE vote NO on the SPLOST to fund this White elephant. Enough!

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## **Appendix C.5**



## Columbus Government Center open house tour reveals serious issues

WRBL Staff

Published: July 26, 2017, 11:15 pm | Updated: July 27, 2017, 7:17 am



**COLUMBUS, Ga.** — Dozens of concerns revealed at the Columbus Government Center. City representatives hosted tours of the building highlighting some very serious issues.

Representatives say the failing heating system at the Government Center is just one of the many concerns. In addition to that, the main remedy for leaks in part of the 12 floor building is tarp. Some citizens who participated in the tour say they can't believe the building has been functioning so poorly for so long.

"They're deteriorating," says facilities maintenance supervisor Jerry Gowen.

Gowen says that what's happening to the heating pipes. Representatives say because of this, some parts of the building can't get cool. In an effort to handle this issue, portable AC systems can be found in select Government Center areas. Another issue, a lack of sprinkler systems.

"This floor and the ground floor and the parking garages are sprinkled...that's it," says Gowen.

But there are 12 floors in the Government Center. In addition to that, John Hudgison, the Codes and Inspection Director says there's also an issue with the alarm system. He says it costs a pretty penny to repair any where between \$750,000 to \$1 million.

Part of the tour took the visitors downstairs. That's where we found a generator just taking up space.

"We had a catastrophic failure on the old original generator which was 40 something years old..being it's in the basement..the building was probably built around that..it's almost impossible to take that one out," says Gowen.

There's now, a new generator outside. Gowen says there's no way to get it inside, because it is too large to get inside.

"Is it practical to have a generator outside? ...Not in that respect...it would be better in a secure area," says Gowen.

Another issue, a lack of handicap accessible bathrooms.

"We have them on the ground floor and that's it," says Gowen.

Some wiring issues are only accessible through two places in the Government Center. Representatives say the cement through the building doesn't allow them to move around as freely as they would like. Another disturbing detail, a room where the female inmates are held temporarily. Law enforcement says depending on the day, anywhere from 60 to 90 people can be held in the rooms at one time.

[Back in February, Mayor Teresa Tomlinson introduced the idea of possibly getting a new Government and Judicial Center. \(http://wrbl.com/2017/02/03/talks-of-new-government-center/\)](http://wrbl.com/2017/02/03/talks-of-new-government-center/) She mentioned there are three options going forward for city council. They include: completely gutting and renovating the current building, tearing down the building completely and rebuilding from the ground up, or build two completely separate buildings, which would include a Government Center and Judicial Center.



Top News

**Video of nurse singing to dying patient goes...**

A viral video showing a nurse singing to a dying...



## **Appendix C.6**



### Government Center tour shows criminal safety concerns 2:40



What You can help give kids their parents back. [The Salvation Army](#)

LOCAL

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BY TIM CHITWOOD  
[tchitwood@ledger-enquirer.com](mailto:tchitwood@ledger-enquirer.com)

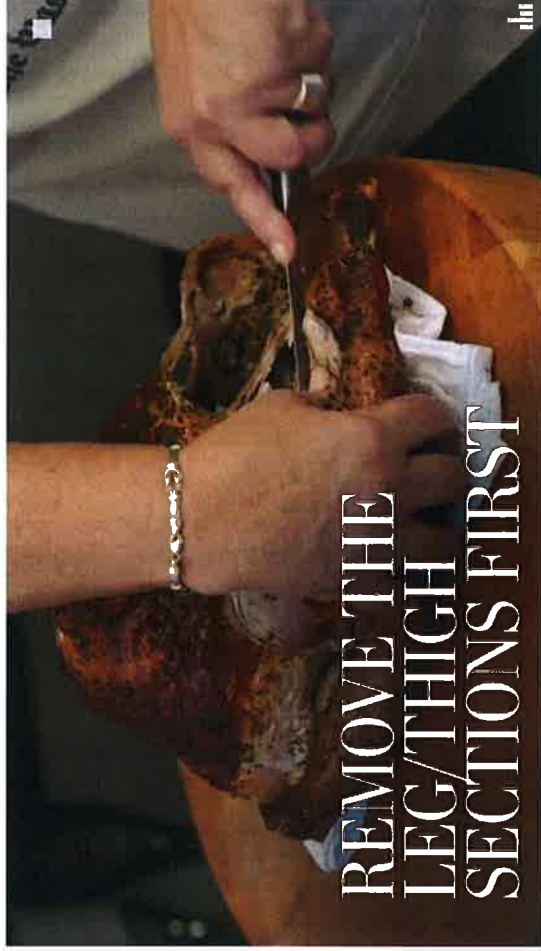
OCTOBER 04, 2017 5:39 PM

Don't get stuck on the design.

That's the first thing some architects and city leaders say about three preliminary concepts for the downtown block currently occupied by the Columbus Government Center tower and its two wings.

Not one of the three options residents are now asked to review and remark upon is a final product, nor close to it. The public input sought now is not to be a vote on a definitive design; it is only to inform the Mayor's Commission on a New Government and Judicial Building, which had architects from Hecht-Burdeshaw and 2WR create the conceptual drawings posted online.

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What viewers see in those renderings are only "placeholders" for what could be, to give them an idea of the scale, location and usage of the structures



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The Salvation Army

If councilors decide they can't start on the final concept, the design team's formed to





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## The survey

For now residents have to consider rough first drafts of three ideas for dealing with the current facility's lack of adequate space, security and efficiency, as well as other issues.

Those issues are outlined in a 10-minute YouTube video linked to the citizen survey. They include eroding pipes, inadequate elevator service, dangerous conditions for deputies delivering inmates to court, lack of fire protection, poor access for maintenance of electrical, plumbing and other utilities, and insufficient parking.

The video and survey are at [www.surveymonkey.com/r/NewGovernmentBuildingOptions](http://www.surveymonkey.com/r/NewGovernmentBuildingOptions).

The commission has not yet set a deadline for input, nor scheduled its next meeting. Mayor Teresa Tomlinson has said she'd like to have a proposal to present to council this month.

The three options are to retain and renovate the current buildings; to demolish all but the tower, renovate it for judicial use only and add a second building for other city offices; to demolish all of the current structures and build a new judicial center and a new city office building.

Each scenario may include a parking deck south of Ninth Street, where the city now has a parking lot.

## The three concepts

Here's a brief synopsis of ea



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- **Option One:** Renovating the existing buildings is estimated to cost \$100,430,602. It means gutting the tower entirely, leaving only the “ribs” or frame, as workers start rebuilding the interior. Because the current tower lacks adequate space, an expansion could be added at the base. Noticeable on the conceptual drawings are additions running up the sides of the tower. Those could be for elevator shafts, expanded stairwells, more ventilation and maintenance access for building upkeep - correcting deficiencies in the current structure.
- **Option Two:** Renovating and expanding only the tower, demolishing the wings and adding a new city office building is estimated at \$105,417,822. Similar to the first option, an expanded base could be added to the tower, with the same vertical additions for elevators, stairwells, ventilation and maintenance. A park-like expanse of green space could be on the block’s northwest corner, at First Avenue and 10th Street.
- **Option Three:** Demolishing all the existing buildings and constructing a new judicial tower similar to the current one and a new city office building shorter than the adjacent tower is estimated at \$115,506,520. In the depiction for this scenario, the judicial tower is on the block’s north side, across 10th Street from the Springer Opera House, and the city office building is nearer the block’s southwest corner, at First Avenue and Ninth Street. The block’s southeast corner shows a park-like expanse of green space.

Having opened in 1971, the Government Center complex is now 46 years old. Longtime residents may have a different opinion of it than younger folks and newcomers, and they may not have the computer skills or online access to take the survey.

They needn’t feel left out, said Aric Jackson with the mayor’s office, who is collecting the public input. They can put their thoughts in a letter and mail it to the mayor’s office at P.O. Box 1340, Columbus, Ga., 31902.

They also can call him, he said.

“Citizens can email me at [Jackson.aric@columbusga.org](mailto:Jackson.aric@columbusga.org) or call 706-225-3114, and I will transcribe their comments,” he said. “We encourage everyone to share the survey with family and friends.”

Just don’t take the current renderings too literally. The final proposal’s yet to come.

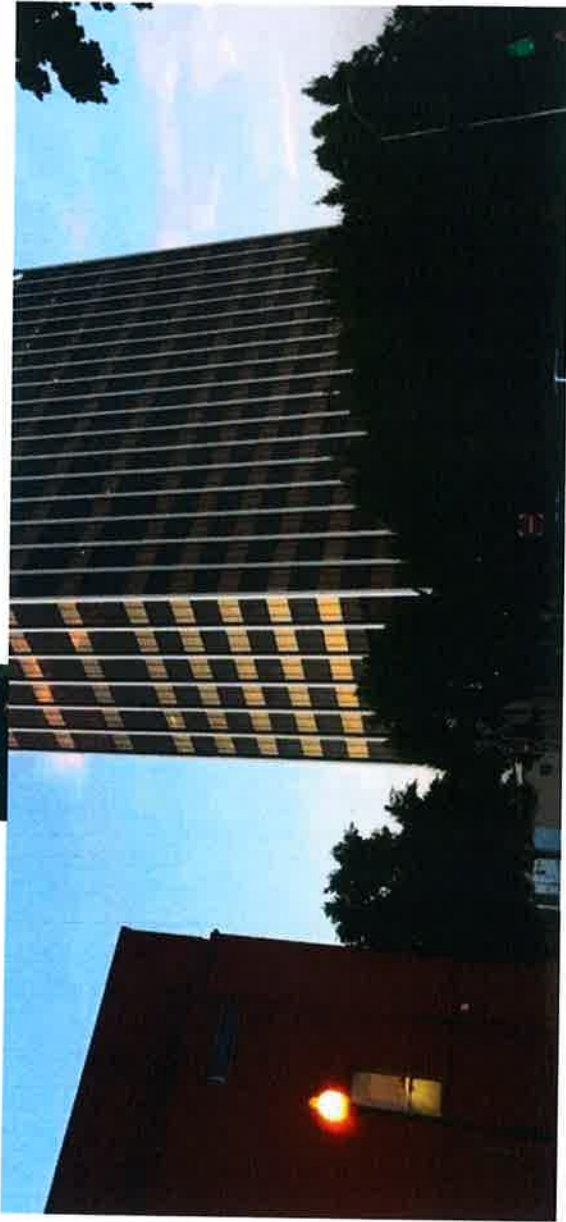
*Tim Chitwood: 706-571-8508, @timchitwoodle*



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The iconic Government Center tower currently dominates the downtown landscape. Tim Chitwood/tchitwood@ledger-enquirer.com

◀ 3 of 4 ▶



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## **Appendix C.7**



LOCAL

# Mayor Tomlinson's new Government Center commission schedules 4 public forums

BY ALVA JAMES-JOHNSON  
[ajjohnson@ledger-enquirer.com](mailto:ajjohnson@ledger-enquirer.com)

**SEPTEMBER 13, 2017 2:45 PM**

The Mayor's Commission on New Government and Judicial Building will hold four simultaneous forums for public input on what should happen to the building.

The meetings will be held Tuesday, Sept. 19, 5:30 to 7 p.m., at the following locations:

- Government Center (Plaza Level), 100 E 10th Street
- Citizen Services Center (Community Room), 3111 Citizens Way
- Frank Chester Rec Center, 1441 Benning Drive
- Psalmound Rd. Rec Center, 6550 Psalmound Road

The commission has been meeting since February 2017 to discuss what changes, if any, should be made to the 46-year-old structure. Members are currently considering three scenarios and hope to make a recommendation to Columbus Council sometime in October. The three options are renovation of the existing tower and wings, renovation of the tower only and total new reconstruction.

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Architects from 2WR and Hecht Burdeshaw Architects presented conceptual site studies at a recent meeting. They said the cost to renovate the tower and two wings (Scenario 1) would cost about \$100,430,602, when demolition, construction and start-date of the project are taken into account. The cost for renovating the tower for judicial purposes and building a new city office building (Scenario 2) would cost \$105,417,822. The cost for constructing two new buildings (Scenario 3) would cost \$115,506,520.

“A representative from the city along with other commission members will be on site at each (forum) location to answer questions,” according to a news release issued by the city. “Attendees will be asked to provide written comments and to rank their preferred option for the future of the existing Government Center. The response cards will be added to the public comment section of the Commission’s final report and advisory proposal to Council.”

*Alva James-Johnson: 706-571-8521, @amjreporter*

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## **Appendix C.8**



LOCAL

# Mayor releases survey asking for public opinion on government center

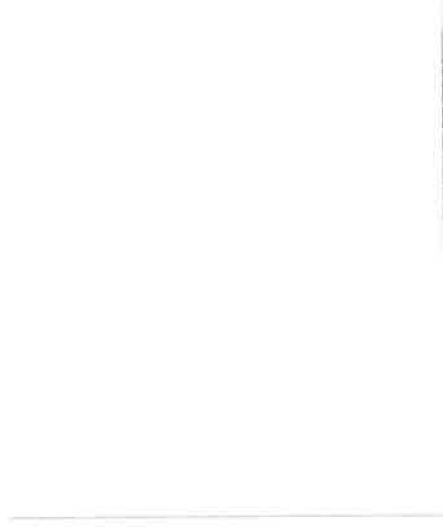
BY SCOTT BERSON  
[sberson@ledger-enquirer.com](mailto:sberson@ledger-enquirer.com)

**JUNE 06, 2017 12:21 PM**

Mayor Teresa Tomlinson released a survey Tuesday asking for public opinion on the Columbus Consolidated Government Center.

The survey comes as the city mulls renovating or replacing the 46-year-old complex with one or two buildings to house judicial and city services.

The survey asks residents about their primary safety and security concerns at the center, their overall satisfaction with the grounds, and what they would change if they could. It also asks whether residents view the current building as an “icon” deserving of protection and whether it is important that government services and courtrooms remain downtown.



Tomlinson convened a commission in January to study the possibility of replacing the government center entirely. Her original press release called for surveys and forums to be held to gather public opinion until the fall, when a final plan is expected to be presented to the city council.

“This building has served us well for nearly 50 years,” Tomlinson said in the news release at the time. “It is tired and it shows.”

A tour of the building a month later highlighted a few of the problems with the aging structure: leaky pipes, bat infestations, long elevator wait times, insufficient security and tight stairwells that could cause a dangerous pileup if a fire were to break out.

## Breaking News

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Renovating or replacing the building would cost anywhere from \$68 million to \$100 million, and the commission is still studying how the city will go about paying for it.

To take the survey, go to [www.surveymonkey.com/r/GovernmentCenter2017](http://www.surveymonkey.com/r/GovernmentCenter2017).

**Scott Berson, 706-571-8570, [sberson@ledger-enquirer.com](mailto:sberson@ledger-enquirer.com)**

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## IN OTHER NEWS

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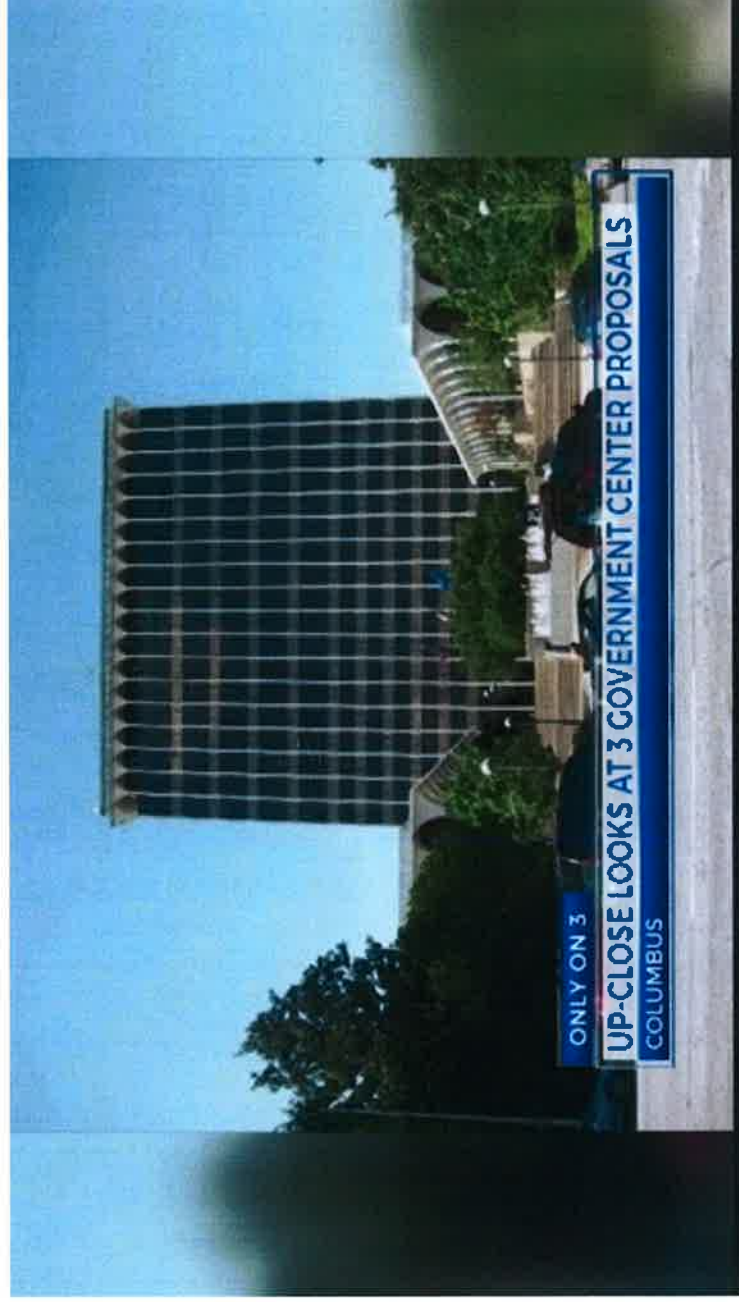
## **Appendix C.9**



# Up close look at three Government Center proposals

WRBL Staff

Published: September 19, 2017, 11:10 pm





COLUMBUS, Ga. — A close-up look of the future possibilities for the Columbus Government Center. Just hours ago, there were four opportunities for folks to learn about three different scenarios.

All options, would cost taxpayers more than \$100 million dollars. While some residents say it's important to invest in a safe, durable and efficient government center. Others say they're going to need some more convincing.

"Four to six hundred people that could be on any of those upper floors at one time and the stairs are just too small to accommodate that," says Michael Starr.

That's just one Columbus Government Center issue, Representatives with the Mayor's Commission addressed Tuesday night. This, as residents turned out for a close-up look at three possible building proposals. According to the Mayor's Commission other issues include.

"Also there are no sprinklers throughout the building. I think a third issue really is looking at security... bringing inmates and judges up the same elevator," says Starr.

Tuesday there was a breakdown of the three proposals for the near 50-year-old building.

Scenario one. "Generally keeps the existing structure in tact... both the tower and the wings and then adds space on the south side that's needed for judicial space," says Starr.

That options would cost taxpayers more than \$115 million.

Scenario two. "Keep the existing tower... demolish the wings... build a new office building and then the tower and an addition both on the north and south side would be purely judicial and support spaces," says Starr.

That option, more than \$116 million.

Scenario three, would tear down the existing complex, building a new independent judicial facility and a new city office building. That option, more than \$120 million.

"There has to be more benefits than saying hey look it's an old building we gotta renovate it. I just think that there's other benefits that need to be brought to light," says Matthew Chan.

While some residents say they need more convincing to consider moving forward, other say you have to pay, to play.

"People look at the bigger cities like Atlanta and the surrounding areas Savannah and they go you know why can't we be like them? We can.. We gotta invest in the infrastructure..what's gonna outlast people...infrastructure," says Ventrine Parham.

Representatives with the Mayor's Commission say they're still in the very early stages. They say they're considering the public's thoughts. Then city council will vote on a proposal. No word yet on when a vote could come.

#### Top News



### COMMUNITY WATCH: Celebration of Praise

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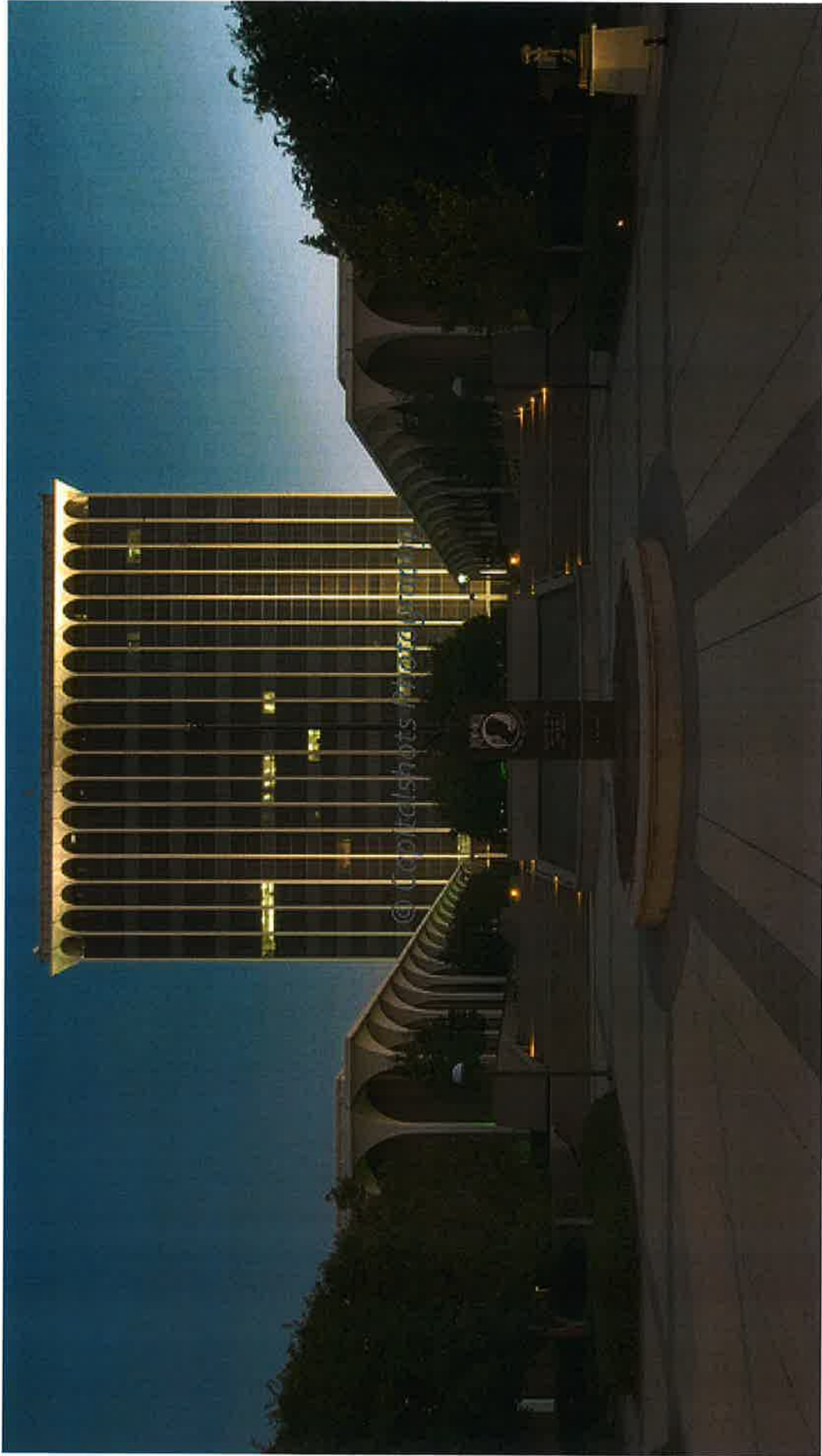
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## **Appendix C.10**

# What's next for the Government Center?

By **Richard Hyatt** - July 27, 2017



*The Columbus Government Center has served the needs of the community for 46 years.*

Discussion about the future of the Columbus Government Center continues, highlighted this week by another public tour of the building and a meeting of **Mayor Teresa Tomlinson's** Commission on New Government and Judicial Building.

The next commission meeting is Thursday Aug. 10, from 2-4 p.m. in the Ground Floor Conference Room at the Government Center, 110 10th St., in Columbus.

A report presented on WRBL-TV Wednesday night touched on several important issues that were revealed at this week's open house, including serious decay that is affecting the building's heating and cooling systems. "They're deteriorating," facilities maintenance supervisor **Jerry Gowen** told reporter **Ashley Garrett**.

These options are under consideration:

- **Completely gut and renovate the current building.**
- **Tear down the building completely and rebuild from the ground up.**
- **Build two completely separate buildings, a government center and a judicial center**

The mayor's commission was appointed last February. Membership includes:

**Angelica Alexander, Gary Allen, Brian Anderson, Robert Anderson, Elizabeth Barker, Pat Biegler, Richard Bishop, Ronzell Buckner, Norman Easterbrook, Jimmy Elder, Kenneth Followill, Walker Garrett, Lisa Goodwin, Ann Hardman, Melody Hayes, David Helmick, Skip Henderson, Pam Hodge, John Hudgison, Isaiah Hugley, Mike Massey, Gil McBride, Donna Newman, Joy Norman, Paul Pierce, Evelyn Turner Pugh, Ben Richardson, Donna Tompkins, Todd Turner and Kristen Miller Zohn.**

A summary of the commission's activities since it was organized in early 2017 can be found on the Columbus Consolidated Government's Website. Click on *Commission on the New Government & Judicial Building*.

Two interesting documents have emerged:

- An interview conducted with Ed Neal, the lead architect when the building was first conceived
- A position statement issued by Historic Columbus.

Those documents follow:

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***Columbus City Commissioners selected the local architectural firm of Biggers, Scarbrough and Neal to build the new government headquarters. James J.W. Biggers was the senior partner and Ed Neal emerged as the lead architect on the project. Muscogee County Commissioners appointed E. Oren Smith. The following is excerpted from an interview with Neal in May 2017.***

### **Beginning Work**

There was another building on that site. It was built in 1950s, I believe, and it was on the northeast corner of that block there and it was a two-story orange brick building and we were in charge to try to work with that.

That's kind of what set the theme with those two heavy traffic areas. There would be heavy traffic for building inspection, drivers licensing and other things that they would be heavy traffic areas and so that kind of dictated that and of course the square footage necessary would dictate a high rise building and we did conceptual drawings of what we proposed, which is what you see today really.

We presented them (conceptual drawings) at the city commissioners meeting and they were so excited. It was very wonderful to have that response. I went all over town selling this thing. I spoke at Columbus High School and public forums.

### **Architectural Style and Facts**

I honestly can't recall what dictated those columns and exaggerated column caps. Parking of course was a big consideration and we got at least three levels of parking underneath that plaza level now and as far as the design "curtain wall," that's what we call that glass wall, you're probably familiar with it. It was very much in the vogue and continues to be.

A high-rise masonry building was just out of the question I guess, we never really investigated that, we looked at the curtain wall. Let's back up a minute how did I get involved, I don't know how I became the chief one. We were all working on it but I did all of the interviews with the departmental heads and went back and we, the firm, did preliminary sketches of what we thought they wanted and we'd take it back and they liked it.

We got them to sign a release paper and we revised it a number of times, each departmental head signed off on it. I think it was on a module and everything was laid out on that plan.

I didn't know that it was the longest cantilever built at the time, but you know that contractor told that to me at some point during the construction. The plaza level concrete around the perimeter of the high rise was the longest cantilever in America is what he said so I took him for his word.





*The debate over whether to restore the Columbus Government Center or demolish it as created a stir on social media sites.*

## Plans

... That amazed me. We never had to deviate from the conceptual drawings. Another thing, they stayed in that courthouse while we built the high rise. It was in front of the tower.

There were a lot of things we had to overcome. The block, as I already called it, there was something like more land on one side and I wanted the sidewalks all along the building to be the same and there was something I had to do with that before

the governmental authorities in that respect. In the overall scheme of the thing, I didn't want this much room on one side of the building and this much on the other.

### **Pleasing the Client**

The supreme goal of most architecture and certainly for me is to please the client. There's so much about that building that I think a lot of people don't know. They had a helo-pad on the roof so that visiting dignitaries could land (a helicopter) up there. I think that's probably been used twice. And then that reflecting pool had water shooting up and then we had it so that if the wind was blowing it would work.

We tried to take in every consideration; I remember if you were sitting in the high rise, what were those two low buildings going to look like? So I put a design to the roof in each of those buildings I don't know whether that's been maintained or not.

It was a built up roof with gravel and I think we had brick and white marble in a pattern. Structurally every column, and there are few on that high rise building, has a cap on about 5 feet in diameter drilled to bedrock and I think they must be 100 feet deep down in the ground.

## ***IT'D BE AN ENORMOUS JOB TO TAKE TO THAT BUILDING DOWN.***

### **Source of Materials**

They were pre-cast from a company in Opelika and brought here by truck. The ones on the tower were in a few pieces, probably the capitals were in one piece, but I know the ones on the two story buildings were in one piece.

### **Plaza Level**

Since that time, **Ron Murray** was hired to do something on that north steps. They put a fountain or something on it. It was a long flight of steps before you got up to the plaza level and then the reflecting pool was in the plaza. And that's another thing we had to work out floors to come out on that level and the parking level and I'm really proud of what we did. I never had done a high-rise building before.

## The Tower

The worst thing they've done to that building to me is putting that stuff on the windows that gives it that horizontal look, I did everything I could to make it look vertical. I wanted it to be uplifting. I don't know when that was done, maybe several years after. It suddenly appeared.

You don't know how much time I spent (on) the glass between the windows and the glass between the floors. I was so sensitive to the fact that it would all look the same. It was all to be a dark grey with the white columns. The tint on the windows breaks the building ... it really does ... and my recommendation is that they get somebody to scrape that stuff off as quickly as they can.

Another thing that we did was light the building and the first time I saw that at night it was just wonderful to me. I don't even think they turn the lights on anymore. These are floodlights and they were recessed in that there was so much that had never been done in Columbus. These things were almost flushed with the plaza level. The first time we went over to Phenix City and they turned them on.

We envisioned people having lunch down there on that plaza level and then the main plaza level under the tower we had designed custom carpets depicting the Chattahoochee and the Barcelona chairs. We had four on either side sitting on these custom carpets, it was a knock out.

## Codes

We did have a budget for this building and I saw right off that it wasn't going to be enough money. And that's maybe one or two things that I regret — that we didn't put a sprinkler system in the building.

We met all Code. They would not have ever issued any building permit if it had violated any Codes. It makes me mad that they have written that the stairs don't meet the Code. We met every Code, and dotted every I and crossed every T on it when that job was done.

Now if there were some changes, I don't know. I also regret the elevator situation ... I wasn't aware of that until years later.

### **City Intent**

The city leaders wanted something that showed progress and to celebrate the new consolidation. So, we conceived it as you see it that way today.

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# Historic Columbus

## *Historic Columbus holds the position that the Columbus Government Center has architectural, cultural, and economic value, and the buildings should not be demolished.*

All options should be explored to find a solution for the Government Center site — whether it's governmental in whole or in part, or entirely for an adaptive re-use. The existing buildings have the capacity to serve multiple uses, not solely governmental. If the property were sold by the CCG to a for-profit entity, federal rehabilitation tax credits, state rehab tax credits, and the state property tax freeze would all be available for use in the renovation of the site.

Even though the Government Center has not yet hit the 50-year mark, there is a strong case for an early listing on the National Register for its architectural and cultural significance, as well as being a local iconic structure.

### **Architectural Value:**

The Government Center was simply described by lead architect, **Ed Neal**, as “Modern.” Its architectural style is now formally known as Neo-Formalism. This style contains elements of two common mid-century styles (International and Brutalism) and blends them with classical materials (columns) and forms (symmetrical).

Brutalist buildings have a look of weight and massiveness that immediately sets them apart from those of other predominantly rectangular, flat-roofed styles. Concrete is the favorite material; it is always left exposed and often rough-surfaced. This really describes the bottom of the tower and the large planters around the wings and the stairways.

The International Style is characterized by a lack of ornament. Flat roofs, smooth and uniform wall surfaces, windows that look as though they are a continuation of the surface rather than holes in the wall. Skeleton construction of steel or reinforced concrete is typical. The use of cantilevers is also popular both for carrying upper floors outside the supporting columns and for balconies and other projecting features.

This element is really evident in the plaza (level) — which was designed to be completely open with the walls of windows connecting you to the outside. This is how the plaza level should feel — very open — not being blocked by curtains on the

windows.

It is also important to note that at the time, the tower was designed with the longest cantilever built in the United States.

### **Cultural Value**

Columbus was the last planned city of the 13 original colonies. From the earliest map of Columbus in 1828, the new city's courthouse is located on the current block. The earliest courthouse was replaced in 1838 for a Greek Revival structure. In the 1890s, it was demolished and replaced by a Neoclassical building. By the 1960s, the city had outgrown that property and was ready to plan for a much larger and more modern complex to house the new consolidated county and city government needs.

Even as the building changed over the years, there were three continuous elements — the city's original grid pattern, the public use of the block, and the incorporation of public open space.

### **Economic Value**

From the beginning of its planning stages, the Government Center complex was meant to represent a modern and forward thinking city. It achieved that through its architecture and its height. It has become an iconic image for Columbus and that has value.

Symbolism aside, there is practical value that can be further extracted from the site when the building's preservation and adaptive reuse becomes a focus. Positively, the site is an entire city block in the downtown core. It has sub-surface parking, commanding views of the city, and opportunities for new construction that could better engage the street and provide a transition from the mid-century to the older buildings that surround it. Such new construction would fill the short-term need during the tower renovation, accommodate future growth when needed, and provide income to the city when leased in the interim.

Should the city wish to partner with a third party developer and lease space back, the site would be open to the full raft of historic tax credits and incentives. This would allow the city to adjust its space needs under this type of occupancy as any lease renews and would limit its need for capital repairs and improvements going forward.

Most importantly, the private entity would be responsible for funding such a project removing the need for a Special Local Option Sales Tax (SPLOST).

Even if the above was not compelling enough to solicit adaptive reuse planning, the saving of \$3 million associated with the demolition costs and filling space within the landfill to accommodate the materials should make a full evaluation of alternatives a high priority.

### **The Case for Mid-Century:**

It's common to note the failings of the past. It's less easy for us to imagine how future generations might find us and our style wanting. The question is — are we on the edge of another era of destruction of our architectural and cultural heritage, specifically of our mid-century modern buildings?

Mid-century modern architecture is now in the same danger zone chronologically that late 19th-century buildings were in during the urban renewal period of the 1960s. These buildings are old enough to be considered dated, but not old enough to be considered "historic." The exact same was true of all those buildings that were torn down in the 1940s, 1950s, and 1960s and are now are so lamented.

Those buildings weren't a hundred years old back then. They were considered functionally obsolete and they were in many cases in need of significant investment to upgrade. They were expensive to operate. They were no longer architecturally in fashion and there was a large supply of them, most of them "run of the mill" structures of little to no standalone significance. For every Penn Station that was demolished, there were dozens of unremembered buildings being razed.



It is easy to see how, in almost every individual case, the mid-century building in question will be considered expendable due to its lack of individual significance. And then one day we'll wake up to find they are largely gone or mauled beyond recognition.

Today, it is difficult for us to appreciate and see the significance of these structures. We're prisoners of our own age. It is important, vital, for us to be able to step outside ourselves, to see us as people 50 or 100 years from now might. What might they value in buildings? Might they not see the mid-century period as historic in its own right — just as we see Craftsman Bungalows, Colonial Revivals, or Spanish Eclectic. It seems possible.

Preservation is all about people and the places they care about. It was a handful of passionate supporters who started by saving the Springer Theater, founding Historic Columbus, and renovating houses downtown one by one.

It will also be the same for mid-century.

## Richard Hyatt

<http://muscogee.allongeorgia.com>

Richard Hyatt is Editorial Director of *All on Georgia-Muscogee*. He was an award-winning columnist, reporter and editor with the *Ledger-Enquirer* in Columbus for 44 years. He was also a sports writer with the *Atlanta Constitution* and *Atlanta Times* and worked in media relations with Georgia Tech and the Atlanta Hawks. Hyatt is the author of 19 books that are available at Amazon.com. An Atlanta native, he attended Georgia State University and is a graduate of Columbus State University. He is married to the former Kaye Howell and is the father of three daughters.





## **Appendix D**



## **Appendix D.1**

## Government Center Space Needs Comparison

29-Jan-2014

Department	Current Space Allocation	Space Allocation per 2009 Study	2014 Projected Space Allocation	Difference	Space Deficit
<b>Jury Management</b>	4,000	5,800	5,900	100	1,900
<b>Law Library</b>	5,000	10,400	5,000	-5,400	0
<b>Adult Probation</b>	800	1,200	1,200	0	400
<b>Solicitor General</b>	4,300	4,400	6,700	2,300	2,400
<b>Superior Court</b>	28,500	30,700	37,700	7,000	9,200
<b>State Court</b>	10,400	11,700	12,000	300	1,600
<b>Municipal Court</b>	4,700	5,200	5,500	300	800
<b>Municipal Court Clerk</b>	2,200	1,100	2,200	1,100	0
<b>Marshal's Office</b>	5,300	6,100	9,000	2,900	3,700
<b>Probate Court</b>	4,600	4,700	6,200	1,500	1,600
<b>Juvenile Court</b>	8,000	12,200	19,900	7,700	11,800
Courtrooms and Support			8,900		
Drug Court			5,800		
Clerk's Office			2,100		
Programs Area			2,400		
DJJ-Intake			700		
<b>Metro Narcotics Task Force</b>	3,800	0	4,500	4,500	700
<b>Sheriff's Department</b>					
Administration/Operations	11,500	11,500	11,900	400	400
Court Detail	600	600	600	0	0
Investigations	5,300	5,400	3,700	-1,500	-1,600
Office of Professional Standards	incl. above		300		300
Warrants	incl. above		300		300
Training	incl. above		2,200		2,200
<b>District Attorney</b>	11,800	11,000	13,200	2,200	1,400
Grand Jury Suite	1,000	1,400	2,800	1,400	1,800
Victim/Witness Protection	2,700	2,200	3,700	1,500	1,000
<b>Clerk of Courts</b>	13,200	13,200	19,400	6,200	6,200
	<b>127,700</b>	<b>138,800</b>	<b>173,900</b>		<b>46,100</b>
<i>Existing USF is approximate, based on rough estimates of existing departmental areas.</i>					
<i>All USF numbers are rounded to the nearest hundred square feet.</i>					
<b>Vacant Space (Tower)</b>					
1st Floor (old Council chambers)	4800				
Ground Floor (CSC)	2000				
<b>Vacant Space (West Wing)</b>					
Ground Floor (entire)	4200				
<b>Vacant Space (East Wing)</b>					
2nd Floor (Board of Assessors)	4200				
Ground Floor (Tag/Tax)	7500				
<b>Total Available in Complex</b>	<b>22700</b>				
<b>Deficit</b>	<b>23400</b>				



## **Appendix D.2**

**Columbus Consolidated Government  
Columbus Judicial System Needs**

Updated : December 18, 2013

		Personnel		NSF	Circ.	USF	Quantity	NSF	USF	NSF	USF	Comments:
		Today	Future	each	Factor	each	Short Term	Short Term	Short Term	Short Term	Short Term	
<b>Jury Management</b>												
<b>Administration Area</b>												
	Manager	1	1	180	1.31	236	1	180	236		283	
	Coordinator	0	1	125	1.34	168	1	125	168		201	
	Clerk	2	2	64	1.57	100	2	128	201		241	in common office area
	Start Restrooms			48	1.64	79	1	48	79		94	
	Storage Room			125	1.34	168	1	125	168		201	
	Administrative Assistant	1	1	125	1.34	168	1	125	168		201	enclosed office
	Jury Area											
	Lobby/Entry			320	1.20	384	1	320	384		461	
	Jury Room			3400	1.08	3672	1	3,400	3,672		4,406	
	Restroom			150	1.31	197	2	300	393		472	adjacent to jury room
	Vending Area			120	1.39	167	1	120	167		200	adjacent to jury room
	Smokers Area			180	1.31	236	1	180	236		283	
		4	5				13	5,051	5,870		7,043	
	Law Library											
	Existing Area						1	0	10,400		12,480	
							1	0	10,400		12,480	
<b>Adult Probation</b>												
	Director	1	1	125	1.34	168	1	125	168		201	
	Client's open work area	2	2	64	1.57	100	2	128	201		241	
	Window Area Stations			64	1.57	100	2	128	201		241	
	Lobby			150	1.31	197	2	300	393		472	
	Vault			150	1.31	197	1	150	197		236	
		3	3				8	831	1,159		1,391	
<b>Solicitor General</b>												
	Director	1	1	350	1.31	459	1	350	459		550	w/ toilet
	Office - attorney	9	11	125	1.34	168	11	1,375	1,843		2,211	
	Work Station	5	6	64	1.57	100	6	384	603		723	
	Waiting Area			250	1.57	393	1	250	393		471	
	Investigators	5	7	125	1.34	168	7	875	1,173		1,407	
	Private Toilets			56	1.31	73	2	112	147		176	
	Work/copy alcove			70	1.34	94	1	70	94		113	
	Supply storage			150	1.34	201	1	150	201		241	
	Conference Room w/ Library			360	1.18	425	1	360	425		510	15 lineal feet of shelving
	Interview Room			125	1.34	168	2	250	335		402	adjacent to waiting
	File/Storage			600	1.27	762	1	600	762		914	25 vertical filing cabinets
	Break Area/Kitchenette			180	1.31	236	1	180	236		283	
		20	25				35	4,956	6,668		8,002	

"Personnel Today" and "Future" represents the number of employees per department today and projected in 5-7 years (2014-16)

"Quantity Short Term" represents the number of spaces or offices projected for each line item

"NSF" = Net Square Feet, the approximate size of each space from the inside of wall to the inside of wall (not including hallways and other support spaces)

"USF" = Usable Square Feet includes net square feet plus circulation areas and other "working space". Useable square feet would roughly equal the size of a suite for your department within a larger building.

"GSF" = Gross Square Feet, the total area required including restrooms, mechanical and electrical spaces and other support areas.



**Columbus Consolidated Government  
Columbus Judicial System Needs**

Updated: December 18, 2013

	Personnel		NSF each	Circ. Factor	USF each	Quantity		USF Short Term	NSF Short Term	USF Short Term	GSF Short Term	Comments
	Today	Future				short	Terr					
<b>Superior Court</b>												
<b>Judge's Chambers (total of 6 office suites-one of each space per suite)</b>												
Judge's Chamber	6	7	350	1	420	7	2,450	2,940	3,528	Office with toilet and closet		
Administrative Assistant/Reception	6	7	180	1	236	7	1,260	1,651	1,981	1 workstation in foyer with waiting for 2-3 persons		
Law Clerk	6	7	150	1	197	7	1,050	1,376	1,651			
Court Reporter	6	7	120	1	167	7	840	1,168	1,401			
File Room			80	1	115	7	560	806	968			
						<b>35</b>	<b>6,160</b>	<b>7,940</b>	<b>9,528</b>	1,134 USF per suite		
<b>Courtroom Support (7 suites-one witness, 2 jury rooms with support per courtroom)</b>												
Witness Room			240	1	298	7	1,680	2,083	2,500	central conference table for 12, 2 jury rooms per courtroom		
Jury Rooms			300	1	360	14	4,200	5,040	6,048			
Coffee Bar			80	1	115	14	1,120	1,613	1,935	in alcove or corner of jury room		
Toilets (adjacent to Jury Rooms)			56	2	96	28	1,568	2,681	3,218	2 per jury room, entry and exit directly into jury room		
						<b>63</b>	<b>8,568</b>	<b>11,417</b>	<b>13,701</b>	1,631 USF per suite		
<b>Courtroom</b>												
Small Courtroom			2,000	1	2,160	4	8,000	8,640	10,368	approximate current capacity of +/- 65 seats		
Large Courtroom			3,000	1	3,240	3	9,000	9,720	11,664	approximate current capacity of +/- 160 seats		
						<b>7</b>	<b>17,000</b>	<b>18,360</b>	<b>22,032</b>			
	24	28				<b>105</b>	<b>31,728</b>	<b>37,717</b>	<b>45,261</b>			
<b>65-80 Seat Courtroom Suite Subtotal</b>							<b>4,104</b>	<b>4,927</b>	<b>5,913</b>			
<b>150-175 Seat Courtroom Suite Subtotal</b>							<b>5,104</b>	<b>6,007</b>	<b>7,209</b>			

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 \*GSF = Gross Square Feet, the total area required including restrooms, mechanical and electrical spaces and other support areas.

**Columbus Consolidated Government  
Columbus Judicial System Needs**

Updated: December 18, 2013

		Personnel		NSF		Circ.		USF		Quantity		NSF		USF		GSF		
		Today	Future	each	each	Factor	each	each	each	Short Term	Short Term	Short Term	Short Term	Short Term	Short Term	Short Term	Comments:	
<b>State Court</b>																		
<b>Judge's Chambers (total of 2 office suites-one of each space per suite)</b>																		
Judge's Chamber with toilet and closet		2	2	320		1	384			2	640			768			with back access to judges' chambers adjacent courtroom	
Administrative Assistant		2	2	180		1	236			2	360			472			in foyer with waiting area for 2-3 persons	
Law Clerk		2	2	150		1	197			2	300			393				
Court Reporter		2	2	120		1	167			2	240			334				
File Room				80		1	115			2	160			230				
<b>Courtroom and Courtroom Support</b>																		
Large Courtroom				3,000		1	3,240			2	6,000			6,480			7,776	approximate current capacity of +/- 160 seats
Witness Room				240		1	298			2	480			595			714	
Jury Rooms				300		1	360			4	1,200			1,440			1,728	central conference table for 12, 2 jury rooms per courtroom
Coffee Bar				80		1	115			4	320			461			553	in alcove or corner of jury room
Toilets (adjacent to Jury Rooms)				56		2	96			8	448			766			919	2 per jury room, entry and exit directly into jury room
		<b>8</b>	<b>8</b>							<b>30</b>	<b>10,148</b>			<b>11,939</b>			<b>14,326</b>	

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**Columbus Consolidated Government  
Columbus Judicial System Needs  
Updated: December 18, 2013**

		Personnel		NSF		Circ. Factor		USF		Quantity		NSF		USF		GSF		Comments:	
		Today	Future	each	each	each	each	each	each	Short Term	Short Term	Short Term	Short Term	Short Term	Short Term	Short Term	Short Term	Short Term	Short Term
<i>*Personnel Today* and *Future* represents the number of employees per department today and projected in 5-7 years (2019-21)</i>																			
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<i>*GSF* = Gross Square Feet, the total area required including restrooms, mechanical and electrical spaces and other support areas.</i>																			
<b>Municipal Court</b>																			
<b>Judge's Chambers</b>																			
		1	1		320	1.20	384		320	1	320	384		461					with back access to Judge's bench in adjacent courtroom
		1	1		180	1.31	236		180	1	180	236		283					in foyer area with waiting for 2-3 persons
		1	1		150	1.31	197		150	1	150	197		236					
		1	1		120	1.39	167		120	1	120	167		200					
					80	1.44	115		80	1	80	115		138					
<b>Courtroom and Courtroom Support</b>																			
					3000	1.08	3,240		3,000	1	3,000	3,240		3,888					approximate current capacity of +/- 160 seats
					240	1.24	298		240	1	240	298		357					
					300	1.20	360		300	1	300	360		432					conference table for 12
					80	1.44	115		80	1	80	115		138					in alcove or corner of jury room
					40	1.71	68		80	2	80	137		164					entry and exit directly into jury room
					150	1.39	209		150	1	150	209		250					
		4	4						4,700	12	4,700	5,456		6,548					
<b>Marshal's Office</b>																			
		1	1		320	1.24	397		320	1	320	397		476					consolidated into one suite adjacent to Municipal Court if possible
		1	1		250	1.24	310		250	1	250	310		372					with private toilet
		1	1		180	1.31	236		180	1	180	236		283					with private toilet
		7	9		125	1.34	168		1125	9	1125	1,508		1,809					
		1	1		125	1.34	168		125	1	125	168		201					
		9	12		20	1.57	31		240	12	240	377		452					in one large open office area
		6	6		64	1.57	100		64	1	64	100		121					at front of open office area. Need panic system/entry control
		1	1		125	1.31	164		125	1	125	164		197					
		1	1		125	1.31	164		125	1	125	164		197					
		1	1		125	1.31	164		125	1	125	164		197					
		1	1		200	1.31	262		200	1	200	262		314					includes 50 sf storage room
					120	1.39	167		120	1	120	167		200					
					100	1.24	124		100	1	100	124		149					for two inmates
					100	1.39	139		100	1	100	139		167					w/ safe
					1500	1.57	2,355		1500	1	1500	2,355		2,826					room for 50 people

**Columbus Consolidated Government  
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	Personnel		NSF each	Circ. Factor	USF each	Quantity		USF Short Term	GSF Short Term	Comments
	Today	Future				Short Term	Short Term			
Junior Marshal Storage			200	1.39	278	1	200	278	334	
AV Storage			50	1.39	70	1	50	70	83	
Quartermaster Storage			140	1.39	195	1	140	195	234	
Conference Room			360	1.18	425	1	360	425	510	
Exercise Room			200	1.27	254	1	200	254	305	
Property and Evidence			250	1.27	318	1	250	318	381	
Break Room			240	1.24	298	1	240	298	357	
Copy/Distribution Room			180	1.31	236	1	180	236	283	
Waiting Area			250	1.39	348	1	250	348	417	waiting for 10 people
	<b>30</b>	<b>35</b>				<b>43</b>	<b>6,569</b>	<b>9,052</b>	<b>10,863</b>	
<b>Probate Court</b>										
Judge	1	1	320	1.20	384	1	320	384	461	with toilet and closet
Chief Deputy Clerk	1	1	180	1.31	236	1	180	236	283	
License Clerk Supervisor	1	1	125	1.34	168	1	125	168	201	
Administration	2	2	64	1.57	100	2	128	201	241	in open office area - process license clerks w/ photo @ check-in
Estate Clerk	1	1	150	1.31	197	1	150	197	236	
Mental Illness and Adult Guardianship	1	1	200	1.31	262	1	200	262	314	
Waiting - Public			300	1.57	471	1	300	471	565	waiting for 15-20
Estate/Mental Ills Records			300	1.57	471	1	300	471	565	with separation and secured entry to mental ill's records
Marriage/Pistol Permit Records			1200	1.20	1440	1	1,200	1,440	1,728	with separation and secured entry to pistol permits
Conference Room			300	1.20	360	1	300	360	432	with access to courtroom to serve as Jury Room
Work/Back Office			150	1.31	197	1	150	197	236	
Break Room			180	1.31	236	1	180	236	283	
Courtroom Waiting Area			150	1.57	236	1	150	236	283	waiting for 10 people
Courtroom			1200	1.11	1332	1	1,200	1,332	1,598	
	<b>7</b>	<b>7</b>				<b>15</b>	<b>4,883</b>	<b>6,189</b>	<b>7,426</b>	

\*Personnel Today\* and \*Future\* represents the number of employees per department today and projected in 5-7 years (2019-21)

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**Columbus Consolidated Government  
Columbus Judicial System Needs**

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	Personnel		NSF each	Circ. Factor	USF each	Quantity		USF Short Term	GSF Short Term	Comments:
	Today	Future				Short Term	Short Term			
<b>Juvenile Court</b>										
<b>Courtroom and Support</b>										
Judge's Chamber	1	3	320	1.20	384	3	960	1152	1,382	with toilet and closet
Secretary	1	2	125	1.34	168	2	250	335	402	adjacent to Judge's Chamber
Court Coordinator	1	1	150	1.31	197	1	150	197	236	central office between the two Judge's Chamber
Coordinator Assistant	1	2	125	1.34	168	2	250	336	403	in coordination area between Judge's Chamber
Custody Investigator	3	3	125	1.34	168	1	125	168	201	
Reception			200	1.57	314	1	200	314	377	secure. Could be combined with associated suites
Break Room			220	1.24	273	1	220	273	327	
Courtroom			1600	1.11	1776	2	3200	3,552	4,262	desire larger courtroom if possible
Interview Rooms			120	1.39	167	2	240	334	400	access from public area and secured access from holding
Holding Rooms			180	1.31	236	6	1080	1,415	1,698	male, female, isolation/adult for each courtroom
Bailiff's Area (passage from Holding Rooms to Courtroom)			180	1.31	236	1	180	236	283	
Storage			200	1.34	268	1	200	268	322	
Nursery			300	1.20	360	1	300	360	432	
	<b>7</b>	<b>11</b>				<b>24</b>	<b>7,355</b>	<b>8,938</b>	<b>10,726</b>	
<b>Drug Court</b>										
Director	1	1	200	1.27	254	1	200	254	305	
Secretary	1	1	125	1.34	168	1	125	168	201	
Case Manager	2	3	125	1.34	168	3	375	503	603	
Assistant Mentor Coordinator	1	1	150	1.34	201	1	150	201	241	
Reception			200	1.57	314	1	200	314	377	secure. Could be combined with associated suites
Group Room			350	1.20	420	2	700	840	1,008	15 people
Large Group Room			1700	1.11	1887	1	1700	1,887	2,264	60 people - training, special programs
Program Room			240	1.24	298	2	480	595	714	8 at a central table
Toilet Room - Drug Testing			180	1.71	308	2	360	616	739	(2) fixtures per gender with pass-through
Drug Testing Storage			60	1.34	80	1	60	80	96	between toilet rooms with refrigerator
Storage			125	1.34	168	1	125	168	201	
Files			125	1.34	168	1	125	168	201	
	<b>5</b>	<b>6</b>				<b>17</b>	<b>4,600</b>	<b>5,792</b>	<b>6,951</b>	

"Personnel Today" and "Future" represents the number of employees per department today and projected in 5-7 years (2019-21)

"Quantity Short Term" represents the number of spaces or offices projected for each line item

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"GSF" = Gross Square Feet, the total area required including restrooms, mechanical and electrical spaces and other support areas.



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<p>"Personnel Today" and "Future" represents the number of employees per department today and projected in 5-7 years (2019-21)</p>																	
<p>"Quantity Short Term" represents the number of spaces or offices projected for each line item</p>																	
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<p>"GSF" = Gross Square Feet, the total area required including restrooms, mechanical and electrical spaces and other support areas.</p>																	
		Personnel		NSF		Circ. Factor		USF		Quantity		NSF		USF		GSF	
		Today	Future	each	each	each	each	each	each	Short Term	Short Term	Short Term	Short Term	Short Term	Short Term	Short Term	Short Term
<b>Department of Juvenile Justice-Probation</b>		<p>DJJ-Probation Office was not interviewed during this phase of work-potential to include DJJ Probation in build out should be evaluated as part of design phase</p>															

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"Personnel Today" and "Future" represents the number of employees per department today and projected in 5-7 years (2014-16)  
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	Personnel		Circ. Factor	USF each	Quantity		NSF		USF		GSF		Comments:
	Today	Future			each	Short Term	Short Term	Short Term	Short Term	Short Term			
<b>Metro Narcotics Task Force</b>													
Office	12	12	1.34	168	12	1500	2010	2412					Two offices for rotating personnel
Conference Room			1.27	318	1	250	318	381					central table for 8-10
Waiting/Reception			1.31	262	1	200	262	314					
Interview Rooms			1.34	134	2	200	268	322					
Observation Room			1.44	144	1	100	144	173					Between interview rooms
Holding Room			1.24	79	1	64	79	95					
Marijuana Testing			1.39	70	1	50	70	83					
Break Room/Kitchenette			1.39	209	1	150	209	250					
Evidence Storage			1.27	254	1	200	254	305					
Records/File Storage			1.27	191	1	150	191	229					
Work/Copy			1.31	197	1	150	197	236					
Technical Equipment			1.39	139	1	100	139	167					
Storage			1.27	152	1	120	152	183					
Weapons Storage			1.39	139	1	100	139	167					
Visitor workstation			1.57	75	1	48	75	90					
	<b>12</b>	<b>12</b>			<b>27</b>	<b>3,382</b>	<b>4,506</b>	<b>5,407</b>					
<b>Sheriffs Department</b>													
<b>Admin and Operations-4th Floor</b>													
Conference			1.17	351	1	300	351	421					retain 4th Floor-may reorganize
Lt. Office with Judge Allen-7th Floor								150					acquire existing adjacent conference room from Judge McBride confirm if this is to remain or move to 4th Floor or elsewhere
Court Details/Deputies-10th Floor								600					retain on 10th floor between court facilities
<b>Basement-Training and Investigations</b>													
<b>Office of Professional Standards</b>													
Major	1	1	1.31	236	1	180	236	283					ideally move to 4th floor with admin/operations
Investigator	1	1	1.34	168	1	125	168	201					ideally move to 4th floor with admin/operations
<b>Warrant Division</b>													
6-Man Unit	2	6	1.27	254	1	200	254	305					3 work stations (one per team) maximum in shared office
2-Man Sex Offender Unit	2	2	1.44	115	1	80	115	138					



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		Personnel		NSF	Circ.	USF	Quantity	NSF	USF	GSF	Comments:
	Today	Future	each	Factor	each	each	Short Term	Short Term	Short Term	Short Term	
<b>Training</b>											
Sergeant	1	1	125	1.34	168	1	125	168	201		
Lieutenant	1	1	100	1.39	139	1	100	139	167		
Corporal	1	1	100	1.39	139	1	100	139	167		
Training Officer	1	2	100	1.39	139	2	200	278	334		
Admin	1	1	80	1.44	115	1	80	115	138		
Training Room			1000	1.11	1110	1	1,000	1,110	1,332		multi-purpose training area with high ceilings
Training Storage			240	1.24	298	1	240	298	357		adjacent to training
Armory			120	1.39	167	2	240	334	400		secure weapon and ammunition storage
Coffee Bar			100	1.39	139	1	100	139	167		between office area and training room
<b>Metro Narcotics Task Force</b>											
Lieutenant	1	1	144	1.34	193	1	144	193	232		
Investigator	7	10	100	1.44	144	10	1000	1,440	1,728		open office environment
Board Office			100	1.44	144	1	100	144	173		5 board members share
Trainee Office	4	4	144	1.34	193	2	288	386	463		Each office shared by (2) trainees
K-9 Unit	1	1	80	1.44	115	1	80	115	138		in open office area with access to water and outdoors
Drug Testing Lab			80	1.39	111	1	80	111	133		with refrigerator
Conference Room			250	1.27	318	1	250	318	381		
Record Storage			120	1.24	149	1	120	149	179		
File/Copy			150	1.31	197	1	150	197	236		
Waiting			140	1.39	195	1	140	195	234		5 people with one way glass
Holding Room			80	1.31	105	2	160	210	252		
Visitor Work Station			64	1.57	100	1	64	100	121		
Weapons Storage			100	1.39	139	1	100	139	167		
Equipment Storage			120	1.24	149	1	120	149	179		
Auction Storage			120	1.24	149	1	120	149	179		
Surveillance/Tact			100	1.34	134	1	100	134	161		
Technical Room			100	1.24	124	1	100	124	149		
Evidence Storage			150	1.20	180	1	150	180	216		seized property storage and secure cabinets/lockers

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**Columbus Consolidated Government  
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Personnel		NSF		Circ. Factor		USF		Quantity		NSF		USF		GSF	
Today	Future	each	each	Factor	each	each	each	Short Term	Short Term	Short Term	Short Term	Short Term	Short Term	Short Term	Comments:
		100	139	1.39	139	2	200	278	334						
		100	134	1.34	134	1	100	134	161						between interview rooms
		120	167	1.39	167	1	120	167	200						
<b>24</b>	<b>32</b>					<b>48</b>	<b>6,456</b>	<b>8,502</b>	<b>10,202</b>						

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**Columbus Consolidated Government  
Columbus Judicial System Needs**

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		Personnel		NSF		Circ. Factor		USF each		Quantity		NSF Short Term		USF Short Term		GSF Short Term		Comments		
		Today	Future	each	each	each	each	each	each	Short Term	Short Term	Short Term	Short Term	Short Term	Short Term	Short Term	Short Term	Short Term	Short Term	Comments
<i>"Personnel Today" and "Future" represents the number of employees per department today and projected in 5-7 years (2014-16)</i>																				
<i>"Quantity Short Term" represents the number of spaces or offices projected for each line item</i>																				
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<b>District Attorney</b>																				
<b>Office Suite</b>																				
		1	1	350	420	1.20	420	1	350	420	504	with storage room and restroom. Conference table for 4 ppl								
		1	1	125	168	1.34	168	1	125	168	201									
		0	1	320	384	1.20	384	1	320	384	461									
		2	2	320	384	1.20	384	2	640	768	922									
		18	20	150	201	1.34	201	20	3000	4020	4,824	lockable office								
		8	9	125	168	1.34	168	9	1125	1508	1,809	lockable office								
		1	1	180	241	1.34	241	1	180	241	289									
		5	6	64	100	1.57	100	6	384	603	723	in semi-open office area-currently positioned in central alcoves								
		1	1	125	168	1.34	168	1	125	168	201									
		1	1	125	168	1.34	168	1	125	168	201									
		1	1	64	100	1.57	100	1	64	100	121	in/adjacent to waiting area								
				300	360	1.20	360	1	300	360	432	waiting for 12-15								
				600	684	1.14	684	1	600	684	821	two small meeting/reading tables surrounded by stacks								
				375	443	1.18	443	1	375	443	531	12-15 at a central table								
				180	236	1.31	236	2	360	472	566	6-8 at a central table								
				125	168	1.34	168	2	250	335	402	4 people, close to reception								
				200	254	1.27	254	1	200	254	305									
				150	197	1.31	197	2	300	393	472									
				500	575	1.15	575	1	500	575	690	allow for high density file storage								
				150	176	1.17	176	1	150	176	211									
				400	468	1.17	468	1	400	468	562	heavily secured								
				240	298	1.24	298	1	240	298	357									
				120	167	1.39	167	1	120	167	200									
		<b>39</b>	<b>44</b>					<b>59</b>	<b>10,233</b>	<b>13,170</b>	<b>15,803</b>									
<b>Grand Jury Suite</b>																				
				640	730	1.14	730	1	640	730	876									
				600	786	1.31	786	1	600	786	943	waiting area for 20								
				150	197	1.31	197	2	300	393	472									
				110	144	1.31	144	1	110	144	173	Adjacent to waiting with access								
				350	459	1.31	459	1	350	459	550	23 people								

**Columbus Consolidated Government  
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	Personnel		NSF		Circ. Factor	USF		Quantity		NSF		USF		GSF		
	Today	Future	each	each		each	Short Term	Short Term	Short Term	Short Term	Short Term	Short Term	Short Term	Short Term	Short Term	Comments:
Coffee Bar			80		1.44	115	1	80	115	138						
Restroom			56		1.64	92	2	112	184	220						
	<b>0</b>	<b>0</b>					<b>9</b>	<b>2,192</b>	<b>2,810</b>	<b>3,372</b>						
<b>Victim / Witness Protection</b>																
Director	1	1	180		1.31	236	1	180	236	283						
Open Office/Workstations	9	9	64		1.57	100	9	576	904	1,085						
Reception	1	1	64		1.57	100	1	64	100	121						at front of open office area. Secure
Lobby			64		1.57	100	1	64	100	121						reception area only-no chairs for waiting. Secure from rest of suite
Conference Room			300		1.24	372	1	300	372	446						
Victim Waiting Room			250		1.31	328	2	500	655	786						15 people
Kitchen / Break Room			240		1.24	298	1	240	298	357						with pantry, table with 4 chairs, kitchenette
Storage			100		1.27	127	1	100	127	152						
Supply Storage			120		1.27	152	1	120	152	183						
Family Room			150		1.31	197	1	150	197	236						
Vault			350		1.17	410	1	350	410	491						
Copy / Fax			125		1.34	168	1	125	168	201						
	<b>11</b>	<b>11</b>					<b>21</b>	<b>2,769</b>	<b>3,719</b>	<b>4,462</b>						

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**Columbus Consolidated Government  
Columbus Judicial System Needs  
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	Personnel		NSF each	Circ. Factor	USF each	Quantity		NSF Short Term	USF Short Term	GSF Short Term	Comments:
	Today	Future				Short Term	Short Term				
<b>Clerk of Courts</b>											
Director	1	1	320	1.20	384	1	320	384	461		
Chief Deputy	1	1	180	1.31	236	1	180	236	283		
Bookkeeper	1	1	180	1.31	236	1	180	236	283		
BOE Office	2	2	250	1.31	328	1	250	328	393		
Real Estate clerks	4	4	64	1.57	100	4	256	402	482		
Real Estate Manager	1	1	150	1.31	197	1	150	197	236		
Real Estate Records Verification Office	1	2	300	1.31	393	1	300	393	472		
Records Clerks	6	6	64	1.57	100	6	384	603	723	adjacent to court records	
Customer Service	1	1	150	1.31	197	1	150	197	236		
Conference Room			350	1.20	420	1	350	420	504		
Storage			125	1.34	168	4	500	670	804		
Court Records			5,000	1.34	6,700	1	5,000	6,700	8,040		includes current 400 sf high density files. Efficiency could be achieved by adding more high density files.
Break Room			350	1.31	459	1	350	459	550		
Plat Room			600	1.34	804	1	600	804	965		
Deed Records			3,100	1.34	4,154	1	3,100	4,154	4,985		
<b>State Court Civil/Criminal Division</b>											
Clerk Workstations	10	10	64	1.57	100	10	825	1,005	1,206	Civil and criminal clerks	
Reception			130	1.20	156	1	130	156	187		
Storage			125	1.34	168	1	125	168	201		
<b>Superior Court Civil/Criminal Division</b>											
Clerk Workstations	13	14	64	1.57	100	14	896	1,407	1,688	Civil and criminal clerks	
Reception			120	1.20	144	1	120	144	173		
Work/Copy			120	1.31	157	1	120	157	189		
Storage			125	1.34	168	1	125	168	201		
	<b>41</b>	<b>43</b>				<b>55</b>	<b>14,411</b>	<b>19,384</b>	<b>23,261</b>		

"Personnel Today" and "Future" represents the number of employees per department today and projected in 5-7 years (2019-21)

"Quantity Short Term" represents the number of spaces or offices projected for each line item

"NSF" = Net Square Feet, the approximate size of each space from the inside of wall to the inside of wall (not including hallways and other support spaces)

"USF" = Usable Square Feet includes net square feet plus circulation areas and other "working space." Usable square feet would roughly equal the size of a suite for your department within a larger building.

"GSF" = Gross Square Feet, the total area required including restrooms, mechanical and electrical spaces and other support areas.



## **Appendix D.3**

**SECURITY AND SAFETY  
GOVERNMENT CENTER COMPLEX  
100 10<sup>TH</sup> STREET  
COLUMBUS, GEORGIA**

**Major Mike Massey**

**Muscogee County Sheriff's Office**



# DISCUSSION POINTS

- History
- Services Provided
- Exterior of Facility
- Interior of Facility

# HISTORY

## PRE-9/11/2001

- Combined Courthouse with City Hall
- 1971 - Occupancy Permit Not Issued
- No Major Threats
- No Visitor Restrictions
- Open Plaza
- Open Vehicle Breezeways
- 1/3 of the Current Visitors

# HISTORY

## POST-9/11/2001

- Government Building Regulations Change to meet security needs
- Anti-Government/ Homegrown Terrorists Increasing
- Security Checkpoints Implemented at entrances of buildings
- Less Visitor Friendly
- Cameras Updated
- Panic Alarms installed
- ID Readers Installed
- 1000+ visitors

# FULTON COUNTY

The Atlanta Journal-Constitution  
 WEDNESDAY, MARCH 12, 2008  
 a-jc.com

30 COPS

## KILLER ELUDES COPS Judge, two others slain

Caught with two weapons in his socks, suspect returns two days later for trial, overpowers a deputy and takes her gun



**James Earl Ray**  
 Creaky defendant was unshakable with lone deputy despite warning

Munhall shifts after hijacked car discovered block away downtown



**THE VICTIMS**  
 From left: Judge, deputy, and another deputy

James Earl Ray, a 34-year-old black man, was arrested Wednesday in a car hijacking in downtown Atlanta that resulted in the deaths of a judge, a deputy sheriff and another deputy. The suspect, who was armed with two handguns, was caught after a chase that ended in a block away from downtown.

Ray was arrested by Atlanta Police Officer James Munhall, 34, who was driving a patrol car on the corner of Peachtree Street and Peachtree Street. Munhall was driving north on Peachtree Street when he saw a dark-colored sedan heading south on Peachtree Street. The car was moving quickly and was weaving between lanes of traffic.

Munhall followed the car for a short distance before it turned right onto Peachtree Street. The car was heading toward a red light. Munhall stopped his car and saw the sedan stop at the light. He saw a man in a dark jacket get out of the car and walk toward him. The man was holding a handgun in his right hand.

Munhall reached for his own handgun, but the man overpowered him and took his gun. The man then ran back to the car and got in. Munhall called for backup and stayed by the car. A few minutes later, several other police officers arrived. They saw the man in the car and surrounded the car. The man was taken out of the car and arrested.

The man was identified as James Earl Ray, a known fugitive and suspect in the assassination of Dr. Martin Luther King Jr. He was arrested in 1969 and was in custody of the Federal Bureau of Investigation (FBI) at the time of the hijacking.

Ray was taken to the Fulton County Jail, where he was held overnight. He was arraigned Wednesday in the Superior Court of Fulton County. He was charged with murder, armed robbery, and possession of a handgun. He was held in the jail pending trial.

The judge who was killed was Judge James H. Williams, 52, of the Superior Court of Fulton County. He was driving a carpool to work on Wednesday morning. The deputy who was killed was Deputy Sheriff James H. Williams, 34, of the Fulton County Sheriff's Office. He was driving a patrol car on Wednesday morning. The other deputy who was killed was Deputy Sheriff James H. Williams, 34, of the Fulton County Sheriff's Office. He was driving a patrol car on Wednesday morning.

**OPINION ONLINE**

- **ARMED & DANGEROUS**
- **THE VICTIMS**
- **6 FUGITIVES IN CUSTODY**

**ARMED & DANGEROUS**  
 James Earl Ray, a known fugitive and suspect in the assassination of Dr. Martin Luther King Jr., was arrested Wednesday in a car hijacking in downtown Atlanta that resulted in the deaths of a judge, a deputy sheriff and another deputy.

**THE VICTIMS**  
 From left: Judge, deputy, and another deputy

**6 FUGITIVES IN CUSTODY**  
 Six fugitives were arrested Wednesday in connection with the hijacking and the deaths of the judge, deputy sheriff and another deputy.

# GEORGIA CODE 15-16-10

Search - 1 Result - § 15-16-10, Duties, penalties, electronic storage

Page 2 of 3

O.C.G.A. § 15-16-10

GEORGIA CODE  
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\*\*\* Current Through the 2025 Regular Session \*\*\*

TITLE 15. COURTS  
CHAPTER 16. JUDICIAL OFFICERS  
ARTICLE 1. GENERAL PROVISIONS  
O.C.G.A. § 15-16-10 (2025)

## § 15-16-10 Duties, penalties, electronic storage

- (a) In the city of the sheriff:
  - (1) To evaluate and return the predecessor unless of the court's and of others at competent address, if needed, with an affidavit, when delivered to him for that purpose, according to this Code;
  - (2) To attend, by himself or his deputy, upon all sessions of the superior court of the county and also upon sessions of the probate court whenever required by the judge thereof and, until the court is in session, never to leave the county without the presence of himself or his deputy or both, if required;
  - (3) To attend, in the same manner specified in paragraph (2) of this subsection, at the sittings or checks or holding an election of the county, on the day or an election, from the opening to the closing of the polls, and to take under his charge all subordinate officers present, at police or assistance order;
  - (4) To maintain rates, citations, and other proceedings as required by law and to make a file of all newspapers in which his official advertisements appear, in the manner required of clerks at the superior courts;
  - (5) To keep an execution docket wherein he make enter a full description of all executions delivered to him and to compare the same with all his returns thereon, and to keep the same ready for use in any part of his county;
  - (6) To make a book in which shall be entered a record of all sales made by sheriffs at court or by agreement of the parties under the sanction of the court, describing accurately the property and the process under which sold, the sale of the day and date, the purchaser, and the price;
  - (7) To require from this proceeding sheriff all unwarranted writs and processes and proceed to execute the same, to carry into effect any writ or arrest made by a predecessor, or put such writs into process, and to make bills of purchases at his or her predecessor's sales, when not done by his or her predecessor;
  - (8) To perform such other duties as are or may be imposed by law or which necessarily appertain to his or her office;
  - (9) To exercise the same duties, powers, and arrest faculties which municipalities which sheriff officers exercise in the municipalities in which he exercises his duties, and
- (b) To develop and, establish, a plan and policy of a plan for the custody of the county's

Search - 1 Result - § 15-16-10, Duties, penalties, electronic storage

Page 2 of 3

county and any courthouse annex. Prior to the implementation of any security plan, the plan shall be submitted to the chief judge of the superior court of the circuit wherein the courthouse or courthouse annex is located for review. The chief judge shall have 30 days to review the original or any subsequent security plan. The chief judge may make modifications to the original or any subsequent security plan. The sheriff shall provide to the county governing authority the estimated cost of any security plan and a schedule for implementation. 30 days shall be allowed for the adoption of any security plan. A comprehensive plan for courthouse security shall be submitted to the county governing authority for review of a proposed security plan by the governing authority. The plan shall be adopted by the governing authority. Such security plan shall also be included from public disclosure pursuant to paragraph (2)(c) of subsection (a) of Code Section 50-18-72. The sheriff shall be the chief custodian of the comprehensive courthouse security plan and shall determine who has access to such plan and who shall receive and review such plan in the sheriff's office or at a meeting of the county governing authority held as provided in paragraph (1) of subsection (b) of Code Section 50-18-72. Notwithstanding, however, that the sheriff shall make the original security plan available upon request for a copy, or a copy, to any judge of the county or members of the county governing authority. The county governing authority shall be responsible to conduct an annual review of the security plan and, less than every four years,

- (c) If any sheriff or deputy fails to comply with any provision of subsection (a) of this Code section, he or she shall be liable for a misdemeanor being clerk of superior court is fined in similar cases. Code Section 15-16-24 shall also apply to sheriffs.
  - (d) In an execution of this Code, a possession of not less than 625,000, 160 miles that 725,000 according to the United States national census of 2020 or 2030, shall not apply to small to the duty of the sheriff of such counties to receive, receive, keep, and take for all persons charged with the violation of any ordinances of such counties in the same manner as persons charged with an indictable offense, whether such persons charged with the violation of an ordinance in being held pending a hearing before the superior courts of such counties or has been sentenced by the superior courts to imprisonment in the county jail.
  - (e) Nothing in this Code section shall restrict or otherwise prohibit a sheriff or a deputy sheriff or clerk acting under the authority of a sheriff from allowing access for computer retrieval any records under the authority of a sheriff, or a deputy sheriff or clerk records, process, books, indexes, or files in connection with the maintenance of any records or the record provided or required in this Code section or any other law, provided that any automated or manualized record-keeping method or system that provide for the systematic and later preservation and retrieval of all such records, process, books, indexes, or files, when the sheriff or a deputy sheriff or clerk acting under the authority of the sheriff elects to store the computer retrieval any or all records, the same data elements were in a manual system shall be usable and the same integrity and security maintained.
- HISTORY:** Laws 1789, Chaps. 1651, Digest, p. 574; Laws 1810, Chaps. 1451, Digest, p. 572; Laws 1818, Chaps. 1851, Digest, p. 928; Laws 1820, Chaps. 1851, Digest, p. 928; Laws 1823, Chaps. 1851, Digest, p. 928; Laws 1825, Chaps. 1851, Digest, p. 928; Laws 1827, Chaps. 1851, Digest, p. 928; Laws 1829, Chaps. 1851, Digest, p. 928; Laws 1831, Chaps. 1851, Digest, p. 928; Laws 1833, Chaps. 1851, Digest, p. 928; Laws 1835, Chaps. 1851, Digest, p. 928; Laws 1837, Chaps. 1851, Digest, p. 928; Laws 1839, Chaps. 1851, Digest, p. 928; Laws 1841, Chaps. 1851, Digest, p. 928; Laws 1843, Chaps. 1851, Digest, p. 928; Laws 1845, Chaps. 1851, Digest, p. 928; Laws 1847, Chaps. 1851, Digest, p. 928; Laws 1849, Chaps. 1851, Digest, p. 928; Laws 1851, Chaps. 1851, Digest, p. 928; Laws 1853, Chaps. 1851, Digest, p. 928; Laws 1855, Chaps. 1851, Digest, p. 928; Laws 1857, Chaps. 1851, Digest, p. 928; Laws 1859, Chaps. 1851, Digest, p. 928; Laws 1861, Chaps. 1851, Digest, p. 928; Laws 1863, Chaps. 1851, Digest, p. 928; Laws 1865, Chaps. 1851, Digest, p. 928; Laws 1867, Chaps. 1851, Digest, p. 928; Laws 1869, Chaps. 1851, Digest, p. 928; Laws 1871, Chaps. 1851, Digest, p. 928; Laws 1873, Chaps. 1851, Digest, p. 928; Laws 1875, Chaps. 1851, Digest, p. 928; Laws 1877, Chaps. 1851, Digest, p. 928; Laws 1879, Chaps. 1851, Digest, p. 928; Laws 1881, Chaps. 1851, Digest, p. 928; Laws 1883, Chaps. 1851, Digest, p. 928; Laws 1885, Chaps. 1851, Digest, p. 928; Laws 1887, Chaps. 1851, Digest, p. 928; Laws 1889, Chaps. 1851, Digest, p. 928; Laws 1891, Chaps. 1851, Digest, p. 928; Laws 1893, Chaps. 1851, Digest, p. 928; Laws 1895, Chaps. 1851, Digest, p. 928; Laws 1897, Chaps. 1851, Digest, p. 928; Laws 1899, Chaps. 1851, Digest, p. 928; Laws 1901, Chaps. 1851, Digest, p. 928; Laws 1903, Chaps. 1851, Digest, p. 928; Laws 1905, Chaps. 1851, Digest, p. 928; Laws 1907, Chaps. 1851, Digest, p. 928; Laws 1909, Chaps. 1851, Digest, p. 928; Laws 1911, Chaps. 1851, Digest, p. 928; Laws 1913, Chaps. 1851, Digest, p. 928; Laws 1915, Chaps. 1851, Digest, p. 928; Laws 1917, Chaps. 1851, Digest, p. 928; Laws 1919, Chaps. 1851, Digest, p. 928; Laws 1921, Chaps. 1851, Digest, p. 928; Laws 1923, Chaps. 1851, Digest, p. 928; Laws 1925, Chaps. 1851, Digest, p. 928; Laws 1927, Chaps. 1851, Digest, p. 928; Laws 1929, Chaps. 1851, Digest, p. 928; Laws 1931, Chaps. 1851, Digest, p. 928; Laws 1933, Chaps. 1851, Digest, p. 928; Laws 1935, Chaps. 1851, Digest, p. 928; Laws 1937, Chaps. 1851, Digest, p. 928; Laws 1939, Chaps. 1851, Digest, p. 928; Laws 1941, Chaps. 1851, Digest, p. 928; Laws 1943, Chaps. 1851, Digest, p. 928; Laws 1945, Chaps. 1851, Digest, p. 928; Laws 1947, Chaps. 1851, Digest, p. 928; Laws 1949, Chaps. 1851, Digest, p. 928; Laws 1951, Chaps. 1851, Digest, p. 928; Laws 1953, Chaps. 1851, Digest, p. 928; Laws 1955, Chaps. 1851, Digest, p. 928; Laws 1957, Chaps. 1851, Digest, p. 928; Laws 1959, Chaps. 1851, Digest, p. 928; Laws 1961, Chaps. 1851, Digest, p. 928; Laws 1963, Chaps. 1851, Digest, p. 928; Laws 1965, Chaps. 1851, Digest, p. 928; Laws 1967, Chaps. 1851, Digest, p. 928; Laws 1969, Chaps. 1851, Digest, p. 928; Laws 1971, Chaps. 1851, Digest, p. 928; Laws 1973, Chaps. 1851, Digest, p. 928; Laws 1975, Chaps. 1851, Digest, p. 928; Laws 1977, Chaps. 1851, Digest, p. 928; Laws 1979, Chaps. 1851, Digest, p. 928; Laws 1981, Chaps. 1851, Digest, p. 928; Laws 1983, Chaps. 1851, Digest, p. 928; Laws 1985, Chaps. 1851, Digest, p. 928; Laws 1987, Chaps. 1851, Digest, p. 928; Laws 1989, Chaps. 1851, Digest, p. 928; Laws 1991, Chaps. 1851, Digest, p. 928; Laws 1993, Chaps. 1851, Digest, p. 928; Laws 1995, Chaps. 1851, Digest, p. 928; Laws 1997, Chaps. 1851, Digest, p. 928; Laws 1999, Chaps. 1851, Digest, p. 928; Laws 2001, Chaps. 1851, Digest, p. 928; Laws 2003, Chaps. 1851, Digest, p. 928; Laws 2005, Chaps. 1851, Digest, p. 928; Laws 2007, Chaps. 1851, Digest, p. 928; Laws 2009, Chaps. 1851, Digest, p. 928; Laws 2011, Chaps. 1851, Digest, p. 928; Laws 2013, Chaps. 1851, Digest, p. 928; Laws 2015, Chaps. 1851, Digest, p. 928; Laws 2017, Chaps. 1851, Digest, p. 928; Laws 2019, Chaps. 1851, Digest, p. 928; Laws 2021, Chaps. 1851, Digest, p. 928; Laws 2023, Chaps. 1851, Digest, p. 928; Laws 2025, Chaps. 1851, Digest, p. 928.

# GEORGIA CODE 36-9-8

Search - 1 Result - § 36-9-8, Protection of county property by sheriff

Page 1 of 1

O.C.G.A. § 36-9-8

GEORGIA CODE  
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\*\*\* Current Through the 2016 Regular Session \*\*\*

TITLE 36. LOCAL GOVERNMENT  
PROVISIONS APPLICABLE TO COUNTIES ONLY  
CHAPTER 9. COUNTY PROPERTY GENERALLY

O.C.G.A. § 36-9-8 (2016)

§ 36-9-8. Protection of county property by sheriff

The public grounds and other county property are placed in the keeping of the sheriff of the county, subject to the order of the county governing authority; and it is his or her duty to preserve them from injury or waste and to prevent intrusions upon them.

**HISTORY:** Orig. Code 1863, § 471; Code 1868, § 533; Code 1873, § 499; Code 1882, § 499; Civil Code 1895, § 354; Civil Code 1910, § 403; Code 1933, § 91-705; Ga. L. 2006, p. 560, § 2/SB 462.



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# SERVICES PROVIDED

## **Courthouse**

- 7 Superior Courts
- 2 State Courts
- 1 Municipal/ Magistrate Court
- 1 Probate Court
- 1 Juvenile Court

## **Law Enforcement**

- Sheriff's Office
- Marshal's Office
- Metro Narcotics



Judge McBride Sp. Ct.

Judge Rumer Sp. Ct.

Grand Jury State Court Solicitor

Marshal

Judge Smith Sp. Ct.

Probate Ct. City Atty

Information Technology

Sheriff's Office

District Attorney's Office

Superior Court Clerk

Judge Prather St. Ct

Judge Jordan Sp. Ct.

Judge Peters Sp. Ct.

Law Library

Judge Richardson St. Ct.

Mayor City Mgr. Clerk of Council

Finance

Judge Mullins Sp. Ct.

Judge Gottfried Sp. Ct.

State Court Clerk



# DAY TO DAY COURT CASES

## Criminal

- Felonies
  - Bad checks- Murder
- Misdemeanors

## Civil

- \*\*Volatile\*\*
  - Mental Health
  - Divorce
  - Child Custody

# EXTERIOR CONCERNS

- Standoff From Parking
- Entrances and Exits
  - Construction Type
    - Doors
  - Vehicle
  - Visitors
  - Employees
- Landscape/ Lighting
- Natural Gas Main South Breezeway

# INTERIOR CONCERNS

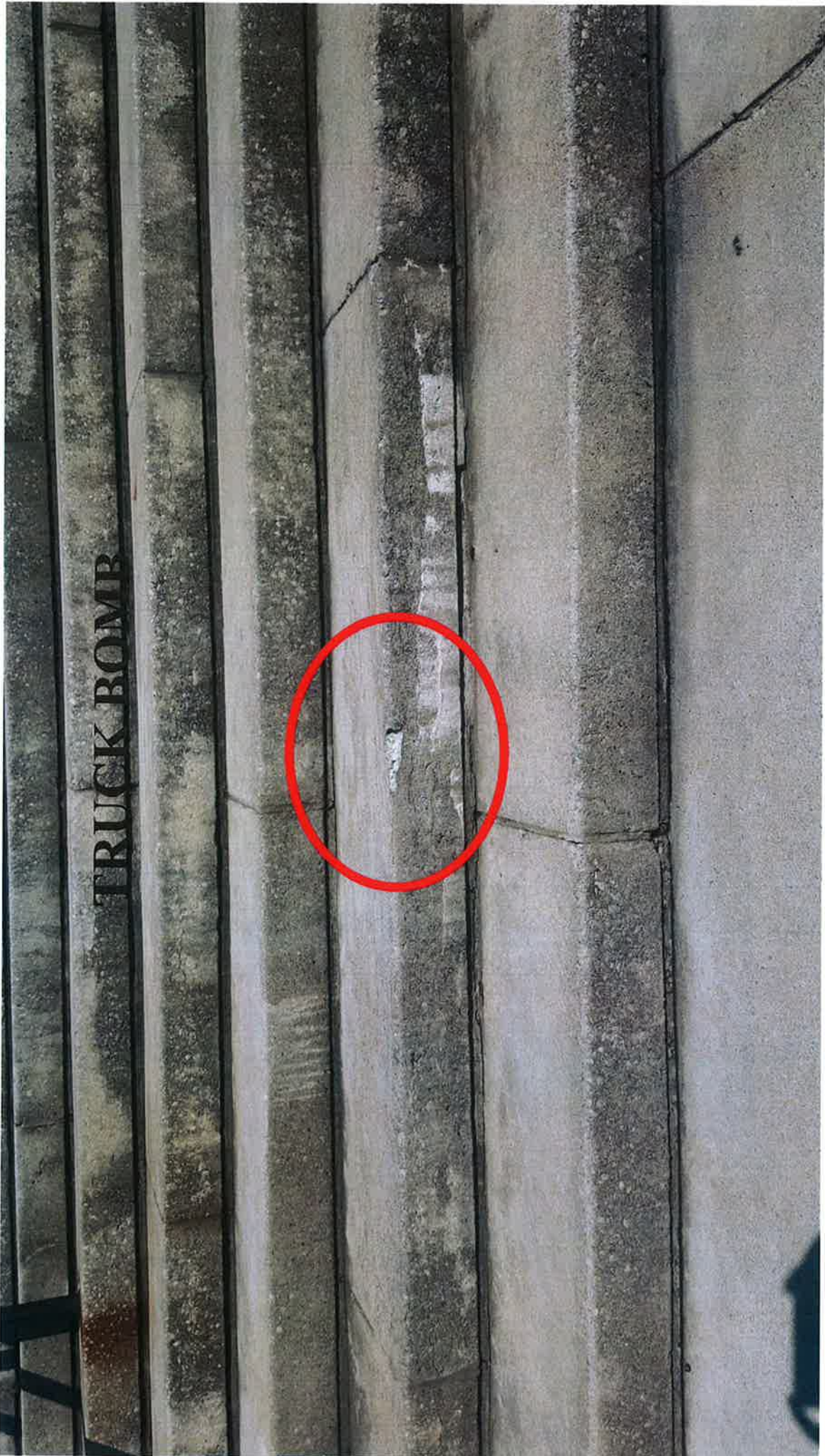
- Employee Door Pressure
- Sprinkler System
- Fire Alarms/ Cameras/ Door Alarms inadequate
- Stairwell lead to interior of building
- Inmate Cells inadequate
- Poor lighting

# INTERIOR CONCERNS

- Elevators Malfunctioning
  - Visitor
  - Inmate
- Checkpoint Location
- Parking for Judges / Elected and City Leadership
- Inmate Drop-off

# INCIDENTS

- Tear Gas Bomb- Courts
- Truck Bomb- City Council
- Current Escort Only List



TRUCK BOMB

*WOW!*

QUESTIONS?





## **Appendix D.4**



# Government Center Master Plan for the Columbus Consolidated Government



## Presentation of Findings and Recommendations





# Government Center Master Plan for the Columbus Consolidated Government



CONSOLIDATED GOVERNMENT  
*What progress has preserved.*

# Existing Conditions



## General Information:

100 East 10th Street

### Tower

- Built: 1969-70
- Levels: 12 + 2 Basement
- Square Footage: 205,056

### East Wing

- Built: 1970
- Levels: 3
- Square Footage: 36,288

### West Wing

- Built: 1970
- Levels: 3
- Square Footage: 36,288

### Parking Garage:

- Built: 1970
- Levels: 3 (1 Ground Level + 2 Below Grade)
- Square Footage: 175,740
- 264 Spaces



## General Information:

100 East 10th Street

### Construction:

- Cast-In-Place Reinforced Concrete
- Caisson Foundation
- Spread Footings on Caissons

### Plaza ■:

- Exposed Aggregate Concrete
- Precast Concrete Pavers
- Landscape Concrete Planters
- Site Seating
- Fountain
- Plaza around the Tower is Terrazzo
- Stair and Ramp Access; Not a Public Access Route



# Roofing:

## Tower

- Built-Up Asphaltic Roof Membrane with Granular Cap Sheet
- Two-Levels:
  - Main Roof
  - 4' Lower Canopy Roof over Colonnade
- Concrete Helipad

## East Wing

## West Wing

- Built-Up Asphaltic Roof Membrane with Gravel Embedded in Asphalt
- Two-Levels:
  - Main Roof
  - 4' Lower Canopy Roof over Colonnade



## Exterior:

### Tower:

- 48 Bays at Perimeter
- Aluminum Curtainwall between Exposed Exterior Columns
- 2nd - 11th Floor
- 4' Wide x 6' High Module
- Single-Pane Non-Insulated Glass
- 1st Floor: Monumental Storefront System
- 6' Wide x Full Height Module
- Single-Pane Non-Insulated Glass
- 12th Floor: Brick and Architectural Louvers

### Wings:

- Brick Infill between Painted Columns
- Monumental Storefront
- Entry on East | West
- Window on North
- Single-Pane Non-Insulated Glass







The return and outside air dampers for SAF #6 are no longer operational and are stuck in the closed position



The controls and valve actuators on the terminal units have started to fail.



Typical condition of the heating coils in the terminal units with significant debris buildup.

## HVAC System:

### Chillers:

- Electric Centrifugal Chillers
- Trane 2003
- 550-Ton Capacity Each

### Distribution:

- Tower: AHU's in Basement and Penthouse.
- Wings: AHU's in Parking Garage Mechanical Rooms.
- Terminal Reheat Units in Tower
- VAV Units w/ Hot Water Re-Heat Coils

### Cooling Towers:

- Two Units on West Side of Tower
- One Unit in Penthouse; Serves Self-Contained Unit for 5th Floor Server Room

### Boiler:

- One Unit in Penthouse of Tower
- Sellers Engineering 1972
- Natural Gas System

### Controls:

- TAC System 2003



Single phase transformers placed in series for power reduction.

## Electrical:

### Main Supply:

- 480-volt, 3-phase
- Two 4,000 amp feeders from Utility Vault to Main Switchgear in Tower Basement



Emergency generator located in the basement mechanical room.

### Main Distribution:

- Main Distribution Panel Consists of Two Sections;
- 4,000-amps
- 480/277-volts
- 3-phase
- 4-wires



Emergency power transfer switch and distribution panel.

### Emergency Power:

- 400-kw Diesel Generator
- Basement of Tower
- 50-gallon Day Tank
- 12,000-gallon Underground Tank
- 80-kVA UPS Serves Life-Safety and Various Systems



Corroded sanitary sewer piping.

## Utilities:

### Water:

- 12" Utility Main from 1st Avenue
- Additional Service Meters Provided for Irrigation

### Plumbing:

- Electric and Natural Gas Water Heaters
- Copper Hot and Cold Water Piping

### Sanitary:

- Cast Iron Pipe
- Sewer Ejector Pumps

### Storm Water:

- Cast Iron Pipe
- Storm Water Sump Pumps



Storm water sump pumps located in the basement mechanical room.

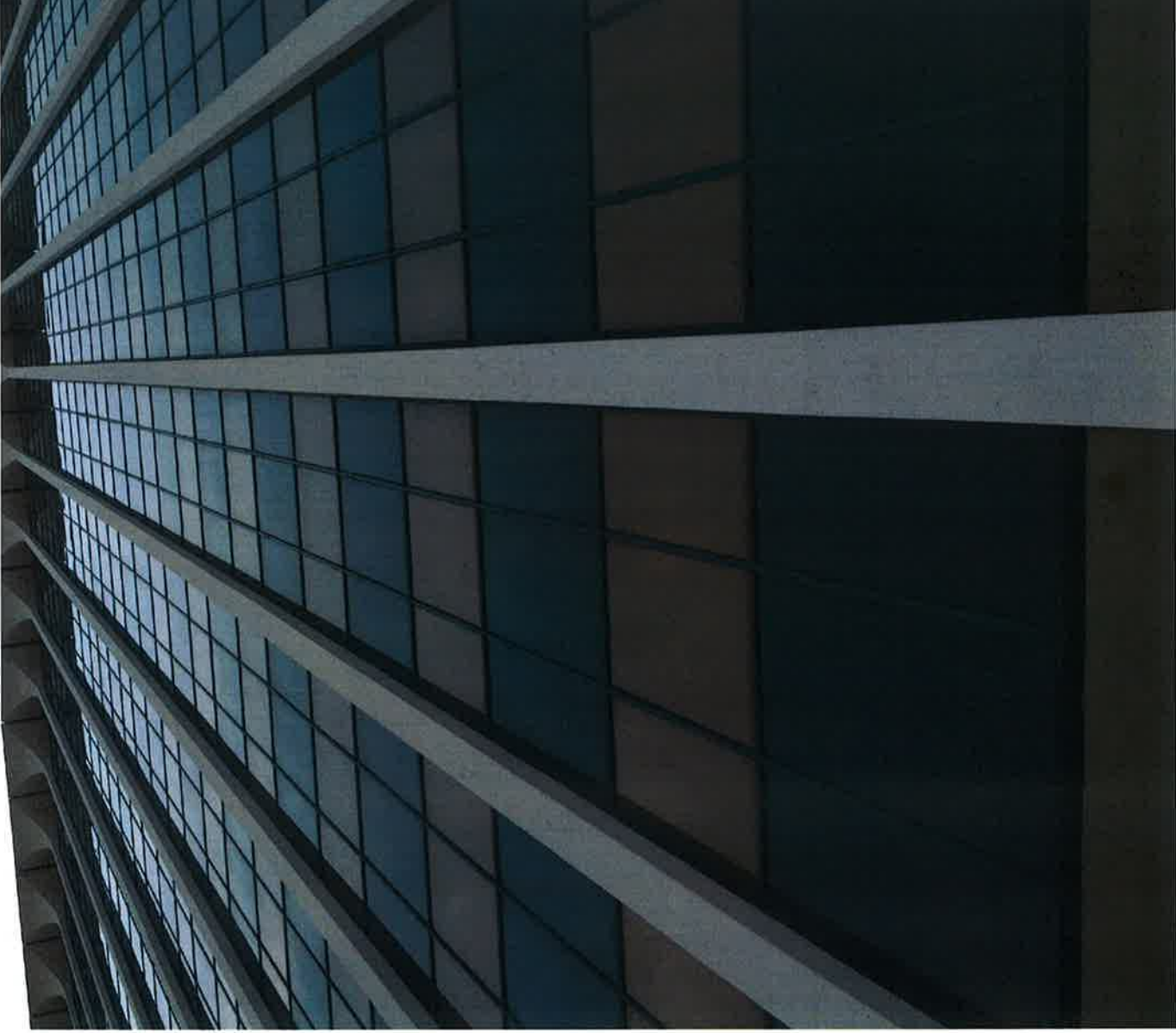


Floor drain of woman's restroom in the basement backs up during heavy rains.

## Life-Safety:

### Limited System:

- Structural Fire Protection
- Audible and Visual Fire Alarm | Detection System
- Wet and Dry Sprinkler System in Limited Areas
- Electric Fire Pump
- Wet Standpipe System
- Handheld Fire Extinguishers
- Fire Rated Means of Egress





Original contactor and relay logic controls for Elevator #5.



Typical hoistway machine for Elevator #6 and #7.



Original contactor and relay logic controls for Elevator #6. Also, similar type controls are utilized for Elevator #6.

# Conveying Systems:

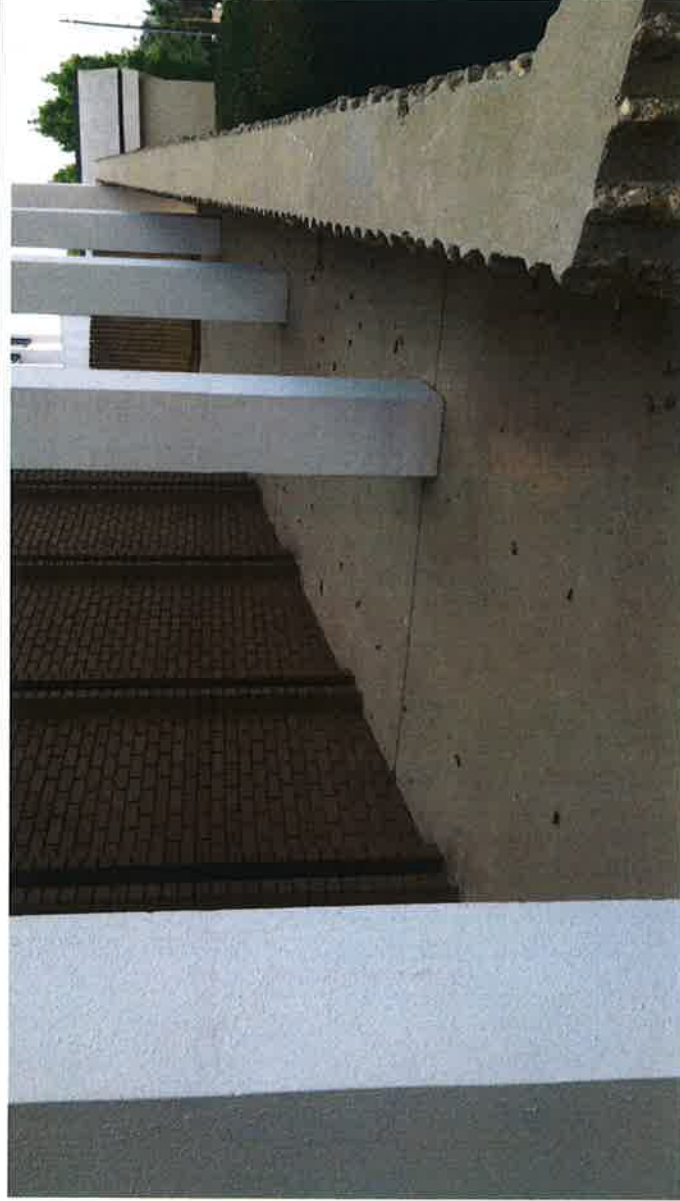
## Elevators:

- Seven Otis Elevators
- Traction Hoistway System
- 2,500 or 3,500 Pound Capacities
- Speed;
  - 500 FPM - Tower
  - 350 FPM - Wings
- Controls
  - 1-4 2004 Virginia Elevator
  - 5-7 Original Controls

## Accessibility:

### Overview:

- Mix of Exempt and Non-Exempt Spaces
- Railings
- Ramps
- Restrooms
- Courtrooms
- Audio Systems
- Parking
- Life-Safety (ADA)



## Interiors:

### ADA Considerations:

- Restrooms
- Break Rooms
- Courtrooms:
  - Jury Box
  - Witness Stand
  - Judges Bench
- Doors:
  - Hardware
  - Access | Clearances
- Fire Alarm System









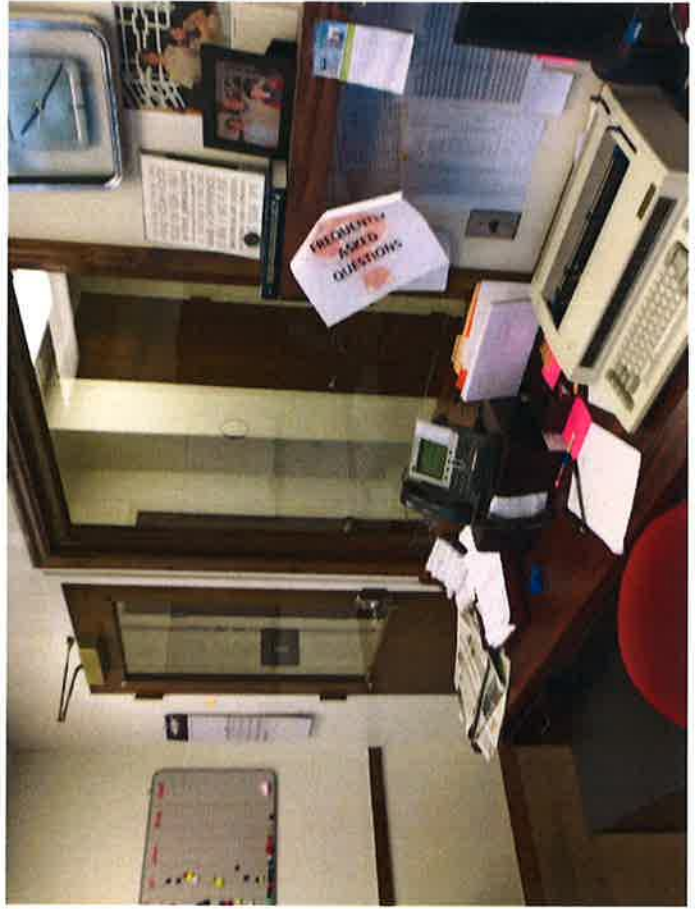




## Interiors:

### Functional and Maintenance:

- Life-Safety
- Corridors
- Clear Path of Travel
- Fire Routes
- Non-Standard:
- Equipment
- Finishes
- Fixtures
- Hard to Access MEANS Hard to Maintain!











# Government Center Master Plan for the Columbus Consolidated Government



CONSOLIDATED GOVERNMENT  
*What progress has preserved.*



# Evaluation & Recommendations







## Site:

### Plaza:

#### Planned Expenditure:

- Deck: Replace Minimal Damaged Areas
- Planters: Repair Sealant Joints
- Stairs:
  - Repair Mortar and Sealant Joints
  - Modify Railing Systems for ADA Compliance
  - Add Railings per Life-Safety Code



#### No Anticipated Expenditure:

- Landscaping
- Irrigation
- Storm Water Management
- Lighting:
  - Pole Mounted
  - Wall Mounted



Ramps at the south end of the parking deck



Parking deck looking north



North wall of the parking deck showing water infiltration

## Site:

### Parking Garage:

#### Planned Expenditure:

- Repair to North Foundation Wall: Pressure Grout Cracks
- Replace | Update Control Equipment
- Cleaning | Re-Striping of Parking Area

#### No Anticipated Expenditure:

- Lighting
- Signage
- Drainage

## Structure:

### Parking Garage, Tower and Wings:

#### Planned Expenditure:

- Structural Inspection and Report Based on Specific Space Uses.

#### Condition

#### Assessment:

- The overall structure appears to be in good condition. There are several areas where additional loads associated with rolling file systems and libraries which should be verified if they are to remain.
- No other areas of concern were observed.





Tower roof looking west

## Roofing:

### Tower:

#### Condition

#### Assessment:

- Overall in good condition. Minor erosion of granular surface. Installed in 1995.



Granular surface top sheet tucked behind a surface applied cap flashing

### Planned Expenditure:

- Recommend replacement at 28-years (2022).

### Wings:

#### Condition

#### Assessment:

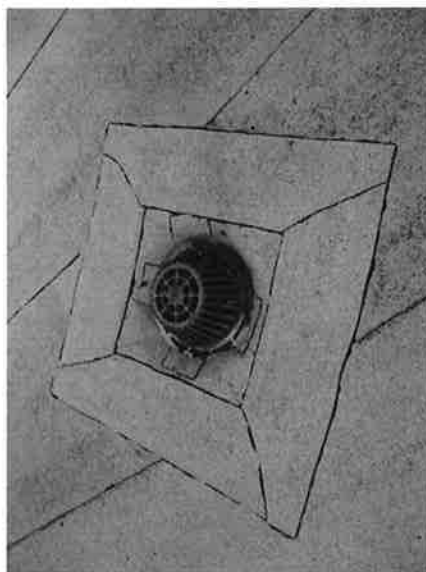
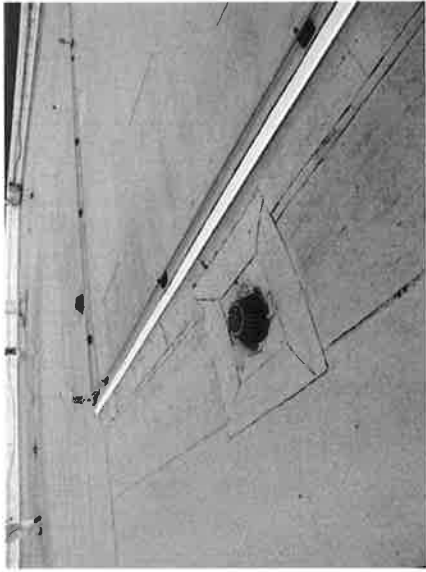
- Overall in poor condition. Excessive ponding, blisters and punctures on perimeter curb membrane. Installed in 1995.



Lower level of the tower roof

### Planned Expenditure:

- Recommend replacement.





## Building Exteriors:

### Condition

#### Assessment:

- Overall in good condition
- Exterior storefronts and curtainwall systems are non-insulated with 1/4" single-pane glass. Extremely non-efficient system.
- Some areas of repair and repaint needed.
- Louvers are in poor condition.



### Planned Expenditure:

- Replace windows and/or curtainwall systems or other form of upgrade to improve energy efficiency.
- Replace storefront sealants.
- Repair and paint areas of soffit damage. Repaint columns.
- Replace louvers and tower louver support system.



Evapco cooling tower located at the west side of the Property.

## Mechanical - Cooling System:

### Condition

#### Assessment:

- Chilled and condenser water capacities meet building requirements and are in fair to good condition.
- Chilled water piping is in fair condition.
- Main cooling towers in good condition.
- Server Room Cooling Tower is in fair condition.



Evapco cooling tower in the mechanical room penthouse serves the computer room air conditioning unit on the 5<sup>th</sup> floor.



Computer room cooling tower is missing louvers resulting in water splashing out on to adjacent materials. There also appears to be some organic growth on the tower and piping.



Evapco cooling tower located at the west side of the Property.



Evapco cooling tower in the mechanical room penthouse serves the computer room air conditioning unit on the 5<sup>th</sup> floor.



Computer room cooling tower is missing louvers resulting in water splashing out on to adjacent materials. There also appears to be some organic growth on the tower and piping.

## Mechanical - Cooling System:

### Planned Expenditure:

- Chilled and condensed water units need 10-year overhaul.
- Chillers #1 & 2 - replace insulation and recoat evaporators.
- Chilled Water supply and return replacement.
- Life-Extension repairs to both Cooling Towers.
- Install Cooling Tower Filtration System.
- Life-Extension repairs to Server Room Cooling Tower.
- Replace Server Room Condenser Water Pump.
- Refurbish Chilled Water and Condenser Water distribution pumps.
- Replace Cooling Towers variable frequency drives.





Natural gas fired heating hot water boiler located in the penthouse mechanical room.

## Mechanical - Heating System:

### Condition

#### Assessment:

- Hot water boiler in fair to good condition.
- Heating Hot Water Pumps in poor condition.
- Heating Hot Water Distribution Piping is in poor condition and many areas of damaged or removed insulation were observed.
- Heating Hot Water Valves on Terminal Units routinely fail.



Heating hot water distribution pump is in poor condition.

#### Planned Expenditure:

- Overhaul the Heating Hot Water Boiler.
- Replace Heating Hot Water Distribution Pumps.
- Replace Heating Hot Water Riser Piping.
- Replace Heating Hot Water Distribution Piping.



Typical condition of the heating hot water piping and valves.

# Mechanical - Air Distribution System:

## Condition

### Assessment:

- Proper capacity is available.
- Air Handling Units are in poor condition.
- Supply and Return Ducts are in poor to fair condition and can be negatively impacting air quality.
- VAV Terminal Units are in poor to fair condition.

Typical air-handling unit located in the basement mechanical room.



SAF #6 motor has approached the end of its serviceable life and has extensive corrosion damage to the motor housing.



The inlet guide vanes on SAF #6 are no longer operational. In addition, the fan components are in need of replacement.



# Mechanical - Air Distribution System:

## Planned Expenditure:

- Replace Supply Air Unit #6.
- Refurbish Supply Air Units #3 - 5.
- Refurbish Return Air Units #3 - 5.
- Refurbish East and West Wing Air-Handling Units.
- Replace Air-Handling Units #1 - 3.
- Clean Main Supply and Return Ducts.
- Replace VAV Terminal Units.

The chilled water coil header for SAF #4 is in poor condition with heavily corroded piping.



The interior components of SAF #5 are in poor condition and have been damaged by previous leaks.



The supply air duct of SAF#3 has considerable amounts of debris buildup.



## Mechanical - Ventilation and Exhaust System:

### Condition

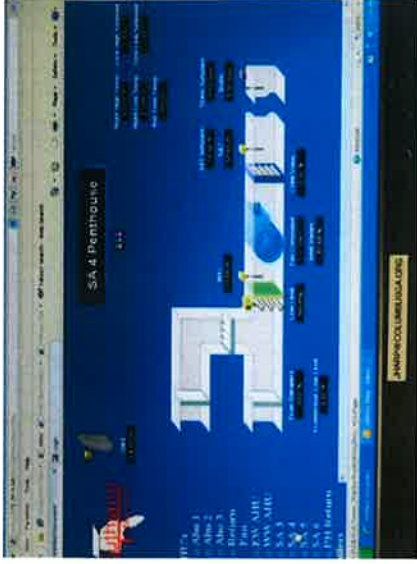
#### Assessment:

- Proper capacity is available.
- Air Intakes are approximately 90% clogged. Makes for poor indoor air quality.
- Outside Air Intakes are in poor condition.
- Exhaust Systems (service and restrooms) in fair condition.

#### Planned Expenditure:

- Cleaning | Repair of Outside Air Intakes.
- Routine maintenance of Exhaust Systems.





Graphic interface for the building control system. Readings are not accurate due to faulty controls and sensors. For instance, this shows the chilled water valve at 0%, when in fact the chilled water valve is 100% open.

# Mechanical - Temperature Control System:

## Condition

### Assessment:

- Hybrid System utilizing low voltage based on TAC Controls and Pneumatic Actuators.
- Many components not properly functioning thereby inadequate.
- Overall poor condition.
- Outside Air Intakes are in poor condition.



Typical HVAC control panel.

### Planned Expenditure:

- Upgrade building control system.

# Electrical - Service and Distribution:

## Condition

### Assessment:

- Major electrical equipment is in fair condition.
- Currently no specific Preventative Maintenance Plan implemented.
- Several installations not to current standards or modern approaches to electrical service.
- Electrical Distribution Equipment - inclusive of Bus Duct Risers and Sub Panels have a 30-year life expectancy.
- Single phase transformers placed in series can reduce power quality and decrease efficiency.



Main electrical service transformers in the utility vault located on the west side of the Property.



Single phase transformers placed in series for power reduction.

## Electrical - Service and Distribution:

### Planned Expenditure:

- Implement Main Electrical System Preventative Maintenance Program
- Miscellaneous electrical repairs.
- Upgrade & Reconfigure the Main Electrical Switchgear.
- Replace Bus Duct Risers.
- Replace Electrical Distribution Equipment and Subpanels.
- Replace Single Phase Transformers.



UPS unit batteries.

## Electrical - Emergency Power & Distribution Equipment:

### Condition

#### Assessment:

- Emergency Generator in poor condition.
- UPS System in good condition.
- UPS Batteries are recommended for replacement every 10-years.
- Typical UPS System will remain serviceable for 20-years.



Emergency generator located in the basement mechanical room.



Emergency power transfer switch and distribution panel.

### Planned Expenditure:

- Replace Emergency Generator
- Replace UPS Batteries.
- Replace UPS System.



# Electrical - Lighting System

## Condition

### Assessment:

- Fixtures varied in condition but in general fair.
- Emergency fixtures powered by generator.
- Most fixtures converted to energy saving ballasts with T-8 bulbs.
- Use of opaque acrylic lenses limit the effectiveness, and reduce the quality, of lighting.
- Minimal “technology”; heat and motion sensors.

## Planned Expenditure:

- Install heat and motion sensors.
- Replace fixtures during space renovation to improve quality of lighting.
- Relocate fixtures to improve quality of lighting.



# Electrical - Communication & Data Systems:

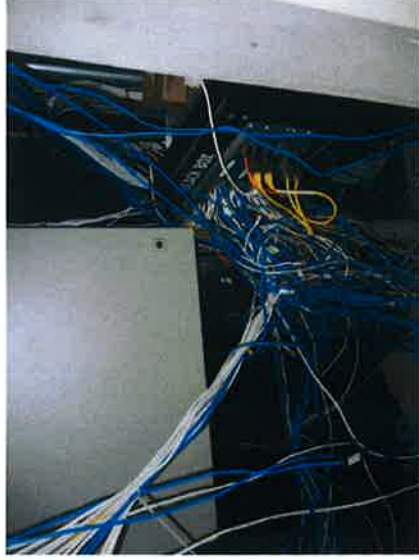
## Condition

### Assessment:

- Access Control System in poor condition.
- Security System in poor condition.
- Data and Telephone infrastructure in good condition.
- Organization of Data and Telephone not good.

### Planned Expenditure:

- Organizing and Labeling of Data and Communication System.
- Replace Access Control System.
- Replace Security System.



Typical condition of the telecommunication closets.



Domestic water booster pumps are in fair condition

# Plumbing - Domestic Water System

## Condition

### Assessment:

- System is in fair condition with no significant leaks.
- No backflow preventor on Main Domestic Service.
- Water Booster Pump in poor condition.
- Water Heaters in fair to good condition.
- Risers to floors not equipped with Isolation Valves.
- Minimal Water Conserving fixtures.



Natural gas fired domestic water heaters located in the mechanical room penthouse of the tower building.

### Planned Expenditure:

- Install Backflow Preventor.
- Replace Water Booster Pump System.
- Replace Water Heaters.
- Install Isolation Valves.
- Install Automatic Flush Valves or Replace to Water Conserving Valves.



Typical domestic water distribution piping.



Hub and spigot cast iron piping.

# Plumbing - Sanitary & Storm Drainage System

## Condition

### Assessment:

- System is in poor condition based on leaks and deterioration.
- Capacity is appropriate.
- Sanitary and Storm Water Sump Pumps in poor condition.



Sanitary sewer ejector pumps.



Ceiling damage from a failed sanitary sewer and drain line on the 8<sup>th</sup> floor.



Corroded sanitary sewer piping.

# Plumbing - Sanitary & Storm Drainage System

## Planned Expenditure:

- Replace Sanitary Risers.
- Replace Sanitary Sewer Ejector Pumps and Controllers.
- Replace Storm Water Drainage Risers and Roof Drain Connections.
- Replace Storm Water Sump Pumps.



Storm water sump pumps located in the basement mechanical room.



Floor drain of woman's restroom in the basement backs up during heavy rains.

## **Fire & Life Safety - Structural Fire Protection**

### **Condition**

#### **Assessment:**

- System appears to be in good condition and is installed in accordance with industry standards.
- Post construction penetrations through rated systems.

#### **Planned Expenditure:**

- Seal all floor, wall and ceiling penetrations through rated systems in accordance with code.

## **Fire & Life Safety - Means of Egress**

### **Condition**

#### **Assessment:**

- Stairwell widths not to current code.
- Majority of doors not equipped with proper hardware.
- Handrails not compliant with current code.
- Two stairwells not provided with code required smoke control systems.
- Barrier gates not properly functioning.

#### **Planned Expenditure:**

- Install smoke control system.
- Install proper door hardware.
- Repair barrier gates.
- Modify handrail systems.



Dry-pipe sprinkler control valves serving the parking garage. One valve has been replaced within the last 5-years.



Electric fire pump located in the basement mechanical room.



The pump housing and components have begun to corrode but are still operational.

# Fire & Life Safety - Fire Suppression System

## Condition

### Assessment:

- No Backflow Preventor on fire system.
- Only partial installation.
- Fire Pump in poor to fair condition.
- Jockey Pump in good condition.

## Planned Expenditure:

- Install Backflow Preventor on 8" main.
- Replace Fire Pump and Controller.
- Install Sprinkler System throughout complex.
- Replace Control Valves.

# Fire & Life Safety - Fire Alarm System

## Condition

### Assessment:

- Poor condition and antiquated.

## Planned Expenditure:

- Replace Fire Alarm System.



Original fire alarm control panel located in the basement mechanical room of the tower building. An additional fire alarm control panel was installed to monitor the system and control elevator recall.



Typical smoke detector installed on the HVAC duct work.





Original contactor and relay logic controls for Elevator #5.



Typical hoistway machine for Elevator #6 and #7.



Original contactor and relay logic controls for Elevator #7. Also, similar type controls are utilized for Elevator #6.

# Conveyance System

## Condition

### Assessment:

- Elevators in poor to fair condition; mainly associated with outdated equipment #5 - 7.
- Elevators #1 - 4 updated in 2003.
- Occupant demand exceeds ability of system.

## Planned Expenditure:

- Modernization of all elevators.



# Government Center Master Plan for the Columbus Consolidated Government



# Costs and Implementation



## Stairway Smoke Protection System:

### Floor to Floor Work:

Replace Emergency Generator   Switches:	\$ 106,000.00
Install Stair Pressurization System:	\$ 90,000.00
<u>Replace Fire Alarm System:</u>	<u>\$ 532,094.00</u>
<b>Total</b>	<b>\$ 728,094.00</b>

## **Sprinkler System - Included Option**

### **Floor to Floor Work:**

New Ceilings:	\$ 1,410,733.00
New   Refurbished Lighting:	\$ 1,125,778.00
Above Ceiling   Vertical Mechanical Work:	\$ 3,408,527.00
Exterior Window System:	\$ 3,998,456.00
Sprinkler System:	\$ 754,121.00
<u>Misc. (Demo, Structure, Fire Stopping...):</u>	<u>\$ 413,214.00</u>
<b>Sub-Total</b>	<b>\$11,110,829.00</b>

## **Sprinkler System -**

### **Infrastructure:**

Pumps   Backflow   Riser:	\$ 130,435.00
Storm Riser   Roof Drain Connections:	\$ 126,948.00
<u>Sanitary Sewer Riser:</u>	<u>\$ 508,305.00</u>
<b>Sub-Total</b>	<b>\$ 765,688.00</b>
<b>Total</b>	<b>\$11,876,517.00</b>

**Sprinkler System -**

**Floor to Floor Work:**

New Ceilings:	\$ 1,410,733.00
Reuse Lighting:	\$ 466,940.00
Sprinkler System:	\$ 754,121.00
<u>Misc. (Demo, Structure, Fire Stopping...):</u>	<u>\$ 252,400.00</u>
<b>Sub-Total</b>	<b>\$ 2,884,194.00</b>

**Sprinkler System -**

**Infrastructure:**

<u>Pumps   Backflow:</u>	<u>\$ 130,435.00</u>
<b>Sub-Total</b>	<b>\$ 130,435.00</b>

**Total** **\$ 3,014,629.00**

## Forecast Expenditures Through 2022 Without Build-Out | Escalation | Fees:

Site Systems:	\$ 191,570.00
Structural Systems:	\$ 50,000.00
Roofing System:	\$ 524,736.00
Exterior Elements:	\$ 4,676,440.00
Mechanical:	\$ 5,583,175.00
Electrical:	\$ 4,133,251.00
Plumbing:	\$ 778,550.00
Fire & Life Safety:	\$ 1,611,651.00
Conveyance:	\$ 1,430,000.00

### Interiors:

Additional for Sprinkler Option;

Lighting

Ceilings

Restrooms \$ 2,949,725.00

**Total** **\$21,929,098.00**

**Cost / SF of Building: \$86.72**



## Forecast Expenditures Through 2022 Without Build-Out | Fees:

	<b>W/O Escalation:</b>	<b>W/ 3% Escalation Per Year:</b>
Immediate:	\$ 839,894.00	\$ 839,894.00
2013:	\$ 1,283,207.00	\$ 1,283,207.00
2014:	\$ 8,639,272.00	\$ 8,898,450.00
2015:	\$ 7,010,166.00	\$ 7,437,085.00
2016:	\$ 653,000.00	\$ 713,551.00
2017:	\$ 1,454,824.00	\$ 1,637,417.00
2018:	\$ 74,500.00	\$ 86,366.00
2019:	\$ 7,500.00	\$ 8,955.00
2020:	\$ 434,235.00	\$ 534,054.00
2021:	\$ 1,451,000.00	\$ 1,838,083.00
<u>2022:</u>	<u>\$ 81,500.00</u>	<u>\$ 106,339.00</u>
<b>Total:</b>	<b>\$21,929,098.00</b>	<b>\$22,543,508.00</b>

## Forecast Expenditures Through 2022:

Total \$21,929,098.00

## Additional for Build-Out:

Low Range: 252,864sf \* \$40 / sf = \$10,114,560.00

High Range: 252,864sf \* \$80 / sf = \$20,229,120.00

## Adding Interior Renovation Costs

Forecast Expenditures: \$21,929,098.00

Build-Out Low: \$10,114,560.00

**Low** **\$32,043,658.00 (\$127 / sf)**

Build-Out High: \$20,229,120.00

**High** **\$42,158,218.00 (\$152 / sf)**

## RENOVATION TOTALS:

Renovation | High Cost: \$42,158,218.00

AE Fees (6.5%) = \$ 2,740,284.00

Testing | Misc. Costs (.95%) = \$ 400,503.00

FF&E (10%) = \$ 4,215,822.00

**Total:** **\$49,514,827.00 (\$196 / sf)**





## **NEW TOWER | RENOVATE WINGS:**

Assumes: Demo existing tower, build new tower on North side of site, existing parking remains, repair | update plaza as required.

Demolition:		
205,056sf @ \$3.90 / sf =	\$	799,718.00
Repair:		
9,200sf @ \$50 / sf =	\$	460,000.00
180,288sf @ \$340 / sf =	\$	<u>61,297,920.00</u>
Sub-Total =		\$62,557,638.00
Renovation:		
72,576 @ \$195 / sf =	\$	<u>14,152,320.00</u>
<b>Total Site   Building Costs:</b>		<b>\$76,709,958.00</b>
AE Fees (6%) =	\$	4,602,597.00
Testing   Misc. Costs (2.85%) =	\$	2,186,234.00
FF&E (10%) =	\$	<u>7,670,996.00</u>
<b>Total:</b>		<b>\$91,169,785.00 (\$361 / sf)</b>

## **New Cladding:**

## Comparison... With New Cladding:

<b>Fully Re-Clad   Re-Glaze Building Exterior:</b>	
30,240sf @ \$250/sf =	\$ 7,560,000.00
<u>Credit Replacement Cost =</u>	<u>(\$ 3,998,456.00)</u>
Total	\$ 3,561,544.00
<u>High Range:</u>	<u>\$49,514,827.00</u>
<b>Total</b>	<b>\$53,076,371.00</b>

**New Tower with Renovated Wings:**

**Total: \$91,169,785.00**

**Difference: \$38,093,414.00**

# Next Steps...





## **Appendix D.5**



**COLUMBUS  
CONSOLIDATED  
GOVERNMENT CENTER**

100 East 10th Street  
Columbus, Georgia 31901

June 19, 2013

Report of Property Condition  
Assessment



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**EXECUTIVE SUMMARY**

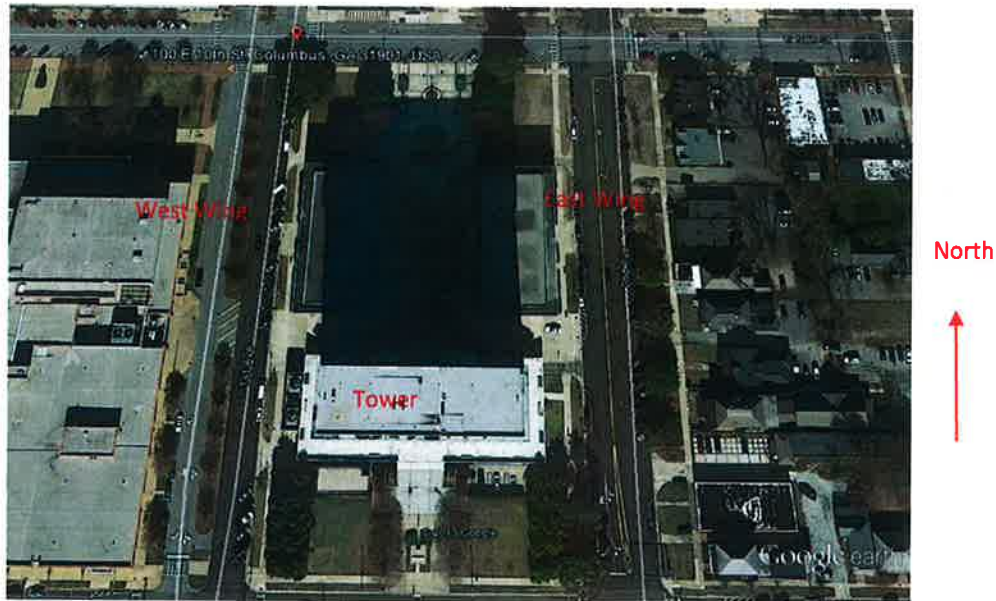
The Columbus Consolidated Government Center consists of a 12 story office building, two three story office buildings, and a three level (two underground and one at ground level) parking deck beneath a raised podium containing a landscaped plaza. It is located on a 185,100 square foot (4.25 acre) site located at 100 East 10<sup>th</sup> Street in Columbus, GA ("The Property"). Table EX-1 and Plan EX-1 provide a summary of the property.

**Table EX-1 – Summary of Property**

Building	Construction Date	Use	Stories	Gross Square Footage (including below grade)
Tower	1969-70	Office	12 + 2 Basement Levels	205,056*
East Wing	1970	Office	3	36,288*
West Wing	1970	Office	3	36,288*
Parking Deck	1970	Parking	3	175,740*
<b>TOTAL</b>				<b>453,372*</b>

(\*Note: Gross areas include mechanical and non-occupy-able space such as shafts, stairs etc)

**Plan EX-1 – Plan View of Property**



The site occupies the entire block bounded by East 10<sup>th</sup> Street on the north, 2<sup>nd</sup> Avenue on the east, East 9<sup>th</sup> Street on the south and 1<sup>st</sup> Avenue on the west.

On the south is the tower, a 12-story (plus two basement levels) approximately 241'-6" tall, poured-in-place reinforced concrete framed office building. On the east and west sides, north of the tower are two three story office buildings of the same type construction. At the ground level beneath the plaza and between the three buildings is the upper level of the parking deck. Beneath that are two underground parking levels that extend beneath the two wing buildings. There are a total of 264 parking spaces.

The tower was developed in 1969-70, designed by E. Oren Smith and Biggers, Scarborough, Neal, Crisp & Clark. Per the drawings the east and west wings were to have been built after completion of the tower or in 1970.

### Assessment

On April 29 and 30<sup>th</sup> 2013 Mr. Michael Starr, AIA and members of the Assessment Team visited the Property to observe and document the condition of the buildings and site components. Our assessment was completed in general accordance with the ASTM E2018 - 08 Standard Guide for Property Condition Assessments: Baseline Property Condition Assessment Process. During our site visits, the team was accompanied and assisted by Mr. John Hudgison, Assoc. AIA, Project Administrator with the Department of Engineering of the Columbus Consolidated Government.

### Capital Requirements

Over the 10 year study period a variety of expenditures should be anticipated. **Capital expenditures over the study period total \$21,929,098 in 2013 dollars.** This includes major interior renovations to modernize the building in 2013 and 2014. The majority of the remaining expenditures relate to early-term fire alarm replacement, elevator modernization and mechanical equipment repair or replacement. We did not include the cost of periodic interior refurbishment or the cost of a major floor by floor modernization of the buildings. Table EX-2 provides a summary of expenditures per year.

**Table EX-2 Capital Expenditure Requirements**

Year	Expenditures
Immediate	\$839,934
2013	\$1,283,207
2014	\$8,639,272
2015	\$7,010,166
2016	\$653,000

2017	\$1,454,824
2018	\$74,500
2019	\$7,500
2020	\$434,235
2021	\$1,451,000
2022	\$81,500
<b>TOTAL</b>	<b>\$21,929,098</b>

### System & Condition Summary

The site contains a raised podium with a 12 level tower on the south end and two three level wing buildings on the east and west sides. The three buildings surround a plaza area over a three level parking structure.

The elevated podium between and around the three buildings is topped with exposed aggregate concrete paving, precast concrete pavers, landscaped concrete planters and site seating. Around the tower the podium surface is terrazzo. Concrete steps lead down from the podium on the four sides to the public sidewalks. Concrete ramps lead down from the podium to the sidewalks on the east and west sides.

There is a three level parking deck beneath the podium. At ground level there is a driveway extending from the east side to the west side running beneath the south steps leading to the podium. The main security check point entrance for the tower is off this driveway as is a concrete block enclosure for the cooling tower. Tower site systems were in fair condition. There is cracking and water infiltration on the north garage walls at the second parking level. The parking access equipment appears badly worn and we have recommended replacement. The concrete steps, paving and planters have sealant failures and cracking and we have recommended an allowance for early term repairs.

The structural system at the tower building consists of a reinforced concrete frame supported on a caisson foundation, with perimeter cast-in-place reinforced concrete podium walls supported on concrete spread footings and smaller caissons. The predominant structural system consists of concrete joists running in the east/west direction. A similar structural system is used in the two wing buildings with the joists oriented in the north/south direction. This structural system is repeated on all intermediate floors and the roofs of all three buildings. The structural system appeared to be in good condition with no observed evidence of settlement, deterioration, or distress noted. Assuming continued maintenance of the exterior systems, we do not anticipate significant expenditures relative to the tower structural system. We did note some cracking and water infiltration

The two elevated parking levels beneath the podium are reinforced concrete with concrete joists running in the north/south direction. The lower level is slab-on-grade construction. The parking deck structure is in generally good condition with minor areas of slab cracking. We have recommended budgeting for a periodic evaluation of the deck condition and necessary repairs mid-term.

The tower roof system is a built-up asphaltic roof membrane with a granular surface. The roof has an upper level and a 4' lower level that surrounds the main roof forming a canopy over a colonnade area on the 12<sup>th</sup> floor. The upper roof contains a concrete helipad set on top of the membrane on a protective cork layer. The roofs of the wing buildings utilize a similar roof system with a surface of gravel embedded in hot asphalt. They also have an upper level surrounded by a lower level. The plaza has a waterproofing membrane with a surface of concrete pavement and precast pavers. The building roofs are assumed to be second generation having been replaced in the mid-1990's thus currently approaching 20 years old. The tower roof is in fair condition and we have recommended replacement in late term. The two wing building roofs are in poor condition and we have recommended replacement in early term. There is no evidence of failure in the plaza waterproofing system.

The exterior of the tower is dark colored aluminum curtain wall extending between exposed exterior columns at 48 bays around the perimeter. This extends from the second floor through the 11th floor. At the 12th floor the façade steps in with the exterior columns continuing past the floor level and flaring out into square capitals terminating at the roof elevation creating a colonnade. At the 12th floor the exterior walls are face brick and architectural louvers around the perimeter extending full height. The ground floor has a monumental storefront system recessed 12' from the face of the upper floors. The east and west wing buildings have beige brick facades inlaid between painted concrete exterior columns with column capitals as above.

Each bay of the curtain wall contains nominally 4' wide by 6' high modules of windows with single pane non-insulating glazing. Between floors are insulated metal panels. Besides being energy inefficient, the curtain wall does not provide an adequate fire separation between floors at the slab edges. We have recommended a program of replacement of the glazing with insulated units in the existing frames. We have also recommended enhancement of the spandrel panel insulation and providing the necessary fire separation between floors. This should take place as groups of three floors are vacated and modernized. We have included this façade scope in the separate interiors estimate for the planned floor renovation outlined in Appendix F and included it in our capital expenditure forecast under Interiors.

The exposed concrete columns are dirty and paint is peeling in some areas. We have recommended repainting the columns and other exposed architectural concrete elements of the façade. At the 12<sup>th</sup> floor the continuous louvers surrounding the mechanical spaces are in very poor condition and beyond repair. We have recommended replacement along with the steel members supporting the louvers. The plaster ceiling of the east/west driveway at the south side of the tower has had poor quality repairs due to a failed suspension system. We have recommended an allowance for a proper repair and restoration of the ceiling in the early term. The sealants in the two wing buildings are in poor condition and we have recommended replacement in early term. The sealants in the tower storefront are also in poor condition and we have likewise recommended replacement in the early term.

Chilled water for air conditioning purposes is generated by two electric motor driven centrifugal chillers located in the chiller plant at the south side of the Tower building. The chillers were manufactured by

Trane in 2003 and have a rated cooling capacity of 550-tons each. Chilled water is distributed to the air-handling units in the basement and mechanical room penthouse of the Tower building via two chilled water distribution pumps. Condenser water for the chillers is circulated by two cooling towers located at the west side of the Tower building. Condenser water is distributed to the cooling towers by two pumps located in the chiller plant. An additional cooling tower is located in the mechanical room penthouse of the Tower building and provides condenser water for the self-contained package unit in the server room on the fifth floor.

Heating hot water for air conditioning purposes is generated by a natural gas immersion fired, horizontal, single pass, firetube boiler located in the mechanical room penthouse of the Tower building. The heating hot water boiler was manufactured by Sellers Engineering in 1972. The hot water boiler has a rated capacity of 250-horsepower (hp). Heating hot water is distributed to the terminal reheat units installed within the ceiling plenum on each floor and to the air-handling units in the basement via two distribution pumps located in mechanical room penthouse of the Tower building.

Conditioned air for the building is provided by air-handling units located in the basement and in the mechanical room penthouse of the Tower building. The air-handling units in the basement are equipped with chilled and hot water coils, while the remaining air-handling units serving the Tower, East, and West Wing buildings are equipped with chilled water coils only. Conditioned air is either circulated back to the supply air units via return air fans located in the basement and mechanical room penthouse or by the draw through supply air fans in the air-handling units. Conditioned air is primarily ducted to each floor to variable air volume (VAV's) units with hot water re-heat coils located within the ceiling plenum above the occupied spaces. Dampers in the terminal units modulate based on local thermostats, to control the amount of conditioned air discharged to the associated zones. Outside air for ventilation of the occupied areas is drawn through each air-handling unit or supply air unit from outside air intake louvers. Conditioned air for the East and West Wing buildings is provided by a dedicated air-handling unit located below each wing in a mechanical room on the lower level of the parking garage.

The HVAC systems are controlled by a hybrid control system which utilizes both pneumatic and low voltage controls. The components for the control system are primarily manufactured by T.A.C, a division of Schneider Electric, and installed in 2003. The front end of the building automation system (BAS) was developed by Southland and installed in 2003. A pneumatic control air compressor is located in the basement mechanical room of the Tower building and provides compressed air for the pneumatic controls.

The chilled water systems appeared to be in overall fair to good condition. The chiller was reported to receive regular preventive maintenance activities which are completed annually. The chillers are approaching 10-years of age and based on the manufacturer's recommendation, should be scheduled for a 10-year overhaul. We recommend budgeting for the overhaul of both chillers near-term. We did note that the insulating jacket over the evaporator of the chillers appeared to be trapping condensation between the insulation and evaporator, which is causing the exterior surface of the evaporator to corrode. We recommend replacing the evaporator insulation and recoating the evaporator with a protective coating to prevent further deterioration near-term. The chilled water distribution system showed signs of corroded piping and valves throughout the building. Due to the condition of the piping and likelihood of increased failures, we have recommended budgeting for the replacement of the chilled water distribution piping near- to mid-term.

The cooling towers appeared to be in fair to good condition, with minimal signs of corrosion on the housing and minimal scale buildup on the tower fill. Based on the observed conditions, we recommend budgeting for life extension repairs to the cooling tower mid-term. In addition, we recommended installing a cooling tower filtration system in order to reduce operational and maintenance cost, as well as improve the efficiency of the chilled water system. The cooling tower for the computer server room appeared to be in fair condition. We have also recommended budgeting for life extension repairs to the computer server room cooling tower and replacement of the corresponding condenser water distribution pump near-term. The chilled water and condenser water pumps appeared to be in good condition. We have recommended budgeting for their refurbishment and replacement of motors late-term. We have also recommended budgeting for the replacement of the variable frequency drives (VFD) controlling the cooling tower fans along with the chilled and condenser water pumps mid-term to ensure continuity of service.

The heating hot water boiler appeared to be in fair condition and was last inspected on March 20, 2013. Based on the age of the boiler and burner, we have recommended budgeting for the overhaul of the heating hot water boiler near-term in order to improve the overall efficiency of the boiler and to extend its useful life. The heating hot water distribution pumps appeared to be in poor to fair condition. We have recommended budgeting for their replacement along with the installation of a variable frequency drive near-term. The heating hot water distribution system showed signs of corroded piping and valves throughout the building. Due to the condition of the piping and likelihood of increased failures, we have recommended budgeting for the replacement of the heating hot water distribution piping near- to mid-term.

The air-handling units along with the return air units appeared to be in poor condition. We did note that many of the units have extensive air leakage, corroded structures, damaged coils, inoperable guide vanes and dampers, corroded piping, damaged insulation, and antiquated motors. In addition, we noted that the screen on the outside air intake at the mechanical room penthouse in the Tower building appeared to be approximately 90% blocked with dirt and debris. This condition is preventing appropriate levels of fresh outside air from being introduced into the building. We have recommended budgeting for the immediate cleaning and repairs of the outside air intakes. We have also recommended budgeting for the replacement of air-handling units in the basement, along with air-handling unit #6 in the mechanical room penthouse of the Tower building. We have also recommended budgeting for the refurbishment of air-handling units #3 through #5 and the air-handling units in the East and West Wing buildings near-term. The air and hydronic distribution systems appeared to be in poor to fair condition. We noted that the supply air ducts have extensive debris buildup inside the ducts. We have recommended cleaning the main supply and return air ducts near-term to help improve indoor air quality. The VAV units appeared to be in poor to fair condition with corroded piping, inoperable valves and controls, dirty coils, and damaged insulation noted on many of the units observed. We have recommended budgeting for the replacement of the VAV units near-term.

The HVAC control system is in poor to fair condition, with some air-leaking pneumatic tubing and valves noted. We also observed controls and sensors that were not operating and reporting back to the BAS properly. Based on the overall condition of the control system, we have recommended budgeting for the replacement of the existing control system with a full direct digital control (DDC) system near-term.

Primary electrical service for the building is supplied at 480-volts, 3-phase from two Georgia Power utility transformers. Two 4,000-amp feeders in segmented metal enclosed bus ducts are routed from the utility vault to the main switchgear in the basement mechanical room of the Tower building. The main distribution panel consists of two sections rated at 4,000-amperes, 480/277-volts, 3-phase, 4-wires each and supplies the metal clad bus ducts, wire ways, distribution panels and motor control centers throughout the buildings. The upper floors of the Tower building are fed power via a 2,000-amp and a 2,500-amp segmented metal enclosed bus duct. Emergency power for life safety loads is provided by a 400-kw diesel-engine-driven emergency generator located in the basement mechanical room of the Tower building. The generator set has a 50-gallon day tank and a reported 12,000-gallon underground storage tank located at the west side of the building. An 80-kVA uninterruptible power supply is also provided in the basement mechanical room of the Tower building and serves various life safety and essential loads. Closed circuit television security cameras are installed at the building entrances and other areas throughout the building.

The electrical installations for the Property appeared to be in fair condition. We have recommended budgeting for cyclical preventative maintenance of the electrical systems beginning near-term and completed on a three year cycle thereafter. We did note that the main switchgear for the building appeared to be fed by two feeders, but the switchgear was not provided with a tie breaker in order to switch between services in the event of a loss of service from one of the feeders. We have recommended modifications and upgrades to the main switchgear mid-term. We have also recommended budgeting for the immediate repairs of various electrical panels near-term in order to correct observed deficiencies, such as missing panel covers. Based on the age of the electrical distribution equipment and general condition, we have recommended budgeting for late-term replacement of the bus ducts along with the distribution and sub panels. The utilization of the single phase transformers for power reduction does not distribute power efficiently and are approaching the end of their useful life. We have recommended budgeting for the replacement of the single phase transformers near-term.

The emergency generator appeared to be in poor to fair condition with signs of corrosion, leaking oil, and diesel fuel noted. Based upon the age and condition of the emergency generator, we have recommended budgeting for the replacement of the emergency generator near-term. The UPS appeared to be in good condition. We have recommended budgeting for the replacement of the batteries near-term per the manufacturer's recommendations and then budgeting for the replacement of the UPS late-term.

The majority of the lighting systems appeared to have been upgraded to energy efficient T8, LED, or compact fluorescent type lighting. However, lighting levels throughout the office areas is of poor quality due to the types of lenses used on the light fixtures. We recommend replacement of fixtures during the major interior renovation outlined in Appendix F. In addition, we recommend budgeting for the installation of dual technology occupancy sensors near-term in order to decrease energy usage. Occupancy sensors should be installed in office areas, conference rooms, mechanical rooms, stairwells and other service areas. A \$10,000 per year incentive is available from the Georgia Power Company for the installation of occupancy sensors and other energy efficient upgrades for lighting systems.

Access control and security systems varied in condition and have been upgraded with various systems over the years. We have recommended replacing the access control and security system with an integrated system which provides overall building control. This will enhance the security of the building and provide better protection of building occupants, as well as government workers and officials.



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Domestic water service is provided to the Property via a 12" utility main along 1<sup>st</sup> Avenue. Additional service meters are provided around the Property and feed the site irrigation system. Plumbing systems include the domestic water booster pumps and controls, electric and natural gas fired water heaters, cast iron sanitary and storm sewer piping, copper domestic hot and cold water piping, storm water sump pumps and sewer ejector pumps. Plumbing systems appeared to be in generally fair condition. We did note that there does not appear to be a backflow preventer installed on the main domestic water service entrance. Building management was also unable to locate it as well. It is likely that this was not required at the time of construction; however, the requirement for a backflow preventer to be installed on the main domestic water service is now a State requirement for all new and existing buildings. We have recommended budgeting for the installation of backflow preventers immediately in order to fully comply with State law. The domestic water booster pumps appeared to be in poor to fair condition and dated. We have recommended budgeting for the replacement of the domestic water booster pumps and controls near-term. The various domestic water heaters appeared to be in fair to good condition and have been replaced on an as needed basis over the years. We have recommended budgeting for the phased replacement of the domestic water heaters throughout the study period. We did note that many of the floors are not equipped with isolation valves at the main domestic cold and hot water risers. This leads to shutting off domestic water service to several floors at a time when repairs are needed. We have recommended budgeting for the installation of isolation valves at each floor on the domestic water risers. The majority of the water closets and urinals were not equipped with water conserving flush valves. We have recommended budgeting for the installation of automatic dual flush valves on the water closets and 0.5-gallons per flush (gpf) automatic flush valves on the urinals.

The sanitary sewer piping appeared to be in poor condition. We did note deterioration of the cast iron risers and floor drains in the restrooms. We have recommended budgeting for the replacement of the sanitary sewer risers near-term. The duplex sewer ejector pumps at the basement level appeared to be in fair condition and will reach the end of their serviceable life during the study period. We have recommended budgeting for the replacement of the pump assemblies and controls near- to mid-term. The storm water piping appeared to be in poor to fair condition with areas of deteriorated piping noted. We have recommended budgeting for the replacement of the storm water drainage piping near- to mid-term. The storm water sump pump in the basement of the tower also serving the east and west wings appeared to be in fair condition. We have recommended budgeting for the replacement of the storm water sump pump assemblies and controls near- to mid-term.

Fire and life safety elements observed included limited structural fire protection, audible and visual fire alarm and detection systems, wet and dry pipe fire suppression sprinkler systems in certain areas, an electric fire pump, wet standpipe systems, handheld fire extinguishers, and fire-rated means of egress. The fire and life safety elements were in generally poor to fair condition and installed in accordance with the code in effect at the time of construction. The fire suppression system, along with the fire alarm notification and detection systems are inspected and tested on an annual basis. However, there are several components that will reach the end of their useful life during the study period, including the electric fire pump and the dry- and wet-pipe sprinkler controls valves. We have included a larger pump and added risers to serve all upper floors and part of the capital expenditures in 2013. At part of the interior renovation outlined in Appendix F the sprinkler system will be expanded horizontally to the remaining portions of the building. We also noted that the stairwells are not provided with a smoke

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control system, which is now a code requirement in high rise structures. We recommend budgeting for the installation of a smoke control system in each stairwell of the Tower building near-term.

The main fire alarm system is antiquated with component replacements no longer readily available. In addition, the system was originally designed based upon a building shell with interior areas finished out at a later date. Over the years interior renovations have added and moved walls, which has left some areas without proper detection and notification. We have recommended budgeting for the replacement of the entire fire alarm system near-term.

Conveying systems within the buildings consist of seven passenger elevators manufactured by Otis. All seven elevators utilize traction hoistway machines and have rated capacities of 2,500- or 3,500-pounds. The Tower elevators have speeds of 500-feet per minute (fpm), while the east and west wing elevators have speeds of 350-fpm. The elevator control systems for Elevator #1 through #4 consist of microprocessor based controls manufactured by Virginia Elevator Controls in 2004. The remaining elevators, Elevators #5 through #7, have the original contactor and relay controls along with the DC motor generator sets. The conveying systems appeared to be in poor to fair condition, primarily due to the age and condition of Elevators #5 through #7. Elevators #1 through #4 are in fair to good condition and were last modernized in 2004. Although Elevators #1 through #4 are in good condition and could remain serviceable through the study period, the elevators do not have fast response times and cannot always keep up with service demand. We have recommended budgeting for modernization of Elevators #1 through #4 near-term to improve service response. Due to the fact that elevator equipment for Elevators #5 through #7 has become antiquated and obsolete, we have recommended budgeting for their full modernization of these elevators near-term to ensure service reliability.

Tower interior areas include the entrance and elevator lobbies, the tenant floors at each level, the common hallways and core restrooms, and support and service areas. The tower main lobby contains exposed aggregate concrete walls, terrazzo floors and a painted plaster ceiling and is generally in good condition. Tenant floor finishes included suspended acoustical tile ceilings, painted gypsum board walls and either carpet or vinyl tile floors. Tenant floor finishes are dated and worn. Full floor renovations are anticipated with new mechanical and electrical systems which are included in the separate estimate for the planned floor renovation as included in Appendix F. We have noted this work in the Interiors line item in our capital expenditure forecast. Cosmetic improvements to finishes are planned as individual floors become occupied.

The tower is generally exempt from the Americans with Disabilities Act having been constructed and first occupied before the law went into effect in 1991 but with modernized elevators and some restroom renovations. A major renovation program will trigger compliance with the Act where reasonably feasible. ADA compliant restroom modifications are programmed into individual floor renovations as they will occur.

Parking is technically non-ADA compliant due to the lack of van parking however this can be corrected by re-striping and relocating disabled spaces at minimal expense.

#### **Terminology & Limitations**

This report and the attached expenditure forecast generally identify the Expected Useful Life (EUL) and the Remaining Useful Life (RUL) of observed systems and components. EUL is projected based upon industry-standard guidelines and our experience with similar systems. RUL is projected based upon our assessment of age, condition and maintenance / repair history.

The timing of the projected expenditures and their associated costs represent our opinion considering the aforementioned factors. Alternative methods of managing the existing equipment or systems may be feasible over the 10-Year study period. However, these alternative methods will depend upon actual management practices, financing requirements, and the ability of the engineering staff to perform some of the repairs in-house. Alternative scenarios that have not been presented to Faithful+Gould have not been considered within this report.

This report has been presented based upon our on-site observations, information provided to us, discussion with building management and maintenance staff, our review of available documentation (see scope of services and document review section) and our experience with similar systems. If any information becomes available that is not consistent with the observations or conclusions expressed within this report, we request that this information be immediately forwarded to us.

The evaluation of existing structures requires that certain assumptions be made regarding existing conditions. This evaluation was based upon our visual non-destructive evaluation of accessible conditions of the Property. Furthermore, this evaluation was limited in time on-site, fee, and scope and was not based upon a comprehensive engineering evaluation. As such, our report is not intended to represent a complete review of all systems or system components or a check or validation of design professionals' computations. Therefore, Faithful+Gould evaluation and this report do not represent, warranty or guarantee any system or system component or the future performance of any site improvement.

### SCOPE OF SERVICES & DOCUMENT REVIEW

The primary purpose of the Facilities Condition Assessment was to identify visually apparent deficiencies in the building and site systems. The evaluation included site visits to observe the building and site systems, interviewing building management and maintenance personnel, and reviewing available maintenance systems, design and construction documents and plans, and public records.

This Property Condition Assessment was conducted in general accordance with industry standards and the American Society for Testing and Materials (ASTM) Standard E 2018-08 Standard Guide for Property Condition Assessment: Baseline Property Condition Assessment Process.

We performed a visual non-destructive assessment of the interior, exterior and site components of the Property, including the following major components and systems:

- **Site Systems.** We visually observed the site systems for the removal of storm water and evidence of poor drainage and / or erosion potential. We also reviewed (where applicable) the condition of pavements, site concrete, retaining walls, fencing, landscaping, site grading, and storm water drainage features.
- **Structural System.** We observed the structures for visible signs of distress and have reported our findings. We also reviewed available structural drawings for information regarding the design load criteria of the existing structures and the building codes to which the structures were designed. We did not complete a seismic evaluation (PML) of the Property.
- **Roof System.** We visually evaluated the condition of accessible roof systems, accessories, and details. In addition, where applicable we discussed existing roof warranties.
- **Building Exterior Elements.** We visually observed the exterior wall system, window and door systems for visible evidence of deficiencies, continuity of seals, and other types of distress and have reported our findings. We reviewed available flashing and connection details for drainage design and observed the condition and placement of expansion joints. Our visual observations were based on those conditions that can be observed from ground level, lower roof levels and through the use of binoculars.
- **Mechanical / HVAC, Electrical, Plumbing (MEP) Systems.** We observed the age and condition of the MEP and related building systems and have commented on their condition and visible deficiencies.
- **Fire and Life Safety.** We observed the age and condition of the fire and life safety elements and have commented on their condition and any visible deficiencies. The elements surveyed included structural fire protection, means of egress, fire suppression systems, and fire detection and alarm systems.
- **Conveyance Systems.** We completed a visual evaluation of the conveyance systems including a review of maintenance and service records.

- **Interior Finishes.** We visually observed the interior areas of the Property and have reported their general condition. We did not include for replacement of tenant finishes.
- **Accessibility.** We reviewed the Property for conformance with applicable accessibility requirements and have reported our findings.

The scope of services under which the Property Condition Assessment was completed was visual in nature and not intended to be destructive to the Property to gain access to hidden conditions. We did not perform any destructive testing or uncover or expose any system members. We have documented the type and extent of visually apparent defects in the systems in order to perform the condition assessment.

The scope of services under which the Property Condition Assessment was completed includes only those items specifically indicated. The evaluation does not include any environmental services such as (without limitation) sampling, testing, or evaluation of asbestos, lead-based paint, lead-in-water, indoor air quality, PCB's, radon, mold, or any other potentially hazardous materials, air-borne toxins or issues not outlined in the previous scope of services. In addition, the assessment does not include identification of underground soils, identification, or quantification of underground contaminants.

#### **Document Review**

In addition to the completion of our visual evaluation, Faithful+Gould interviewed representatives from the Columbus Consolidated Government, (reference Executive Summary) and reviewed the following documentation:

#### Drawings

- Architectural drawings prepared by E. Oren Smith and Biggers, Scarborough, Neal, Crisp & Clark Architects dated May 15, 1969. Drawing sheets: A-1 through A-70
- Structural drawings prepared by Lindsey Tucker and Ritter Consulting Structural Engineers dated May 15, 1969. Drawing sheets: S-1 through S-44
- Mechanical, electrical and plumbing drawings were not provided.

#### **Documents Requested for Review**

Faithful+Gould requested various documents be provided to assist our review of the Property. The list of documents requested by Faithful+Gould includes the following (X = received).

- X Original / As-built Drawings (including Civil, Architectural, Structural, Mechanical, Electrical, Plumbing and Fire Protection) (no MEP provided)
- Warranty / guaranty Information (Roofs, Caulking, HVAC, Elevators etc.)

- Past ADA Audits / Studies
- Service Contracts (including HVAC, Electrical PM, Elevators, Fire & Life Safety Systems etc.)
- Past Condition Assessment Reports (including Roofs, Pavements, Exterior Curtain Walls and Caulking, HVAC, Electrical, Elevators, Fire & Life Safety systems etc.)
- Preventative Maintenance Logbooks (including HVAC, Electrical, Elevators etc.)
- Past Repair / Replacement Project Information (including Roof, Pavements, Caulking, Interior Renovations, HVAC, Elevators, Fire & Life Safety Systems etc.)
- ALTA Survey (including Legal Description of Property)
- Project Specifications / Project Manual

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## PLANNING & ZONING REVIEW

The Property was constructed in 1969 and has been subject to on-going interior reconstruction and component replacement since occupancy.

### **Building Codes**

Building permitting and codes are administered through the Columbus, Georgia Consolidated Government Inspections and Code Department. On May 7, 2013, Richard North of Faithful+Gould spoke with Ms. June Davis, Inspection Services Coordinator, with the Columbus, Georgia Consolidated Government Inspections and Code Department to determine the presence of any open building permits on file for the Property. According to files held by Columbus, Georgia Consolidated Government Inspections and Code Department, the Property is not subject to any open building permits.

On May 3, 2013, Faithful+Gould submitted a request under the Freedom of Information Act (FOIA) to the Columbus, Georgia Consolidated Government Inspections and Code Department. The request asked that an authorized representative of the Columbus, Georgia Consolidated Government Inspections and Code Department state whether there are any issues pertaining to the Property that may negatively impact it. Specifically, we requested details of the following:

1. Are there any existing or pending building code issues that may require the Property to be upgraded?
2. Does the Property's file indicate any open or revoked permits?
3. What was the date of issuance of the Property's shell and core Building Permit?
4. If issued, what was the date of issuance of the Property's shell and core Certificate of Occupancy?
5. What was the date of the Property's last evaluation in regards to building code compliance?

On May 9, 2013, Faithful+Gould received a response to this request. According to Mr. Greg Coates, Director, with the Columbus, Georgia Consolidated Government Inspections and Code Department the Property is subject to building code issues and the last date of inspection of the Property for code compliance was dated August 2, 1979. Mr. Coates detailed that no data is saved by the Inspections and Code Department for the Property and the provided information may be inaccurate. A copy of this response is contained with Appendix D of this report.

### **Certificate of Occupancy**

Faithful+Gould has not been provided with the certificates of occupancy for the Property. However, Mr. Greg Coates, Director, with the Columbus, Georgia Consolidated Government Inspections and Code Department reported that the certificate of occupancy for the Property was issued on December 9, 1982.

### **Fire Code**

On May 3, 2013, Faithful+Gould submitted a request under the FOIA to the Columbus, Georgia Department of Fire and Emergency Medical Services. The request asked that an authorized representative of the Columbus, Georgia Department of Fire and Emergency Medical Services state whether there are any fire or

life safety code issues at the Property that may negatively impact it. Specifically, we requested details of the following:

1. What was the date of the last evaluation of the Property by the Fire Department?
2. Does the Property's file indicate any outstanding or uncorrected fire code violations?
3. Are there any known conditions that may negatively impact the Property (limited fire truck access, insufficient hydrant water pressure, fire egress limitations)?
4. Are there any existing or pending fire or life safety code issues within the municipality that may require the Property to be upgraded?

On May 8, 2013, Faithful+Gould received a response to this request. The response detailed that the Property is subject to 11 fire code violations and reported that the last date of inspection of the Property by the fire department was dated February 9, 2012. A copy of this response is contained with Appendix D of this report.

On October 23, 2012 Ronald Smith, Deputy Director, with the Columbus, Georgia Consolidated Government Public Services Department sent a response to Mr. Jeff Meyers, Chief, with the Columbus, Georgia Department of Fire and Emergency Medical Services listing the corrective work completed in order to provide compliance to these fire code violations, and requested the Property be re-inspected. A copy of this response is contained with Appendix D of this report.

#### Zoning Issues

On May 2, 2013, Richard North of Faithful+Gould spoke with Ms. Tina Trant, Zoning Technician, with the Columbus, Georgia Consolidated Government Planning Department to determine the zoning requirements of the Property. Based upon our discussion with Ms. Trant and our review of the Columbus, Georgia Consolidated Government Planning Department Zoning Map, the Property is contained within a CRD (Central Riverfront District). Refer to the Columbus, Georgia Consolidated Government Planning Department Zoning Map and related sections of the Zoning Code included within Appendix D of this report.

According to Section 2.3.3.C (Intent) of the Columbus, Georgia Consolidated Government Planning Department Zoning Code the CRD district is intended to encourage and enhance the existing fabric of the City's historic urban area. Section 3.1.5. Table 3.1.1 (Permitted Special Exception) of the Columbus, Georgia Consolidated Government Planning Department Zoning Code permits the use of office, business and professional as a matter of right within the CRD district. The Zoning Code places a number of physical restrictions on buildings within the CRD district. These are discussed and compared against as-built conditions in table PZ-1 below.

**Table PZ-1 Summary of Required Vs As-Built Conditions**

Zoning Regulation	CRD District Requirements	Actual Conditions	Compliant
Maximum Building Height	150 Feet	241 Feet	<b>No</b>



Minimum Lot Area	4,000 Square Feet	214,587 Square Feet	<b>Yes</b>
Maximum Lot Coverage	100 %	100 %	<b>Yes</b>
Minimum Lot Width	40 Feet	340 Feet	<b>Yes</b>
Building - Minimum Set Back – Front Yard	25 Feet	150 Feet	<b>Yes</b>
Building - Minimum Set Back – Rear Yard	None	130 Feet	<b>Yes</b>
Building - Set Back – Side Yards	15 Feet <sup>1</sup>	24 Feet	<b>Yes</b>
Maximum Off-Street Parking <sup>2</sup>	1,706	258	<b><u>No</u></b>

1. 15 feet when abutting a residential zoning district.
2. Reference Section 4.3.9 (Number of parking spaces required) of the Columbus, Georgia Consolidated Government Planning Department Zoning Code requires one (1) parking space per 250 gross square feet of floor area for office, business and professional use. The building contains a total of 426,315 square feet of floor area. The Property is non-compliant, providing 258 parking spaces. To achieve compliance an additional 1,448 parking spaces are required.

On May 3, 2013, Faithful+Gould submitted a request under the FOIA to the Columbus, Georgia Consolidated Government Planning Department for confirmation of compliance with all applicable zoning codes. The FOIA requested that a representative of the Columbus, Georgia Consolidated Government Planning Department confirm the following relative to the subject Property:

1. In what zoning district is the Property located?
2. Does the Property’s designated zoning district allow office use?
3. Are the existing improvements in compliance with the Zoning Ordinances in effect at the time of construction?
4. Are the existing improvements in compliance with the current Zoning Ordinances?

As of the date of this report, we have not received a response to this request.

**Flood Zone Information**

According to the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map (FIRM) Map Number 1351580055F dated September 5, 2007, the Property is located in two different flood zones. The majority of the site is located in flood zone X. Flood zone X is an area that is determined to be outside the 100- and 500-year floodplains. Part of the western and southern portions of the site is located in flood zone AH. Flood zone AH is defined as areas with a 1% annual chance of flooding. A copy of the FIRM is included within Appendix D of this report.

**Easements**

Faithful+Gould has not been provided with the ALTA Land title survey for the Property detailing the presence of easements.

## SITE FEATURES

### 1.0 SITE SYSTEMS AND PARKING GARAGES

Site systems on consist of precast concrete pavers, exposed aggregate concrete planter boxes, landscaping consisting of various trees, shrubs flower beds and ground cover, precast concrete steps with associated steel railings and municipal light poles. There is an elevated podium between and around the three buildings topped with exposed aggregate concrete paving, precast concrete pavers, landscaped concrete planters and site seating. Around the tower the podium surface is terrazzo. Concrete steps lead down from the podium on the south east and west sides to the public sidewalks.

There is a three level parking deck beneath the podium. At ground level there is a driveway extending from the east side to the west side extending beneath the south steps leading to the podium. The main security check point entrance for the tower is off this driveway as is a concrete block enclosure for the cooling tower (reference Photographs 1 through 15 in Appendix B).

### 1.1 Description

#### 1.1.1 Site Systems

The site is generally level. Plan 1-1 provides a graphical overview of site area and roadways.

Plan 1-1 Site Area & Roadways



There is an elevated podium between and around the three buildings topped with exposed aggregate concrete paving, precast pavers, landscaped poured-in-place concrete planters and site seating. Around the tower the walkway cantilevers 20' beyond the façade line above. Concrete steps lead down from the podium on the south east and west sides to the public sidewalks.

**Table 1-1 Site Features**

Area of Concrete Pavers and Planters (s.f.)	Area of Concrete Sidewalks (s.f.)	Length of Curb (l.f.)	Number of Light Poles (ea)
58,337	18,520	1,946	N/A (municipal)

Pedestrian traffic enters the tower from the ground level driveway on the south side. The tower also has entrances on the podium level. The east and west wings have entrances from the podium level and from the public sidewalks.

Landscaping around the site consists of localized shrubs and mulched areas and flower beds in concrete planters on the podium and in turf areas at ground level on all four sides of the site. The landscaped areas are provided with an in-ground irrigation system.

There is a sloped decorative falling water fountain and pool at the north end of the podium between two sets of steps leading down to ground level. Original drawings show a reflecting pool along the north/south axis of the podium but that has been replaced with planters and seating areas.

Site lighting is provided by municipal light standards on the street frontages and foot lights and elevated light standards on the podium level.

Storm water is conducted by surface flow across the podium to area drains and/or sidewalks to the curb where it is conducted to a number of municipal catch basins and conveyed to the City storm water management system.

Roof drains in the tower and wing buildings are piped directly to the City storm water management system.

### **1.1.2 Parking Garages**

Beneath the podium there is a three level parking garage. The top level is at ground level and there are two underground levels. There are east and west entries and exits to ramps down on the north end that have been closed for security reasons. These ramps are now used for furniture storage.

The garage contains 264 parking spaces per the drawings of which 6 are designated as handicapped. The decks are level with two single lane ramps on the south side and two closed

single lane ramps on the north side. There is no parking on the ramps. The building elevators serve all garage levels with glass enclosed lobbies.

There is only employee parking allowed. Vehicular traffic enters the garage from the west side and exits from the east side via single lane entrance and exit secured by gate arms. The entrance gates arm are operated by a hardwire connection from the adjacent card reader. The exit gate arms are connected to a below-grade metallic detection device. There are concrete filled steel pipe bollards for directional control and protection of access equipment. There is a curb cut and concrete apron at both openings.

Drainage is provided by internal floor drains pumped to the City storm water management system through a pair of sump pumps located on the P2 level.

Parking spaces typically measure 8'-6" x 17'-0". Table 1-2 summarizes the parking garage.

**Table 1-2 Parking Spaces (per plans)**

Building	No. of Parking Spaces (Excludes ADA Spaces) <sup>1</sup>	No. of Standard ADA Spaces	No. of Van Accessible ADA Spaces	TOTAL Parking Spaces
Parking Deck	258	6	0	264

1. ADA is abbreviation of Americans with Disability Act

## 1.2 Condition

### 1.2.1 Site Systems

The areas of concrete pavers and exposed aggregate concrete paving at the podium were in fair condition. The joints of the concrete planters and steps at the plaza were mostly in poor condition. There were areas of cracking and sealant joint failure throughout. We recommend an allowance for general tuck pointing of mortar joints and repairs to sealant joints.

Light poles and wall fixtures appeared to be in good condition and assumed to provide adequate site coverage. Sidewalk light standards are the responsibility of the City.

Landscaping and storm water management features appeared in good condition.

### 1.2.2 Parking Garage

Parking access control devices appeared in working condition but aged, striping was in faded condition, signage was in good condition and lighting seemed adequate assuming all fixtures are functioning properly. Drainage seemed adequate. There were areas of cracking and water leakage on the north foundation wall on the middle level. This should be repaired by pressure grouting.

Striping was mostly faded and the slabs were generally stained. We recommend a pressure cleaning and re-striping of the entire parking structure.

### **1.3 Projected Capital Expenditures**

Required:

1. We recommend budgeting \$25,000 for repairs to the north foundation wall of the garage in 2015.
2. We recommend budgeting \$37,500 for replacement of parking equipment in 2015.
3. We recommend budgeting an allowance of \$25,000 for general tuck pointing and sealant repairs on the podium and site features in 2015.
4. We recommend budgeting \$52,035 for cleaning and re-striping the parking area in 2015 and \$52,035 again in 2020.

## BUILDING ELEMENTS

### 2.0 STRUCTURAL SYSTEMS

The description of the respective structural systems is based upon our review of available drawings (see document review section), and our observation of exposed portions of the building structure at the mechanical rooms, penthouse service rooms, underside of the main roof system, at support rooms and at locations where ceiling tiles were removed (reference Photographs 16 through 18 in Appendix B).

#### 2.1 Description

##### 2.1.1 Tower and Wing Buildings

The tower building is a reinforced concrete frame with the basement floor, ground floor, 11 tenant floors and one mechanical floor above grade. There is a ground level and two underground parking levels between the east and west wings and north of the tower. The tower superstructure is supported on concrete caissons ranging from 36" to 54" diameter with belled bottoms (drawings unreadable) at each column at unknown depths. The assumed rock bearing capacity is unknown. Concrete strength in caissons is not specified on the drawings provided.

The basement level is a slab-on-grade typically 6" thick reinforced with 6 x 6 6/6 welded wire mesh. It is placed over a vapor barrier and 6" of granular fill. A portion at the east end is 12" thick. There is no noted under slab drainage system. Foundation walls are typically 1' thick.

Columns supporting the ground level slab are typically 24" x 24" (drawings unreadable) concrete. The ground level slab is 4 ½" thick poured in place concrete on concrete joists running in the east/west direction. Joists are typically 6" wide x 12" deep spaced 36" on center. Joists typically span between 24" wide x 36" deep post-tensioned concrete beams running north/south spaced 24' on center. Interior columns are spaced 24' on center and perimeter columns are spaced 12' on center. The central core is poured concrete encompassing exit stairs, elevators and mechanical shafts.

Typical floors up through the 7<sup>th</sup> level and the roof have similar joist system slabs utilizing 12" deep joists in the three east and three west bays with the central bay south of the core utilizing 16" joists, all with 4 ½" slabs. On the 8<sup>th</sup> through 11<sup>th</sup> floors two bays east and two bays west of the core have 11" wide x 20" deep Joists with 4 ½" slabs and no topping.

The 12<sup>th</sup> floor and roof framing systems are joist systems similar to the lower floor framing. There is a 36' square helipad on the roof that is 7" thick reinforced with 6 x 6 6/6 welded wire mesh. This is placed on 1" cork and 3" concrete fill.

All floor slabs have a 3" thick lightweight concrete topping reinforced with 6 x 6 10/10 welded wire mesh.

Columns supporting the lobby level slab are typically 24" x 24" concrete.

The basement floor-to-floor height is 17'-4". The lobby level floor-to-floor height is 25'-3". The second to the sixth floor-to-floor height is 14'-0", the seventh through the tenth floor-to-floor height is 21'-0", the 11<sup>th</sup> floor-to-floor height is 23'-0" and the roof mechanical level is 21'-0" high.

Columns are spaced 12'-0" in the north/south direction and 12'-0" in the east/west direction. Perimeter columns are expressed on the exterior and are an architectural feature of the façade. Columns have 12'-0" square capitals curving in four planes down to the column faces. The spring line is 9'-0" below the top of the capital. These occur at the 12<sup>th</sup> floor level supporting the roof slab and forming an exterior colonnade around the four sides of the mechanical space. .

The typical tower floor framing measures 73'-6" in the north/south direction and 217'-6" in the east/west direction.

### **2.1.2 East and West Wings and Parking Deck**

The parking deck extends beneath the east and west wings on the two below grade levels. At the ground level there is occupied office space that exits to the ground level parking.

The lowest parking level is a slab-on-grade typically 5" thick reinforced with 6 x 6 8/8 welded wire mesh. It is placed over a vapor barrier and 6" of granular fill. There is no noted under slab drainage system. Foundation walls are typically 1' thick.

Columns supporting the second parking level slab are typically 14" x 18" to 24" concrete. The second parking level slab is 4 ½" thick poured in place concrete on concrete joists running in the east/west direction. Joists are typically 6" wide x 16" deep spaced 36" on center. Joists typically span between 24" wide x 36" deep post-tensioned concrete beams running north/south spaced 48' on center. Interior columns are spaced 24' on center and perimeter columns are spaced 24' on center. The central cores of the wing building are poured concrete encompassing elevators. The first parking level framing is similar.

The ground level parking framing is similar. The parking area slab is 4 ½" thick poured in place concrete on concrete joists running in the east/west direction. Joists are typically 6" wide x 16" deep spaced 36" on center. Joists typically span between 24" wide x 36" deep post-tensioned concrete beams running north/south spaced 48' on center. Interior columns are spaced 24' on center and perimeter columns are spaced 24' on center. The office areas are similar with the addition of a 3" thick lightweight concrete topping reinforced with 6 x 6 10/10 welded wire mesh.

At the first floor (podium level) the office areas are of similar construction as described above with a 4 ½" thick poured in place concrete slab on concrete joists running in the east/west direction. Joists are typically 6" wide x 16" deep spaced 36" on center. There is a 3" topping in the office areas. The second floor and roof framing are similar to the first floor in both buildings. Interior columns are spaced 24' on center in the east/west direction 12' on center in the north/south



direction. Every other exterior column is supported on a concrete footing at the ground level with the remainder extending down through the parking levels.

In the plaza area between the east and west wings the structure is 4 ½" thick poured in place concrete on concrete joists running in the east/west direction. Joists are typically 6" wide x 20" deep spaced 36" on center. This has a 4 ½" thick exposed aggregate topping.

## **2.2 Condition**

Faithful+Gould observed exposed portions of the tower building structure and the east and west wing building structures at the mechanical rooms, penthouse service rooms, garage levels, underside of the main roof system, at support rooms and at open ceiling areas in tenant areas. The building structure at these locations appeared to be in good condition with no significant instances of settlement or other deterioration noted.

The structure was in generally good condition with no visible evidence of cracking, deflection or deterioration. A number of offices have rolling file systems which typically require structural enhancement and management had no knowledge whether a structural engineer had been consulted or involved. We recommend this be verified.

Various parking and concrete trade associations recommend a thorough engineering inspection on a three to five year cycle. We have recommended such a program with estimated repair expenses in mid term

## **2.3 Projected Capital Expenditures**

Required:

1. We recommend an allowance of \$50,000 for a structural inspection and resulting concrete repairs in the parking deck in 2017.

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## ROOFING COMPONENTS

### 3.1 Description

#### 3.1.1 Tower Building

The main roof areas of the tower are over the 12<sup>th</sup> floor and a lower area formed by the column capitals around the perimeter (reference Photographs 45 through 57 in Appendix B). The main roof is bounded by a 3'-6" high parapet with an aluminum coping. The built-up asphaltic roof membrane turns up behind a surface mounted aluminum cap flashing expansion anchored to the inner face of the parapet with sealant along the top edge. The inner face of the parapet has an elastomeric waterproofing coating. The roof is assumed to be second generation starting 1970 with replacement at year 25 indicating a current age of 18 years. The upper roof contains a concrete helipad set on top of the membrane on a protective cork layer.

The lower roof area is 4'-0" below the main roof elevation. It also appears to be a built-up asphaltic membrane with a sheet material with a granular surface. The 12<sup>th</sup> floor area outside the mechanical rooms has an unidentified membrane roof with a concrete pavement on top.

The upper roof drains to 12 4" drains with basket strainers. The lower roof drains to eight scupper drains located at the 4' high wall of the 12<sup>th</sup> floor.

Access to the roof is gained by a set of concrete steps from the floor below.

The waterproofing of the 12<sup>th</sup> floor colonnade deck is unidentified on the drawings and it is covered with a sloped lightweight concrete fill.

#### 3.1.2 East and West Wing Buildings and Podium

The roofs of the east and west wing buildings are built-up roofs similar to that of the tower. The surface is gravel embedded in hot asphalt. The perimeter is a low curb approximately 12" wide covered with an adhered, exposed membrane and terminating in a gravel stop.

The lower wing building roofs are of the same construction as the upper roofs.

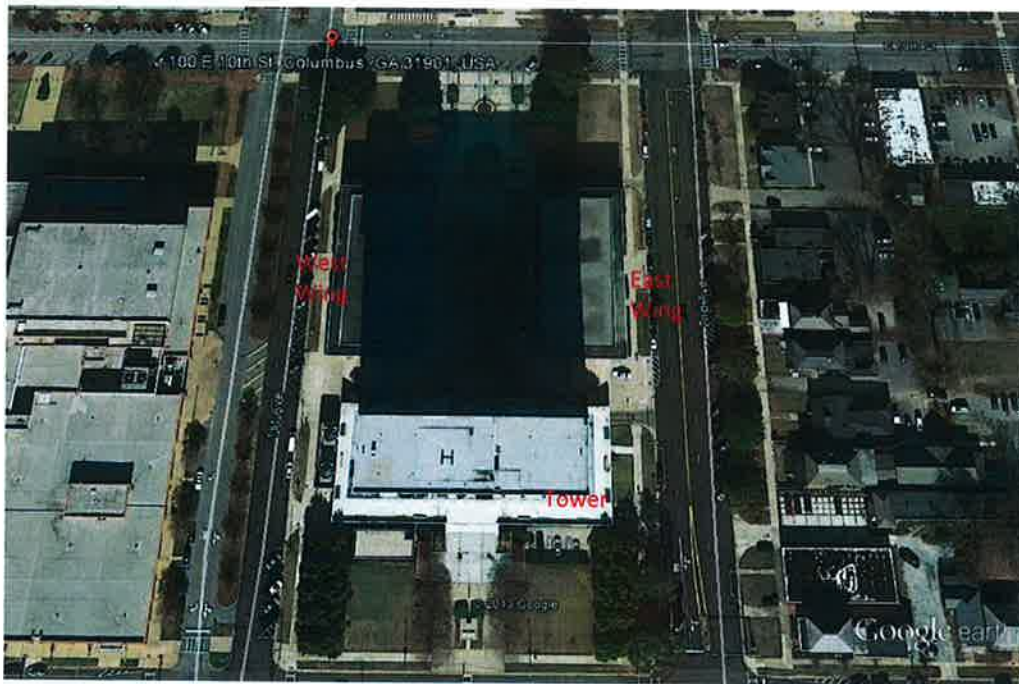
The upper roof drains to four 4" drains with basket strainers. The lower roof drains to four scupper drains located at the 4' high wall of the second floor.

In each wing building access to the roof is gained by roof hatch. There is no permanent ladder from the elevator lobby of the floor below. It is necessary for two people to open the ceiling tiles and set up an extension ladder through the ceiling suspension grid.

The podium has an unidentified membrane waterproofing covered with a 6" exposed aggregate concrete or terrazzo topping.

Plan 3-1 provides a graphical overview of the tower building and the wing building roofs.

**Plan 3-1 Plan of the Tower Building and Wing Building Roofs**



**NORTH**



Table 3-1 summarizes the construction of the various roof areas.

**Table 3-1 Summary of the Tower, Wing Buildings and Podium Roof Construction**

Roof Component	Tower	Wing Buildings	Podium
Installation Date	1995 (assumed)	1995 (assumed)	1970 (assumed)
Roof Area	19,152 square feet	24,192 square feet	12,492 square feet
Application/ Membrane	Built up Asphaltic	Built up Asphaltic	Unknown

Roof Component	Tower	Wing Buildings	Podium
Manufacturer / Model	Unknown	Unknown	Unknown
Surface	Granular	Embedded Gravel	6" Concrete
Deck Type	Concrete	Concrete	Concrete
Insulation	Unknown Type	Unknown Type	None
Cover Board	None	None	None
Drainage	Internal Drains	Internal Drains	Internal Drains
Overflow Scuppers	None	None	N/A
Base Flashings	Membrane Extension	Membrane Extension	Unknown
Cap Flashings	Aluminum	Aluminum	N/A
Perimeter Enclosure	Parapet	Curb and Gravel Stop	N/A
Warranty (Contractor)	Not Provided	Not Provided	Not Provided
Warranty (Manufacturer)	Not Provided	Not Provided	Not Provided

**3.2 Condition**

**3.2.1 Tower**

The tower roof is in fair condition. The granular surface shows erosion probably from wind effects. Sealants at cap flashing showed surface alligator cracking but were otherwise flexible.

We recommend allowing for a late term roof replacement on the tower when the roofing is 28 years old.

**3.2.2 East and West Wing Buildings**

The roof systems were in generally poor condition. There was extensive ponding on the lower roof sections and blisters noted in the upper area. On the perimeter curbs the membrane material was punctured and eroded with fibers exposed. We recommend early term replacement.

**3.3 Projected Capital Expenditures**

Required:

1. We recommend a \$229,824 allowance for replacement of the tower roof in 2017.
2. We recommend a \$294,912 allowance for replacement of the east and west wing roofs in 2013.

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## BUILDING EXTERIORS

### 4.0 BUILDING EXTERIORS

The following information was obtained through our observations of the building systems, review of available construction drawings, and discussions with building management personnel.

The exterior of the tower is dark colored anodized aluminum curtain wall extending between exposed continuous exterior columns at 48 bays around the perimeter. This extends from the second floor through the 11th floor. At the 12th floor the façade steps in with the exterior columns continuing past the floor level and flaring out into square capitals terminating at the roof elevation creating a colonnade. At the 12th floor the exterior walls are face brick and architectural louvers around the perimeter extending full height. The ground floor has a monumental storefront system that is recessed 12' from the façade above (reference Photographs 19 through 32 in Appendix B).

The east and west wing buildings have beige brick facades inlaid between exposed painted concrete continuous exterior columns with column capitals as above.

### 4.1 Description

#### 4.1.1 Below Grade Wall Systems

The tower building and parking deck extend below grade and available drawings indicate concrete foundation walls with applied damp proofing with an unidentified system. There is no indication of an under slab drainage system.

#### 4.1.2 Above Grade Wall Systems

The curtain wall is dark brown anodized aluminum mullions fastened to columns and to the slab at steel weld plates cast into the concrete. The windows are mounted 2'-6" above the finished floor and the windows extend 6' high to the ceiling height. Beneath the windows there is a 2'-6" high, 1' deep drywall enclosure extending between columns at each bay. An HVAC duct from below penetrates the floor and spandrel beam below and connects to an extruded aluminum grille on the top surface of the enclosure at each window module.

The inner face of spandrel panels has an applied 1" thick rigid insulation with a sheet metal backing. There is no fire separation within the gap between the slab edge and the back of the panel. The gap is not safed with metal or a compressible non-combustible insulation, only conventional caulking.

The east and west wing building facades are primarily beige face brick in a running bond extending between exposed and painted exterior concrete columns.

The exterior ceilings of the public driveway and the overhang of the tower at the podium level are lath and plaster.

#### 4.1.3 Windows

The tower windows are groups of two units 3'-3" wide separated by a 4' wide unit all 6' high mullied in groups of three at each bay around the perimeter of each floor. Glazing is bronze tinted 1/4" polished plate glass. The wing building windows are similar and are located in a single vertical bay of curtain wall at the end of each building starting at the podium level.

#### 4.1.4 Storefront & Door Systems

The podium level of the tower is enclosed with 14' high dark bronze colored anodized aluminum storefront glazed with 3/8" clear glass. The system has mullions approximately 4' on center. There are ten pairs of glass doors around the four sides of the tower lobby opening onto the podium. The building has two pairs of metal and glass storefront doors on the ground floor level from the public driveway on the south and two sets of sliding doors on the north side leading to the parking deck

The street side entries of the two wing buildings have dark bronze colored aluminum storefront extending from the ground floor through the second floor. There are three pairs of storefront swing doors from the street side at ground level. There are also three pairs of doors on the plaza side leading to nine steps up to the podium level. There are sliding center opening storefront doors from the garage at the ground. All the glass doors leading to the parking deck from the buildings are protected by overhead rolling fire shutters controlled by fusible links.

#### 4.2 Condition

##### 4.2.1 Below Grade Wall Systems

The concrete foundation walls of the tower appeared to be in good condition. There was evidence of water infiltration from cracks on the north wall of the parking deck. The repair of this is included in the scope of section 1.2.2.

##### 4.2.2 Above Grade Wall Systems

We viewed the exteriors of the buildings from the ground using binoculars and a telephoto lens.

The curtain wall is in fair condition overall. The spandrel panels are insulated with 1" rigid material. This is insufficient in light of today's energy saving expectations and should be enhanced to current standards during the course of a major renovation. There is no fire separation or "safing" between the floor slab edges and the curtain wall to provide floor-to-floor fire separation. We recommend this be accomplished as part of a major floor-by-floor renovation and have not included any cost in our capital expenditure forecast.

The exterior concrete columns require re-painting as well as the inner face of the roof parapet.

The 12th floor louvers are in very poor condition along with the vertical steel supports, all heavily rusted. We recommend replacement of all louvers and associated support structures.

The plaster ceiling at the driveway appears to have had a temporary repair to cure or retard misalignment between both sides of the expansion joint running east/west. We recommend

opening portions of the ceiling to access, inspect and correct problems with the ceiling suspension.

#### **4.2.3 Windows**

The windows in the tower were reportedly "wet sealed" in approximately 2008. The 1/4" glazing is energy inefficient and should be upgraded. We recommend replacement of all glazing with 1" insulated glass in the existing frames with modification. It is possible the removal of the existing glazing might encounter asbestos containing material in the original glazing compound which was not uncommon *circa* 1970. We recommend this be accomplished as part of a major floor-by-floor renovation and have not included any cost in our capital expenditure forecast.

#### **4.2.4 Storefront & Door Systems**

The storefront and doors in the tower appeared to be in good condition. When viewed from the inside, we noted no evidence of water ingress. The doors appeared to be fully operational and in good condition.

The sealants of the tower lobby level storefront are cracked and failing. We recommend replacement of all lobby storefront sealants. The sealants at brick, concrete and storefronts in the east and west wings are cracked and failing. We recommend replacement of all sealants in the wing buildings.

### **4.3 Projected Capital Expenditures**

Required:

#### **4.3.1 Below Grade Wall Systems**

See the comment regarding the parking deck north wall repairs in section 2.2.2

#### **4.3.2 Above Grade Wall Systems**

1. Add insulation to spandrel panels at a cost of \$312,480 (Included in floor renovation)
2. Paint all exposed facade concrete at a cost of \$110,592 in 2013
3. Replace tower building louvers at a cost of \$478,800 in 2013
4. Repair plaster ceiling at public driveway at a cost of \$50,000 in 2013
5. Replace all sealants in the east and west wing buildings at a cost of \$24,192 in 2013

#### **4.3.4 Window Systems**

6. Replace tower building glazing at a cost of \$2,268,000 (Included in floor renovation)

#### **4.3.4 Storefront & Door Systems**



7. Replace tower building lobby storefront sealants at a cost of \$14,400 in 2013

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## BUILDING SYSTEMS

### 5.0 MECHANICAL SYSTEMS

The following information was obtained through our visual observations of the building systems, and discussion with maintenance personnel. The heating, ventilation, and air conditioning systems include the water-cooled chillers, cooling towers, heating hot water boiler, air-handling units, return air fans, variable air volume (VAV) terminal units with re-heat coils, and exhaust fans (reference Photographs M1 through M20 in Appendix B).

#### 5.1 Cooling Systems

##### Description

Chilled water for air conditioning purposes is generated by two electric motor driven centrifugal chillers. The chillers were manufactured by Trane in 2003 with a capacity of 550-tons. Chilled water is distributed to the various air-handling units via two 1,325-gallon per minute (gpm) pumps manufactured by Bell & Gossett. The pumps are equipped with a 50-horsepower (hp) motor manufactured by Baldor and are controlled by a variable frequency drive (VFD) manufactured by AC Tech.

Chilled water is distributed from the chiller plant to the Tower building via welded steel piping routed underneath the service roadway and into the building at the basement level. A chilled water supply and return riser is routed up through the mechanical shaft to the penthouse mechanical room. The chilled water piping is welded black steel and is insulated.

Condenser water for the heat rejection of the chillers is circulated by two single cell induced draft cooling towers manufactured by Evapco with a nominal capacity of 581-tons each. The cooling towers are located at the west side of the Tower building and were manufactured in 2003. The 25-hp cooling tower fan motors are equipped with a variable frequency drive (VFD) manufactured by AC Tech. The condenser water is distributed from the cooling towers to the chillers via two 1,300-gpm pumps manufactured by Bell & Gossett. The pumps are equipped with 40-hp motors manufactured by Marathon and a VFD manufactured by AC Tech.

An additional induced draft counter-flow cooling is located in the mechanical room penthouse of the Tower building, which serves the self-contained package unit in the computer server room on the fifth floor. The cooling tower was manufactured by Evapco in 2003 with an approximate nominal tonnage of 18-tons. Condenser water is circulated via on pump with a 5-hp motor manufactured by Marathon.

Supplemental cooling for the computer server room is provided by one self-contained computer room air conditioning unit. The unit was manufactured by Data Aire and installed in April of 2006. The unit has an approximate capacity of 15-tons.

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### **System Capacity**

Based upon discussions with maintenance personnel and our review of the equipment and documentation, the chilled water and the condenser water systems are adequate for the building's cooling needs.

### **Condition**

Overall the chilled water and condenser water systems appeared to be in fair to good condition having been manufactured in 2003 and installed in 2004. An eddy current test was completed on both chillers in February of 2013 and reportedly revealed not blocked or fouled tubes. The chillers are approaching ten years in age and should be scheduled for the manufacturer's recommended ten year overhaul. This will typically include complete breakdown of the chiller to inspect and replace seals, pumps, valves, tubes, etc. We recommend budgeting for the completion of the manufacturer's ten year overhaul scope of work near-term. We did note that the insulation installed on the evaporators of each chiller appeared to be holding condensation in-between the insulation and evaporator housing. These areas observed had signs of corrosion due to the condensation being trapped behind the insulation. This could be attributable to improper temperature regulation inside the chiller plant. We recommend removing the insulation, cleaning the evaporators, applying a protective coating and installing new insulation near-term. The temperature within the chiller plant should also be monitored and properly maintained to ensure the chillers function properly.

The chilled water piping appeared to be in fair condition. We noted many areas where the chilled water piping has become heavily corroded. These locations are primarily at the chilled water coil headers serving the air-handling units. Portions of the main supply and return riser were not observable due to the piping being heavily insulated. Based on the conditions of the observed piping, we recommend budgeting for the replacement of the chilled water supply and return piping mid-term. Based on the age of the piping, it is possible that the insulation is an asbestos containing material. Before any piping replacements are started, the insulation should be tested for the presence of asbestos containing materials.

The main cooling towers appeared to be in good condition with minimal scale or corrosion noted. We recommend budgeting for life extension repairs mid-term to both cooling towers. At a minimum this work should include fan motor and bearing replacement, structure repairs, coating of the sump, fill replacement, and valve replacements. We also recommend installing a cooling tower filtration system to help reduce operations and maintenance costs. The purpose of the filtration system is to ensure the condenser water is free of debris, which can reduce the efficiency of the chillers and increases maintenance and water treatment costs. The installation of a cooling tower filtration system will not only reduce operational and maintenance expenses, it will help increase the efficiency of the chillers. Cooling tower filtration systems typically have a pay back of one to two years or less depending on the costs of water treatment, maintenance, and utilities.

The cooling tower serving the computer server room appeared to be in fair condition. We did note that the tower is missing the air intake louvers at the bottom of the tower. This has resulted in water splashing out into the surrounding area. We also noted significant organic growth adjacent to and around the cooling tower. This appeared to be caused by the combination of lack of proper ventilation within the room and the splash out due to the lack of air intake louvers. In order to increase ventilation within the old cooling tower room, we recommend unblocking some of the existing louvers or installing an exhaust fan near the cooling tower to help remove the humidity out of the room. In addition, we recommend budgeting for the life extension repairs to the supplemental cooling tower near-term, along with replacing the condenser water pump serving the computer room near- to mid-term.

The chilled water and condenser water pumps appeared to be in good condition having been manufactured in 2003 installed in 2004. Based on the age of the pumps, we recommend budgeting for the refurbishment of the pump housing, impellers, bearings, seals, etc along with the replacement of the motors late-term. In addition, we also recommend budgeting for the replacement of the distribution pumps and cooling tower VFD's mid-term, as the units will become unreliable as they continue to age.

The self-contained unit serving the computer server room appeared to be in good condition and should remain serviceable throughout the term.

#### **Projected Capital Expenditures**

Required:

1. We recommend budgeting for the overhaul of chillers #1 and #2 near-term. Our opinion of cost for this work is \$136,000 (\$68,000 per chiller) in 2014.
2. We recommend budgeting for replacing the insulation and recoating of the evaporators on chillers #1 and #2 near-term. Our opinion of cost for this work is \$13,000 in 2013.
3. We recommend budgeting for the replacement of the chilled water supply and return piping mid-term. Our opinion of cost for this work is \$500,250 in 2015.
4. We recommend budgeting for life extension repairs to both cooling towers. Our opinion of cost for this work is \$34,000 (\$17,000 per cooling tower) in 2016.
5. We recommend budgeting for the installation of a cooling tower filtration system near-term. Our opinion of cost for this work is \$48,000 in 2013.
6. We recommend budgeting for life extension repairs to the computer server room cooling tower near-term. Our opinion of cost for this work is \$6,500 in 2014.
7. We recommend budgeting for the replacement of the computer server room condenser water pump near-term. Our opinion of cost for this work is \$5,250 in 2015.

8. We recommend budgeting for the refurbishment of the chilled water and condenser water distribution pumps late-term. Our opinion of cost for this work is an allowance of \$45,000 in 2021.
9. We recommend budgeting for the replacement of the variable frequency drives for the cooling towers along with the condenser and chiller water pumps mid-term. Our opinion of cost for this work is \$69,000 (\$11,500 per VFD) in 2018.

## 5.2 Heating Systems

### Description

Heating hot water for air conditioning purposes is generated by a natural gas immersion fired, horizontal, single pass, firetube boiler located in the mechanical room penthouse of the Tower building. The heating hot water boiler was manufactured by Sellers Engineering in 1972 with a rated capacity of 250-horsepower (hp).

Heating hot water is distributed to the terminal reheat units installed within the ceiling plenum on each floor and to the air-handling units in the basement via two 15-hp distribution pumps located in mechanical room penthouse of the Tower building. Larger diameter heating hot water distribution piping consists of welded black steel piping, while smaller diameter piping serving the terminal units consists of soldered copper piping with some threaded black steel piping and fittings noted. All distribution piping is insulated.

### System Capacity

Based upon discussions with the maintenance personnel, along with our review of the equipment and documentation, the heating hot water systems appeared to have the capacity to maintain comfort conditions throughout the building.

### Condition

The heating hot water boiler appeared to be in fair to good condition with the most recent State insurance inspection having been completed on March 20, 2013. All items noted in the inspection report were reportedly corrected. The boiler was also reportedly re-tubed approximately five years ago. Due to the age of the boiler, we recommend budgeting for the overhaul of the heating hot water boiler near-term. At a minimum, this should include upgrading and replacing the burner and controls, as needed tube replacement, as needed safety valve replacements and internal cleaning.

The heating hot water distribution pumps appeared to be in poor condition and have surpassed their serviceable life. We recommend budgeting for their replacement near-term. We have also included the costs associated with installing a variable frequency drive as an energy savings

measure. Not only will this help increase the energy efficiency of the pumps, but can also improve boiler efficiency by carefully regulating the water flow.

The heating hot water distribution piping appeared to be in poor to fair condition. We did note at several areas, where the piping insulation has been damaged or removed, that the piping has areas of surface corrosion. We also noted significant oxidation on the copper piping along with significant corrosion on the black threaded piping and valves. It was also reported by maintenance personnel that the heating hot water valves on the terminal units routinely fail to the open or closed position. Based on the condition of the observed piping and age, we recommend budgeting for the replacement of the main heating hot water riser piping and distribution piping near-term. Based on the age of the piping, it is possible that the insulation is an asbestos containing material. Before any piping replacements are started, the insulation should be tested for the presence of asbestos containing materials.

#### **Projected Capital Expenditures**

Required:

10. We recommend budgeting for the overhaul of the heating hot water boiler near-term. Our opinion of cost for this work is an allowance of \$55,000 in 2015.
11. We recommend budgeting for the replacement of the heating hot water distribution pumps near-term. Our opinion of cost for this work is \$28,000 in 2014.
12. We recommend budgeting for the replacement of the heating hot water riser piping near-term. Our opinion of cost for this work is \$184,875 in 2014.
13. We recommend budgeting for the replacement of the heating hot water distribution piping to the terminal units near-term. Our opinion of cost for this work is \$1,341,250. (Included in floor renovation)

### **5.3 Air Distribution Systems**

#### **Description**

Conditioned air for floors 2 through 11 in the Tower building is provided by air-handling units with chilled water coils located in the mechanical room penthouse. Conditioned air for the East and West Wing buildings is provided by a dedicated air-handling unit located below each wing in a mechanical room on the lower level of the parking garage. The air-handling units serving the East and West Wing buildings are also equipped with chilled water coils. Conditioned air for the basement level through the plaza level of the Tower building is provided by air-handling units equipped with chilled and heating hot water coils located in the basement mechanical room. Two of the three air-handling units are multi-zone units with damper controls provided on the supply

air discharge ducts. The remaining air-handling unit serves the basement level and parts of the ground floor.

Return air is drawn back through the plenum space to the air-handling units via a series of return air fans. The return air fans are located in the respective mechanical rooms in the penthouse and basement. The return air fans are equipped with various sized motors.

Conditioned air for the Tower building, as well as the East and West Wing buildings, is then distributed throughout each floor via sheet metal ducts to terminal units installed within the ceiling plenum space. Dampers within the terminal units adjust the amount of primary conditioned air discharged to the associated areas based on local thermostat set points. The terminal units are equipped with heating hot water reheat coils to adjust the discharge air temperature based on the unit's respective thermostat set point. Control valves regulate the flow of heating hot water through the coil in order to control the discharge air temperature.

#### **System Capacity**

Capacities of all the air-handling units were not available for review. Based upon discussions with maintenance personnel, along with our review of the equipment and documentation, the air-handling systems appeared to have the capacity to maintain comfort conditions throughout the building. However, due to the fact the outside air intakes are clogged, continuous renovations, and issues with the control system, occupant complaints are higher than a typical building with a similar type system. Once the recommended HVAC refurbishments and replacements are completed, the overall system should improve in efficiency and quality.

#### **Condition**

The air-handling units are all in poor to fair condition. We noted similar deficiencies at each unit which included inoperable guide veins, original fan motors, corroded enclosures and support structures, damaged coils, corroded piping and valves, inoperable return and outside air dampers, significant air leakage, and inoperable controls and sensors. There has been minor component replacement over the years, such as chilled water coil replacement in the west wing air-handling and some motor replacements, but the majority of the air-handling unit components date to the time of construction.

Due to the large size of the field built air-handling units in the mechanical room penthouse of the Tower building, designated as supply air fan (SAF) #3 through #5, along with the East and West Wing units, complete replacement of these units would be costly and difficult to complete due to the limited amount of access to the units. Therefore, we have recommended refurbishing the air-handling units near-term, which at a minimum should include replacement of the coils and valves, dampers, fan motor, bearings, sheaves, shaft, fan housing repairs, replacing the insulation, repairs to the housing and structural supports, installation of a variable frequency drive, and new direct digital controls (DDC). We have also included the associated cost with refurbishing the return air fans in conjunction with the respective supply air fans. Due to the modular size of unit SAF #6 and the air-handling units in the basement mechanical room of the Tower building, designated as air-

handling unit (AHU) #1, #2 and #3, we believe that a complete replacement of the units could be completed and would be more beneficial than a refurbishment. Based on the age of the units and time period the building was constructed in, it is possible that the insulation within the air-handling units, piping, and other materials is an asbestos containing material. We recommend testing all possible asbestos containing materials before any work commences.

The supply and return air ducts appeared to be in poor to fair condition primarily due to the buildup of debris within the ducts. Duct with significant buildup of dust and debris can eventually lead to poor indoor air quality. We recommend budgeting for the cleaning of the supply and return air ducts near-term.

The VAV terminal units appeared to be in poor to fair condition. Based on our observations of various terminal units throughout the tower along with the east and west wings we noted common deficiencies such as dirty coils, damaged insulation, corroded valves and piping, inoperable dampers and controls. We were also informed that building occupants routinely have comfort complaints. These complaints can primarily be contributed to the age and condition of the terminal units but also are caused by the various ongoing renovations that have taken place over the years. Based on conversations with maintenance and operations staff, interior renovations would take place without proper consideration of the location of the terminal units and corresponding thermostats. Based on the age and condition of the terminal units, we have included the cost for their replacement as part of the interior renovation outlined in Appendix F. Consideration should be given to laying out the terminal units in a different configuration to establish a multi-zone strategy by establishing a perimeter heating zone using VAV units with heating hot water re-heat coils and regular VAV units in the interior zone.

#### **Projected Capital Expenditures**

Required:

14. We recommend budgeting for the replacement of supply air unit #6 along with the refurbishment of supply air units #3 through #5 near-term. Our recommended opinion of cost for this work is \$900,000 in 2014
15. We recommend budgeting for the refurbishment of return air units #3 through #5 near-term. Our recommended opinion of cost for this work is \$225,000 in 2014
16. We recommend budgeting for the refurbishment of the east and west wing air-handling units near-term. Our opinion of cost for this work is \$190,000 in 2014.
17. We recommend budgeting for the replacement of air-handling units #1 through #3 near-term. Our opinion of cost for this work is \$285,000 in 2015.
18. We recommend budgeting for the cleaning of the main supply and return air ducts near-term. Our opinion of cost for this work is \$112,000 in 2014.



19. We recommend budgeting for the replacement of the VAV terminal units in the major interior renovations. Our opinion of cost for this work is \$2,400,000 in 2014 and the cost is included in the Interior line item as detailed in Appendix F

### **5.3 Ventilation and Exhaust Systems**

#### **Description**

##### *Ventilation Air*

Outside air for ventilation is supplied to the air-handling units via outside air intakes at the penthouse level and at the ground level. The individual air-handling units are designed to draw in outside air and then mix it with the return air. Pneumatic dampers are installed in order to limit the amount of return and outside air being mixed; however, based on our observations the majority of these dampers are not operable.

##### *Exhaust Systems*

General building exhaust systems include a centrifugal exhaust fans for the restrooms and utility rooms. The exhaust fans for the restrooms are located in the mechanical room penthouse and have varying capacities.

#### **System Capacity**

In general the ventilation and exhaust systems for the building appeared to be appropriate for the applications and installed according to the applicable codes at the time of construction; however, due to the fact that the outside air intakes at the penthouse level are over 90% clogged, the building is not receiving sufficient amounts of outside air for ventilation purposes.

#### **Condition**

The outside air intakes are in poor condition. During our site visit, we noted that the screens on the outside air intakes for the mechanical room penthouse of the Tower building air-handling units are approximately 90% clogged with debris. Due to the air intake screens being clogged, sufficient outside air is not being drawn into the building, which can lead to poor indoor air quality. We recommend budgeting for cleaning and repairing the outside air intakes immediately, to ensure the building is receiving sufficient outside air.

The various exhaust systems for the service rooms and the restrooms appeared to be in fair condition. The estimated useful life for the types of fans used in this facility is 20 to 30 years. The exhaust fans should remain serviceable throughout the study period with component replacement, such as motors and bearings, being completed upon failure as routine maintenance expenditures.

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**Projected Capital Expenditures**

Required:

20. We recommend budgeting for the cleaning/repair of the outside air intakes immediately. Our opinion of cost for this work is \$20,000 in 2013.

**5.4 Temperature Control Systems**

**Description**

Controls for the HVAC systems are a hybrid system which utilizes a low voltage system based on the TAC control systems and pneumatic actuators. The low voltage system can monitor and control selected equipment through the Southland Technologies front end graphical interface. Operation of large valves and damper actuators in the HVAC systems is accomplished using compressed air. A control air compressor system is provided in the basement mechanical room.

**System Capacity**

The building control system is considered to be inadequate due to the fact that there are many components that are not functioning properly. The system design and configuration is capable of meeting the facilities needs; however, the installed system does not function properly.

**Condition**

The HVAC control system is in poor condition, with some leaking pneumatic tubing and valves noted as well as inoperable controls and sensors. The currently installed system provides good control over the building systems, but is currently not operating as designed due to failed components. Based upon the age and condition of the pneumatic and low voltage systems, we recommend budgeting for upgrading the control system to a full direct digital control (DDC) system near-term. This would eliminate all pneumatic actuators and help provide additional energy savings and controllability of the HVAC systems. The recommended budgeted cost includes the main control panels and front end equipment. The cost associated with the air-handling units and terminal unit controls have been included within the respective replacement or refurbishment costs. This scope of work should be done in conjunction with the VAV terminal unit replacements.

**Projected Capital Expenditures**

Required:

21. We recommend budgeting for upgrading the building control system mid-term. Our opinion of cost for this work is \$165,000 in 2015.

## 6.0 ELECTRICAL SYSTEMS

The following information was obtained through our visual observations of the building systems, and discussion with the maintenance personnel. The electrical systems include the incoming electrical service, service switchgear and electrical distribution equipment, emergency power generation and distribution systems, lighting systems, communications systems, and security systems (reference Photographs E1 through E10 in Appendix B).

### 6.1 Electrical Service and Distribution Equipment

#### Description

##### *Electrical Service Equipment*

Electrical service is supplied at 480-volts, 3-phase from two Georgia Power transformers located in a utility vault at the west side of the building. A single feeder from each transformer is routed in metal enclosed bus duct to metal-clad switchgear in the main electrical service room on the basement level. The electrical service switchgear is rated at 4,000-amps 480/277-volts, 3-phase, 4-wires. One electrical service feed serves riser duct B, while the other electrical service feeds riser duct A and the main distribution panels. Riser duct B is rated at 2,500-amps and riser duct A is rated at 2,000-amps.

##### *Power Distribution*

##### *Voltages*

Large motors in the building (e.g. chillers and motors driving the HVAC system pumps, supply and exhaust fans, and the elevators) are supplied at 480-volts. Building fluorescent and interior and exterior lighting fixtures are served at 277-volts and circuited to the 480/277-volt system panel boards on the floors. General purpose receptacles, small motors, and miscellaneous power branch circuits are supplied from 208/120-volt system panels.

##### *Wire and Conduit*

Typical power distribution for feeders and branch circuits is accomplished using wire in conduit. Observed wiring consists of copper with thermoplastic insulation. No aluminum wiring was observed.

Conduit types varied in the buildings based on area and usage. Rigid metal conduit is used in areas subject to constant moisture and physical damage. Electrical metallic tubing (EMT) is used in interior spaces. Limited amounts of flexible metal conduit and Type MC cable are used.

There are two electrical riser bus ducts within the building. Riser A is rated at 2,000-amps and Riser B is rated at 2,500-amps. Electrical risers consist of fully enclosed metal bus ducts with plug in type connections.

#### Panel boards

Two types of panel boards are used at the buildings. The first type is high amperage switchgear, rated at 4,000-amps. The second type of panel board is the lighting and appliance panels used for branch circuit distribution with buss ratings varying from 100-amps to 200-amps. All panels utilize circuit breakers for over current and short circuit protection of circuits. Most distribution panels are rated for 480/277-volt distribution with a few 208/120-volt distribution panels. The lighting and appliance panel boards are applied on the 480/277-volt system, as well as on the 208/120-volt systems and are located in the respective electrical rooms.

#### Transformers

Dry-type transformers are provided in electrical closets at various floors throughout the building to convert 480-volts to a utilization voltage of 208/120-volts, 3-phase, 4-wire. Typically, three single phase transformers are utilized in series to reduce the service voltage to 208/120-volts. The transformers feed low voltage branch circuit panel boards that in turn supply receptacles, office equipment, and small motor and appliance loads. The typical dry-type transformers range in ratings from 15-kVA to 112.5-kVA.

#### Motor Control

Motor control is provided locally to the driven equipment or by motor control centers. Some large motors (cooling tower fan and chilled water pumps) are controlled by variable frequency drives. Smaller motors are controlled by local combination starter units consisting of a disconnect switch, a magnetic contactor, overload relays, and associated control wiring.

#### *Equipment Manufacturers*

Primary switchgear and incoming services panels was primarily manufactured by Westinghouse. The 480/277-volt switchboards, distribution panels, bus duct, panel boards, and dry-type transformers are also primarily products of Westinghouse.

#### **Condition**

The major electrical equipment items appeared to be in fair condition given the age of the equipment. There was no indication of damage from short circuit or overload conditions. Based upon our documentation review and discussions with the maintenance personnel, there does not appear to be a preventative maintenance plan routinely implemented. We recommend that the type of electrical system installed within the building receive at least thermography scans of all major electrical components at a minimum of every three years. This should also include the cleaning and tightening of connections. We recommend budgeting for the completion of preventative maintenance activities to begin near-term and continue every three years throughout the study period.

During our site visit we did note minor maintenance items within the various electrical rooms, such as missing breaker panel covers, which should be addressed immediately to reduce the likelihood of accidental electrocution or injury.

Based on our discussions with the maintenance personnel and review of the original electrical drawings, it appears that the main electrical panel is configured so that the two utility electrical feeds cannot be transferred or tied together. In the event that one electrical feed went down, the other electrical feed could not be utilized to carry the load of the feed that went down. Typically, when two electrical feeds serve one main switchgear, a tie breaker is installed in order to switch from the two services. Based on review of the drawings and service size, one of the feeders should be able to carry the electrical load of the majority of the building, should one of the other feeders go down. In order to provide additional system redundancy and also due to the age of the main switchgear, we recommend upgrading and reconfiguring the main switchgear station mid-term.

The electrical distribution equipment within the building, including the bus duct risers and sub panels, typically have a serviceable life of 30 years or more depending on the availability of replacement and repair components. Based upon the age and manufacturer of the distribution equipment installed throughout the building we recommend budgeting for the replacement of the bus duct risers and remaining distribution service late-term. However, should the building undergo an extensive renovation, we recommend replacement at that time to reduce disruption of service and replacement costs.

Single phase transformers placed in series are typically utilized to reduce the voltage down to 208/120 from 480-volts. This type of configuration can reduce power quality, which can also decrease efficiency. Based upon the current configuration and age of the transformers, we recommend budgeting for their replacement near-term. Consideration should be given to installing an E3 type transformer to increase power quality and energy efficiency. These types of replacement transformers typically have a pay back of between three to four years.

#### **Projected Capital Expenditures**

Required:

1. We recommend budgeting for cyclical electrical preventative maintenance activities of the main electrical systems beginning near-term. Our opinion of cost for this work is \$7,500 in 2013 and then again every three years throughout the study period.
2. We recommend budgeting for immediate miscellaneous electrical repairs. Our opinion of cost for this work is an allowance of \$10,000.
3. We recommend budgeting for upgrading/reconfiguring the main electrical switchgear mid-term. Our opinion of cost for this work is \$295,000 in 2017.

4. We recommend budgeting for the replacement of the bus duct risers late-term. Our opinion of cost for this work is \$382,200 in 2020.
5. We recommend budgeting for the replacement of the electrical distribution equipment and subpanels late-term. Our opinion of cost for this work is \$1,406,000 in 2021.
6. We recommend budgeting for the replacement of the single phase transformers near-term. Our opinion of cost for this work is \$60,000 in 2014.

## **6.2 Emergency Power Generation and Distribution Equipment**

### **Description**

Emergency power for life safety and essential loads is supplied by one 400-kw/500-kVA diesel engine-driven generator manufactured by Cummings and located in the basement mechanical room of the Tower building. Output characteristics are 480/277-volts, 3-phase, 4-wire. The generator has an approximate 50-gallon day tank and a reported 12,000-gallon underground storage tank located at the west side of the Tower building.

There is a single output circuit breaker furnished with the generator. A feeder is routed from the generator to a paralleling transfer switchboard located adjacent to the emergency generator. The transfer switchboard was manufactured by ASCO in circa 1982 with a rated capacity of 600-amps. The switchboard includes multiple sections with each section housing multiple circuit breaker protective devices for the various loads connecting to the emergency power service. Loads served from the emergency power system include life safety loads such as the elevators, emergency lighting, and fire alarm system.

An uninterruptable power supply (UPS) is also provided in the main mechanical room of the basement. The UPS was manufactured by Powerware in circa 2005 with a rated capacity of 80-kVA. The UPS serves various components such as telecommunications equipment for law enforcement and other electrical loads sensitive to power disruptions.

### **Condition**

The emergency generator serving the Property appeared to be in poor to fair condition with some leaking oil and possibly diesel fuel noted. The generator is exercised on a regular basis and placed under full load conditions whenever possible. Based upon the observed conditions and age of the generator, we recommend budgeting for the replacement of the emergency generator immediately to ensure service continuity.

The UPS appeared to be in good condition. Based upon the manufacturer's recommendation to replace the UPS batteries every ten years, we recommend budgeting for the replacement of the UPS batteries near-term. Typically, UPS units remain serviceable for 20 years depending on

availability of replacement components. We recommend budgeting for the replacement of the UPS unit late-term to ensure the unit remains serviceable and operational.

#### **Projected Capital Expenditures**

Required:

7. We recommend budgeting for the replacement of the emergency generator immediately. Our opinion of cost for this work is \$106,000 in 2013.
8. We recommend budgeting for the replacement of the UPS batteries near-term. Our opinion of cost for this work is \$22,000 in 2014.
9. We recommend budgeting for the replacement of the UPS unit late-term. Our opinion of cost for this work is \$74,000 in 2022.

### **6.3 Lighting Systems**

#### **Description**

General office area lighting consists of nominal 2' x 4' and acrylic lensed, lay-in fluorescent fixtures. Equipment areas are illuminated using fluorescent strip lighting. Accent lighting within the court room areas and lobby areas typically consists of recessed can lighting. Fluorescent lamps have typically been converted to T8 type lamps, with LED type lamps primarily installed within the can lighting. Fluorescent ballasts are energy saving electronic style.

Emergency egress lighting is provided by fixtures powered by the emergency power system. Illuminated exit signs are installed at exit doors and along the path of egress.

#### **Condition**

Fixtures varied in condition but are primarily in fair condition. We did note that many of the 2' x 4' light fixtures on each floor have opaque acrylic lenses, which limit the effectiveness and reduce the quality of the lighting. During the next renovation or reconfiguration of space, we recommend replacing the light fixtures with a more reflective lighting fixture. This will also reduce the number of light fixtures needed within the space and improve lighting quality. We have not included the costs associated with the lighting reconfiguration, due to the fact the future office configurations are not known at this time.

During our site visit we did note that many areas, including mechanical rooms and offices, had the lights left on when not occupied. As an energy savings measure, we recommend budgeting for the installation of a dual technology, heat and motion sensing, occupancy sensor to help ensure various lighting fixtures are turned off when the space is not occupied. A maximum of \$10,000

per year is available through Georgia Power for the installation of energy efficient lighting controls in areas such as offices, mechanical and electrical rooms, stairwells, etc.

**Projected Capital Expenditures**

Required:

Lighting upgrade is included in the floor renovation.

**6.4 Communication and Data Systems**

**Description**

Telephone service enters the building at the basement level. A single utility company service is available. Trunk cables are routed up through the floor to telephone closets which serve the office spaces. Incoming service cables belong to the utility company.

**Condition**

The data and telephone infrastructure appeared to be in good condition; however, we did note that many of the telecommunication closets are not well organized and labeled. We recommend budgeting for the organizing and labeling of the various communications wiring near-term. This should also include the removal of any abandoned wiring and equipment.

**Projected Capital Expenditures**

Required:

10. We recommend budgeting for an allowance for the organizing and labeling of the data and communications wiring/equipment near-term. Our opinion of cost for this work is an allowance of \$55,000 in 2014.

**6.5 Security Systems**

**Description**

The building is protected by human and electronic security systems. There is a manned security station at the main lobby area of the tower where building visitors must pass through. In addition, there are closed circuit television cameras, card access readers, and voice intercom systems. The Sheriff's Office is responsible for monitoring the various security systems throughout the building.



**Condition**

The various types of access control and security systems installed throughout the building varied in age and condition. Overall the access control and security systems are in poor to fair condition, due to their age and limited capabilities. We recommend budgeting for the installation of a new security and access control system. At a minimum, this should include building wide card reader access control, security cameras installed throughout the Property, digital video recording capabilities, and removal of all older components.

**Projected Capital Expenditures**

Required:

11. We recommend budgeting for replacement of the access control and security systems near-term. Our opinion of cost for this work is \$745,949 in 2014.

## **7.0 PLUMBING SYSTEMS**

The following information was obtained through our visual observations of the building systems, and discussions with building maintenance personnel. The plumbing systems include the domestic cold water system, domestic hot water system, sanitary waste and vent system, and storm water collection system (reference Photographs P1 through P10 in Appendix B).

### **7.1 Domestic Water Systems**

#### **Description**

##### **Domestic Cold Water**

Domestic cold water service, consisting of an 8" diameter water main connected to the 12" utility main along 1<sup>st</sup> Avenue, enters the tower building along the west side in the basement mechanical room. Additional water service meters are provided around the perimeter of the Property for irrigation purposes. Water distribution within the buildings relies on the service pressure from a duplex domestic water booster pump. The duplex booster pump is equipped with two 25-hp motors. The system is controlled locally with a monitoring and control station manufactured by Apco-Matic.

##### **Domestic Hot Water**

Domestic hot water is generated by individual natural gas and electric storage tank type water heaters located in the mechanical room penthouse of the Tower building and within the mechanical rooms of the East and West Wing buildings. The two natural gas fired domestic water heaters serving the tower were manufactured by Rheem and Bradford White with storage capacities of 91-gallons and 98-gallons respectively. The domestic electric water heaters serving the east and west wings were manufactured by AO Smith with 50-gallon storage capacities.

#### **System Evaluation**

The capacity and configuration of the water service to and throughout the building appears to be appropriate. No problems were reported or noted concerning the domestic water distribution.

#### **Condition**

The domestic water service and domestic hot water heaters generally appeared to be in fair condition. There was no evidence of significant leaks or other areas of deterioration noted or reported to us.

We noted that the main domestic water service does not have a backflow preventer installed on the service entrance. This is likely due to the fact a backflow preventer was not required at the time of construction; however, all buildings, including new construction and existing buildings, are

required to have a backflow preventer installed per State law. We recommend installing a backflow preventer on the domestic water and irrigation water service near-term.

The domestic water booster pump system appeared to be in poor to fair condition. The system has reached the end of its serviceable life and should be replaced to prevent unexpected failure. We recommend budgeting for the replacement of the domestic water booster pump near-term.

The domestic water heaters appeared to be in fair to good condition. Based upon the age of the domestic water heaters, we recommend budgeting for their as needed replacement throughout the study period.

The domestic water service risers serving each floor of the building are not equipped with isolation valves. When maintenance needs to service the domestic water system on an individual floor, service for several floors must be turned off. In order to perform maintenance of the domestic water service more efficiently, we recommend budgeting for the installation of isolation valves on the domestic water service risers near-term.

The majority of the water closets and urinals were not equipped with water conserving flush valves. We have recommended budgeting for the installation of automatic dual flush valves on the water closets and 0.5-gallons per flush (gpf) automatic flush valves on the urinals. This types of improvements typically have a payback period of one year or less depending on the number of full time building occupants and utilization rates.

#### **Projected Capital Expenditures**

##### **Required:**

1. We recommend budgeting for the installation of a backflow preventer on the main domestic water service and irrigation service immediately. Our opinion of cost for this work is \$32,500.
2. We recommend budgeting for the replacement of the domestic water booster pump system near-term. Our opinion of cost for this work is \$32,000 in 2015.
3. We recommend budgeting an allowance for the replacement of the domestic water heaters beginning near-term. Our opinion of cost for this work is \$5,500 in 2015 and then again in 2018.
4. We recommend budgeting for the installation of isolation valves on the domestic water distribution piping near-term. Our opinion of cost for this work \$23,800 in 2013.
5. We recommend budgeting for the installation of automatic flush valves as a water conserving feature near-term. The cost for this is included in the floor-by-floor interior renovations.

## **7.2 Sanitary Waste and Storm Drainage Systems**

### **Description**

#### **Sanitary Waste Systems**

Sanitary waste is collected from multiple riser stacks and routed to the municipal sanitary system via gravity drain lines. Visible portions of the sanitary piping were of hub and spigot cast iron construction. Sanitary waste from the Plaza, Ground, and Basement level is distributed to the main sanitary sewer system via a duplex pump station.

#### **Storm Water Systems**

Storm drainage from the low-slope roof areas is via roof drains and internal leaders. Storm water is drained via gravity lines to site storm water sewer system. Drainage from the Plaza, Ground, and Basement level is distributed to the site storm water system via a duplex sump pump. Visible portions of the storm water piping were of cast iron construction.

### **System Evaluation**

The capacity and configuration of the sanitary and storm water collection systems for the Property appears to be appropriate for the current building configuration. However, due to the condition of the storm water piping, there are areas where the floor drains back up during heavy rains.

### **Condition**

The sanitary systems and storm drainage systems appeared to be in poor condition with several areas of leaks or other areas of deterioration noted and reported to us. Due to the age of the sanitary sewer and storm water piping, the piping has started to deteriorate resulting in failure and in some case backups through floor drains. We recommend budgeting for the replacement of the sanitary sewer risers and storm water drainage piping near-term. In addition, the sanitary sewer and storm water sump pumps have reached the end of their useful life and should be replaced.

### **Projected Capital Expenditures**

Required:

6. We recommend budgeting for the replacement of the sanitary sewer risers near-term. Our opinion of cost for this work is \$493,500 in 2014.
7. We recommend budgeting for the replacement of the sanitary sewer ejector pumps and controllers mid-term. Our opinion of cost for this work is \$17,500 in 2016.

8. We recommend budgeting for the replacement of the storm water drainage risers and roof drain connections near-term. Our opinion of cost for this work is \$123,250 in 2014.
9. We recommend budgeting for the replacement of the storm water sump pumps near-term. Our opinion of cost for this work is \$45,000 in 2015.

(As part of the floor-by-floor renovation estimate we have included an allowance of approximately \$2,000 per fixture (\$20,000 per floor) for the modernization of typical floor restrooms).

## **8.0 FIRE AND LIFE SAFETY SYSTEMS**

The following information was obtained through our visual observations of the building systems and discussions with the maintenance personnel. Fire and life safety elements observed included structural fire protection, fire suppression systems, fire detection and alarm systems, handheld fire extinguishers, and fire-rated means of egress (reference Photographs F1 through F5 in Appendix B).

### **8.1 Code References**

The building was designed circa 1969 for construction and occupancy between 1970 and 1971. The building was constructed under the enforced codes at the time of construction.

### **8.2 Structural Fire Protection**

#### **Description**

The structure consists of reinforced concrete columns and floors, reinforced cast-in-place concrete walls, and drywall partitions. Exit stairs are generally enclosed, with the rated assemblies created using the fire suppression system and two-hour rated partitions. Shaft enclosures consist of reinforced cast-in-place concrete walls with protected openings and penetrations. These elements have two hour fire resistance rating construction. Fire rating labels at doors typically indicated a 1, 1 ½ or 2 hour ratings.

#### **Condition**

We noted the condition and adequacy of the structural fire protection systems at the mechanical, electrical and telecommunication rooms, in the corridors and exit stairs, and above select ceiling tiles. The structural fire protection appeared to be in good condition and generally installed in accordance with industry accepted practice and the codes enforced at the time of construction. However, we noted numerous instances of post construction penetrations through the rated ceiling and wall assemblies. These were primarily contained at the electrical rooms. We recommend that these be addressed immediately.

#### **Projected Capital Expenditures**

1. We recommend budgeting for the sealing of floor and wall penetrations immediately. Our opinion of cost for this work is an allowance of \$40,000.

### **8.3 Means of Egress**

#### **Description**

Two exit stairwells are provided to each floor level and are located within the central core of the tower building. The exit stairwells lead to the ground level which in turn discharges at grade. Exit doors had a clear opening width of 33" per leaf. Exit signs are provided at each exit and at appropriate locations along the path of egress. Emergency lighting serving the egress paths and the interior of exit stairs is provided by selected ceiling mounted fixtures powered by an on-site generator via an emergency circuit.

#### **Condition**

Means of egress comply with fire codes enforced at the time of construction with regard to exit discharge, travel distances and other factors. However, we did note that the exit stairwells were not the proper width per the current building codes and the majority of the stairwell doors do not have the proper door hardware. In addition, the stairwell handrails are also not compliant with current codes. These existing conditions are considered to be grandfathered due to the fact these conditions were code compliant at the time of construction. However, should the building undergo a renovation that meets the criteria of a Level II or III type alteration per Chapter 8 and 9 of the International Existing Building Code, the handrails will likely have to be modified or replaced to make them code compliant.

We also noted that the two stairwells are not provided with any type of smoke evacuation/control system. Although this is not a retro-active code requirement, we recommend budgeting for the installation of a smoke evacuation/control system near-term in order to enhance the life safety systems of the building. While walking the stairwells we did note that the barrier gates preventing occupants from going down to the basement level during an emergency were not always closed. We recommend repairing the spring hinges on the gates and installing additional signage to ensure the emergency egress paths are properly marked. Due to the minimal cost of this work, we anticipate that it will be completed as a routine maintenance expense.

#### **Projected Capital Expenditures**

Required:

2. We recommend budgeting for the installation of a smoke control system for each stairwell near-term. Our opinion of cost for this work is \$90,000 in 2013.

### **8.4 Fire Suppression Systems**

#### **Description**

The building is partially protected by an automatic fire sprinkler system consisting of a wet and dry-pipe system. The wet-pipe system is installed at the basement level through the ground level of the tower building, while the dry-pipe system is installed in the parking garage. Water service for fire suppression systems is supplied by an 8" branch line off the main domestic water service

feeding the building and is routed to the fire pump in the basement mechanical room of the tower building.

Normal pressure is maintained in the system by a jockey pump and controller. Pressure and flow under fire conditions is provided by a fire pump system that is comprised of a single electric motor-driven centrifugal fire pump and controller. Capacity information regarding the fire pump was not available; however, the fire pump is equipped with a 50-hp motor.

Dry-pipe valves for the parking garage are located in the mechanical rooms serving the east and west wings. Air pressure for the system is maintained by a fractional horsepower air compressor.

A stand pipe riser is installed in each stairwell with 2 ½" hose connections provided at the landings and on the rooftop. The stand pipe risers rely on service pressure from the fire pump located in the basement mechanical room.

#### **Condition**

The fire suppression systems and components appeared to be in fair condition. The sprinkler system was last tested and inspected on January 21, 2013. During our site visit we noted that there is no backflow preventer on the fire main. This is a current State requirement and should be installed immediately. We recommend installing a backflow preventer on the main 8" fire main.

Currently the sprinkler system is only installed in portions of the buildings and parking garage. This existing condition is considered to be grandfathered due to the fact the sprinkler system was installed in compliance with the codes enforced at the time of construction. However, should the building undergo a renovation that meets the criteria of a Level II or III type alteration per Chapter 8 and 9 of the International Existing Building Code, the sprinkler system will need to be extended throughout the building. We have included the cost of a larger fire pump and added risers and valves to enable vertical extension of the sprinkler system to the upper floors in our capital expenditure forecast. The cost for the horizontal extension of the sprinkler system is included in our estimate of the floor-by-floor renovations.

The fire pump appeared to be in poor to fair condition with evidence of corrosion noted around the housing and pump shaft area. The jockey pump appeared to be in good condition having recently been replaced. Due to the age and condition of the fire pump and controller, we recommend budgeting for its replacement near-term. The replacement should take into account the possibility that a larger capacity fire pump may be needed if the sprinkler system is expanded throughout the remainder of the Property.

Sprinkler control valves for wet and dry-pipe systems typically have a service life of 20 to 25 years before they become problematic. We recommend budgeting for the replacement of the existing sprinkler control valves mid-term to ensure service continuity.

#### **Projected Capital Expenditures**



Required:

3. We recommend budgeting for installation of a backflow preventer on the fire main immediately. Our opinion of cost for this work is \$8,500 in 2013.
4. We recommend budgeting for the replacement of the fire pump and controller near-term. Our opinion of cost for this work is \$24,000 in 2014.
5. We recommend budgeting for the installing a sprinkler system throughout the building near-term. Our opinion of cost for this work is an allowance of \$872,381. We have included \$118,136 in the capital expenditure forecast for a larger pump and risers in 2013 and included \$754,245 in the estimate of the floor-by-floor renovation.
6. We recommend budgeting for the replacement of the sprinkler system control valves mid-term. Our opinion of cost for this work is \$44,000 in 2016.

## 8.5 Fire Detection and Alarm Systems

### Description

The building is protected by an addressable and non-addressable fire alarm system. The fire alarm control panel (FACP) for the Property is located in the basement mechanical room of the Tower building. The main components of the fire alarm system date to the time of construction in 1970, with some modifications completed over the years, including expansion of the system to accommodate elevator recall functions. The main fire alarm control panel is a Gamewell/Fire Control Instruments 7200 series analog fire alarm control panel.

The fire alarm system monitors manual pull stations, smoke detectors, duct detectors, and sprinkler tamper-flow switches throughout the building. Smoke detectors are located in elevator lobbies, elevator machine rooms, elevator hoistways, electrical rooms, and telephone/data rooms. Duct detectors are provided in air-handling units rated for more than 2,000 cubic feet per minute (cfm) of airflow. Pull stations are generally provided at exits. The fire alarm system also supervises water flow in the fire suppression system. Alarm notification is provided by horn/strobe signals and notification devices located throughout the building.

Elevator recall is accomplished via an interface with the fire alarm system through the Gamewell 7200 system. Upon activation of a smoke detector associated with an elevator lobby, machine room, or hoistway, elevators are recalled to the main access floor (or the alternate floor), the doors open, and the elevators are taken out-of-service until re-activated by emergency personnel.

### Condition

The fire alarm system appeared to be in poor condition and is antiquated. Component replacements are no longer available from the manufacturer and are no longer readily available

on the secondary market. If a component within the fire alarm panel fails, it could render the remainder of the system inoperable and could leave the building unmonitored for an extended period of time. The system was also originally designed based off a building shell with interior areas finished out at a later date. Over the years interior renovations have added and moved walls, which has left some areas without proper detection and notification.

In addition, the system has experienced several false alarms, which causes significant disruption to the building occupants. Based on these factors, we recommend taking a proactive approach and installing a new addressable fire alarm system near-term. This will also require the replacement of the peripheral devices in order to ensure the entire system utilizes the most up to date technology and devices.

**Projected Capital Expenditures**

Required:

7. We recommend budgeting for the immediate replacement of the fire alarm system near-term. Our opinion of cost for this work is \$532,894.

## 9.0 CONVEYANCE SYSTEM

### 9.1 Description

Conveying systems consist of seven passenger elevators (reference Photographs EL1 through EL6 in Appendix B). Elevators #1 through #5 serve the Tower building, while Elevator #6 serves the West Wing and Elevator #7 serves the East Wing. Elevator #5 is dedicated for inmate transport and is not available for public use. The elevator hoistway equipment consists of geared and gearless traction units. Table 9-1 summarizes the elevator systems.

**Table 9-1 Summary of Elevators**

Elevator Designation	Floor Served	Capacity (LBS)	Speed (FPM)	Building	Type
1	Basement – 11 <sup>th</sup>	3,500	500	Tower	Traction
2	Basement – 11 <sup>th</sup>	3,500	500	Tower	Traction
3	Basement – 11 <sup>th</sup>	3,500	500	Tower	Traction
4	Basement – 11 <sup>th</sup>	3,500	500	Tower	Traction
5	Basement – 11 <sup>th</sup>	3,500	500	Tower	Traction
6	P1, P2, G, 1, 2	2,500	350	East Wing	Traction
7	P1, P2, G, 1, 2	2,500	350	West Wing	Traction

#### Machine Room Equipment

The controllers, hoistway machines, governors and related equipment for the Elevators #1 – #5 are contained within a single purpose-built machine room located at the penthouse level of the Tower building. Each car is provided with an independent controller. Controllers for Elevator #1 through #4 consist of solid state and microprocessor based units manufactured by Virginia Controls in 2004, while Elevators #5 through #7 consist of electric contact relay units manufactured by Otis at the time of construction in 1970.

Hoistway machines for Elevators #1 through #4 consist of gearless traction units manufactured by Otis and installed at the time of construction in 1970. The hoistway machines were refurbished in 2004. Hoistway machines for passenger Elevators #1 through #4 are rated at 46-hp and contain a 12 rope sheave. The hoistway machine for Elevators #5 through #7 consist of geared traction units with direct current motors, with adjacent motor generator, manufactured by Otis in 1970. Elevators #5 through #7 have a 17-hp motor and contain a five rope sheave.

Pits & Hoistway

Elevators #1 through #5 are contained within three elevator banks near the main core of the Tower building and are generally placed in a side-to-side configuration with each bank having a single combined pit. Elevators #6 and #7 are each contained within a single elevator bank near the main core of the East and West Wing buildings. The pits generally contained the following major pieces of equipment.

• Limit Switches	• Door Operating Equipment
• Hoistway Wiring and Conduit	• Door Operators
• Panels and Frames	• Car Operating Station
• Fascias and Dust Covers	• Leveling Equipment
• Buffers	• ½" Diameter Ropes

Cabs

The elevator cabs consist of a steel enclosure with decorative finishes. A car-operating panel is provided within each cab. Raised numbers and Braille tags are provided at the operating panel. A telephone communication system is provided within each cab. Cabs are provided with side opening single-stage doors with infrared sensors. Passenger cab finishes consisted of vinyl tile floors, laminated wood panel walls, metal base plates, and metal ceiling panels.

Lobbies

Hall call risers are provided at each lobby serving the elevators. Hall buttons are provided at the passenger elevators. Arrival lanterns and Braille floor designations are typically provided on the hoistway entrances.

**9.2 Condition**

The elevators generally appeared to be in poor to fair condition primarily due to the outdated equipment associated with Elevators #5 through #7. Routine maintenance is completed by Mowery Elevator Company, with the last ANSI17.1 Rule 1002.2 tests completed in December of 2012. Elevators #1 through #4 were modernized in 2003, while Elevators #5 through #7 still utilize original equipment. Based on conversations with the elevator maintenance technician for Mowery Elevator Company, Elevators #1 through #4 are currently providing reliable service and have had minimal component failure or downtime. However, Elevators #5 through #7 are in poor condition due to the fact the original elevator equipment is still being utilized. We were informed that replacement components for Elevators #5 and #7 are no longer readily available and have become obsolete.

Even though Elevators #1 through #4 were refurbished in 2003 and are capable of being maintained for an additional five to seven years, the elevators are not capable of keeping up with

occupant demand, which results in extended wait time. In addition, the hoistway machines tend to overheat due to the speeds at which the motors operate. Based on these conditions, we recommend budgeting for the full modernization of Elevators #1 through #4 near-term. In addition, we recommend budgeting for the full modernization of Elevators #5 through #7 near-term, due to the fact that the controls and equipment have become obsolete. At a minimum, the modernization of each elevator should include the following scope of work:

#### Machine Room

- Replace solid state controls with microprocessor controller with VVVF AC Drive
- Refurbish existing Otis hoistway machines
- New sheaves
- New brake switch
- New travel cables and ropes
- New governor with encoder and tail sheave
- Replacement of wiring

#### Fixtures

- New main applied panel car station (Passenger), full swing panel (Freight)
- New flush mount hall stations
- New hall lantern inserts with LED lights and electronic gongs
- Reuse jamb Braille
- New lobby fire panel with required devices

#### Door Equipment

- Closed loop door operator
- Refurbish car door tracks and hanger assemblies
- Refurbish existing hoistway door equipment (Replace Rollers, Gibbs, Closers, Interlocks as Necessary)
- New Hoistway Door Astragals as Necessary

#### Hoistway Equipment

- New wiring throughout (Traveling Cable, Hoistway Wiring, Etc.)
- New landing system (Position Transducer and Limit Switch Package)
- New load weighing devices
- Refurbish existing car and counterweight guides (Replace Rollers as Necessary)
- New car top exit switch
- Bevel ledges through Hoistway

#### Pit Equipment

- New pit stop switch
- New pit ladder as necessary to meet code requirements

### **9.3 Projected Capital Expenditures**

Required:

1. We recommend budgeting for the modernization of Elevators #1 – #4 mid-term. Our opinion of cost for this work is \$880,000 in 2017.

2. We recommend budgeting for the modernization of Elevator #5 mid-term. Our opinion of cost for this work is \$220,000 in 2016.
3. We recommend budgeting for the modernization of Elevators #6 and #7 mid-term. Our opinion of cost for this work is \$330,000 in 2016.

**BUILDING INTERIORS & FINISHES**

**10.0 INTERIOR FINISHES**

**10.1 Description**

Interior areas of the tower include the entrance and elevator lobbies, the tenant improvements at each level, the common hallways on office floors, core restrooms, and support and service areas (reference Photographs 33 through 44 in Appendix B). Courtrooms and supporting offices are located on the upper four floors. The parking areas have painted concrete walls and columns with concrete slabs. Table 10-1 provides a summary of the tower floor uses and calculated or reported gross square foot areas.

**Table 10-1 Floor Uses Tower Building**

Floor	Use	Area (Gross Square Feet)
Basement	Mechanical / service rooms, male and female restrooms, maintenance shop, sundries shop, Parking	15,552
Ground	Driveway entrance, restaurant and office space	15,552
1	Core restrooms, utility / service rooms, lobby, hearing room	9,216
2	Core restrooms, utility / service rooms, office space	15,552
3	Core restrooms, utility / service rooms, office space	15,552
4	Core restrooms, utility / service rooms, two courtrooms	15,552
5	Core restrooms, utility / service rooms, office space	15,552
6	Core restrooms, utility / service rooms, office space	15,552
7	Core restrooms, utility / service rooms, two courtrooms, office space	15,552
8	Core restrooms, utility / service rooms, one courtroom, office space	15,552

Floor	Use	Area (Gross Square Feet)
9	Core restrooms, utility / service rooms, office space	15,552
10	Core restrooms, utility / service rooms, two courtrooms, office space	15,552
11	Core restrooms, utility / service rooms, two courtrooms, office space	15,552
12	Mechanical Equipment	9,216
<b>TOTAL</b>		<b>205,056</b>

Finishes within the basement level other than the parking areas consist of bare concrete or vinyl tile floors, painted CMU and gypsum wallboard walls, 2' x 4' or 2' x 2' suspended acoustical ceiling tiles placed within a prefinished steel grid and ceiling recessed lights.

The ground level driveway entrance is the main public entrance to the tower and the security check point. Walls are mainly painted gypsum board and ceilings are mainly 2' x 4' suspended acoustical ceiling tile. The ground level restrooms contain stalls with plastic laminate partitions, vitreous china lavatories, ceramic tile floors, painted and 4" x 4" ceramic tile covered walls and vitreous china toilet fixtures. There is a cafeteria and kitchen.

Finishes at the main podium level building lobby and elevator lobbies consist of terrazzo floors, a combination of painted gypsum board or plaster walls and textured broken fin concrete walls with aluminum strips inlaid between fins, a ceiling system consisting of painted gypsum board or plaster and ceiling-recessed lighting.

Finishes at the tower upper floor elevator lobbies and within the tenant suites consist of wall-to-wall tight-loop pile carpeting, painted and vinyl covered gypsum board walls, painted wood doors, 1' x 4' and 2' x 4' suspended acoustical ceiling tiles set within a prefinished aluminum grid and 3" vertical blinds placed over the interior face of the aluminum window systems. Many tenant floors contain vaults constructed of CMU with drywall finishes. Some offices have rolling file systems.

Tenant floors all contain two restrooms (male and female). Restrooms contain multiple stalls, vitreous china top mount lavatories, plastic laminate vanity tops, plastic laminate stalls, ceramic tile floors, a combination of painted and ceramic tile covered walls, with ceilings consisting of painted gypsum board.

Finishes at mechanical rooms and storage areas consist of concrete floors and ceilings with unfinished or painted cmu walls.



In the wing buildings wall finishes at the public corridors and stairways consist of brick and textured broken fin concrete. Elevator lobbies and within the tenant suites consist of wall-to-wall tight-loop pile carpeting, painted and vinyl covered gypsum board walls, painted wood doors, 1' x 4' and 2' x 4' suspended acoustical ceiling tiles set within a prefinished aluminum grid.

## **10.2 Condition**

Faithful+Gould walked the tower common areas and tenant floors to observe general condition, areas of damage and to determine future capital projects.

The main entrance lobby inclusive of the ground floor elevator lobby was in good condition. Tenant floor finishes at the elevator lobbies and hallways were in fair condition. Finishes within the office areas were old and in dated condition. Restrooms finishes were in fair condition. Finishes at the penthouse and support areas are in generally fair condition and consistent with their support / secondary use. Parking area finishes were in fair condition.

We have anticipated that as-needed repainting of walls or replacement of floor tiles can be completed on an as-needed basis as an operational expense.

Management has related that many interior partition changes and creation of spaces has been done by in-house staff without the benefit of professional space planners or engineers. In some cases code required provision of egress paths such as length of dead-end corridors, door swing directions, signage, accessibility and proper material selection have not been considered. There is no central record of as-built conditions. A number of offices have rolling file systems which typically require structural enhancement. Management had no knowledge whether a structural engineer had been consulted or involved with these installations.

## **10.3 Projected Capital Expenditures**

Required:

1. Major interior renovations are outlined in Appendix F and included in the Interiors section of the Capital Expenditure Forecast. The total amount is \$11,110,829. (Floors 2 through 6 \$5,333,198 in 2014 and floors 7 through 11 \$5,777,631 in 2015).

**Note:** The major interior renovations will include the following:

- Horizontal run-out of the sprinkler system
- Replacements of above-ceiling ductwork, piping and variable air volume boxes and controls
- New high efficiency windows in existing curtain wall system
- Added thermal and fire protective insulation to existing curtain wall system
- Basic restroom modernization including automatic flush valves on toilet fixtures

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## ACCESSIBILITY

### 11.0 Accessibility

#### 11.1 The Guidelines

As a publically accessible facility, the building should seek compliance with the 2010 ADA Standards for Accessible Design (2010 Standards), made effective March 2012. These standards are revised standards for the ADA Accessibility Guidelines (ADAAG), issued in July 1991. This report section compares the requirements of the ADA with as-built conditions, and where applicable, recommends upgrades required to achieve compliance. Specifically, two areas of the ADA have significant effect on the physical aspects of the Property.

Title I deals with employment discrimination, and requires that employers not discriminate against a disabled person in hiring or employment. This can impact the configuration and features of buildings and those employers are expected to make “reasonable accommodation”, including making facilities readily accessible to disabled employees.

Title III requires that public accommodation provide goods and services to disabled patrons on an equal basis with the non-disabled patrons. This title is the part of the ADA with perhaps the greatest impact on buildings, which provide public accommodations, including office buildings.

The ADA has provided a benchmark for measuring accessibility, primarily orientated towards new construction. It also provides guidance for modification of existing facilities to eliminate barriers to access. This benchmark is the 2010 ADA Standards for Accessible Design (2010 Standards). The stated purpose of the guidelines is to ensure that newly constructed facilities and altered portions of existing facilities covered by the ADA are readily accessible to disabled persons.

Regulatory implementation of the ADA includes the following prioritizes for barrier removal in existing facilities:

- **Accessible Entrances.** Providing access from public sidewalks, parking or public transportation that enables disabled individuals to enter the facility.
- **Access to Goods and Services.** Providing access to areas where goods and services are made available to the public.
- **Usability of Restrooms.** Providing access to restroom facilities.
- **Removal of Remaining Barriers.** Providing access to the goods, services, facilities, privileges, advantages, or accommodations.

#### 11.2 Applicability

The ADA in its purist form relates only to facilities occupied or significantly altered after March 13, 1991. For facilities with Certificates of Occupancy issued prior to March 13, 1991 and not significantly altered after this date, the ADA is seen as a “good practice guide” with a requirement to complete accessibility upgrades typically made by civil suit and employee / user request. For the purposes of this report, we have generally not identified non-compliant conditions.

### **11.3 Accessible Entrances**

The first consideration relates to measures that will enable individuals with disabilities to physically approach and enter a place of public accommodation. The priority of “getting through the door” recognizes that providing actual physical access to a facility from public sidewalks, public transportation, or parking, is generally preferable to any alternative arrangement in terms of both business efficiency and the dignity of individuals with disabilities.

The Property provides combined access for visitors and for employees. All parties entering the tower building will enter via the accessible main tower entrance off the ground level driveway. Once through the entrance doors, access to the main tower lobby is unrestricted. Each door has a compliant clear opening width of 32” and has an ADA compliant opening force with the 22.2 Newton requirements of Section 4.04.29 Door and Gate Opening Force of the 2010 Standards.

### **11.4 Accessible Drop-Off and Pick-Up Areas**

If passenger drop-off areas are provided, they must be accessible and an accessible route must connect each accessible drop-off area with the accessible entrance(s). Curb ramps must be provided if the drop-off area is next to a curb and raised sidewalk. The Property is not provided with passenger drop-off areas other than the driveway which is accessible.

### **11.5 Route of Travel**

Disabled persons wishing to access the tower are able to gain suitable means of entry via the accessible driveway entrance. The route of travel is from the public street frontage utilizing the public and private sidewalks that lead to the previously detailed entrances. The route of travel, from the public street frontage to the entrances is generally unrestricted and accessible in compliance with the 2010 Standards. The wing buildings are not accessible due to the steps to entrances leading down from the plaza or up from the public sidewalks although access can be gained from the upper (ground level) parking level.

### **11.6 Horizontal and Vertical Circulation**

The three buildings are served by passenger elevators. The elevators serve each level of the buildings, inclusive of the basement levels. The elevators were compliant with Section 407 Elevators of the 2010 Standards. The elevator cars came to a stop at the required vertical distance from the floor. The doors to each elevator remained open for a minimum of three seconds and opened and closed automatically. Audio and visual signals designated the arrival of the cars, with an audible signal once for up and twice for down. Hallway call buttons were centered at the

appropriate height from the floor. The entranceway floor numbers were placed at a compliant height and were of an adequate letter size.

The elevators had hands-free communications devices installed. The elevator's control panel numbers were raised 1/32 of an inch, located to the left of the buttons, and were 40 to 45-inches off the floor, and contrasted with their background. Section 407.4.1 Elevator Car Dimensions of the 2010 Standards requires that an elevator car with a center opening door have an interior dimension of 54-inches deep by 80-inches wide. The cabs met the requirements of Section 407.4.1.

As an existing facility, stairs are exempt from complying with Section 210 Stairways of the 2010 Standards, due to the elevators connecting the same levels as the stairs.

Once within the Property, a disabled individual is provided with level and generally unrestricted access to all the floors.

#### **11.7 Door Widths and Signage**

Section 404 Doors, Doorways and Gates of the 2010 Standards states that doorways and gates, including security entrance gates shall have a minimum clear opening of 32-inches. The doorways met this requirement with a typical clear opening width of 33 to 34-inches.

This section of the 2010 Standards also states that the threshold at doorways shall not exceed ½-inches in height, and that door hardware (handles, pulls, latches, locks etc.) on accessible doors shall have a shape that is easy to grasp with one hand and does not require tight grasping, tight pinching, or twisting of the wrist to operate. The doorways and doors at the Property were not compliant with these requirements.

The 2010 Standards states that signs that identify permanent rooms and spaces such as those identifying rest rooms and exits or providing room numbers must have Braille and raised letters or numbers to allow them be read visually or tactilely. The 2010 Standards also states that signs must also meet specific requirements for mounting location, color contrast, and non-glare surface. Signs that provide direction to, or information about, functional spaces must only comply with requirements for character proportion, character height, and finish and with contrast between the characters and background.

Letters and numbers on signs shall have a width-to-height ratio between 3:5 and 1:1 and a stroke width-to-height ratio between 1:5 and 1:10. The letters and numbers on signs shall be raised 1/32-inches minimum and shall be sans serif. The characters or symbols on signs shall be at least 5/8-inches high, but no higher than 2-inches. Symbols or pictographs on signs shall be raised 1/32-inches minimum. The 2010 Standards also require that doors to hazardous areas be equipped with tactile warnings.

Signs used to identify offices and other permanent rooms and spaces within the Property did not generally meet these requirements. Signs providing directions, information about offices and

other functional spaces comply with these requirements. Signs at restrooms generally did not meet the physical requirements of the ADA.

#### **11.8 Space Allowance and Reach Ranges**

Section 305 Clear Floor or Ground Space of the 2010 Standards requires that a minimum clear width for single wheelchair passage shall be 32-inches, the minimum width for two wheelchairs to pass is 60-inches, the space required for a wheelchair to make a 180-degree turn is a clear space of 60-inches, and the minimum clear floor or ground space required to accommodate a single, stationary wheelchair occupant is 30-inches by 48-inches. The Property generally complied with these requirements.

#### **11.9 Protruding Objects**

Section 307 Protruding Objects of the 2010 Standards requires that objects projecting from walls (e.g. drinking fountains) with their leading edges between 27-inches and 80-inches above the finished floor shall protrude no more than 4-inches into walks, halls, corridors, passageways, or aisles. Objects mounted with their leading edges at or below 27-inches above the finished floor may protrude any amount. Free-standing objects mounted on posts or pylons may overhang 12-inches maximum from 27-inches to 80-inches above the ground or finished floor. Protruding objects shall not reduce the clear width of an accessible route or maneuvering space.

The section also states that walks, halls, corridors, passageways, aisles, or other circulation spaces shall have a minimum clear head room of 80-inches. If a vertical clearance of an area adjoining an accessible route is reduced to less than 80-inches (nominal dimension), a barrier to warn blind or visually-impaired persons shall be provided. No significant protruding objects were noted within the Property.

#### **11.10 Ground and Floor Surfaces**

Section 302 Floor and Ground Surfaces of the 2010 Standards requires that ground and floor surfaces along accessible routes and in accessible rooms and spaces, including floors, walks, ramps, stairs, and curb ramps, be stable, firm, and slip-resistant. Flooring within the Property generally complied with this requirement.

The section also states that carpet or carpet tile used on a ground or floor surface be securely attached; have a firm cushion, pad, or backing or no cushion or pad; and have a level loop, textured loop, level cut pile, or level cut/uncut pile texture. Where gratings are located on walking surfaces, then they shall have spaces no greater than ½-inches wide in one direction. The Property complied with this requirement.

#### **11.11 Ramps**

Section 303 Changes in Level of the 2010 Standards requires that changes in level between ¼-inches to ½-inches be beveled with a slope no greater than 1:2, and those changes in level greater

than ½-inches be accomplished by means of a ramp. There are two concrete ramps, on the east and west sides of the plaza, leading down to the public sidewalks however these appear too steep for compliance with the ADA 2010 Standards.

#### **11.12 Accessible Amenities**

The 2010 Standards require that the controls and operating mechanisms of vending machines comply with all of 309 Operable Parts of the 2010 Standards. Vending machines complied with these requirements.

#### **11.13 Usability of Rest Rooms**

Sections 603 through 609 of the 2010 Standards detail those measures that will provide individuals with disabilities with access to rest room facilities. Restrooms were not generally compliant with these requirements.

#### **11.14 Drinking Fountains**

Section 211 Drinking Fountains of the 2010 Standards states that where more than two drinking fountains are provided, 50 percent of the total number of drinking fountains shall comply with Section 602. In addition, Section 602 Drinking Fountains of the 2010 Standards require the spout outlet be 36-inches maximum above the finish floor or ground. Drinking fountains within the tower building did not comply with these requirements, and typically had a spout height exceeding 41-inches from the spout outlet to the floor. We recommend that non-compliant drinking fountains be replaced during renovation of the floors. We anticipate that the cost of this work will be funded during overall renovations and therefore have not included any expenditure.

#### **11.15 Parking**

The parking decks contain a combined total of 264 parking spaces of which 6 are standard accessible spaces and none are van accessible spaces. Section 208 Parking Spaces of the 2010 Standards states that when 264 parking spaces are provided a minimum of 8 parking spaces shall be provided, of which one of the spaces shall be marked and signed as van accessible.

In order to comply with these requirements we recommend that three newly created ADA spaces be provided, of which one space shall be van accessible parking spaces. The required re-stripping of the ADA spaces can incur on the regular parking spaces and will result in the loss of approximately five parking spaces, due to the extra width of the standard handicapped spaces. We do not believe this loss of the parking spaces will impact any off-street parking requirements. We recommend that this work be completed as part of routine maintenance.

The route of travel from the accessible parking spaces to the public sidewalk and/or building elevators is unrestricted.

#### **Projected Capital Expenditures**

Required:

None required at this time.

**Appendix A**  
Ten-Year  
Expenditure Forecast  
2013 - 2022













# Appendix B

## Architectural and Site Photographs





**Photograph No. 1**

East elevation of east wing building and north elevation of tower



**Photograph No. 2**

Plaza looking west



**Photograph No. 3**

West and south elevations of east wing.



**Photograph No. 4**

South plaza level entrance to the tower



**Photograph No. 5**

North plaza level entrance to the tower



**Photograph No. 6**

North fountain and steps up to the plaza level



**Photograph No. 7**

Ramps at the south end of the parking deck



**Photograph No. 8**

Parking deck looking north



**Photograph No. 9**

North wall of the parking deck showing water infiltration





**Photograph No. 10**

Ramp at the north end of the parking deck closed and being used for storage



**Photograph No. 11**

South steps to the plaza level and the tower south entrance



**Photograph No. 12**

Broken plaza level terrazzo paving



**Photograph No. 13**

Failed sealant at the tower building plaza level



**Photograph No. 14**

South stairs with joints in poor condition



**Photograph No. 15**

Ramp to plaza level with deteriorated precast concrete panel joints



**Photograph No. 16**

Typical concrete joist structural system



**Photograph No. 17**

Parking deck structure at underside of plaza level



**Photograph No. 18**

Rolling file system



## **Appendix D.6**

# Hot Water Heating Piping System Concerns

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Government Center



# Hot Water Heating Piping System

- ▶ On February 8<sup>th</sup> 2017, Facilities Maintenance of Public Works repaired a leak at a heating terminal unit on the 2<sup>nd</sup> floor of the East Wing. The level of corrosion at the unit provided a major concern.
- ▶ The Government Center assessment from 2013 makes mention of the condition of the hot water distribution piping as “poor and has surpassed their serviceable life.” Public Works, Engineering and the Inspections & Code Departments have concerns that there are several other units in as bad or worse condition.

# Hot Water Heating Piping System

- ▶ On February 8<sup>th</sup> 2017, Facilities Maintenance of Public Works repaired a leak at a heating terminal unit on the 2<sup>nd</sup> floor of the East Wing. The level of corrosion at the unit provided a major concern.
- ▶ The Government Center assessment from 2013 makes mention of the condition of the hot water distribution piping as “poor and has surpassed their serviceable life.” Public Works, Engineering and the Inspections & Code Departments have concerns that there are several other units in as bad or worse condition.



# Hot Water Heating Piping System

- ▶ Heating hot water for air conditioning purposes is generated by a natural gas boiler located in the mechanical room penthouse of the Tower building. The heating hot water boiler was manufactured by Sellers Engineering in 1972.

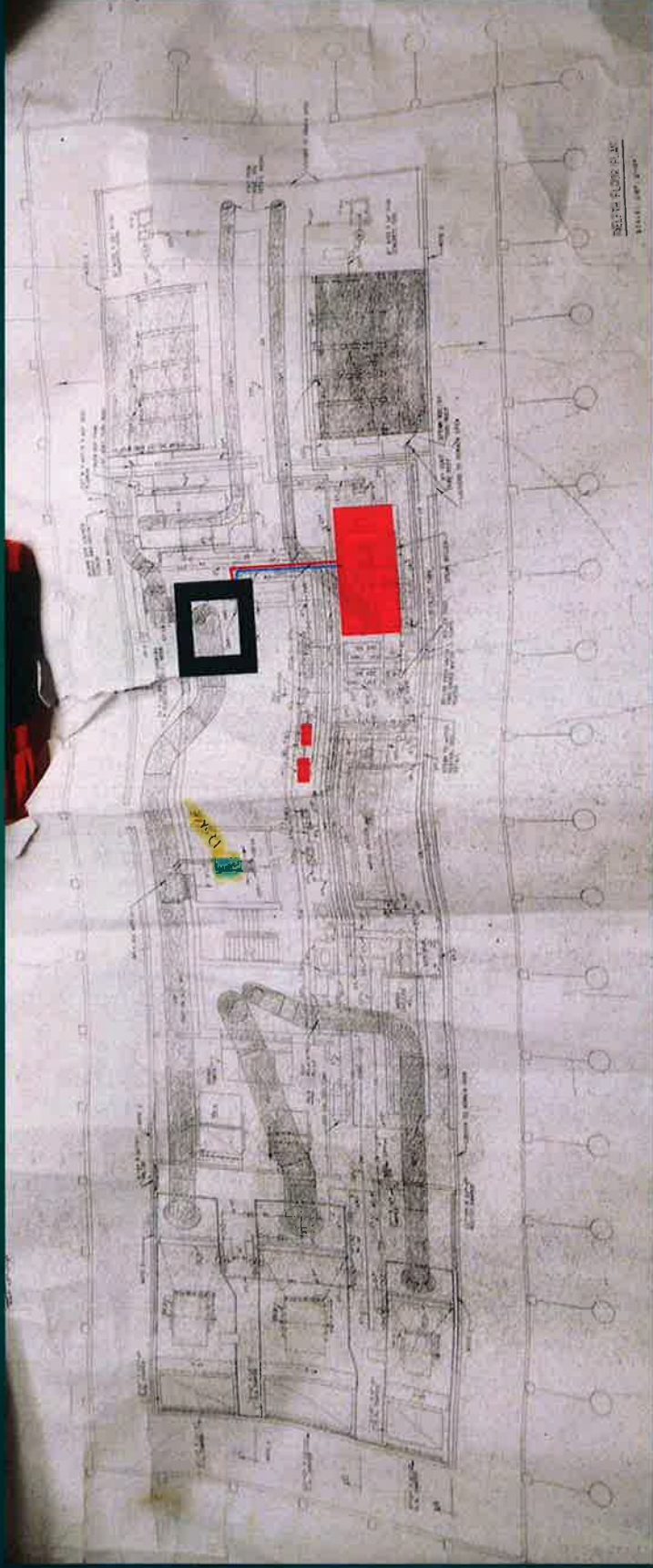


# Hot Water Heating Piping System

- ▶ Heating hot water is distributed to the terminal reheat units installed within the ceiling plenum on each floor and to the air-handling units in the basement via two 15-hp distribution pumps located in mechanical room penthouse of the Tower building.



# Penthouse Layout



# Hot Water Heating Piping System

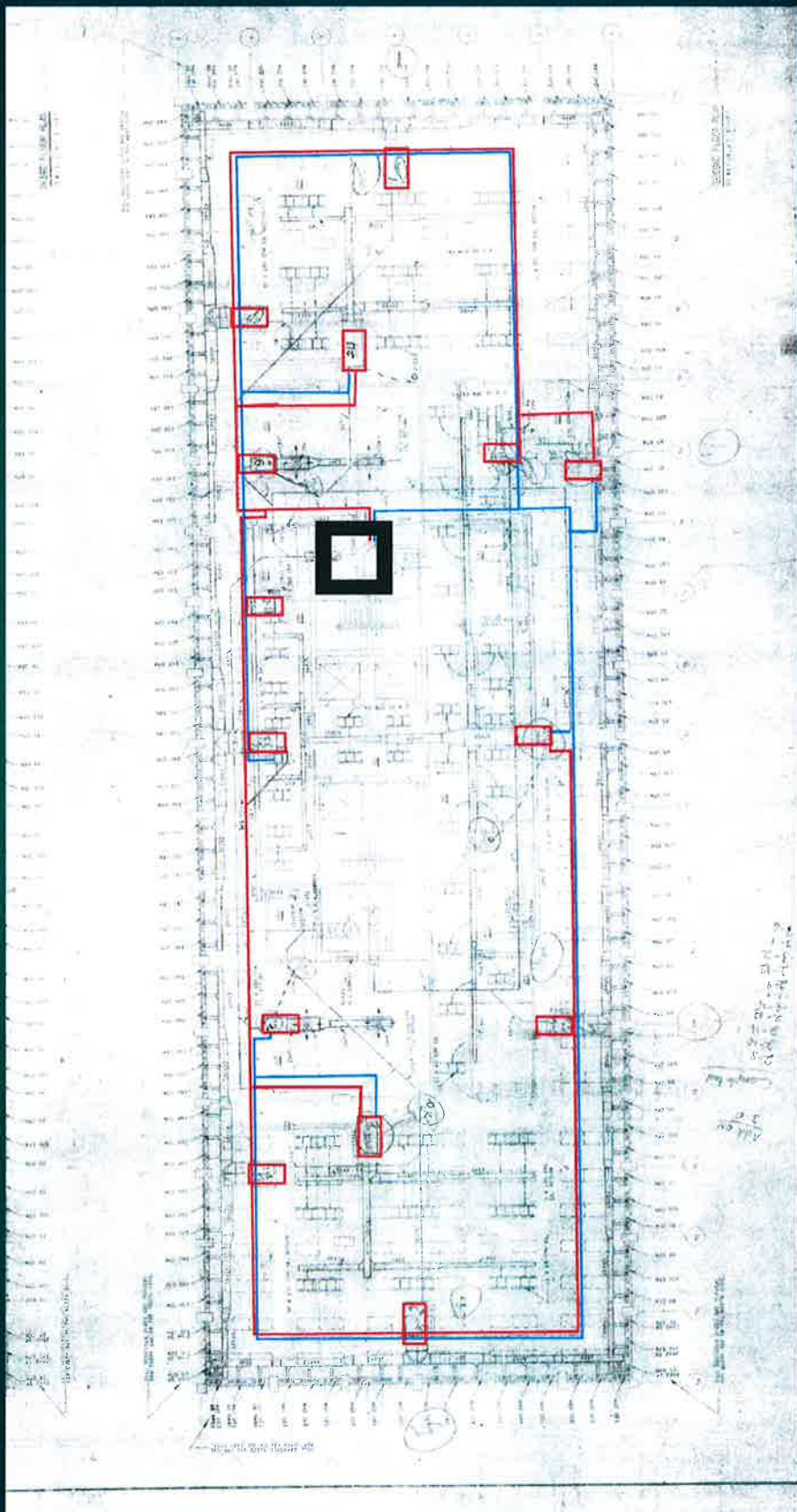
- ▲ Larger diameter heating hot water distribution piping consists of welded black steel piping, while smaller diameter piping serving the terminal units consists of soldered copper piping with some threaded black steel piping and fittings noted. All distribution piping is insulated.



# Hot Water Heating Piping System

- ▶ On reviewing the existing plans of the facility, we estimate there are over 600 heating terminals currently operational in the tower and both wings.
- ▶ The concern is that with the pressure and temperature of the water flowing through these pipes the corrosion that has taken place could burst in a vulnerable spot and injure employees or citizens in the building.

# Typical Floor Plan Layout



# Hot Water Heating Piping



# Mechanical Shaft





# Short Term Solutions

- ▶ We have started to assemble a team to tackle the short and long-term solutions to this problem. We had a plumbing and mechanical engineer come by last week to help us diagnose the outstanding problem.
- ▶ The consensus is that the dissimilar metals and water condensation coming together to create the exterior corrosion of the pipes. In addition, the assumption is that the areas of pipe corrosion are concentrated in those areas around the valves replaced and repaired.
- ▶ Engineering has contacted a few contractors to meet with us in the coming days to get a quote on the cost of repairs.

# Short Term Solutions

- ▶ The only concern with short-term repairs is the possible asbestos in the insulation wrapping the existing steel pipes.
- ▶ Facilities Maintenance has collected samples and sending them off to testing agencies to confirm. The cost of abatement would be on top of cost of repairs not to mention possible relocation of employees and citizens.
- ▶ We have contacted an asbestos contractor to come in and check the current air quality of the building to affirm citizens and employees that they are in a safe working environment.

# Long Term Solutions

- ▶ Long term, with having a separate heating and cooling system in the Government Center there is no efficient way to combine them without incurring major cost or over taxing the existing electrical system.
- ▶ Based off estimates in 2013, the total cost to overhaul the boiler, replacement of all hot water riser piping and lateral piping to the terminals will cost at least \$1.7 million dollars.
- ▶ We are in talks with mechanical engineers to perform another study to see the feasibility of replacing the hot water piping system or another type of system to provide heating to the Government Center.

# Hot Water Heating Piping System Concerns

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Government Center





## **Appendix D.7**



# Inspections and Code

420 10th Street  
Post Office Box 1340  
Columbus, Georgia 31902-1340

Telephone (706) 653-4126  
Fax (706) 653-4123

**John Hudgison, C.B.O., Assoc. AIA**  
Director

February 17, 2017

Re: Hot Water Heating Piping System

On February 8<sup>th</sup> 2017, Facilities Maintenance of Public Works repaired a leak at a heating terminal unit on the 2<sup>nd</sup> floor of the East Wing. The level of corrosion at the unit provided a major concern. The hot water distribution piping and system is original to the construction of the Government Center in 1971. The Government Center assessment from 2013 makes mention of the condition of the hot water distribution piping as "poor and has surpassed their serviceable life." Public Works, Engineering and the Inspections & Code Departments have concerns that there are several other units in as bad or worse condition.

On reviewing the existing plans of the facility, we estimate there are over 600 heating terminals currently operational in the tower and both wings. We have one boiler and two hot water distribution pumps that service the entire system and are original to the Government Center. Facilities have made various upgrades and repairs to this system since 2003. The concern is that with the pressure and temperature of the water flowing through these pipes the corrosion that has taken place could burst in a vulnerable spot and injure employees or citizens in the building.

We have started to assemble a team to tackle the short and long-term solutions to this problem. We had a plumbing and mechanical engineer come by yesterday to help us diagnose the outstanding problem. The consensus is that the dissimilar metals and water condensation coming together to create the exterior corrosion of the pipes. In addition, the assumption is that the areas of pipe corrosion are concentrated in those areas around the valves replaced and repaired. Engineering has contacted a few contractors to meet with us in the coming days to get a quote on the cost of repairs.

The only concern with short-term repairs is the possible asbestos wrapping the existing steel pipes. Facilities Maintenance is collecting samples and sending them off to testing agencies to confirm. The cost of abatement would be on top of cost of repairs not to mention possible relocation of employees and citizens.

Long term, with having a separate heating and cooling system in the Government Center there is no efficient way to combine them without incurring major cost or over taxing the existing electrical system. Based off estimates in 2013, the total cost to overhaul the boiler, replacement of all hot water riser piping and lateral piping to the terminals will cost at least \$1.7 million dollars. We are in talks with mechanical engineers to perform another study to see the feasibility of replacing the hot water piping system or another type of system to provide heating to the Government Center.

Public Works, Engineering and Inspections & Code Departments are working diligently to take all precautions to protect the citizens and the employees of Columbus that frequent this building. We will continue to monitor the infrastructure and bring to your attention major deficiencies in this 46-year-old building.

Respectfully,

John C. Hudgison CBO, Assoc. AIA  
Director, Building Inspections & Code Enforcement Department  
Columbus Consolidated Government





## **Appendix D.8**

Dear Government Center Elected Official/Department Head:

Late last week, it came to our attention that a heated water pipe (related to our HVAC system) in one of the wing buildings was terribly corroded. We spot checked a few other locations and found a similar corrosion. Because these pipes carry superheated water, we have contacted a contractor and are coordinating an effort to check the piping on each of the floors of the tower.

We also are looking into immediate remedies to avoid pipe leaks or ruptures. The water contained in these pipes is heated at 140 degrees. Because of the high water temperatures associated with this water, we enclose for your review a pipe diagram of the second floor of the tower. We believe the pipe configuration is the same for all other tower floors, though we do not have construction diagrams for every floor of this building.

As we assess this discovery over the next few days and orchestrate a plan, we ask for your assistance as follows:

- 1) View those areas where the diagram indicates the piping is located in the ceiling. Should you see any discoloration or evidence of moisture on the ceiling tile, please contact Lisa Goodwin or Pat Bieglar right away.
- 2) Regularly monitor those ceiling tiles and let us know if you see any change that would indicate water leakage.
- 3) Move any equipment, materials or staff away from those areas directly underneath the areas where the pipes are believed to be in the ceiling.

We will be updating you with additional information at our all Department Head meeting on Thursday morning. Should you have any questions about this circumstance before that time, please contact me at 706 653-4029/Office, or 706 326-7624/Cell.

Thank you for your attention to this matter.

Isaiah Hugley  
City Manager



## **Appendix D.9**

# Government Center Master Plan

## Three Options:

- Renovation and Addition
- New Construction: One Facility
- New Construction: Two Facilities



Columbus, GA

*If that progress has preserved.* <sup>SM</sup>

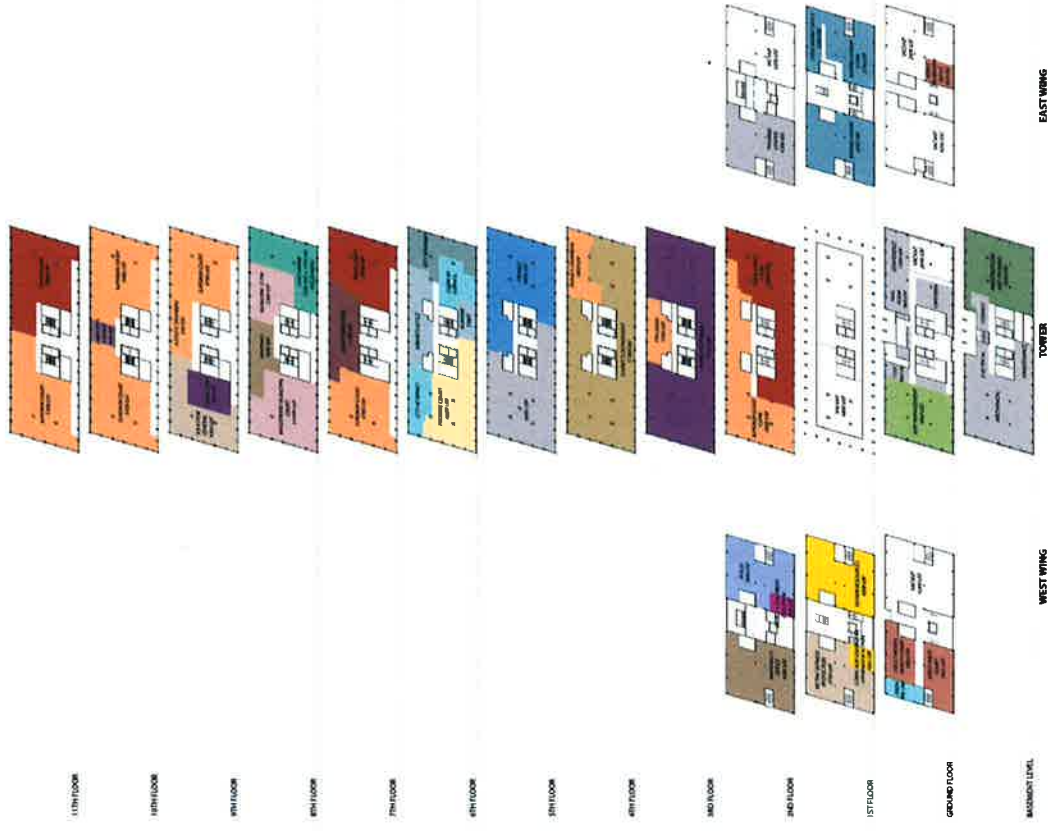
**Columbus**  
Consolidated Government



# Establish the Baseline:

## Square Footage:

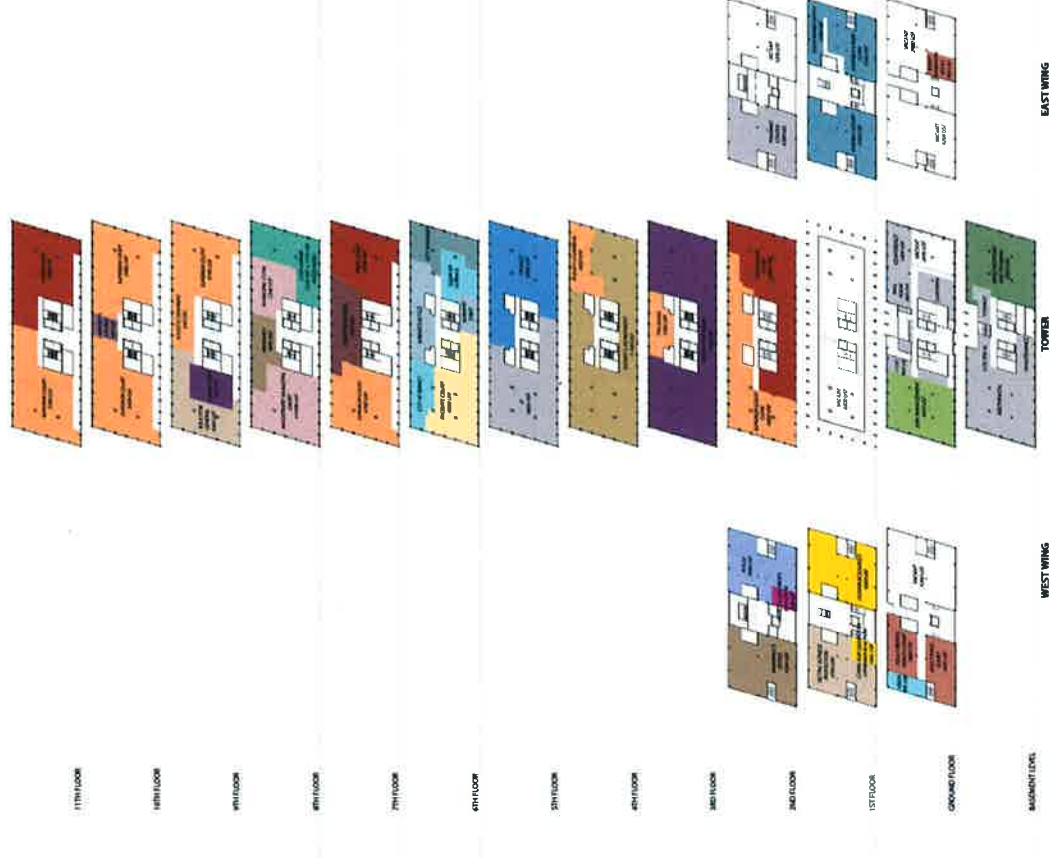
- Judicial: 127,700 SF
- Non-Judicial: 40,380 SF
- Vacant: 26,483 SF
- Core (Public): 58,301 SF
- Core (Support): 24,768 SF
- Total Buildings: 277,632 SF
- Parking Deck: 175,740 SF (264 spaces)



# Establish the Baseline:

## Safety | Code Issues:

- Parking: Beneath building & quantity
  - Provide new Parking Deck: New Cost
  - Required Spaces per UDO\*: 962
- Egress stairs not proper width and improper distance between
  - Update to meet code: New Cost
- No Smoke Evac System or Pressurization of Stairwells
  - 2013 PCA Capital Expenditure Report
- No Fire Suppression System
  - 2013 PCA Capital Expenditure Report
- Fire Alarm System outdated and partially non-functional
  - 2013 PCA Capital Expenditure Report





# Establish Needs:

- Complex:**
- Existing Judicial: 127,700 SF
- **Additional Required: 46,100 SF**
- Existing Non-Judicial: 40,380 SF
- **Additional Required (15%): 6,057 SF**
- Core (Public): 58,301 SF
- Core (Support): 24,768 SF
- **Total Required SF: 303,306 SF**
- Total Complex SF: 277,632 SF
- Available SF: 25,674 SF
- Required Addition: 26,483 SF
- Parking:**
- Existing Spaces: 264
- Additional Necessary Spaces: 698

## Safety and Modernization:

- Per 2013 Property Condition Assessment and additional costs for Life-Safety

Government Center Space Needs Comparison					
Department	Current Space Allocation	Space Allocation per 2009 Study	2013 Projected Space Allocation	Difference	Space Deficit
Jury Management	4,000	5,800	5,900	100	1,900
Law Library	5,000	10,400	5,000	-5,400	0
Adult Probation	800	1,200	1,200	0	400
Solicitor General	4,300	4,400	6,700	2,300	2,400
Superior Court	28,500	30,700	37,700	7,000	9,200
State Court	10,400	11,700	12,000	300	1,600
Municipal Court	4,700	5,200	5,500	300	800
Municipal Court Clerk	2,200	1,100	2,200	1,100	0
Marshall's Office	5,300	6,100	9,000	2,900	3,700
Probate Court	4,600	4,700	6,200	1,500	1,600
Juvenile Court	8,000	12,200	19,900	11,900	11,800
Courtrooms and Support			8,900		
Drug Court			5,800		
Clerk's Office			2,100		
Programs Area			2,400		
DJ-Intake			700		
Metro Narcotics Task Force	3,800	0	4,500	4,500	700
Sheriff's Department					
Administration/Operations	11,500	11,500	11,900	400	400
Court Detail	600	600	600	0	0
Investigations	5,300	5,400	3,700	-1,700	-1,600
Office of Professional Standards	incl. above		300		300
Warrants	incl. above		300		300
Training	incl. above		2,200		2,200
District Attorney	11,800	11,000	13,200	2,200	1,400
Grand Jury Suite	1,000	1,400	2,800	1,400	1,800
Victim/Witness Protection	2,700	2,200	3,700	1,500	1,000
Clerk of Courts	13,200	13,200	19,400	6,200	6,200
	127,700	138,800	173,900		46,100

Existing USF is approximate, based on rough estimates of existing departmental areas.  
All USF numbers are rounded to the nearest hundred square feet.

# Notes to Architectural Cost Opinions:

- Square footages utilized are based on 2014 Program Information for Judicial | Support space. Other space is "assumed" based on 2013 data on available vs. utilized square footage within the Government Center Complex and include a 15% increase in space for Non-Judicial spaces.
- Architectural Cost Opinion is subject to 10% variation and is based on Current Market Conditions.
- The ACO is developed utilizing information from RS Means, 2WR Historical Data, information from Brasfield-Gorrie Construction, and comparative projects from other cities.
- The ACO does not include soft costs. The ACO is for Building Construction Cost only.
- The ACO includes fixed furniture and fixed equipment for courtrooms.
- Building Modernization Costs are based on the 2013 Property Condition Assessment prepared by 2WR and Faithful + Gould.
- Renovation costs include full compliance with ADA 2010.
- New facility(s) site development cost is included in the ACO. Cost assumes level sites with readily available utilities.
- Baseline parking counts developed as follows:
  - Office (139,037 sf / 250) = 556
  - Courtrooms (81,200 sf / 200) = 406
  - Total Spaces = 962

# Comparative Costs:

## COURTHOUSES

County/City	Facility Name	Size (Sq. Ft.)	Cost	Cost/Sq. Ft.	Year Built	Funding	Comments
Clayton County	H. R. Banke Justice Center	757,000	\$91,000,000	\$120	2000	SPLOST	Includes 1500 bed detention center and 18 courtrooms
Chatham County	Chatham County Judicial Center	TBD	TBD	TBD	On Going	SPLOST	Three Phase project, includes construction of 164,000 square foot new facility along with renovating existing facility; RFQ currently out for private developer/financing
Forsyth County	Forsyth County Justice Center	160,000 Courthouse/ 175,000 Jail	\$100,000,000	\$299	2015	SPLOST	Justice Center and new Jail holding 600 inmates; Cost includes Jail construction
Bibb County	Thomas Jackson Juvenile Justice Center	25,000	\$7,092,150	\$284	2014	SPLOST	A new SPLOST containing \$40 Million for Courthouse Renovations, Expansion, etc approved on 11/8/16
Houston County	TBD	TBD	TBD	TBD	TBD	SPLOST	Proposed 2018 SPLOST for \$10,000,000 for courthouse expansion for State Court Functions
Coweta County	Coweta County Justice Center	160,000	\$52,000,000	\$325	2006	SPLOST	2 separate buildings - 130,000 sq. ft adult court and 30,000 juvenile court; Currently holds 3 superior courtrooms, 2 state courtrooms (remodeling to add a 3rd), 2 Magistrate courtrooms
Richmond County	Augusta-Richmond County Judicial Center and John H. Ruffin, Jr. Courthouse	183,000	\$39,941,729	\$218	2011	SPLOST	

## MUNICIPAL OFFICES

County/City	Facility Name	Size (Sq. Ft.)	Cost	Cost/Sq. Ft.	Year Built	Funding	Comments
Richmond County	Augusta-Richmond County Municipal Building	126,000	\$40,000,000	\$317	2015	SPLOST	Renovation to 60 year old Municipal Building
Muscookee County	Muscookee County Public Education Center	105,000	\$21,500,000	\$205	2010	SPLOST	
Muscookee County	Muscookee County Citizen's Service Center	63,000	\$11,200,000	\$178	2013	SPLOST	
Blue Cross Blue Shield	New Columbus Office	245,000	\$72,000,000	\$294	2015	Private	

# Option 1: Renovation & Addition

- Renovate: 277,632 SF
- Addition: 26,483 SF
- Total: 303,306 SF
- Parking Deck: 698 Vehicles

Renovation: \$49,925,311  
 Addition: \$ 7,547,655  
Parking Deck: \$10,470,000  
**Total: \$67,942,966**

## Cost / SF:

Renovation: \$180  
 Addition: \$285  
 Total: \$224\*

\*Includes parking deck

Government Center  
 Renovation and Addition  
 9-Mar-17



### Architectural Cost Opinion

Space	Current SF	Renovation Cost / SF	Renovation of Existing Cost	Addition of Req'd	Remodel Cost / SF	Remodel Cost	Sub-Total
Jury Management	4,000	\$35.00	\$140,000.00	1,900	\$120.00	\$228,000.00	
Law Library	5,000	\$35.00	\$175,000.00	0	\$0.00	\$0.00	
Adult Probation	800	\$35.00	\$28,000.00	400	\$120.00	\$48,000.00	
Solicitor General	4,300	\$35.00	\$150,500.00	2,400	\$120.00	\$288,000.00	
Superior Court	28,500	\$85.00	\$2,422,500.00	9,200	\$235.00	\$2,162,000.00	
State Court	10,400	\$85.00	\$884,000.00	1,600	\$235.00	\$376,000.00	
Municipal Court	4,700	\$80.00	\$376,000.00	800	\$215.00	\$172,000.00	
Municipal Court Clerk	2,200	\$35.00	\$77,000.00	0	\$0.00	\$0.00	
Marshal's Office	5,300	\$45.00	\$238,500.00	3,700	\$130.00	\$481,000.00	
Probate Court	4,600	\$80.00	\$368,000.00	1,600	\$215.00	\$344,000.00	
Juvenile Court	8,000	\$80.00	\$640,000.00	11,800	\$215.00	\$2,537,000.00	
Metro Narcotics Task Force	3,800	\$45.00	\$171,000.00	700	\$130.00	\$91,000.00	
Sheriff's Department	17,400	\$45.00	\$783,000.00	1,600	\$130.00	\$208,000.00	
District Attorney	15,500	\$40.00	\$620,000.00	4,200	\$125.00	\$525,000.00	
Clerk of Courts	13,200	\$35.00	\$462,000.00	6,200	\$120.00	\$744,000.00	
Renovation of Judicial Space	127,700		\$7,535,500.00				\$7,535,500.00
Fit-Out of Judicial Space				46,100	\$177.96	\$8,204,000.00	
Fit-Out of Judicial Space: Available				25,674	\$177.96	\$4,568,969.54	\$4,568,969.54
Renovation of Non-Judicial Space	40,380	\$25.00	\$1,009,500.00				\$1,009,500.00
Core Renovation (Public)	58,301	\$125.00	\$7,287,625.00				\$7,287,625.00
Core Renovation (Support)	24,768	\$0.00	\$0.00				\$0.00
Bldg Modernization   2013 Report	277,632	\$65.84					\$18,280,065.00
Exterior Modernization (w/ Credit)	277,632	\$11.43	\$3,173,333.76				\$3,173,333.76
Full Mechanical Modernization		10%					\$2,501,694.28
Increase for Work In Occupied Bldg							\$2,007,279.36
Life-Safety Modernization	277,632	\$7.23	\$2,007,279.36				\$48,925,310.94
Total Renovation Cost							
Cost / SF				277,632	\$179.83		
Addition				26,483	\$285.00	\$7,547,655.00	\$7,547,655.00
Parking Deck: 698 Spaces				698	\$15,000.00	\$10,470,000.00	\$10,470,000.00
Total Construction Cost	303,306	\$224.01				\$67,942,965.94	\$67,942,965.94

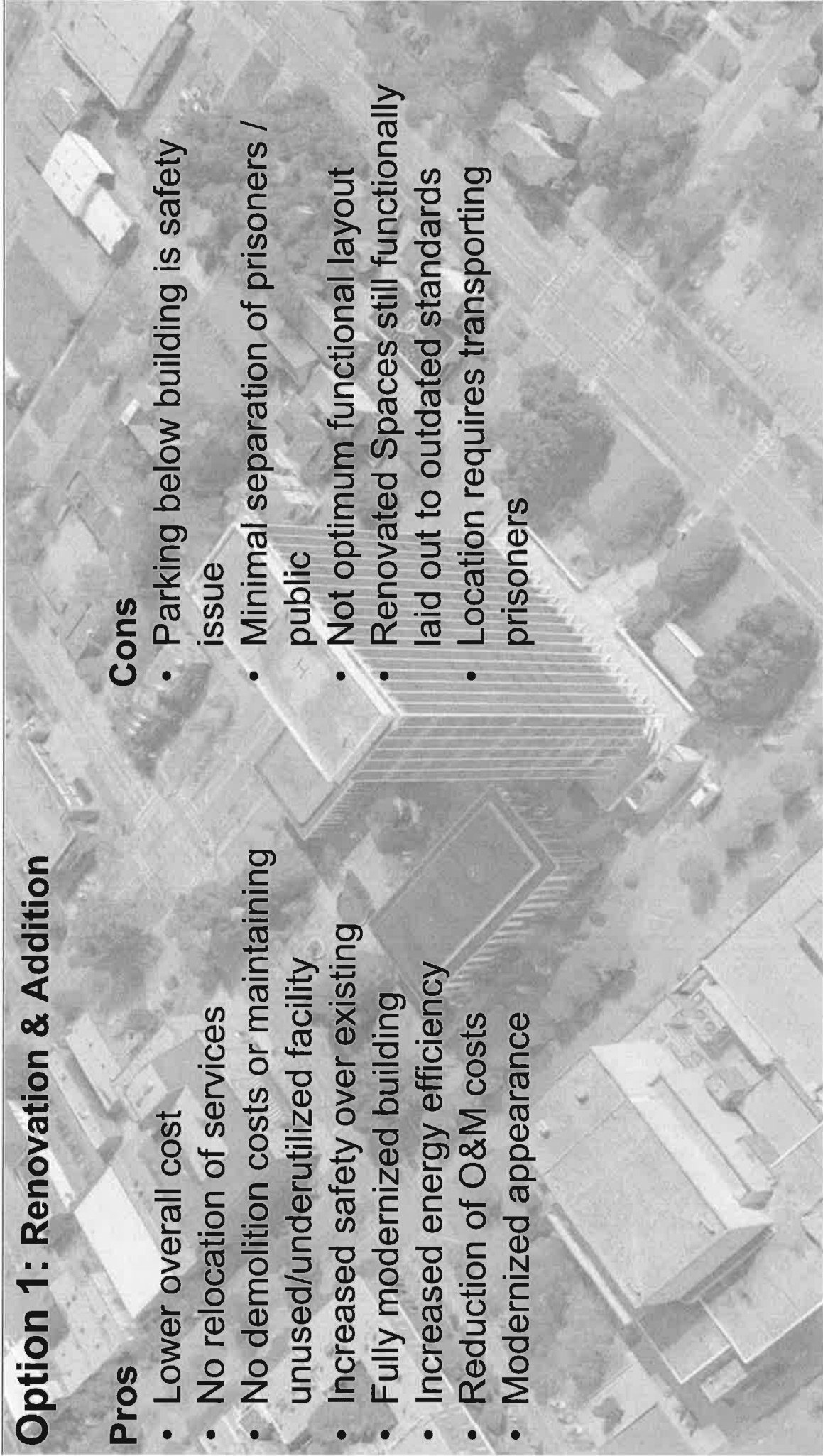
## Option 1: Renovation & Addition

### Pros

- Lower overall cost
- No relocation of services
- No demolition costs or maintaining unused/underutilized facility
- Increased safety over existing
- Fully modernized building
- Increased energy efficiency
- Reduction of O&M costs
- Modernized appearance

### Cons

- Parking below building is safety issue
- Minimal separation of prisoners / public
- Not optimum functional layout
- Renovated Spaces still functionally laid out to outdated standards
- Location requires transporting prisoners



## Option 2: New Facility

- One Building
- Square Footage: 303,306
- Parking Deck: 962 Vehicles

Facility: \$73,040,945

Parking Deck: \$14,430,000

**Total: \$87,470,945**

Cost / SF:

Judicial: \$271

Administrative: \$190

Total: \$288\*

\*Includes parking deck

NOTE: Cost does not include demolition of existing Government Center at \$3,200,000

Government Center  
New Facility Cost Opinion  
7-Mar-17



### Architectural Cost Opinion

Space	Total SF	Cost / SF New	Sub-Total
Jury Management	5,900	\$195.00	\$1,150,500.00
Law Library	5,000	\$235.00	\$1,175,000.00
Adult Probation	1,200	\$245.00	\$294,000.00
Solicitor General	6,700	\$195.00	\$1,306,500.00
Superior Court	37,700	\$370.00	\$13,949,000.00
State Court	12,000	\$370.00	\$4,440,000.00
Municipal Court	5,500	\$355.00	\$1,952,500.00
Municipal Court Clerk	2,200	\$195.00	\$429,000.00
Marshal's Office	9,000	\$205.00	\$1,845,000.00
Probate Court	6,200	\$315.00	\$1,953,000.00
Juvenile Court	19,800	\$315.00	\$6,237,000.00
Metro Narcotics Task Force	4,500	\$205.00	\$922,500.00
Sheriff's Department	19,000	\$205.00	\$3,895,000.00
District Attorney	19,700	\$195.00	\$3,841,500.00
Clerk of Courts	19,400	\$195.00	\$3,783,000.00
<b>Sub-Totals</b>	<b>173,800</b>	<b>\$271.42</b>	<b>\$47,173,500.00</b>
Administrative Offices	46,437	\$190.00	\$8,823,030.00
Core (Public)	58,301	\$235.00	\$13,700,735.00
Core (Support)	24,768	\$135.00	\$3,343,680.00
Parking Deck: 962 Spaces	962	\$15,000.00	\$14,430,000.00
Total Construction Cost	303,306	\$288.39	\$87,470,945.00

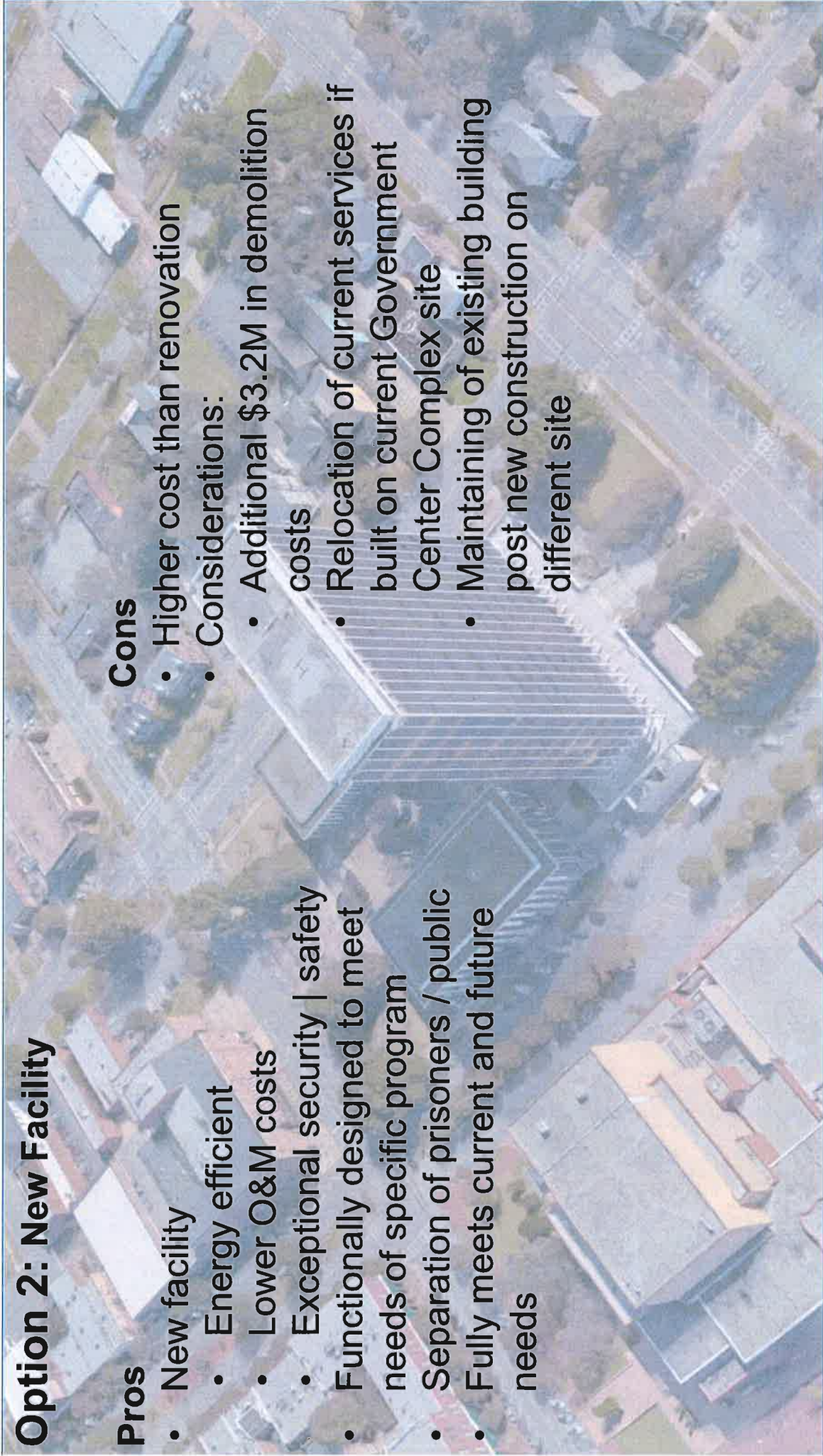
## Option 2: New Facility

### Pros

- New facility
- Energy efficient
- Lower O&M costs
- Exceptional security | safety
- Functionally designed to meet needs of specific program
- Separation of prisoners / public
- Fully meets current and future needs

### Cons

- Higher cost than renovation
- Considerations:
  - Additional \$3.2M in demolition costs
  - Relocation of current services if built on current Government Center Complex site
  - Maintaining of existing building post new construction on different site



# Option 3: New Facilities

- Two Facilities
- Judicial Square Footage: 238,106
- Administrative Square Footage: 65,200
- Total Square Footage: 303,306
- Parking Deck: 776 Vehicles
- Surface Parking: 186 Vehicles

## Building 1:

Judicial Facility: \$67,872,068  
Parking Deck (776 Spaces): \$11,640,000  
 Judicial Total: \$79,512,068 (\$334/SF)

## Building 2:

Administrative Facility: \$14,141,782  
Parking Deck | Surface: \$ 344,100  
 Administrative Total: \$14,485,882 (\$222/SF)

**Total: \$95,615,788 (\$310/SF)**

NOTE: Cost does not include demolition of existing Government Center at \$3,200,000



### Architectural Cost Opinion Building 1: Judicial Facility

Space	Total SF	Cost / SF New	Sub-Total
Jury Management	5,900	\$219.00	\$1,292,100.00
Law Library	5,000	\$264.00	\$1,320,000.00
Adult Probation	1,200	\$276.00	\$331,200.00
Solicitor General	6,700	\$219.00	\$1,467,300.00
Superior Court	37,700	\$416.00	\$15,683,200.00
State Court	12,000	\$416.00	\$4,992,000.00
Municipal Court	5,500	\$399.00	\$2,194,500.00
Municipal Court Clerk	2,200	\$219.00	\$481,800.00
Marshal's Office	9,000	\$231.00	\$2,079,000.00
Probate Court	6,200	\$354.00	\$2,194,800.00
Juvenile Court	19,800	\$354.00	\$7,009,200.00
Metro Narcotics Task Force	4,500	\$231.00	\$1,039,500.00
Sheriff's Department	19,000	\$231.00	\$4,389,000.00
District Attorney	19,700	\$219.00	\$4,314,300.00
Clerk of Courts	19,400	\$219.00	\$4,248,600.00
<b>Sub-Totals</b>	<b>173,800</b>	<b>\$305.16</b>	<b>\$53,036,500.00</b>
Core (Public)	45,189	\$264.00	\$11,929,832.00
Core (Support)	19,118	\$152.00	\$2,906,956.00
Parking Deck: 776 Spaces	776	\$15,000.00	\$11,640,000.00
Total Construction Cost	238,106	\$333.94	\$79,512,068.00

### Architectural Cost Opinion Building 2: Administrative Facility

Administrative Offices	46,437	\$214.00	\$9,937,518.00
Core (Public)	12,074	\$264.00	\$3,187,986.00
Core (Support)	6,689	\$152.00	\$1,016,728.00
Surface Parking: 186 Spaces	186	\$1,850.00	\$344,100.00
Total Construction Cost	65,200	\$222.18	\$14,485,882.00

Architectural Cost Opinion Two Facility Total			
Judicial Building	238,106	\$307.10	\$79,512,068.00
Administrative Building	65,200	\$222.18	\$14,485,882.00
Total Construction Cost	303,306	\$309.91	\$93,997,950.00



## Option 3: New Facilities

### Pros

- Two (2) facilities:
  - Separation of Judicial and Non-Judicial services
  - Locate facilities where appropriate for specific services
- New facilities
  - Energy efficient
  - Lower O&M costs
  - Exceptional security | safety
- Functionally designed to meet needs of specific program
- Separation of prisoners / public
- Fully meets current and future needs

### Cons

- Highest cost
- Considerations:
  - Additional \$3.2M in demolition costs
  - Relocation of current services if built on current Government Center Complex site
  - Maintaining of existing building post new construction on different sites

**QUESTIONS.**



**Columbus, GA**  
That progress has preserved.<sup>SM</sup>

**Columbus**  
Consolidated Government



## **Appendix D.10**



# PLAN OF THE CITY OF COLUMBUS, GEORGIA 1828

## NOTES.

There are 614 half acre Building Lots

The blocks reserved are noted in the Plan

The blocks numbered A B C D were reserved for the

erection of Hall's for Public Purposes

Broad Street is 168 feet wide and all the Streets parallel

to it are 120 feet wide excepting Short Street which is 3

feet wide - The Cross Streets (Running East and West) are

100 feet wide each, except Church and Chapel St. which

are 66 feet wide.

From the South side of Compton to the North side of

Washington Streets the distance is one mile and a half

seven Chans and two links from the River at the Head

of Navigation to the East side of Market Street is three

quarters of a mile being seventy three yards or fifty

six chans and sixty eight links.

The River at the Old Ferry is one hundred yards more

of the falls opposite Randolph Street, it is three chans

or 254 links wide.

Each Lot is two chans and twenty four links or 1

foot 10 inches square.

The Blocks are eight chans ninety six links in length

and four chans and forty eight links wide.

There are twenty eight lots placed where the Streets run

along North and South with George and Compton Streets

and where they running East and West intersect Market

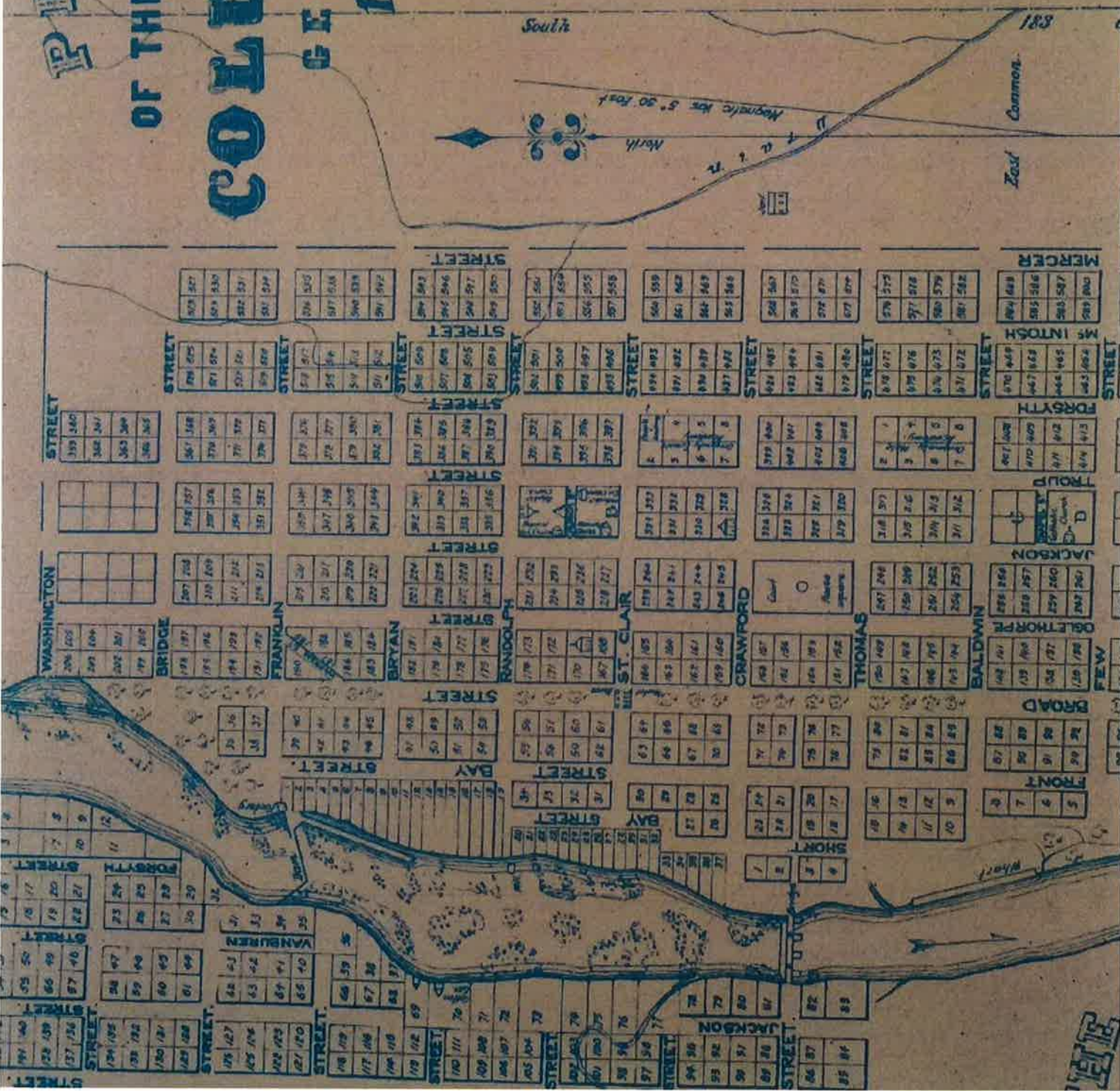
Street and Bay Streets.

There are four light Wood posts planted on the corner

of each lot and black fence three or four feet.

On the side of the posts in each block corners will be

found plainly marked the number of all Lots in it.



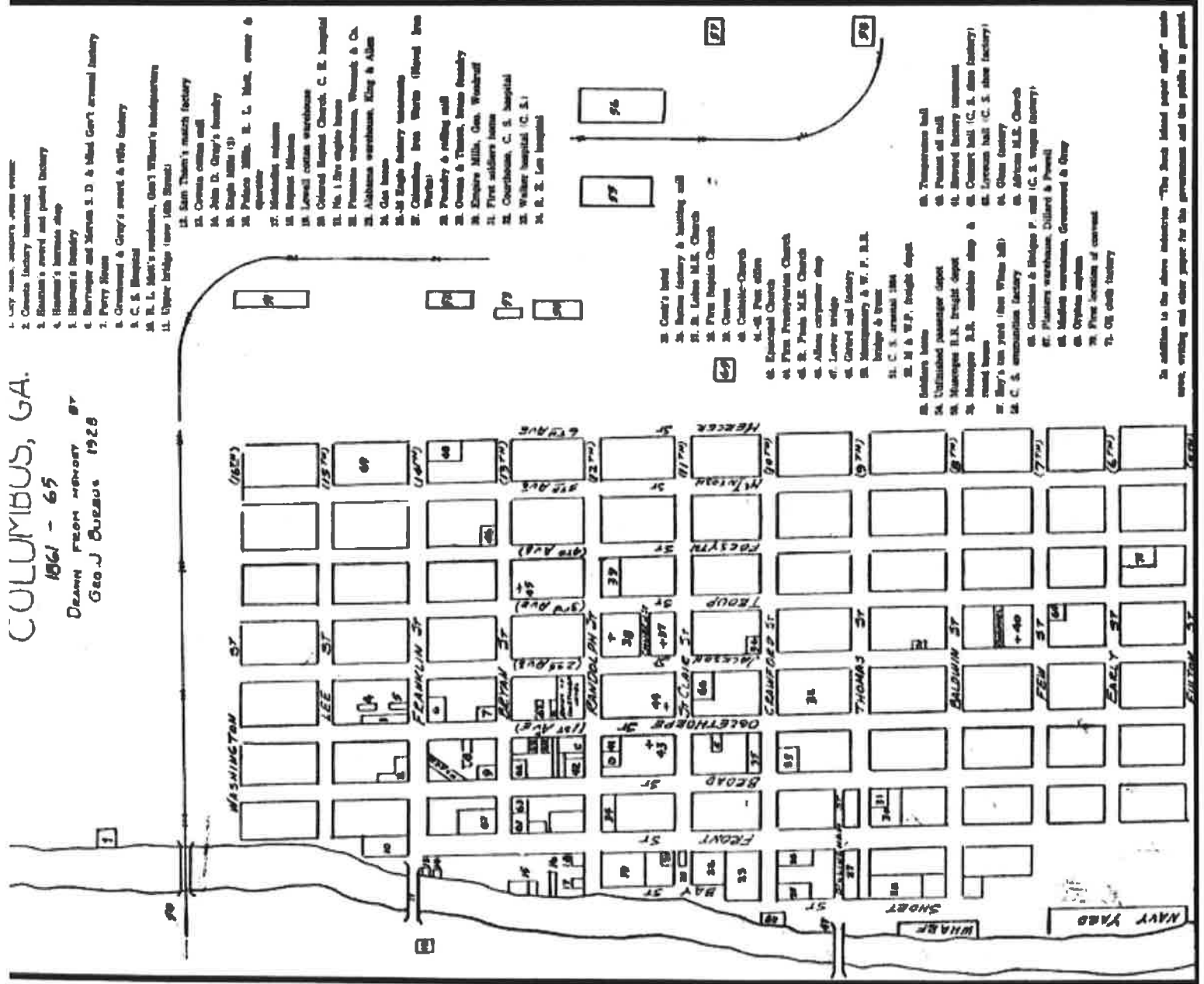
South  
North  
Magnetic var 5° 30' East  
183  
Common.  
East

WATER

# COLUMBUS, GA.

1861 - 65

DRAWN FROM MEMORY BY  
Geo. J. Guesis 1928



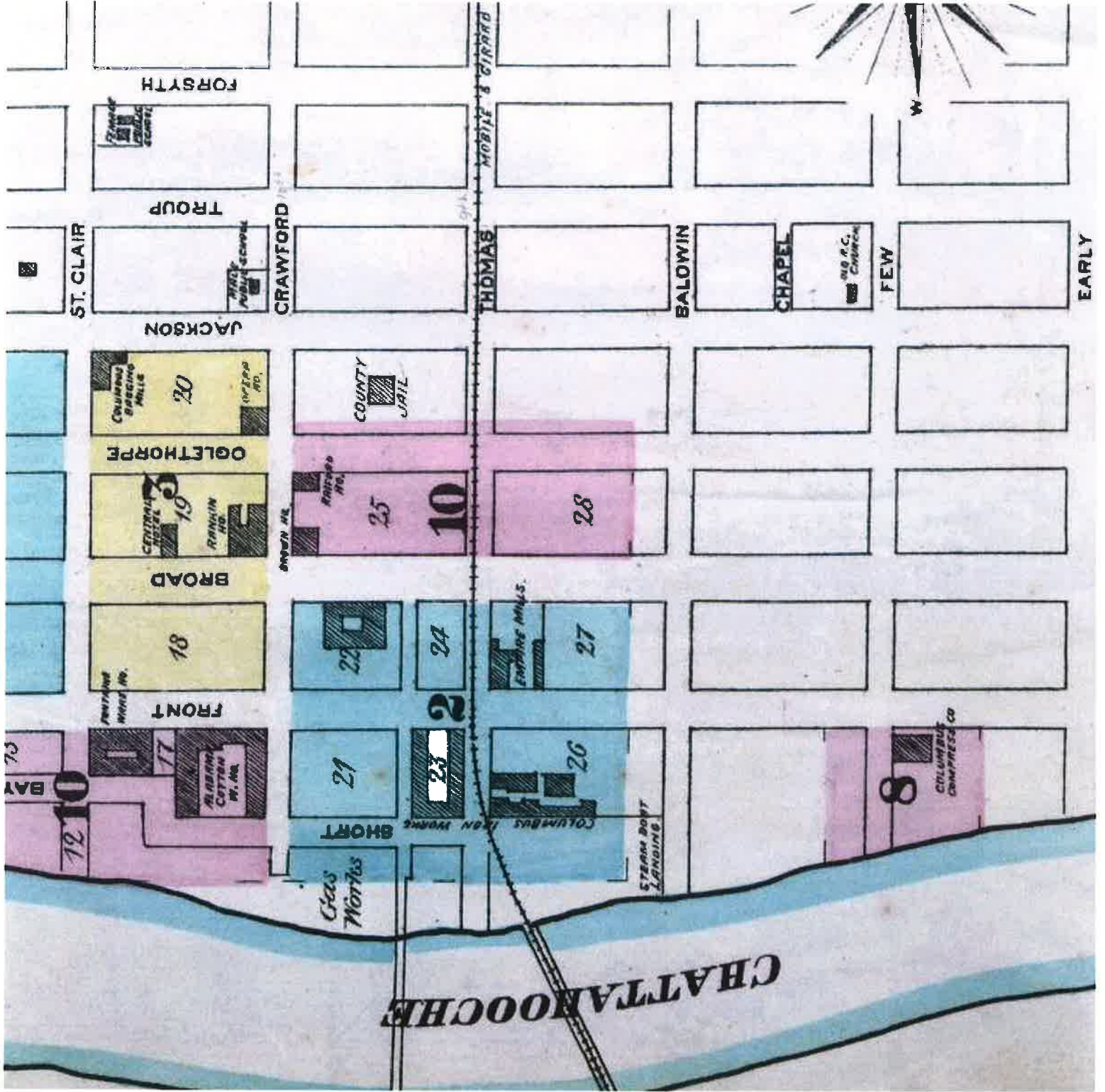
1. City Hall, Mayor's office
2. Cotton factory
3. Station's wood and paint factory
4. Hunter's harness shop
5. Hunter's laundry
6. Barringer and Stevens S. D. & Miss Gov't apparel factory
7. Perry House
8. Greenwell & Gray's sweet & rife factory
9. C. S. Bishops
10. B. L. Mott's residence, Gen'l Whitson's headquarters
11. Upper bridge (over 14th Street)
12. Sam Thom's match factory
13. Owens cotton mill
14. John D. Gray's laundry
15. Eagle Mill (S)
16. Police Bldg. E. L. Mott, owner & operator
17. Methodist school
18. Baptist Mission
19. Lowell cotton warehouse
20. Colored Baptist Church, C. E. Hospital
21. No. 1 Dry eight house
22. Preston warehouse, Whomack & Co.
23. Abkhaz warehouse, King & Allen
24. Gas house
25. Eagle factory warehouse
26. Columbus Iron Works (Hood Iron Works)
27. Foundry & rolling mill
28. Owens & Thoms, Iron foundry
29. Empire Mills, Gen. Washburn
30. First soldiers home
31. Courtroom, C. S. Hospital
32. Walker hospital (C. S.)
33. B. E. Lee hospital

34. Gun's hotel
35. Burns factory & building mill
36. B. L. Mott's Church
37. First Baptist Church
38. Church
39. Catholic Church
- 40-41. Post office
42. First Presbyterian Church
43. First M.E. Church
44. Allen carpenter shop
45. Lower bridge
46. Carpet mill factory
47. Montgomery & W. F. B.L. bridge & tract
48. C. S. arena 186
49. M. A. W.P. freight depot
50. Soldiers home
51. Utilized passenger depot
52. Manogue B.K. freight depot
53. Manogue B.K. warehouse shop & round house
54. Ray's tin yard (on White Mt)
55. C. S. ammunition factory
56. Quantico & Shipley P. mill (C. S. wagon factory)
57. Plaster warehouse, Dillard & Powell
58. Middle warehouse, Greenwell & Gray
59. Ophelia asylum
60. First location of convent
61. Old oak factory

62. Temperance hall
63. Post of mill
64. Brevard factory warehouse
65. Carter mill (C. S. shoe factory)
66. Lorenson mill (C. S. shoe factory)
67. Other factory
68. African M.E. Church
69. Quantico & Shipley P. mill (C. S. wagon factory)
70. Plaster warehouse, Dillard & Powell
71. Middle warehouse, Greenwell & Gray
72. Ophelia asylum
73. First location of convent
74. Old oak factory

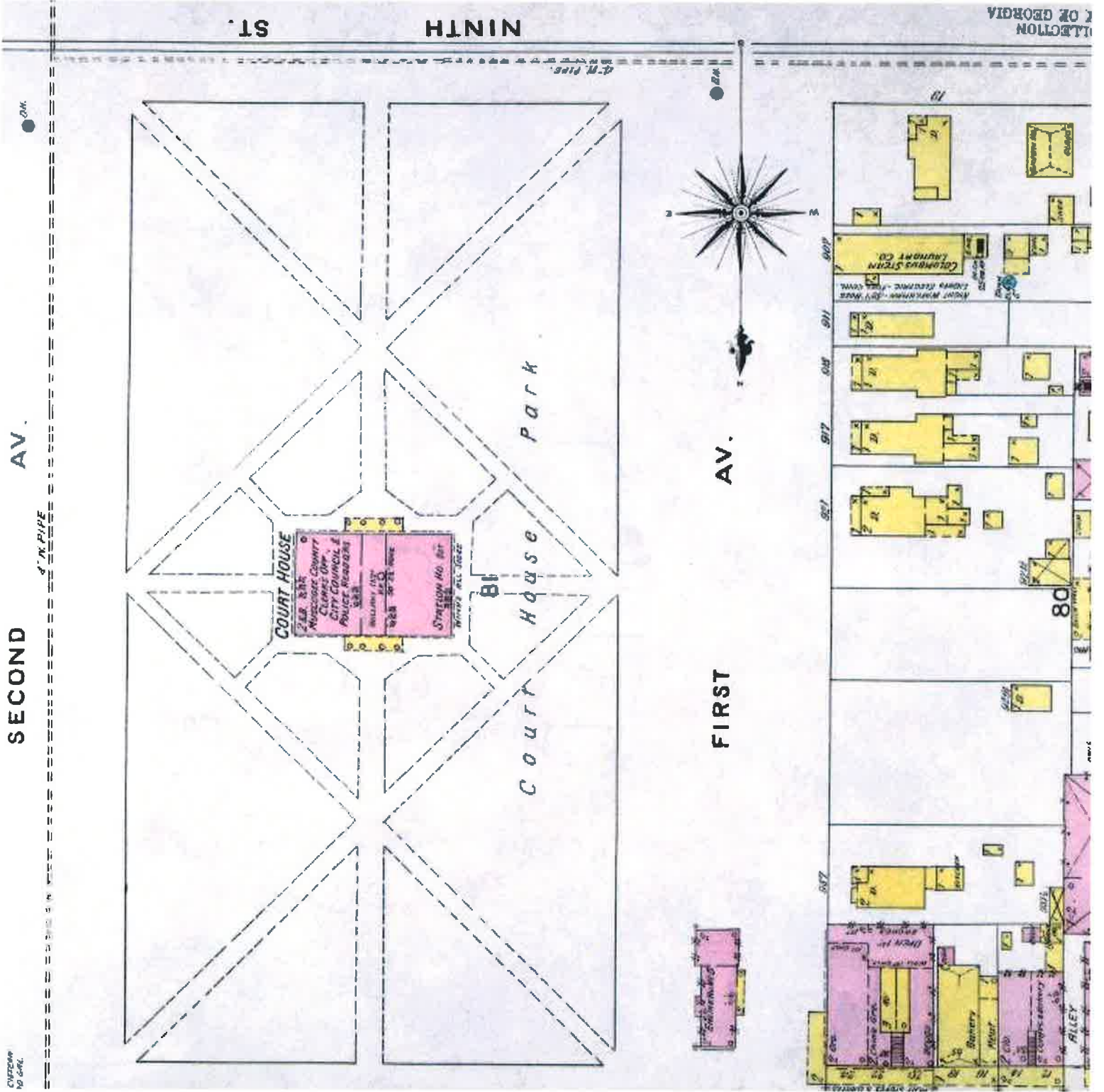
In addition to the above industries "The Sheet Metal Paper Mill" made wire, wiring and other paper for the government and the public in general.

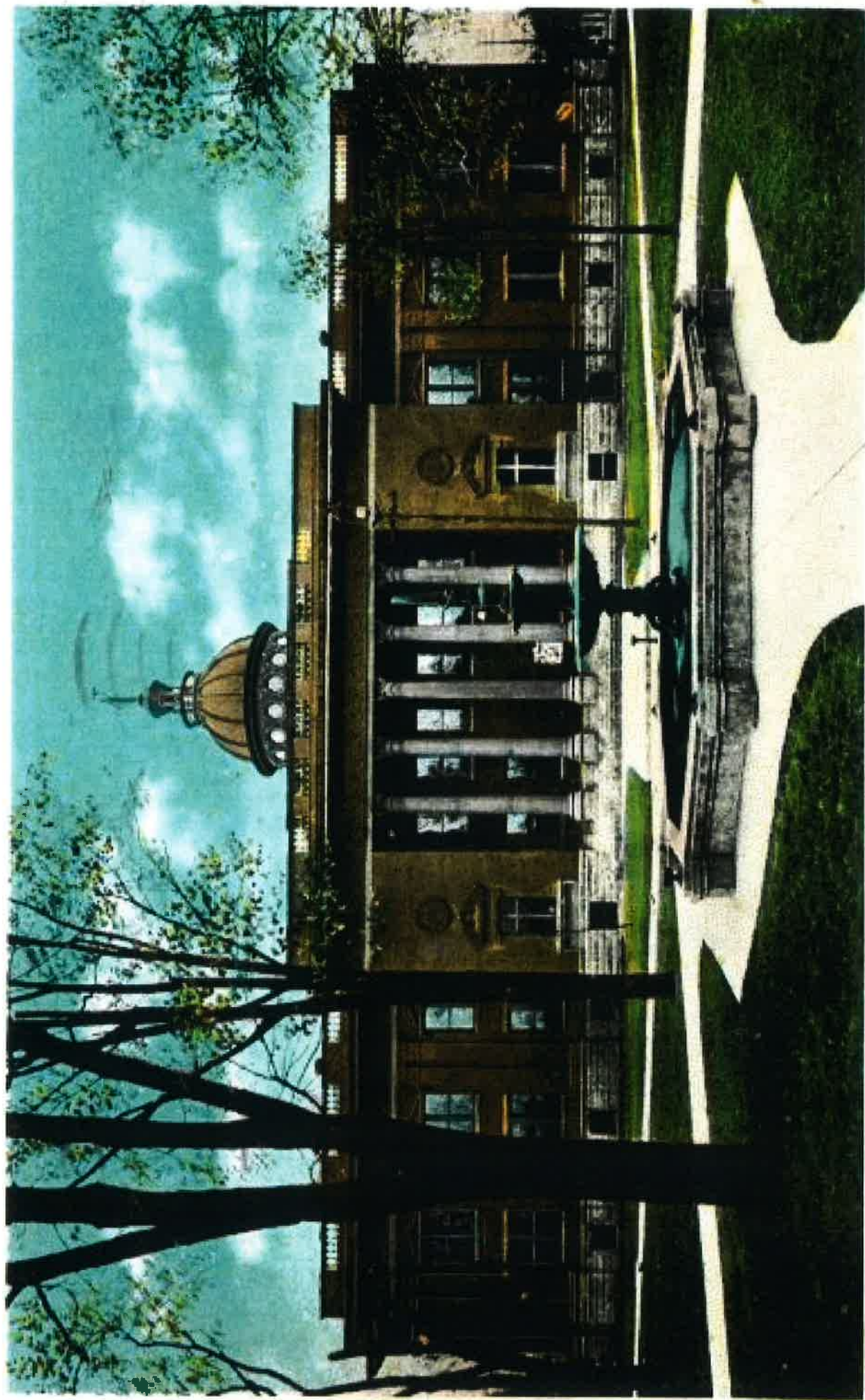
1885 Sanborn Map





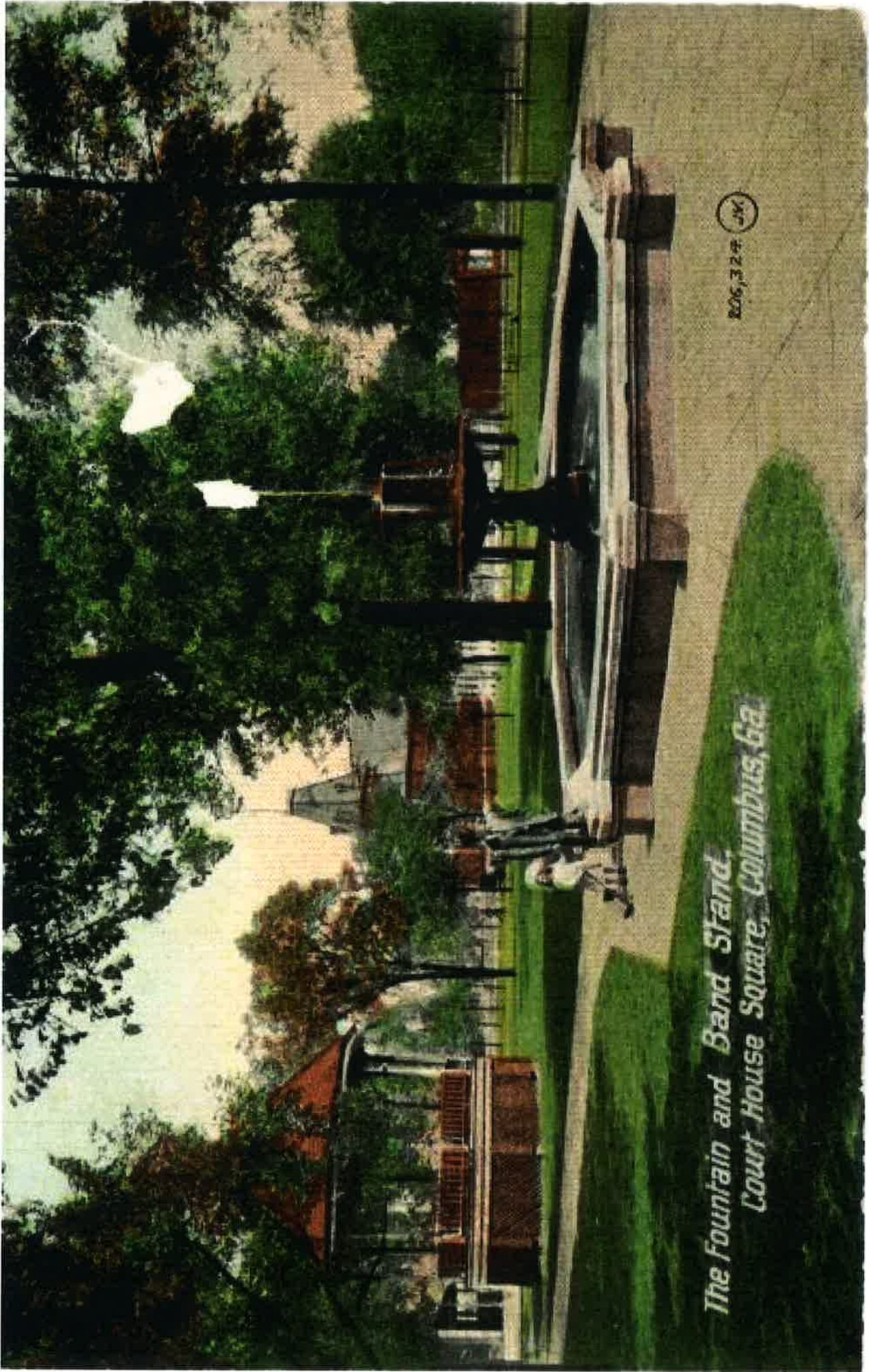
1895 Sanborn Map





COURT HOUSE, FOUNTAIN AND SQUARE, COLUMBUS, GA.

A-5396

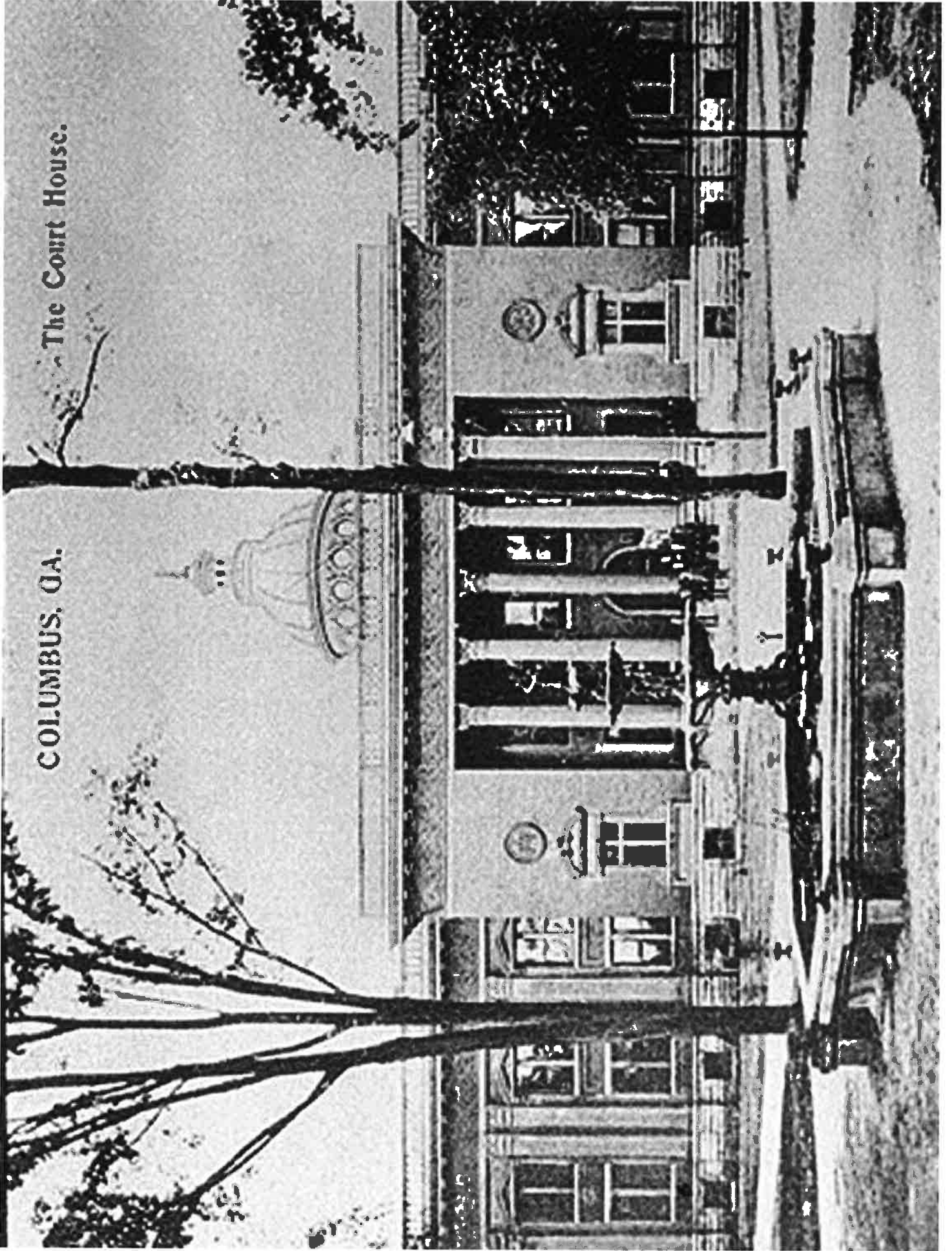


*The Fountain and Band Stand,  
Court House Square, Columbus, Ga.*

2016, 3 24 JMK

COLUMBUS, GA.

The Court House.





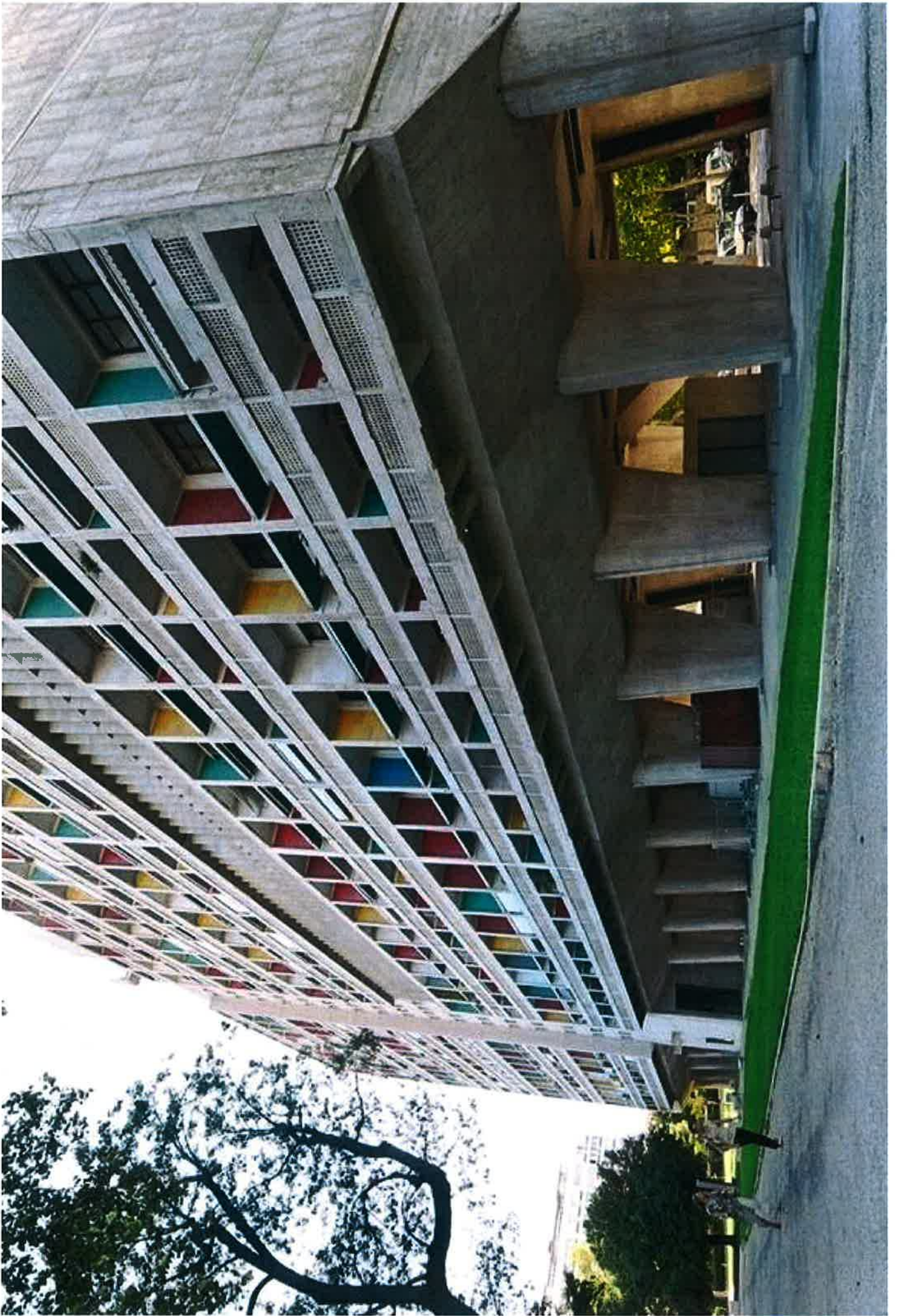
SAVE ME A PLACE • snqunjo  
Historic Columbus



1966-2016  
FIFTIETH ANNIVERSARY

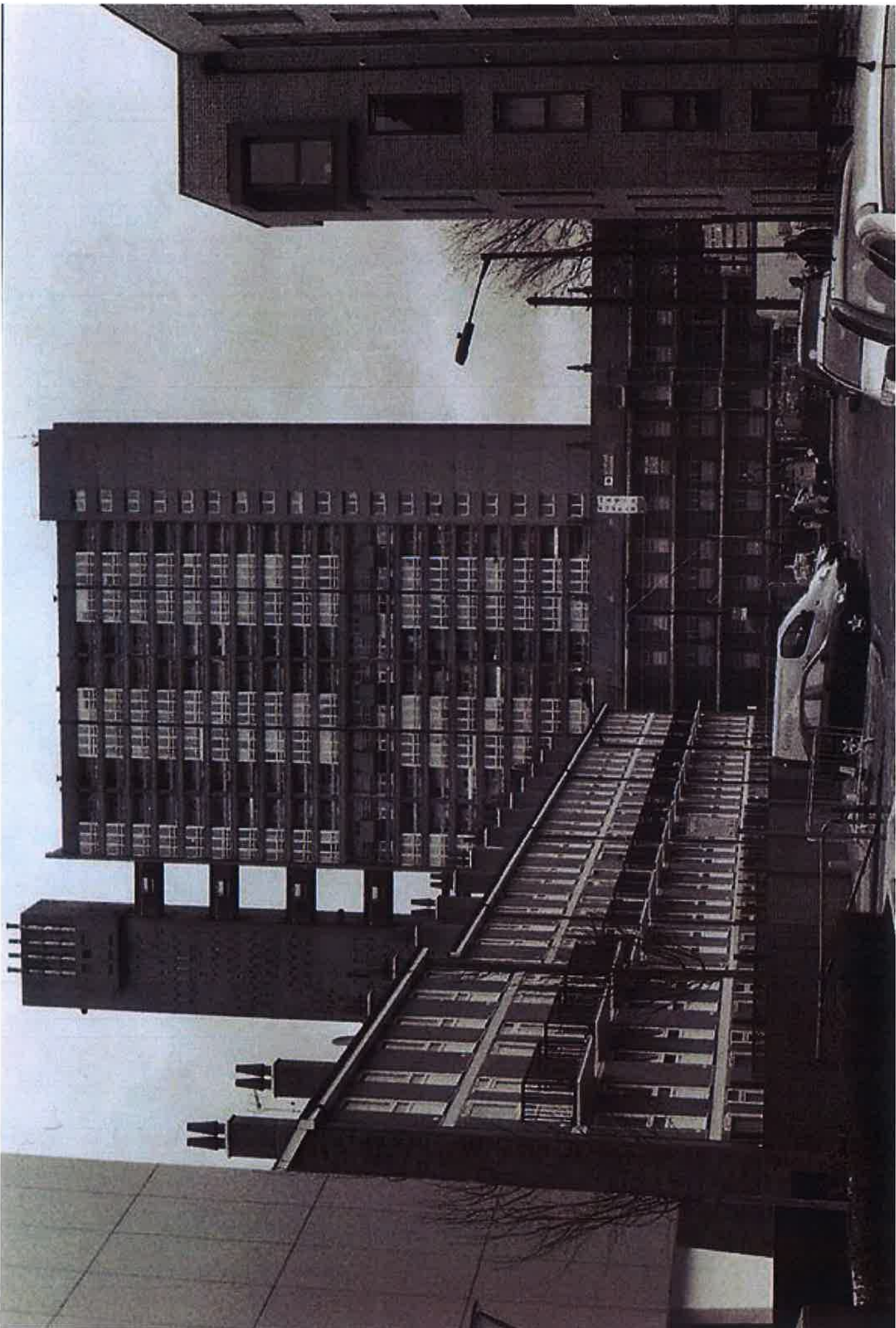


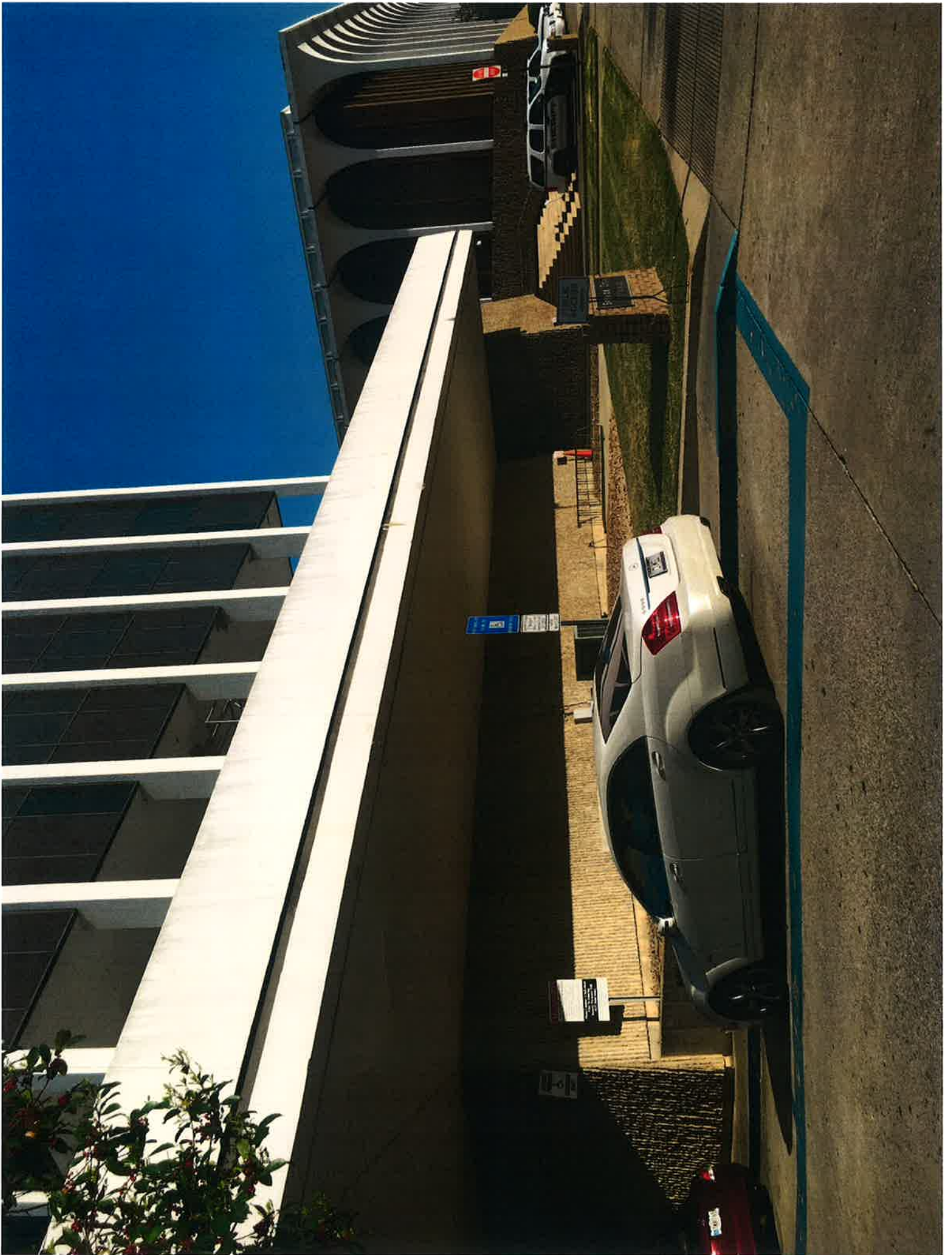
HISTORIC COLUMBUS

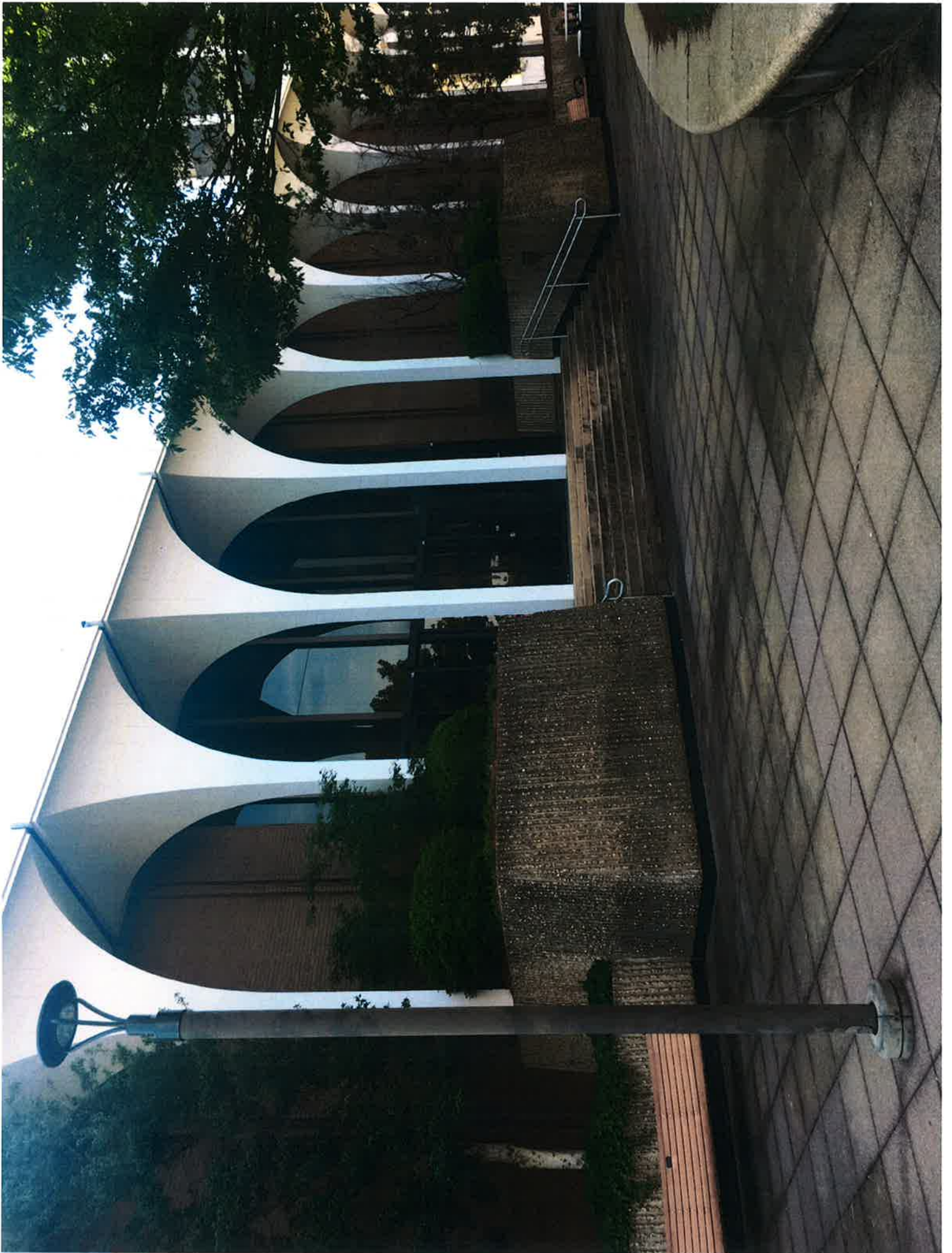




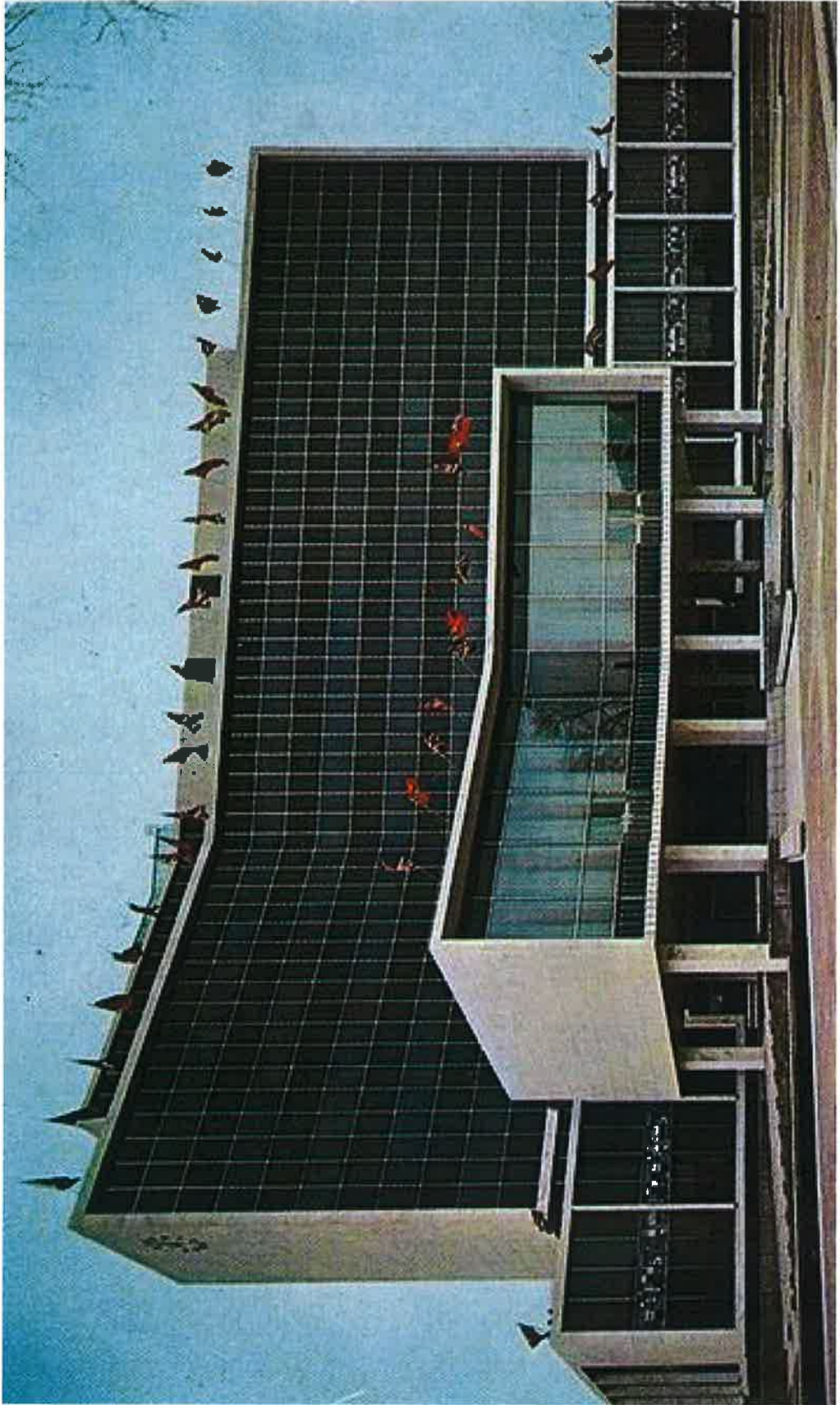




















50 years ago - incarnate in Janice Biggers and Clason Kyle, who we are so blessed to still have with us, goading us, challenging us, evolving with us - remains I think the best hope for our town. When we fight to save a special place, whether it is a building

or a park or a neighborhood, if our purpose remains to create beauty, facilitate truth, and preserve the spirit of this place, and we can do it collectively, then we have a better chance of winning, and our efforts will never be in vain.

## ORIGINAL CITY



### FONTAINE-PENNELL HOUSE

(Left) The Fontaine-Pennell House was on the northwest corner of Broadway and Seventh Street, 703 Broadway. Built in 1879, it was one of the first homes to have indoor plumbing and bathrooms. The structure was torn down in the 1960s to become home to the Fountain Court Apartments and is now the site of Heritage Park, an outdoor museum celebrating Columbus' industrial heritage.

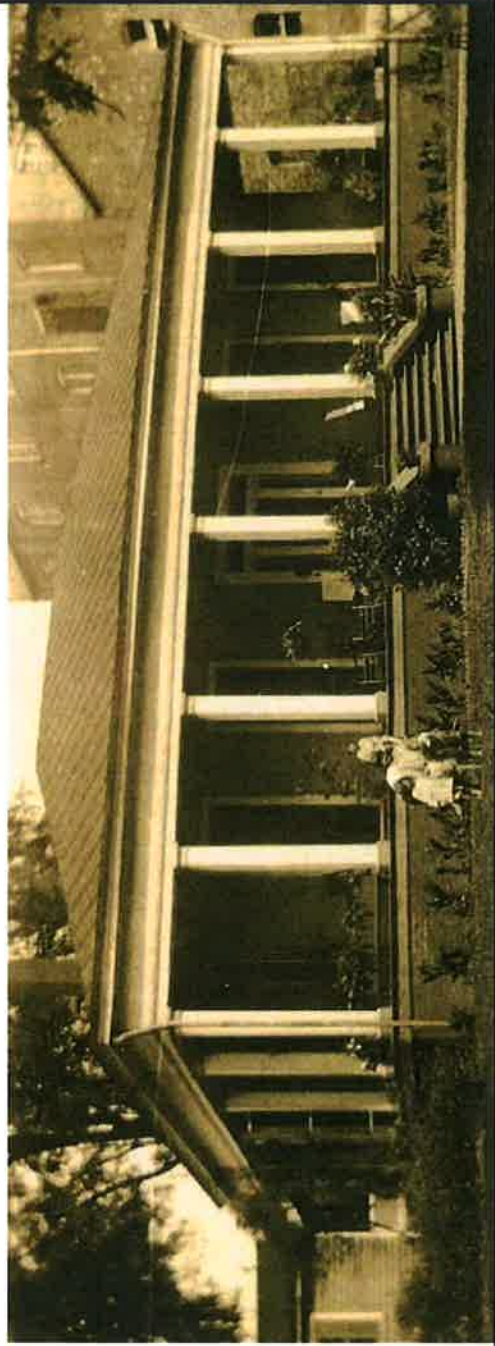


### THE GREY GHOST

(Left) Located at 644 Broadway, this home was vacated, looted, vandalized, and lastly, burned in 1974. It was one of a few local examples of high style Victorian featuring asymmetrical massing, domed turret, Mansard roof tower, and spindle-work.

### GARRARD-TUGGLE-AVERETT HOUSE

(Below) In 1847, William Waters Garrard constructed this single-story Greek Revival home located at 831 Broadway. It was later acquired by Thomas Tuggle and the family would own the property until 1903. Eli Monroe Averett bought the property in 1904. E. M. Averett's son, Charles C. Averett owned the home from 1921 until 1953 when the structure was demolished. The lot is currently used as a parking lot for the Columbus Marriott hotel, which occupies the old Empire Mill structure.





## UPTOWN

### TEMPLE B'NAI ISRAEL

Above: Located at 314 Tenth Street on the southwest corner of Fourth Avenue was this handsome brick building known as Temple Israel. Although the image is from 1912, the Temple

was dedicated in 1889 and remained in use until 1958. The Temple was then demolished and the congregation moved to a new location, 1611 Wedgwood Avenue.

THIS PLACE MATTERS 34

## 902 BROADWAY

(Left) Sitting just east of the Pease House, this structure was built about 1840. The property was located in a transitional location of Broadway with industrial uses across the street and general commercial growing to its north. It featured Greek Revival details with Doric columns and entablature. While the actual date of demolition is not known, it most likely was razed about the same time as its next door neighbor.



## THE PEASE HOUSE

(Below) The home at 906 Broadway was constructed about 1838 with an addition in the mid-1840s. It was bought in 1867 by John W. Pease and remained in the Pease family until the early 1930s. The raised

cottage with double curved iron stairs and beautiful ironwork balconies was turned into apartments and then demolished in 1942. The property then became the site of a skating rink and now to the RiverCenter.





### LADIES SEMINARY/ COLUMBUS SEMINARY

(Above) Formerly known as the William Beach House, this Greek Revival brick home was located at 416 12th Street. Like Lorena Hall, the property envisioned in 1912 to become a girls' school. The building was demolished in the 1930s/1940s to make way for a newer commercial building that still stands on the corner of Twelfth Street and Fifth Avenue.

### ST. PAUL METHODIST CHURCH

(Left) The congregation of St. Paul constructed this church building in 1902, replacing an earlier one that burned in 1901. It was located on the southeast corner of Third Avenue and 13th Street. The congregation remained there until they moved to Wildwood Avenue in 1952. This structure was demolished in 1959 for the 585 Cafeteria building.



### LORENA HALL

(Above) Lorena Hall, 1133 Second Avenue, operated as a private girls' school from 1912 until it became apartments in 1928. The site is now part of the First Presbyterian Church property.

### FONTAINE HOUSE

(Left) This distinguished property was built in 1836 by Columbus' first Mayor, John Fontaine. Mayor Fontaine was one of the city's earliest settlers and one of its wealthiest. The home was located on the southwest corner of Front Avenue and 12th Street, across from what would become the W.C. Bradley Co. The home was demolished in the early 1960s.





#### 5<sup>TH</sup> STREET AND 12<sup>TH</sup> AVENUE

(Above) This 1908 view shows the home of Thomas E. Blanchard at 1200 Fifth Avenue, northeast corner with 12th Street. It was across the street from the Ladies Seminary. In the distance are the tower of the 1881 railroad depot and the roof of the Union Depot, which still stands.

#### WAVERLY HOTEL

(Below) The Waverly Hotel opened in 1914 and was located on the northwest corner of 13th Street and First Avenue. Success with Mission details, the hotel operated until 1985 when it was demolished to become the headquarters for Carmike Cinemas.



*Post Office  
Columbus, Georgia  
1896*

#### UNITED STATES POST OFFICE SOUTHEAST CORNER OF 1<sup>ST</sup> AVENUE AND 12<sup>TH</sup> STREET

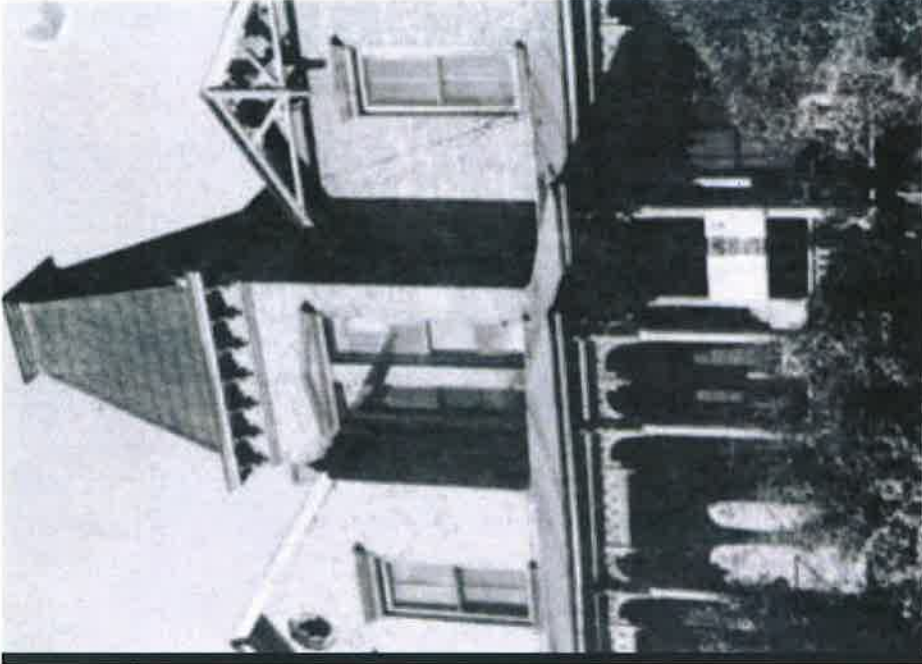
(Above) The second Post Office for Columbus, Georgia was constructed in 1895 across the street on First Avenue from its predecessor. This three-story building with rounded arches was one of the earlier mini high rises in Columbus. The site

adjacent to Trinity Episcopal Church, was also the location of the house of Dr. Edwin L. DeGraffenried, one of the original planners for the town. The building was later replaced by a new Post Office and Federal Building in 1935 and then demolished in 1950.

## HIGH UPTOWN

### VICTORIAN VILLA

(Left) This c. 1850 home is representative of the large homes that once lined Fourth Avenue (now Veterans Parkway). It was located at 1445 Fourth Avenue, the southwest corner of Veterans and 15th Street. The home was demolished in the 1970s to make way for commercial ventures that were becoming more and more prevalent on the major road.



### RACINE HOTEL

(Below) Formerly called The Perry House, this impressive structure was built as a hotel in the mid to late 1800s. This 1907 view shows the hotel at the northeast corner of First Avenue and 13th Street. Owner Ed Racine later changed the name. It was demolished in 1944, and would then become the site of the First National Bank (Wells Fargo).





### CARNEGIE LIBRARY

Above: The Carnegie Library, built in 1907, was an excellent example of Neo-Classical Revival architecture. After several decades of being housed in temporary locations, the Columbus Public Library found a permanent home in "Malt's Green" through a generous donation of \$30,000 from the

Carnegie Foundation. It was an early example of a public-private partnership; the city was to provide \$3,500 annually for its upkeep. The Carnegie Library operated until Muscogee Manufacturing built Mill No. 7 in 1950 and totally surrounded the library.



### A.C. CHANCELLOR HOUSE

(Left) The Colonial Revival home was built in 1907 for A.C. Chancellor, founder of the local clothing store. It was located at 1401 Third Avenue on the northeast corner with 14th Street, diagonally across from the Blackman-Ellis house. By 1918, it was the house of Mr. and Mrs. James A. Lewis and remained in that family until after 1946, it was later demolished. The Hawes House was moved into the vacant lot from a block down on Third Avenue in the 1990s to save it from demolition.



### DRAGON HOUSE

(Above and right) This unique home was located on the southwest corner of Second Avenue and 14th Street. It was built in the 1880s and was known as The Dragon House for its spire-topped design that resembled a dragon. It was demolished in the 1930s and is now a commercial property. Artwork by Dick Spazmiller.



## AROUND TOWN

### REDD HOUSE

(Left) South of Rosemont was the seventeen-acre estate of a wealthy planter, Albert Gresham Redd. He built the English Gothic Revival home in 1859. There were originally seventeen rooms in the home, in addition to a bathroom. It was one of the most unique homes in Columbus for its architecture and great beauty. In 1925, four rooms were sliced off and made into a separate house with a garden. The Redd House was demolished in 1955 to become a parking lot.



### THE ROY E. MARTIN HOUSE

(Below) This Victorian brick home was built in 1889. It sat in Rose Hill at 621 20th Street on the northeast corner with Hamilton Road. In 1910 Hattie Lou Miller married Roy E. Martin Sr., founder

of the Martin Theater chain, and they lived in the home for several years. The house was demolished in the 1940s. To the right of the house was the home known as Rosemont.



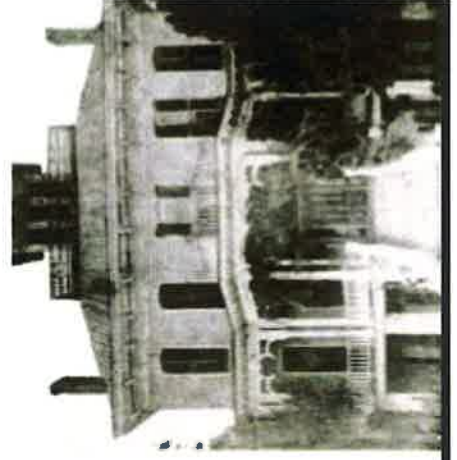
### GUNBY-LESTER HOUSE

(Above) Built in 1845 by Robert Mills Gunby, a prosperous businessman in Columbus, the Gunby-Lester House was one of the last standing antebellum country estates in the suburb of Bealwood. Mrs. Gunby (Jane Louisa Beall) was one

of three sisters for whom the surrounding area was named. The Greek Revival home stood until the late 20th century when it was demolished. It is now the site of Golden Corral on the corner of Manchester Expressway and Hamilton Road.

### BEALWOOD

(Right) To the north of the Gunby-Lester House stood Bealwood, built by William H. Young and his wife Ellen Augusta Beal in the late 1850s. William H. Young, like his brother-in-law, was a prominent businessman having owned Fagin Manufacturing, Howard Manufacturing, and served as president of the Eagle and Phoenix Mill in 1883. The three-story Italian Villa had a cupola, wrap-around porch, and extensive gardens. The home burned in 1896. There is an identical home in Eufrata, Alabama (Fendall Hall) that was built by Mr. Young's brother, Edward.



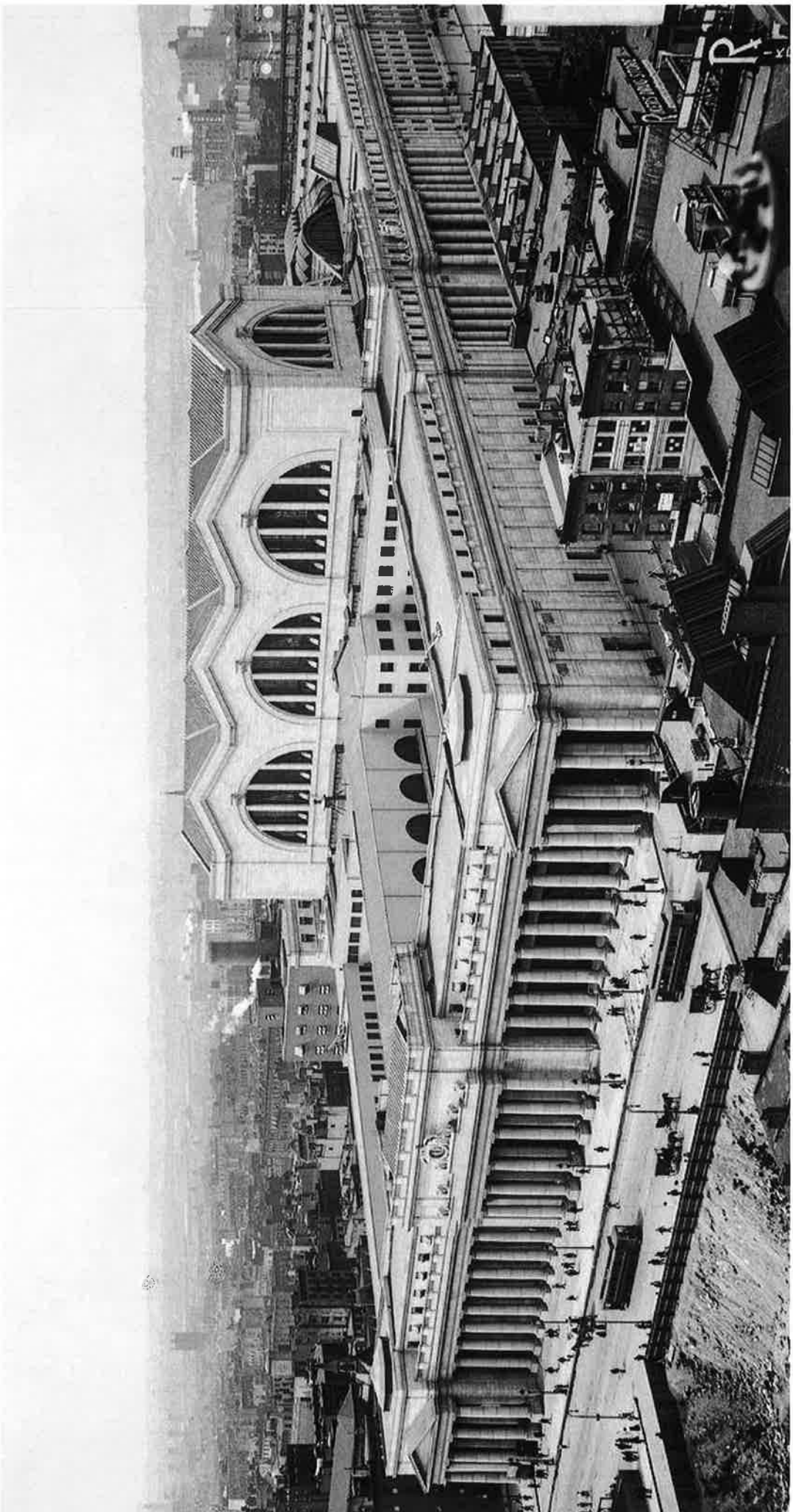
































## **Appendix D.11**



**Historic Columbus  
Position Statement for the Government Center**

*Historic Columbus holds the position that the Government Center has architectural, cultural, and economic value, and the buildings should not be demolished.*

All options should be explored to find a solution for the Government Center site - whether it's governmental in whole or in part, or entirely for an adaptive re-use. The existing buildings have the capacity to serve multiple uses, not solely governmental. If the property were sold by the City to a for-profit entity, federal rehabilitation tax credits, state rehab tax credits, and the state property tax freeze would all be available for use in the renovation of the site. Even though the Government Center has not yet hit the 50 year mark, there is a strong case for an early listing on the National Register for its architectural and cultural significance, as well as being a local iconic structure.

**Architectural Value:**

The Government Center was simply described by lead architect, Ed Neal, as "Modern." Its architectural style is now formally known as Neo-Formalism. This style contains elements of two common mid-century styles (International and Brutalism) and blends them with classical materials (columns) and forms (symmetrical).

Brutalist buildings have a look of weight and massiveness that immediately sets them apart from those of other predominantly rectangular, flat-roofed styles. Concrete is the favorite material; it is always left exposed and often rough-surfaced. This really describes the bottom of the tower and the large planters around the wings and the stairways.

The International Style is characterized by a lack of ornament. Flat roofs, smooth and uniform wall surfaces, windows that look as though they are a continuation of the surface rather than holes in the wall. Skeleton construction of steel or reinforced concrete is typical. The use of cantilevers is also popular both for carrying upper floors outside the supporting columns and for balconies and other projecting features. This element is really evident in the plaza – which was designed to be completely open with the walls of windows connecting you to the outside. This is how the plaza level should feel – very open – not being blocked by curtains on the windows.

It is also important to note that at the time, the tower was designed with the longest cantilever built in the United States.

#### **Cultural Value:**

Columbus was the last planned city of the 13 original colonies. From the earliest map of Columbus in 1828, the new city's courthouse is located on the current block. The earliest courthouse was replaced in 1838 for a Greek Revival structure. In the 1890s, it was demolished and replaced by a Neoclassical building. By the 1960s, the city had outgrown that property and was ready to plan for a much larger and more modern complex to house the new consolidated county and city government needs.

Even as the building changed over the years, there were three continuous elements – the city's original grid pattern, the public use of the block, and the incorporation of public open space.

#### **Economic Value:**

From the beginning of its planning stages, the Government Center complex was meant to represent a modern and forward thinking city. It achieved that through its architecture and its height. It has become an iconic image for Columbus and that has value.

Symbolism aside, there is practical value that can be further extracted from the site when the building's preservation and adaptive reuse becomes a focus. Positively, the site is an entire city block in the downtown core. It has sub-surface parking, commanding views of the city, and opportunities for new construction which could better engage the street and provide a transition from the mid-century to the older buildings that surround it. Such new construction would fill the short-term need during the tower renovation, accommodate future growth when needed, and provide income to the city when leased in the interim.

Should the city wish to partner with a third party developer and lease space back, the site would be open to the full raft of historic tax credits and incentives. This would allow the city to adjust its space needs under this type of occupancy as any lease renews and would limit its need for capital repairs and improvements going forward. Most importantly, the private entity would be responsible for funding such a project removing the need for a Special Local Option Sales Tax (SPLOST).

Even if the above was not compelling enough to solicit adaptive reuse planning, the saving of three million dollars associated with the demolition costs and filling space within the landfill to accommodate the materials should make a full evaluation of alternatives a high priority.

#### **The Case for Mid-Century:**

It's common to note the failings of the past. It's less easy for us to imagine how future generations might find us and our style wanting. The question is - are we on the edge of



another era of destruction of our architectural and cultural heritage, specifically of our mid-century modern buildings?

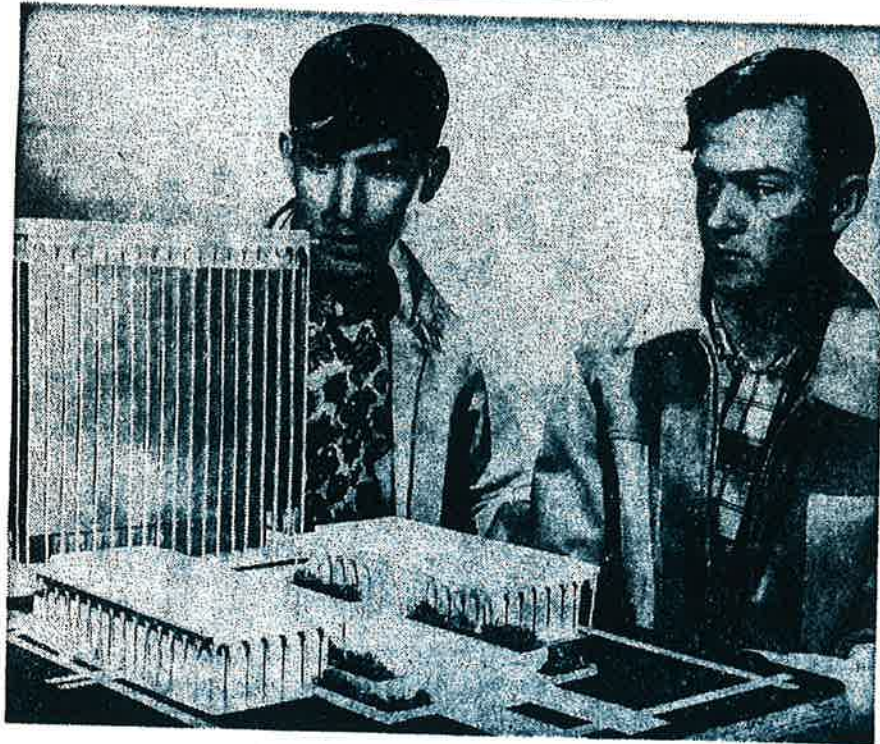
Mid-century modern architecture is now in the same danger zone chronologically that late 19th-century buildings were in during the urban renewal period of the 1960s. These buildings are old enough to be considered dated, but not old enough to be considered 'historic.' The exact same was true of all those buildings that were torn down in the 1940s, 1950s, and 1960s and are now are so lamented.

Those buildings weren't a hundred years old back then. They were considered functionally obsolete and they were in many cases in need of significant investment to upgrade. They were expensive to operate. They were no longer architecturally in fashion and there was a large supply of them, most of them "run of the mill" structures of little to no standalone significance. For every Penn Station that was demolished, there were dozens of unremembered buildings being razed.

It is easy to see how, in almost every individual case, the mid-century building in question will be considered expendable due to its lack of individual significance. And then one day we'll wake up to find they are largely gone or mauled beyond recognition.

Today, it is difficult for us to appreciate and see the significance of these structures. We're prisoners of our own age. It is important, vital, for us to be able to step outside ourselves, to see us as people 50 or 100 years from now might. What might they value in buildings? Might they not see the mid-century period as historic in its own right - just as we see Craftsman Bungalows, Colonial Revivals, or Spanish Eclectic. It seems possible.

Preservation is all about people and the places they care about. It was a handful of passionate supporters who started by saving the Springer, founding Historic Columbus, and renovating houses downtown one by one. It will also be the same for mid-century.



Staff Photo by Stan King

**HUNDLEY (L) AND MURPHY SHOW COURTHOUSE MODEL THEY BUILT**  
South Columbus Boys Club Members Took 130-150 Hours to Do Job

### Architects Praise Project

# 2 Columbus Boys Finish Scale Model of Courthouse

BY LISA BATTLE

City and county voters can get a closeup idea of their proposed \$8.5-million courthouse, thanks to two South Columbus Boys Club members.

Butch Murphy and Ronnie Hundley have just completed a 1-20-inch scale model of the dramatic concrete and glass structure which will one day soar above the Columbus skyline if the city-county bond issue passes April 19.

The model, based on actual blueprints, has drawn praise from courthouse architects who Wednesday called it "an

excellent job."

IT WILL be displayed at local banks and other places and can be viewed Sunday at 6 p.m. on WTVM-TV's "Date-line Jaycee."

Murphy, 17 and Hundley, 16, put in 130-150 hours of painstaking work on the tiny model featuring the 13-floor tower, two detached wings and plaza level. The boys managed a painted pool for the plaza but proposed fountains are left to the imagination.

Built of balsam wood, the model was cut to size with a razor-type knife and cost

some \$40 to \$50 in materials. Biggers - Scarbrough - Neal, who with E. Oren Smith are courthouse architects, commended the youths for their "interest and initiative" as well as their "excellent job."

SAID ARCHITECT Ed Neal: "We only furnished them our schematic drawings and they took it from there."

The boys will enter the courthouse model in the 1967 Chattahoochee Valley Fair as a club project, alongside a model built last year of the South Columbus Boys Club addition. The \$65,000 addition, completed this week, will be dedicated March 27.

# Zon

The Muscogee County Board of Zoning Appeals will consolidate with the zoning appeals board. The reason: so far

Three of the five members of the county board voted today to send Muscogee County Commission a request for consolidation with the city.

A motion to that effect was made by Walter C. Brannon, supported by Col. (ret.) Kyle Jr., chairman, and Mathis. Members who opposed were Gaines Thorne and Brannon.

Gunby called attention to a small number of appeals the board handles, and that the city board handles the county board appeals.

The group meets weekly. There are appeals considered, and the meeting Wednesday was the first of the month.

The board of zoning handles requests for variances, that is, for changes not allowed by the existing building codes; and for nonconforming uses, such as operating a business in an area zoned for residential purposes.

Two of the three appeals presented to the board were passed over, for technical reasons and because no one appeared for or against it.

The appeal of I. Lenora Thornton for construction of a driveway on Garrett Road because Charles I. Thornton, city attorney, questioned the group's legality was what he termed "use."

Evert said that the case in the county zoning board referred to for it has been amended by the commission so as to go before the appeals board to handle additional uses.

The board decided the case until the appeals were cleared up. The appeals board will go before the zoning board for rezoning.

A five-year permit was granted by the appeals board for kennels.



## Young Boys Held For Car Thefts

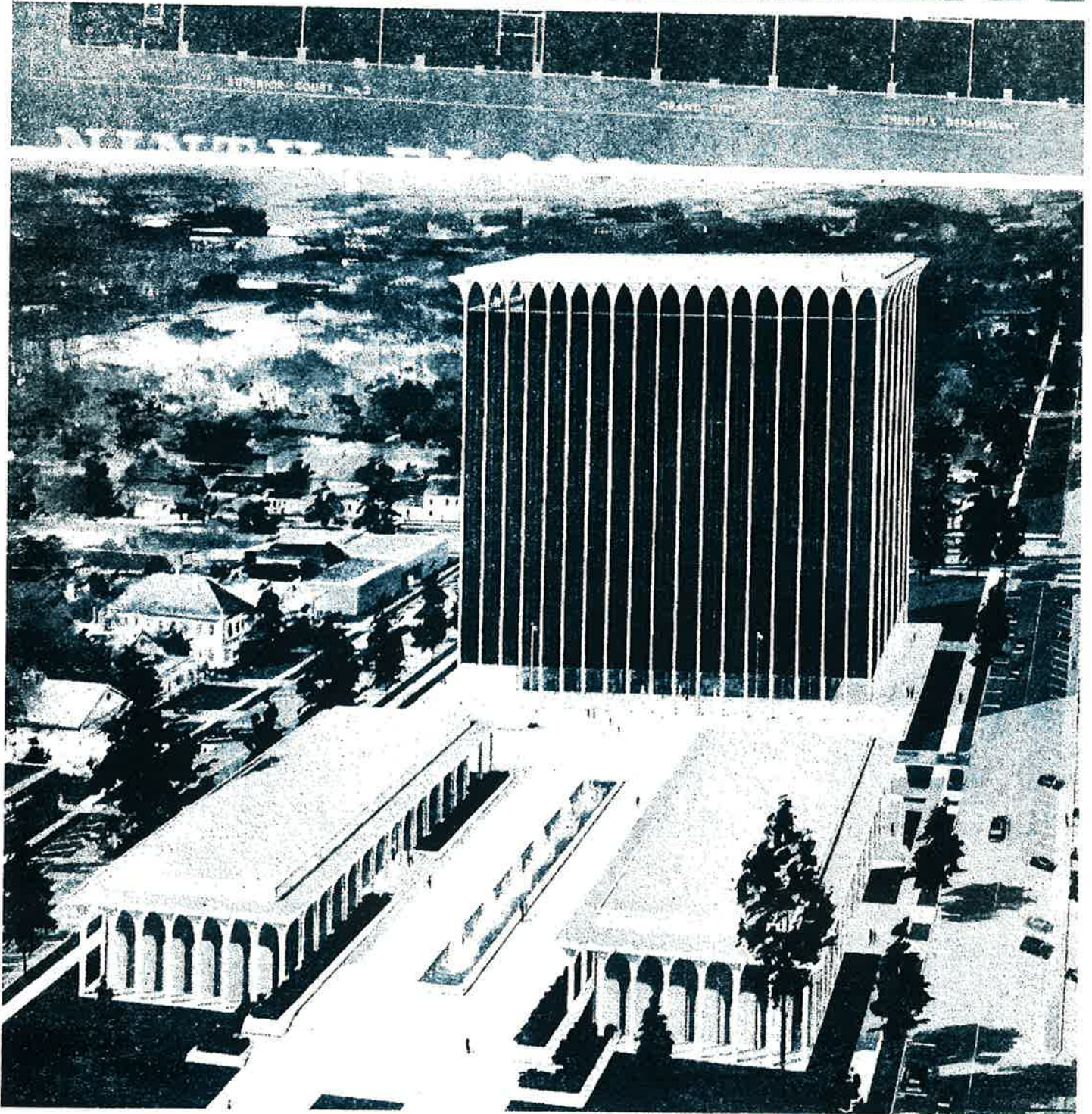
January 15, 1967

# The Sunday Ledger-Enquirer

*Congratulations, Ed  
Mrs. S.*

Twenty-Four

# MAGAZINI





## Position Statement for the Government Center

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### Cultural Value

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The Northwestern National Life Building  
Minneapolis, MN



### **Economic Value**

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c. 1949 The Glass House, Philip Johnson, architect

Below is a link to a survey the Mayor has asked us to share. Please click on it and complete a questionnaire about this issue by clicking on the link below. Also, please forward this link to any friends and/or family members that may be interested. The more input they have the better. This will certainly be an interesting discussion for our community.

[SURVEY](#)

[Full HCF Statement](#)

# JOIN RENEW DONATE

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COLUMBUS, GA 31906

Historic Columbus, P.O. Box 5312, 1440 2nd Avenue, Columbus, GA 31906

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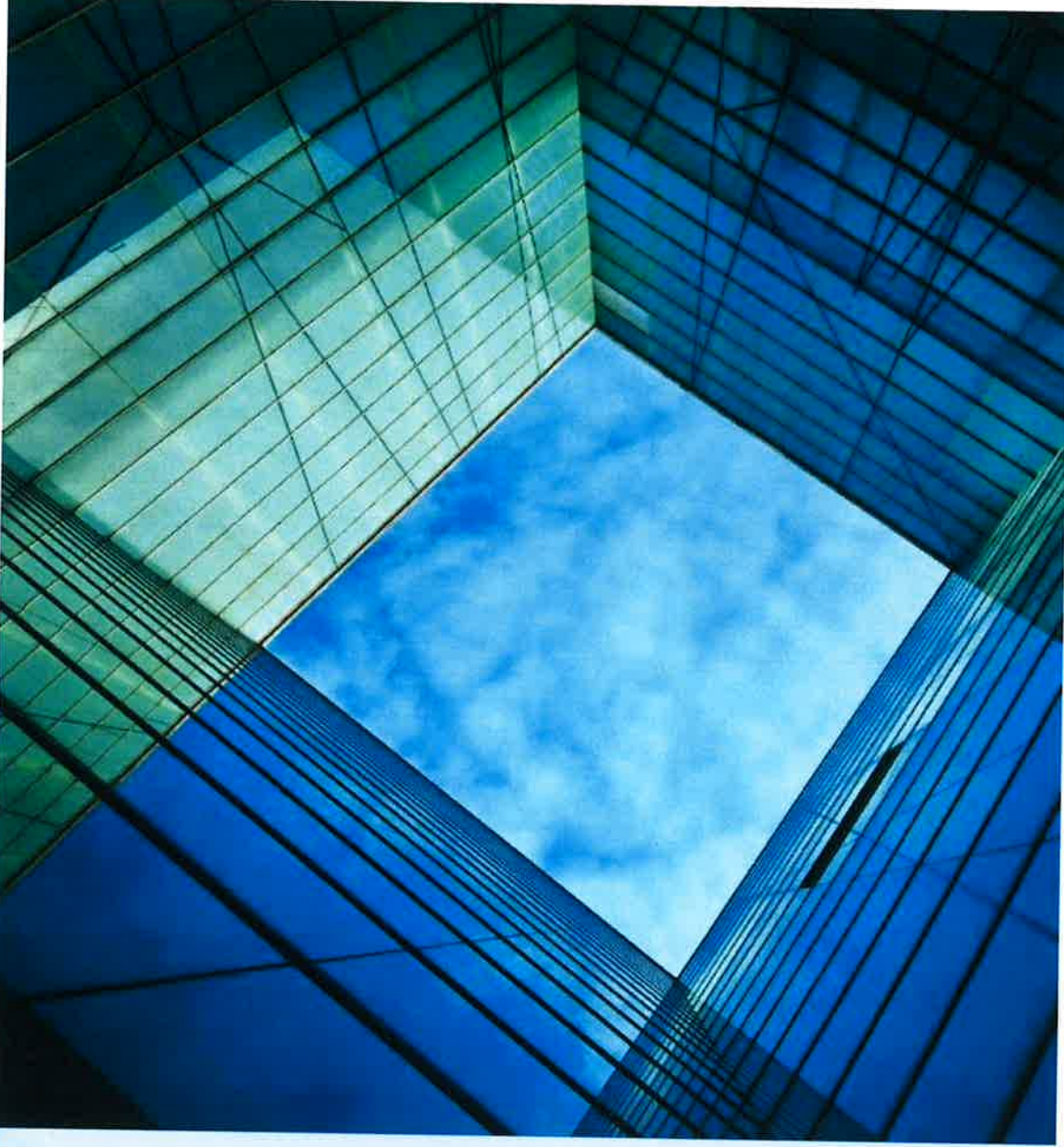
## **Appendix D.12**





# New Government and Judicial Building Commission:

Funding Options  
May 4, 2017



## Funding Options

- ❑ Special Purpose Local Option Sales Tax (SPLOST)
- ❑ Bonds
- ❑ Brick and Mortar Financing Program administered by the Georgia Municipal Association (GMA)
- ❑ Developer Financed Lease-Purchase

# SPLOST

- List of projects to be funded by a SPLOST as well as a call for imposition of the tax must be approved by Council resolution.
- SPLOST requires a referendum to be passed by a simple majority of the voters (more than 50%).
- The tax is generally levied for five years.
- SPLOST proceeds can only be used for capital projects. Proceeds cannot be used for operating expenses or maintenance of a SPLOST project or any other county or municipal facility or service.

\* SPLOST proceeds can be used to pay debt service on general obligation debt if the issuance of such debt is approved in conjunction with the referendum.

## **SPLOST, cont'd**

The types of projects that may be funded through a SPLOST are:

- ✓ Roads
- ✓ Streets
- ✓ Bridges
- ✓ Courthouse or Administrative Buildings
- ✓ Jails
- ✓ Public Safety Facilities
- ✓ Stormwater Projects
- ✓ Greenspace Projects

## SPLOST, cont'd

- A SPLOST would generate approximately \$33 million per year based on current collections at 1%.
- Current Sales Tax Rate is 8%.
  - State = 4%
  - City LOST = 1% (does not expire)
  - City OLOST = 1% (does not expire)
  - School District ESPLOST = 1% (expires 6/30/2020)
  - City TSPLOST = 1% (expires 12/31/2022)
- SPLOST projects can be pay-as-you go or advanced by a bond issue.

# Bonds

- State law allows local governments to issue general obligation bonds and revenue bonds as financing mechanisms for authorized projects.
- General obligation bonds rely on general tax revenues as security for the payment of the principal and interest due on these bonds.
- Debt service payments for general obligation bonds would be funded by increasing the debt service millage rate.
  - For every \$25,000,000 issued, the millage rate would increase by 0.33 mills or \$1.7 million for an annual debt service payment.
- A referendum is required before general obligation bonds can be issued and the general obligation debt may not exceed 10 percent of the total assessed value of property that is subject to taxation in the county.

\*For 2017, the debt limit is \$512,602,544. Currently, the City has no debt against the limit.

## Bonds, cont'd

- Revenue bonds rely on a specific revenue source to repay the principal and interest due over the life of the bonds.
- Lease revenue bonds can be issued through the Columbus Building Authority with the lease of the facility to the City equal to the annual debt service payment.
- For CCG, the issuance of a lease revenue bond would require the reallocation of existing revenues such as OLOST due to the lack of excess revenue in the General Fund.
- Any reallocation of OLOST would subsequently reduce other appropriations currently funded by this revenue source.
- Since tax revenues are not pledged as security for revenue bonds, they are not considered to be a debt of the local government and are not subject to either the 10 percent of assessed property value limitation or the referendum requirement.

# Brick & Mortar Financing Program (GMA)

- The purpose of the program is to facilitate financing for long term real estate projects (renovation or new construction).
- Financing terms range from 5 to 30 years.
- Can be used to facilitate the funding for SPLOST-approved projects.
  - Financing for applicable projects include:
    - ✓ City Halls
    - ✓ Fire Stations
    - ✓ Police Stations
    - ✓ Detention Centers
    - ✓ Jails
    - ✓ Public Works Buildings
    - ✓ Municipal Courts



## Brick & Mortar Financing Program (GMA), cont'd

The program has certain limitations and special requirements which are:

- One hundred percent of the value of the property must be financed through this program.
- Annual debt service on all real property debt cannot exceed 7.5% of a city's previous year's governmental fund revenues.
- The City must verify that the project has not been included in a failed voter referendum within the past four years.
- The City must advertise for and hold a public meeting to disclose that the facility is being financed.

\*Financing through this program is considered on a case-by-case basis.

## Developer Financed Lease-Purchase

- In this lease purchase option, a third party acquires or provides the property and makes it available to the City in return for incremental payments consisting of principal and interest.
  - The principal amount of the lease-purchase contract will be the acquisition and/or construction price of the property, and interest will be determined by mutual agreement and based on market conditions.
- \* More research is required to explore this option due to the complex legal requirements related to lease-purchase financing.



## **Appendix D.13**

# Conceptual Site Studies

22 May 2017



**Columbus**  
Consolidated Government

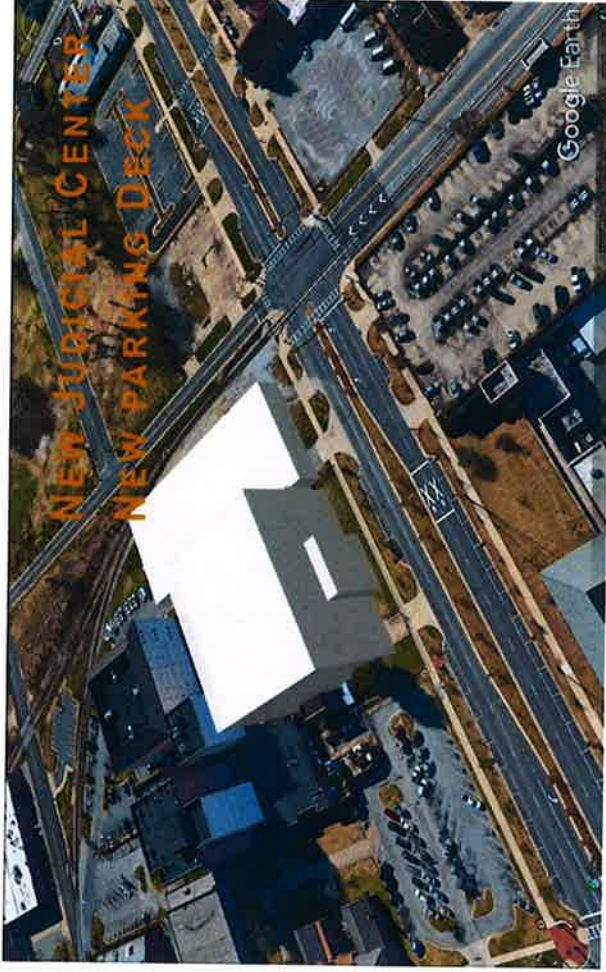




# Square Footage Basis:

**Judicial: 190,000 GSF**  
**Non-Judicial: 110,000 GSF**

# Option A

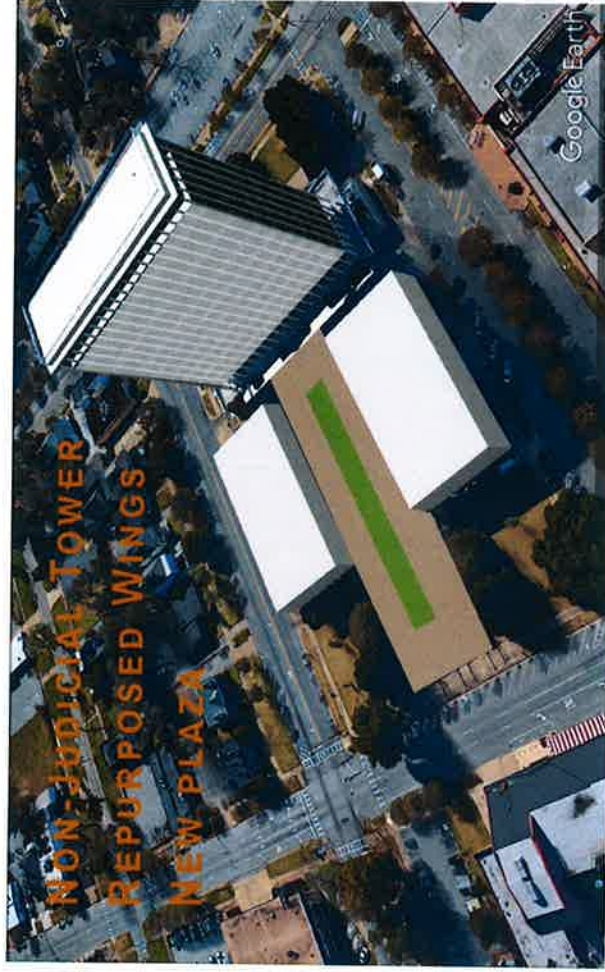
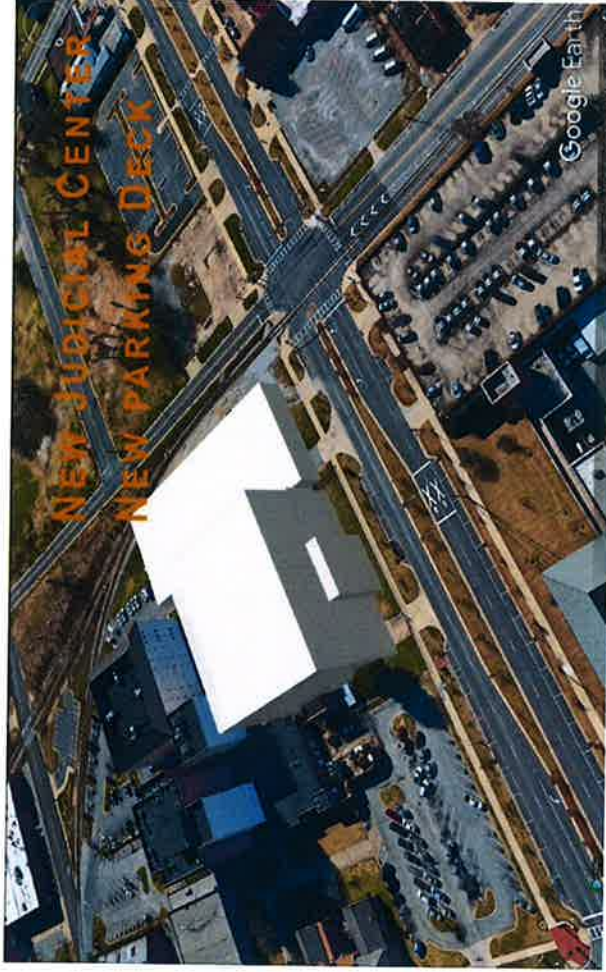


**Columbus**  
Consolidated Government



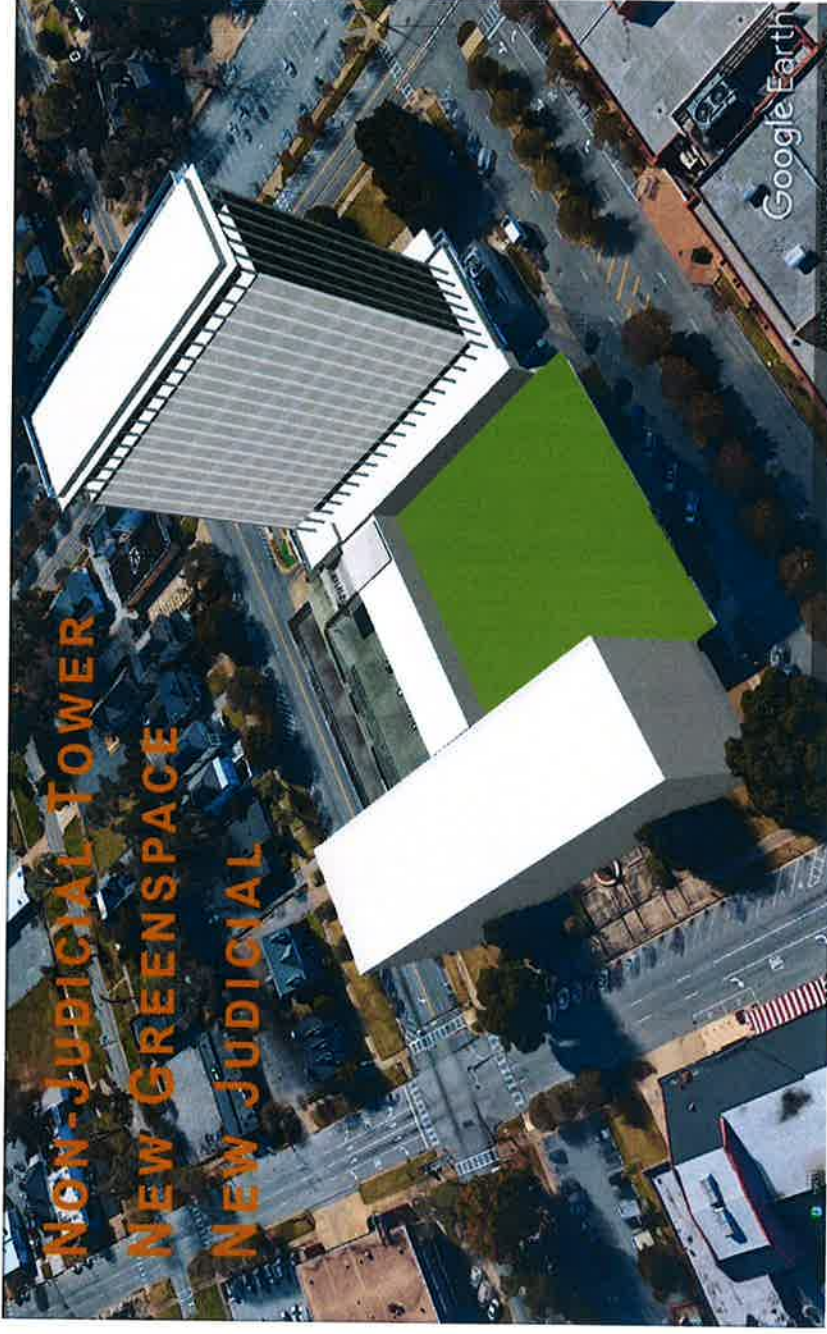
**Hecht  
Burdeshaw**  
Architects, Inc.

# Option B





# Option C



# Option D



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Consolidated Government



**Thank you / Questions**



*What progress has preserved.*

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# Comparative Costs:

## COURTHOUSES

County/City	Facility Name	Size (Sq. Ft)	Cost	Cost/Sq. Ft	Year Built	Funding	Comments
Clayton County	H. R. Banke Justice Center	757,000	\$91,000,000	\$120	2000	SPLOST	Includes 1500 bed detention center and 18 courtrooms
Chatham County	Chatham County Judicial Center	TBD	TBD	TBD	On Going	SPLOST	Three Phase project, includes construction of 164,000 square foot new facility along with renovating existing facility; RFQ currently out for private developer/financing
Forsyth County	Forsyth County Justice Center	160,000 Courthouse/ 175,000 Jail	\$100,000,000	\$299	2015	SPLOST	Justice Center and new Jail holding 600 inmates; Cost includes Jail construction
Bibb County	Thomas Jackson Juvenile Justice Center	25,000	\$7,092,150	\$284	2014	SPLOST	A new SPLOST containing \$40 Million for Courthouse Renovations, Expansion, etc approved on 11/8/16
Houston County	TBD	TBD	TBD	TBD	TBD	SPLOST	Proposed 2018 SPLOST for \$10,000,000 for courthouse expansion for State Court Functions
Coweta County	Coweta County Justice Center	160,000	\$52,000,000	\$325	2006	SPLOST	2 separate buildings - 130,000 sq. ft adult court and 30,000 juvenile court; Currently holds 3 superior courtrooms, 2 state courtrooms (remodeling to add a 3rd), 2 Magistrate courtrooms
Richmond County	Augusta-Richmond County Judicial Center and John H. Ruffin, Jr. Courthouse	183,000	\$39,941,729	\$218	2011	SPLOST	

## MUNICIPAL OFFICES

County/City	Facility Name	Size (Sq. Ft)	Cost	Cost/Sq. Ft	Year Built	Funding	Comments
Richmond County	Augusta-Richmond County Municipal Building	126,000	\$40,000,000	\$317	2015	SPLOST	Renovation to 60 year old Municipal Building
Muscogee County	Muscogee County Public Education Center	105,000	\$21,500,000	\$205	2010	SPLOST	
Muscogee County	Muscogee County Citizen's Service Center	63,000	\$11,200,000	\$178	2013	SPLOST	
Blue Cross Blue Shield	New Columbus Office	245,000	\$72,000,000	\$294	2015	Private	

# Option 1: Renovation & Addition

- Renovate: 277,632 SF
- Addition: 26,483 SF
- Total: 303,306 SF
- Parking Deck: 698 Vehicles

Renovation: \$49,925,311  
 Addition: \$ 7,547,655  
Parking Deck: \$10,470,000  
**Total: \$67,942,966**

## Cost / SF:

Renovation: \$180  
 Addition: \$285  
 Total: \$224\*

\*Includes parking deck

Government Center  
 Renovation and Addition  
 9-Mar-17



### Architectural Cost Opinion

Space	Current SF	Renovation Cost / SF	Renovation of Existing Cost	Addition SF Req'd	Remodel Cost / SF	Remodel Cost	Sub-Total
Jury Management	4,000	\$35.00	\$140,000.00	1,900	\$120.00	\$228,000.00	
Law Library	5,000	\$35.00	\$175,000.00	0	\$0.00	\$0.00	
Adult Probation	800	\$35.00	\$28,000.00	400	\$120.00	\$48,000.00	
Solicitor General	4,300	\$35.00	\$150,500.00	2,400	\$120.00	\$288,000.00	
Superior Court	28,500	\$85.00	\$2,422,500.00	9,200	\$235.00	\$2,162,000.00	
State Court	10,400	\$85.00	\$884,000.00	1,600	\$235.00	\$376,000.00	
Municipal Court	4,700	\$80.00	\$376,000.00	800	\$215.00	\$172,000.00	
Municipal Court Clerk	2,200	\$35.00	\$77,000.00	0	\$0.00	\$0.00	
Marshal's Office	5,300	\$45.00	\$238,500.00	3,700	\$130.00	\$481,000.00	
Probate Court	4,600	\$80.00	\$368,000.00	1,600	\$215.00	\$344,000.00	
Juvenile Court	8,000	\$80.00	\$640,000.00	11,800	\$215.00	\$2,537,000.00	
Metro Narcotics Task Force	3,800	\$45.00	\$171,000.00	700	\$130.00	\$91,000.00	
Sheriff's Department	17,400	\$45.00	\$783,000.00	1,600	\$130.00	\$208,000.00	
District Attorney	15,500	\$40.00	\$620,000.00	4,200	\$125.00	\$525,000.00	
Clerk of Courts	13,200	\$35.00	\$462,000.00	6,200	\$120.00	\$744,000.00	
Renovation of Judicial Space	127,700		\$7,535,500.00				\$7,535,500.00
Fit-Out of Judicial Space				46,100	\$177.96	\$8,204,000.00	
Fit-Out of Judicial Space: Available				25,674	\$177.96	\$4,568,969.54	
Renovation of Non-Judicial Space	40,380	\$25.00	\$1,009,500.00				\$1,009,500.00
Core Renovation (Public)	58,301	\$125.00	\$7,287,625.00				\$7,287,625.00
Core Renovation (Support)	24,768	\$0.00	\$0.00				\$0.00
Bldg Modernization   2013 Report	277,632	\$65.84					\$18,280,065.00
Exterior Modernization (w/ Credit)	277,632						\$3,561,544.00
Full Mechanical Modernization	277,632	\$11.43	\$3,173,333.76				\$3,173,333.76
Increase for Work in Occupied Bldg	10%						\$2,801,494.29
Life-Safety Modernization	277,632	\$7.23	\$2,007,279.36				\$2,007,279.36
Total Renovation Cost							\$49,925,310.94
Cost / SF				277,632	\$179.83		
Addition				26,483	\$285.00	\$7,547,655.00	\$7,547,655.00
Parking Deck: 698 Spaces				698	\$15,000.00	\$10,470,000.00	\$10,470,000.00
Total Construction Cost	303,306	\$224.01					\$67,942,965.94

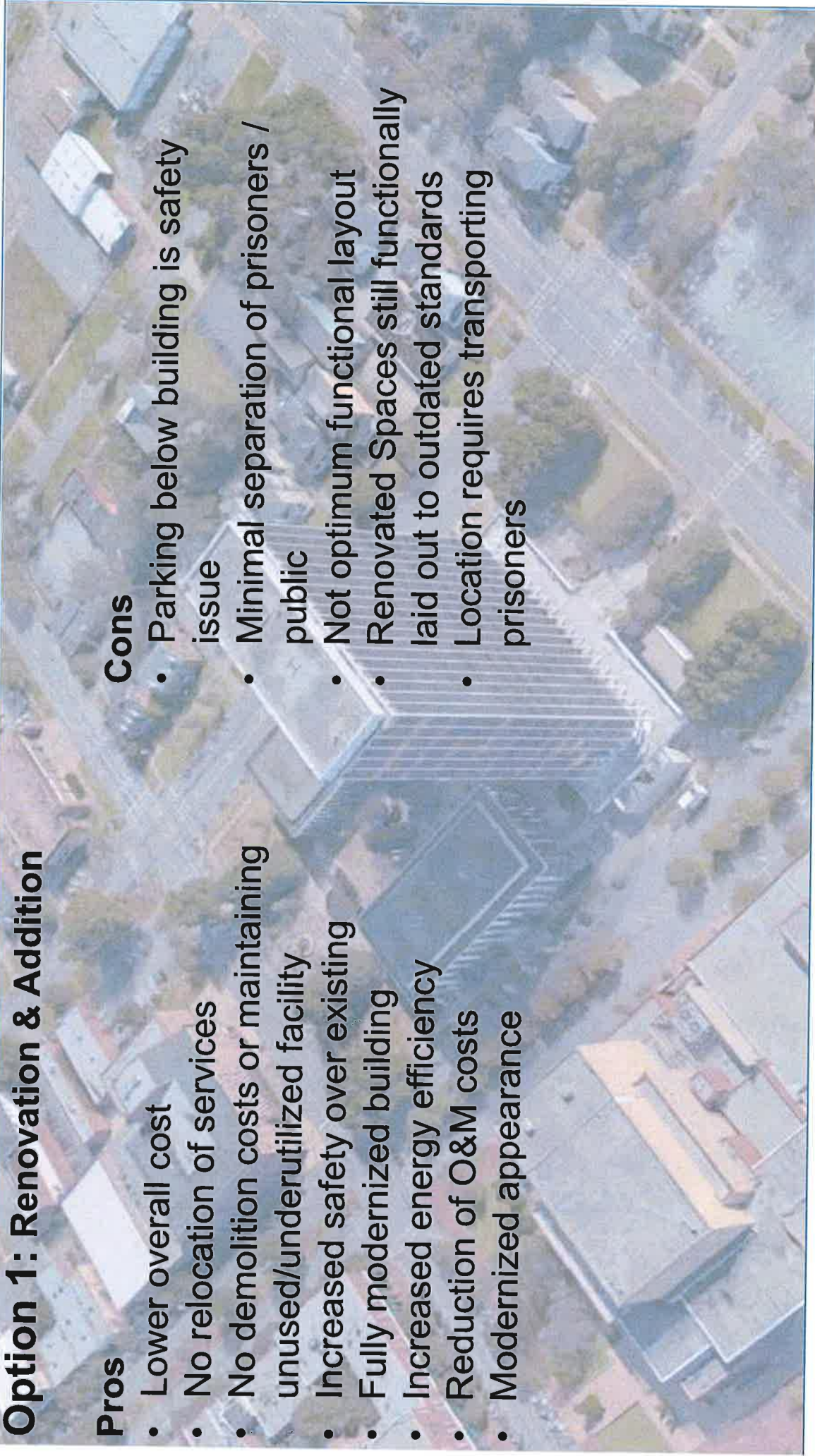
## **Option 1: Renovation & Addition**

### **Pros**

- Lower overall cost
- No relocation of services
- No demolition costs or maintaining unused/underutilized facility
- Increased safety over existing
- Fully modernized building
- Increased energy efficiency
- Reduction of O&M costs
- Modernized appearance

### **Cons**

- Parking below building is safety issue
- Minimal separation of prisoners / public
- Not optimum functional layout
- Renovated Spaces still functionally laid out to outdated standards
- Location requires transporting prisoners



## Option 2: New Facility

- One Building
- Square Footage: 303,306
- Parking Deck: 962 Vehicles

Facility: \$73,040,945  
 Parking Deck: \$14,430,000  
**Total: \$87,470,945**

### Cost / SF:

Judicial: \$271  
 Administrative: \$190  
 Total: \$288\*

\*Includes parking deck

NOTE: Cost does not include  
 demolition of existing Government  
 Center at \$3,200,000

Government Center  
 New Facility Cost Opinion  
 7-Mar-17



### Architectural Cost Opinion

Space	Total SF	Cost / SF New	Sub-Total
Jury Management	5,900	\$195.00	\$1,150,500.00
Law Library	5,000	\$235.00	\$1,175,000.00
Adult Probation	1,200	\$245.00	\$294,000.00
Solicitor General	6,700	\$195.00	\$1,306,500.00
Superior Court	37,700	\$370.00	\$13,949,000.00
State Court	12,000	\$370.00	\$4,440,000.00
Municipal Court	5,500	\$355.00	\$1,952,500.00
Municipal Court Clerk	2,200	\$195.00	\$429,000.00
Marshal's Office	9,000	\$205.00	\$1,845,000.00
Probate Court	6,200	\$315.00	\$1,953,000.00
Juvenile Court	19,800	\$315.00	\$6,237,000.00
Metro Narcotics Task Force	4,500	\$205.00	\$922,500.00
Sheriff's Department	19,000	\$205.00	\$3,895,000.00
District Attorney	19,700	\$195.00	\$3,841,500.00
Clerk of Courts	19,400	\$195.00	\$3,783,000.00
<b>Sub-Totals</b>	<b>173,800</b>	<b>\$271.42</b>	<b>\$47,173,500.00</b>
Administrative Offices	46,437	\$190.00	\$8,823,030.00
Core (Public)	58,301	\$235.00	\$13,700,735.00
Core (Support)	24,768	\$135.00	\$3,343,680.00
Parking Deck: 962 Spaces	962	\$15,000.00	\$14,430,000.00
<b>Total Construction Cost</b>	<b>303,306</b>	<b>\$288.39</b>	<b>\$87,470,945.00</b>

## Option 2: New Facility

### Pros

- New facility
- Energy efficient
- Lower O&M costs
- Exceptional security | safety
- Functionally designed to meet needs of specific program
- Separation of prisoners / public
- Fully meets current and future needs

### Cons

- Higher cost than renovation
- Considerations:
  - Additional \$3.2M in demolition costs
  - Relocation of current services if built on current Government Center Complex site
  - Maintaining of existing building post new construction on different site



# Option 3: New Facilities

- Two Facilities
- Judicial Square Footage: 238,106
- Administrative Square Footage: 65,200
- Total Square Footage: 303,306
- Parking Deck: 776 Vehicles
- Surface Parking: 186 Vehicles

## Building 1:

Judicial Facility: \$67,872,068  
Parking Deck (776 Spaces): \$11,640,000  
 Judicial Total: \$79,512,068 (\$334/SF)

## Building 2:

Administrative Facility: \$14,141,782  
Parking Deck | Surface: \$ 344,100  
 Administrative Total: \$14,485,882 (\$222/SF)

## Total:

**\$95,615,788 (\$310/SF)**  
 NOTE: Cost does not include demolition of existing Government Center at \$3,200,000



### Architectural Cost Opinion Building 1: Judicial Facility

Spaces	Total SF	Cost / SF New	Sub-Total
Jury Management	5,900	\$219.00	\$1,292,100.00
Law Library	5,000	\$264.00	\$1,320,000.00
Adult Probation	1,200	\$276.00	\$331,200.00
Solicitor General	6,700	\$219.00	\$1,467,300.00
Superior Court	37,700	\$416.00	\$15,683,200.00
State Court	12,000	\$416.00	\$4,992,000.00
Municipal Court	5,500	\$399.00	\$2,194,500.00
Municipal Court Clerk	2,200	\$219.00	\$481,800.00
Marshal's Office	9,000	\$231.00	\$2,079,000.00
Probate Court	6,200	\$354.00	\$2,194,800.00
Juvenile Court	19,800	\$354.00	\$7,009,200.00
Metro Narcotics Task Force	4,500	\$231.00	\$1,039,500.00
Sheriff's Department	19,000	\$231.00	\$4,389,000.00
District Attorney	19,700	\$219.00	\$4,314,300.00
Clerk of Courts	19,400	\$219.00	\$4,248,600.00
<b>Total</b>	<b>173,800</b>	<b>\$334.16</b>	<b>\$58,093,600.00</b>
Corn (Public)	45,188	\$264.00	\$11,929,632.00
Corn (Support)	19,118	\$152.00	\$2,905,896.00
Parking Deck: 776 Spaces	776	\$15,000.00	\$11,640,000.00
<b>Total Construction Cost</b>	<b>238,106</b>	<b>\$333.94</b>	<b>\$79,512,068.00</b>

### Architectural Cost Opinion Building 2: Administrative Facility

Administrative Offices	46,432	\$214.00	\$9,937,536.00
Corn (Public)	32,074	\$264.00	\$8,467,536.00
Corn (Support)	6,688	\$152.00	\$1,016,728.00
Surface Parking: 186 Spaces	186	\$1,850.00	\$344,100.00
<b>Total Construction Cost</b>	<b>65,200</b>	<b>\$222.18</b>	<b>\$14,485,882.00</b>

Architectural Cost Opinion Two Facility Total			
Judicial Building	238,106	\$307.10	\$79,512,068.00
Administrative Building	65,200	\$222.18	\$14,485,882.00
<b>Total Construction Cost</b>	<b>303,306</b>	<b>\$309.91</b>	<b>\$93,997,950.00</b>

## Option 3: New Facilities

### Pros

- Two (2) facilities:
- Separation of Judicial and Non-Judicial services
- Locate facilities where appropriate for specific services
- New facilities
- Energy efficient
- Lower O&M costs
- Exceptional security | safety
- Functionally designed to meet needs of specific program
- Separation of prisoners / public
- Fully meets current and future needs

### Cons

- Highest cost
- Considerations:
  - Additional \$3.2M in demolition costs
  - Relocation of current services if built on current Government Center Complex site
  - Maintaining of existing building post new construction on different sites

**QUESTIONS.**



*That progress has preserved.*™

**Columbus**  
Consolidated Government

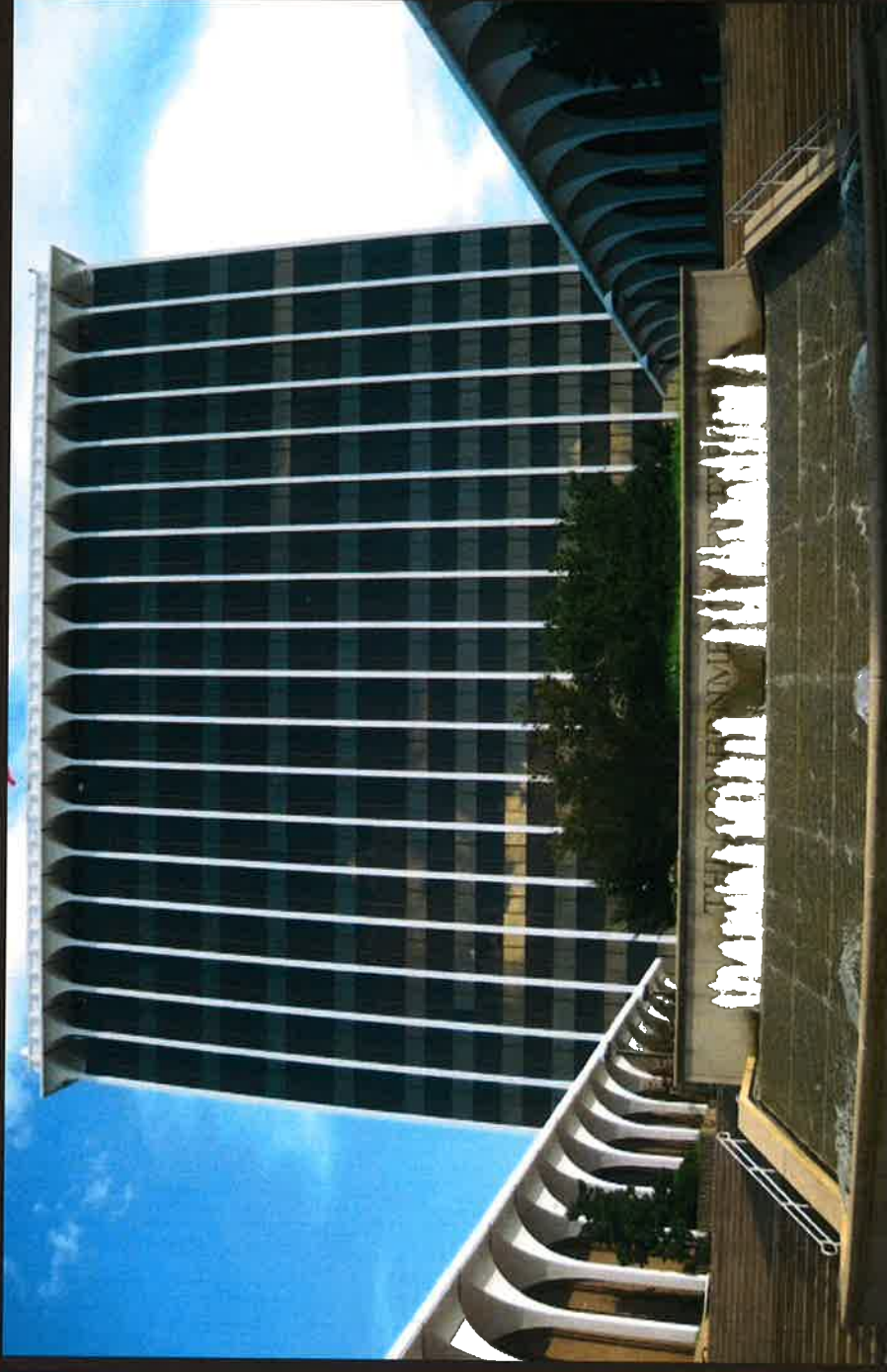




## **Appendix D.14**

Government  
Center  
Non-Judicial  
Space  
Assessment

June 2017



## Purpose

- Help establish the proper square footage needed for the NON-JUDICIAL functions of the Government Center.
- Mayor's Office
- Mayor's Support Staff
- City Manager
- Clerk of Council
- City Attorney
- Finance
- Human Resources
- Information Technology

## Process

- Performed Site Visits and interviewed all NON-JUDICIAL departments in the Government Center Complex.
- Converted information gathered into a space assessment representing new Square Footage needed for the next 5 to 7 years.
- Used Net Square footage (Useable Space) and then used multiplier of 1.6 for a Gross SF for circulation and mechanical needs.



# Mayor



 SIXTH FLOOR PLAN - TOWER  
SCALE: 1/8" = 1'-0"

# Mayor's Office Space Needs

	Personnel		Rooms		NSF		Comments
	Current	Proposed	Current	Proposed	Current	Proposed	
	1	1	1	1	320	320	
Mayor's Office	1	1	1	1	320	320	
Mayor Pro-Tem	1	1	1	1	125	125	
Executive to the Mayor	1	1	1	1	180	180	
Executive Secretary	1	1	1	1	125	125	
Admin Secretary	1	2	0	1	0	100	Needs an Office
Calendar Clerk	0	1	0	0	0	0	Only one person needed to greet guest
Conference Room			1	1	520	800	Larger conference room similar to DCM at 311
Reception/Waiting			1	1	200	100	
Break Room			1	1	120	175	break room/kitchenette
Copy/Supply Room			1	1	200	300	
Office Restroom			1	1	40	40	
Mayor's Restroom			0	1	0	40	
Total	5	7	9	11	1,830	2,305	
Net Difference		2		2		475	
Gross SF for Mayor's Office					2,928	3,688	NSF x Circulation(1.6)

# Internal Auditor

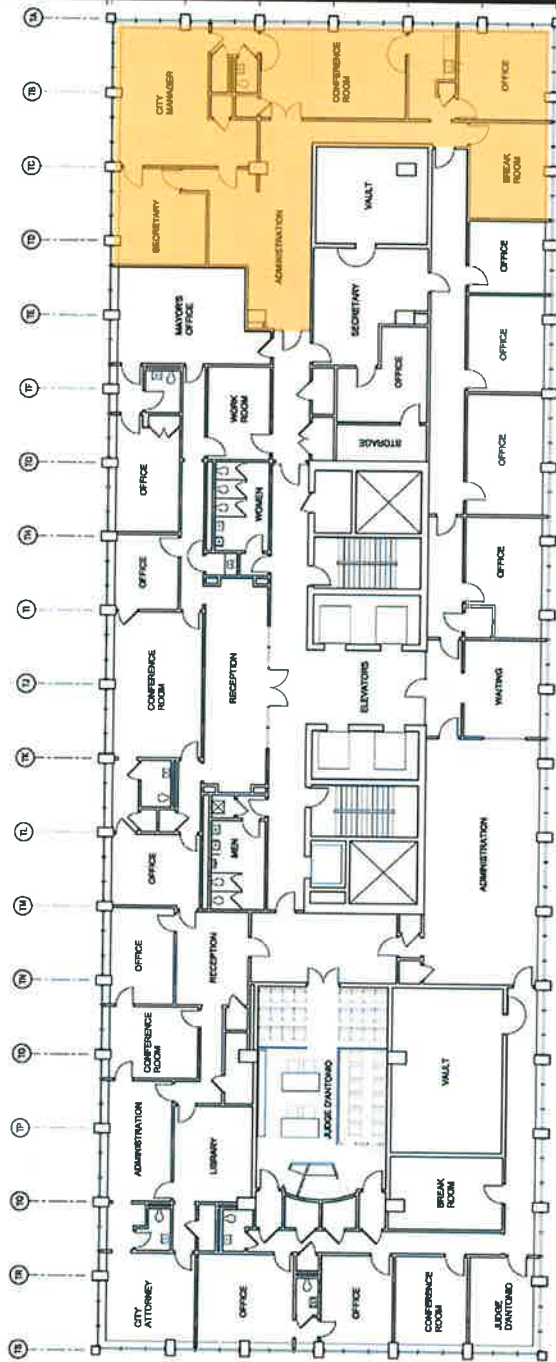


 SIXTH FLOOR PLAN - TOWER  
SCALE: 1/8" = 1'-0"

# Internal Auditor Space Needs

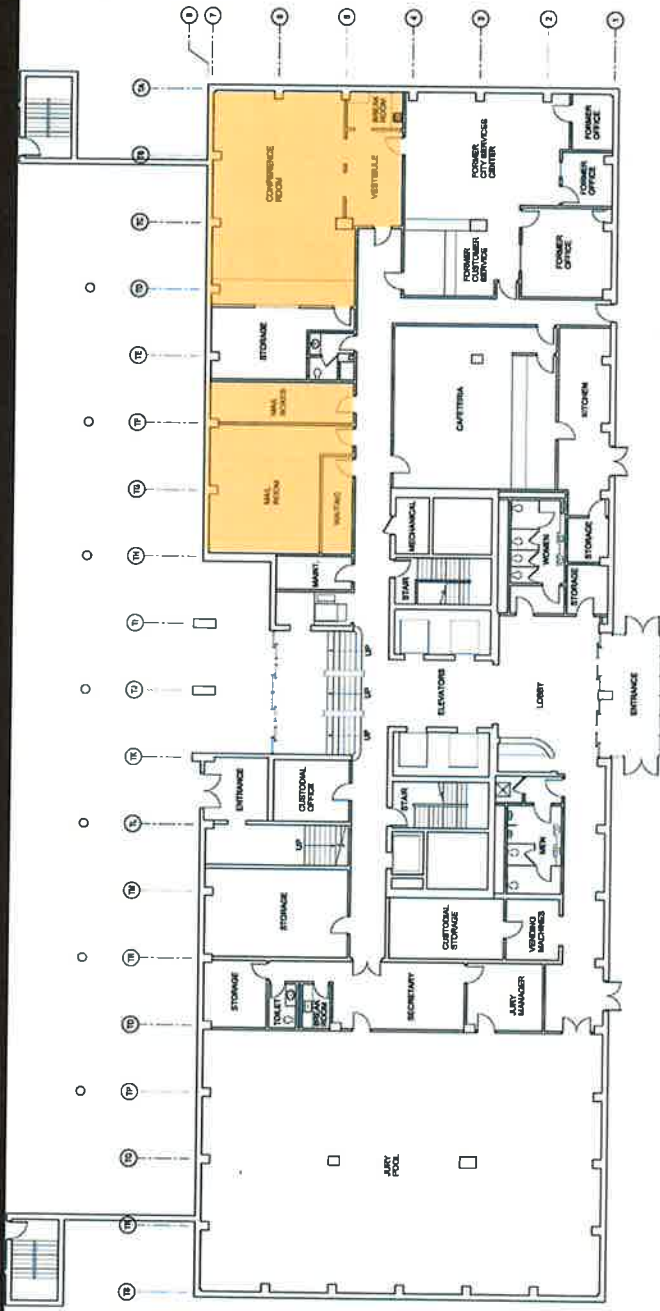
	Personnel		Rooms		NSF		Comments
	Current	Proposed	Current	Proposed	Current	Proposed	
Internal Auditor	1	1	1	1	180	180	Currently shares office with Judge Jordan / Entrance through Probate Court
Forensic Auditor	1	1	1	1	180	180	
Admin Assistant	0	1	0	1	0	100	Additional full time staff with enclosed office
Director of Crime Prevention	1	1	0	1	0	180	Currently in Annex
File Room			0	1	0	200	Dataming software needed, and additional computer hook ups
Conference Room			0	1	0	300	To be shared with other departments
<b>Total</b>	<b>3.00</b>	<b>4.00</b>	<b>2.00</b>	<b>6.00</b>	<b>360.00</b>	<b>1,140.00</b>	
<b>Net Difference</b>		<b>1.00</b>		<b>4.00</b>		<b>780.00</b>	
<b>Gross SF for Mayor's Support Staff</b>					<b>576.00</b>	<b>1,824.00</b>	<b>NSF x Circulation(1.6)</b>

# City Manager



 SIXTH FLOOR PLAN - TOWER  
SCALE: 1/8" = 1'-0"

# Mail Room & Ground Floor Conference Room



GROUND FLOOR PLAN - TOWER  
SCALE: 1/8" = 1'-0"

# City Manager's Office Space Needs

	Personnel		Rooms		NSF		Comments
	Current	Proposed	Current	Proposed	Current	Proposed	
City Manager Office	1	1	1	1	320	320	
Executive Assistant	1	1	1	1	125	125	
Admin Assistant	1	1	1	1	0	0	In Reception/Waiting Area
Admin Services Coordinator	0	1	0	1	100	100	
Executive Office	1	2	1	2	180	360	To be used by DCM when in Government Center
Restroom	1	3	1	3	40	120	Restroom for staff and visitors
Large Conference Room			1	1	540	540	
Small Conference Room			0	1	0	300	
Break Room			1	1	120	150	
Copy/Supply Room			1	1	180	180	
Central File Room			0	1	100	100	
Reception/Waiting			1	1	150	150	stays the same for 2 staff person
Mail Room							
Mail Room Manager	1	1	0	1	0	100	Office for manager
Mail Room Clerk	0	1	0	0	0	0	Additional Full Time Position
Mail Room			1	1	240	500	larger space & Separate area for packages
Mail Boxes			1	1	120	200	
Total	6	11	11	18	2,215	3,245	
Net Difference		5		7		1,030	
Gross SF for City Manager					3,544	5,192	NSF x Circulation(1.6)

# Clerk of Council



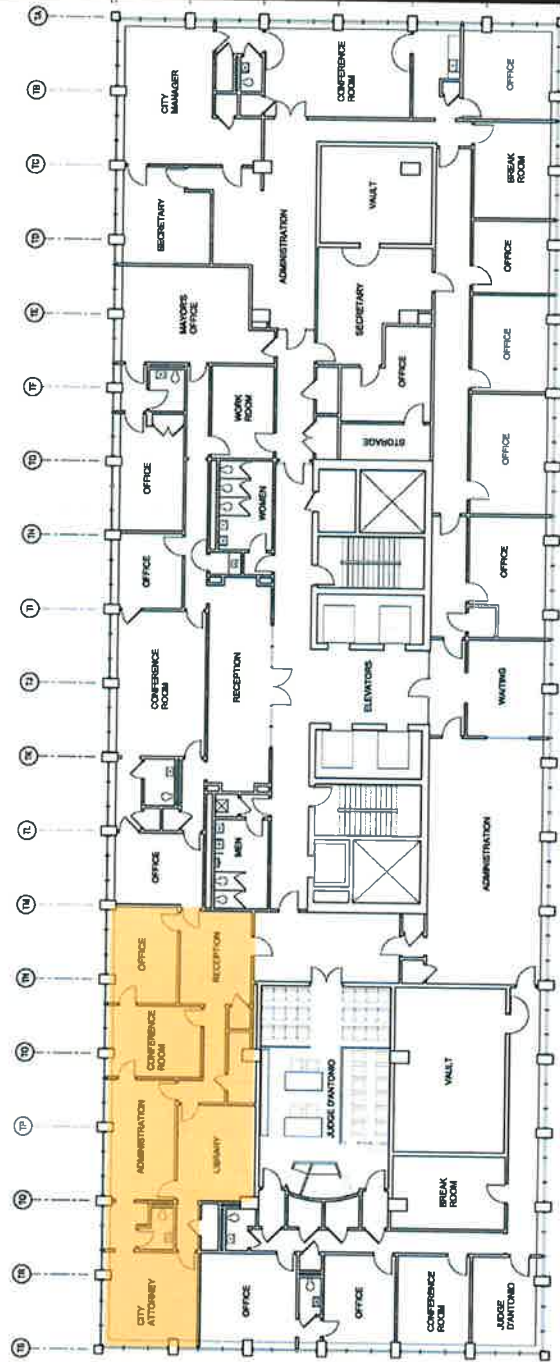
 SIXTH FLOOR PLAN - TOWER  
SCALE: 1/8" = 1'-0"



# Clerk of Council Space Needs

	Personnel		Rooms		NSF		Proposed Comments
	Current	Proposed	Current	Proposed	Current	Proposed	
Clerk of Council Office	1	1	1	1	180	180	
Senior Deputy Clerk Office	0	1	0	1	0	125	Future full time position.
Deputy Clerk	1	1	1	1	0	125	
Administrative Secretary	1	1	1	1	64	64	
Minutes Clerk	1	1	0	0	0	0	Work in Reception Area
Vault File Storage			1	1	400	1200	climate control and computer with municode on it and make it larger
Small Conference Room			0	1	0	300	Can be shared with other departments
Waiting/Reception			1	1	150	150	
Councilmember Office			0	1	100	100	
Break Room			0	1	0	120	
Copy/Supply Room			1	1	125	125	
<b>Total</b>	<b>4</b>	<b>5</b>	<b>6</b>	<b>10</b>	<b>1,019</b>	<b>2,489</b>	
<b>Net Difference</b>		<b>1</b>		<b>4</b>		<b>1,470</b>	
<b>Gross SF for Clerk of Council</b>					<b>1,630</b>	<b>3,982</b>	<b>NSF x Circulation(1.6)</b>

# City Attorney

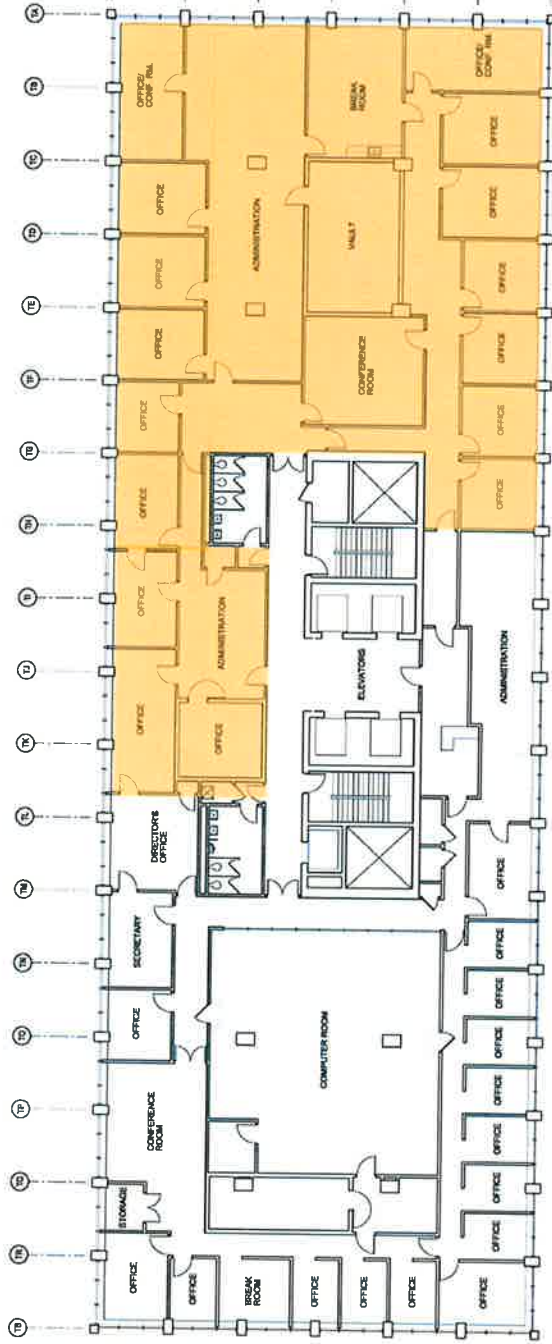


SIXTH FLOOR PLAN - TOWER  
SCALE: 1/8" = 1'-0"

# City Attorney's Office Space Needs

	Personnel		Rooms		NSF		Comments
	Current	Proposed	Current	Proposed	Current	Proposed	
City Attorney	1	1	1	1	225	225	
Assistant City Attorney	1	1	1	1	125	125	
Admin Assistant	1	1	1	1	125	125	
Admin/Paralegal	1	2	1	2	100	200	wants to include an additional paralegal
Reception/Waiting Conference/Deposition Room			1	1	60	100	Have to be buzzed in through Probate Court
Large Conference Room			1	1	240	300	Often cramped in larger meetings
			0	1	0	400	
Law Library			1	1	150	250	Additional shelves needed
File Storage			1	1	150	300	
Copy/Supply Room			1	1	150	150	
Break Room			1	1	80	100	
Staff Restroom			0	1	0	40	
<b>Total</b>	<b>4</b>	<b>5</b>	<b>10</b>	<b>13</b>	<b>1,405</b>	<b>2,315</b>	
<b>Net Difference</b>		<b>1</b>		<b>3</b>		<b>910</b>	
<b>Gross SF for City Attorney</b>					<b>2,248</b>	<b>3,704</b>	<b>NSF x Circulation(1.6)</b>

# Finance



 FIFTH FLOOR PLAN - TOWER  
SCALE: 1/8" = 1'-0"

# Finance Space Needs

	Personnel		Rooms		NSF		Comments
	Current	Proposed	Current	Proposed	Current	Proposed	
Finance Director	1	1	1	1	220	220	Requesting additional security area due to nature of office
Asst. Finance Director	1	1	1	1	140	140	
Admin Assistant	2	2	1	1	64	64	Work in Admin Area
Admin Tech	1	2	0	0	0	0	Working in Reception Area & Admin Areas
Financial Planning Division Manager	1	1	1	1	125	125	
Budget Analyst	2	3	2	3	200	300	
Accounting Division Manager	1	1	1	1	150	150	
Accountant	2	3	2	3	250	375	
Supervisor	1	1	1	1	125	125	
Coordinator	1	1	1	1	125	125	
Technician	2	2	0	0	0	0	Working in Admin Area
Purchasing Division Manager	1	1	1	1	150	150	
Buyers	4	5	4	5	500	625	
Large Conference Room			1	1	300	300	
Small Conference Room			0	1	0	200	Additional Work Area For External Auditors
Admin Area			2	2	780	800	
Break Room			1	1	280	280	
File Storage			0	1	0	200	Currently filed in the hallway
Reception/Waiting			1	1	120	120	
Copy/Supply			1	1	150	150	
Accounting Vault			1	1	300	480	
Purchasing Records Room			0	1	0	180	Currently filed in the hallway
<b>Total</b>	<b>20</b>	<b>24</b>	<b>23</b>	<b>29</b>	<b>3,979</b>	<b>5,109</b>	
<b>Net Difference</b>		<b>4</b>		<b>6</b>		<b>1,130</b>	
<b>Gross SF for Finance</b>					<b>6,366</b>	<b>8,174</b>	<b>NSF x Circulation(1.6)</b>

# Information Technology



 FIFTH FLOOR PLAN - TOWER  
SCALE: 1/8" = 1'-0"

# Information Technology Space Needs

	Personnel		Rooms		NSF		Comments
	Current	Proposed	Current	Proposed	Current	Proposed	
Director	1	1	1	1	200	200	
Technical Services Manager	1	1	1	1	140	140	
Systems and Enterprise Coordinator	1	1	1	1	140	140	
Prog & Development Coordinator	1	1	1	1	140	140	
PC Services Supervisor	1	1	1	1	140	140	
PC Services Tech	2	2	2	2	120	120	Working in remote areas
Web Development Manager	1	1	1	1	140	140	
Application Developer	3	3	3	3	180	180	Working in other area
Application Support Analyst	2	2	2	2	120	120	
GIS Coordinator	1	1	1	1	140	140	
GIS Analyst	1	1	1	1	60	60	
GIS Technician	2	2	1	1	120	120	
Network Operations Manager	1	1	1	1	140	180	Need Office Space
Data Center Tech	2	2	0	0	0	0	Work in Reception/Admin
Network Engineers	3	7	0	0	180	420	
Mainframe Operators	3	3	1	1	0	0	Work in Computer Room (Only one working at a time)
Data Center			1	1	300	300	
Computer Room			1	1	1290	1290	Contains Mainframe (Cannot be moved)
Conference Room			1	2	400	800	to be used for training
Supply Room			1	1	100	100	
Break Room			1	1	100	100	
Computer Storage			1	1	400	600	currently housed in the parking garage
<b>Total</b>	<b>26</b>	<b>30</b>	<b>24</b>	<b>25</b>	<b>4,550</b>	<b>5,430</b>	
<b>Net Difference</b>		<b>4</b>		<b>1</b>		<b>880</b>	
<b>Gross SF for Information Technology</b>					<b>7,280</b>	<b>8,688</b>	<b>NSF x Circulation(1.6)</b>

# Human Resources & Learning Center





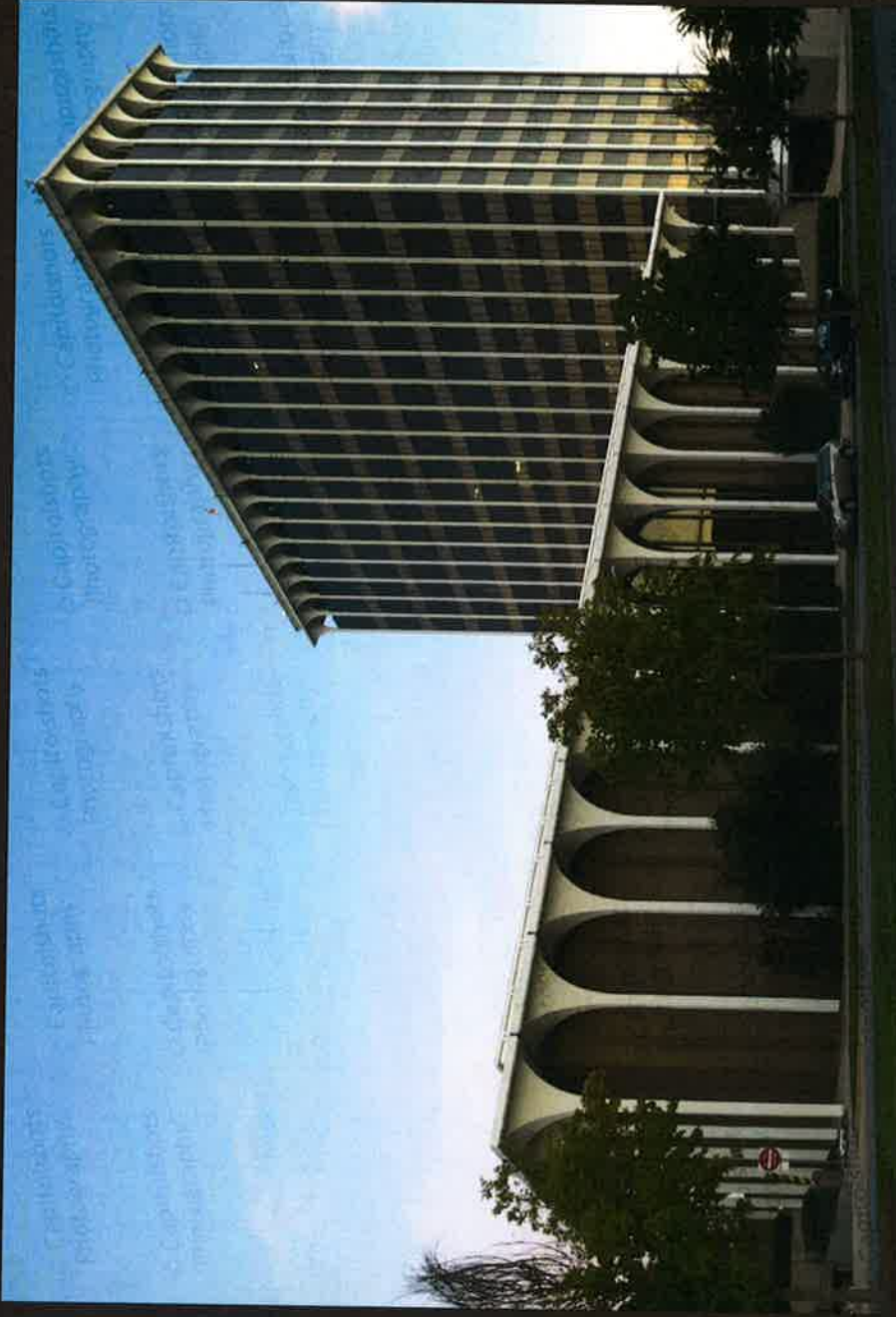
# Human Resources & Learning Center Space Needs

	Personnel		Rooms		NSF		Comments
	Current	Proposed	Current	Proposed	Current	Proposed	
Director	1	1	1	1	224	224	projecting 4 additional employees
Assistant Director	1	1	1	1	200	200	
Analysts	2	4	2	2	160	320	
Technician	5	6	5	6	720	860	
Specialist	3	4	3	4	540	720	
Central Files			1	1	160	400	Need additional file space for sensitive information
Copy/Fax			1	1	80	100	
Reception/Waiting			1	1	240	240	secure reception due to sometimes tense nature of interactions within the department
Conference Room			1	1	190	300	Sound Proof Walls for Confidential Meetings/Work space for auditors
Interview Room			0	1	0	150	
Event Storage			0	1	0	200	
Break Room			0	1	0	125	
Learning Center							
Staff	1	2	2	2	432	432	
Large Training Room			1	1	1440	1440	
Small Training Room			1	1	800	800	
Classroom			1	2	330	800	for computer training
Food Prep Area			1	1	150	150	
Total	13	18	22	28	5,666	7,461	
Net Difference		5		6		1,795	
Gross SF for Finance					9,065	11,937	NSF x Circulation(1.6)

# Findings

	Square Footage
Existing Gross SF of Building (not including Parking Garage)	277,632*
Existing Gross SF of Non-Judicial	53,821
Gross SF of Projected Space Needed for Non-Judicial	75,504

\* Number from Facilities Conditions Assessment (2013)



# Discussion



## **Appendix D.15**

# Conceptual Site Studies

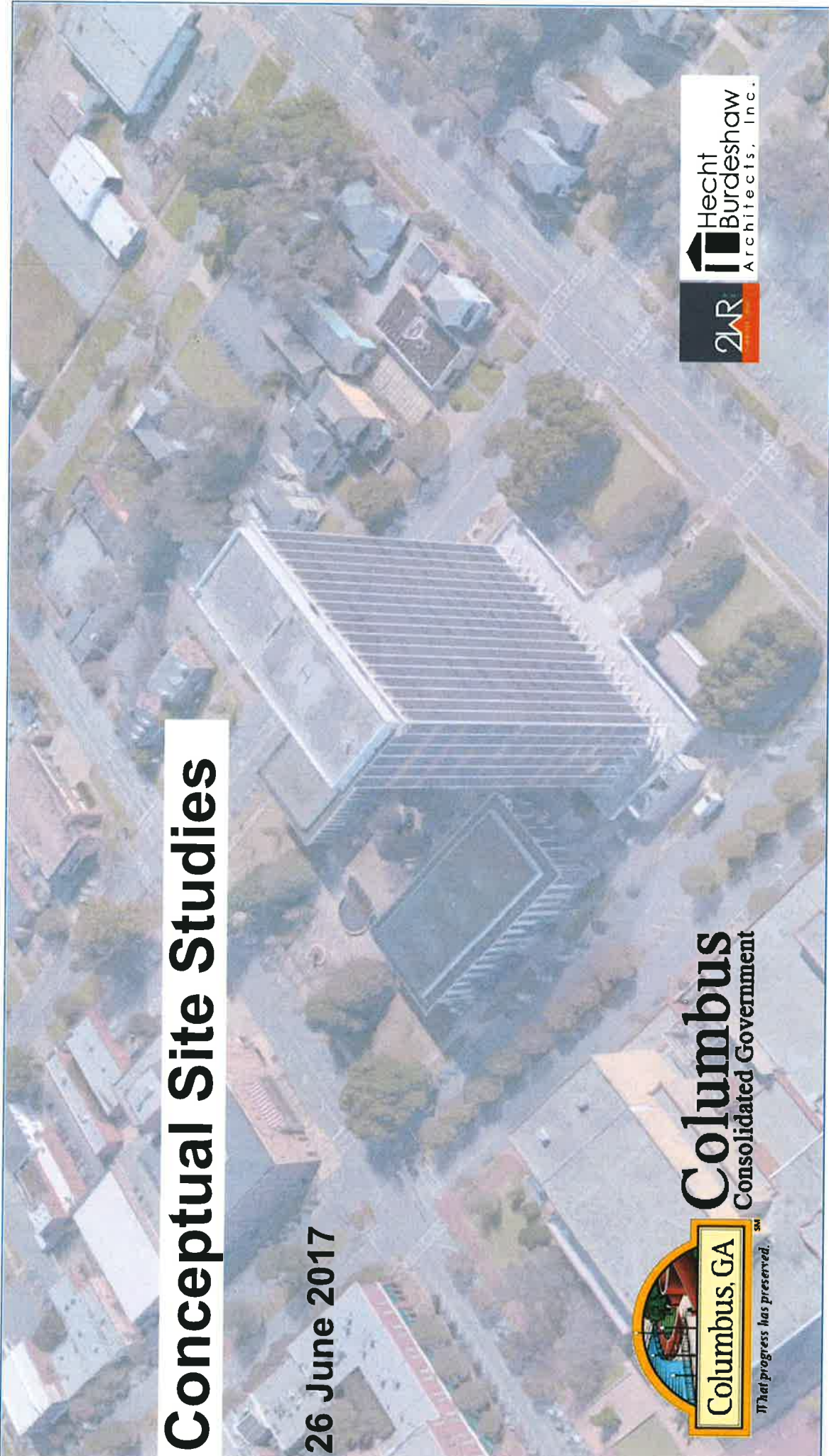
26 June 2017



Columbus, GA

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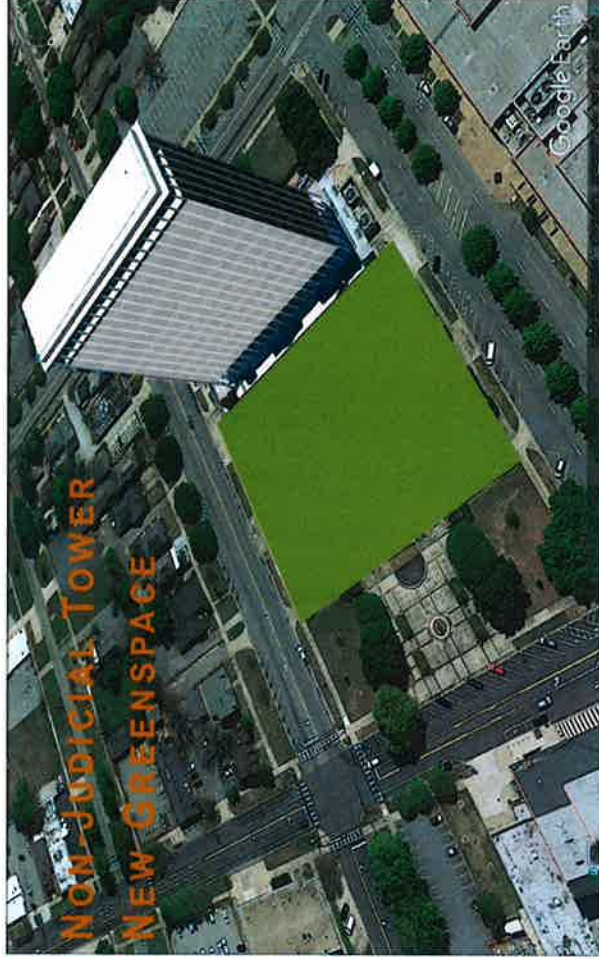




# Square Footage Basis:

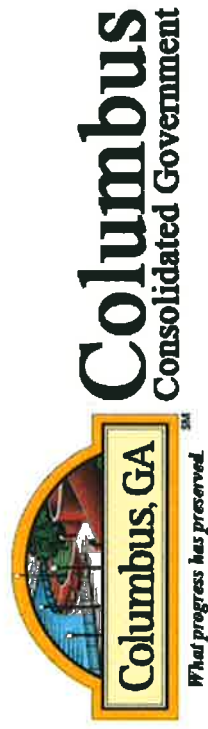
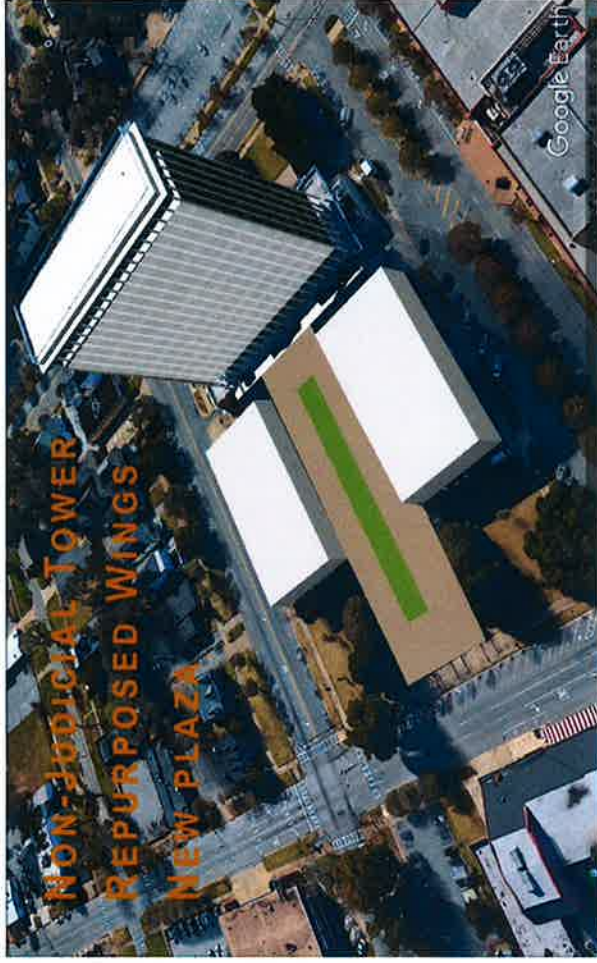
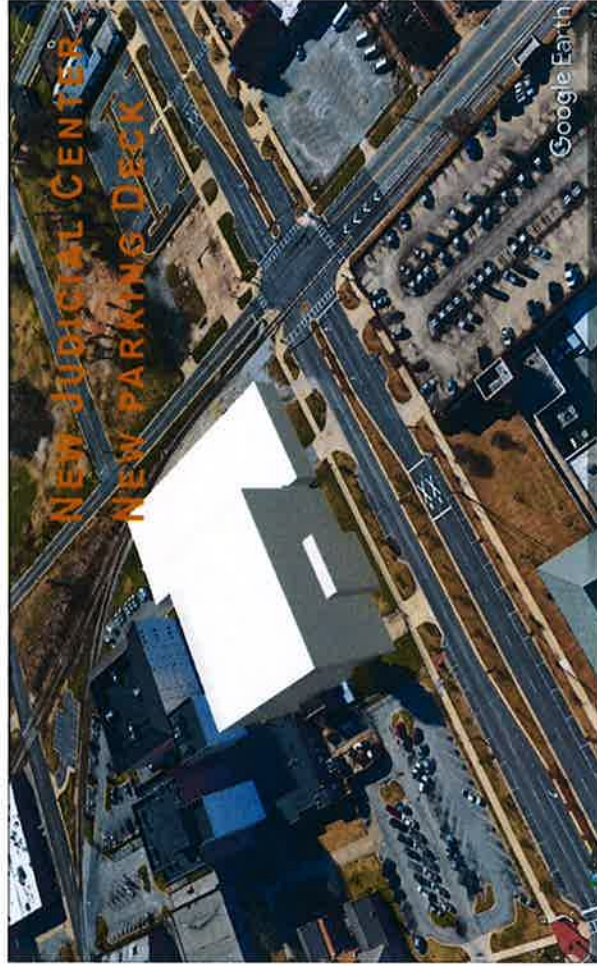
Judicial: 190,000 GSF  
Non-Judicial: 110,000 GSF

# Option A

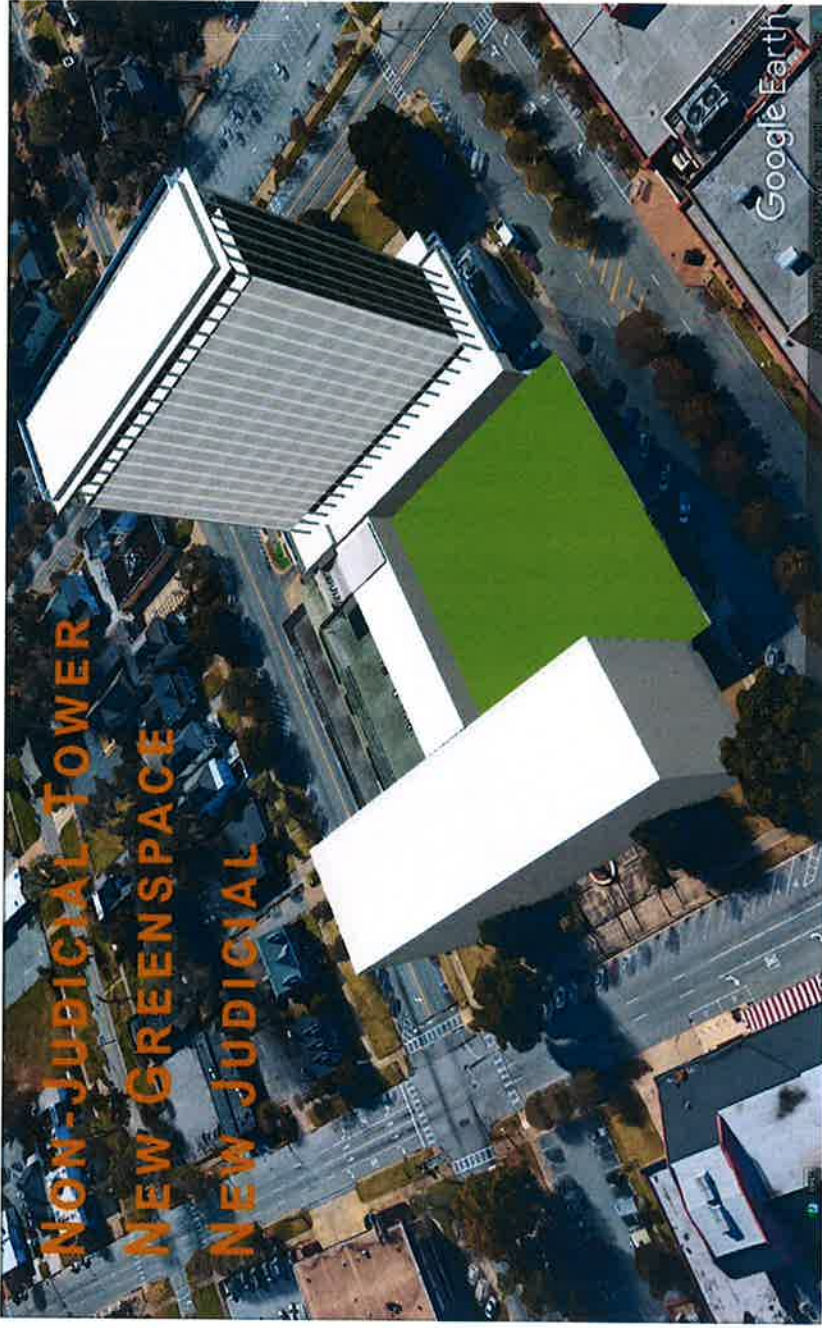




# Option B



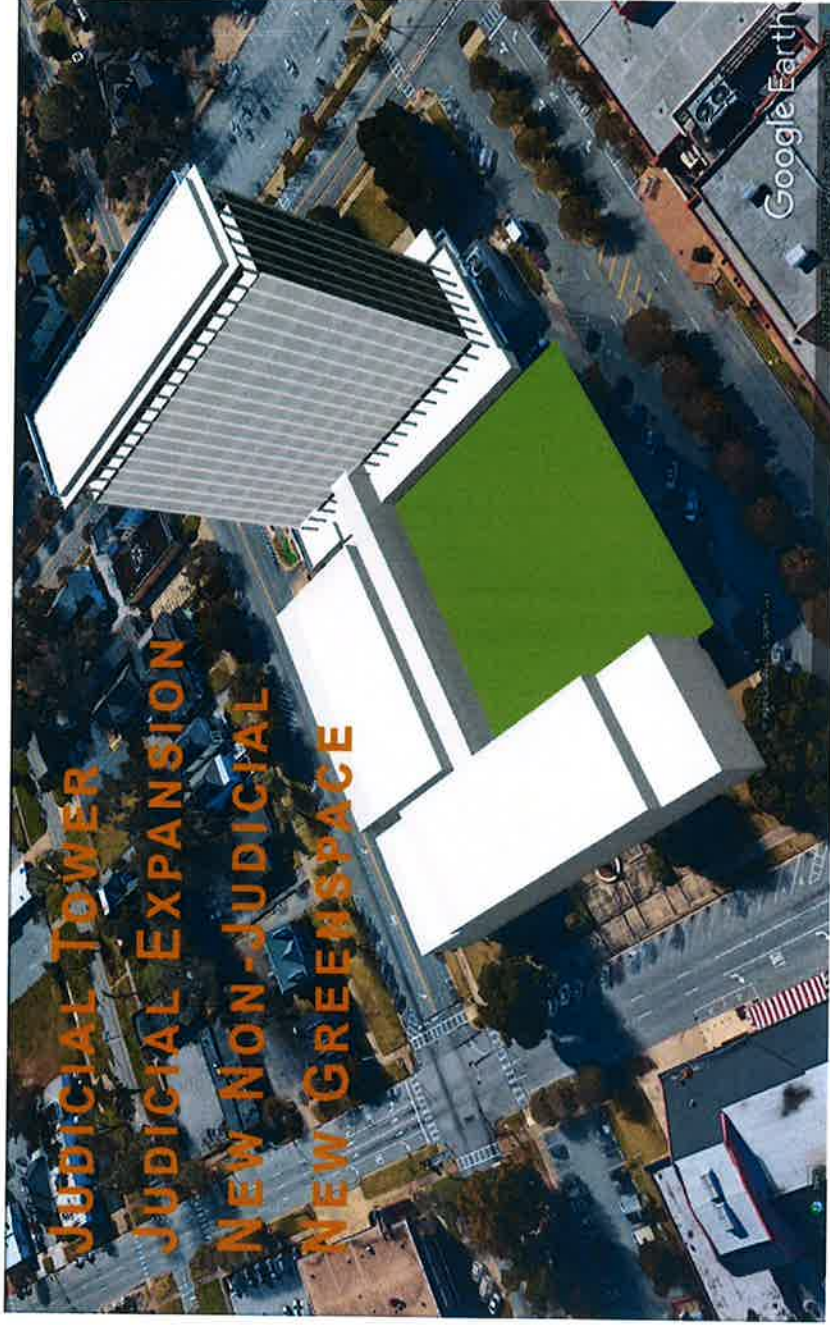
# Option C



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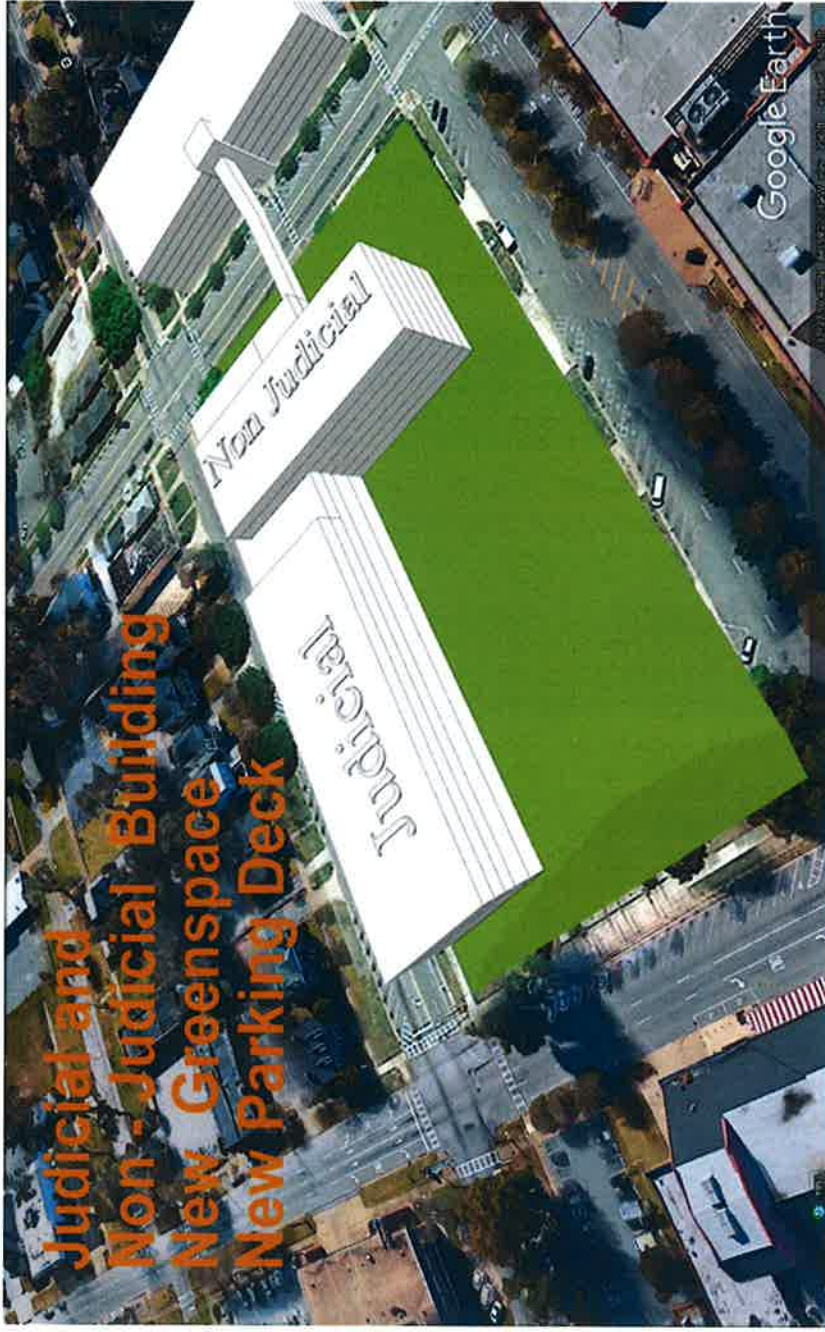
# Option D



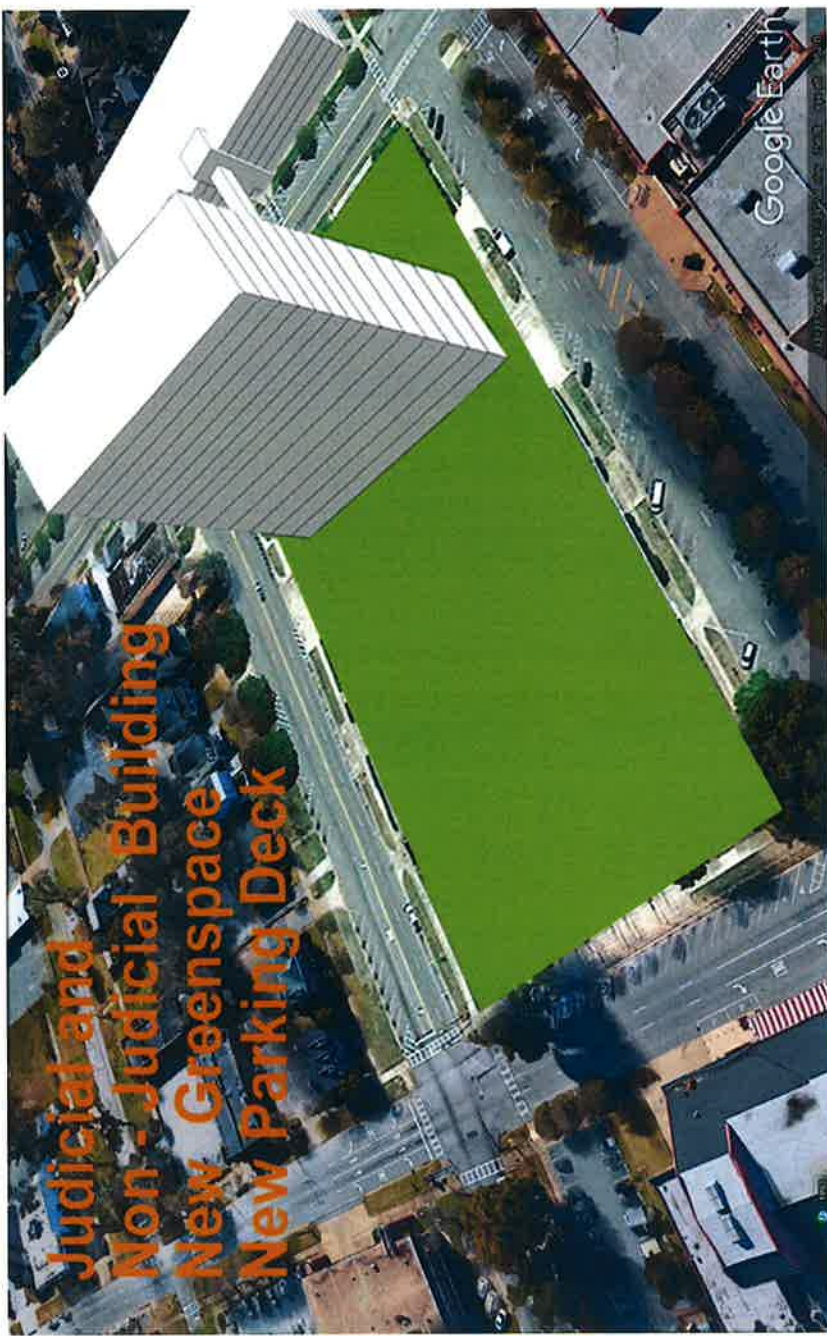
**Columbus**  
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# Option E



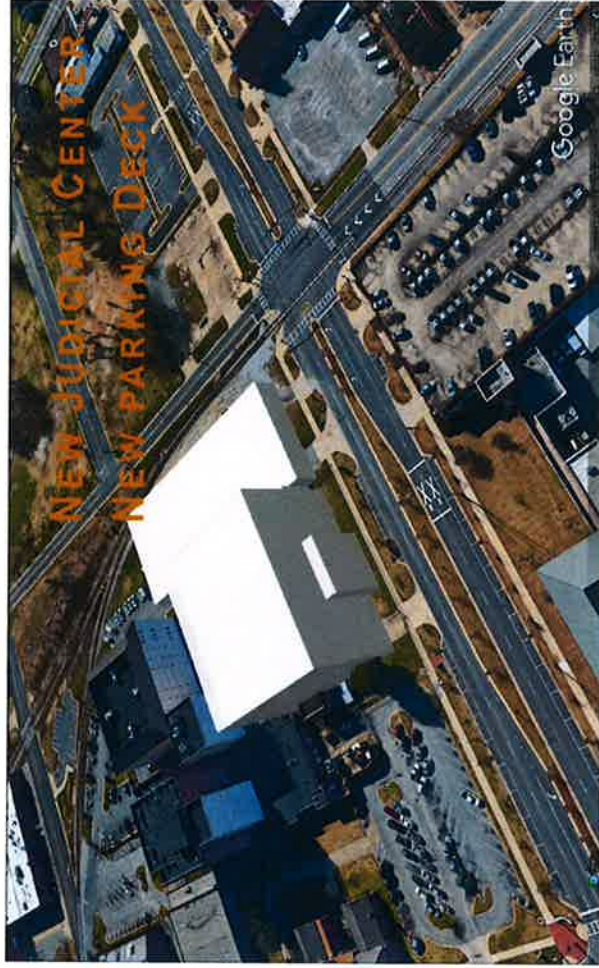
# Option E.1



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# Option F



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**Thank you / Questions**



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Consolidated Government







## **Appendix D.16**

## Government Center Non-Judicial Space Analysis - June 2017

**Personnel** Current and Proposed represents the number of employees per department today and projected in the next 5-7 years  
**Rooms** Current and Proposed Spaces needed to carry out departmental functions and projected for the next 5-7 years  
**NSF (Net Square Footage)** Current and Proposed includes net square footage(not including circulation) used and proposed needs in the next 5-7 years  
**Net Change** Gain or Loss between the current and the proposed categories  
**GSF (Gross Square Footage)** Net Square footage multiplied by 1.6 to account for all spaces (ie circulation, wall thicknesses and mechanical features)

	Personnel		Rooms		NSF		Comments
	Current	Proposed	Current	Proposed	Current	Proposed	
<b>Mayor's Office</b>							
Mayor's Office	1	1	1	1	320	320	Sound Barrier Walls due to sensitivity of discussions and separate entrance and exit
Mayor Pro-Tem	1	1	1	1	125	125	
Executive to the Mayor	1	1	1	1	180	180	
Executive Secretary	1	1	1	1	125	125	
Admin Secretary	1	2	0	1	0	100	Needs an Office
Calendar Clerk	0	1	0	0	0	0	Only one person needed to greet guest
Conference Room			1	1	520	800	Larger conference room similar to DCM at 311
Reception/Waiting			1	1	200	100	
Break Room			1	1	120	175	Break room/kitchenette
Copy/Supply Room			1	1	200	300	
Office Restroom			1	1	40	40	
Mayor's Restroom			0	1	0	40	
<b>Total</b>	<b>5.00</b>	<b>7.00</b>	<b>9.00</b>	<b>11.00</b>	<b>1,830.00</b>	<b>2,305.00</b>	
<b>Net Change</b>	<b>+</b>	<b>2.00</b>	<b>+</b>	<b>2.00</b>	<b>+</b>	<b>475.00</b>	
<b>GSF for Mayor's Office</b>					<b>2,928.00</b>	<b>3,688.00</b>	

	Personnel		Rooms		NSF		Comments
	Current	Proposed	Current	Proposed	Current	Proposed	
<b>Mayor's Support Staff</b>							
Internal Auditor	1	1	1	1	180	180	Currently shares office with Judge Jordan / Entrance through Probate Court
Forensic Auditor	1	1	1	1	180	180	
Admin Assistant	0	1	0	1	0	100	Additional full time staff with enclosed office
Director of Crime Prevention	1	1	0	1	0	180	Currently in Annex
File Room			0	1	0	200	Datamining software needed, and additional computer hook ups
Conference Room			0	1	0	300	To be shared with other departments
<b>Total</b>	<b>3.00</b>	<b>4.00</b>	<b>2.00</b>	<b>6.00</b>	<b>360.00</b>	<b>1,140.00</b>	
<b>Net Change</b>	<b>+</b>	<b>1.00</b>	<b>+</b>	<b>4.00</b>	<b>+</b>	<b>780.00</b>	
<b>GSF for Mayor's Support Staff</b>					<b>576.00</b>	<b>1,824.00</b>	

## Government Center Non-Judicial Space Analysis - June 2017

**Personnel** Current and Proposed represents the number of employees per department today and projected in the next 5-7 years  
**Rooms** Current and Proposed Spaces needed to carry out departmental functions and projected for the next 5-7 years  
**NSF (Net Square Footage)** Current and Proposed includes net square footage(not including circulation) used and proposed needs in the next 5-7 years  
**Net Change** Gain or Loss between the current and the proposed categories  
**GSF (Gross Square Footage)** Net Square footage multiplied by 1.6 to account for all spaces (ie circulation, wall thicknesses and mechanical features)

City Manager's Office	Personnel		Rooms		NSF		Comments
	Current	Proposed	Current	Proposed	Current	Proposed	
City Manager Office	1	1	1	1	320	320	
Executive Assistant	1	1	1	1	125	125	
Admin Assistant	1	1	1	1	0	0	In Reception/Waiting Area
Admin Services Coordinator	0	1	0	1	100	100	
Executive Office	1	2	1	2	180	360	To be used by DCM when in Government Center
Restroom	1	3	1	3	40	120	Restroom for staff and visitors
Large Conference Room			1	1	540	540	
Small Conference Room			0	1	0	300	
Break Room			1	1	120	150	
Copy/Supply Room			1	1	180	180	
Central File Room			0	1	100	100	
Reception/Waiting			1	1	150	150	Stays the same for 2 staff person
Mail Room							
Mail Room Manager	1	1	0	1	0	100	Office for manager
Mail Room Clerk	0	1	0	0	0	0	Additional Full Time Position
Mail Room			1	1	240	500	Larger space & Separate area for packages
Mail Boxes			1	1	120	200	
<b>Total</b>	<b>6.00</b>	<b>11.00</b>	<b>11.00</b>	<b>18.00</b>	<b>2,215.00</b>	<b>3,245.00</b>	
<b>Net Change</b>	<b>+</b>	<b>5.00</b>	<b>+</b>	<b>7.00</b>	<b>+</b>	<b>1,030.00</b>	
<b>GSF for City Manager</b>					<b>3,544.00</b>	<b>5,192.00</b>	

## Government Center Non-Judicial Space Analysis - June 2017

**Personnel** Current and Proposed represents the number of employees per department today and projected in the next 5-7 years  
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**Net Change** Gain or Loss between the current and the proposed categories  
**GSF (Gross Square Footage)** Net Square footage multiplied by 1.6 to account for all spaces (ie circulation, wall thicknesses and mechanical features)

	Personnel		Rooms		NSF		Comments
	Current	Proposed	Current	Proposed	Current	Proposed	
Clerk of Council Office	1	1	1	1	180	180	
Senior Deputy Clerk Office	0	1	0	1	0	125	Future full time position.
Deputy Clerk	1	1	1	1	0	125	
Administrative Secretary	1	1	1	1	64	64	
Minutes Clerk	1	1	0	0	0	0	Work in Reception Area
Vault File Storage			1	1	400	1200	Climate control and computer with municode on it and make it larger
Small Conference Room			0	1	0	300	Can be shared with other departments
Waiting/Reception			1	1	150	150	
Councilmember Office			0	1	100	100	
Break Room			0	1	0	120	
Copy/Supply Room			1	1	125	125	
<b>Total</b>	<b>4.00</b>	<b>5.00</b>	<b>6.00</b>	<b>10.00</b>	<b>1,019.00</b>	<b>2,489.00</b>	
<b>Net Change</b>	<b>+</b>	<b>1.00</b>	<b>+</b>	<b>4.00</b>	<b>+</b>	<b>1,470.00</b>	
<b>GSF for Clerk of Council</b>					<b>1,630.40</b>	<b>3,982.40</b>	

## Government Center Non-Judicial Space Analysis - June 2017

**Personnel** Current and Proposed represents the number of employees per department today and projected in the next 5-7 years  
**Rooms** Current and Proposed Spaces needed to carry out departmental functions and projected for the next 5-7 years  
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**Net Change** Gain or Loss between the current and the proposed categories  
**GSF (Gross Square Footage)** Net Square footage multiplied by 1.6 to account for all spaces (ie circulation, wall thicknesses and mechanical features)

	Personnel		Rooms		NSF		Comments
	Current	Proposed	Current	Proposed	Current	Proposed	
City Attorney	1	1	1	1	225	225	
Assistant City Attorney	1	1	1	1	125	125	
Admin Assistant	1	1	1	1	125	125	
Admin/Paralegal	1	2	1	2	100	200	Wants to include an additional paralegal
Reception/Waiting			1	1	60	100	Have to be buzzed in through Probate Court
Conference/Deposition Room			1	1	240	300	Often cramped in larger meetings
Large Conference Room			0	1	0	400	
Law Library			1	1	150	250	Additional shelves needed
File Storage			1	1	150	300	
Copy/Supply Room			1	1	150	150	
Break Room			1	1	80	100	
Staff Restroom			0	1	0	40	
<b>Total</b>	<b>4.00</b>	<b>5.00</b>	<b>10.00</b>	<b>13.00</b>	<b>1,405.00</b>	<b>2,315.00</b>	
<b>Net Change</b>	<b>+</b>	<b>1.00</b>	<b>+</b>	<b>3.00</b>	<b>+</b>	<b>910.00</b>	
<b>GSF for City Attorney</b>					<b>2,248.00</b>	<b>3,704.00</b>	

## Government Center Non-Judicial Space Analysis - June 2017

**Personnel** Current and Proposed represents the number of employees per department today and projected in the next 5-7 years  
**Rooms** Current and Proposed Spaces needed to carry out departmental functions and projected for the next 5-7 years  
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**Net Change** Gain or Loss between the current and the proposed categories  
**GSF (Gross Square Footage)** Net Square footage multiplied by 1.6 to account for all spaces (ie circulation, wall thicknesses and mechanical features)

	Personnel		Rooms		NSF		Comments
	Current	Proposed	Current	Proposed	Current	Proposed	
Finance Director	1	1	1	1	220	220	Requesting additional security area due to nature of office
Asst. Finance Director	1	1	1	1	140	140	
Admin Assistant	2	2	1	1	64	64	Work in Admin Area
Admin Tech	1	2	0	0	0	0	Working in Reception Area & Admin Areas
Financial Planning Division Manager	1	1	1	1	125	125	
Budget Analyst	2	3	2	3	200	300	
Accounting Division Manager	1	1	1	1	150	150	
Accountant	2	3	2	3	250	375	
Supervisor	1	1	1	1	125	125	
Coordinator	1	1	1	1	125	125	
Technician	2	2	0	0	0	0	Working in Admin Area
Purchasing Division Manager	1	1	1	1	150	150	
Buyers	4	5	4	5	500	625	
Large Conference Room			1	1	300	300	
Small Conference Room			0	1	0	200	Additional Work Area For External Auditors & Training
Admin Area			2	2	780	800	
Break Room			1	1	280	280	
File Storage			0	1	0	200	Currently filed in the hallway
Reception/Waiting			1	1	120	120	
Copy/Supply			1	1	150	150	
Accounting Vault			1	1	300	480	
Purchasing Records Room			0	1	0	180	Currently filed in the hallway
<b>Total</b>	<b>20.00</b>	<b>24.00</b>	<b>23.00</b>	<b>29.00</b>	<b>3,979.00</b>	<b>5,109.00</b>	
<b>Net Change</b>	<b>+</b>	<b>4.00</b>	<b>+</b>	<b>6.00</b>	<b>+</b>	<b>1,130.00</b>	
<b>GSF for Finance</b>					<b>6,366.40</b>	<b>8,174.40</b>	

## Government Center Non-Judicial Space Analysis - June 2017

**Personnel** Current and Proposed represents the number of employees per department today and projected in the next 5-7 years  
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**Net Change** Gain or Loss between the current and the proposed categories  
**GSF (Gross Square Footage)** Net Square footage multiplied by 1.6 to account for all spaces (ie circulation, wall thicknesses and mechanical features)

	Personnel		Rooms		NSF		Comments
	Current	Proposed	Current	Proposed	Current	Proposed	
Director	1	1	1	1	200	200	
Technical Services Manager	1	1	1	1	140	140	
Systems and Enterprise Coordinator	1	1	1	1	140	140	
Prog & Development Coordinator	1	1	1	1	140	140	
PC Services Supervisor	1	1	1	1	140	140	
PC Services Tech	2	2	2	2	120	120	Working in remote areas
Web Development Manager	1	1	1	1	140	140	
Application Developer	3	3	3	3	180	180	Working in other area
Application Support Analyst	2	2	2	2	120	120	
GIS Coordinator	1	1	1	1	140	140	
GIS Analyst	1	1	1	1	60	60	
GIS Technician	2	2	2	2	120	120	
Network Operations Manager	1	1	1	1	140	140	Need Office Space
Data Center Tech	2	2	0	0	0	0	Work in Reception/Admin
Network Engineers	3	7	0	0	180	420	
Mainframe Operators	3	3	1	1	0	0	Work in Computer Room (Only one working at a time)
Data Center			1	1	300	300	
Computer Room			1	1	1290	1290	Contains Mainframe (Cannot be moved)
Conference Room			1	2	400	800	To be used for training
Supply Room			1	1	100	100	
Break Room			1	1	100	100	
Computer Storage			1	1	400	600	Currently housed in the parking garage
<b>Total</b>	<b>26.00</b>	<b>30.00</b>	<b>24.00</b>	<b>25.00</b>	<b>4,550.00</b>	<b>5,430.00</b>	
<b>Net Change</b>	<b>+</b>	<b>4.00</b>	<b>+</b>	<b>1.00</b>	<b>+</b>	<b>880.00</b>	
<b>GSF for Information Technology</b>					<b>7,280.00</b>	<b>8,688.00</b>	

## Government Center Non-Judicial Space Analysis - June 2017

**Personnel** Current and Proposed represents the number of employees per department today and projected in the next 5-7 years  
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	Personnel		Rooms		NSF		Comments
	Current	Proposed	Current	Proposed	Current	Proposed	
Director	1	1	1	1	224	224	
Assistant Director	1	1	1	1	200	200	
Analysts	2	4	2	2	160	320	
Technician	5	6	5	6	720	860	
Specialist	3	4	3	4	540	720	
Central Files			1	1	160	400	Need additional file space for sensitive information
Copy/Fax			1	1	80	100	
Reception/Waiting			1	1	240	240	Secure reception due to sometimes tense nature of interactions within the department
Conference Room			1	1	190	300	Sound Proof Walls for Confidential Meetings/Work space for auditors
Interview Room			0	1	0	150	
Event Storage			0	1	0	200	
Break Room			0	1	0	125	
Learning Center							
Staff	1	2	2	2	432	432	
Large Training Room			1	1	1440	1440	
Small Training Room			1	1	800	800	
Classroom			1	2	330	800	For computer training
Food Prep Area			1	1	150	150	
<b>Total</b>	<b>13.00</b>	<b>18.00</b>	<b>22.00</b>	<b>28.00</b>	<b>5,666.00</b>	<b>7,461.00</b>	
<b>Net Change</b>	<b>+</b>	<b>5.00</b>	<b>+</b>	<b>6.00</b>	<b>+</b>	<b>1,795.00</b>	
<b>GSF for Finance</b>					<b>9,065.60</b>	<b>11,937.60</b>	



## Government Center Non-Judicial Space Analysis - June 2017

**Personnel** Current and Proposed represents the number of employees per department today and projected in the next 5-7 years  
**Rooms** Current and Proposed Spaces needed to carry out departmental functions and projected for the next 5-7 years  
**NSF (Net Square Footage)** Current and Proposed includes net square footage(not including circulation) used and proposed needs in the next 5-7 years  
**Net Change** Gain or Loss between the current and the proposed categories  
**GSF (Gross Square Footage)** Net Square footage multiplied by 1.6 to account for all spaces (ie circulation, wall thicknesses and mechanical features)

	Personnel		Rooms		NSF	
	Current	Proposed	Current	Proposed	Current	Proposed
Non-Judicial Departments	81.00	104.00	107.00	140.00	21,024.00	29,494.00
<b>Net Change</b>	<b>+</b>	<b>23.00</b>	<b>+</b>	<b>33.00</b>	<b>+</b>	<b>8,470.00</b>
<b>GSF for Non-Judicial</b>					<b>53,821.44</b>	<b>75,504.64</b>
Projected SF Needed next 5-7 Years					<b>+</b>	<b>21,683.20</b>



## **Appendix D.17**

# Government Center Tours

---

**Tour Guides:** John Hudgison  
Major Mike Massey or Representative  
Johnny Harp

**Tour Sessions:** 5:30pm; 6:00pm; 6:30pm

**Each Session:**

**Group 1 - Tour:**

- Lead group into the Basement via stairs to view Generator/Cooling Towers.
- Lead group to the Parking Deck to view corroded pipes
- Take elevator to the 2<sup>nd</sup> Floor to view Clerk of Superior Courts Offices
- Take elevator to the 6<sup>th</sup> Floor to view offices of Judge D'Antonio (Probate Court)
- Also look at area to get to the pipes in the stairwell
- Lead group to the 4<sup>th</sup> Floor where Major Massey/Representative will meet the group and show them the issues with Security.
- **TOUR ENDS**

**Group 2 – Tour:**

- Take elevator to the 2<sup>nd</sup> Floor to view Clerk of Superior Courts Offices
- Take elevator to the 6<sup>th</sup> Floor to view offices of Judge D'Antonio (Probate Court)
- Also look at area to get to the pipes in the stairwell
- Lead group to the 4<sup>th</sup> Floor where Major Massey/Representative will meet the group and show them the issues with Security.
- Lead group to the ground floor Parking Deck to view corroded pipes
- Lead group to the Basement via stairs to view Generator/Cooling Towers
- **TOUR ENDS**



## **Appendix D.18**

**Interview with Ed Neal, architect for the Government Center  
Thursday, May 4, 2017**

**Architect Selection:**

We were selected by the city commissioners, we, being my firm (Biggers, Scarbrough, Neal) and I. Mr. Biggers was a senior partner, Janice's father in law. There were about 8 of us at that time, and we had draftsmen. And so we had a large firm. But we were appointed by the city commissioners, and E. Oren Smith was appointed by the county commissioners.

**Beginning Work:**

There was another building on that site. It was built in 1950s, I believe, and it was on the northeast corner of that block there and it was a two-story orange brick building and we were in charge to try to work with that. That's kind of what set the theme with those two heavy traffic areas. There would be heavy traffic for building inspection, drivers licensing and other things that they would be heavy traffic areas and so that kind of dictated that and of course the square footage necessary would dictate a high rise building and we did conceptual drawings of what we proposed, which is what you see today really.

We presented them (conceptual drawings) at the city commissioners meeting and they were so excited. It was very wonderful to have that response. I went all over town selling this thing. I spoke at Columbus High and public forums.

**Architectural Style and Facts**

I honestly can't recall what dictated those columns and exaggerated column caps. Parking of course was a big consideration and we got at least three levels of parking underneath that plaza level now and as far as the design "curtain wall," that's what we call that glass wall, you're probably familiar with it. It was very much in the vogue and continues to be.

A high rise masonry building was just out of the question I guess, we never really investigated that, we looked at the curtain wall. Let's back up a minute how did I get involved, I don't know how I became the chief one we were all working on it but I did all of the interviews with the departmental heads and went back and we, the firm, did preliminary sketches of what we thought they wanted and we'd take it back and they liked it. We got them to sign a release paper and we revised it a number of times, each departmental head signed off on it

I think it was on a module and everything was laid out on that plan.

I didn't know that it was the longest cantilever built at the time, but you know that contractor told that to me at some point during the construction. The plaza level concrete around the perimeter of the high rise was the longest cantilever in America is what he said so I took him for his word.

*So what was different between the conceptual drawings and the drawings that actually got drawn and the building that actually got built?*

Nothing. Yes, that amazed me. We never had to deviate from the conceptual drawings. Another thing, they stayed in that court house while we built the high rise. It was in front of the tower.

There were a lot of things we had to overcome. The block, as I already called it, there was something like more land on one side and I wanted the sidewalks all along the building to be the same and there was something I had to do with that before the governmental authorities in that respect. In the overall scheme of the thing, I didn't want this much room on one side of the building and this much on the other.

*So how did you feel when the building opened? You said they were ecstatic when they saw the conceptual drawings, but how did you feel?*

That's the supreme goal of most architecture and certainly for me is to please the client.

There's so much about that building that I think a lot of people don't know that they had a helo-pad on the roof so that visiting dignitaries could land up there, I think that's probably been used twice. And then that reflecting pool had water shooting up and then we had it so that if the wind was blowing it would work. We tried to take in every consideration; I remember if you were sitting in the high rise, what were those two low buildings going to look like? So I put a design to the roof in each of those buildings I don't know whether that's been maintained or not.

It was a built up roof with gravel and I think we had brick and white marble in a pattern. Structurally every column, and there are few on that high rise building, has a cap on about 5 feet in diameter drilled to bedrock and I think they must be 100 feet deep down in the ground. It'd be an enormous job to take to that building down.

*Where did the materials for the tower come from, like the columns themselves?*

They were pre-cast from a company in Opelika and brought here by truck. The ones on the tower were in a few pieces, probably the capitals were in one piece, but I know the ones on the two story buildings were in one piece.

### **Plaza Level**

Since that time, Ron Murray was hired to do something on that north steps they put a fountain or something on it.



It was a long flight of steps before you got up to the plaza level and then the reflecting pool was in the plaza. And that's another thing we had to work out floors to come out on that level and the parking level and I'm really proud of what we did. I never had done a high rise building before.

### **The Tower**

The worst thing they've done to that building to me is putting that stuff on the windows that gives it that horizontal look, I did everything I could to make it look vertical. I wanted it to be uplifting. I don't know when that was done, maybe several years after. It suddenly appeared. You don't know how much time I spent. The glass between the windows and the glass between the floors, I was so sensitive to the fact that it would all look the same.

It was all to be a dark grey with the white columns. The tint on the windows breaks the building, it really does and my recommendation is that they get somebody to scrape that stuff off as quickly as they can.

Another thing that we did was light the building and the first time I saw that at night it was just wonderful to me. I don't even think they turn the lights on anymore. These are flood lights and they were recessed in that there was so much that had never been done in Columbus these things were almost flushed with the plaza level. The first time we went over to Phenix City and they turned them on.

We envisioned people having lunch down there on that plaza level and then the main plaza level under the tower we had designed custom carpets depicting the Chattahoochee and the Barcelona chairs. We had four of those on either side sitting on these custom carpets, it was a knock out.

We did have a budget for this building and I saw right off that it wasn't going to be enough money. And that's maybe one or two things that I regret - that we didn't put a sprinkler system in the building. We met all code, they would not have ever issued any building permit if it had violated any codes. It makes me mad that they have written that the stairs don't meet the code. We met every code and dotted every I and crossed every T on it when that job was done. Now if there was some changes, I don't know. I also regret the elevator situation. I think that's been one thing and I wasn't aware of that until years later.

### **City Intent**

The city leaders wanted something that showed progress and to celebrate the new consolidation. So, we conceived it as you see it that way today.



## **Appendix D.19**

Government  
Center  
Judicial  
Space  
Assessment

August 2017

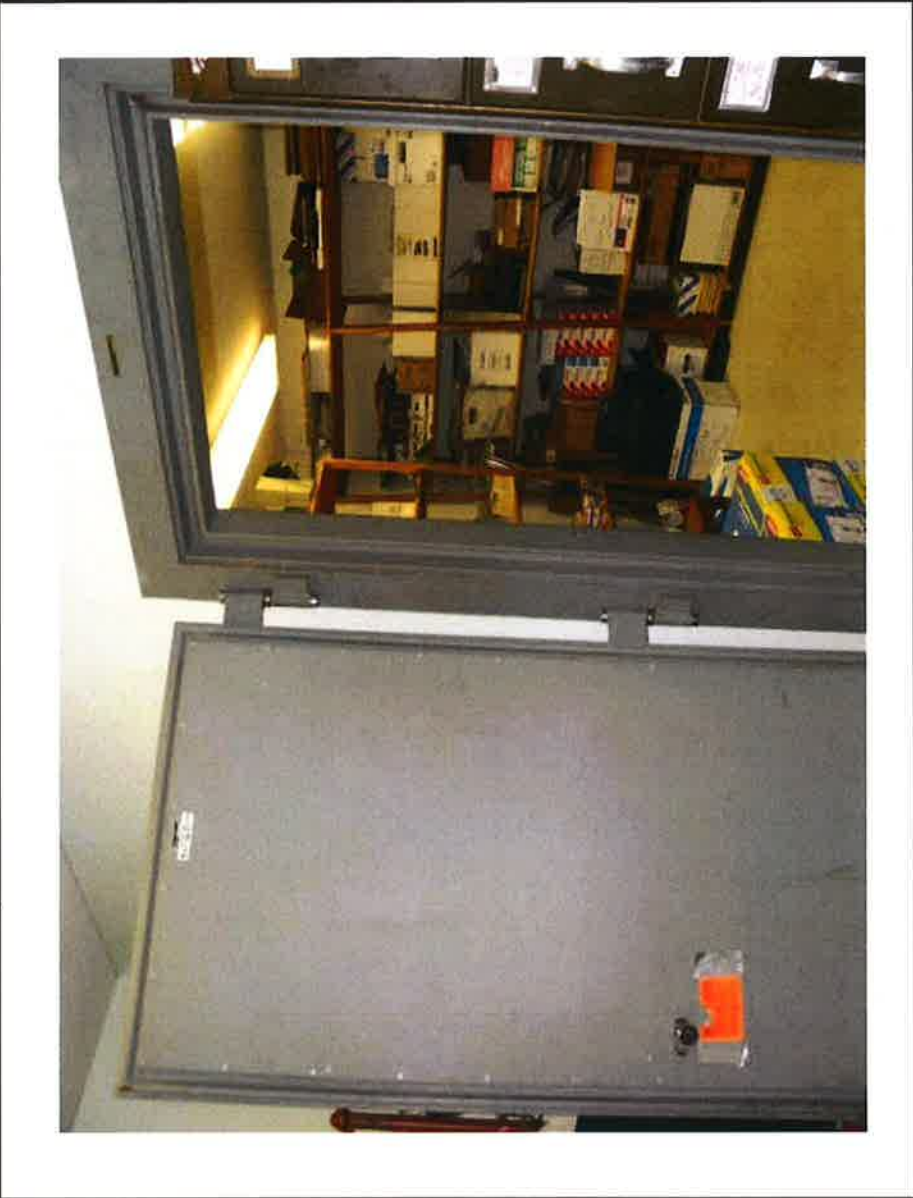


## Purpose

- Help establish the proper square footage needed for the JUDICIAL functions of the Government Center.
  - Superior Court
  - State Court
  - Magistrate/Municipal Court
  - Probate Court
  - Juvenile Court
  - District Attorney
  - State Solicitor
  - Sheriff
  - Marshall

## Process

- Performed Site Visits and interviewed JUDICIAL departments in the Government Center Complex.
- Converted information gathered into a space assessment representing new Square Footage needed for the next 5 to 7 years.
- Used Net Square footage (Useable Space) and then used multiplier of 1.6 for a Gross SF for circulation and mechanical needs.



Storage



Storage



## Storage

- Paper to digital transition in several departments
- Climate Controlled
- Rolling Files may stress building structurally
- Many areas has to keep files indefinitely
- Possible a better file storage system off site would help prevent taking up space at the Government Center
- Specialty storage

# Security



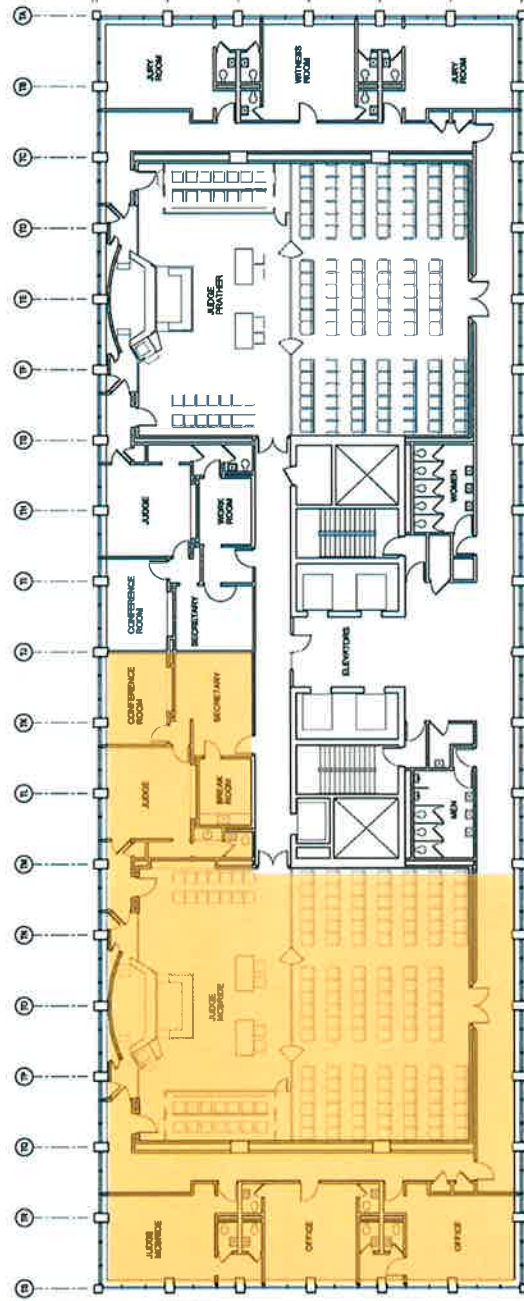
# Security



## Security Concerns

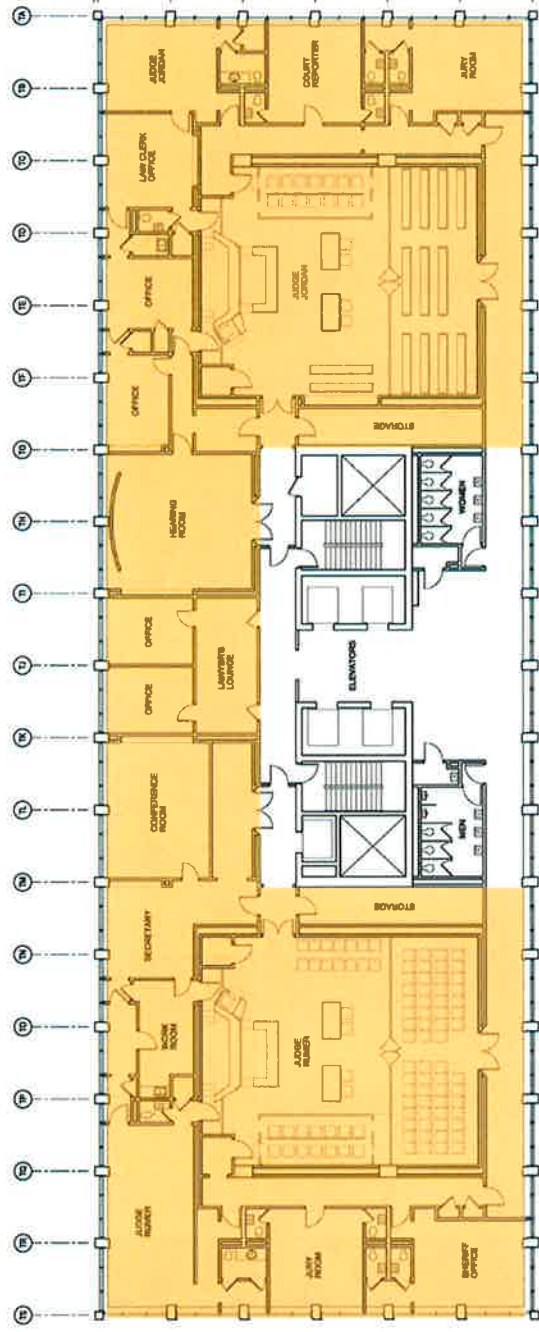
- Security concerns of employees parking outside of complex
- Bathrooms & Breakrooms outside of secure areas put employees at risk
- Open floor plans with cubicles lack privacy when discussing sensitive information
- Secure areas between Clerks and Judges
- Thin walls between offices
- Main Security Room for Surveillance

# Superior Court



 ELEVENTH FLOOR PLAN - TOWER  
SCALE: 1/8" = 1'-0"

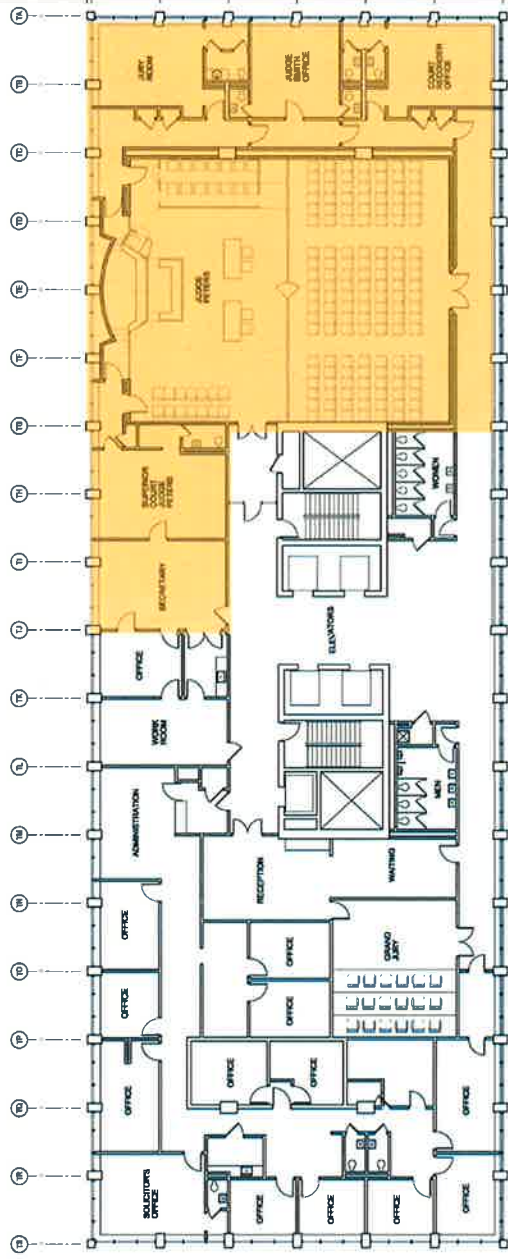
# Superior Court



TENTH FLOOR PLAN - TOWER  
SCALE: 1/8" = 1'-0"



# Superior Court

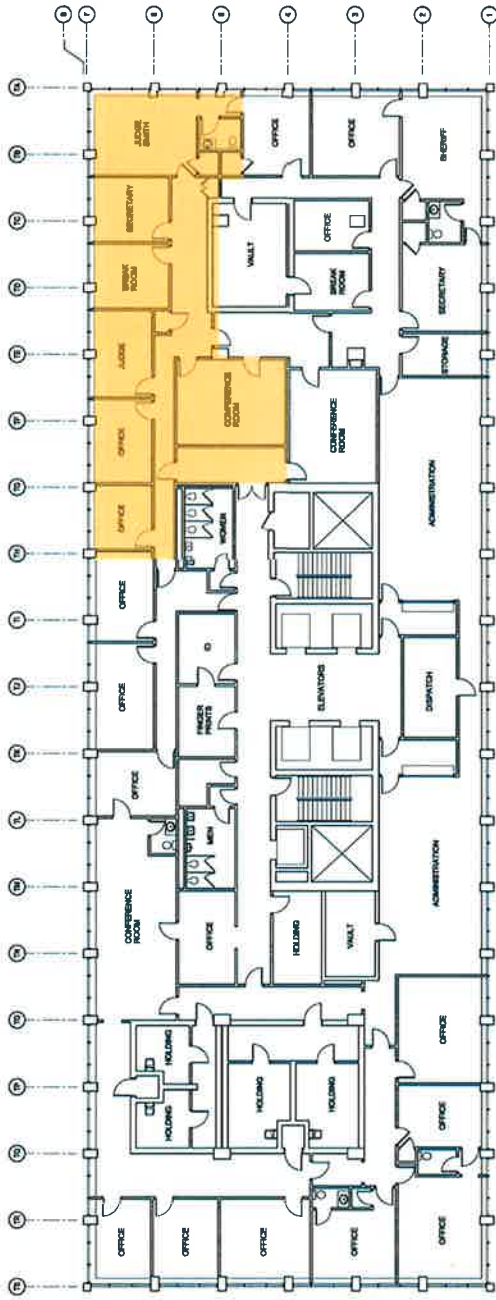


 NINTH FLOOR PLAN - TOWER  
SCALE: 1/8" = 1'-0"



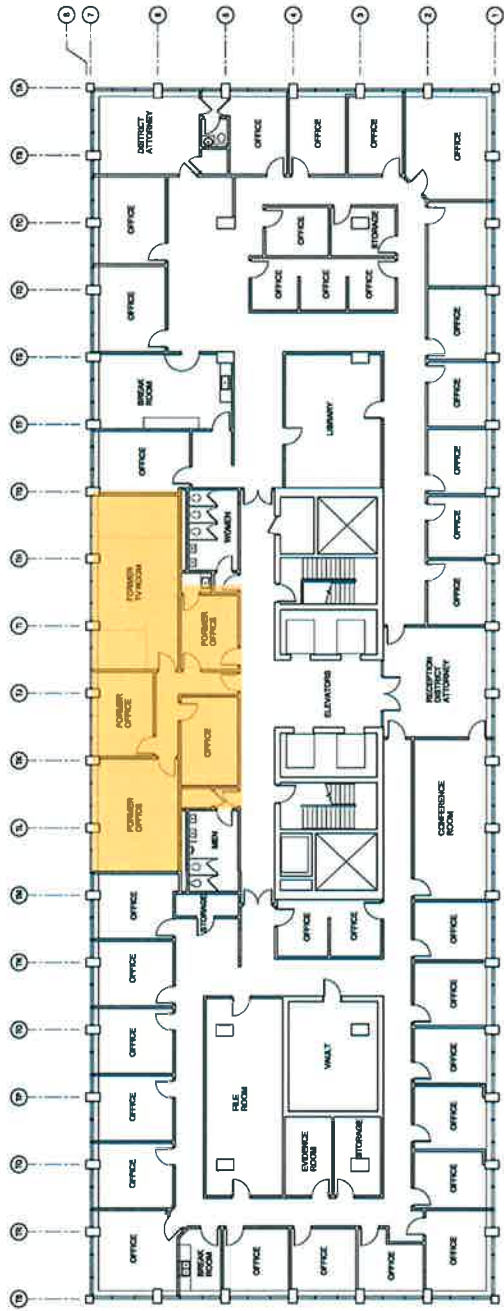


# Superior Court



 FOURTH FLOOR PLAN - TOWER  
SCALE: 1/8" = 1'-0"

# Superior Court



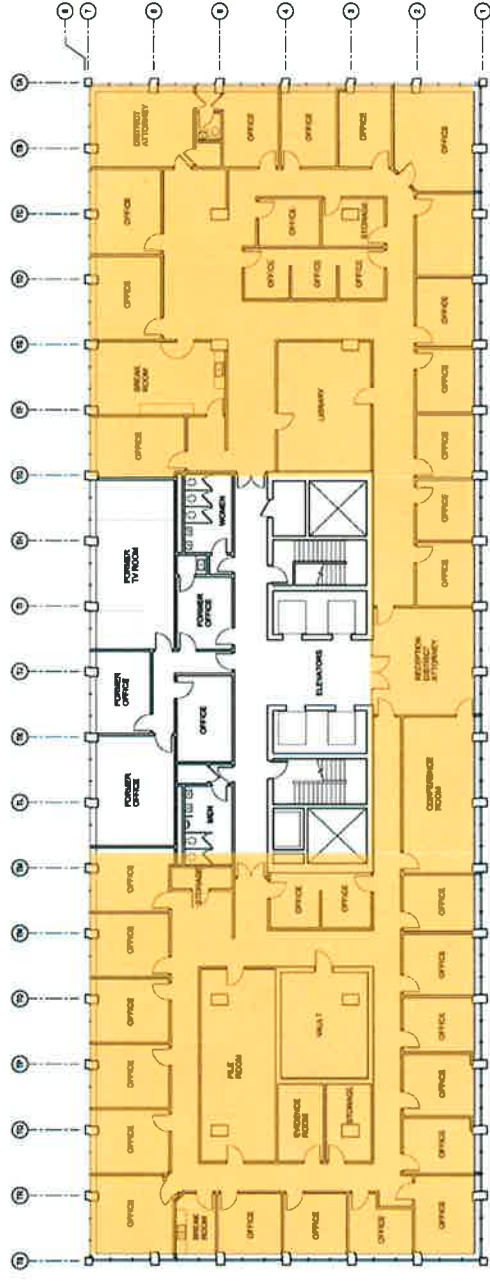
 THIRD FLOOR PLAN - TOWER  
SCALE: 1/8" = 1'-0"

# Superior Court Space Assessment

	Current	Proposed
Gross SF of Projected Space Needed for Superior Court	30,360	62,800

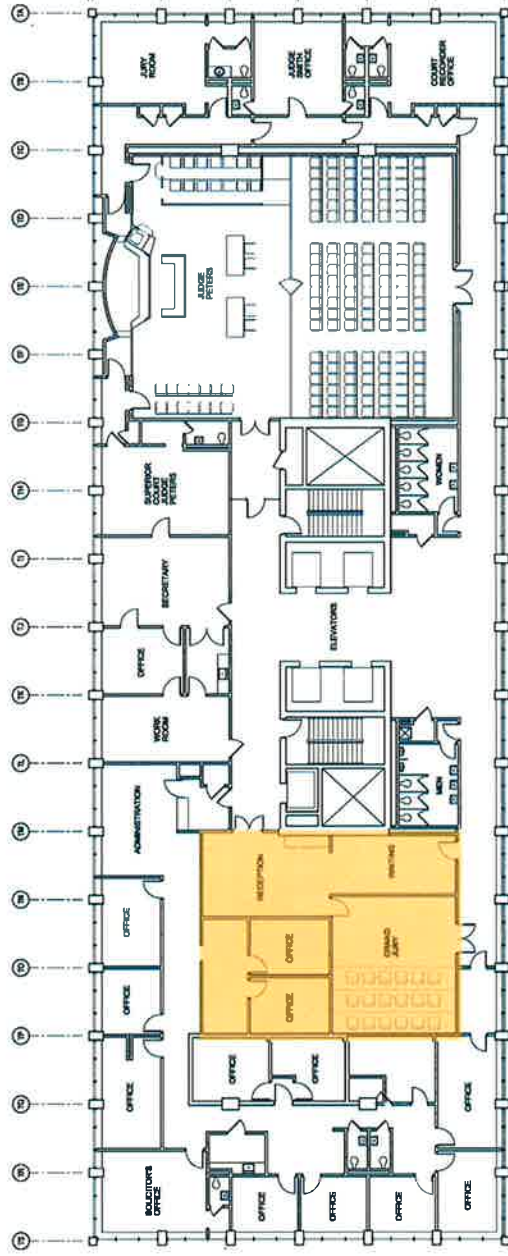
- 5 Courtrooms but 7 Active Judges
- Shared Staff Attorneys
- Courtroom sizes effecting Open Courtroom Laws
- Grand Jury Holding Area

# District Attorney



THIRD FLOOR PLAN - TOWER  
Scale: 1/8" = 1'-0"

# District Attorney



 NINTH FLOOR PLAN - TOWER  
SCALE: 1/8" = 1'-0"

# District Attorney

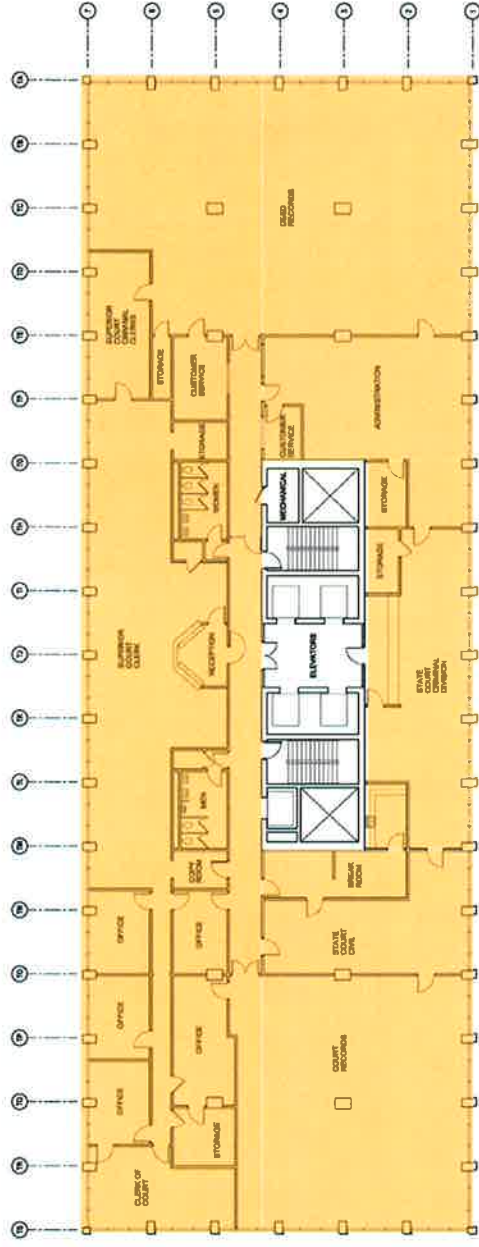


# District Attorney Space Assessment

	Current	Proposed
Gross SF of Projected Space Needed for District Attorney	20,142	30,000

- Conference room is smaller (has been converted to an office)
- Work Room (Using Library)
- No Visitors Office (Butler GA/ Public Safety / Harris Co.)
- Available money (VOCA) to grow but not spaces to put them.
- 5-7 Years up to 20 advocates

# Superior/State Clerk



 SECOND FLOOR PLAN - TOWER  
SCALE: 1/8" = 1'-0"

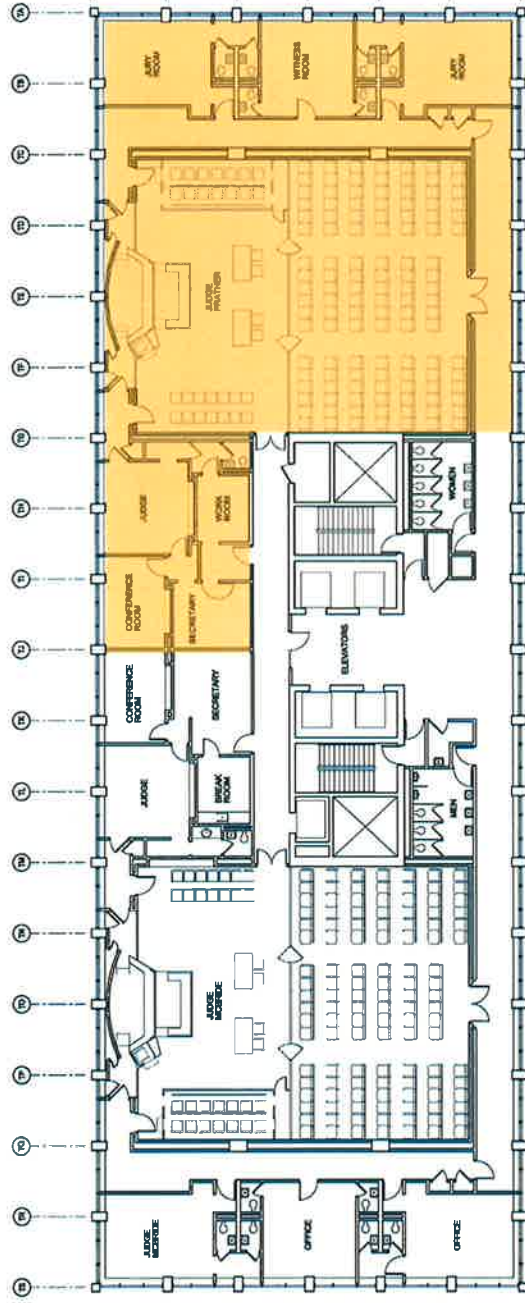


# Superior/State Clerk Space Assessment

	Current	Proposed
Gross SF of Projected Space Needed for Superior/State Clerk	15,550	22,675

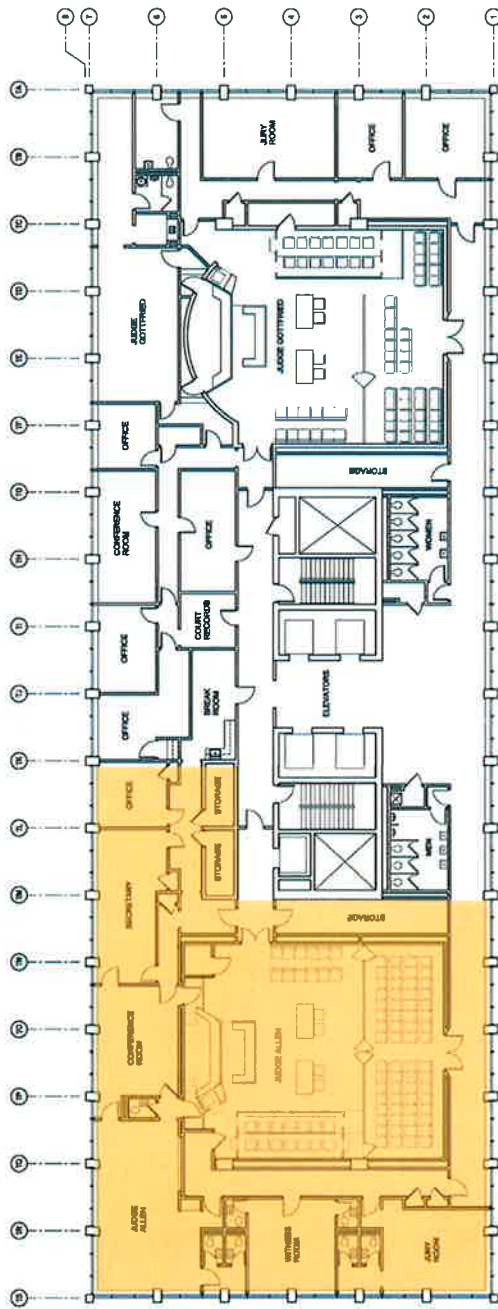
- Running out of storage space on the floor
- Larger Deed Room
- Larger Reception Area
- Conference Room
- Vault for money storage
- Designated Computer Room for the Public

# State Court



 ELEVENTH FLOOR PLAN - TOWER  
SCALE: 1/8" = 1'-0"

# State Court



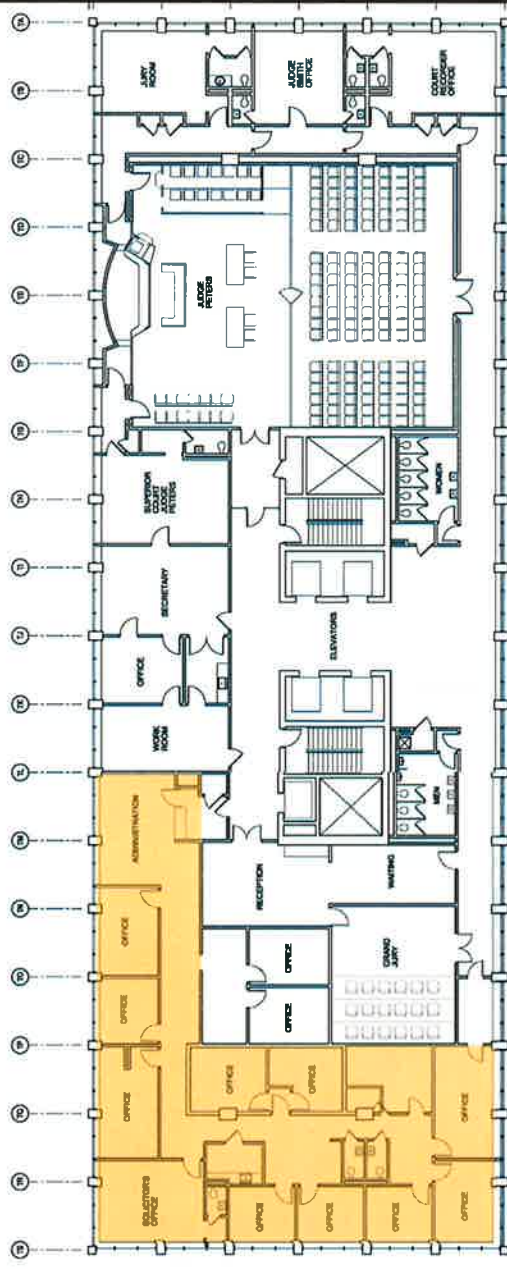
 SEVENTH FLOOR PLAN - TOWER  
SCALE: 1/8" = 1'-0"

# State Court Space Assessment

	Current	Proposed
Gross SF of Projected Space Needed for State Court	11,016	24,480

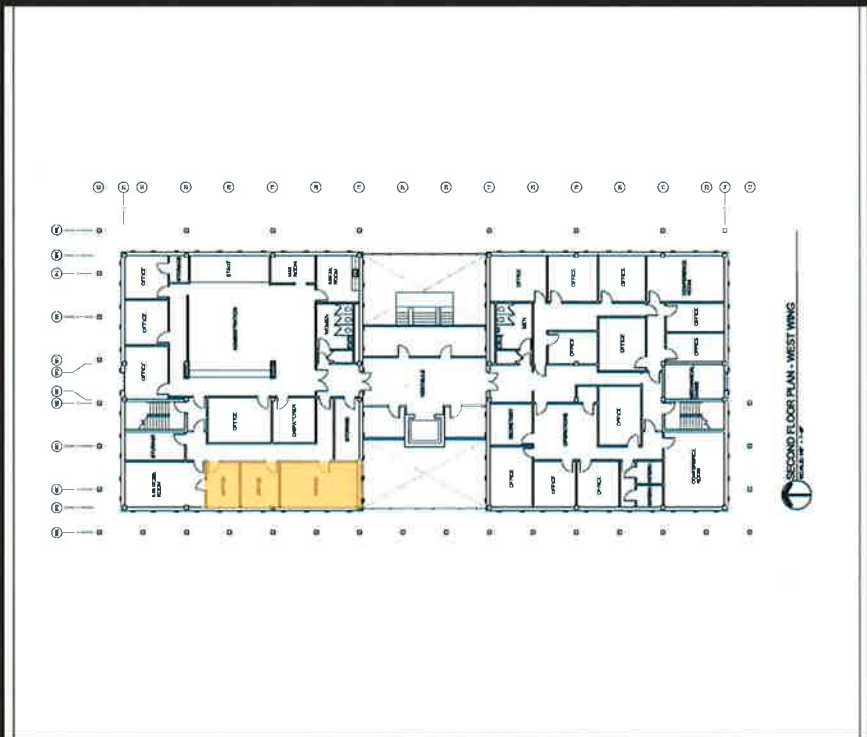
- Possible Increase of Judges
  - Other jurisdictions 50,000/per state judge
- Private Probation
- Adjacency
  - Being on the same floor as the Solicitor and other judge

# State Solicitor



 NINTH FLOOR PLAN - TOWER  
SCALE: 1/8" = 1'-0"

# State Solicitor



# State Solicitor Space Assessment

	Current	Proposed
Gross SF of Projected Space Needed for State Solicitor	5,050	7,000

- Possible Increase of Staffing
  - Other jurisdictions 50,000/per state judge
- Adjacency to Victim Witness (In West Wing)
- Conference Room
- Interview Room
- Copy Room





## Probate Court Space Assessment

	Current	Proposed
Gross SF of Projected Space Needed for Probate Court	5,356	12,560

- Understaffed
  - 6 employees (13 - Macon & 11 - Augusta)
- No Jury Room (Uses Mayor Conference Room)
- Sealed Records and Break Room in same area
- No Judges chambers (shares office with Chief Clerk)
- May be adding passport processing

# Juvenile Court



# Juvenile Court Space Assessment

	Current	Proposed
Gross SF of Projected Space Needed for Juvenile Court	12,606	19,600

- Addition of another full time judge
  - Currently 1 Full Time and 2 Parttime
- Turned Old Tax Office into Courtroom
- Waiting area to have more seating
- Lack of Child Waiting Area
- Larger Clerk Area

# Department of Juvenile Justice

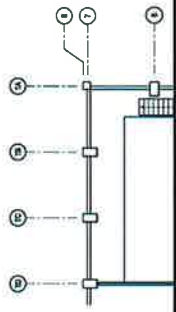
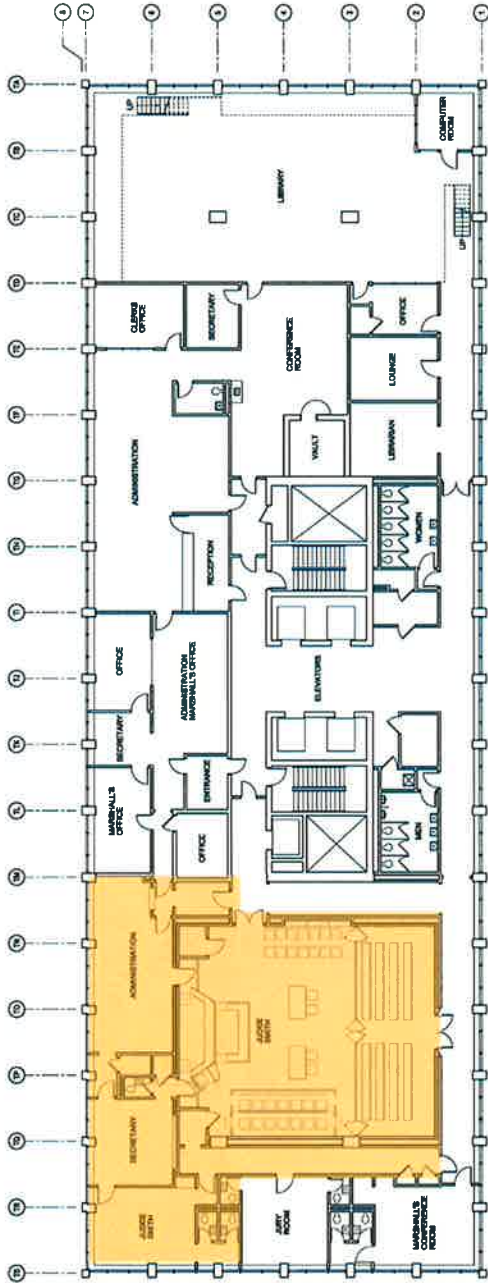


# Juvenile Court Space Assessment

	Current	Proposed
Gross SF of Projected Space Needed for Juvenile Court	1,100	1,400

- Separate Lobby Area from Court
- No Conference Room

# Magistrate/ Municipal Court



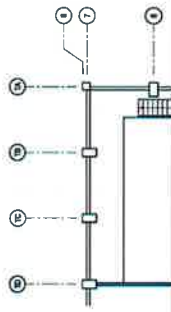
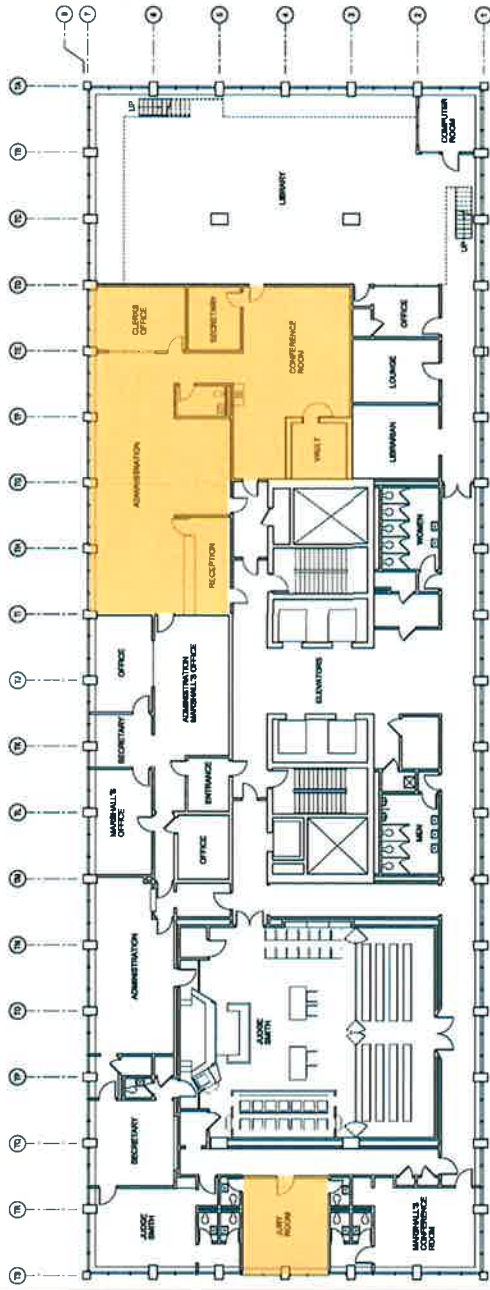
 EIGHTH FLOOR PLAN - TOWER  
SCALE: 1/8" = 1'-0"

# Magistrate/ Municipal Court Space Assessment

	Current	Proposed
Gross SF of Projected Space Needed for Municipal Court	4,684	10,560

- Magistrate staff increase
- Larger reception area
- No Jury Room (Uses Marshal Conference Room)
- No Hearing Room
- No Holding Cells
- Overcrowding on Docket Call
- No Break room / Copy Room

# Municipal Court Clerk



 EIGHTH FLOOR PLAN - TOWER  
SCALE: 1/8" = 1'-0"

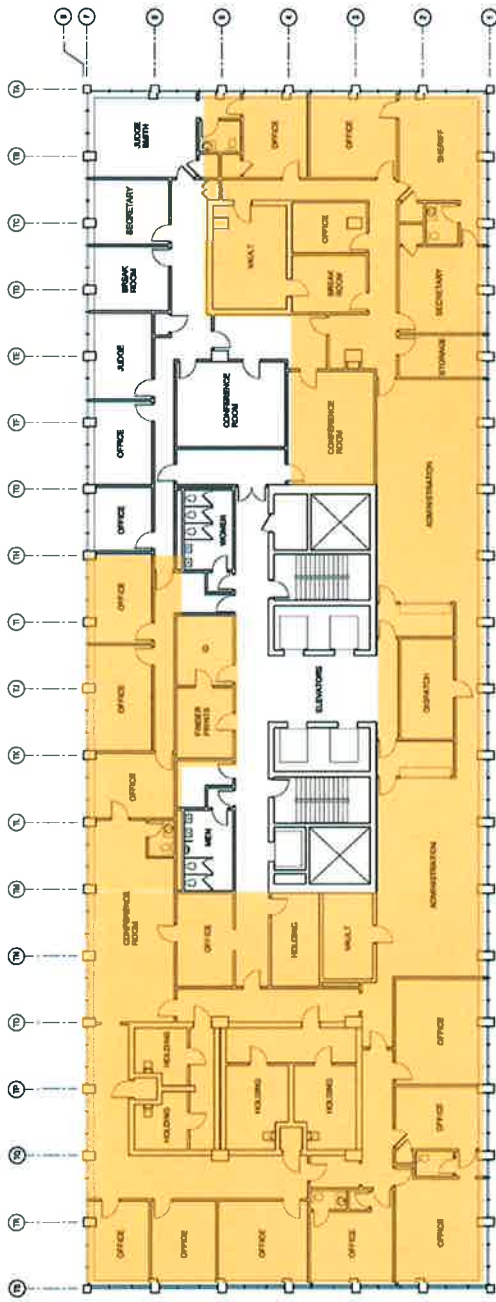


# Municipal Court Clerk Space Assessment

	Current	Proposed
Gross SF of Projected Space Needed for Municipal Court Clerk	3,348	5,100

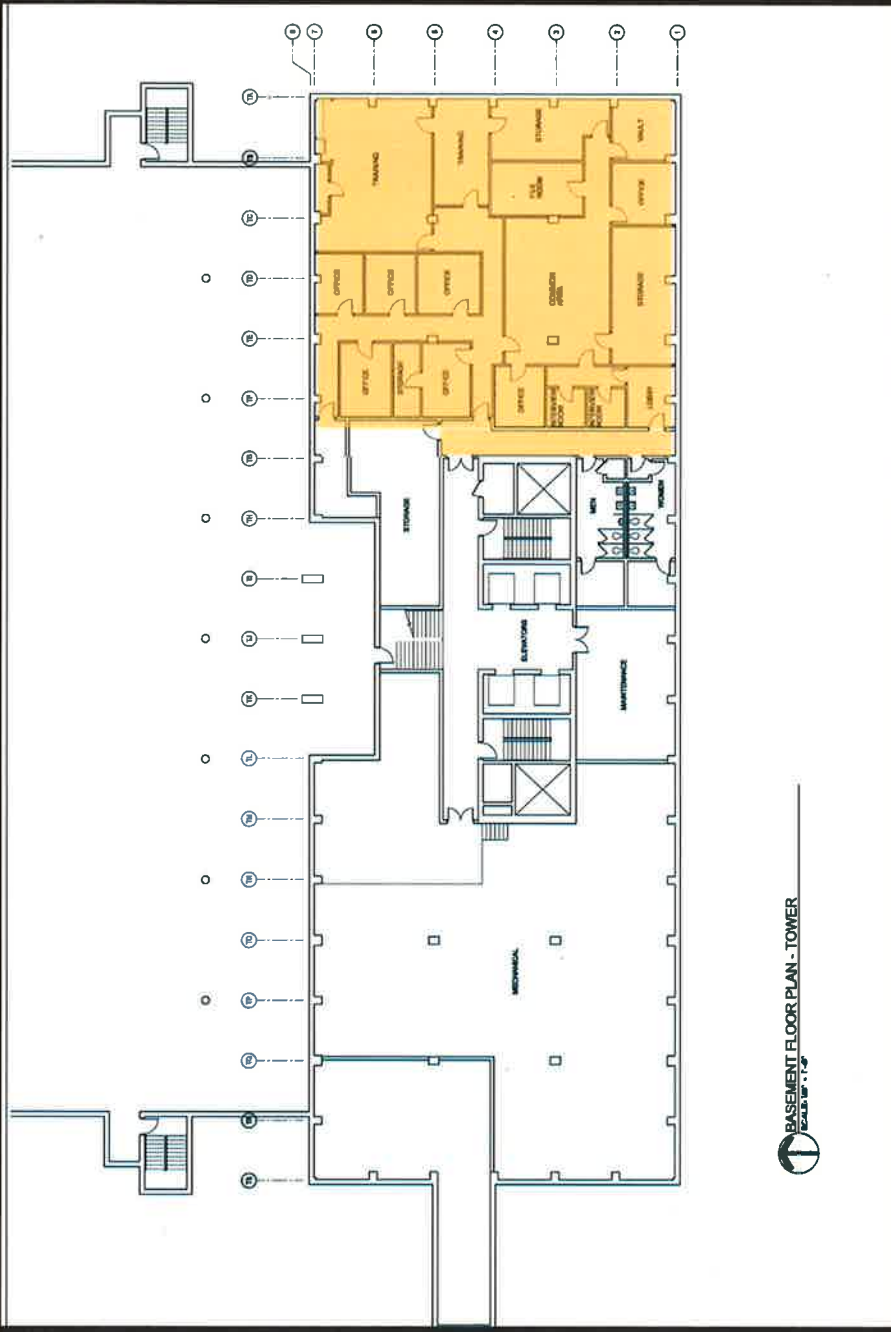
- Possible employee increase
  - Warrant processing
  - Suits Garnishment
- Private office for issuing warrants
- Larger Reception Space
- Bookkeeper Office for storing of money

Sheriff



 **FOURTH FLOOR PLAN - TOWER**  
SCALE: 1/8" = 1'-0"

# Sheriff



BASEMENT FLOOR PLAN - TOWER

Sheriff

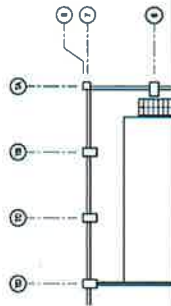
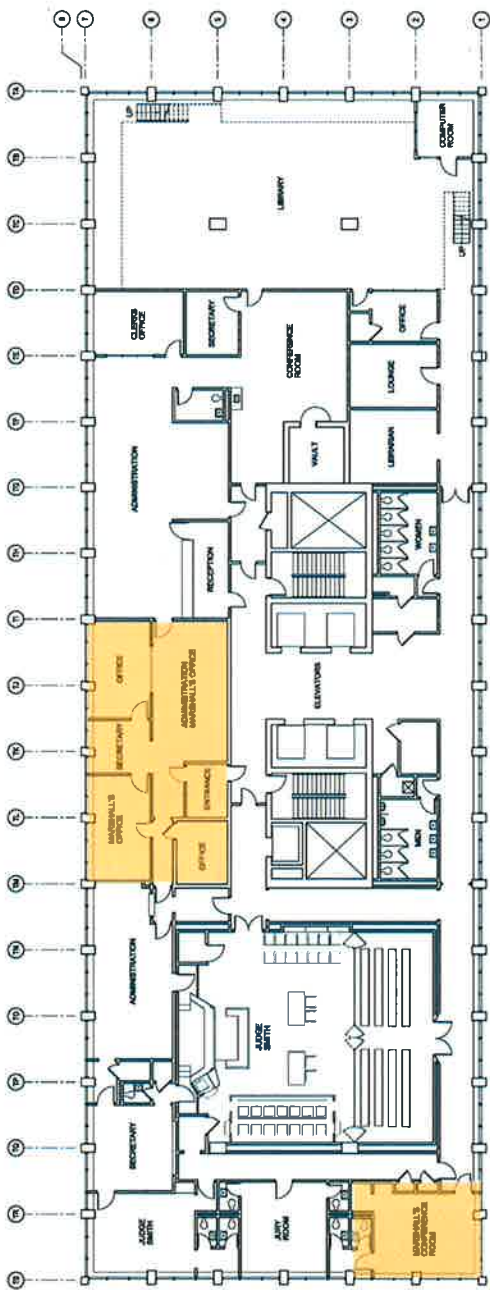


# Sheriff Space Assessment

	Current	Proposed
Gross SF of Projected Space Needed for Sheriff	22,000	32,000

- Growth of Juvenile Court
- Co-Defendants issues growing
- Hard File Storage for life for certain offenders
- Jail Back ups (over capacity)
- Holding Cells Undersized
- Community Room
- Evidence Storage

# Marshal



**EIGHTH FLOOR PLAN - TOWER**  
SCALE: 1/8" = 1'-0"

# Marshal



# Marshal Space Assessment

	Current	Proposed
Gross SF of Projected Space Needed for Marshal	6,491	9,500

- Growth of Juvenile Court
- Co-Defendants issues growing
- Hard File Storage for life for certain offenders
- Jail Back ups (over capacity)
- Holding Cells Undersized
- Community Room
- Evidence Storage



# Metro

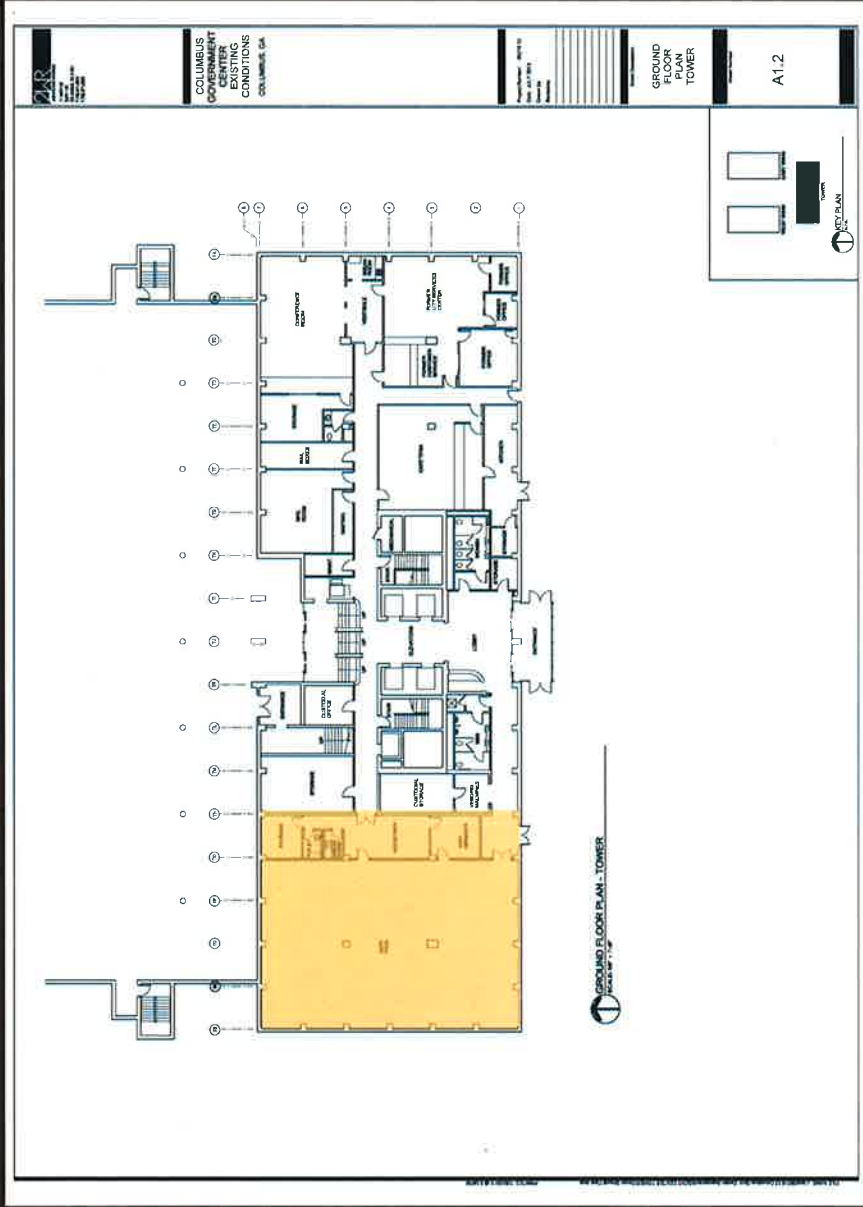


# Metro Space Assessment

	Current	Proposed
Gross SF of Projected Space Needed for Metro	5,340	6,900

- Spare Office
- Storage for Seized Items
- Holding Area
- Separate entrance and exit

# Jury Manager

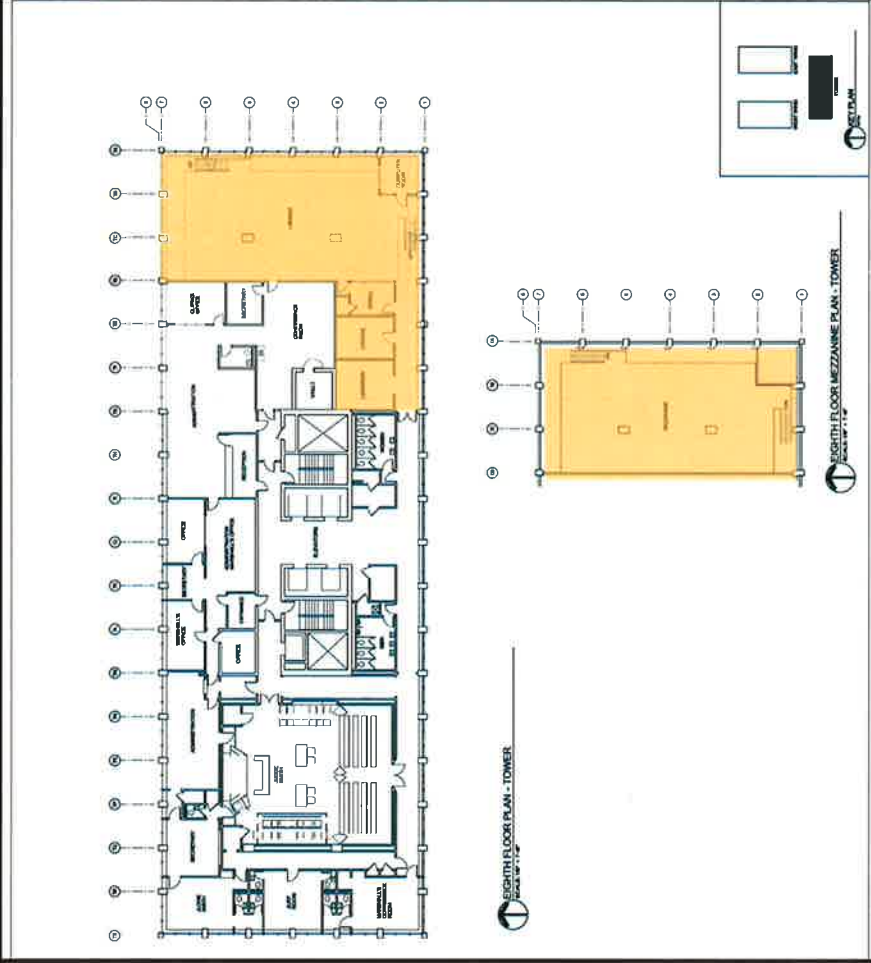


## Jury Manager Space Assessment

	Current	Proposed
Gross SF of Projected Space Needed for Jury Manager	6,265	7,840

- Jury Area for All Courts
- Stay on Ground Floor
  - Side Entrance
- 13,000 potential jurors a year

# Marshal



# Law Library Space Assessment

	Current	Proposed
Gross SF of Projected Space Needed for Law Library	7,164	8,770

- Lack of Reception Area

# Findings

	Square Footage
Existing Gross SF of Building (not including Parking Garage)	277,632*
Existing Gross SF of Judicial	142,472
Gross SF of Projected Space Needed for Judicial	262,000

\* Number from Facilities Conditions Assessment (2013)

# Findings

	Square Footage
Existing Gross SF of Building (not including Parking Garage)	277,632
Gross SF of Projected Space Needed for Judicial*	262,000
Gross SF of Projected Space Needed for Non-Judicial	75,504
Gross SF Needed	337,504

\* Not including Public Defender and Recorders Court

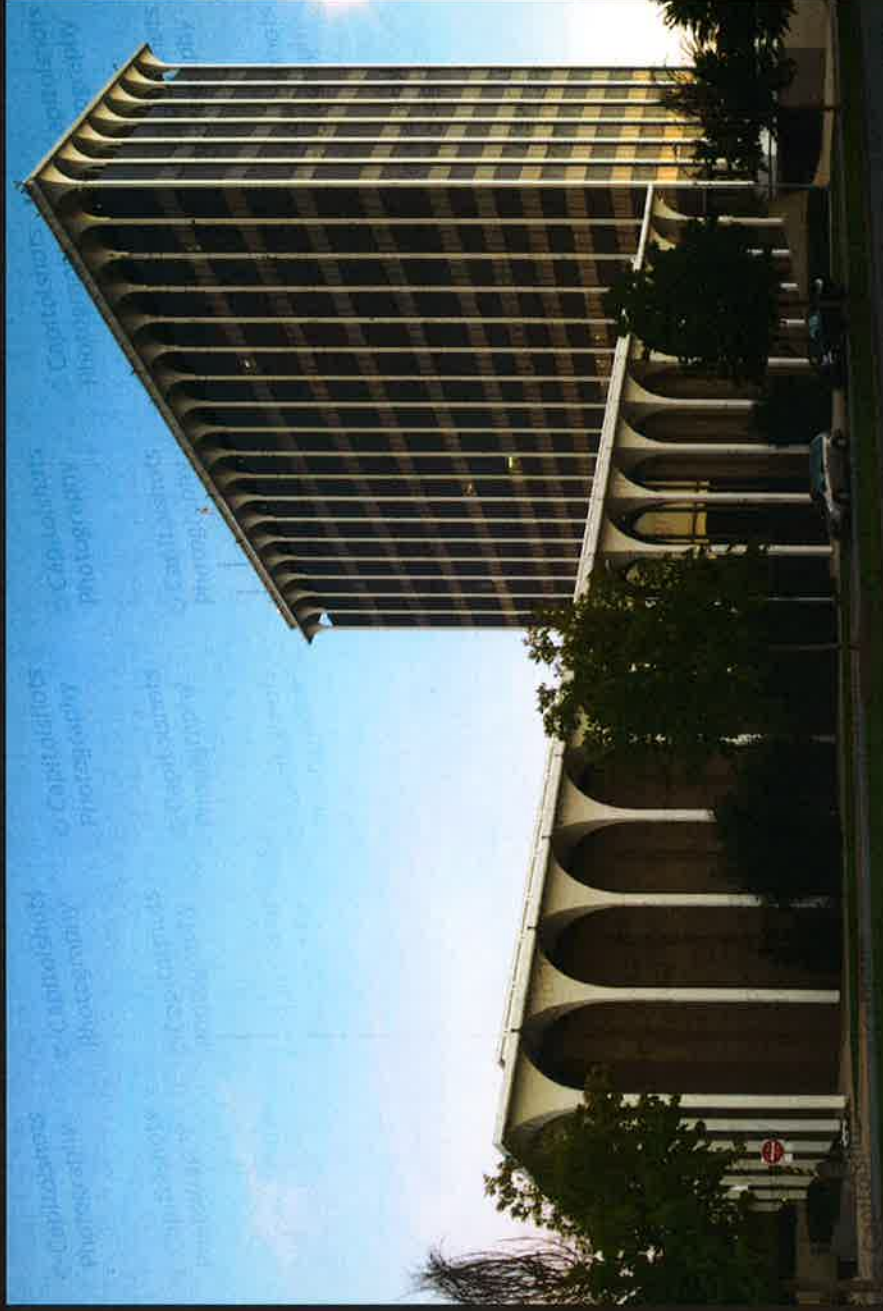


# Findings

	Square Footage
Existing Gross SF of Building (not including Parking Garage)	277,632*
Gross SF of Projected Space Needed for Judicial (including Public Defender & Recorders Court)	282,400
Gross SF of Projected Space Needed for Non-Judicial	75,504
Gross SF Needed	354,504

\* Number from Facilities Conditions Assessment (2013)

# Discussion





## **Appendix D.20**

# Estimated Energy savings for Government Center

28 August 2017



**Columbus**  
Consolidated Government



# CONTRIBUTING ELEMENTS:

- HVAC
- Lighting
- Envelope

- Controls / BAS



# COSTS:

- Published Average - \$1.99 S.F.
- Government Center - \$2.49 S.F.\*

\* Not Accounting for Parking Garage



# ANNUAL COST:

- GOVERNMENT CENTER:

- \$690,171.00\*

\* Not Accounting for Gas Cost of \$55,000



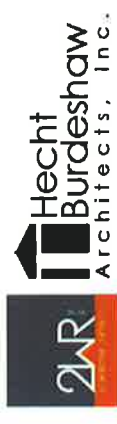


# COMPARISON:

- Average of Five (5) Buildings of Modern Construction and Systems in Columbus Vicinity:
- 95,000 to 400,000 S.F.
- Similar Usage



**Columbus**  
Consolidated Government



# ANNUAL AVERAGE FINDINGS:

- Five (5) Building Average:      • Current Government Center:
  - Cost per S.F. - \$1.45/S.F.                      • \$2.49 S.F. (72% more)
  - Usage per S.F. - 16.69 kWh/S.F.                      • 32.96 kWh / S.F. (97% more)



# POTENTIAL SAVINGS:

Current Annual Cost:

\$690,171.00

## Scheme A

• Renovations w. Addition Estimate:

• \$450,000 – \$520,000 Electrical Cost

• **24% - 34% Savings (\$165- 235,000)**

• 24% More Space

## Scheme B

• New Construction Estimate:

• \$400,000 – \$460,000 Electrical Cost

• **33% - 42% Savings (\$227-290,000)**

• 13% More Space



**Columbus**  
Consolidated Government



**Thank you / Questions**



*What progress has preserved.*

**Columbus**  
Consolidated Government





## **Appendix D.21**

# Conceptual Site Studies

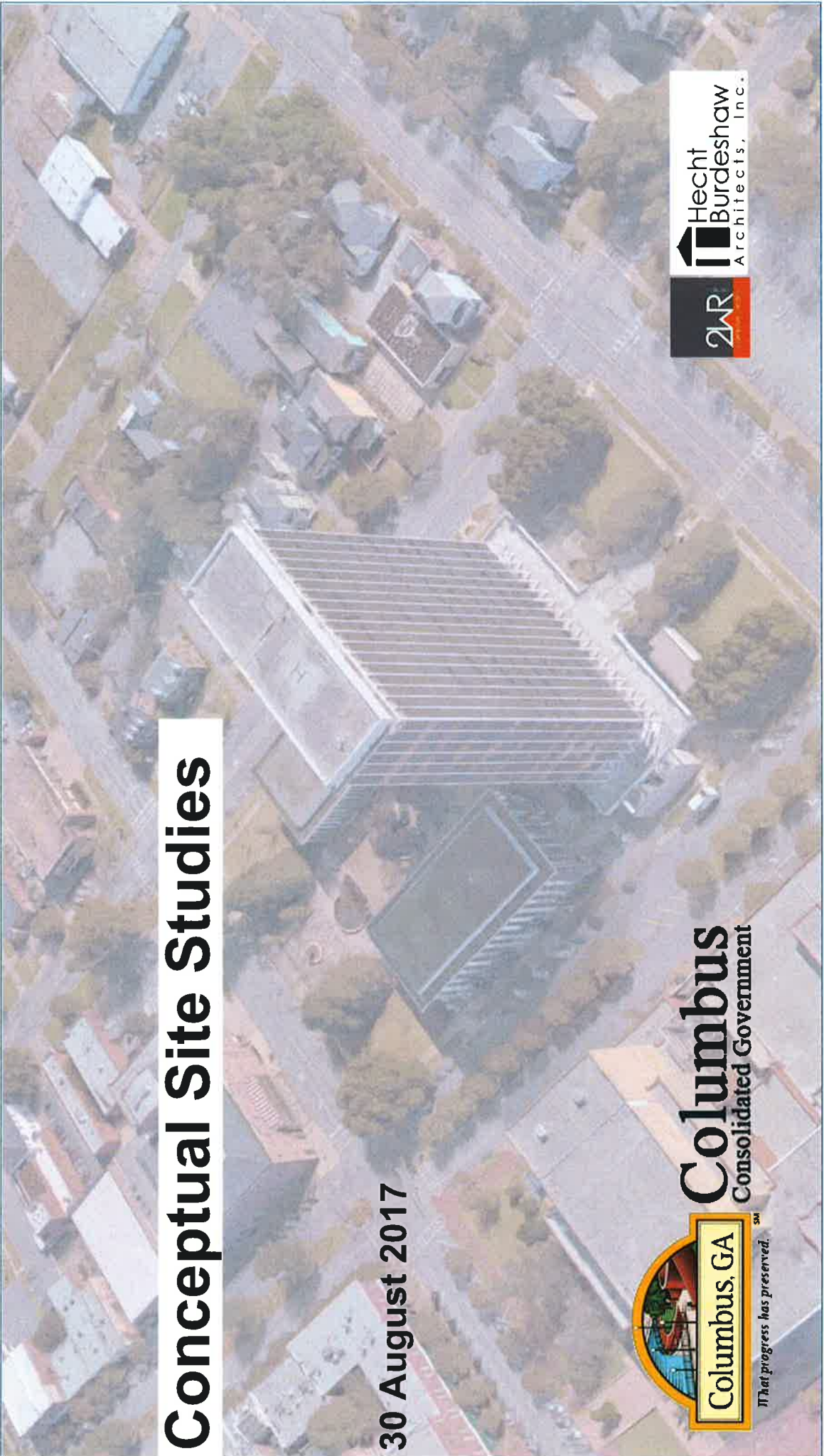
30 August 2017



Columbus, GA

*That progress has preserved.* <sup>SM</sup>

**Columbus**  
Consolidated Government



**Tower and Wings Renovation Scenario 1**

**Tower Only Renovation**

**Scenario 2**

**New Construction**

**Scenario 3**

**30 August 2017**



*What progress has preserved.*

**Columbus**  
Consolidated Government



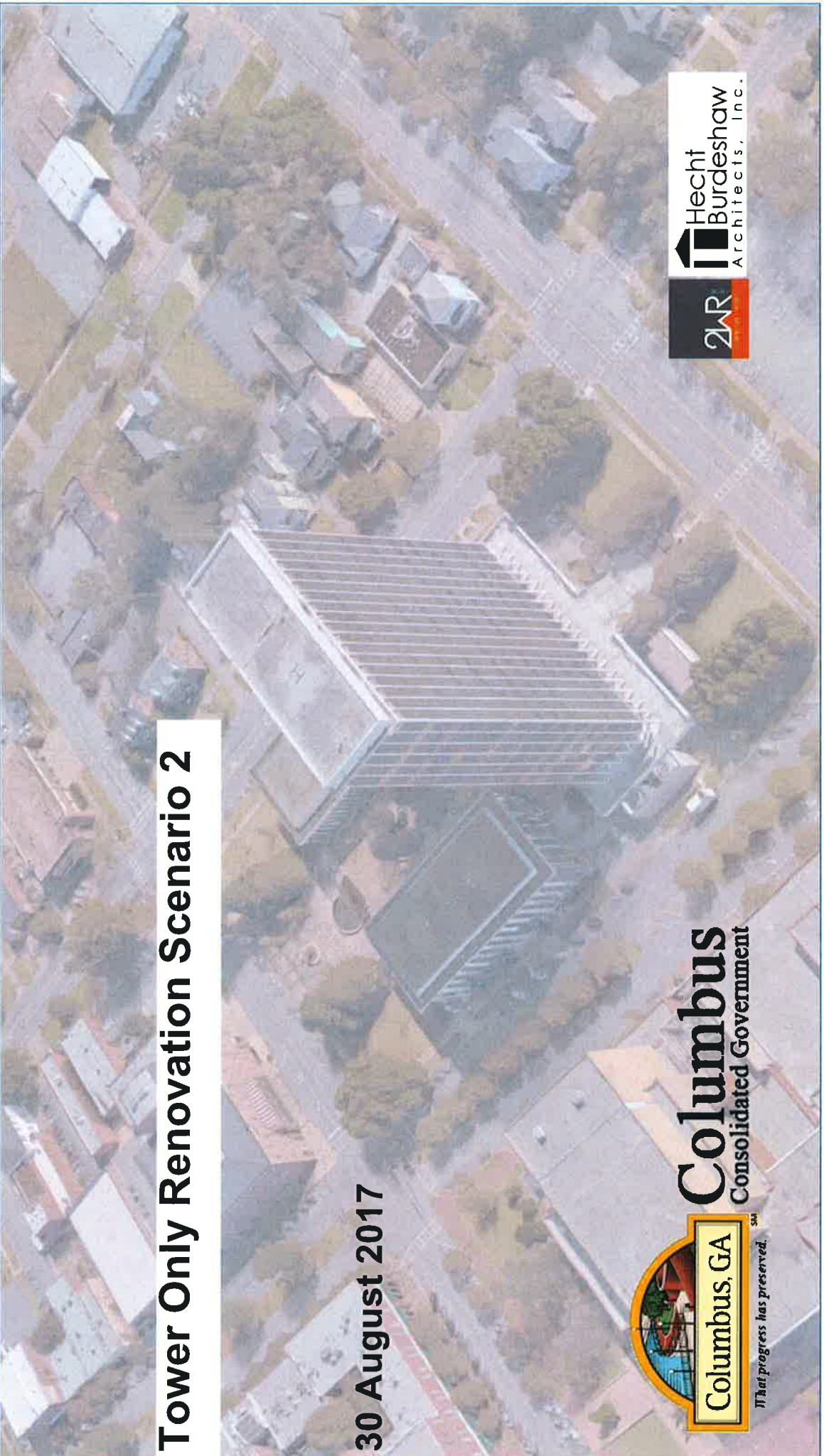


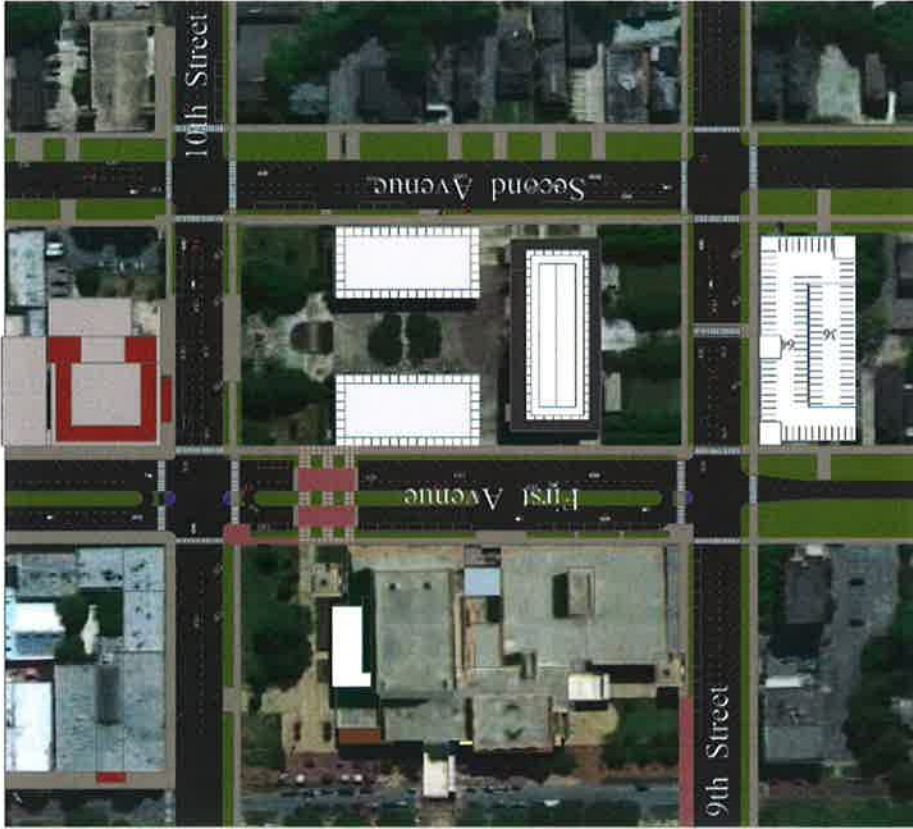
**Tower Only Renovation Scenario 2**

**30 August 2017**



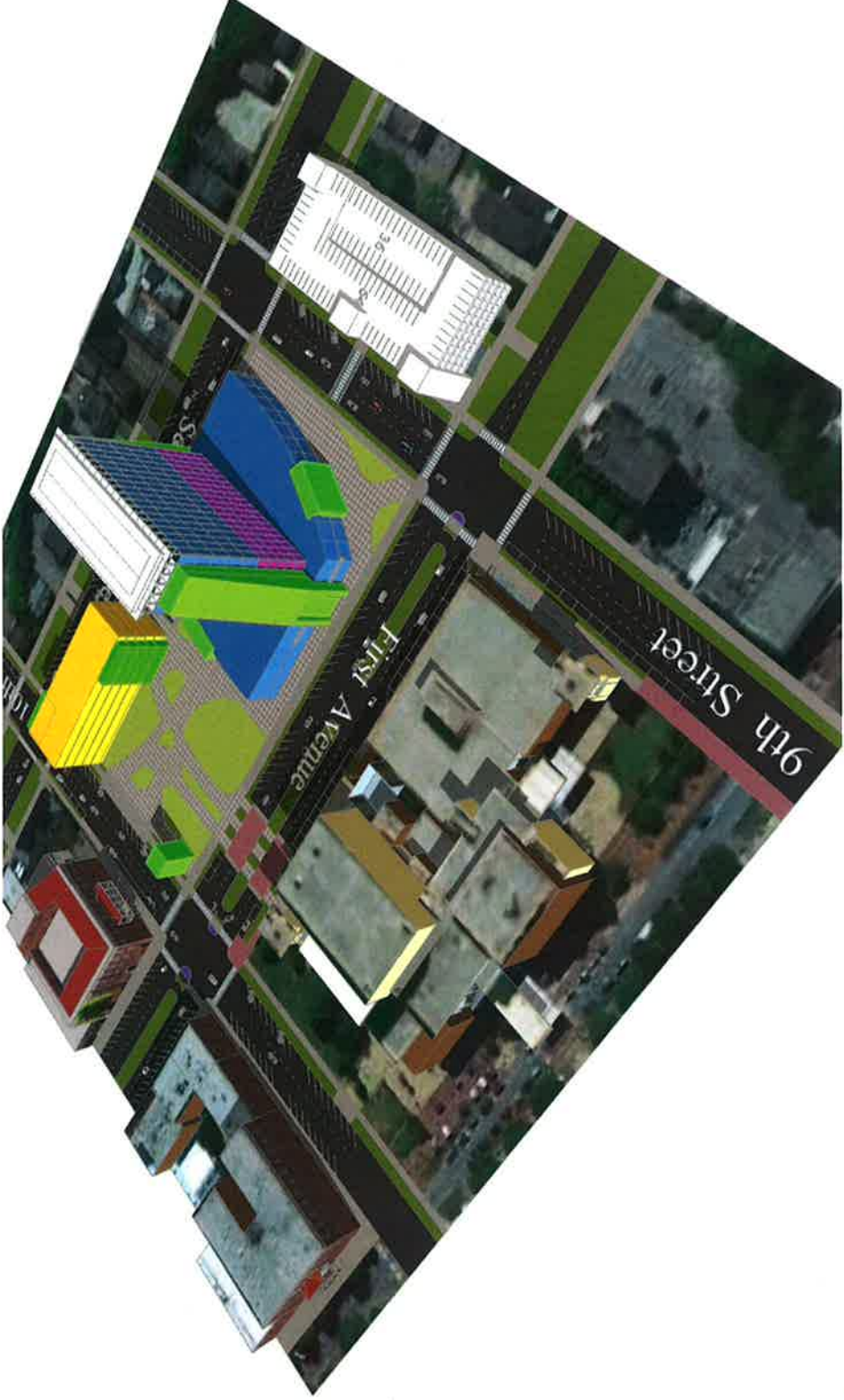
**Columbus**  
Consolidated Government



















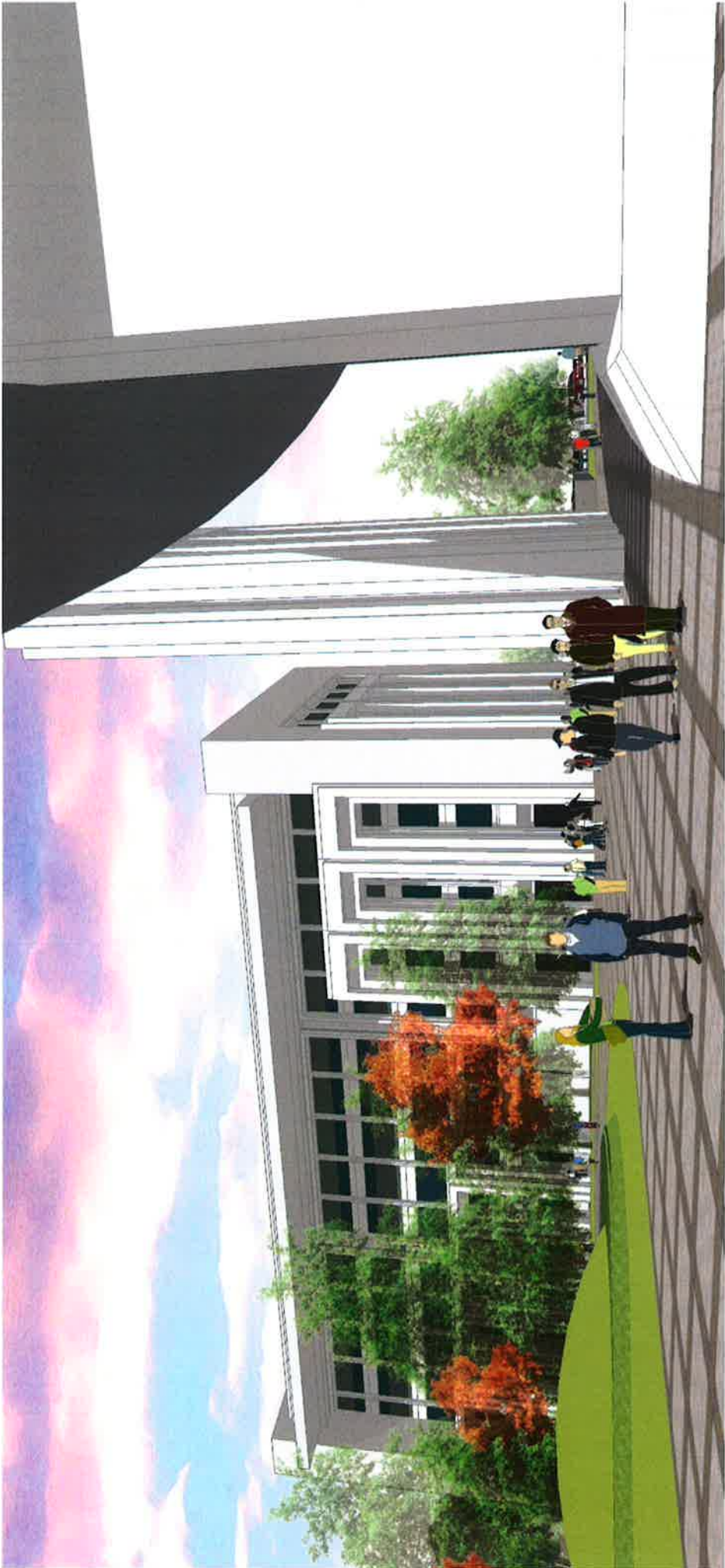












# New Construction Scenario 3

30 August 2017



Columbus, GA

*That progress has preserved.* <sup>SM</sup>

**Columbus**  
Consolidated Government

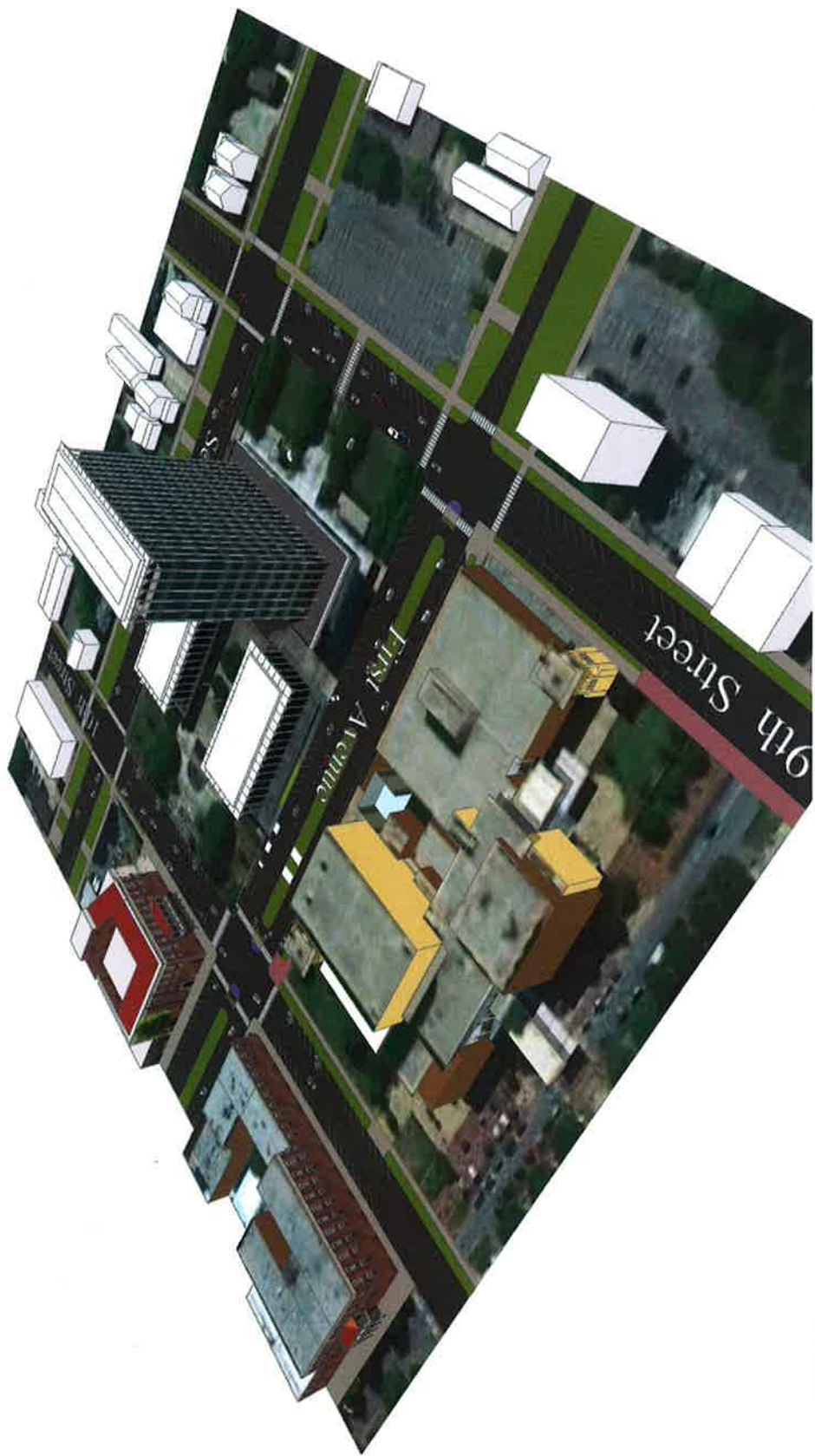


**Hecht  
Burdeshaw**  
Architects, Inc.



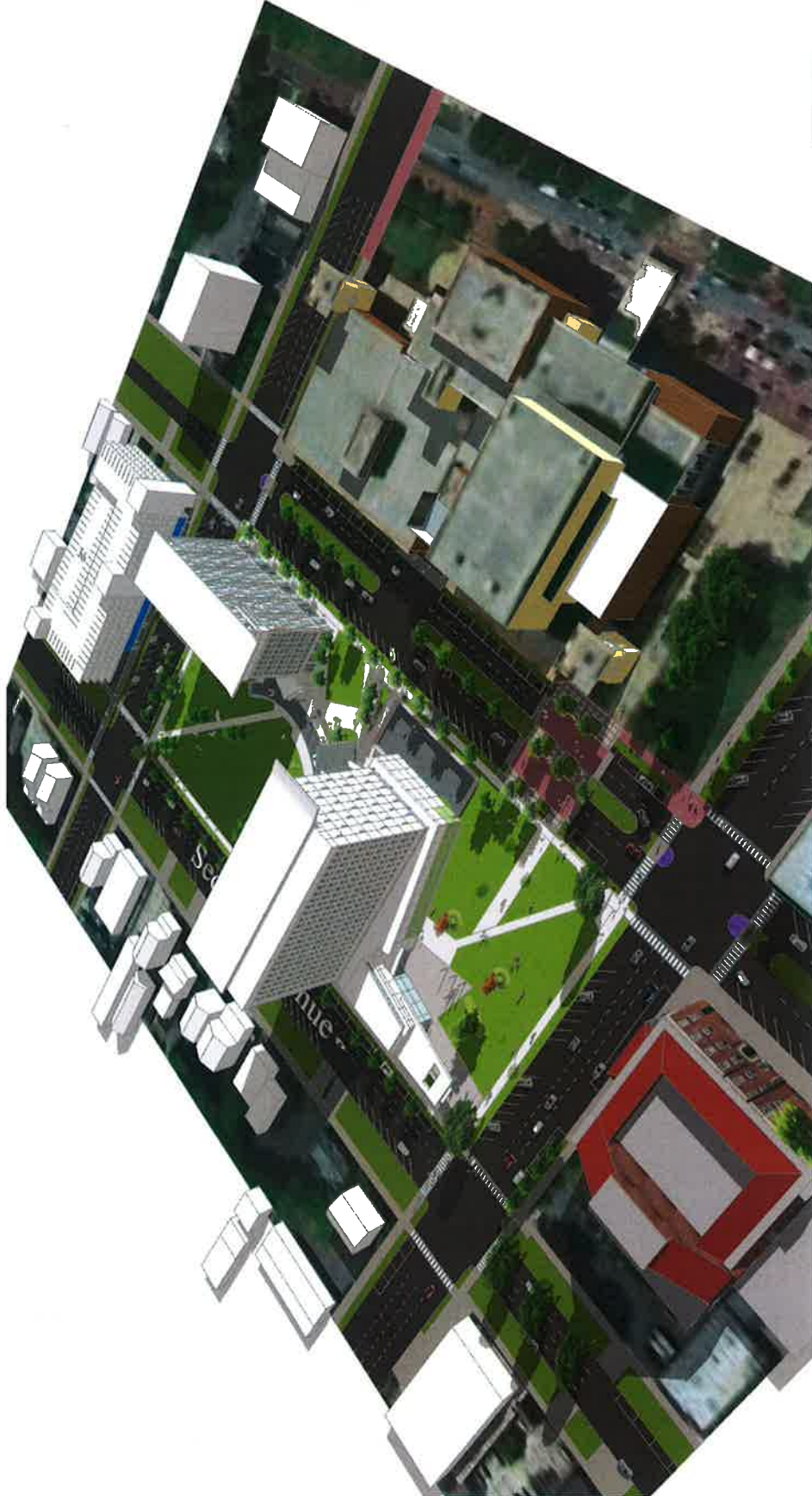




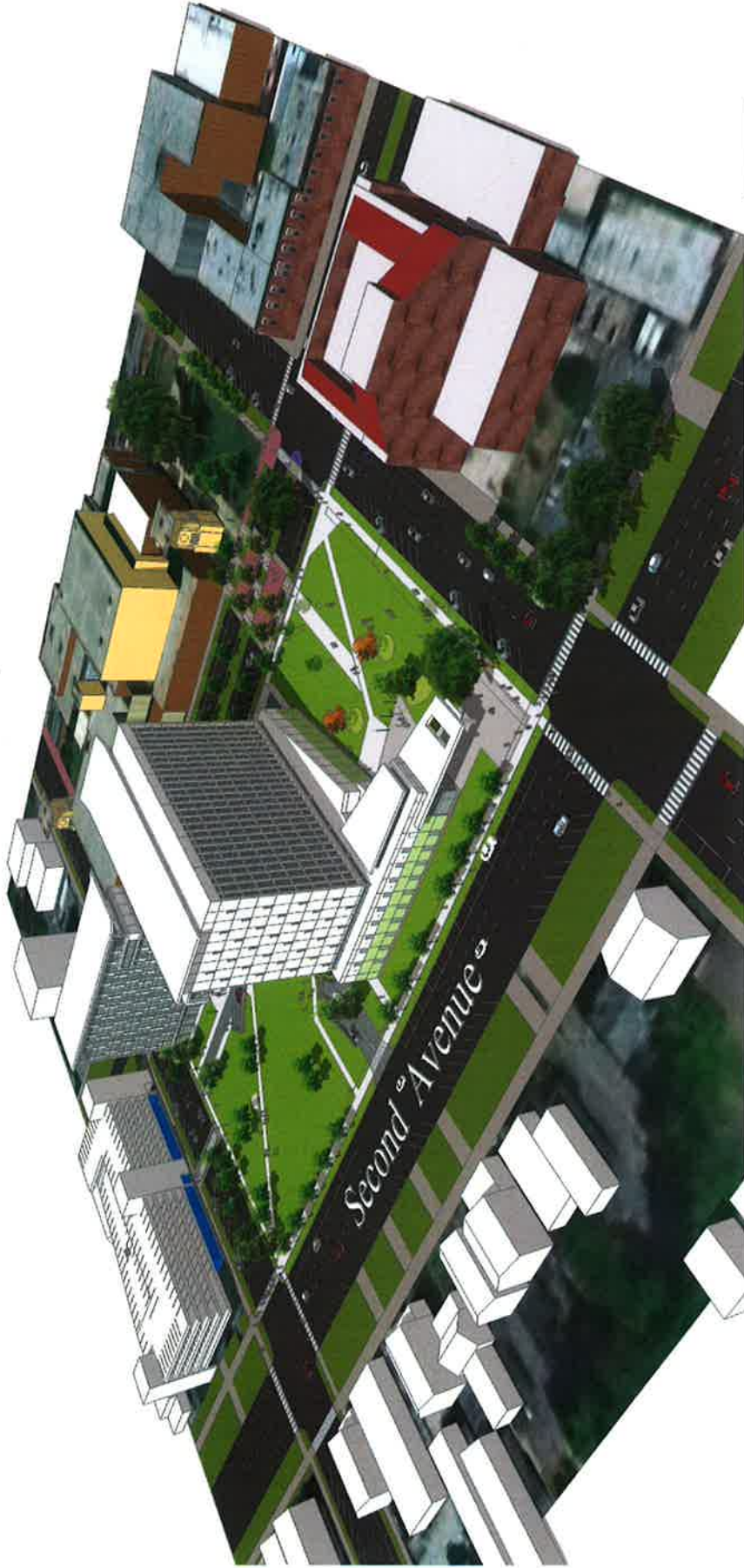
























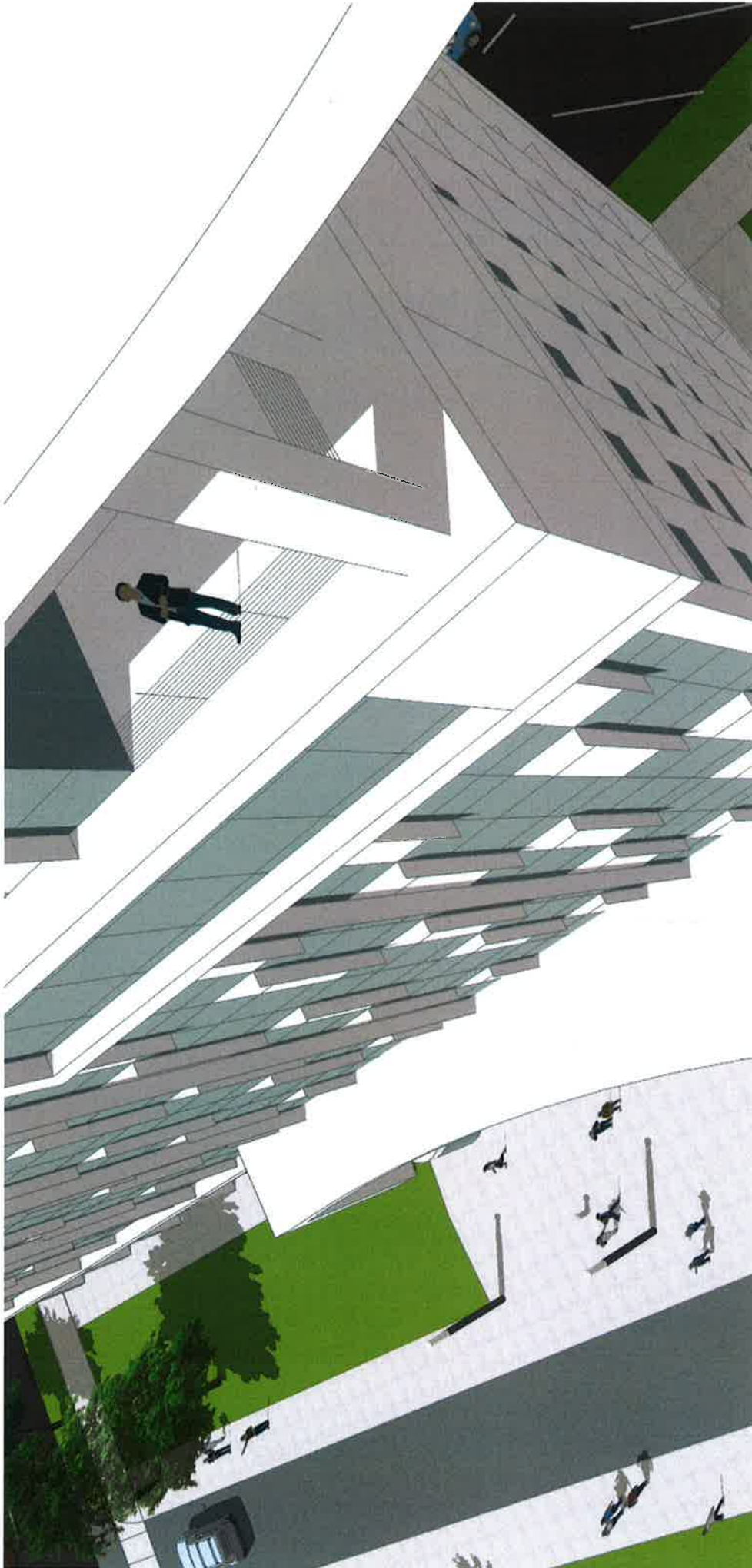


















**Government Center  
Construction Cost Comparison - Estimate**

30 AUGUST, 2017

**1  
Tower and Wings Renovation Scenario**

	Area	@	*
Demolish Tower	181,476 SF	\$5	\$907,380
Demolish Wings	72,600 SF	\$5	\$363,000
Demolish Parking Deck	0 Seasons	\$5,000	\$0
Renovate Tower	181,476 SF	\$195	\$35,387,820
Renovate Wings	72,600 SF	\$175	\$12,705,000
Tower Addition	88,490 SF	\$300	\$26,547,000
New Building for City Offices	0 SF	\$200	\$0
Existing Parking Deck (Underground)	145 Seasons	\$0	\$0
New Parking Deck (Above ground)	533 Seasons	\$15,000	\$8,000,000
Site and Landscape			2,000,000
<b>Subtotal Cost</b>			<b>85,627,820</b>
Increase for Time through 2023			\$6,567,782
<b>Total Demolition/Construction Estimate</b>			<b>94,190,602</b>
Total Complex Area	343,566 SF		
Whitebox Two floors in Tower	31,200 SF	\$200	\$6,240,000
<b>Estimated Grand Total</b>			<b>100,430,602</b>

**2  
Tower Only Renovation Scenario**

	Area	@	*
Demolish Tower	181,476 SF	\$5	\$907,380
Demolish Wings	72,600 SF	\$7	\$508,200
Demolish Parking Deck	145 Seasons	\$5,000	\$725,000
Renovate Tower	181,476 SF	\$195	\$35,387,820
Renovate Wings	0 SF	\$0	\$0
Tower Addition	88,590 SF	\$300	\$26,577,000
New Building for City Offices	75,300 SF	\$200	\$15,060,000
New Parking Deck (Underground)	300 Seasons	\$30,000	\$9,000,000
New Parking Deck (Above ground)	600 Seasons	\$15,000	\$9,000,000
Site and Landscape			3,000,000
<b>Subtotal Cost</b>			<b>92,698,020</b>
Increase for Time through 2023			\$19,269,802
<b>Total Demolition/Construction Estimate</b>			<b>101,967,822</b>
Total Complex Area	363,566 SF		
Whitebox one floor in each building	30,000 SF	\$115	\$3,450,000
<b>Estimated Grand Total</b>			<b>105,417,822</b>

**3  
New Construction Scenario**

	Area	@	*
Demolish Tower	181,476 SF	\$10	\$1,814,760
Demolish Wings	72,600 SF	\$7	\$508,200
Demolish Parking Deck	145 Seasons	\$5,000	\$725,000
Renovate Tower	0 SF	\$0	\$0
Renovate Wings	0 SF	\$0	\$0
New Judicial Building	240,000 SF	\$185	\$68,400,000
New Building for City Offices	75,500 SF	\$100	\$7,550,000
New Parking Deck (Underground)	300 Seasons	\$30,000	\$9,000,000
New Parking Deck (Above ground)	400 Seasons	\$15,000	\$6,000,000
Site and Landscape			3,000,000
<b>Subtotal Cost</b>			<b>99,733,200</b>
Increase for Time through 2023			\$9,973,320
<b>Total Demolition/Construction Estimate</b>			<b>109,706,520</b>
Total Complex Area	315,500 SF		
Whitebox one floor in each building	30,000 SF	\$180	\$5,400,000
<b>Estimated Grand Total</b>			<b>115,106,520</b>



# 1

## Tower and Wings Renovation Scenario

	Area	@	=
Demolish Tower	181,476 SF	\$5	\$907,380
Demolish Wings	72,600 SF	\$5	\$363,000
Demolish Parking Deck	0 Spaces	\$5,000	\$0
Renovate Tower	181,476 SF	\$195	\$35,387,820
Renovate Wings	72,600 SF	\$175	\$12,705,000
Tower Addition	89,490 SF	\$300	\$26,847,000
New Building for City Offices	0 SF	\$200	\$0
Existing Parking Deck (Underground)	145 Spaces	\$0	\$0
New Parking Deck (Above ground)	555 Spaces	\$15,000	\$8,325,000
Site and landscape			2,000,000
<b>Subtotal Cost</b>			<b>85,627,820</b>
Increase for Time through 2023			\$8,562,782
<b>Total Demolition/Construction Estimate</b>			<b>94,190,602</b>
Total Complex Area	343,566 SF		
Whitebox Two floors in Tower	31,200 SF	\$200	\$6,240,000
<b>Estimated Grand Total</b>			<b>100,430,602</b>

# 2

## Tower Only Renovation Scenario

	Area	@	=
Demolish Tower	181,476 SF	\$5	\$907,380
Demolish Wings	72,600 SF	\$7	\$508,200
Demolish Parking Deck	145 Spaces	\$5,000	\$725,000
Renovate Tower	181,476 SF	\$195	\$35,387,820
Renovate Wings	0 SF	\$0	\$0
Tower Addition	86,550 SF	\$300	\$25,977,000
New Building for City Offices	75,500 SF	\$200	\$15,100,000
New Parking Deck (Underground)	300 Spaces	\$20,000	\$6,000,000
New Parking Deck (Above ground)	400 Spaces	\$15,000	\$6,000,000
Site and landscape			3,000,000
<b>Subtotal Cost</b>			<b>92,698,020</b>
Increase for Time through 2023			\$9,269,802
<b>Total Demolition/Construction Estimate</b>			<b>101,967,822</b>
<b>Total Complex Area</b>	<b>343,566 SF</b>		
Whitebox one floor in each building	30,000 SF	\$115	\$3,450,000
<b>Estimated Grand Total</b>			<b>105,417,822</b>

# New Construction Scenario 3

	Area	@	=
Demolish Tower	181,476 SF	\$10	\$1,814,760
Demolish Wings	72,600 SF	\$7	\$508,200
Demolish Parking Deck	145 Spaces	\$5,000	\$725,000
Renovate Tower	0 SF	\$0	\$0
Renovate Wings	0 SF	\$0	\$0
New Judicial Building	240,000 SF	\$285	\$68,400,000
New Building for City Offices	75,500 SF	\$200	\$15,100,000
New Parking Deck (Underground)	300 Spaces	\$20,000	\$6,000,000
New Parking Deck (Above ground)	400 Spaces	\$15,000	\$6,000,000
Site and landscape			3,000,000
<b>Subtotal Cost</b>			<b>99,733,200</b>
Increase for Time through 2023			\$9,973,320
<b>Total Demolition/Construction Estimate</b>			<b>109,706,520</b>
<i>Total Complex Area</i>	315,500 SF		
Whitebox one floor in each building	30,000 SF	\$180	\$5,400,000
<b>Estimated Grand Total</b>			<b>115,106,520</b>









# Appendix E

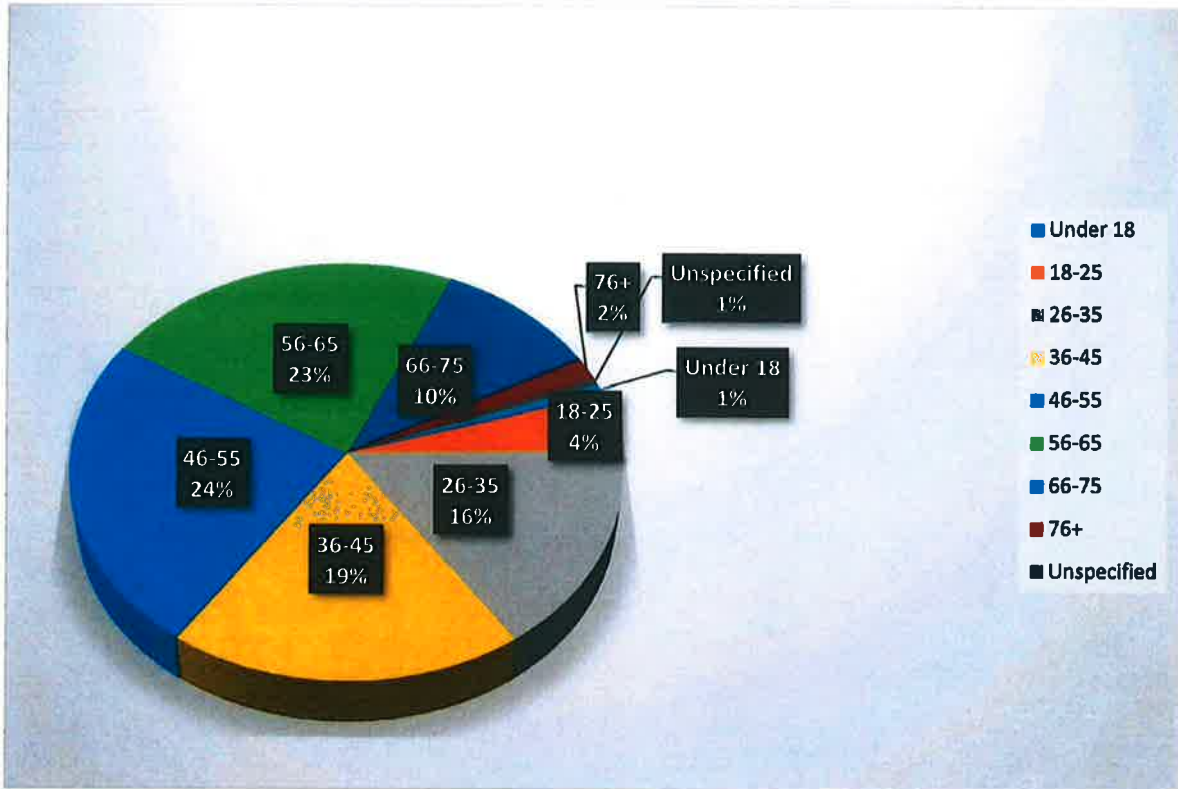


## **Appendix E.1**

New Government & Judicial Building Survey

**Q1 What is your current age?**

Answered: 1,553 Skipped: 23



Categories	Responses	
Under 18	<b>0.54%</b>	7
18-25	<b>4.23%</b>	55
26-35	<b>15.91%</b>	207
36-45	<b>19.45%</b>	253
46-55	<b>24.90%</b>	324
56-65	<b>22.29%</b>	290
66-75	<b>10.15%</b>	132
76+	<b>1.46%</b>	19
<b>Total</b>		<b>1287</b>

New Government & Judicial Building Survey

**Q2 What is your current occupation?**

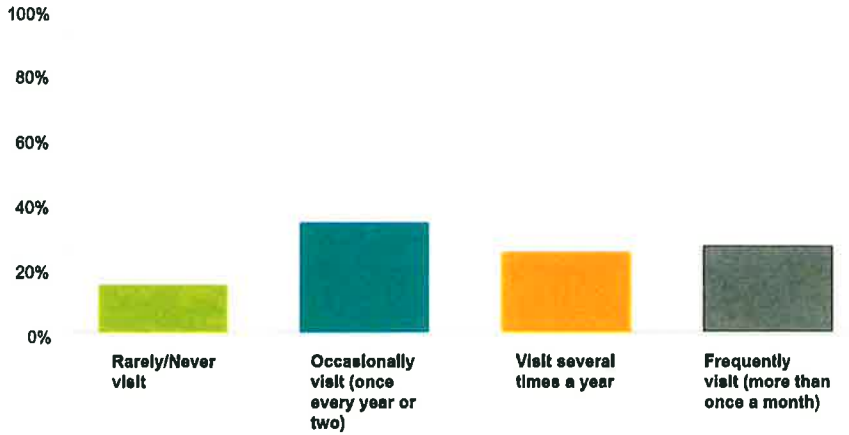
Answered: 1,521 Skipped: 55



New Government & Judicial Building Survey

**Q3 How frequently do you visit the Government Center?**

Answered: 1,535 Skipped: 41

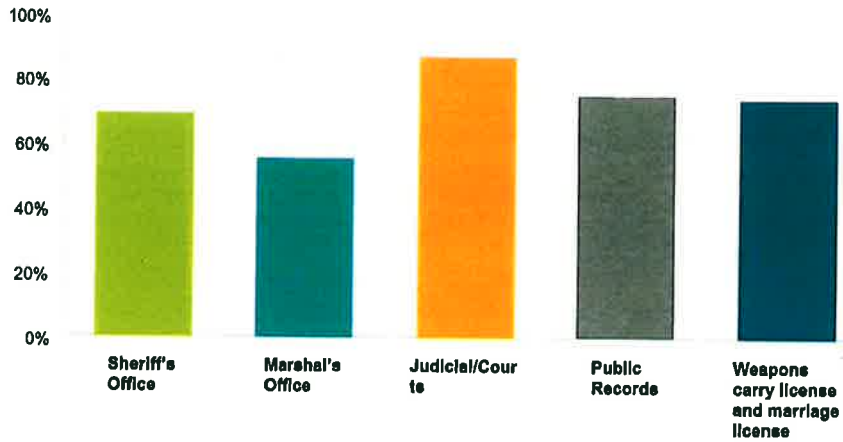


Answer Choices	Responses	Count
Rarely/Never visit	14.92%	229
Occasionally visit (once every year or two)	33.81%	519
Visit several times a year	24.89%	382
Frequently visit (more than once a month)	26.38%	405
<b>Total</b>		<b>1,535</b>

New Government & Judicial Building Survey

**Q4 Which of the following departments or offices do you know are located at the Government Center? (Select all that apply)**

Answered: 1,470 Skipped: 106

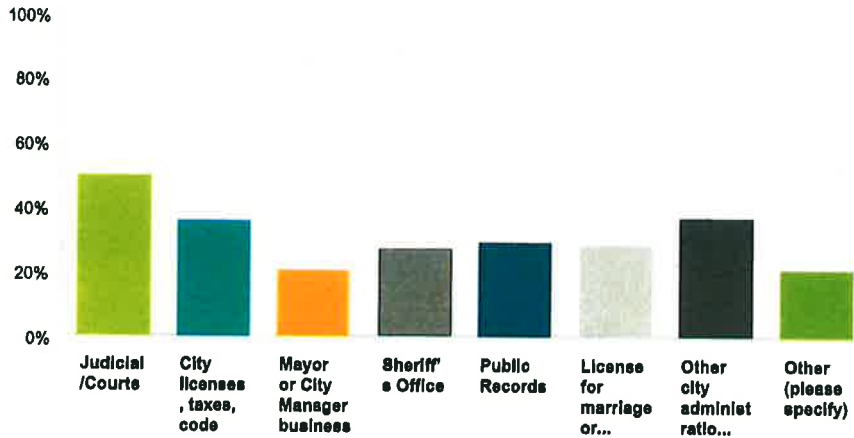


Answer Choices	Responses	
Sheriff's Office	68.91%	1,013
Marshal's Office	55.10%	810
Judicial/Courts	86.26%	1,268
Public Records	74.49%	1,095
Weapons carry license and marriage license	73.40%	1,079
<b>Total Respondents: 1,470</b>		

New Government & Judicial Building Survey

**Q5 For what reasons have you visited the Government Center in the past five years? (Select all that apply)**

Answered: 1,510 Skipped: 66

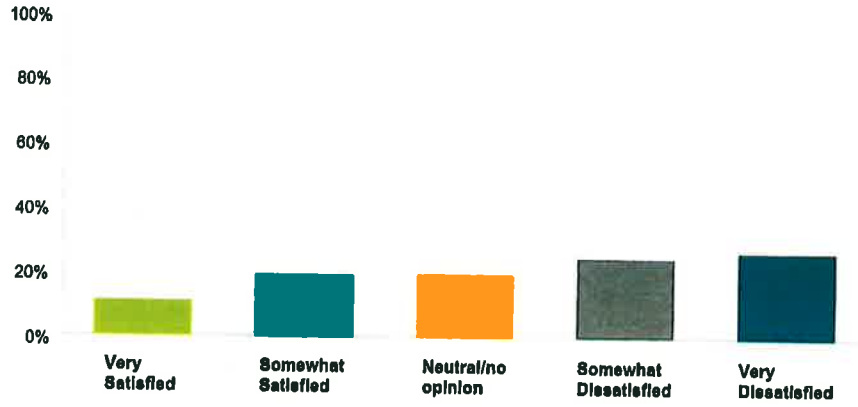


Answer Choices	Responses	
Judicial/Courts	49.27%	744
City licenses, taxes, code	35.36%	534
Mayor or City Manager business	20.40%	308
Sheriff's Office	26.95%	407
Public Records	28.94%	437
License for marriage or pistol permit	28.28%	427
Other city administration or business	36.69%	554
Other (please specify)	20.86%	315
<b>Total Respondents: 1,510</b>		

New Government & Judicial Building Survey

**Q6 How satisfied are you with parking at the Government Center?**

Answered: 1,498 Skipped: 78

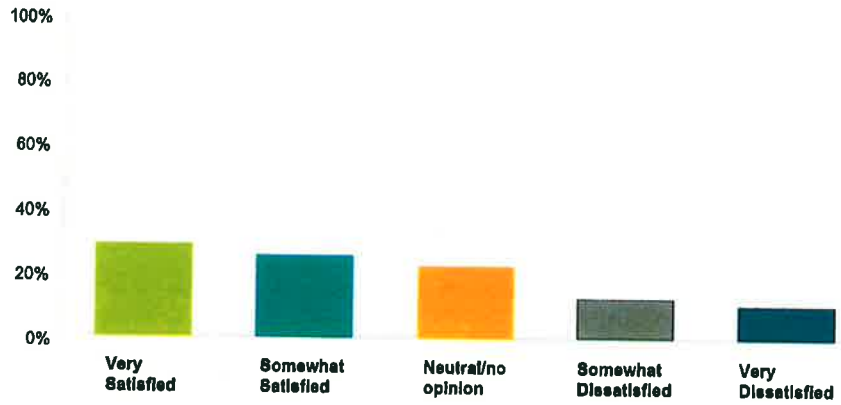


Answer Choices	Responses	
Very Satisfied	10.88%	163
Somewhat Satisfied	18.83%	282
Neutral/no opinion	19.56%	293
Somewhat Dissatisfied	24.30%	364
Very Dissatisfied	26.44%	396
<b>Total</b>		<b>1,498</b>

New Government & Judicial Building Survey

**Q7 How satisfied are you with security screening at the Government Center?**

Answered: 1,517 Skipped: 59

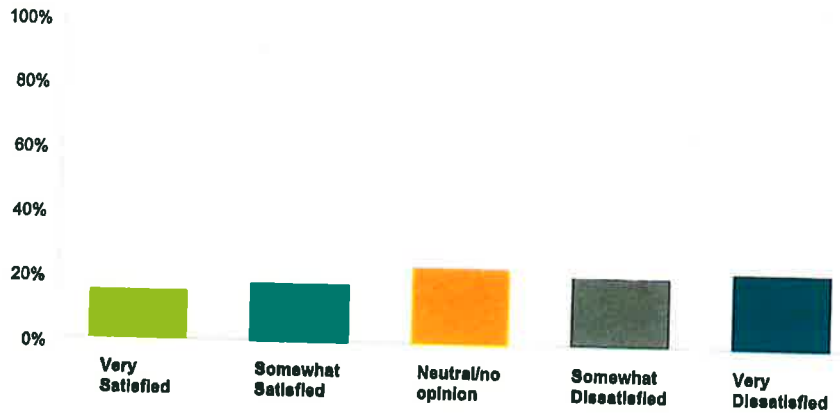


Answer Choices	Responses	
Very Satisfied	29.14%	442
Somewhat Satisfied	25.51%	387
Neutral/no opinion	22.35%	339
Somewhat Dissatisfied	12.72%	193
Very Dissatisfied	10.28%	156
<b>Total</b>		<b>1,517</b>

New Government & Judicial Building Survey

**Q8 How satisfied are you with construction, design and layout of the Government Center?**

Answered: 1,519 Skipped: 57

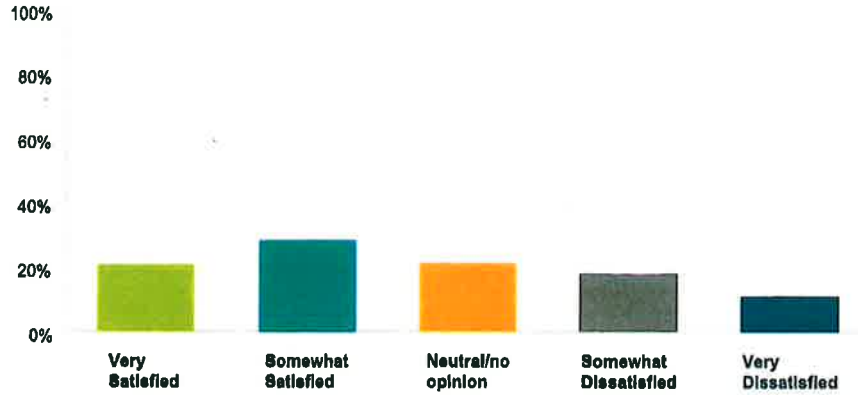


Answer Choices	Responses	
Very Satisfied	15.08%	229
Somewhat Satisfied	17.58%	267
Neutral/no opinion	23.37%	355
Somewhat Dissatisfied	21.00%	319
Very Dissatisfied	22.98%	349
<b>Total</b>		<b>1,519</b>

New Government & Judicial Building Survey

**Q9 How satisfied are you with finding your way around the Government Center?**

Answered: 1,506 Skipped: 70

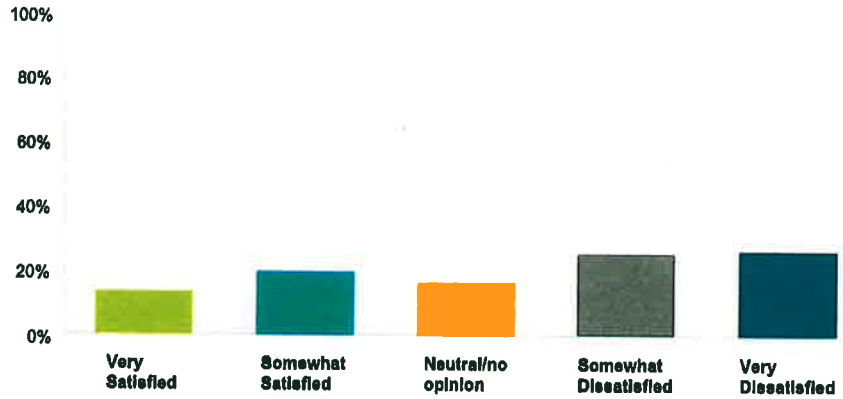


Answer Choices	Responses	
Very Satisfied	21.12%	318
Somewhat Satisfied	28.62%	431
Neutral/no opinion	21.45%	323
Somewhat Dissatisfied	17.86%	269
Very Dissatisfied	10.96%	165
<b>Total</b>		<b>1,506</b>

New Government & Judicial Building Survey

**Q10 How satisfied are you with the facilities (elevators, stairwells, restrooms, hallways, etc.) at the Government Center?**

Answered: 1,510 Skipped: 66



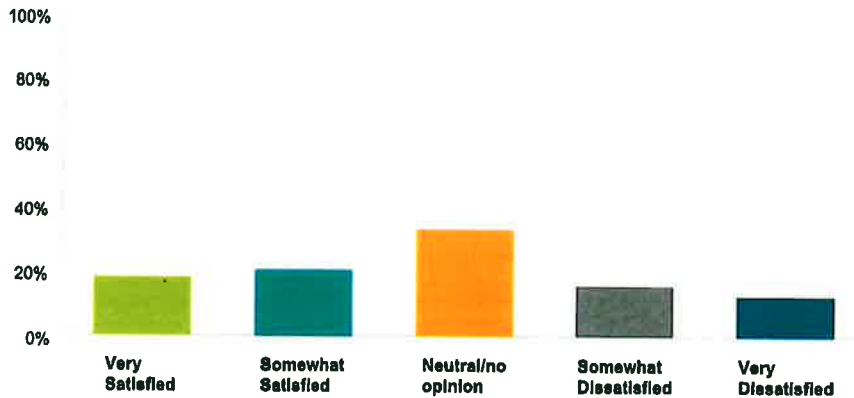
Answer Choices	Responses	
Very Satisfied	13.38%	202
Somewhat Satisfied	18.60%	298
Neutral/no opinion	15.76%	238
Somewhat Dissatisfied	25.03%	378
Very Dissatisfied	26.23%	396
<b>Total</b>		<b>1,510</b>



New Government & Judicial Building Survey

**Q11 How satisfied are you with the amenities (Plaza level, courtyard, war memorial, public gathering areas, etc.) at the Government Center ?**

Answered: 1,498 Skipped: 78

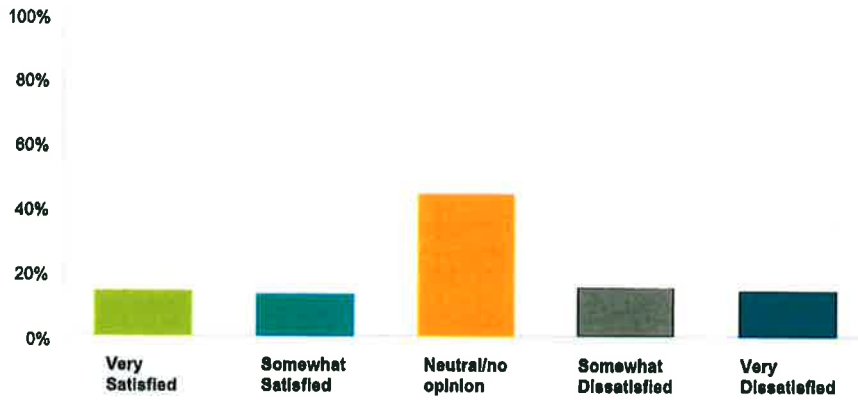


Answer Choices	Responses	
Very Satisfied	17.98%	269
Somewhat Satisfied	20.69%	310
Neutral/no opinion	33.24%	498
Somewhat Dissatisfied	15.49%	232
Very Dissatisfied	12.82%	189
<b>Total</b>		<b>1,498</b>

New Government & Judicial Building Survey

**Q12 How satisfied are you with the Government Center's accessibility for citizens with disabilities?**

Answered: 1,503 Skipped: 73

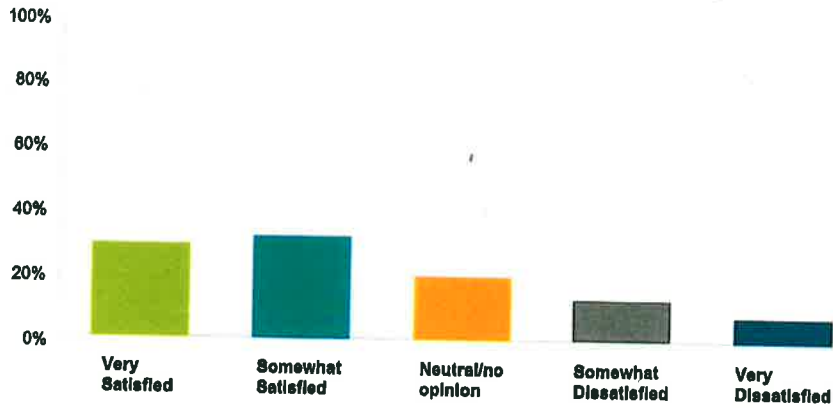


Answer Choices	Responses	
Very Satisfied	14.04%	211
Somewhat Satisfied	12.91%	194
Neutral/no opinion	44.18%	664
Somewhat Dissatisfied	15.04%	226
Very Dissatisfied	13.84%	208
<b>Total</b>		<b>1,503</b>

New Government & Judicial Building Survey

**Q13 How satisfied are you with your sense of security and safety in the Government Center?**

Answered: 1,510 Skipped: 66

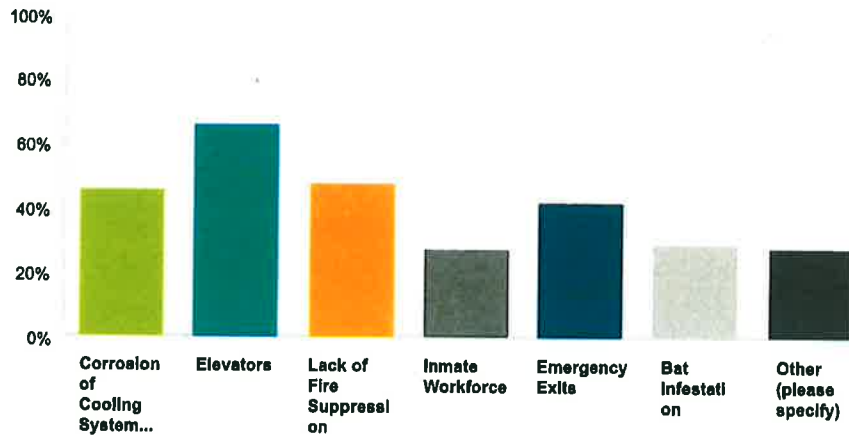


Answer Choices	Responses	
Very Satisfied	29.07%	439
Somewhat Satisfied	31.66%	478
Neutral/no opinion	19.27%	291
Somewhat Dissatisfied	12.65%	191
Very Dissatisfied	7.35%	111
<b>Total</b>		<b>1,510</b>

New Government & Judicial Building Survey

**Q14 Which of the following concern(s) you about the Government Center? (Select all that apply)**

Answered: 1,396 Skipped: 180

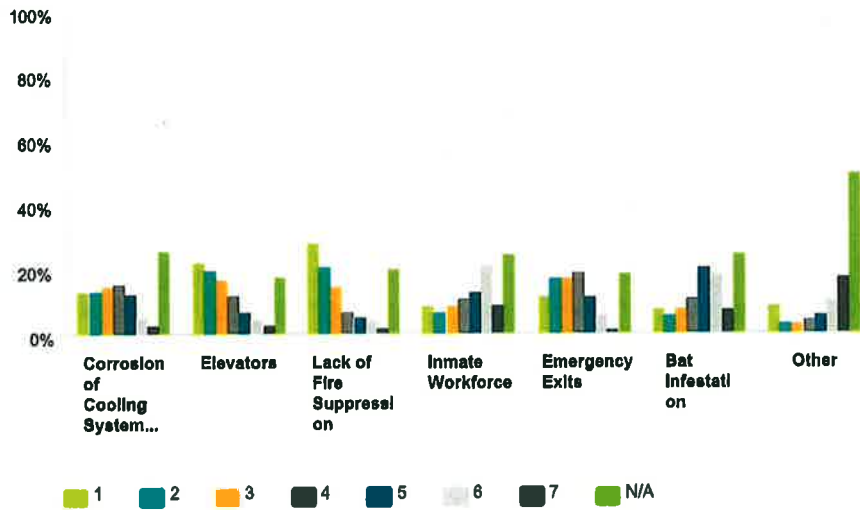


Answer Choices	Responses	
Corrosion of Cooling System Pipes	45.34%	633
Elevators	65.62%	918
Lack of Fire Suppression	47.28%	660
Inmate Workforce	27.01%	377
Emergency Exits	41.26%	576
Bat Infestation	29.16%	407
Other (please specify)	27.72%	387
<b>Total Respondents: 1,396</b>		

## New Government & Judicial Building Survey

### Q15 Rank the above items by level of concern. (1 being most concerned about & 7 being least concerned about)

Answered: 1,418 Skipped: 158

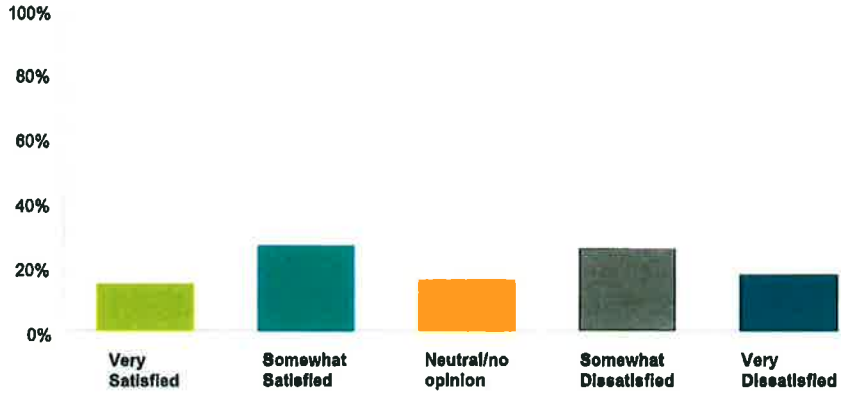


	1	2	3	4	5	6	7	N/A	Total	Score
Corrosion of Cooling System Pipes	12.08% 162	12.89% 151	14.43% 169	15.12% 177	11.87% 139	4.87% 57	2.48% 29	25.38% 297	1,171	4.67
Elevators	22.06% 265	19.40% 233	16.32% 198	11.32% 136	6.74% 81	4.33% 52	2.33% 28	17.49% 210	1,201	5.20
Lack of Fire Suppression	27.95% 332	20.29% 241	14.73% 176	6.57% 78	4.80% 57	3.96% 47	1.52% 18	20.20% 240	1,188	5.63
Inmate Workforce	8.42% 101	6.61% 78	8.61% 102	10.51% 126	12.26% 147	21.18% 254	8.34% 100	24.27% 291	1,199	3.67
Emergency Exits	11.60% 141	17.02% 207	16.78% 204	18.68% 226	11.02% 134	5.26% 64	1.07% 13	18.67% 227	1,216	4.75
Bat Infestation	7.32% 91	5.71% 71	7.40% 92	10.61% 132	19.86% 247	17.77% 221	7.07% 88	24.28% 302	1,244	3.53
Other	8.55% 77	3.00% 27	2.77% 25	3.88% 35	5.33% 48	10.21% 92	16.98% 153	49.28% 444	901	3.17

New Government & Judicial Building Survey

**Q16 How satisfied are you with the Government Center?**

Answered: 1,506 Skipped: 70



Answer Choices	Responses	Count
Very Satisfied	15.14%	228
Somewhat Satisfied	28.36%	397
Neutral/no opinion	15.87%	239
Somewhat Dissatisfied	25.30%	381
Very Dissatisfied	17.33%	261
<b>Total</b>		<b>1,506</b>

New Government & Judicial Building Survey

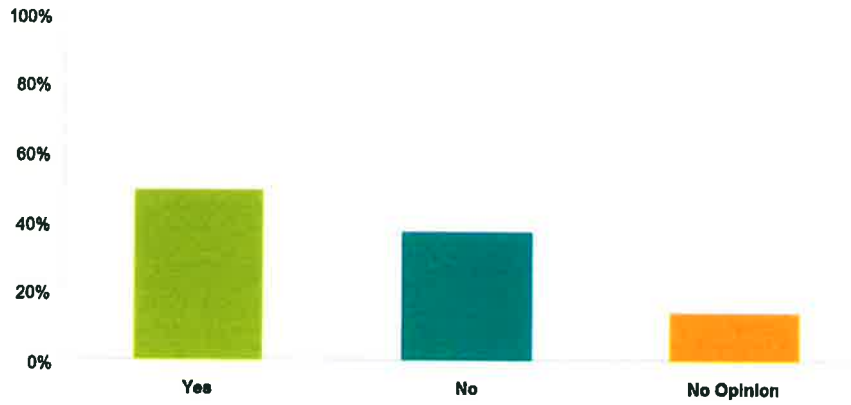
**Q17 What, if anything, would you like to see  
changed about the current Government  
Center?**

Answered: 942 Skipped: 634

New Government & Judicial Building Survey

**Q18 Is the current Government Center an important icon or symbol of Columbus, Georgia?**

Answered: 1,504 Skipped: 72



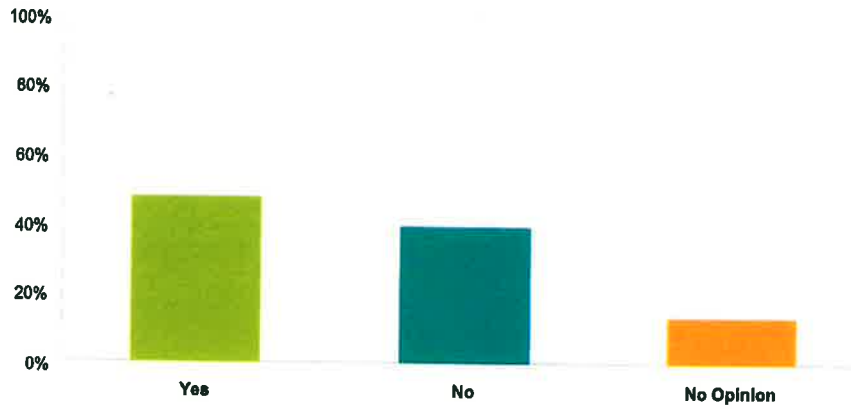
Answer Choices	Responses	
Yes	49.00%	737
No	38.84%	554
No Opinion	14.16%	213
<b>Total</b>		<b>1,504</b>



New Government & Judicial Building Survey

**Q19 Should the Government Center be preserved and maintained?**

Answered: 1,469 Skipped: 107

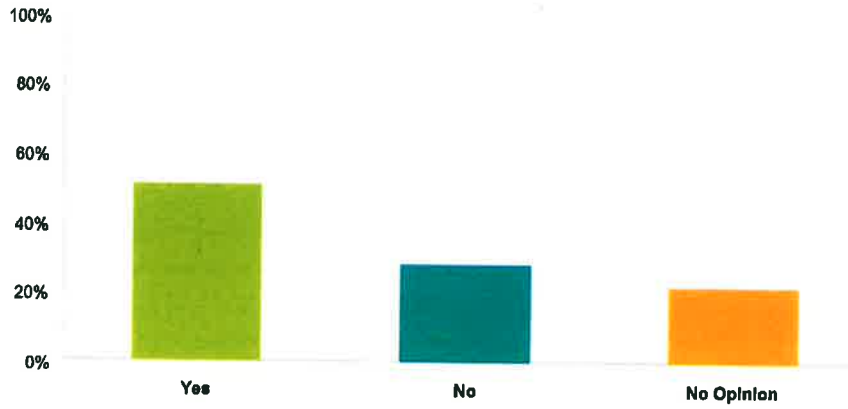


Answer Choices	Responses	
Yes	47.31%	696
No	39.21%	576
No Opinion	13.48%	198
<b>Total</b>		<b>1,469</b>

New Government & Judicial Building Survey

**Q20 Should Columbus have a Judicial Complex that is separate from its government and city services?**

Answered: 1,496 Skipped: 80

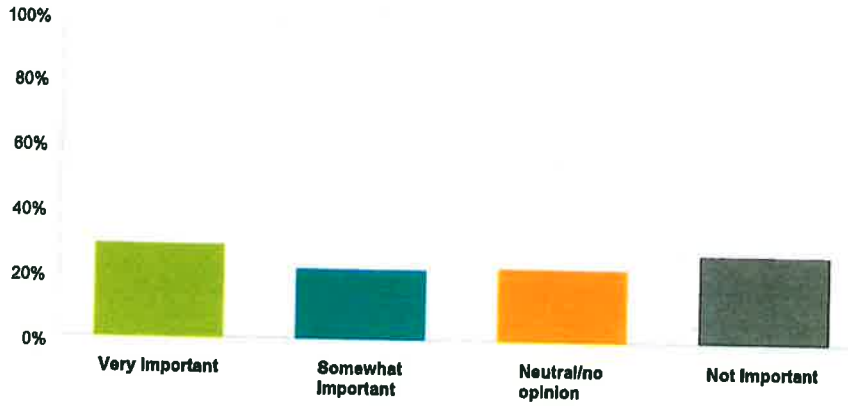


Answer Choices	Responses	
Yes	50.47%	755
No	27.87%	417
No Opinion	21.66%	324
<b>Total</b>		<b>1,496</b>

New Government & Judicial Building Survey

**Q21 How important is it that the court facilities remain at the location of the current city block?**

Answered: 1,501 Skipped: 75

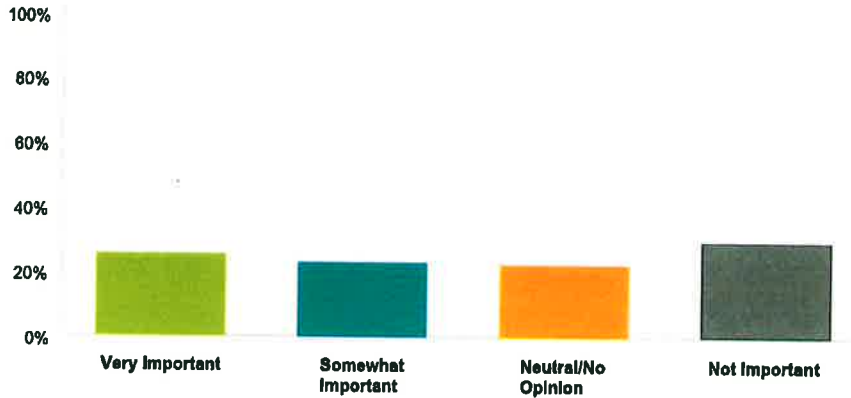


Answer Choices	Responses	
Very Important	29.18%	438
Somewhat Important	21.65%	325
Neutral/no opinion	22.32%	335
Not Important	26.85%	403
<b>Total</b>		<b>1,501</b>

New Government & Judicial Building Survey

**Q22 How important is it that the government and city services remain at the location of the current city block?**

Answered: 1,508 Skipped: 68



Answer Choices	Responses	
Very Important	25.33%	382
Somewhat Important	22.94%	346
Neutral/No Opinion	22.41%	338
Not Important	29.31%	442
<b>Total</b>		<b>1,508</b>

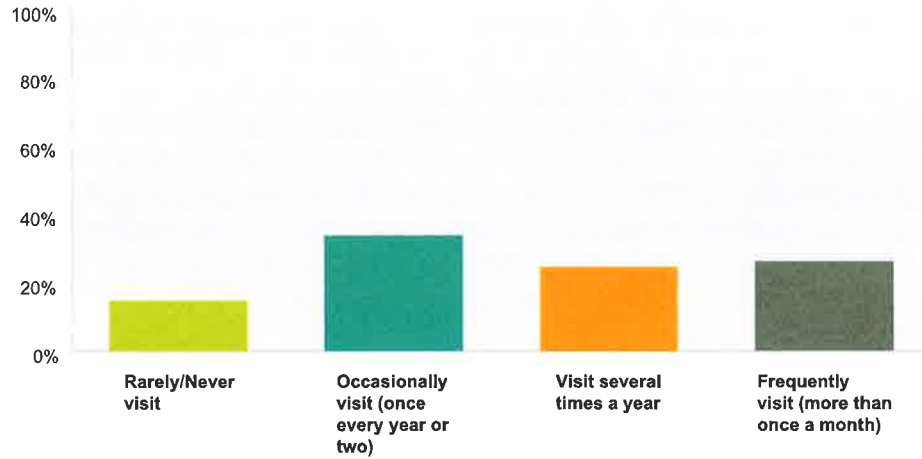


# **Appendix E.2**

## New Government & Judicial Building Survey

### Q3 How frequently do you visit the Government Center?

Answered: 1,535 Skipped: 41



Answer Choices	Responses	
Rarely/Never visit	14.92%	229
Occasionally visit (once every year or two)	33.81%	519
Visit several times a year	24.89%	382
Frequently visit (more than once a month)	26.38%	405
<b>Total</b>		<b>1,535</b>

#	Comments	Date
1	I think that the public areas of the building are in bad shape, they are not clean, and they are not fresh. The elevators are horrible. the HVAC system is so bad that you are either freezing or hot, depending on which office you are visiting.	6/29/2017 7:03 PM
2	Not handicap accessible	6/27/2017 10:45 PM
3	Almost daily	6/23/2017 8:40 PM
4	Employee there.	6/23/2017 11:58 AM
5	I have been visiting the gov't center for 35 years and it has ALWAYS had issues.	6/23/2017 7:05 AM
6	Now that the tag office is located in the new Citizens Service Center, I rarely go to the Government Center. Jury Duty is my only reason to go there now.	6/21/2017 6:43 PM
7	a highly disfunctional building the form does not relate its use	6/21/2017 3:37 PM
8	Jury duty	6/21/2017 9:33 AM
9	na	6/20/2017 6:52 PM
10	Visiting from out of town	6/20/2017 10:38 AM
11	more then id like to visit	6/20/2017 10:21 AM
12	na	6/19/2017 5:28 PM
13	Visit almost daily	6/18/2017 7:35 PM
14	I like the location. It needs renovation.	6/17/2017 6:39 PM
15	Funny we never hear of these surveys till way late in the process.	6/17/2017 5:06 PM

## New Government & Judicial Building Survey

16	none	6/17/2017 2:27 PM
17	The architecture is iconic and appears sound.... the access and parking needs to be updated	6/17/2017 11:49 AM
18	I used to visit the building for a previous job	6/17/2017 11:40 AM
19	I have no objection to appearance which is quite unique and nice BUT we need better security (transporting prisoners and keeping them separate from public), need all safety regulations met including wiring, fire sprinklers; need working and updated wiring, heating, a/c, and many offices are overcrowded and inconvenient for public to get to. Specifically Probate Court, and other offices the public need to access such as Notary office, public records office. Will be hard to do in the existing 3 buildings Could be exhorbitively expensive to renovate existing.	6/17/2017 8:28 AM
20	upgrades light on stairsways and security in the underground parking lot	6/17/2017 4:14 AM
21	I conduct business there in municipal and superior clerk offices	6/16/2017 2:47 PM
22	only when absolutely necessary. dreaded task...building, processes and employees	6/16/2017 12:25 PM
23	Attends trainings and meetings	6/16/2017 12:03 PM
24	I am an intern for the summer.	6/16/2017 9:45 AM
25	Which Government center? The one on Macon or the one Downtown	6/15/2017 6:35 PM
26	None	6/15/2017 2:47 PM
27	Work here	6/15/2017 11:40 AM
28	Work there	6/15/2017 9:19 AM
29	Currently work there.	6/15/2017 3:24 AM
30	whenever i'm back from space	6/14/2017 4:23 PM
31	n/a	6/14/2017 4:02 PM
32	every now and then	6/14/2017 3:46 PM
33	work there	6/14/2017 3:24 PM
34	mhiopy	6/14/2017 2:46 PM
35	There wasn't any future forethought to the design. What other government building do you enter in the basement?	6/14/2017 2:00 PM
36	Work in the Government Center	6/14/2017 9:03 AM
37	I work at the Government Center	6/14/2017 8:18 AM
38	employee	6/14/2017 8:09 AM
39	everyday	6/14/2017 7:34 AM
40	I work here.	6/13/2017 5:14 PM
41	This is my first time	6/13/2017 4:55 PM
42	Daily with exception of weekends	6/13/2017 4:31 PM
43	I am an employee; here most days.	6/13/2017 4:22 PM
44	Every day. I work in the Government Center.	6/13/2017 4:20 PM
45	I work in the building so I have to visit daily...	6/13/2017 4:12 PM
46	For Court Proceedings and Pre-trial Hearings	6/13/2017 3:55 PM
47	daily	6/13/2017 3:48 PM
48	Everyday...I work at the Government Center	6/13/2017 3:47 PM
49	i work for the city of columbus	6/13/2017 3:41 PM
50	i work there	6/13/2017 3:36 PM
51	not very user frendly	6/13/2017 2:54 PM
52	The Government Center is my place of work.	6/13/2017 12:38 PM
53	lol	6/13/2017 12:27 PM



## New Government & Judicial Building Survey

54	Everyday do to work	6/13/2017 11:42 AM
55	Daily	6/13/2017 11:40 AM
56	The services I require have moved.	6/13/2017 9:10 AM
57	The government center is a dump and needs to be replaced.	6/12/2017 10:10 PM
58	Monday through Friday	6/12/2017 6:49 PM
59	Less since services like Tax have moved to Macon Rd.	6/12/2017 2:19 PM
60	its nice here	6/12/2017 1:56 PM
61	Every day	6/12/2017 1:26 PM
62	Daily - I am employed here	6/12/2017 10:12 AM
63	I only go there to pay taxes	6/12/2017 9:35 AM
64	daily	6/12/2017 8:33 AM
65	Interior is out of date, grounds could be enhanced	6/11/2017 2:31 PM
66	Only when needed	6/11/2017 7:35 AM
67	There is a tree dedicated to my father John R Hill out front	6/10/2017 3:28 PM
68	I used to go more until the tag office was moved.	6/10/2017 1:19 PM
69	I have no complaints with service	6/10/2017 12:20 PM
70	N/A	6/10/2017 10:47 AM
71	CCG Employee	6/10/2017 7:46 AM
72	n/a	6/9/2017 3:04 PM
73	If you are referring to the Bldg on 10th St.	6/9/2017 1:31 PM
74	none of these answers is very close	6/9/2017 9:00 AM
75	almost daily	6/8/2017 2:39 PM
76	Court attendance	6/8/2017 12:07 PM
77	Daily	6/8/2017 11:27 AM
78	you moved it all to macon road	6/8/2017 11:09 AM
79	only when needed	6/8/2017 9:57 AM
80	daily	6/8/2017 8:43 AM
81	Spent 10 yrs doing maintenance there	6/8/2017 7:07 AM
82	Only when the law catch me	6/7/2017 9:11 PM
83	I have never been inside, but I walk by daily.	6/7/2017 8:48 PM
84	Parking issue sometimes	6/7/2017 5:33 PM
85	Employed with the City of Columbus and work in the building.	6/7/2017 3:57 PM
86	Work at Government Center	6/7/2017 1:05 PM
87	We do not need a new building	6/7/2017 11:27 AM
88	Have been to G.C. for jury duty over the years.	6/7/2017 10:47 AM
89	I attend bi- weekly classes at the learning center	6/7/2017 10:31 AM
90	I visit for work purposes.	6/7/2017 9:00 AM
91	varies	6/7/2017 7:29 AM
92	Try to stay out of courtrooms!	6/7/2017 7:28 AM
93	I study at Schwob, so I am constantly under it, but. Ever really in it.	6/6/2017 11:40 PM
94	Now that the tag office has moved, I will rarely visit.	6/6/2017 9:56 PM

## New Government & Judicial Building Survey

95	I say in the long run....it would probably be better to start over.	6/6/2017 9:16 PM
96	NONE OF THE FIRST THREE QUESTIONS ARE PERTINENT	6/6/2017 8:40 PM
97	If cost to upgrade is less than a total replacement, let's do the upgrade otherwise do the replacement.	6/6/2017 8:30 PM
98	Accessing building is akward. My husband fell while trying to enter security.	6/6/2017 7:20 PM
99	Only one way in and out a pain!!!! Multiple doors but people are so scared the people who pay for the tower are inconvenienced.	6/6/2017 5:53 PM
100	Would be awful to replace this building. At this time their idols a lot of wasted office and storage space at this building. Slow movement in this building can be easily fixed ,	6/6/2017 5:44 PM
101	I WORK IN THE GOVERNMENT CENTER 8TH FLOOR MUNICIPAL COURT	6/6/2017 4:35 PM
102	LIII	6/6/2017 3:22 PM
103	jury duty	6/6/2017 3:22 PM
104	Access is terrible. This needs attention	6/6/2017 3:06 PM
105	Every weekday	6/6/2017 3:04 PM
106	No place to park. Handicap accessibility is poor	6/6/2017 2:30 PM
107	Three or four times a week including multiple visits on the same day.	6/6/2017 2:16 PM
108	Parking is an issue. Walking all the way around building to go into one door.	6/6/2017 2:12 PM
109	The government center is aligned for judicial proceedings and less for citizen functions.p	6/6/2017 1:51 PM
110	I work in the building	6/6/2017 12:06 PM
111	Used to vote there. Go now only informally or for jury duty.	6/6/2017 11:55 AM
112	None	6/6/2017 11:30 AM
113	Daily	6/6/2017 11:29 AM
114	I am at the government center every day	6/6/2017 10:33 AM
115	We don't need a new one.	6/6/2017 9:50 AM
116	I am an employee at the Government Center.	6/6/2017 9:44 AM
117	I have worked in the building in the past and my wife is in it monday-friday	6/6/2017 9:37 AM
118	We need a new Judicial Building! Long overdue	6/6/2017 9:29 AM
119	Security staff are a bunch of dicks	6/6/2017 9:20 AM
120	I go to the government center nearly every day	6/6/2017 9:09 AM
121	I can remember coming up there and nobody help me	6/6/2017 7:29 AM
122	No need since the Citizens Service Center opened.	6/6/2017 5:50 AM
123	At least once a day	6/6/2017 4:10 AM
124	Very out of style compared to other high population cities	6/5/2017 11:34 PM
125	Should not be replaced but upgraded and hire a maintance superintendants that understand how important a perventive maintance program is.	6/5/2017 9:15 PM
126	Jury duty	6/5/2017 7:56 PM
127	Such a pain	6/5/2017 7:38 PM
128	I do my best to never visit any government facility	6/5/2017 7:37 PM
129	I'm a police officer and attend court several times per month.	6/5/2017 7:26 PM
130	As attorney	6/5/2017 6:54 PM
131	I am not certain where it is. I believe it is the high-rise.	6/5/2017 6:51 PM
132	Jury duty	6/5/2017 6:26 PM
133	I attend the meetings, eviction notices, watch court proceedings	6/5/2017 6:08 PM

## New Government & Judicial Building Survey

134	Jury duty	6/5/2017 6:07 PM
135	sometimes three or four times a day	6/5/2017 5:27 PM
136	it's time to replace the government center. it's old and out dated. it's taking more money to keep it running then I would to replace it with a new building.	6/5/2017 5:07 PM
137	Parking isn't easy for anything downtown and building entry is a hassle.	6/5/2017 5:06 PM
138	I am an employee of Municipal Court so I work inside the government center.	6/5/2017 4:59 PM
139	Employee	6/5/2017 4:45 PM
140	Five days a week	6/5/2017 4:32 PM
141	Everyday	6/5/2017 4:29 PM
142	Everyday Monday-Friday	6/5/2017 4:17 PM
143	Work there.	6/5/2017 4:14 PM
144	Work at govt ctr	6/5/2017 3:54 PM
145	Foster parent	6/5/2017 3:48 PM
146	More than few times a year. Have been a foster parent for 20 years. Now retired. Other courthouse issues . Getting documents, etc.	6/5/2017 3:28 PM
147	Usually only when called for jury duty	6/5/2017 3:23 PM
148	I'm an attorney in an office downtown.	6/5/2017 3:05 PM
149	Am a new resident to Columbus - 4 yrs	6/5/2017 3:03 PM
150	I work at the Government Center	6/5/2017 2:45 PM
151	I'm there 3 to 5 times per week.	6/5/2017 2:31 PM
152	several times each week	6/5/2017 2:28 PM
153	Everyday	6/5/2017 2:21 PM
154	I'm in the government center on almost a daily basis.	6/5/2017 2:17 PM
155	As Needed	6/5/2017 2:16 PM
156	almost every week day	6/5/2017 2:06 PM
157	Regularly attend court hearings, file documents, etc.	6/5/2017 2:06 PM
158	Used to go once a year when car tag office was there.	6/5/2017 1:58 PM
159	Parking is terrible	6/5/2017 1:41 PM
160	Daily	6/5/2017 1:09 PM
161	Daily visits	6/5/2017 12:59 PM
162	Practice at the govern center	6/5/2017 12:46 PM
163	I work for CCG	6/5/2017 12:42 PM
164	Every day	6/5/2017 12:42 PM
165	Employee in the facility	6/5/2017 12:38 PM
166	EVERYDAY FOR WORK	6/5/2017 12:36 PM
167	Work related visits	6/5/2017 12:31 PM
168	3 times monthly	6/5/2017 12:13 PM
169	The staffs attitudes could also use some help...	6/5/2017 12:11 PM
170	I work full time in the Government Center	6/5/2017 12:04 PM
171	i work here in the building	6/5/2017 12:01 PM
172	I am a part-time employee.	6/5/2017 11:58 AM

## New Government & Judicial Building Survey

173	Daily - Main Place of Employment	6/5/2017 11:51 AM
174	Daily	6/5/2017 11:50 AM
175	Employee	6/5/2017 11:49 AM
176	to or three times a day	6/5/2017 11:47 AM
177	Everyday	6/5/2017 11:37 AM
178	every day of the week except vacation time	6/5/2017 11:33 AM
179	Daily	6/5/2017 11:29 AM
180	Spent 10 20 years in and out of Government Center	6/5/2017 11:25 AM
181	More like twice a week.	6/5/2017 11:13 AM
182	deed & plat research	6/5/2017 11:07 AM
183	I work there.	6/5/2017 10:54 AM
184	Daily for work	6/5/2017 10:52 AM
185	I hate the security search coming in.	6/5/2017 10:52 AM
186	Work with accounting in the government center	6/5/2017 10:45 AM
187	I attend a bi-monthly meeting	6/5/2017 10:39 AM
188	I work in the Government Center	6/5/2017 10:33 AM
189	I work in the Government Center, so I am here 5 days a week	6/5/2017 10:31 AM
190	Work in building	6/5/2017 10:29 AM
191	Employee, so daily	6/5/2017 10:29 AM
192	Work here	6/5/2017 10:25 AM
193	I am a full time employee here.	6/5/2017 10:21 AM
194	Work here	6/5/2017 10:19 AM
195	every day	6/5/2017 10:18 AM
196	Employee located in the building	6/5/2017 10:16 AM
197	I work here	6/5/2017 10:14 AM
198	Work for CCG. Visit Govt Center EVERYDAY	6/5/2017 10:12 AM
199	I work in the building	6/5/2017 10:10 AM
200	Daily, work here	6/5/2017 10:10 AM
201	Everyday	6/5/2017 10:08 AM
202	every day	6/5/2017 10:07 AM
203	I visit 3 times a month. Give that money to Police Officers.	6/5/2017 10:06 AM
204	I work in the Government Center Tower.	6/5/2017 10:06 AM
205	The Government Center is not energy efficient as well as being too tall for fire safety reasons. It has no service elevators and systems are out dated	6/5/2017 10:04 AM
206	work there	6/5/2017 10:04 AM
207	Every day	6/5/2017 10:04 AM
208	Five days a week because my office is located there.	6/5/2017 10:03 AM
209	I work there.	6/5/2017 10:03 AM
210	Monday-Friday	6/5/2017 10:03 AM
211	Daily	6/5/2017 10:02 AM
212	Employee	6/5/2017 10:00 AM

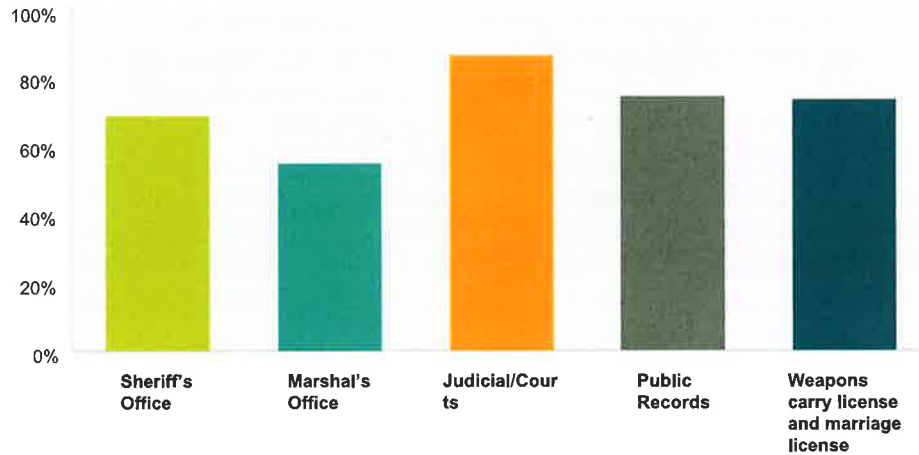
## New Government & Judicial Building Survey

213	Monday thru Friday and sometimes weekends.	6/5/2017 10:00 AM
214	I work here	6/5/2017 9:59 AM
215	I am an employee	6/5/2017 9:57 AM
216	Every Day	6/5/2017 9:56 AM
217	Monday-Friday	6/5/2017 9:56 AM
218	City of Columbus Employee	6/5/2017 9:56 AM
219	Work for City	6/5/2017 9:55 AM
220	Daily	6/5/2017 9:55 AM
221	CCG employee	6/5/2017 9:54 AM
222	work	6/5/2017 9:54 AM
223	I work in Govt Center	6/5/2017 9:52 AM
224	everyday Monday through Friday	6/5/2017 9:52 AM
225	Place of employment	6/5/2017 9:50 AM
226	I work there	6/5/2017 9:49 AM
227	I work here	6/5/2017 9:48 AM
228	several times a week	6/5/2017 9:47 AM
229	Job related.	6/5/2017 9:47 AM
230	Work in building	6/5/2017 9:46 AM
231	Government Center seems fine to me.	6/5/2017 9:45 AM
232	Employed at the Government Center	5/31/2017 1:12 PM
233	Daily	5/31/2017 12:13 PM

New Government & Judicial Building Survey

**Q4 Which of the following departments or offices do you know are located at the Government Center? (Select all that apply)**

Answered: 1,470 Skipped: 106



Answer Choices	Responses	Count
Sheriff's Office	68.91%	1,013
Marshal's Office	55.10%	810
Judicial/Courts	86.26%	1,268
Public Records	74.49%	1,095
Weapons carry license and marriage license	73.40%	1,079
<b>Total Respondents: 1,470</b>		

#	Comments	Date
1	Deli too	7/7/2017 6:16 AM
2	Above are my places I have gone plus a few others..	6/27/2017 10:45 PM
3	I'm not sure how many departments have moved from the Government Center to new buildings.	6/21/2017 6:43 PM
4	I do not know specifically that these are located at the Government Center, but that is where I would expect to find them.	6/21/2017 9:33 AM
5	na	6/20/2017 6:52 PM
6	na	6/19/2017 5:28 PM
7	public library	6/19/2017 3:48 PM
8	i just moved here i do not know	6/19/2017 3:16 PM
9	none	6/19/2017 2:41 PM
10	None. Records on line	6/18/2017 10:58 AM
11	HR	6/18/2017 9:19 AM
12	I've had folks new tro area that were misinformed about what exactly we do there.	6/17/2017 5:06 PM
13	none	6/17/2017 2:27 PM

## New Government & Judicial Building Survey

14	Public records needs updating as well as licenses	6/17/2017 11:49 AM
15	N/A	6/17/2017 4:14 AM
16	Building sucks	6/16/2017 4:07 PM
17	none do not use	6/16/2017 11:09 AM
18	HR	6/15/2017 8:42 AM
19	The Mayor's Office	6/15/2017 8:37 AM
20	N/A	6/14/2017 10:13 PM
21	Don't know	6/14/2017 4:59 PM
22	law library	6/14/2017 4:23 PM
23	n/a	6/14/2017 4:02 PM
24	nn	6/14/2017 2:46 PM
25	Unnone	6/14/2017 11:56 AM
26	None	6/13/2017 5:27 PM
27	NA	6/13/2017 4:19 PM
28	You excluded Magistrate Court...	6/13/2017 4:12 PM
29	Superior Court, Finance, Municipal Court	6/13/2017 3:51 PM
30	do not know any department	6/13/2017 2:37 PM
31	Please don't forget about Information Technology.	6/13/2017 12:38 PM
32	Tag office for when I purchase a new car or trade.	6/12/2017 11:31 PM
33	i	6/12/2017 10:23 AM
34	Mayors office	6/12/2017 9:45 AM
35	mayor's office	6/12/2017 9:43 AM
36	N/A	6/11/2017 3:17 PM
37	We got our marriage license there but not sure if they still issue them there	6/11/2017 2:31 PM
38	none	6/11/2017 2:05 PM
39	The Mayor's office and council chambers are there, too.	6/10/2017 8:13 AM
40	car tag	6/9/2017 3:40 PM
41	n/a	6/9/2017 3:04 PM
42	If you're referring to th bldg on 10th St.	6/9/2017 1:31 PM
43	I would assume public records is but never had a reason to check	6/9/2017 9:00 AM
44	which could be at macon rd too	6/8/2017 11:09 AM
45	We do not need a new building	6/7/2017 11:27 AM
46	HR	6/7/2017 8:22 AM
47	Mayor	6/6/2017 10:44 PM
48	Finance, Human Resources.	6/6/2017 9:46 PM
49	I work as a temp worker for a few of the Judges secretaries	6/6/2017 8:55 PM
50	All above offices should be located in this building.	6/6/2017 5:44 PM
51	MUNICIPAL COURT AND MUNICIPAL COURT CLERKS OFFICE/MAGISTRATE COURT AND JUDGES OFFICE/LAW LIBRARY/JUVENILE COURT & DRUG COURTS/STATE AND SUPERIOR COURTS AND THEIR JUDGES PROBATE COURT	6/6/2017 4:35 PM
52	Probate functions contain public records, however public records are at several locations, via electronic viewings.	6/6/2017 1:51 PM

## New Government & Judicial Building Survey

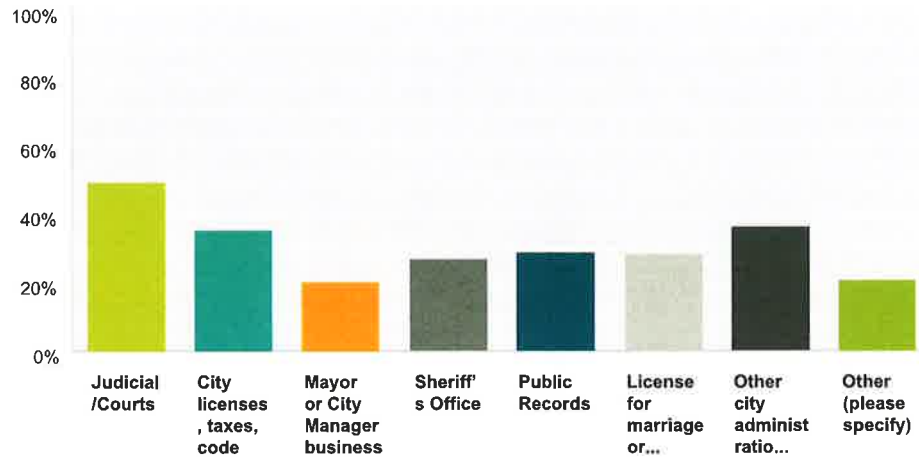
53	Don't know	6/6/2017 12:22 PM
54	No idea. No reason to care.	6/6/2017 9:50 AM
55	There are several different departments in the main building but also several in the east and west wings	6/6/2017 9:37 AM
56	none	6/6/2017 8:58 AM
57	District attorney	6/6/2017 4:10 AM
58	I'm not sure what was moved to the Citizens Service Center. So glad the tag office was.	6/6/2017 3:33 AM
59	Property tax office, tag office- these are on Macon road	6/6/2017 3:25 AM
60	none	6/6/2017 12:20 AM
61	Jury Duty	6/5/2017 10:01 PM
62	Marriage copies if records	6/5/2017 9:54 PM
63	I don't use or want any of these services	6/5/2017 7:37 PM
64	Mayors office	6/5/2017 6:52 PM
65	Probated will	6/5/2017 6:26 PM
66	Also the Mayors office	6/5/2017 6:12 PM
67	Various meetings	6/5/2017 5:26 PM
68	N/A	6/5/2017 5:11 PM
69	n	6/5/2017 5:07 PM
70	None of the above; Last several times it has been the mayor's office for meetings.	6/5/2017 3:43 PM
71	Pay traffic fine	6/5/2017 3:43 PM
72	Seriously, have no idea. I would guess that the Judicial court, public records, and access to marriage licenses were there?	6/5/2017 3:36 PM
73	Judges office, domestic violence, personal legal documents, resting orders.	6/5/2017 3:28 PM
74	Mail Room	6/5/2017 12:42 PM
75	Superior Court Clerk's Office	6/5/2017 12:38 PM
76	None	6/5/2017 12:37 PM
77	Finance	6/5/2017 11:52 AM
78	Employee	6/5/2017 11:49 AM
79	and then some	6/5/2017 11:33 AM
80	I worked in Human Resources in the East wing after it moved from the 5th floor	6/5/2017 11:25 AM
81	PD	6/5/2017 11:10 AM
82	Mayor	6/5/2017 10:52 AM
83	meetings	6/5/2017 10:43 AM
84	All offices	6/5/2017 10:21 AM
85	Give that money to Police Officers	6/5/2017 10:06 AM
86	City Manager and Mayor are also there	6/5/2017 10:04 AM
87	Victim Witness, Dept. of Juv. Justice	6/5/2017 10:04 AM
88	IT, Mayor, CMO, City Attorney, etc.	6/5/2017 10:03 AM
89	all offices	6/5/2017 9:59 AM
90	Finance, IT	6/5/2017 9:49 AM
91	IT, HR	6/5/2017 9:43 AM



New Government & Judicial Building Survey

**Q5 For what reasons have you visited the Government Center in the past five years?  
(Select all that apply)**

Answered: 1,510 Skipped: 66



Answer Choices	Responses	
Judicial/Courts	49.27%	744
City licenses, taxes, code	35.36%	534
Mayor or City Manager business	20.40%	308
Sheriff's Office	26.95%	407
Public Records	28.94%	437
License for marriage or pistol permit	28.28%	427
Other city administration or business	36.69%	554
Other (please specify)	20.86%	315
<b>Total Respondents: 1,510</b>		

#	Other (please specify)	Date
1	Marshal's Office, Juvenile Court	7/6/2017 7:37 PM
2	Probate Court	6/29/2017 7:03 PM
3	Jury duty	6/28/2017 3:06 AM
4	police dept.	6/27/2017 1:42 PM
5	Juvenile Panel Review Activities	6/26/2017 11:34 PM
6	Meeting	6/23/2017 2:08 PM
7	city employee training	6/23/2017 9:23 AM
8	Security check for an employee	6/22/2017 2:48 PM
9	Training	6/22/2017 11:51 AM
10	Jury Duty	6/21/2017 6:43 PM

## New Government & Judicial Building Survey

11	Jury duty	6/21/2017 1:04 PM
12	taxes, tags, ceremonies, announcements, etc.	6/21/2017 12:32 PM
13	i havent in geogia	6/21/2017 11:15 AM
14	Research in old records	6/21/2017 9:14 AM
15	Voting	6/21/2017 8:30 AM
16	work there	6/20/2017 2:08 PM
17	tag office	6/20/2017 2:08 PM
18	Leadership Seminar	6/20/2017 1:26 PM
19	voter registration	6/20/2017 11:43 AM
20	Ancestry research	6/20/2017 10:38 AM
21	n/a	6/19/2017 3:48 PM
22	Internship juvenile drug court	6/19/2017 9:08 AM
23	Moving the tax, tag and voter offices away was a good idea.	6/18/2017 4:39 PM
24	for car tag	6/18/2017 2:51 PM
25	Jury duty and car tag	6/18/2017 2:26 PM
26	COUNCIL MEETINGS	6/18/2017 9:19 AM
27	Work	6/18/2017 4:02 AM
28	Not visited	6/17/2017 10:58 PM
29	Jury duty	6/17/2017 5:06 PM
30	none	6/17/2017 2:27 PM
31	Notary	6/17/2017 12:58 PM
32	Auto tag purchase for new vehicle, Probate wills, Superior Court and Grand jury duty	6/17/2017 8:28 AM
33	Juror Duty	6/17/2017 4:14 AM
34	Marriage certificate	6/16/2017 7:34 PM
35	witness a marriage	6/16/2017 6:40 PM
36	No	6/16/2017 4:07 PM
37	fingerprinting for work, property and tax assessor	6/16/2017 12:25 PM
38	meetings and trainings	6/16/2017 12:03 PM
39	none (reside in ALA	6/16/2017 11:09 AM
40	inspection	6/16/2017 8:10 AM
41	Youth Advisory Counsel	6/15/2017 6:35 PM
42	Probate Info/Forms	6/15/2017 1:20 PM
43	none	6/15/2017 1:01 PM
44	Work	6/15/2017 11:40 AM
45	HR Dept, Finance Dept	6/15/2017 10:43 AM
46	Work	6/15/2017 9:19 AM
47	The most valuable resource was the law library. I couldn't have fought my case with it	6/15/2017 8:37 AM
48	Finance Department	6/15/2017 3:24 AM
49	Jury Duty	6/14/2017 10:58 PM
50	none	6/14/2017 8:44 PM
51	jury pool candidate, probate court office for info. about applying for guardian/conservator	6/14/2017 6:06 PM

## New Government & Judicial Building Survey

52	none	6/14/2017 4:59 PM
53	Employee	6/14/2017 4:32 PM
54	specify	6/14/2017 4:23 PM
55	n/a	6/14/2017 4:02 PM
56	graduation	6/14/2017 3:46 PM
57	appreciation day	6/14/2017 3:30 PM
58	work	6/14/2017 3:24 PM
59	Superior	6/14/2017 2:44 PM
60	Divorce Decree	6/14/2017 1:47 PM
61	CAR TAG	6/14/2017 12:29 PM
62	weapons carry permit	6/14/2017 12:00 PM
63	None	6/14/2017 11:56 AM
64	I work in the building	6/14/2017 11:45 AM
65	Celebrations	6/14/2017 11:42 AM
66	Human Resources	6/14/2017 11:29 AM
67	Work	6/14/2017 9:03 AM
68	I work at the Government Center	6/14/2017 8:18 AM
69	to sign guardianship papers for grand daughter	6/14/2017 8:16 AM
70	employee	6/14/2017 8:09 AM
71	I work here	6/14/2017 7:43 AM
72	employment	6/14/2017 7:34 AM
73	pick up patients	6/13/2017 8:45 PM
74	N/A	6/13/2017 5:27 PM
75	I work here.	6/13/2017 5:14 PM
76	n/a	6/13/2017 4:55 PM
77	jury duty	6/13/2017 4:30 PM
78	Some people are homeless & come to escape the weather.	6/13/2017 4:12 PM
79	Victim Witness Advocates	6/13/2017 3:55 PM
80	Human Resources	6/13/2017 3:49 PM
81	I am employed by Columbus Consolidated Government	6/13/2017 3:47 PM
82	Work	6/13/2017 3:44 PM
83	employee	6/13/2017 3:43 PM
84	i work there	6/13/2017 3:41 PM
85	i work there	6/13/2017 3:36 PM
86	FINGER ;PRINTS	6/13/2017 3:35 PM
87	training	6/13/2017 3:34 PM
88	Work	6/13/2017 3:33 PM
89	have not visit the Goernment Center	6/13/2017 2:37 PM
90	jury duty	6/13/2017 1:10 PM
91	lol	6/13/2017 12:27 PM
92	Work	6/13/2017 11:42 AM

## New Government & Judicial Building Survey

93	City Attorney	6/13/2017 11:40 AM
94	work	6/13/2017 7:29 AM
95	District Attorney	6/13/2017 1:45 AM
96	Just waking by occasionally	6/13/2017 12:44 AM
97	Took students for "Mayor for a Day", To perform my Choir at City Council Meetings	6/12/2017 11:31 PM
98	Jury duty	6/12/2017 10:39 PM
99	Marshall's office	6/12/2017 7:39 PM
100	work	6/12/2017 6:49 PM
101	Background check and Employee Orientation	6/12/2017 4:10 PM
102	Meetings of Planning Department (now mostly at CSC or Annex)	6/12/2017 1:05 PM
103	copy of divorce decree	6/12/2017 12:03 PM
104	probate	6/12/2017 11:33 AM
105	probate	6/12/2017 11:26 AM
106	Taught classes, attended Personnel Review Board hearings.	6/12/2017 11:10 AM
107	Jury Duty	6/12/2017 10:43 AM
108	i	6/12/2017 10:23 AM
109	to see the building and grounds	6/12/2017 9:17 AM
110	NA	6/11/2017 5:22 PM
111	never	6/11/2017 4:43 PM
112	jury duty	6/10/2017 5:26 PM
113	There is a tree dedicated to my father out front. Freedom tree john r hill. If you tear it down I would like the plaque.	6/10/2017 3:28 PM
114	Notary Public license	6/10/2017 2:17 PM
115	background checks	6/10/2017 1:34 PM
116	Jury Duty	6/10/2017 12:20 PM
117	work	6/10/2017 12:00 PM
118	New in Town	6/10/2017 10:47 AM
119	As a CCG Employee	6/10/2017 7:46 AM
120	voting	6/10/2017 12:43 AM
121	Human Resources	6/9/2017 5:09 PM
122	renew car tag	6/9/2017 3:40 PM
123	na	6/9/2017 3:04 PM
124	Mr. Buddy Bryan, Coroner made a will for me in 2016.	6/9/2017 1:31 PM
125	Citizens Law Enforcement Academy	6/9/2017 12:40 PM
126	Human Resources	6/9/2017 9:21 AM
127	purchase garbage tags	6/9/2017 9:00 AM
128	Dealing with HR	6/8/2017 5:29 PM
129	Urban League Installation	6/8/2017 1:50 PM
130	Orientation for The City of Columbus	6/8/2017 11:28 AM
131	Work	6/8/2017 11:27 AM
132	Car Tags	6/8/2017 9:45 AM
133	Training	6/8/2017 8:31 AM

## New Government & Judicial Building Survey

134	I have worked on the building and now have people who work on the building	6/8/2017 7:07 AM
135	Carry permit	6/7/2017 11:04 PM
136	Vote and teacher recycled resources	6/7/2017 8:11 PM
137	Car tag	6/7/2017 4:24 PM
138	Employed with City of Columbus. Work in the building.	6/7/2017 3:57 PM
139	0	6/7/2017 2:33 PM
140	Work	6/7/2017 1:11 PM
141	Worked at the Government Center for 44 years	6/7/2017 1:05 PM
142	We do not need a new building	6/7/2017 11:27 AM
143	Classes	6/7/2017 10:31 AM
144	probate court	6/7/2017 8:57 AM
145	went with a friend to there divorce proceeding.	6/7/2017 8:15 AM
146	Juror	6/7/2017 7:57 AM
147	Jury duty	6/7/2017 7:28 AM
148	Law library	6/6/2017 11:52 PM
149	I have not	6/6/2017 11:40 PM
150	Tag	6/6/2017 10:34 PM
151	Jury duty	6/6/2017 10:00 PM
152	Jury duty	6/6/2017 9:56 PM
153	Finance, Human Resources.	6/6/2017 9:46 PM
154	I visit because I am a Asset Protection Manager for major retail store. I deal with shoplifting cases that have escalated to a level that I must visit.	6/6/2017 9:16 PM
155	working	6/6/2017 8:55 PM
156	Notary	6/6/2017 8:50 PM
157	VOTING	6/6/2017 8:40 PM
158	To apply for notary	6/6/2017 7:58 PM
159	Human Resources	6/6/2017 7:20 PM
160	Probate	6/6/2017 6:57 PM
161	File eviction papers. Don't ask about the process	6/6/2017 5:53 PM
162	Other offices could easily be stationed in this building	6/6/2017 5:44 PM
163	Jury duty	6/6/2017 5:39 PM
164	IT / Finance Dept	6/6/2017 4:43 PM
165	I WORK THERE	6/6/2017 4:35 PM
166	Vote	6/6/2017 4:29 PM
167	Jury Duty	6/6/2017 2:38 PM
168	to vote	6/6/2017 2:33 PM
169	EMPLOYED THERE	6/6/2017 2:17 PM
170	Jury Duty	6/6/2017 2:11 PM
171	Voting	6/6/2017 1:51 PM
172	Court	6/6/2017 1:38 PM
173	To complete unspecified tasks for the fire department.	6/6/2017 12:51 PM

## New Government & Judicial Building Survey

174	Elections (before it moved)	6/6/2017 12:42 PM
175	Drop off outdated prescription drugs	6/6/2017 12:37 PM
176	HR and to be a Notary	6/6/2017 12:21 PM
177	work here	6/6/2017 12:06 PM
178	Work in the building	6/6/2017 11:29 AM
179	I work in the building	6/6/2017 11:03 AM
180	I Work there	6/6/2017 10:33 AM
181	Board of Equalization hearings and meetings	6/6/2017 10:31 AM
182	I don't.	6/6/2017 9:50 AM
183	My job	6/6/2017 9:44 AM
184	I work at the government center.	6/6/2017 9:17 AM
185	to get something notarized	6/6/2017 8:59 AM
186	Work	6/6/2017 8:54 AM
187	Work	6/6/2017 8:48 AM
188	employee	6/6/2017 7:58 AM
189	none	6/6/2017 6:47 AM
190	Jury Duty	6/6/2017 2:54 AM
191	Notary License Renewal	6/6/2017 1:13 AM
192	To obtain copies of divorce proceedings	6/6/2017 12:18 AM
193	Business license	6/5/2017 11:40 PM
194	Fingerprinting for Security Clearance	6/5/2017 10:37 PM
195	Jury Duty	6/5/2017 10:01 PM
196	Copies of records	6/5/2017 9:54 PM
197	Visiting with father who is an attorney	6/5/2017 8:37 PM
198	Jury duty	6/5/2017 8:01 PM
199	Chester's	6/5/2017 7:53 PM
200	None	6/5/2017 7:37 PM
201	Da office	6/5/2017 7:33 PM
202	Notary Public Certifications	6/5/2017 7:24 PM
203	Probate, Municipal, Magistrate, and Other Courts	6/5/2017 6:54 PM
204	Marital ceremony	6/5/2017 6:37 PM
205	Probate office, jury duty, court filings	6/5/2017 6:21 PM
206	Jury duty	6/5/2017 6:07 PM
207	Gun carry permit	6/5/2017 5:34 PM
208	records searches	6/5/2017 5:27 PM
209	Community events	6/5/2017 5:18 PM
210	Tag renewal (before it was moved to Citizen Services Center)	6/5/2017 5:15 PM
211	None	6/5/2017 5:11 PM
212	N/A	6/5/2017 5:11 PM
213	city human resources dept. to eat at the cafeteria and to visit people that work there.	6/5/2017 5:07 PM
214	Only went there for the tag office. It moved.	6/5/2017 5:06 PM

## New Government & Judicial Building Survey

215	I am an employee at Municipal Court Clerk Office.	6/5/2017 4:59 PM
216	Jury duty	6/5/2017 4:45 PM
217	death certificate for family member	6/5/2017 4:38 PM
218	Jury Duty	6/5/2017 4:34 PM
219	Council meeting to receive a proclamation	6/5/2017 3:57 PM
220	Work	6/5/2017 3:54 PM
221	Juvenile Court	6/5/2017 3:48 PM
222	Jury duty	6/5/2017 3:43 PM
223	Jury duty	6/5/2017 3:43 PM
224	REAL ESTATE RECORDS	6/5/2017 3:37 PM
225	I've never been there.	6/5/2017 3:36 PM
226	meetings	6/5/2017 3:23 PM
227	jury duty	6/5/2017 3:23 PM
228	Memorial service	6/5/2017 3:22 PM
229	Leadership Columbus/City Council Meeting	6/5/2017 3:18 PM
230	filings with clerks of various courts for the firm I work for	6/5/2017 3:14 PM
231	Law library	6/5/2017 3:05 PM
232	trash stickers for residents living Uptown	6/5/2017 2:55 PM
233	notary	6/5/2017 2:51 PM
234	Jury duty	6/5/2017 2:46 PM
235	I work there	6/5/2017 2:45 PM
236	work	6/5/2017 2:40 PM
237	Work	6/5/2017 2:27 PM
238	I work there	6/5/2017 2:25 PM
239	work there on occasions	6/5/2017 2:25 PM
240	Work	6/5/2017 2:21 PM
241	Work there	6/5/2017 2:11 PM
242	Law Library	6/5/2017 2:06 PM
243	committee and called meetings in conference rooms	6/5/2017 2:04 PM
244	Jury Duty	6/5/2017 1:54 PM
245	IT, city attorney office	6/5/2017 1:34 PM
246	mental health and veterans court	6/5/2017 1:19 PM
247	work - My office used to be at the tower	6/5/2017 12:42 PM
248	None	6/5/2017 12:37 PM
249	I WORK AT THE GOVERNMENT CENTER	6/5/2017 12:36 PM
250	Jury duty	6/5/2017 12:33 PM
251	District Attorney's Office	6/5/2017 12:13 PM
252	work	6/5/2017 12:04 PM
253	employee of the government center	6/5/2017 12:01 PM
254	Human Resources	6/5/2017 11:58 AM
255	I've been employed here for the last 5 years.	6/5/2017 11:58 AM

## New Government & Judicial Building Survey

256	HR,Solicitor General, DAs Office, City Attorney, etc. As an employee, I may have occasion to visit these and other offices for work purposes. Again, as a citizen (pre-CSC), I have had to obtain vehicle tags/transfers in the last 5 years.	6/5/2017 11:49 AM
257	Employee	6/5/2017 11:37 AM
258	HR	6/5/2017 11:36 AM
259	Purchase Card Training and New Employee Orientation	6/5/2017 11:33 AM
260	every day for work	6/5/2017 11:33 AM
261	Orientation, meetings, training, teaching	6/5/2017 11:25 AM
262	DVR and Mayor's Commission meetings	6/5/2017 11:16 AM
263	municipal and juvenile court	6/5/2017 11:10 AM
264	I work there.	6/5/2017 10:54 AM
265	Employment	6/5/2017 10:52 AM
266	I work there.	6/5/2017 10:40 AM
267	Attend CCG Toastmasters	6/5/2017 10:39 AM
268	I work at the Government Center	6/5/2017 10:33 AM
269	I work there	6/5/2017 10:31 AM
270	Employee	6/5/2017 10:29 AM
271	Work.	6/5/2017 10:28 AM
272	I WORK AT THE GOVERNMENT CENTER	6/5/2017 10:23 AM
273	I work here.	6/5/2017 10:21 AM
274	Finance, Human Resources, IT	6/5/2017 10:21 AM
275	Working with Risk Management	6/5/2017 10:20 AM
276	work, jury pool	6/5/2017 10:19 AM
277	work	6/5/2017 10:18 AM
278	Work	6/5/2017 10:17 AM
279	Employee	6/5/2017 10:16 AM
280	For work	6/5/2017 10:13 AM
281	Public Safety Bldg-Police Dept	6/5/2017 10:12 AM
282	Work here	6/5/2017 10:10 AM
283	Work	6/5/2017 10:08 AM
284	employed at govt center	6/5/2017 10:07 AM
285	Give that money to Police Officers	6/5/2017 10:06 AM
286	I work in the Government Center Tower.	6/5/2017 10:06 AM
287	Employed	6/5/2017 10:05 AM
288	work there	6/5/2017 10:04 AM
289	I work there	6/5/2017 10:03 AM
290	All of the above because I am employed there	6/5/2017 10:03 AM
291	I work in IT on the fifth floor.	6/5/2017 10:03 AM
292	Work	6/5/2017 10:03 AM
293	I am an employee.	6/5/2017 10:02 AM
294	Employee	6/5/2017 10:00 AM
295	work	6/5/2017 10:00 AM



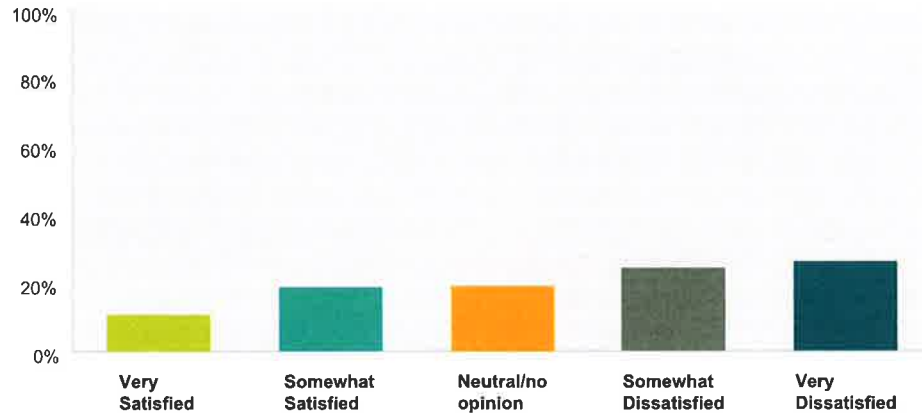
## New Government & Judicial Building Survey

296	I am an employee for the state court soliciitors office	6/5/2017 9:59 AM
297	City Attorney, Clerk of Council, Mallroom	6/5/2017 9:57 AM
298	Employment	6/5/2017 9:56 AM
299	Work - District Attorney	6/5/2017 9:56 AM
300	I work In the Public Works Department.	6/5/2017 9:56 AM
301	Work for City in Annex	6/5/2017 9:55 AM
302	Work there	6/5/2017 9:54 AM
303	employment	6/5/2017 9:54 AM
304	work	6/5/2017 9:54 AM
305	work	6/5/2017 9:54 AM
306	work at the government center	6/5/2017 9:54 AM
307	IT repairs and meetings	6/5/2017 9:51 AM
308	Work Related Business	6/5/2017 9:50 AM
309	I work here	6/5/2017 9:48 AM
310	Employee	6/5/2017 9:47 AM
311	Mail Room Access	6/5/2017 9:47 AM
312	Work in building	6/5/2017 9:46 AM
313	FOR MY JOB	6/5/2017 9:46 AM
314	Victim Witness Program	6/5/2017 9:46 AM
315	Am city employee	6/5/2017 9:43 AM

New Government & Judicial Building Survey

**Q6 How satisfied are you with parking at the Government Center?**

Answered: 1,498 Skipped: 78



Answer Choices	Responses	
Very Satisfied	10.88%	163
Somewhat Satisfied	18.83%	282
Neutral/no opinion	19.56%	293
Somewhat Dissatisfied	24.30%	364
Very Dissatisfied	26.44%	396
<b>Total</b>		<b>1,498</b>

#	Comments	Date
1	Not enough.	7/6/2017 7:37 PM
2	I wouldn't mind parking a block or two away if there as more than one entrance that wasn't behind in the back.	6/28/2017 10:36 AM
3	When in need you must get lucky.	6/27/2017 10:45 PM
4	It sucks!!	6/22/2017 11:38 AM
5	Parking has always been a problem at the Government Center - for visitors AND employees!	6/21/2017 6:43 PM
6	Never park there. I walk	6/21/2017 11:59 AM
7	doesnt appy	6/21/2017 11:15 AM
8	Can't park. Can't get in the place.	6/21/2017 9:33 AM
9	If parking is an issue build a garage across the street where we park our cars now	6/20/2017 9:40 PM
10	Parking is horrendous.	6/20/2017 12:58 PM
11	Parking is not great, but it works.	6/18/2017 4:39 PM
12	Parking is mostly out on the street and extremely spread out	6/18/2017 11:30 AM
13	I recently learned of the parking lot across the street but i would not park there because it cost \$2.00	6/18/2017 11:25 AM
14	parking is hard to find	6/18/2017 10:39 AM

## New Government & Judicial Building Survey

15	I am dissatisfied with all downtown parking, especially the parking garages. Columbus is surrounded by mostly rural areas and a significant portion of the people the do daily business in the city have large high profile vehicles that are made for off or on road use. A lot of city residents have vehicles like this as well because a lot of their recreational time is spent in the country. We can't fit in the parking garages! This is Georgia, not New York, knowing customer base people! Maybe consider setting aside a parking area strictly for these vehicles.	6/17/2017 8:37 PM
16	I drove a work truck there and could hardly get in the spaces provided. Just happen to find on a corner of the lot.	6/17/2017 5:06 PM
17	Available parking depends on Day/time one goes or needs to be there	6/17/2017 8:28 AM
18	No no visual of outside law enforcement around the building	6/17/2017 4:14 AM
19	Employee parking garage hard to enter	6/16/2017 7:34 PM
20	two hour parking is inadequate for those who cannot walk far	6/16/2017 6:40 PM
21	But I live downtown, so I usually know where I can find a spot to park.	6/16/2017 5:15 PM
22	None	6/16/2017 4:07 PM
23	There is ample parking within walking distance of the courthouse, which is better than any other Georgia court houses.	6/16/2017 4:02 PM
24	Usually walk, if driving, not far to walk, ever.	6/16/2017 12:25 PM
25	all parking downtown is terrible	6/16/2017 10:12 AM
26	parking should be free esp to old people	6/15/2017 6:28 PM
27	Not enough parking space	6/15/2017 4:31 PM
28	What parking?	6/15/2017 2:01 PM
29	Parked on the street	6/15/2017 1:14 PM
30	For workers without parking spots, there are times you are just circling trying to find somewhere.	6/15/2017 9:19 AM
31	Never anywhere to park	6/14/2017 9:29 PM
32	parking for jury duty is a hot mess. With all the undergrond parking blocked off to anyone with business in the gov't center, and only very limited parking otherwise available= it is a Big Problem	6/14/2017 6:06 PM
33	Internal parking is NOT at the Government Center. Street Parking is fine. People need more exercise anyway.	6/14/2017 6:05 PM
34	never been there	6/14/2017 4:59 PM
35	When prolonged in court you receive an expensive ticket for parking over 2 hours even with proof you were in court	6/14/2017 3:18 PM
36	Parking is terrible	6/14/2017 12:29 PM
37	There should be adequate parking for employees.	6/14/2017 11:45 AM
38	Government vehicles take up lots of close by spaces on the street	6/14/2017 11:42 AM
39	Not enough Handicap parking spaces	6/14/2017 11:29 AM
40	I DO NOT USE THE GOVERNMENT CENTER PARKING	6/14/2017 11:25 AM
41	N/A	6/13/2017 5:27 PM
42	n/a	6/13/2017 4:55 PM
43	The employee parking situation is unacceptable. Free secure employee parking for all employees who actually work in the building should be a priority.	6/13/2017 4:22 PM
44	I've been on the waiting list for over 4 years now. I'm currently number 14 on the waiting list. If you tear this building down and start that list over, I'll be very angry.	6/13/2017 4:20 PM
45	Ridiculous to have to pay to park and free parking gargage 2 blocks away does not help when carrying files	6/13/2017 4:20 PM
46	as an employee I find it hard to believe that I must move my car regularly to prevent getting a \$40 ticket. My only other option is to walk to the River Center Parking Garage by myself in the morning and late evening. This is not the safest place for a female to be walking alone.	6/13/2017 4:17 PM
47	I figure parking is awful in major cities so I won't complain.	6/13/2017 4:12 PM
48	Nothing Specifically reserved for LE when obtaining warrants	6/13/2017 3:55 PM
49	Never had ample parking for customers/employee	6/13/2017 3:51 PM

## New Government & Judicial Building Survey

50	I am fortunate to have an assigned parking space. However, others on my staff do not, and are required to leave the office to move their vehicle to avoid parking tickets	6/13/2017 3:47 PM
51	Think its ridiculous that Government Center Employees are subjected to pay for parking or get ticketed on the street while trying to work.	6/13/2017 3:44 PM
52	I park in the free City deck, just two blocks away. It should be more heavily promoted in inviting citizens to do business here. Reality is that things like on-demand autonomous vehicles, smarter transport networks, and parking finder applications will soon render parking a non-issue.	6/13/2017 12:38 PM
53	There is no parking spaces unless you park across the street	6/13/2017 9:41 AM
54	Parking sucks	6/12/2017 10:10 PM
55	I am disabled to far to walk from the paid parking lot	6/12/2017 6:49 PM
56	I have a handicapp parking permit. A woman who was clarily not handicapped parked in a space right in front of the door. When I wnet to the sherriff's department to complain, a deputy cracked the door and stuck his head in. She came flying in out and onto the elevator. She was an employee. Also the deputies do not monitor the handicapped parking. People park on the blue lines and dent my car.	6/12/2017 4:33 PM
57	Handicap parking limited. Long walk to entrance.	6/12/2017 1:33 PM
58	Too much land use downtown is devoted to parking, particularly free parking.	6/12/2017 1:05 PM
59	Very walkable area...	6/12/2017 12:49 PM
60	There is no parking!	6/12/2017 11:18 AM
61	Never had an issue parking	6/12/2017 9:55 AM
62	They need better parking	6/12/2017 9:45 AM
63	The walk can be dangerous under certain weather conditions . More dangerous for older persons.	6/12/2017 8:33 AM
64	Parking hasn't been an issue for me when I visited the Gov.Center	6/11/2017 2:31 PM
65	METRA City Public Transportation	6/10/2017 12:20 PM
66	n/a	6/9/2017 3:04 PM
67	There are not enough parking spaces for the Citizens. When Courts are in session, it is impossible to find parking two blocks away.	6/9/2017 9:21 AM
68	not relevant. I walk when I need to go	6/9/2017 9:00 AM
69	does not apply to me my office is across the street	6/8/2017 2:39 PM
70	There is limited parking for the public and only a two hour limit. One could get the park in the lot across the street and get a pass without having to pay. Now the passes are restriced. But the Parking Nazi will continue to go around and write tickets for Public Safety vehicles regardless if they are in a trial or not.	6/8/2017 1:32 PM
71	No issues with parking	6/8/2017 11:27 AM
72	Gotta pay every time smh	6/7/2017 9:11 PM
73	Most of downtown is in need of a parking overhaul.	6/7/2017 8:48 PM
74	Hate the parking deck. Wish that I had better access from front of building.	6/7/2017 8:11 PM
75	Not enough and paid meter doesn't work half the time	6/7/2017 6:07 PM
76	Handicapped is too few and too far away	6/7/2017 4:50 PM
77	Fortunately, I have a parking space in the employee garage but parking downtown for general public is atrocious.	6/7/2017 3:57 PM
78	Given the many services the Government Center offer, one would think that it would have adequate parking for its visitors. I don't feel that city government employees should be required to pay for parking while on duty.	6/7/2017 3:42 PM
79	It is not so much AT the Govt Center as it is parking in the area.	6/7/2017 3:35 PM
80	Many times the parking is non-existed, but even so there is no covered parking	6/7/2017 1:18 PM
81	We do not need a new building	6/7/2017 11:27 AM
82	Very limited parking. Always a threat of being cited	6/7/2017 10:31 AM
83	It is in terrible condtsion; needs to be torn down and replaced	6/7/2017 10:11 AM

## New Government & Judicial Building Survey

84	Usually the closest parking is a block or more away. That's not conducive to people trying to conduct business in a timely manner.	6/7/2017 9:00 AM
85	need more parking	6/7/2017 8:57 AM
86	Have not veiwed it yet	6/7/2017 7:57 AM
87	limited handicapped parking made it difficult for my 89 year old mother who has been with me on several occasions	6/7/2017 7:29 AM
88	Parking is a mess and now that the parking garage is available, it's still a long walk.	6/6/2017 10:00 PM
89	Nowhere to park at all. Spaces fill way to fast.	6/6/2017 9:16 PM
90	I usually walk but when I do drive I can find a space 90% of the time	6/6/2017 7:58 PM
91	Parking is fine for a downtown area	6/6/2017 7:08 PM
92	What the seek and ye might find method	6/6/2017 5:53 PM
93	Wasted parking spaces inside building not allowed to be used by public. Poor parking management.	6/6/2017 5:44 PM
94	THERE'S NOT ENOUGH PARKING FOR THE EMPLOYEES	6/6/2017 4:35 PM
95	Not enough handicap parking	6/6/2017 4:07 PM
96	Last time I was there I parked down the street and ended up getting a ticket because I was there for >2 hours	6/6/2017 4:00 PM
97	Parking is an issue. Walking all the way around building to go into one door.	6/6/2017 2:12 PM
98	I've never had a issue with parking anytime I've gone there.	6/6/2017 1:53 PM
99	Lots of parking depending on business being fulfilled.	6/6/2017 1:51 PM
100	Although the rivercenter parking garage is frequently cited as a possibility, it is simply not close enough for Columbus purposes. The Govt Center parking lot has been nearly unusable in the past due to high charges. Street parking is often available for a limited time, however.	6/6/2017 1:37 PM
101	Can not find parks	6/6/2017 1:31 PM
102	No parking anywhere	6/6/2017 1:12 PM
103	I don't like the street parking. If you need to earn money add meters and don't give tickets	6/6/2017 1:00 PM
104	Parking anywhere downtown is difficult. No need for a new building just because people don't want to walk.	6/6/2017 12:51 PM
105	no parking and a pain to get in	6/6/2017 12:21 PM
106	You need a public parking garage for the public, employee overflow and jurors- it should be built where the juror parking lot is located now. (This is a no brainer and should have been done YEARS ago. Really you guys, it makes no sense why that hasn't happened.) In other locations they would also make a covered walkway, but that is probably too hard for this city to figure out considering they would have to worry about the railroad tracks in between.	6/6/2017 11:29 AM
107	Personally I am very satisfied. But for my employees I am very dissatisfied	6/6/2017 10:33 AM
108	Free. It should be free.	6/6/2017 9:50 AM
109	As an employee it is nearly impossible to find somewhere to park on busy court day. Paying two dollars to park just to go to work everyday is a bit ridiculous as well. Not to mention the road that doesn't get ticketed if you park on it isn't by the best buildings. As a woman I deal with people who live in the run down apartments, or just people walking on the street, or driving by yelling, making comments, or asking for things. It shouldn't feel unsafe on a typical day to park and get in to work. As for the people visiting the Government Center the parking isn't pleasant either. Most of the time they have no idea how long they will be in the building therefore having the majority of them park in two hour parking likely means they will get a ticket.	6/6/2017 9:44 AM
110	If you're longer than 2 hours a ticket is given.	6/6/2017 9:29 AM
111	Very limited. Always has been.	6/6/2017 8:48 AM
112	time limits are very short and never adequate parking	6/6/2017 7:58 AM
113	When u be in court for over 2 hours you get a ticket	6/6/2017 7:29 AM
114	It is ALWAYS difficult to find parking, even for my disabled husband.	6/6/2017 7:03 AM
115	Parking garage needed.	6/6/2017 5:50 AM
116	Didn't know there was parking	6/6/2017 2:54 AM

## New Government & Judicial Building Survey

117	It takes so long and early in the morning the wait is ridiculously long theres got to be a better way if your a male you almost have to get undressed thats obscured	6/6/2017 1:18 AM
118	Not enough parking for CPD vehicles	6/5/2017 11:02 PM
119	Not enough parking even with the parking area across the street.	6/5/2017 10:53 PM
120	Parking in downtown in general is a joke. The government center exacerbated the problem by closing the parking deck to the public.	6/5/2017 10:46 PM
121	Most government buildings are located in a downtown area there for parking is always limited or a garage.	6/5/2017 9:53 PM
122	Much batter since Citizens Service Center opened.	6/5/2017 9:42 PM
123	They could alow parking in the garage for the courts.	6/5/2017 9:15 PM
124	What parking? Every time I go I've park on the street, walk, and hope I'm not there long enough to get a ticket.	6/5/2017 8:54 PM
125	You don't need to waste any money on a perfectly fine parking lot.	6/5/2017 7:37 PM
126	Vert few handicapped spaces; notice these are used by employees v. visitors	6/5/2017 7:17 PM
127	Depending on time/day. I try to go when the court isn't doing docket calls for civil court.	6/5/2017 7:01 PM
128	Parking downtown is ALWAYS a hassel.	6/5/2017 6:54 PM
129	always find parking relatively close - we are a walkable city	6/5/2017 6:26 PM
130	Parking on the street is always full	6/5/2017 6:26 PM
131	Just not enough parking. Not even close I'd say.	6/5/2017 5:49 PM
132	Parking is HORRIBLE!!!!	6/5/2017 5:24 PM
133	All parking downtown is getting more congested. I would welcome conversation about an additional parking garage to be used by the government building during the day and open to the public in the evenings.	6/5/2017 5:18 PM
134	parking is a joke especially on court date and the line to get in is impossible.	6/5/2017 5:07 PM
135	Not all employees are able to park in the garage and if we park in the Jury Parking Lot we have to pay \$2.00 per day. The city should have a parking lot where ALL city employees are able to park free of charge.	6/5/2017 4:59 PM
136	Awkward pay to exit.	6/5/2017 4:45 PM
137	We parked across the street	6/5/2017 4:43 PM
138	Very nice entrances but you can only use the least accessible to the street and the worst to look at.	6/5/2017 4:31 PM
139	I have a parking space in the garage but it took several years to get one. I either had to park several blocks away or constantly move my car to avoid a ticket.	6/5/2017 4:29 PM
140	Jury duty several years ago and had to park in RiverCenter parking garage.	6/5/2017 3:57 PM
141	Rest	6/5/2017 3:54 PM
142	Maybe I am being kind. It is often difficult to find a place. For a while I had difficulty walking, but now I can walk again and I am seldom in a hurry.	6/5/2017 3:43 PM
143	There is no parking except on the street and it's always full.	6/5/2017 3:41 PM
144	DIFFICULT TO FIND SPACE DUE TO SHERIFF AD MARSHAL'S VEHICLES	6/5/2017 3:37 PM
145	Never utilized the parking as I have never been there.	6/5/2017 3:36 PM
146	As a foster parent who attends court at least once every 6 months, parking is ridiculous. If we don't remember \$2 for the lot we have to set a timer to go move the car. And sometimes we are there all day!	6/5/2017 3:32 PM
147	It would nice to have parking with cover and better accessibility for the older ones in our area due to road crossing and such, wheel chairs. And others with disabilities. Plus the weather conditions.	6/5/2017 3:28 PM
148	Never enough parking	6/5/2017 3:23 PM
149	It is difficult when the lot is full and you are in court. You have to move your car every two hours when on the street or risk parking tickets.	6/5/2017 3:07 PM
150	Every time we go we end up with a parking ticket. We have to go for our foster kids' court hearings.	6/5/2017 3:06 PM
151	I typically walk.	6/5/2017 2:49 PM

## New Government & Judicial Building Survey

152	no problem if you use the parking garage	6/5/2017 2:25 PM
153	Our office is across the street from the Courthouse so we walk	6/5/2017 2:21 PM
154	my office is within walking distance of the government center	6/5/2017 2:17 PM
155	Street parking is difficult nearest garage on Broadway	6/5/2017 2:15 PM
156	depends on the time of day	6/5/2017 2:08 PM
157	Have never had a problem parking for meetings or for jury duty	6/5/2017 2:04 PM
158	Limited parking for all employees is ridiculous	6/5/2017 2:03 PM
159	Walk to it from office.	6/5/2017 1:27 PM
160	There is not enough parking.	6/5/2017 12:59 PM
161	Mold	6/5/2017 12:42 PM
162	After some offices moved to the City Service building I am "somewhat satisfied"	6/5/2017 12:40 PM
163	As an employee, the parking garage list is such a long wait time (5+yrs) we have to leave our vehicles on city streets which are not safe. Also it's not fair that we have to walk blocks if we use the rivercenter nor pay the daily parking fee to use the visitor lot.	6/5/2017 12:38 PM
164	There is a lack of public parking and convenient parking for employees who do not have access to the Government Centerparking garage	6/5/2017 12:11 PM
165	Before I had a parking spot I either had to pay to park at my job, move my car every 2 hours, cutting into productivity, or get a ticket. It is ridiculous.	6/5/2017 12:04 PM
166	If it is raining you get so wet prior to going in building!	6/5/2017 12:00 PM
167	parking inadequate for visitors and worse for employees	6/5/2017 12:00 PM
168	Parking is usually difficult to find, and when available, is a long distance from the building. There is adequate parking that is not being utilized well, however.	6/5/2017 11:58 AM
169	Personally, I now have a parking spot in the garage, but I know many others who don't. I remember having to look for a street spot, or having to pay to park in the 9th Street lot. I see employees who have to hurry to move their cars every 2 hours or risk getting a ticket. Some have received multiple parking tickets, which gets expensive. I have often said that a garage should have been erected where the 9th Street parking lot is...one of my co-workers said they should sell decals for employees parking on the street. It would be a win/win for the City, increasing both productivity and a <b>new revenue stream</b> .	6/5/2017 11:49 AM
170	only parking is on city street, parking deck is not accessible	6/5/2017 11:44 AM
171	Not enough parking	6/5/2017 11:35 AM
172	but then again I have a parking space in the basement	6/5/2017 11:33 AM
173	Parking garage need to be attached to building	6/5/2017 11:27 AM
174	There is not enough parking in spaces in those designated for visitors to the Government Center.	6/5/2017 11:25 AM
175	Terrible	6/5/2017 11:23 AM
176	What parking...a block away you mean?	6/5/2017 10:58 AM
177	Employee parking is non existent for the most part unless you have been here 5 years or more	6/5/2017 10:52 AM
178	Handicap parking saves me	6/5/2017 10:52 AM
179	Terrible	6/5/2017 10:50 AM
180	Difficult to find parking as spaces are limit and no garage near by.	6/5/2017 10:50 AM
181	n/a I have a parking spot. The parking is terrible for those that don't.	6/5/2017 10:31 AM
182	Assigned spot	6/5/2017 10:29 AM
183	Assigned parking space	6/5/2017 10:19 AM
184	Requiring employees to move vehicles every two hours seriously decreases employee productivity.	6/5/2017 10:16 AM

## New Government & Judicial Building Survey

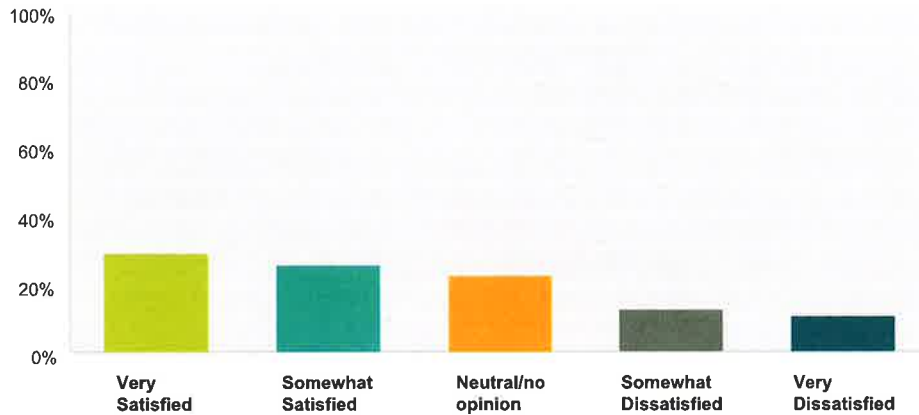
185	I think that all of the employees needs their own parking space; because sometimes when we come from lunch, we don't have anywhere to park. It leaves us having to park in the 2 hour spaces and then we have to come back out to move our car and then we have to find another parking space again	6/5/2017 10:14 AM
186	The parking lot (under the Gov't Center) and across 9th Street is simply not being used effectively. I gladly park at the Rivercenter and use the walk as exercise. But the other lots I mentioned are filled based on entitlement (position, seniority) rather than as a reward. Case in point, there should be parking for alternative commuting (bikes, and those that agree to use alternate transportation 2 or 3 days a week. My point is, parking lots represent old thinking. City's like San Diego have placed moratoriums on new parking lots because they see the future.	6/5/2017 10:10 AM
187	There should be a way to not be ticketed if your business requires more than 2 hours. I always have to pay to park to avoid the ticket.	6/5/2017 10:10 AM
188	Work here, have parking space	6/5/2017 10:10 AM
189	I now park in the garage, but before I received assigned parking, the parking was horrible. People who are employed w/the Gov. Center should have free parking stickers.	6/5/2017 10:08 AM
190	need a parking garage like the rivercenter garage	6/5/2017 10:07 AM
191	Give that money to Police Officers	6/5/2017 10:06 AM
192	Needs additional parking. There are times where I Circle the building several times to look for parking and end up late because of no parking.	6/5/2017 10:05 AM
193	I park inside	6/5/2017 10:04 AM
194	It's pathetic	6/5/2017 10:04 AM
195	I have a parking spot on the Executive level.	6/5/2017 10:03 AM
196	I have been here for a while, yet still have no place to park	6/5/2017 9:59 AM
197	VERY POOR PARKING FOR HANDICAP AND CITIZENS OF COLUMBUS GEORGIA	6/5/2017 9:57 AM
198	Depending on the day I can never find a parking spot unless I park in the \$2 parking lot which is not worth it if I'm only going to be there for 30 minutes.	6/5/2017 9:57 AM
199	Employees. Government Employees are forced to park on the street and are subject to parking tickets. This is unacceptable.	6/5/2017 9:57 AM
200	Only being able to park in a garage (2 blocks over ) and 2-4 hour parking with a chance of a \$40 ticket when there are multiple spaces not being used in the CCG garage is absurd.	6/5/2017 9:56 AM
201	I park on 2nd Ave. and 8th St.	6/5/2017 9:56 AM
202	I have a parking spot, however, many of the staff do not and it does create issues when they park in 2-hour parking	6/5/2017 9:55 AM
203	I think it is ridiculous that employees get ticketed for parking near government center. we should be issued permits that exempt us from timed parking.	6/5/2017 9:54 AM
204	I park in parking garage	6/5/2017 9:54 AM
205	it is very difficult for citizens to find parking, and even worse for employees that work in the building	6/5/2017 9:54 AM
206	public pay lot is fine. street parking is ridiculous	6/5/2017 9:49 AM
207	just not enough parking...need citizen parking garage	6/5/2017 9:47 AM
208	There is still not enough places to park even for City Employees conduction City business	6/5/2017 9:46 AM



New Government & Judicial Building Survey

**Q7 How satisfied are you with security screening at the Government Center?**

Answered: 1,517 Skipped: 59



Answer Choices	Responses	Count
Very Satisfied	29.14%	442
Somewhat Satisfied	25.51%	387
Neutral/no opinion	22.35%	339
Somewhat Dissatisfied	12.72%	193
Very Dissatisfied	10.28%	156
<b>Total</b>		<b>1,517</b>

#	Comments	Date
1	On days when there are jury trials or other busy Court days, the wait is much too long to get into the building.	6/29/2017 7:03 PM
2	I feel completely safe in the government center. The security screening process needs to be modernized and streamlined with additional lines.	6/28/2017 10:36 AM
3	don't recall there being any security screening	6/23/2017 9:23 AM
4	Having to enter though the basement is pretty sad	6/21/2017 11:59 AM
5	I think the security provided by the screening is satisfactory, but it could be positioned in a better, more welcoming area. Ideally, there could be multiple areas for screening and entry.	6/21/2017 9:33 AM
6	The screening area is obviously an afterthought and not well planned.	6/21/2017 8:53 AM
7	Don't know how much elderly men could do to stop someone if they really want to get in!	6/21/2017 8:14 AM
8	I love the downtown area.	6/20/2017 6:46 PM
9	I get in employee door	6/18/2017 7:35 PM
10	It is overdone. Self-important petty bureaucrats protecting themselves from shadows.	6/18/2017 4:39 PM
11	Pain	6/18/2017 12:11 PM
12	It creates a long line and is very slow. The area should be in a larger area. Extremely crowded and very dangerous	6/18/2017 11:30 AM
13	What security?	6/17/2017 5:06 PM
14	The original entrance should be opened and security checks performed there.	6/17/2017 12:17 PM
15	Ones doing screening do good job; hope we have latest and best technological devices.	6/17/2017 8:28 AM

## New Government & Judicial Building Survey

16	Stairways are not securit	6/17/2017 4:14 AM
17	Don't understand why there is only one entrance used for building, regardless of where you are going. Should be a better of screening people going to the court rooms.	6/16/2017 10:12 PM
18	The biggest pain. There needs to be more than one security entrance or alternative screening procedures when there are long lines	6/16/2017 7:57 PM
19	Too many instances of questionable items getting through	6/16/2017 7:34 PM
20	Standard screening at any government building, although could me more efficient	6/16/2017 6:07 PM
21	The actual screening is not problematic, but it is sad to have only the one entrance. It would be so nice to use the lovely front plaza entrance.	6/16/2017 5:50 PM
22	None	6/16/2017 4:07 PM
23	when the second (street level) entrance was closed, I was disappointed.	6/16/2017 2:47 PM
24	Very slow and inefficient. Need some lively professionals and stop the side chatter and discussions. seems very informal.	6/16/2017 12:25 PM
25	They never screen me when I go in	6/15/2017 6:35 PM
26	Sometimes it is very strict screening process, other times, not	6/15/2017 3:00 PM
27	The security at the Citizens Service Center needs to be improved	6/15/2017 10:43 AM
28	should not have to take your belt off	6/15/2017 10:39 AM
29	They are never consistent with what they check...I don't mind them checking but it needs to be consistent.	6/14/2017 9:29 PM
30	The process takes too long.	6/14/2017 7:40 PM
31	I understand the necessity, but that does not make it any less aggravating.	6/14/2017 6:06 PM
32	Sensors are turned way too high - picked up a stent!	6/14/2017 6:05 PM
33	don't know	6/14/2017 4:59 PM
34	however, i have two hip implants	6/14/2017 11:55 AM
35	I go there without my personal protection but the place is full of unscreened government workers. I feel more unsafe there than in most places I go.	6/14/2017 11:42 AM
36	Taking your belt off is stupid	6/14/2017 11:29 AM
37	I have an employee access badge and don't have to screen	6/13/2017 5:47 PM
38	N/A	6/13/2017 5:27 PM
39	too strict and it is silly to ask older people to tack off their belts, ect.	6/13/2017 4:30 PM
40	I have a key card for employee access.	6/13/2017 4:20 PM
41	People have hidden the most odd things in their body cavities. Some make the buzzers sing & the nice guards allow access anyway...	6/13/2017 4:12 PM
42	How safe do you feel with retirees guarding your offices?	6/13/2017 3:51 PM
43	Making city employees that are easily identified as city employees go through security is an insult.	6/13/2017 3:42 PM
44	Basement Parking is not secure	6/13/2017 3:36 PM
45	not user friendly	6/13/2017 2:54 PM
46	The process can range from militant to virtually absent, depending on the day. The Sheriff's personnel could do well to take part in a good people-focused customer service training program.	6/13/2017 12:38 PM
47	I honestly think the people working security are taking themselves a bit too serious. They are acting like they are at the airport. Kinda rude and given their average age - they are not going to stop anyone anyways!	6/13/2017 7:42 AM
48	It's a joke, both cumbersome & inadequate. RR tracks on 9th are a HUGE security risk!	6/12/2017 7:39 PM
49	It is a formality i have to endure. Most are friendly and helpful but one old man snaps and talks rudely. I am down there at least once a month and I know how to follow instructions and go through procecedure. He snaps before you can physically follow the next step.	6/12/2017 4:33 PM

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50	It is unfortunate that the screening prevents use of the front door.	6/12/2017 1:05 PM
51	Waiting outside, only one random entrance.	6/12/2017 12:56 PM
52	There is not a need for screening at each department located at government center, however because of the setup everyone needs to go through screening. No way to differentiate...	6/12/2017 12:49 PM
53	Although attorney badge helps greatly.	6/12/2017 11:18 AM
54	The guys do the best they can under the circumstances, but it can really get backed up sometimes.	6/12/2017 11:10 AM
55	Could be better	6/12/2017 9:43 AM
56	No Issues, sad it has to done	6/11/2017 2:31 PM
57	Unneeded for most administrative visits. Understand the need related to courts.	6/10/2017 8:13 AM
58	satisfied	6/10/2017 12:43 AM
59	n/a	6/9/2017 3:04 PM
60	too slow at times	6/9/2017 9:00 AM
61	seems sloppy to me	6/8/2017 1:19 PM
62	It's out of date. Deputies do the best they can.	6/8/2017 11:27 AM
63	you have to get naked to get in!!! why dress nice if you have to undo everything	6/8/2017 11:09 AM
64	Can't bring in Tommy or Nina	6/7/2017 9:11 PM
65	I have not experienced it.	6/7/2017 8:48 PM
66	Security is not always in position	6/7/2017 8:11 PM
67	I don't feel that it meets the requirements post 911.	6/7/2017 3:42 PM
68	Shoddy surroundings. Awkward experience.	6/7/2017 3:36 PM
69	It is confusing as to how to even enter the building.	6/7/2017 3:35 PM
70	Does security screening exist.	6/7/2017 3:09 PM
71	No matter what I wear, even non-metal clothing, the metal detector goes off when I walk through	6/7/2017 1:18 PM
72	We do not need a new building	6/7/2017 11:27 AM
73	The building presents problems for total safety of the public. But the personnel in place are doing the best they can with an old out of date building	6/7/2017 10:31 AM
74	Satisfied with attorneys having their own access	6/7/2017 8:25 AM
75	Do not like it but feel it is needed	6/7/2017 7:57 AM
76	personnel do a good job of getting people through, but limited wait area means folks have to line up outside during busy times	6/7/2017 7:29 AM
77	Major pain	6/7/2017 2:39 AM
78	Long lines and to slow.	6/6/2017 9:16 PM
79	Overweight bubbas chatting rather than "working" for the most part	6/6/2017 8:40 PM
80	Access to building is akward.	6/6/2017 7:20 PM
81	STUPID!!!!	6/6/2017 5:53 PM
82	Grounds and offices easily entered!	6/6/2017 5:44 PM
83	TIME CONSUMING THEY NEED TO POST ON THE OUTSIDE WHAT CAN AND CANNOT BE BRING INTO THE BLDG	6/6/2017 4:35 PM
84	The security officers were much more lax with me (young white female) than they were with the black man in front of me. Everyone should be subject to the same screenings.	6/6/2017 4:00 PM
85	Need larger entrance so it doesn't get bottle necked while being screened.	6/6/2017 2:12 PM
86	Security is a management (city manager) responsibility.	6/6/2017 1:51 PM

## New Government & Judicial Building Survey

87	take to much time	6/6/2017 1:31 PM
88	Move the courts to a separate facility and we won't need all this security interfering with Citizen's government business.	6/6/2017 1:00 PM
89	Annoyed..Do we live in a police state???	6/6/2017 12:37 PM
90	we employees should not have to go through that	6/6/2017 12:21 PM
91	Lines back up and people are forced to wait for clearance outdoors, often in inclement weather.	6/6/2017 11:59 AM
92	I very muck dislike that basement entryway. There must be another way that's friendlier and more appealing.	6/6/2017 11:55 AM
93	The security check point deputies are perfectly fine. I have absolutely no complaints with the sheriff department, they do their best job in everything. There is a complacent, who cares about anything, attitude with employees however. They leave doors wide open and don't bother to close them behind them at all times. It is completely useless to have security when half the employees here do not actually follow protocol. If they sat in the courtroom with gang members breathing on their necks, throwing the gang signs and eyeballing them, etc., perhaps they would change their mind and pay attention. Or they could just sit in the courtroom for a domestic case where one parent loses their kids bc they are a druggie and that parent threatens to shoot the place up. The employee that leaves the door open and someone gets in...god have mercy on them if something happens because they didn't follow SAFETY!!!	6/6/2017 11:29 AM
94	Single point of access to the building is a problem.	6/6/2017 10:32 AM
95	What a joke.	6/6/2017 9:50 AM
96	The only concern with the security screening is that there is only one operating. On a normal day one is plenty, but I feel like it would be beneficial to have the option to run two stations if there is going to be a lot of court/events taking place at a given time. Some morning there will be people backed up past the employee entrance waiting to get in. This not only causes chaos for the elevators, but for meetings or court hearings that are trying to start on time as well.	6/6/2017 9:44 AM
97	The Sheriff's Office does the best that can be done with the layout of the complex and the people that they have.	6/6/2017 9:37 AM
98	Once again, very rude and small minded	6/6/2017 9:20 AM
99	I hate the security has prevented the public's entering at the "front door" of the building.	6/6/2017 8:59 AM
100	It's like going into a prison and the security idiots are surley. I probably wouldn't go at all if I didn't have a card that allows me to avoid security.	6/6/2017 8:53 AM
101	Single point of entry makes accessing some functions very difficult for the disabled.	6/6/2017 4:13 AM
102	There should be more than one entrance. Too much time has passed since the need for increased security has become a kajor concern. There should already be a better system in place.	6/6/2017 1:51 AM
103	It takes so long and early in the morning the wait is ridiculously long theres got to be a better way if your a male you almost have to get undressed thats ridiculous	6/6/2017 1:18 AM
104	Annoyed security screening is necessary	6/6/2017 1:13 AM
105	Are the screeners checked for radiation frequently?	6/5/2017 11:42 PM
106	Although it may be needed it slows down appointments.	6/5/2017 10:53 PM
107	The screeners do a great job. But one point of entry to the main center of the courts and government is a joke. Especially on days where there's a jury pool.	6/5/2017 10:46 PM
108	Takes too long. I don't see why I have to take off my watch and rings for screening	6/5/2017 10:44 PM
109	With the court system and number of law enforcement present in the building a thorough security screening is needed.	6/5/2017 9:53 PM
110	Very happy attorneys can use card access door.	6/5/2017 9:42 PM
111	Too slow and completely unnecessary. Instantly sets up law enforcement as an adversary to the public with embarassing invasions of privacy, instead of in service to the public.	6/5/2017 8:54 PM
112	The employees seem to do the best they can with the tiny tiny tiny space they have	6/5/2017 8:15 PM
113	Completely absurd to have to strip to cloth only or less to enter the citizens building	6/5/2017 8:12 PM
114	What security? Very informal and not thorough.	6/5/2017 8:07 PM
115	Embarassing! Enter at the dumpsters, signs taped to broomsticks stuck into orange cones. Undignified.	6/5/2017 7:55 PM
116	Don't like that men to remove their belts and basically redress in front of people. I don't like having to remove all of my jewelry; need more sophisticated screening equipment	6/5/2017 7:53 PM

## New Government & Judicial Building Survey

117	A little overzealous	6/5/2017 7:38 PM
118	Security is not necessary.	6/5/2017 7:37 PM
119	Need updated machines so jewelry and belts can remain on	6/5/2017 7:31 PM
120	They are doing the best they can do with what they have,	6/5/2017 7:29 PM
121	Staff could, on occasion, smile - very unfriendly, esp. to the elderly	6/5/2017 7:17 PM
122	They are rude.	6/5/2017 7:07 PM
123	As attorney, we get to bypass this.	6/5/2017 6:54 PM
124	Very rude	6/5/2017 6:37 PM
125	as a juror it is lax - should be same for all entering	6/5/2017 6:26 PM
126	Treated like a criminal, staff are not friendly	6/5/2017 6:26 PM
127	Building not designed for post 9-11 security	6/5/2017 6:21 PM
128	Should be located at main entrance how the building was designed	6/5/2017 6:20 PM
129	Screening itself is fine but needs to be relocated so that public entrance is attractive as used to be the case when you entered on the Plaza Level	6/5/2017 6:11 PM
130	The entrance to the government building is small and limited. We should look at other entrance points.	6/5/2017 6:08 PM
131	They do a very good job. However, they could use more space and better/newer equipment.	6/5/2017 5:49 PM
132	If you are a license Private Detective and working on trial case for the public defender; we should have the same rights as the DA Investigators issue a picture id for admittance	6/5/2017 5:27 PM
133	It is not consistent.	6/5/2017 5:24 PM
134	If a new building it built, more space for screening would be useful. But don't build a new building just for that purpose.	6/5/2017 5:18 PM
135	not ncessar	6/5/2017 5:17 PM
136	Creepy going underground.	6/5/2017 5:11 PM
137	Could be handled better, can't because of building layout, design.	6/5/2017 5:08 PM
138	need more lines to speed up security screening. the inside the building parking lot for employees is wide open other than one law officer watching. security there is a joke in the parking for employees.	6/5/2017 5:07 PM
139	We walked through metal detector	6/5/2017 4:43 PM
140	Best they can do in the porous building	6/5/2017 4:38 PM
141	It is slow which helps contribute to elevators being slow.	6/5/2017 4:29 PM
142	There should be two entry points. Also, the rail outside of the security access door is oddly placed.	6/5/2017 3:58 PM
143	Long lines, cramped, crowded. And it is next to the bathrooms used by jury pool. Argh!	6/5/2017 3:57 PM
144	It's awkward	6/5/2017 3:49 PM
145	The folks who screen you are rude and unfriendly.	6/5/2017 3:48 PM
146	Seems rather superficial.	6/5/2017 3:43 PM
147	DON'T KNOW WHY BAILIFF'S ARE NEEDED IN ADDITION TO GROUND FLOOR SCREENING	6/5/2017 3:37 PM
148	N/A	6/5/2017 3:36 PM
149	They do an excellent job but there need to be more than one area for screening. Limes get very backed up and are outside in the weather conditions . Entrance area could really be dangerous if someone got out of hand.	6/5/2017 3:28 PM
150	it is a little annoying that there are several entrances but Public can only use one entrance. It was nice, when we could enter/exit thru Plaza level.	6/5/2017 3:22 PM
151	The entry way is awkward and it takes a VERY long time to get through. We've often had to wait out in the rain.	6/5/2017 3:06 PM
152	You really do not need screening for City offices, but need for Courts. One building requires everyone be screened. Regular users should be able to apply to get a quicker way into building	6/5/2017 2:58 PM
153	Excessive.	6/5/2017 2:51 PM

## New Government & Judicial Building Survey

154	The security seems unnecessary, especially for members of the Bar. I once helped an older lawyer from out of town find the entrance, only to have the sheriffs require him to take off his belt and his pants nearly fell down. I am not aware of any other courthouse that I routinely visit that requires its visitors to remove their belt. Not even the Atlanta airport requires that. It is a poor look for the city to do that to visiting attorneys and those there on courthouse business.	6/5/2017 2:49 PM
155	na	6/5/2017 2:32 PM
156	A bit of a hassle getting in.	6/5/2017 2:31 PM
157	they do a great job	6/5/2017 2:25 PM
158	seems archaic	6/5/2017 2:19 PM
159	Takes too long	6/5/2017 2:18 PM
160	Attorneys have a pass to enter another entrance without going through security	6/5/2017 2:17 PM
161	Difficult task, managed professionally.	6/5/2017 2:10 PM
162	I have an attorney pass, so I don't deal with the security screening.	6/5/2017 2:09 PM
163	I have a card that allows me to bypass security	6/5/2017 2:09 PM
164	Every attorney will be satisfied because we have passes.	6/5/2017 2:08 PM
165	The people are friendly, however the location is atrocious; entering through a service entrance does not convey the dignity that the center of community government should possess. And the screening area maintains its makeshift appearance.	6/5/2017 2:04 PM
166	Need to have access from all sides.	6/5/2017 1:27 PM
167	The entrance is in the back of the Courthouse, there is only one machine, and it backs up.	6/5/2017 12:59 PM
168	not sure why we have 80+ yr old security checking visitors in- are we safe?	6/5/2017 12:29 PM
169	People are held up too long. There is only one access point.	6/5/2017 12:11 PM
170	Citizens should be allowed to carry their weapons into the Government Center, but obviously not into the courts. My wife has been accosted while walking to her car from the Government Center. She was unable to defend herself because she couldn't carry her firearm into the Government Center.	6/5/2017 12:08 PM
171	When I was an intern in the courts and in other offices in the building, I did not have an ID to access employee entrances. I have waited for 20 minutes to get in the door because you have a jury pool entering the building, 7 courtrooms operating, among other reasons for people to be in the building and there is ONE line for people to enter into. It is a huge waste of time. You have 4 people watching the one entrance. There is a better way to do this to 1. be safer and 2. be more efficient.	6/5/2017 12:04 PM
172	they need to take it seriously. someone needs to stay on them about the importance of their job. i have seen them while i wait for the elevator let people go through that make the buzzer go off without thoroughly checking them because they don't seem to be the "type" that would do any harm. you cannot judge a book by it's cover.	6/5/2017 12:01 PM
173	Long lines at times to get through security. There is access to the entrance from the east and west ends, but entrance has been limited to only one small space. Line space is cramped. Security is too much where it is and not enough everywhere else.	6/5/2017 11:58 AM
174	Would like to utilize Plaza Level as an entrance and exit	6/5/2017 11:51 AM
175	Security seems to have improved since we elected a new Sheriff as far as people trying to slip in through the employee entrance located in the breezeway. In the past, there was also the possibility that I would arrive and find the door 'ajar' again. The door seems to have been fixed so that it will close well, even if the employee doesn't ensure that it closes behind them. However, there was an incident last week that frightened me. I was turning onto the 1st Avenue to go and turn into the garage. As I turned, I noticed a large dog which looked like a pit bull, chasing a squirrel cutting diagonally across the divided median, and looked as if it was going to chase it into the garage. I have seen a cat in the garage before, and there was a rumor last year about a snake being found (right on the heels of a large rate snake being found in our storage room on the Ground Floor). I don's know what can be done to prevent animals from entering through this type of egress.	6/5/2017 11:49 AM
176	Legal assistants and secretary to lawyers should be able to get a card like the lawyers have so they don't have to go through the screening everytime they go over there which could be 3 or 4 times a day	6/5/2017 11:47 AM
177	Out dated and too small.	6/5/2017 11:25 AM
178	a little extreme	6/5/2017 11:19 AM

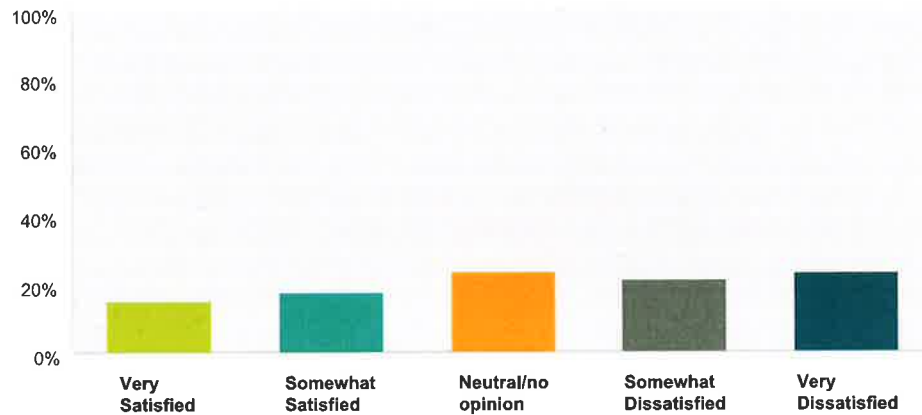
## New Government & Judicial Building Survey

179	I think it is unnecessary	6/5/2017 11:16 AM
180	seems rather clumsy at times - need another entry point	6/5/2017 11:07 AM
181	Should have more than one access point	6/5/2017 10:58 AM
182	Hate it	6/5/2017 10:52 AM
183	I am able to use the employee entrance, but the line for the public gets VERY long sometimes.	6/5/2017 10:50 AM
184	I attend a speech giving function and cannot bring water.	6/5/2017 10:39 AM
185	Only should be necessary for courts.	6/5/2017 10:21 AM
186	I am a City employee and I wear a city issued uniform and every time I report to the Government Center,I am treated as an outsider	6/5/2017 10:20 AM
187	Clearly dressed officers should be expedited through the screening line, not forced to wait.	6/5/2017 10:20 AM
188	Use employee i.d. badge	6/5/2017 10:19 AM
189	I think that all of the employees needs their own parking space; because sometimes when we come from lunch, we don't have anywhere to park. It leaves us having to park in the 2 hour spaces and then we have to come back out to move our car and then we have to find another parking space again.	6/5/2017 10:14 AM
190	sucks - you put the people at risk that work at CsC to benefit the people at the tower	6/5/2017 10:11 AM
191	Snarky, part time, old Deputies!!!! But public safety employees don't have to take customer service training in the CCG like the general government employees do. We need to bring in from the private sector a professional, building security firm and do a total analysis for how we move people into and out of this building. Our current Sheriff's office staff simply are not up to the task.	6/5/2017 10:10 AM
192	Give that money to Police Officers	6/5/2017 10:06 AM
193	Thorough, but slow and inefficient	6/5/2017 10:04 AM
194	I do not have to go through security.	6/5/2017 10:03 AM
195	I'm not convinced that it is consistently thorough.	6/5/2017 10:02 AM
196	Lacking professionalism	6/5/2017 10:00 AM
197	CAN ONLY DO WHAT YOUR BUDGET ALLOWS YOU TOO, I WORK WHERE FIRST YEAR MONEY WAS GIVEN FOR SECURITY BUT AFTER THAT FIRST YEAR THE COST WAS PASSED ON TO THE SHERIFF WHO ALREADY HAS BUDGET ISSUES	6/5/2017 9:57 AM
198	I know MCSO is doing all they can but there are so many areas for improvement.	6/5/2017 9:55 AM
199	The job they do is very important and I am happy I do not have to go through screening. However, on busy days you can see how backed up it is. There needs to be a more streamlined process for those days, which could include multiple screening areas.	6/5/2017 9:54 AM
200	Sheriff's Dept does as well as they can w/what they have to work with.	6/5/2017 9:54 AM
201	The place is like a sieve. It's too easy to find ways around the screening and the fact that anyone wearing a uniform can just walk into the garage (even if they are not personally known to the deputies) is silly.	6/5/2017 9:45 AM
202	do not like where it is located at all. the public should not enter from the basement.	5/31/2017 3:58 PM
203	Screening should be at a standoff distance from the actual working structure. Dangerous items discovered at the current facility are within its confines	5/31/2017 1:12 PM

## New Government & Judicial Building Survey

### Q8 How satisfied are you with construction, design and layout of the Government Center?

Answered: 1,519 Skipped: 57



Answer Choices	Responses	Count
Very Satisfied	15.08%	229
Somewhat Satisfied	17.58%	267
Neutral/no opinion	23.37%	355
Somewhat Dissatisfied	21.00%	319
Very Dissatisfied	22.98%	349
<b>Total</b>		<b>1,519</b>

#	Comments	Date
1	The government center has terribly planned. A new center needs to be planned to last 100-200 years and be customizable. No more empty plazas or cutting through the parking garage to get from courtroom to courtroom.	6/28/2017 10:36 AM
2	Most unattractive blvd. FUNCTIONAL. TOUGH TO NAVIGATE.	6/27/2017 10:45 PM
3	The entrance is very un-intuitive. It is a shame that the public plazas are not able to be used as an entrance. Once inside, the central elevator shaft is crowded and not conducive to waiting, meeting others, or for wayfinding. The finishes need major updating as well. It is quite dated, shabby, and un-inviting.	6/22/2017 8:33 PM
4	Departments are scattered.	6/21/2017 6:43 PM
5	Dissatisfied for its present use.	6/21/2017 4:06 PM
6	at the time it was thought that inferior materials were used	6/21/2017 3:37 PM
7	Access to building due to security requirements is slow and inefficient	6/21/2017 11:17 AM
8	Ugly building from a time we should forget.	6/21/2017 9:33 AM
9	The entrance is not easily found and not welcoming at all. Once inside the common areas are cramped and unfriendly.	6/21/2017 8:53 AM
10	building is and always has been a disaster	6/21/2017 8:15 AM
11	na	6/20/2017 6:52 PM
12	AfTer 40 years, have gotten accustomed	6/18/2017 7:35 PM



## New Government & Judicial Building Survey

13	It's okay... wasn't designed for all of this hyper-security nonsense, but now that we have and (hopefully) have paid for this one, let's not stampede to replace a usable, functional building.	6/18/2017 4:39 PM
14	You have one door to go in and if you are disabled or difficulty walking then everything is too spread out	6/18/2017 11:30 AM
15	We don't use the front for anything. Thats ridiculous.	6/17/2017 5:06 PM
16	It's an ugly building with awkward egress. Especially with the security screening in one location. It's dark and depressing.	6/17/2017 2:58 PM
17	The building is physically unattractive, and its design controversial from the construction. I worked in a very low position at Jordan Contracting Company during it's construction and heard the Architect's representative comment that the plaza was out of scale for the building.	6/17/2017 12:17 PM
18	Hate that you have to enter tower or one of the sides and don't have access to both.	6/17/2017 8:28 AM
19	This building should me Muskogee County main command center a direct city emergency beside the weather	6/17/2017 4:14 AM
20	Unusable main entrance, outdated and musty building, no fire suppression, poor elevators	6/16/2017 7:34 PM
21	Love the style of the building, not fond of the current use of space.	6/16/2017 5:50 PM
22	I miss the beautiful old courthouse. Of course, I realize that that could not accommodate our consolidated government, but I would prefer to see a building with fewer floors. I don't find this building attractive.	6/16/2017 5:15 PM
23	None	6/16/2017 4:07 PM
24	The government center was obviously not designed with efficiency, HVAC, or compactness in mind. However, it is functional.	6/16/2017 4:02 PM
25	I like the design of the building and the grounds. However, with the security and new entrance setup the front area etc are never utilized.	6/16/2017 3:40 PM
26	I woud move the sheriff, marshal, and courts to the lower floors. I would add elevator for the related employees, officers, judges, and people with court business only. Move all else to the higher floors with elevators that service them.	6/16/2017 2:47 PM
27	Horrible, no more of same architect. Has been an eyesore since it was built. Now it is an unsafe eyesore.	6/16/2017 12:25 PM
28	Safety first	6/16/2017 12:03 PM
29	A layman can see the quality of construction is shoddy (just look at any of the windows on the interior), the layout is dysfunctional at best (small floor high-rises don't serve any purpose best), and the design has been an eyesore on the Columbus skyline my entire life.	6/15/2017 2:01 PM
30	Areas do not appear to be in compliance with modern ADA in areas that have been changed. Narrow hallways are exactly that.	6/15/2017 1:20 PM
31	Old design	6/15/2017 1:14 PM
32	Seems to be falling apart!	6/14/2017 9:29 PM
33	it makes sense to build vertically for a smaller footprint, but causes problems with access to offices	6/14/2017 6:06 PM
34	Building is fine - designed for many years use. Could use a refresh - plan for it - NO SPLOST OR LOST for funding. Other projects are more important.	6/14/2017 6:05 PM
35	I don't know	6/14/2017 4:59 PM
36	silly question	6/14/2017 4:23 PM
37	I've lived here all my life, so I get it--probably confusing for new people.	6/14/2017 3:19 PM
38	Outdated and everything has to funnel through slow elevators. G	6/14/2017 11:42 AM
39	Needs to be remodeled. Some areas are dark and lack proper security.	6/14/2017 11:41 AM
40	Dated Design, Air/Heating System,	6/14/2017 9:03 AM
41	love the stairs	6/14/2017 7:22 AM
42	It works, I guess. I don't find the complaints I've heard to be all that compelling, but I don't have to be there daily.	6/13/2017 5:47 PM
43	N/A	6/13/2017 5:27 PM

## New Government & Judicial Building Survey

44	I've worked in worse buildings, but the lack of temperature control in the offices is so extreme that it borders on being unhealthy for employees and the elevators in the Tower seem to be totally inadequate for the amount of usage they get.	6/13/2017 4:22 PM
45	On Love & Hip Hop, the women were on facebook live @ the Atlanta Courthouse. The CH was so lovely that people won't mind going to jail if it means walking up those steps. Looked like the King's residence on the movie TROY.	6/13/2017 4:12 PM
46	They have remodeled to the point where ventilation is not properly venting. Building stays too cold year round.	6/13/2017 3:51 PM
47	Can't tell you how many times we do fire drills and they tell us that if building ever caught on fire we would die because of how it was designed. Makes me nervous	6/13/2017 3:44 PM
48	The Government Center is old and out dated	6/13/2017 3:43 PM
49	Hard for disabled persons to get in and out.	6/13/2017 3:41 PM
50	i think a couple of the court rooms are very small	6/13/2017 3:36 PM
51	Why can no one see that the courts are at issue here? Yes, the building is outmoded in some respects, but still has a lot of life in it. Trying to turn it into a fortress rather than a place where citizens can come to interact with government is what's made it ugly and user-unfriendly. Has no one thought about moving court-related operations to the Annex, and moving the Annex folks over to the tower? The Annex is securable, and has adequate parking.	6/13/2017 12:38 PM
52	Having an ornate entrance that people can't enter and then forcing people to take a tunnel like entrance only to be screened feels like a slap in the face. Such a beautiful street entrance that's blocked from the public not so subtly tells the public we are of lesser status.	6/13/2017 12:22 PM
53	Bldg is outdated and dilapidated	6/13/2017 7:29 AM
54	It is extremely ugly!	6/12/2017 10:39 PM
55	Looks ok, if out-of-place. Does NOT work given security concerns. Shoddy construction.	6/12/2017 7:39 PM
56	The elevators take forever. Especially when they're working on 2. There is no "in and out" trips to the government center.	6/12/2017 6:03 PM
57	Archaic design	6/12/2017 4:30 PM
58	I would rather enter through the plaza than through the basement, and the elevators are problematic	6/12/2017 2:37 PM
59	Only one entrance	6/12/2017 1:33 PM
60	I appreciate modern architecture, but the GC is hideous. It does not fit in with or contribute to the urban landscape.	6/12/2017 1:05 PM
61	The layout does not match current needs of government and the way services are used.	6/12/2017 12:49 PM
62	Layout is difficult to get to HR and then back up to other offices.	6/12/2017 11:18 AM
63	It's an ugly building.	6/12/2017 11:10 AM
64	i	6/12/2017 10:23 AM
65	The elevators are slow. For emergencies, would 1st Responders make it to higher floors?	6/12/2017 10:12 AM
66	It's a little old and dated on the inside, however it works	6/12/2017 9:45 AM
67	It's dated	6/12/2017 9:43 AM
68	It's obviously dated and bureaucratic, but it'd be interesting to see an architect with biophilic or biomimicry backgrounds get ahold of the property.	6/12/2017 9:43 AM
69	Old building	6/11/2017 11:56 PM
70	Some things need updated, grounds could be more eye appealing	6/11/2017 2:31 PM
71	The elevators and the bathrooms for jury members are the ONLY thing that needs an update.	6/10/2017 2:27 PM
72	No Problem	6/10/2017 12:20 PM
73	Access from the basement and having to travel through the garage between buildings is unacceptable.	6/10/2017 8:13 AM
74	satisfied	6/10/2017 12:43 AM
75	n/a	6/9/2017 3:04 PM
76	the lack of signage is the problem not the lay out of the building	6/9/2017 9:56 AM
77	don't use it enough to be informed	6/9/2017 9:00 AM

## New Government & Judicial Building Survey

78	Only four (4) elevators to move the public throughout the building. The only place I have seen with one bank of elevators.	6/8/2017 1:32 PM
79	i know its old but it is unique construction in the middle of a bustling city	6/8/2017 1:19 PM
80	Confusing to get around.	6/8/2017 1:05 PM
81	If the front doors could be utilized	6/8/2017 12:01 PM
82	There are no sprinklers in this building. You have 8 minutes to get out.	6/8/2017 11:27 AM
83	The building was not designed to be repaired or up graded	6/8/2017 7:07 AM
84	It is not an aesthetically pleasing building. I liken it to an electric shaver.	6/7/2017 8:48 PM
85	Elevators need updating	6/7/2017 6:07 PM
86	Kind of outdated	6/7/2017 5:33 PM
87	The building was built in 1970 so updating heating/cooling system and plumbing is crucial. The design is certainly '70's modern which is a smaller and more boxy, chopped up space. This could be remedied with the removal of a few walls in certain depts.	6/7/2017 3:57 PM
88	Horrible entrance location.	6/7/2017 3:36 PM
89	There is too long of wait times for the elevators	6/7/2017 1:18 PM
90	We do not need a new building	6/7/2017 11:27 AM
91	Question should be: how much empty space is unused at the center which is overhead.	6/7/2017 10:41 AM
92	It's just not set up for its current use	6/7/2017 10:31 AM
93	Courts are spread out over the entire building and the transport between floors moves at a snails pace.	6/7/2017 9:00 AM
94	So much is wasted unused space due to security issues. It is old and needs to be replaced.	6/7/2017 8:25 AM
95	Has not been viewed	6/7/2017 7:57 AM
96	building is old, I worked there almost 40 years ago and it is in pretty bad condition in some areas.	6/7/2017 7:29 AM
97	Architecture doesn't fit the use. Uninviting. Crazy elevators. Doesn't feel like transparent government, too many floors. Would be better if the whole block was used and lower floors. Busking just towers over the city, out of balance.	6/7/2017 12:13 AM
98	Outdated. Building should be utilized for other means. But new government center should stay in Uptown area.	6/6/2017 10:42 PM
99	It's just old looking in all aspects.	6/6/2017 9:16 PM
100	Broke down building	6/6/2017 8:55 PM
101	It was what it was - an old poorly designed building by someone who bought off the contract from a "friend"	6/6/2017 8:40 PM
102	It has served it's purpose.	6/6/2017 4:05 PM
103	You tore down a beautiful historic structure and it never should have happened	6/6/2017 4:00 PM
104	Anachronism	6/6/2017 3:06 PM
105	Very difficult to get to Juvenile Court	6/6/2017 2:33 PM
106	I think the building as it sits was great in the past. I think it needs to be more spread out now.	6/6/2017 2:12 PM
107	Question is fishing to aid replacement structure.	6/6/2017 1:51 PM
108	Too much wasted space, aesthetically deplorable since the day it opened, an economic farce.	6/6/2017 1:28 PM
109	Need to be upgraded	6/6/2017 1:06 PM
110	If the place i was going not on the board all i had to do was ask someone.	6/6/2017 12:51 PM
111	Security concerns have really not been implemented well with the building. It's a shame that a more creative way to utilize the existing entrances and the buildings as they were originally intended has not been found.	6/6/2017 12:42 PM
112	Ugly--an eyesore in an otherwise attractive downtown	6/6/2017 12:22 PM
113	Are all offices in used since the 311 service center opened?	6/6/2017 12:11 PM
114	If the building was used as first intended it would be much better.	6/6/2017 11:55 AM

## New Government & Judicial Building Survey

115	This building is outdated, "piecemilled" together, and a complete safety risk to even walk into considering we will all burn to death if there was a fire. Not to mention, it's plain ugly.	6/6/2017 11:29 AM
116	Who cares. It's a deadbeat city with a deadbeat building.	6/6/2017 9:50 AM
117	Elevators are awful.	6/6/2017 9:46 AM
118	The safety issues, i.e. hardly any sprinklers, is my main concern. It doesn't seem right to put all the employees at risk every day due to an old building.	6/6/2017 9:44 AM
119	The layout is ok but the construction is unsafe for the size of the building.	6/6/2017 9:37 AM
120	I've visited many, many courthouses in Georgia and ours is by far the worst	6/6/2017 9:09 AM
121	I respect the original plan but am dissatisfied with how it's currently being used – in regards to the entrance, particularly.	6/6/2017 8:59 AM
122	No loading dock for equipment delivery. Have to pay extra for lift gate on delivery trucks. No freight elevator.	6/6/2017 8:48 AM
123	I feel like having doors closed off is a waste of space. Why build a new government center if you don't use what you have.	6/6/2017 8:20 AM
124	It's out dated but it serves it's purpose	6/6/2017 5:23 AM
125	Having all the elevators working has helped	6/6/2017 4:10 AM
126	Never thought about it	6/6/2017 2:54 AM
127	Its very out dated. It looks like a beautiful building from the 50s like president clinton said its cheaper to tear down the brick and rebuild than to maintain them	6/6/2017 1:18 AM
128	Happy we have new citizens service center	6/6/2017 1:13 AM
129	Building extremely old. Time for a much needed update.	6/5/2017 10:53 PM
130	It's outdated. It has run its course.	6/5/2017 10:46 PM
131	Stop wasting taxpayer money. The building is fine. Stop wasting money . Budget people. The government doesn't need fancy new buildings	6/5/2017 10:34 PM
132	Needs to be bulldozed, ancient design.	6/5/2017 10:02 PM
133	Slow elevators	6/5/2017 9:54 PM
134	Depending on the financial cost of renovating or building new	6/5/2017 9:53 PM
135	I love the historical architecture but hate how it is run down.	6/5/2017 9:16 PM
136	Navigating from floor to floor could be better	6/5/2017 9:03 PM
137	It is a terrible piece of architecture, literally an inaccessible white tower. A government building should be welcoming, easy to enter and to navigate.	6/5/2017 8:54 PM
138	Tight. Cloister phobic. poor elevator service	6/5/2017 8:15 PM
139	Access through basement is absurd	6/5/2017 8:01 PM
140	Elevators are abysmal	6/5/2017 7:55 PM
141	Limited entrances	6/5/2017 7:53 PM
142	You don't need to waste my tax money on this building.	6/5/2017 7:37 PM
143	It's dated, but not overly so.	6/5/2017 7:26 PM
144	Bathrooms need improvement	6/5/2017 7:17 PM
145	I only go in the one main building. The other two buildings, not sure what they do.	6/5/2017 7:01 PM
146	I totally OPPOSE the Idea of tearing down the current Government Center and building another on the backs of the Taxpayers!	6/5/2017 6:54 PM
147	Not able to easily get where you need	6/5/2017 6:37 PM
148	it is an older building, and certainly not attractive; but it has met my needs	6/5/2017 6:26 PM
149	Difficult to get around	6/5/2017 6:26 PM
150	Construction is old, elevators frequently broken, restrooms insufficient and broken	6/5/2017 6:21 PM

## New Government & Judicial Building Survey

151	My dissatisfaction is because of security and entrance being in basement; original design and layout was fine	6/5/2017 6:11 PM
152	We can improve on the overall us of space, particularly outside the courtyard area.	6/5/2017 6:08 PM
153	The building needs to be updated. Its time for a facelift	6/5/2017 6:03 PM
154	The elevators are horrible.	6/5/2017 5:58 PM
155	this building is disfunctional	6/5/2017 5:24 PM
156	Sadly, the architecture is an eyesore. I would welcome a building more in keeping with the surrounding area. However, I am only in favor of building a new center if the cost of new construction is less that the cost of repairing the current center. A new center is not a high priority to me.	6/5/2017 5:18 PM
157	Wouldnt mind an update.	6/5/2017 5:11 PM
158	Never Worked for the court system. Elevators have never been adequate, no areas adjacent to courtrooms, high ceilings are inefficient.	6/5/2017 5:08 PM
159	n	6/5/2017 5:07 PM
160	Handicapped challenged with quite a few changes in elevation.	6/5/2017 5:01 PM
161	Te building we work in is very old. If the building were to be updated I would like to see more space in the offices, more vibrant courtrooms and updated furnishings through the building.	6/5/2017 4:59 PM
162	Priority must be given to security considerations, including the ability to evacuate from stairwells that exit outside the building, a sprinkler system and better means of entry.	6/5/2017 4:52 PM
163	An eyesore.	6/5/2017 4:45 PM
164	It does it job	6/5/2017 4:43 PM
165	Building is falling apart/Security is not lacking but building is too open	6/5/2017 4:32 PM
166	Ugly	6/5/2017 4:31 PM
167	The elevators get backed up. My building does not have a sprinkler system and they cannot seem to get the temperature regulated which has caused mold.	6/5/2017 4:29 PM
168	Ugliest building around	6/5/2017 4:14 PM
169	Ugly building. Big, but cramped.	6/5/2017 3:57 PM
170	THIS BUILDING IS VERY OLD. IT STILL RUNS OFF BOILERS. IT NEEDS TO IMPROVE BUT IT MAY COST MORE TO DO THAT THAN TO DEMOLISH THE WHOLE BUILDING AND START FROM THE GROUND UP.	6/5/2017 3:52 PM
171	It is just ugly	6/5/2017 3:39 PM
172	N/A	6/5/2017 3:36 PM
173	It is inconvenient and seems like a safety risk to walk through the parking garage to get to court.	6/5/2017 3:32 PM
174	Have had to go to different floors and across the dark garage to get certain documents taken care of. Departments needs to be evaluated and grouped better. Better layout.	6/5/2017 3:28 PM
175	The building is falling apart and has never been a sound structure as far as I know	6/5/2017 3:23 PM
176	Perhaps it made sense when all the doors were open - but it doesn't now.	6/5/2017 3:06 PM
177	Needs serious updating, at the very least.	6/5/2017 3:05 PM
178	Elevator is a mess, hot mess	6/5/2017 2:59 PM
179	Building access and elevators are terrible	6/5/2017 2:57 PM
180	very dated and unattractive. Might be one of the ugliest building	6/5/2017 2:55 PM
181	In my opinion, there should be a dedicated area to court business, and another building/wing dedicated to city business.	6/5/2017 2:49 PM
182	I am embarrassed for the public to see how nasty and in poor shape this facility is.	6/5/2017 2:47 PM
183	Slow elevators	6/5/2017 2:31 PM
184	fire hazard, slow elevators	6/5/2017 2:19 PM
185	Ugly, ugly	6/5/2017 2:18 PM

## New Government & Judicial Building Survey

186	Parking garage should be for citizens as well as city employees	6/5/2017 2:15 PM
187	Very outdated	6/5/2017 2:06 PM
188	The complex reflects a distinctive period in the city's history. As originally conceived it was a soaring "modern" presence with adjoining public spaces. The public spaces were cut off once the entrance was moved below.	6/5/2017 2:04 PM
189	Everything needs to be in one building or all buildings need to be the same height. Once you enter a building, should not have to exit (go outside) a building to enter into another building. Parking should be a separate complex from the office building(s).	6/5/2017 1:27 PM
190	Every Judge should have their own courtroom. Juvenile court is separated by the parking garage which is dangerous.	6/5/2017 12:59 PM
191	Jury/Courts should be in their own area with elevators used only for actual floors the court rooms are on. Then other departments grouped so you don't have people waiting so long on so few elevators. I would also suggest a freight elevator. There needs to be more electrical outlets and drops for computers, printers and VOIP phones. Each department should have restrooms not shared with the public.	6/5/2017 12:42 PM
192	One do we only have one entrance? Is that the original entrance? Wouldn't it look better to enter the building in front of the fountain?	6/5/2017 12:40 PM
193	The courts are poorly laid out.	6/5/2017 12:11 PM
194	There is no sprinkler system at all in the building. It is listed in O.C.G.A. 25-2-13 that buildings over 3 stories need a sprinkler system. Since govt. is exempt from paying the fines, they will not change that. Being towards the top of the building with no real fire escape plan is terrible. If someone opens the door to the stairwell, the stairwell becomes a huge chimney. It is not safe at all in this building.	6/5/2017 12:04 PM
195	too old	6/5/2017 12:00 PM
196	Because of the security you can only enter one way. The design is not conducive to the manner you have to enter the building.	6/5/2017 12:00 PM
197	There are multiple access points into this building, but they are not being used. The building is fine, and used to be much more easily accessible in the past. There are gorgeous amenities that were once appreciated and utilized often, making the atmosphere for employees very nice.	6/5/2017 11:58 AM
198	Very poor access.	6/5/2017 11:52 AM
199	elevators are slow, stair cases might be a fire hazard, and overall look is very dated	6/5/2017 11:51 AM
200	Glass building...very hard to regulate the temperatures. Employees never know how to dress on any given day. It is either freezing or too hot. Then, there are the multiple safety issues: no fire sprinklers throughout most of the building; I won't drink the water since a co-worker filled up a water bottle from one of the hall water fountains and it was yellow/brown looking; worries that I'm breathing in asbestos or that a corroded pipe will burst and spill boiling hot water on me, etc. We still have long waits on the elevators, and the stairwells are grungy and gross if you decide to take that route.	6/5/2017 11:49 AM
201	Slow elevators and lack of fire protection.	6/5/2017 11:40 AM
202	It is old and outdated.	6/5/2017 11:35 AM
203	Very antiquated, in very poor unsafe condition	6/5/2017 11:27 AM
204	Very good location in the Center of Columbus and sky line	6/5/2017 11:25 AM
205	Why can't you use the nice big entrance in the front?	6/5/2017 11:23 AM
206	Design does not fit Columbus...like the fountain and plaza ...huge waste of electric energy...always very cold...elevators too slow...tacky entrance to such an important building	6/5/2017 11:16 AM
207	inefficient floor plates and ugly building	6/5/2017 11:07 AM
208	Old and worn out. Very outdated	6/5/2017 10:50 AM
209	Needs a major UPGRADE. layout is awful and crammed for space.	6/5/2017 10:50 AM
210	Not especially wheelchair friendly	6/5/2017 10:39 AM
211	For other departments such as HR you have to enter the main tower to go through the parking garage to hr then back to the tower to leave.	6/5/2017 10:33 AM
212	There are no safety measures in place in case of fire. The building shakes. I am on the 11th Floor and invite you to come to our offices and see how all of our furniture, etc shakes and rattles all day. You can place something on the floor and watch it make it's way across the room from all the shaking.	6/5/2017 10:31 AM

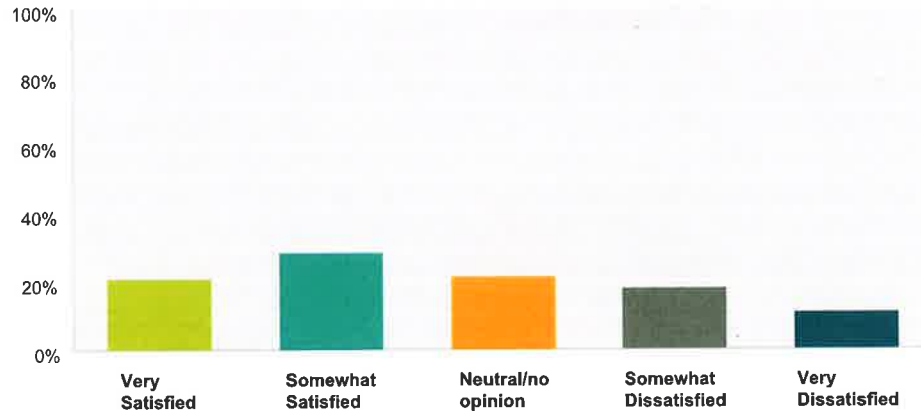
## New Government & Judicial Building Survey

213	This is an old building so I can understand its current condition. That does not mean that there is nothing to be done about it.	6/5/2017 10:21 AM
214	The lack of fire safety mechanisms is a big concern.	6/5/2017 10:16 AM
215	I do feel that there is a need for a new buiding because this buiding is very old and can use some updating.	6/5/2017 10:14 AM
216	Layout may not be good but bldg is built for its purpose for CCG.	6/5/2017 10:12 AM
217	It was a good design in the early 1970's and still has good bones but undoubtedly needs a complete renovation because it hasn't been maintained over the years. Again, we need to pay a private sector firm to manage this building and keep it cleaned up and looking good.	6/5/2017 10:10 AM
218	It is not easily accessible to wheelchairs.	6/5/2017 10:10 AM
219	Give that money to Police Officers	6/5/2017 10:06 AM
220	Heating and A/C is wasteful. I have ran the heater in August. My office is cold in the mornings, increasing until 12:00, then warms. Elevators are slow.	6/5/2017 10:04 AM
221	"Let's put our most urgent business on the top floors w/ slow elevators." Great idea	6/5/2017 10:04 AM
222	It's antiquated.	6/5/2017 10:03 AM
223	Fear of Elevators every time I get on.	6/5/2017 10:03 AM
224	The building is generally outdated.	6/5/2017 10:02 AM
225	The builing is very out dated. many fire hazards, no sprinklers in the building or atleast in the office in which I work. The heat and the ac is way messed up. its summer and we have to run heaters bc its like 50 degrees. The elevators are always down and they have got stuck several times with us in them. That causes major distress. (esp with me) I have anxiety and that does not help at all!! There is mold all over the place.. def not good for our health	6/5/2017 9:59 AM
226	IT OLD, OUT DATED AND REALLY NOT USER FRIENDLY AT ALL	6/5/2017 9:57 AM
227	This building is falling apart. The elevators are slow and frequently dont work. The air conditioning is terrible and inconsistent.	6/5/2017 9:57 AM
228	Very Poor Engineering Design! The Generator is in the Basement and cannot be removed.	6/5/2017 9:56 AM
229	So much of the more pretty space have been rendered useless due to changing security laws post 9/11	6/5/2017 9:55 AM
230	The biggest concern is what would happen to all of the people in the tower in the event of a fire or other emergency.	6/5/2017 9:55 AM
231	I dont like that a citizen must travel through the parking garage, with moving traffic to reach the wings.	6/5/2017 9:52 AM
232	Needs to be updated.	6/5/2017 9:47 AM
233	Elevators are slow and out dated	6/5/2017 9:46 AM
234	It's old and it can't be a nice place to work. Maintenance costs will only get worse.	6/5/2017 9:45 AM
235	Due to the original open design and failing infrastructure the facility does not serve as a secure facility for the many courts	5/31/2017 1:12 PM

New Government & Judicial Building Survey

**Q9 How satisfied are you with finding your way around the Government Center?**

Answered: 1,506 Skipped: 70



Answer Choices	Responses	Count
Very Satisfied	21.12%	318
Somewhat Satisfied	28.62%	431
Neutral/no opinion	21.45%	323
Somewhat Dissatisfied	17.86%	269
Very Dissatisfied	10.96%	165
<b>Total</b>		<b>1,506</b>

#	Comments	Date
1	The main means, the elevator, are terrible; getting between the courtrooms by going through the garage is even worse.	6/28/2017 10:36 AM
2	I was able to figure out where I was going and I am very directionally challenged	6/23/2017 9:23 AM
3	Currently, the best means of wayfinding is to ask a security guard where to go.	6/22/2017 8:33 PM
4	Like I said, I don't have much reason to visit the Government Center now, thank goodness! Departments are scattered about.	6/21/2017 6:43 PM
5	havent been there	6/21/2017 11:15 AM
6	Offices and divisions are not laid out well. It seems that people have been moved to areas that are not conducive to their department.	6/21/2017 8:53 AM
7	na	6/20/2017 6:52 PM
8	Neet more signs to mark the buildings except the library	6/20/2017 10:31 AM
9	Just ask the security people, they will direct you.	6/18/2017 4:39 PM
10	Too spread out and only one entrance	6/18/2017 11:30 AM
11	Not easy to find your way around	6/18/2017 10:39 AM
12	Unless they jury duty had come with a map I wouldn't have had a clue.	6/17/2017 5:06 PM
13	The "wings" are not necessary.	6/17/2017 2:58 PM
14	We need in place a map on wall where to evacuate the building outside for safety and ahead count of each employee	6/17/2017 4:14 AM



## New Government & Judicial Building Survey

15	I'm glad I knew where to go beforehand	6/16/2017 7:34 PM
16	Very confusing if going to multiple departments	6/16/2017 6:07 PM
17	Current security screening requirements add to confusion.	6/16/2017 5:50 PM
18	Satisfied because people are very friendly and helpful.	6/16/2017 5:15 PM
19	it is not an attractive building, doesn't fit in with surrounding historic area	6/16/2017 4:56 PM
20	None	6/16/2017 4:07 PM
21	Once you know your way around it, the walking distances are not far. However, it is not an intuitive design.	6/16/2017 4:02 PM
22	You can find what you are looking for	6/16/2017 3:40 PM
23	sinage and directions could be improved	6/16/2017 2:47 PM
24	No problem, except fright and impatience with elevators.	6/16/2017 12:25 PM
25	It was hard to navigate	6/15/2017 1:14 PM
26	Not very well laid out....New people coming to the building cant even find the entrance	6/14/2017 9:29 PM
27	those guys who run the screening get tired of providing directions when they do it all day, every day, but occasional visitors need info, and expect those receiving pay from tax dollars to be courteous, agreeable, and pleasant = over and over it need be.	6/14/2017 6:06 PM
28	Been there often enough - no problems.	6/14/2017 6:05 PM
29	I don't know	6/14/2017 4:59 PM
30	I've lived here all my life, so I get it--probably could be confusing for new people.	6/14/2017 3:19 PM
31	If you get lost there, I suggest you read a sign.	6/13/2017 5:47 PM
32	N/A	6/13/2017 5:27 PM
33	I can read pretty well so it's not a major challenge. Add more braille & maybe some pictures to include everybody.	6/13/2017 4:12 PM
34	Offices are easy to find	6/13/2017 3:51 PM
35	Again, the key drawback in getting around is having to pass through security and having all entrances but one locked down. It presents an unfriendly image to the citizen.	6/13/2017 12:38 PM
36	When having to visit different wings of the government center, the parking area is cold and windy.	6/13/2017 2:49 AM
37	There should be guide stands like at large Malls with "you are here" markers, etc. The offices in the wings should be illustrated there as well as the tower offices/courts, etc.	6/12/2017 11:31 PM
38	Security needs make easy access impossible.	6/12/2017 7:39 PM
39	Very hard for people to know where to go	6/12/2017 6:49 PM
40	Elevators are out of date.	6/12/2017 4:30 PM
41	The lack of a front door makes the reception area of the building unwelcoming and confusing, as if you're sneaking in like rat.	6/12/2017 1:05 PM
42	Again - the layout creates gaps and is not consolidated by services.	6/12/2017 12:49 PM
43	Know it so well by now, but not easy for newcomers.	6/12/2017 11:18 AM
44	i	6/12/2017 10:23 AM
45	Could be more efficient	6/12/2017 9:43 AM
46	I imagine it'd be easy as long as doors aren't randomly locked.	6/12/2017 9:43 AM
47	Haven't had an issue	6/11/2017 2:31 PM
48	The people there are very helpful.	6/11/2017 5:40 AM
49	n/a	6/9/2017 3:04 PM
50	Again the lack of signage is the problem	6/9/2017 9:56 AM
51	not intuitive and poorly marked	6/9/2017 9:00 AM

## New Government & Judicial Building Survey

52	I have never been inside.	6/7/2017 8:48 PM
53	If you find yourself in one of the new elevators, you have no clue as to where you are going for there isn't a sign listing the floors with the courts/judges or other entities within.	6/7/2017 3:42 PM
54	Moving from main tower to wings is sketchy, confusing going through parking garage.	6/7/2017 3:36 PM
55	Security people and staff are helpful in giving directions.	6/7/2017 2:50 PM
56	No real directional signs to say on what floors what offices are located	6/7/2017 1:18 PM
57	We do not need a new building	6/7/2017 11:27 AM
58	Navigating the G.C. can be difficult.	6/7/2017 10:47 AM
59	You can always ask where things are at the counter.	6/7/2017 10:41 AM
60	Again issues with getting places, waiting for elevators	6/7/2017 10:31 AM
61	Only because over years I have learned it	6/7/2017 7:57 AM
62	signage is ok, and people are very helpful	6/7/2017 7:29 AM
63	elevators are horrible	6/7/2017 12:35 AM
64	I ask when I come in the door	6/6/2017 5:53 PM
65	Navigating the three buildings via the walkways in the parking garage can be very confusing	6/6/2017 3:03 PM
66	Still fishing.	6/6/2017 1:51 PM
67	Finding your way to any location in the wings can be quite difficult.	6/6/2017 1:37 PM
68	The absolute worst building ever!	6/6/2017 12:22 PM
69	I know where everything is but I help people every single day to figure out where they need to go. The general public get lost in here all the time.	6/6/2017 11:29 AM
70	Try to avoid it.	6/6/2017 9:50 AM
71	Adequate signage lacking.	6/6/2017 9:46 AM
72	finding your way around it is not hard, getting to the location in a timely manner is what is hard	6/6/2017 9:37 AM
73	It doesn't work	6/6/2017 9:09 AM
74	Again -- Dissatisfaction related to relocated entrance.	6/6/2017 8:59 AM
75	The fact everyone goes in the same door nakedness it pretty simple but I feel like the side of the building that's closed could be used too.	6/6/2017 8:20 AM
76	Okay when elevators are running.	6/6/2017 5:55 AM
77	Signage inside main entrance could be better; difficult to see	6/6/2017 12:18 AM
78	It's confusing. Things have moved and shuffled around so much I always have to ask someone where things are.	6/5/2017 10:46 PM
79	No assistance to visitors apart from not very good signage.	6/5/2017 8:54 PM
80	I ended up in the very low basement once, not cool. Have ended up at the wrong building	6/5/2017 8:15 PM
81	Elevators are extremely slow	6/5/2017 8:08 PM
82	You don't need to waste my tax money on this building.	6/5/2017 7:37 PM
83	The entrance is a bit sketchy. I always feel like I am walking into a dark hallway/alley. If so many police weren't around, I wouldn't feel safe.	6/5/2017 7:01 PM
84	The more one is there, the more familiar everything becomes.	6/5/2017 6:54 PM
85	the building organization appears antiquated	6/5/2017 6:51 PM
86	don't recall having had any issue; good signage	6/5/2017 6:26 PM
87	Without everything being under one roof and one entrance its hard to navigate.	6/5/2017 5:58 PM
88	been going there for years ,but a newcomer would have trouble	6/5/2017 5:24 PM
89	Signage could be improved	6/5/2017 5:18 PM

## New Government & Judicial Building Survey

90	n	6/5/2017 5:07 PM
91	Always changing what floor court is on	6/5/2017 4:53 PM
92	Confusing layout	6/5/2017 4:31 PM
93	I know my way around but it is very aggravating for victims.	6/5/2017 4:29 PM
94	Would get lost if not for the signage and great staff willing to help.	6/5/2017 3:57 PM
95	DON'T LIKE THE FACT THAT ALL WINGS ARE NOT CONNECTED. YOU HAVE TO GO OUTSIDE TO GET TO ANOTHER WING OF THE BUILDING AND THAT IS INCONVIENCING THE PEOPLE THAT HAVE BUSINESS TO CONDUCT THERE.	6/5/2017 3:52 PM
96	It has changed since the days when I went more often. Now I only go to one or two places, so it is not an issue.	6/5/2017 3:43 PM
97	N/A	6/5/2017 3:36 PM
98	I don't know where much is. And what I do know has changed at least once over the past 2-3 years.	6/5/2017 3:32 PM
99	I had to visit so many floors after not being able to get a contact number. I think i went to 5 floors before the right department was found. Employees didn't know what department or floor . It was over a simple document actually.	6/5/2017 3:28 PM
100	I usually know exactly where I'm going.	6/5/2017 3:06 PM
101	elevators are another story	6/5/2017 2:08 PM
102	Once you know your way in, directional signage is adequate.	6/5/2017 2:04 PM
103	Color coding on the floors downstairs and outside of the elevators would help new visitors	6/5/2017 1:09 PM
104	State Courts should be on one floor, the DA and solicitor should be on the same floor.	6/5/2017 12:59 PM
105	If I was not an employee, I would never find my way around this facility	6/5/2017 12:38 PM
106	I am familiar with the building, so I have no issues, but I am unsure how it satisfies a visitor who is new to the building.	6/5/2017 11:58 AM
107	Signage needs to be updated throughout. I cannot tell you how many times I have been asked 'how' to get in the building while sitting outside on the plaza. I know there are a multiple of signs pointing the way to the 'public entrance', but for some reason people get confused. They will tell me they have been wandering around outside for a half hour or more. Once you are inside, their best bet is to ask bailiffs for direction on where to go for court, marriage license, etc. We just need better signage altogether. I think part of the problem is the small entrance area opening right onto the elevators. The elevator wait is long and it gets crowded right there, too.	6/5/2017 11:49 AM
108	To easy to end up in the wrong wing. The way the floors are labeled is confusing as well	6/5/2017 11:27 AM
109	One should get a good look of down town since they musy circle the Government several times before finding a parking space.	6/5/2017 11:25 AM
110	elevtors are slow. Feels like a dungeon when you walk through the parking deck to access the east or west wings.	6/5/2017 11:07 AM
111	There used to be more floor signs but when elevators were replaced the signs were not ...	6/5/2017 10:50 AM
112	It's like a maze	6/5/2017 10:39 AM
113	I've had no problems in this area.	6/5/2017 10:16 AM
114	The building has poor and inadequate signage. God forbid you ask one of the snarky deputies where to find something.	6/5/2017 10:10 AM
115	work here	6/5/2017 10:10 AM
116	Give that money to Police Officers	6/5/2017 10:06 AM
117	Need a ledger telling you where you can go for the following things: marriages, background check, the clerks office, juvenile court, hr, etc. there should be a big ledger once you enter the building.	6/5/2017 10:05 AM
118	As an employee, I know my way around. However, based on the number of citizens who come to our office & others, when they are looking for something entirely unrelated, it appears to be difficult to navigate.	6/5/2017 10:02 AM
119	Signs have been taken out of elevators & no customer service on the ground level.	6/5/2017 10:00 AM
120	ITS A MAZE, HOPE TO RUN INTO SOMEONE WHO CAN HELP YOU	6/5/2017 9:57 AM
121	I've worked in the Government Building but for people who haven't they still think it is a maze. Security downstairs doesn't always send people to the correct place.	6/5/2017 9:57 AM

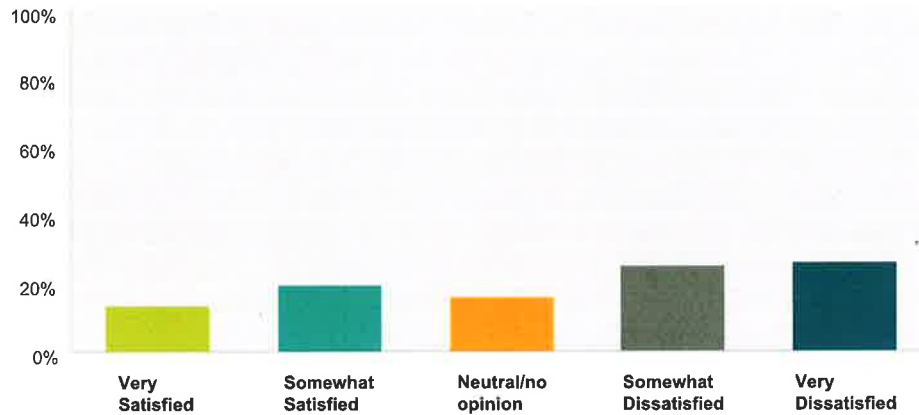
## New Government & Judicial Building Survey

122	People who come into the government center are frequently lost. Lack of signage. Lack of proper direction.	6/5/2017 9:57 AM
123	The new signs in the tower elevators are helping visitors. West/East wing signs need updates.	6/5/2017 9:56 AM
124	There needs to be enough parking for ALL employess	6/5/2017 9:54 AM
125	worst elevators around	6/5/2017 9:54 AM
126	Citizens have expressed that it is very difficult finding their way around	6/5/2017 9:54 AM
127	Everyone is sent to the second floor for directions	6/5/2017 9:50 AM
128	It's confusing at first	6/5/2017 9:47 AM
129	Confusing and difficult for those seeking special services (poor design)	6/5/2017 9:46 AM

New Government & Judicial Building Survey

**Q10 How satisfied are you with the facilities (elevators, stairwells, restrooms, hallways, etc.) at the Government Center?**

Answered: 1,510 Skipped: 66



Answer Choices	Responses	
Very Satisfied	13.38%	202
Somewhat Satisfied	19.60%	296
Neutral/no opinion	15.76%	238
Somewhat Dissatisfied	25.03%	378
Very Dissatisfied	26.23%	396
<b>Total</b>		<b>1,510</b>

#	Comments	Date
1	I know the city tries it's best to maintain, but they need to go.	6/28/2017 10:36 AM
2	pretty outdated	6/23/2017 9:23 AM
3	Elevators have always had issues. Too few for too many people	6/23/2017 7:05 AM
4	Most areas are cramped and shabby.	6/22/2017 8:33 PM
5	All are in poor condition!	6/21/2017 6:43 PM
6	elevators--too few,often out of order, can't read buttons	6/21/2017 12:32 PM
7	some areas need to be updated	6/21/2017 11:33 AM
8	Elevator service is problematic	6/21/2017 11:17 AM
9	na	6/21/2017 11:15 AM
10	Updated facilities would be nice.	6/21/2017 9:33 AM
11	Old and run-down	6/21/2017 8:53 AM
12	na	6/20/2017 6:52 PM
13	Elevator wait time is horrible.	6/20/2017 12:58 PM
14	They are generally tired. HVAC is poorly controlled	6/18/2017 7:35 PM
15	It all works.	6/18/2017 4:39 PM

## New Government & Judicial Building Survey

16	Hallways are way to narrow especially around the courts	6/18/2017 11:30 AM
17	EVERYTHING is outdated	6/18/2017 11:25 AM
18	Very outdated and embarrassing as our main government/judicial building.	6/17/2017 2:58 PM
19	Citizens should not have to have close contact with prisoners elevators especially.	6/17/2017 8:28 AM
20	Once again bad lighting and a military camouflage tape on side of walls	6/17/2017 4:14 AM
21	Elevators constantly broken or slow to arrive	6/16/2017 7:34 PM
22	Entrances, screening equipment, elevators and offices are in disrepair, no way they've been touched since the 70's	6/16/2017 6:07 PM
23	Things look a bit dingy, but this could be resolved.	6/16/2017 5:50 PM
24	The building seems to shake when there's a strong wind, which is disconcerting when one is in the elevator.	6/16/2017 5:15 PM
25	None	6/16/2017 4:07 PM
26	Could use updating	6/16/2017 3:40 PM
27	see my earlier comments. #8	6/16/2017 2:47 PM
28	dirty, ugly, congested and cluttered offices. Kind of goes with the employees attitudes!	6/16/2017 12:25 PM
29	Always super nice and clean!	6/15/2017 6:35 PM
30	Elevators are terrible.	6/15/2017 5:34 PM
31	Elevator is scary and one was not operational	6/15/2017 1:14 PM
32	Seems cramped	6/15/2017 12:53 PM
33	Elevators are outdated and scary	6/15/2017 10:43 AM
34	Everything is so nasty....not dirty just very very old and worn out	6/14/2017 9:29 PM
35	It is supposed to look somewhat grandiose - just refresh - don't build a new building - waste of taxpayer money (don't use excuse that out-of-towners will pay for it.	6/14/2017 6:05 PM
36	I don't know	6/14/2017 4:59 PM
37	They are quite dated	6/14/2017 3:19 PM
38	Elevators are unreliable!	6/14/2017 2:00 PM
39	Needs normal maintenance like you home would need	6/14/2017 11:57 AM
40	Needs to be remodeled and updated	6/14/2017 11:41 AM
41	ELEVATORS ARE INSUFFICIENT	6/14/2017 11:25 AM
42	elevators in east and west wing work but are small and dated.	6/14/2017 9:03 AM
43	N/A	6/13/2017 5:27 PM
44	Except the elevators...people get stuck in them every month.	6/13/2017 5:14 PM
45	bathrooms constantly smell, elevators take way too long	6/13/2017 4:17 PM
46	I mean...toilets have a strong flush. Elevators can be tricky. There are plenty of stairs & hallways. Then again, this is the only gov't building I have entered...	6/13/2017 4:12 PM
47	Elevators are always being worked on. They need to find someone who knows what they are doing.	6/13/2017 3:51 PM
48	waiting for elevators is way too long.	6/13/2017 3:44 PM
49	elevators are slow.	6/13/2017 3:42 PM
50	Elevators are very slow, restrooms are horrible, seems like it is not kept.	6/13/2017 3:41 PM
51	some bathrooms needs repairs, stairwells have no sprinkler systems are lighting if needed	6/13/2017 3:36 PM
52	Again, some portions of the tower, such as the overhang in the portico, seem run down, but in large part everything works most of the time. The stairwells are certainly not cheery, but are functional. They are a great space for public art. Take a look at all of the little, low cost things we could do to make the property incrementally better before you bulldoze it away.	6/13/2017 12:38 PM

## New Government & Judicial Building Survey

53	Everything is really old and dirty	6/13/2017 8:42 AM
54	They seem old, worn out, dated, sometimes dirty	6/13/2017 12:34 AM
55	They seem somewhat antiquated and not always clean.	6/12/2017 11:31 PM
56	elevators are slow, and don't keep people moving. water fountains don't work. restrooms feel old and not clean. it is a dated, eyesore and uncomfortable building to visit.	6/12/2017 11:06 PM
57	Neither well-thought-out nor functional for today's world.	6/12/2017 7:39 PM
58	restrooms are in poor shape with things like big hole in the wall, being able to see up into the ceiling because of broken tiles for months	6/12/2017 6:49 PM
59	Bathrooms are absolutely nasty	6/12/2017 5:06 PM
60	The elevators don't allow for a stretcher	6/12/2017 4:21 PM
61	Only one set of elevators and usually 1 or more out of service.	6/12/2017 1:33 PM
62	Slow elevators, Like many buildings of that era, the GC hides its stairways. The bathrooms seem shabby but adequate.	6/12/2017 1:05 PM
63	Maintenance needs have gone beyond the useful life of many areas.	6/12/2017 12:49 PM
64	Elevators are so slow. Restrooms are old. Courtrooms are NOT up to standard for trials, or even hearings.	6/12/2017 11:18 AM
65	Elevators have always been terrible. Bathrooms are old and worn. Stairwells are scary. The whole place needs to be razed.	6/12/2017 11:10 AM
66	I hate the elevators.	6/12/2017 10:16 AM
67	(see #8)	6/12/2017 10:12 AM
68	The elevators are old and rickety	6/12/2017 9:45 AM
69	Needs updating	6/12/2017 9:43 AM
70	it's dated and bureaucratic, poor air flow and light seems to penetrate but vibrate slowly. Probably has more to do with the energy of those working inside than the building, though.	6/12/2017 9:43 AM
71	Restrooms need update.	6/12/2017 8:33 AM
72	Old building	6/11/2017 11:56 PM
73	Elevators are slow and inadequate when traffic is heavy	6/11/2017 2:31 PM
74	ELEVATORS and jury member bathrooms are the ONLY issue.	6/10/2017 2:27 PM
75	A couple of the elevators are very old and tend to breakdown often.	6/10/2017 2:17 PM
76	Elevators are too slow, stairs too narrow, restrooms are ancient.	6/10/2017 8:13 AM
77	n/a	6/9/2017 3:04 PM
78	elevators are a bit slow but that is a big building	6/9/2017 9:56 AM
79	this question is very poorly worded	6/9/2017 9:00 AM
80	Elevators slow, should have a service elevator	6/8/2017 2:39 PM
81	Refer to question #8	6/8/2017 1:32 PM
82	Elevators have always been too slow	6/8/2017 12:01 PM
83	Stairwells are to narrow and the elevators are out half of the time.	6/8/2017 11:27 AM
84	old	6/8/2017 11:09 AM
85	Elevators are very slow	6/8/2017 8:31 AM
86	To few elevators for today's traffic and the stairwell are to small as well as not presureized. restrooms may not meet all ada requirements	6/8/2017 7:07 AM
87	I have not experienced this.	6/7/2017 8:48 PM
88	Restricted entrance in front of building dislike very much that the doors are locked	6/7/2017 8:11 PM
89	Half the stalls in women's restrooms on some floors have no locks	6/7/2017 6:07 PM

## New Government & Judicial Building Survey

90	Kind of rundown	6/7/2017 5:33 PM
91	Directions to Judges' offices and courtrooms a bit confusing. Public restrooms are sometimes atrocious.	6/7/2017 3:57 PM
92	Each elevator needs a sign listing the locations of the courts/judges/ other entities.	6/7/2017 3:42 PM
93	Elevators, restrooms and stairwells are sketchy, worn out and unfriendly places.	6/7/2017 3:36 PM
94	Elevator wait times are long. Never been in the stairwells or restrooms. Everything is old.	6/7/2017 1:18 PM
95	I've been in an elevator before when it suddenly stopped and was stuck for 1 hour	6/7/2017 1:11 PM
96	Not handicap accessible	6/7/2017 1:05 PM
97	We do not need a new building	6/7/2017 11:27 AM
98	The facilities are old, unsafe and in need of update. The elevators move very slowly and don't feel sturdy. The stairwells aren't safe in case of an emergency. The restrooms need updating and CLEANING.	6/7/2017 9:00 AM
99	Very slow and unpredictable.	6/7/2017 8:25 AM
100	Updates needed	6/7/2017 7:57 AM
101	elevators are incredibly slow and I worry that they'll break down; all areas show wear	6/7/2017 7:29 AM
102	Short of the bathrooms.	6/7/2017 1:35 AM
103	see above	6/7/2017 12:35 AM
104	Elevators are scary.	6/6/2017 9:22 PM
105	Again just old and worn down.	6/6/2017 9:16 PM
106	These structures (except elevators as they were recently done) need improvements.	6/6/2017 7:58 PM
107	THE BATHROOMS NEED TO BE REMODELED THEY HAVEN'T BEEN UPDATED SINCE THE BLDG HAS BEEN HERE	6/6/2017 4:35 PM
108	Elevators take too long. need to be replaced	6/6/2017 3:06 PM
109	Elevators extremely slow in main tower	6/6/2017 2:28 PM
110	It is incredibly outdated	6/6/2017 2:09 PM
111	The last time I was there for jury duty, the elevator was out and we had to walk up several flights of stairs.	6/6/2017 1:53 PM
112	Still fishing. The city hasn't maintained building AFLAC tower is older and houses more uses.	6/6/2017 1:51 PM
113	Lack of fire suppression in the stairwells is a very large concern. Elevators seldom work.	6/6/2017 1:37 PM
114	Vey old and outdated	6/6/2017 1:12 PM
115	Lighting is bad	6/6/2017 1:00 PM
116	Old Old Old!	6/6/2017 12:42 PM
117	needs work on all of them	6/6/2017 12:21 PM
118	the elevators are a hot mess.	6/6/2017 12:06 PM
119	Building needs a thorough internal renovation.	6/6/2017 11:59 AM
120	This is a joke question, right? The elevators are a complete joke. They are better now but it is ludicrous at best, considering elevator systems in other buildings. The restrooms? There are no words for them. It is not okay that the general public is forced to use these disgusting facilities, let alone the people who have to do it daily. And please, please do not forget the time the toilet actually EXPLODED on me. The porcelain and all. NOTHING about that statement is okay, and never will be. Would you like to hear the story? Perhaps the mayor and council would! Perhaps they would all also like to sit in our offices all day while the temp is a fabulous 63.2 degrees. Or when it's 80. There is no reason for that. It's completely ludicrous that other tall buildings are able to manage their heating and cooling systems, but not this place.	6/6/2017 11:29 AM
121	the elevators are really slow	6/6/2017 10:52 AM
122	I am sorry, the bathrooms on some of the floors are really terrible and need some major improvements. The elevators are constantly down; the water fountains do not work, etc. It is either freezing or hot.	6/6/2017 10:43 AM
123	Elevators have been very slow and/or broken during most visits to the building.	6/6/2017 10:32 AM



## New Government & Judicial Building Survey

124	Elevators are too slow.	6/6/2017 10:21 AM
125	You can definitely tell the building is old. The stairwells show their age, but that doesn't really bother me. Some of the bathrooms on different floors are disgusting with black stuff all between the tiles. Not sure if that is mold or what. I try not to think about it. The elevators don't seem very efficient, but that again goes back to the back ups we have getting people through security.	6/6/2017 9:44 AM
126	elevators are imposable and stairwells are a death trap. restrooms are just old and out dated	6/6/2017 9:37 AM
127	the building is like 70 years old.	6/6/2017 9:14 AM
128	The building is not functional in any way	6/6/2017 9:09 AM
129	Haven't been in there enough to rate.	6/6/2017 8:59 AM
130	Some of the bathrooms are in bad shape and have rusted out privacy walls in stalls. 3rd floor is a good example. Stairwells are small with a heavy updraft that would suffocate anyone trying to use stairs during a fire event.	6/6/2017 8:48 AM
131	Some aspects could use an update but definitely not enough to spend millions of dollars for a new building. When something is broke you fix it. Not build a completely new building. We have buildings in Columbus that are in much worse condition.	6/6/2017 8:20 AM
132	Restrooms are terrible	6/6/2017 5:23 AM
133	The restrooms, hallways, and stairwells are all fictional so in as much so I am satisfied. However I wouldn't describe any of the above as pleasing on the eye.	6/6/2017 4:10 AM
134	Lots of elevator problems, leaks in the ceilings, tiles fallen down and not fixed because of leaks, not very handicapped accessible.	6/6/2017 3:33 AM
135	Restrooms need some updating.	6/6/2017 1:51 AM
136	They work but the overall efficiency of the building is not good and i bet that mobile air conditioner is burning up my tax dollars	6/6/2017 1:18 AM
137	It has already been inspected for safety issues which have been deemed not satisfactory. Knowing there are safety issues give us the feeling of less than normal upkeep.	6/5/2017 11:42 PM
138	Awful, need updating.	6/5/2017 10:53 PM
139	See earlier response about outdated.	6/5/2017 10:46 PM
140	Elevators are always full going down.	6/5/2017 10:44 PM
141	Bathrooms are little hatd to locate without asking someone.	6/5/2017 10:01 PM
142	If the building gets renovated the restrooms definitely need to be on the list.	6/5/2017 9:53 PM
143	Very slow elevators	6/5/2017 9:03 PM
144	old, dark, smelly, and not very well maintained	6/5/2017 8:54 PM
145	Dark, tight, elevator service can be slow, bathrooms - bad just bad.	6/5/2017 8:15 PM
146	Looks run-down and out-of-fashion (as opposed to historic)	6/5/2017 7:55 PM
147	Lengthy elevator times during rush	6/5/2017 7:53 PM
148	Stop trying to spend unnecessary aesthetics	6/5/2017 7:37 PM
149	Restrooms need updating	6/5/2017 7:31 PM
150	Not enough elevators but they are a good size. Maybe doubled the amount of elevators. I don't even know where the stairs are.	6/5/2017 7:01 PM
151	Elevators take forever unless they have been upgraded in the last 2 years.	6/5/2017 6:59 PM
152	Given that the original design was a DOG anyway, it's fairly efficient in its current organization and use.	6/5/2017 6:54 PM
153	Always to crowded to get on the elavators bathrooms are dated	6/5/2017 6:37 PM
154	Elevator are a joke. Too slow.	6/5/2017 6:26 PM
155	Not designed for modern access. Elevators are frequently broken, restrooms too small and not sufficient for public, hallways are crowded, office space seems cramped.	6/5/2017 6:21 PM
156	hallways and public areas need to be more attractive/refreshed	6/5/2017 6:11 PM

## New Government & Judicial Building Survey

157	The bathroom on the 2nd floor near records is old. The stalls are very tight and its very outdated. And the elevators are the worse. Waiting on an elevator can take 3 minutes depending on the time of the day.	6/5/2017 6:03 PM
158	People visiting our city on official business should leave with a better representation of our city.	6/5/2017 5:58 PM
159	although elevators may need some up grading in timing going floor to floor	6/5/2017 5:27 PM
160	Elevators are extremely slow.	6/5/2017 5:24 PM
161	Most areas seem worn	6/5/2017 5:18 PM
162	Creepy, Depressing.	6/5/2017 5:11 PM
163	Elevators are a joke.	6/5/2017 5:08 PM
164	scary.	6/5/2017 5:07 PM
165	The elevators in this building are always running slow and most of t he time the do not work properly. I think the restrooms need to be remodeled and upgraded and the walls in the building need painted.	6/5/2017 4:59 PM
166	Elevator is very Slow	6/5/2017 4:53 PM
167	Elevators should be programmed, with those on one side stopping at odd numbered floors and those on the other going to even (or something along these lines).	6/5/2017 4:52 PM
168	Did seem like an older building	6/5/2017 4:43 PM
169	It is awful. Bathrooms are old and smelly, elevators breakdown, it takes soo long for elevator to come, the building is nasty	6/5/2017 4:32 PM
170	Hard to get around	6/5/2017 4:31 PM
171	Mold in the bathrooms. They're disgusting. There aren't any windows in our area so it gets kind of depressing.	6/5/2017 4:29 PM
172	Slow elevators. Cramped, scary stairwell. Old, nasty restrooms with bad plumbing.	6/5/2017 3:57 PM
173	Elevators are VERY slow.	6/5/2017 3:49 PM
174	I have read that it is unsafe and does not meet the needs of the community	6/5/2017 3:43 PM
175	old facility.	6/5/2017 3:41 PM
176	ELEVATORS HAVE BEEN A PROBLEM SINCE THE BEGINNING	6/5/2017 3:37 PM
177	N/A	6/5/2017 3:36 PM
178	They're sufficient, but dank.	6/5/2017 3:32 PM
179	All way to old and so many times elevator, restrooms, water fountains are out of order. You can't take drinks in? You do not have time to go to another floor to use the restrooms if you have to be in court.	6/5/2017 3:28 PM
180	Very outdated	6/5/2017 3:26 PM
181	elevators very slow	6/5/2017 3:23 PM
182	Dangerous and inadequate	6/5/2017 3:22 PM
183	The restrooms are dirty and very dated. Until recently, the elevators have been extremely slow	6/5/2017 3:07 PM
184	SUPER slow elevators! Usually some aren't working!	6/5/2017 3:06 PM
185	Elevators are the worst	6/5/2017 2:59 PM
186	Elevators never have worked well. Court needs are sporadic and City needs are regular every day	6/5/2017 2:58 PM
187	feel like I have stepped back in time	6/5/2017 2:55 PM
188	The elevators are incredibly slow. I am not aware of a working water fountain.	6/5/2017 2:49 PM
189	Elevators often don't work, are slow.	6/5/2017 2:39 PM
190	Elevators are very slow	6/5/2017 2:31 PM
191	do the repairs/maintenance on them	6/5/2017 2:25 PM
192	it is unsafe and dilapidated	6/5/2017 2:19 PM
193	Elevators are extremely slow	6/5/2017 2:15 PM

## New Government & Judicial Building Survey

194	The elevators are slow	6/5/2017 2:09 PM
195	Very outdated	6/5/2017 2:06 PM
196	The elevators are very bad.	6/5/2017 2:05 PM
197	Slowww elevators. Restrooms need an update. A center of government should be a place of pride for citizens, not a place that feels unloved and undermaintained.	6/5/2017 2:04 PM
198	Very old	6/5/2017 2:03 PM
199	Elevators are too slow for the number of floors traversed, where are the stairwells, restroom need to be updated, a lot of unused space (hallways and offices)	6/5/2017 1:27 PM
200	Elevators are better than they were, stairways are not marked clearly as to what is on each floor	6/5/2017 12:59 PM
201	quagmire	6/5/2017 12:46 PM
202	The elevators are too slow - Possibly dedicate elevators to a set of floors (i.e., elevators that serve floors 7-11 only) Restrooms need more toilets that are not so low to the ground so some of the adults that are in the building will not feel the need not to sit since it is hard for them to get up and there is no handle to grab. Each department should have restrooms for their employees only that are not accessible by the public.	6/5/2017 12:42 PM
203	Elevator system is bad....elevators are slow and the upgrades look like patched work	6/5/2017 12:40 PM
204	Elevators are extremely slow and stairwells are very dirty	6/5/2017 12:38 PM
205	ELEVATORS ARE SLOW AND GET STUCK A LOT AND THE BATHROOMS ARE OLD AND SMELLY	6/5/2017 12:36 PM
206	clerks office for deeds looks terrible. deficient maintenance	6/5/2017 12:29 PM
207	stairwells smell. elevators are slow.	6/5/2017 12:11 PM
208	The benches in the hallways are stained and smell, the stairwell, as mentioned before, is a potential chimney and is not safe in case of a fire. Elevators are constantly having issues and are either getting stuck or under repair. The restrooms are outdated and not the cleanest.	6/5/2017 12:04 PM
209	too slow elevator bathroom okay	6/5/2017 12:00 PM
210	Restrooms are old and smell! Not always clean. AC does not work in a efficient manner.Elevators at times do not all work. Ceiling tiles are stained.	6/5/2017 12:00 PM
211	The building is certainly dated, and appears to have only some cosmetic issues along with some minor issues with regard to space (like the only entrance to the the public is a very tight space). A remodel could fix that.	6/5/2017 11:58 AM
212	Elevators	6/5/2017 11:53 AM
213	elevators are slow, stair cases might be a fire hazard, and overall look is very dated	6/5/2017 11:51 AM
214	The bathrooms are horrible.	6/5/2017 11:50 AM
215	Slow elevators/long wait times; grungy/dirty and gross stairwells; restrooms are cleaned regularly, but the grunge is years old and hard to get back to a sanitary state; ever since the CSC was built, the level of inmate service to the tower has dwindled. They used to vacuum and empty trashcans every morning. Now, they do it about once a week, unless someone calls them. The rest is up to the employees.	6/5/2017 11:49 AM
216	Not personally functional.	6/5/2017 11:35 AM
217	elevators too slow - current building not utilized to the full extent it should (Public Access to original lobby and outside courtyard should be better)	6/5/2017 11:34 AM
218	restrooms are ALWAYS dirty.....inside toilet needs cleaning not just stuff poured in it and flushed, corners and sides of walls are horrible, stairwells need sweeping	6/5/2017 11:33 AM
219	Columbus has grown and the facilities are not adequate for the numbers that visit the Government Center.	6/5/2017 11:25 AM
220	Elevators are dangerous as well as extremely slow for a building of that size.	6/5/2017 11:25 AM
221	Elevators are slow in general; even worse when traffic is dense	6/5/2017 11:20 AM
222	all need updating	6/5/2017 11:16 AM
223	Terrified of elevators	6/5/2017 11:03 AM
224	Elevators are extremely slow and you may not be able to access all elevators on all floors	6/5/2017 10:58 AM
225	Often waiting 15 min or more for elevator	6/5/2017 10:52 AM

## New Government & Judicial Building Survey

226	Outdated and slow	6/5/2017 10:50 AM
227	Everything just looks and smells very OLD.	6/5/2017 10:50 AM
228	I was trapped on the second floor once and had to bump my own wheelchair down the 2 flights of stairs. I waited 45 minutes to be rescued but then had somewhere else to be.	6/5/2017 10:39 AM
229	elevators are slow, stairwell is unsafe, restrooms don't have locks on the stalls	6/5/2017 10:31 AM
230	elevators are to slow, bathrooms are nasty	6/5/2017 10:25 AM
231	The elevators can use some more work.	6/5/2017 10:21 AM
232	Old and outdated.	6/5/2017 10:21 AM
233	Not enough elevators, restrooms could use updating	6/5/2017 10:19 AM
234	The elevators are slow and often full to (past) capacity.	6/5/2017 10:16 AM
235	Elevators works fine but the restrooms are horrible	6/5/2017 10:14 AM
236	Updating is needed at a lot less cost than new building that will be cheaply built and wont last near as long. The new bldg has many problems & should not have been built. Mayor & council want to spend-spend on something necessary not a new building. Let the taxpayers decide!!!	6/5/2017 10:12 AM
237	The facility in general is not being maintained. This drags down employee morale and makes it difficult to recruit new employees to the CCG	6/5/2017 10:10 AM
238	The elevators are not dependable, Hallways are too narrow.	6/5/2017 10:10 AM
239	Not maintained	6/5/2017 10:10 AM
240	The unfinished stairwells are uninviting and discourage fitness.	6/5/2017 10:08 AM
241	Give that money to Police Officers	6/5/2017 10:06 AM
242	Narrow stairwell, which isn't safe in case of an emergency evacuation, elevators are old and outdated and constantly out of order. Restrooms very outdated and not clean,	6/5/2017 10:05 AM
243	Been here 23 years.	6/5/2017 10:03 AM
244	There are not enough elevators, and in spite of having been renovated recently, they still seem old. The restrooms are old & dingy, and don't have normal equipment designed for sanitary purposes, such as hand dryers.	6/5/2017 10:02 AM
245	Elevators are an issue all their own and the fans do not work in the restrooms. yuck.	6/5/2017 10:00 AM
246	number 8 answers this.	6/5/2017 9:59 AM
247	ABOVE LISTED FACILITIES ARE JUST OUTDATED AND OLD	6/5/2017 9:57 AM
248	The restrooms are old and nasty, the elevators (though updated) are still slow and unreliable. This place is so old, the hallways look like a mental asylum.	6/5/2017 9:57 AM
249	Satisfied in the tower - very dissatisfied in East/West wing.	6/5/2017 9:56 AM
250	The Elevators are too slow.	6/5/2017 9:56 AM
251	Because of the number of walkways and entrances that are closed the elevators accessed via the ground floor are the only viable entrance making everything seem small, claustrophobic, and very clinical	6/5/2017 9:55 AM
252	Restrooms are old and in need of upgrading and deep cleaning. The elevators are slow, although recent improvements have helped.	6/5/2017 9:55 AM
253	Bathrooms are of course old, in the east wing 2nd floor, always problems w/leaking toilets, and toilets that do not flush very well.	6/5/2017 9:54 AM
254	Though the elevators are better, the rest of the building is very displeasing	6/5/2017 9:54 AM
255	the elevators are slow and our restroom needs to be remodel it is never cleaned properly and stinks	6/5/2017 9:54 AM
256	Building is showing its age and cleaning years of wear is not easy for staff on custodial crew.	6/5/2017 9:52 AM
257	the elevators are the worst and take too long.	6/5/2017 9:51 AM
258	It is an old unkept building	6/5/2017 9:50 AM
259	Elevators are very slow; building seems old and dirty	6/5/2017 9:47 AM

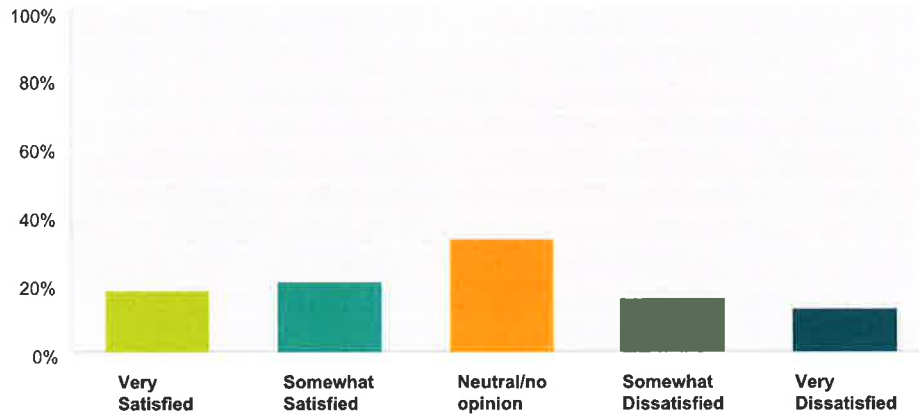
## New Government & Judicial Building Survey

260	Needs to be updated.	6/5/2017 9:47 AM
261	Poorly designed and outdated	6/5/2017 9:46 AM
262	Again, elevators suck	6/5/2017 9:46 AM
263	all are very outdated which in appearance are nasty. Elevators after upgrades are very slow and broken and out of service frequently	5/31/2017 1:12 PM
264	Elevators	5/31/2017 12:13 PM

New Government & Judicial Building Survey

**Q11 How satisfied are you with the amenities (Plaza level, courtyard, war memorial, public gathering areas, etc.) at the Government Center ?**

Answered: 1,498 Skipped: 78



Answer Choices	Responses	
Very Satisfied	17.96%	269
Somewhat Satisfied	20.69%	310
Neutral/no opinion	33.24%	498
Somewhat Dissatisfied	15.49%	232
Very Dissatisfied	12.62%	189
<b>Total</b>		<b>1,498</b>

#	Comments	Date
1	With all of the entrances and exits closed except for one door, it is hard to get to the plaza, etc.	6/29/2017 7:03 PM
2	I've never been able to enjoy the plaza, courtyard, or gathering areas because they are closed off and/or uncomfortable.	6/28/2017 10:36 AM
3	O k	6/27/2017 10:45 PM
4	also very outdated	6/23/2017 9:23 AM
5	If we were actually allowed access to them they could be great!	6/22/2017 8:33 PM
6	It's hard to find nearby parking. Plaza events are not easily accessible for the disabled	6/21/2017 6:43 PM
7	The areas aren't utilized often enough.	6/21/2017 4:06 PM
8	They are basically closed to the public. Having to enter through the basement and closing off the front of the building and the plaza is very sad	6/21/2017 11:59 AM
9	Underutilized due to security	6/21/2017 9:46 AM
10	Continue to maintain and enhance.	6/21/2017 9:33 AM
11	Lots of wasted space	6/21/2017 9:14 AM
12	n/a	6/19/2017 3:48 PM
13	Don't use them. All of the blocked doors, and security paranoia has made most of the old "amenities" irrelevant.	6/18/2017 4:39 PM

## New Government & Judicial Building Survey

14	I never knew they existed	6/18/2017 11:25 AM
15	Need a park area nearby	6/18/2017 10:39 AM
16	Had no idea there was such. Ya'll gotta be more informative.	6/17/2017 5:06 PM
17	I appreciate the amenities but wish they were utilized more	6/17/2017 8:29 AM
18	need security because if I recall correctly some individual vandalize and no one was arrested	6/17/2017 4:14 AM
19	Potential beautiful entrances and green areas that are no longer accessible to citizens	6/16/2017 7:57 PM
20	There is no focal point for green space with the tower in the middle of the block	6/16/2017 6:07 PM
21	None	6/16/2017 4:07 PM
22	This is actually one of the strong points of the current design: that the public spaces were maximize on the footprint, while the offices were cramped as a result.	6/16/2017 4:02 PM
23	Due to the changes for security, those areas are never utilized anymore which is a shame. An effort should be made to make them or accessible and utilized.	6/16/2017 3:40 PM
24	Don't ever utilize these areas - too hard to reach	6/16/2017 3:39 PM
25	get the cafeteria out of the basement. put it on the mezzanine where the old council chambers was located. That opens up the option for catered events, meetings, etc.	6/16/2017 2:47 PM
26	The public areas in front of the Government Center seem to have become designated as no man's and are never used at all by the public or employees. This is a shame.	6/16/2017 1:45 PM
27	Who know, many times they are blocked off.	6/16/2017 12:25 PM
28	half the citizens don't know about these areas because of where the entrance is located they can't see them	6/16/2017 12:03 PM
29	They are nice, but couldn't we spend less tax-payer money on stuff like that and more on other more productive things?	6/15/2017 6:35 PM
30	They are hardly a point of pride for the city.	6/15/2017 2:01 PM
31	Old and tired. Needs lots of repairs	6/15/2017 1:14 PM
32	Is this the best that the second biggest city in Georgia can do?	6/15/2017 12:53 PM
33	as our world has changed post-911, there are areas designed for public use that are not accessible, and rarely used. Need to consider the current political atmosphere	6/14/2017 6:06 PM
34	Could use a refresh.	6/14/2017 6:05 PM
35	I don't know	6/14/2017 4:59 PM
36	stupid question	6/14/2017 4:23 PM
37	Most areas were not built for what they are used for due to closing most entrances we could use in the past. Understandably due to security they are closed but it makes use of those areas cumbersome	6/14/2017 11:42 AM
38	I DON NOT GENERALLY UTILIZE THESE AMENITIES	6/14/2017 11:25 AM
39	The war memorial is at the back and I think a lot of people miss it. The courtyard could be kept up a little more. It looks dated.	6/14/2017 11:16 AM
40	It can be inconvenient getting access to criminal defendants (no privacy) and there are limited meeting spaces for attorneys	6/13/2017 5:47 PM
41	N/A	6/13/2017 5:27 PM
42	We need a gym at the government center and possible a daycare for the employees' children.	6/13/2017 5:14 PM
43	Plaza level is not really accessible.	6/13/2017 4:20 PM
44	it would be nice to be able to enjoy lunch out on the plaza but doors are locked so you have to walk all the way around building	6/13/2017 4:17 PM
45	Make the public baths larger. More flowers. The war memorial could be cooler. Add more shade for the benches. The public doesn't use the public areas though...??	6/13/2017 4:12 PM
46	The war memorial is fine. The rest I don't use.	6/13/2017 3:42 PM
47	This area could be beautiful with proper maintenance. It cannot be accessed by disabled persons easily. Ridiculous!!!	6/13/2017 3:41 PM

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48	What a shame! The same dead wreath has "decorated" the eternal flame since last Veterans' Day. The courtyard and Plaza and public gathering areas all suffer from the issues mentioned above: lack of user-friendliness. Make the courtyard more accessible and available to the worker and the citizen. The picnic tables have so much chalky residue on them that they're impractical for use in dress clothing. The courtyards are ideal for employee or community gardens. Everything is hidden or behind locked doors, away from the view of the citizen. Let folks hang hammocks, or yarn-bomb the trees. Be more welcoming!	6/13/2017 12:38 PM
49	Security concerns sabotage public space access, usage & usefulness.	6/12/2017 7:39 PM
50	The grounds are very nice, but parking and having only one entrance is hard on people	6/12/2017 6:49 PM
51	Elevators can be faster	6/12/2017 3:29 PM
52	I like the design, but it can't be utilized the way it was designed right now	6/12/2017 2:37 PM
53	It seems to have amenities that are entirely inaccessible. The GC seems to have suffered from the worst design habits of the era in which it was built.	6/12/2017 1:05 PM
54	Not kept up. The main entrances are no longer used	6/12/2017 12:56 PM
55	These areas are not useful because of layout. They need consolidation...	6/12/2017 12:49 PM
56	No one uses these..	6/12/2017 11:18 AM
57	I do not think the grounds nor the facility is used well.	6/12/2017 11:11 AM
58	I cannot comment as I do not use these items	6/12/2017 10:12 AM
59	it doesn't seem like it's used at all. There's potential to turn it into a lively plaza, but we need restaurants, cafes, live music/performance, etc.	6/12/2017 9:43 AM
60	I don't use these	6/12/2017 9:35 AM
61	Needs updating and improved curb appeal	6/11/2017 2:31 PM
62	Rarely utilize	6/10/2017 12:20 PM
63	They're not visible from where people are.	6/10/2017 8:13 AM
64	I'm not sure that I have the right bldg in mind.	6/9/2017 1:31 PM
65	not relevant in my evaluation of the building	6/9/2017 9:00 AM
66	Not well known	6/8/2017 1:50 PM
67	There is not an adequate cafeteria for staff, Jurors, or anyone else that comes in the Government Center	6/8/2017 11:27 AM
68	never seen it	6/8/2017 11:09 AM
69	Most of the design choices for the outside of the building do not stand the test of time. They are clearly outdated.	6/7/2017 8:48 PM
70	Not welcoming or comfortable. Not designed as "people places." Very cold and institutional.	6/7/2017 3:36 PM
71	Elevators are horrible! The building would be a nightmare to leave in an emergency!	6/7/2017 3:35 PM
72	We do not need a new building	6/7/2017 11:27 AM
73	When I go to the G.C. I want to leave as soon as possible. The G.C. is not attractive-outside and inside.	6/7/2017 10:47 AM
74	Don't pay attention to them.	6/7/2017 10:41 AM
75	Not easily accessible	6/7/2017 10:31 AM
76	The building isn't inviting to the public at all...especially it's public gathering spaces	6/7/2017 9:55 AM
77	The amenities are rarely used for anything. It's a waste of space. Even for employee appreciation, the space is not laid out well for large gatherings.	6/7/2017 9:00 AM
78	The way the building is closed for access all of the "amenities" are never seen or used.	6/7/2017 8:25 AM
79	It's never used	6/7/2017 8:17 AM
80	Almost look abandon. Looks like no business is going on	6/7/2017 5:40 AM
81	Unused bc of screening	6/7/2017 2:39 AM
82	Never used them	6/6/2017 9:22 PM
83	Courtyard and public gathering are a waste of space. No one is spending time in any of those places.	6/6/2017 9:16 PM



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84	Entering and leaving the building is a pain!!!!	6/6/2017 5:53 PM
85	These areas are not safe.	6/6/2017 5:44 PM
86	Limited access, fountain not working no excitement, not friendly	6/6/2017 3:06 PM
87	They are very rarely ever used. A TON of wasted space in the courtyard area	6/6/2017 3:03 PM
88	You don't see any of them unless you go out of your way. Why build extremely nice entrances if you are not going to use them. Just look at the new Citizens Service Center.	6/6/2017 2:12 PM
89	I have never visited these.	6/6/2017 2:09 PM
90	Still fishing. City manager closed off these spaces.	6/6/2017 1:51 PM
91	Usable greenspace, not available under the current design, could be very helpful.	6/6/2017 1:37 PM
92	Time for a change	6/6/2017 1:06 PM
93	Again, the fact that you can't really see any of these during a normal visit to the Center is a shame, I never see them when I'm at the Center because you have to go to the basement to enter (due to security concerns).	6/6/2017 12:42 PM
94	The design and configuration makes those areas generally unusable. Huge amount of wasted, ill-designed space.	6/6/2017 11:59 AM
95	All those spaces could be made more accessible and welcoming.	6/6/2017 11:55 AM
96	The plaza level is useless, It's nice, and sure would be a nice entrance for the public, to include the employees getting to use the picnic tables but I understand there is not enough money in the budget to properly staff each entrance as it should be. Such a shame.	6/6/2017 11:29 AM
97	Ridiculous that the plaza level entrance is closed. Tedious and time consuming to enter on the ground floor through security to access the plaza. The space on the grounds and the plaza is good but it is not really usable or accessible.	6/6/2017 11:01 AM
98	hardly ever see anyone using the plaza	6/6/2017 10:52 AM
99	There needs to be more food.	6/6/2017 9:50 AM
100	Doesn't really seem like they are of much use. Occassionally events take place on the levels, but due to the public entrance being at the back of the building I feel like they get wasted.	6/6/2017 9:44 AM
101	It looks nice but it is a trap for a mass killer because of they way people have to exit the building in an emergence	6/6/2017 9:37 AM
102	what amenities?	6/6/2017 9:14 AM
103	Plaza is rendered mostly unusable due to the ingress/egress	6/6/2017 9:09 AM
104	The public areas -- plazas, fountains, open spaces ... are the places I like the most.	6/6/2017 8:59 AM
105	We are not allowed to use the amenities anymore. Too many people in power are crazy scared.	6/6/2017 8:53 AM
106	Can't access the plaza from the Tower	6/6/2017 8:52 AM
107	It's not important to me	6/6/2017 5:23 AM
108	Great spaces, underutilized. If those existing spaces could be utilized more it would go a long way toward improving the overall experience at the government center.	6/6/2017 4:10 AM
109	Need improvements	6/5/2017 10:53 PM
110	These are all nice but they seem wasted in this building and facility.	6/5/2017 10:46 PM
111	N/A	6/5/2017 10:29 PM
112	Never been ro these areas, now next I will have to see these areas	6/5/2017 10:01 PM
113	Looks deserted the courtyard	6/5/2017 9:54 PM
114	main entrance although paid for by citizens, not permitted to be used, citizens forced to use basement entrance	6/5/2017 9:16 PM
115	They outdoor areas are always empty. The stairs discourage public use. It only serves as a buffer to separate the buildings from the people they claim to serve.	6/5/2017 8:54 PM
116	I wish it could be the entrance again. I have not stepped foot out there since the 80's.	6/5/2017 8:15 PM
117	I think it could use some attention	6/5/2017 8:14 PM
118	Kidding...right?	6/5/2017 8:07 PM
119	They are mostly unusable due to access through the basement	6/5/2017 8:01 PM

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120	Inaccessible public spaces. Could be SO much better!	6/5/2017 7:55 PM
121	Not visible to public plaza area obscure	6/5/2017 7:53 PM
122	Stop trying to waste money	6/5/2017 7:37 PM
123	Those areas are a waste of space and a waste of money.	6/5/2017 7:29 PM
124	The public is virtually locked out of the Plaza Level for routine activities. All the other areas are a Waste at best.	6/5/2017 6:54 PM
125	I believe there should be improved outside space for gathering	6/5/2017 6:51 PM
126	Gym and old copiers littering the place.	6/5/2017 6:34 PM
127	Have not used in a while	6/5/2017 6:26 PM
128	Fountains broken. Not really an appealing or inviting courtyard otherwise	6/5/2017 6:21 PM
129	Proper entrances are allowed to be used due to security screening screening	6/5/2017 6:20 PM
130	Should be used more. I don't know why the plaza area was closed.	6/5/2017 6:12 PM
131	Underutilized, mainly because of the way you now have to enter the building	6/5/2017 6:11 PM
132	I have not seen much use of these spaces. Other cities make good use of these spaces.	6/5/2017 6:08 PM
133	It's time to upgrade.	6/5/2017 5:58 PM
134	Has been taken care of in a while and needs some improvement	6/5/2017 5:27 PM
135	These are never used.	6/5/2017 5:24 PM
136	It is helpful to have areas like these as part of a Government Center complex	6/5/2017 5:18 PM
137	Never see them while entering underground.	6/5/2017 5:11 PM
138	n	6/5/2017 5:07 PM
139	Doesn't seem relevant	6/5/2017 4:59 PM
140	These areas could use some remodeling and refreshing designs.	6/5/2017 4:59 PM
141	Cannot access them	6/5/2017 4:31 PM
142	The plaza level needs updating and more than one restroom since it is used for public events.	6/5/2017 4:29 PM
143	The city and citizens have done what they could to "pretty up" the place.	6/5/2017 3:57 PM
144	All of that is very lame	6/5/2017 3:49 PM
145	Need better food options	6/5/2017 3:48 PM
146	It bothers me that we can not enter from the front or back of the building. Don't know why, just coming in the way we do is not very impressive.	6/5/2017 3:43 PM
147	DIFFICULT TO IMPOSSIBLE TO USE PLAZA	6/5/2017 3:37 PM
148	N/A	6/5/2017 3:36 PM
149	They are inaccessible from inside the government center, so can they really be considered amenities?	6/5/2017 3:32 PM
150	Just not well laid out and gets pretty overcrowded at the elevators.	6/5/2017 3:28 PM
151	Ugly and inhospitable	6/5/2017 3:22 PM
152	Columbus has plenty of great gathering spots, low priority.	6/5/2017 3:20 PM
153	I never go out there!	6/5/2017 3:06 PM
154	No one can use courtyard because security makes them inaccessible. If you had an exterior elevator outside at East and west ends to access plaza of main building, you could have plaza have security and have it be main entrance. Then plazawouldbe accessible by elevator and stairs and USED	6/5/2017 2:58 PM
155	the amenities are not being used	6/5/2017 2:55 PM
156	It would be nice to use a lot of these public spaces instead of having to enter the facility through the rear door.	6/5/2017 2:49 PM
157	The only accessible public areas are the old chambers / plaza, and the meorial.	6/5/2017 2:39 PM
158	You really can't use them.	6/5/2017 2:31 PM

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159	They serve no real purpose and no one uses them.	6/5/2017 2:23 PM
160	serve little purpose, especially since can't access from any of those locations	6/5/2017 2:19 PM
161	Well done areas, but poorly utilized	6/5/2017 2:10 PM
162	The Plaza level and outdoor areas are nice but complete ghost towns. Having security set up on ground level has rendered these areas an utter ghost town. It's a shame because the plaza area is pretty and should be used. There could be vendors out there on nice days.	6/5/2017 2:09 PM
163	They are in need of activation. Who uses the public gathering areas?	6/5/2017 2:04 PM
164	Plaza level needs to have walls to form to meeting/ceremony rooms, courtyard is a waste of space could be used for offices, public gathering areas are unnecessary, plaza level could be used as public gathering area	6/5/2017 1:27 PM
165	would like the plaza level reopened as a public entrance. It's a beautifully constructed area that no one ever gets to marvel, such a shame.	6/5/2017 1:17 PM
166	I never get to enjoy these levels as they are difficult to get to.	6/5/2017 12:59 PM
167	useless for the most part	6/5/2017 12:46 PM
168	Nice facilities but sometimes hard to navigate. Especially for those who have physical issues but may not be classified as handicapped.	6/5/2017 12:42 PM
169	Everything looks old and dated, No technology. The meeting room next to the cafe still has a VCR on a stand with an old box TV....What a bad look.	6/5/2017 12:40 PM
170	This is not a building that represents the City well anymore.	6/5/2017 12:11 PM
171	Never seen amenities	6/5/2017 12:09 PM
172	Plaza is rarely used. The Courtyard, War Memorial, and POW Memorial are great.	6/5/2017 12:04 PM
173	The amenities themselves, are wonderful, when they are being utilized. These amenities could be put to better use, like entrances into the building, the courtyard could be a nice place for employees to gather. the plaza could be used as an entrance with an information desk and maps of the building to help those who are unfamiliar to find what they are looking for.	6/5/2017 11:58 AM
174	The interior Plaza level is nice, but with workout equipment sitting around, it is not laid out well for different events. I love the exterior Plaza level, but wish there was more seating to encourage employees to lunch outside, and have tables with the umbrellas to allow a break from the sun on a very hot day. It would be nice to have an area outside for employees to eat even when it rains. We need an escape from being in our offices all day. It would also be nice to have an on-site gym with a variety of equipment for working out instead of having to travel to the Plaza and hope no one is using the equipment.	6/5/2017 11:49 AM
175	Not used at all	6/5/2017 11:44 AM
176	Surely you can figure out a way to use the building as it was intended. I understand security needs, but the current facilities are completely under-utilized as the public space that they were intended to be.	6/5/2017 11:34 AM
177	Just should be able to access them from inside the building...seldom used as so isolated	6/5/2017 11:16 AM
178	No amenities are needed, since this is essentially a business office.	6/5/2017 11:10 AM
179	Since access is on the south side, courtyard isn't viewed much by public.	6/5/2017 11:07 AM
180	Not easily accessible and they have nothing to offer	6/5/2017 10:58 AM
181	There should be a place outside of the individual departments that is out of the weather to sit and eat lunch or take breaks.	6/5/2017 10:54 AM
182	None of the above are allowed for use except during special events	6/5/2017 10:52 AM
183	No issues with these areas.	6/5/2017 10:16 AM
184	Our city govt is in bad shape. STOP BUILDING until positive leadership is in office. Changes not buildings are needed.	6/5/2017 10:12 AM
185	plaza would be great if useful -	6/5/2017 10:11 AM
186	The plaza courtyard should be dug up and replanted with flowers and trees that bring people out during lunchtime to enjoy. It simply looks dank now!	6/5/2017 10:10 AM
187	It's difficult to use the Plaza due to the security screening and elevators.	6/5/2017 10:10 AM

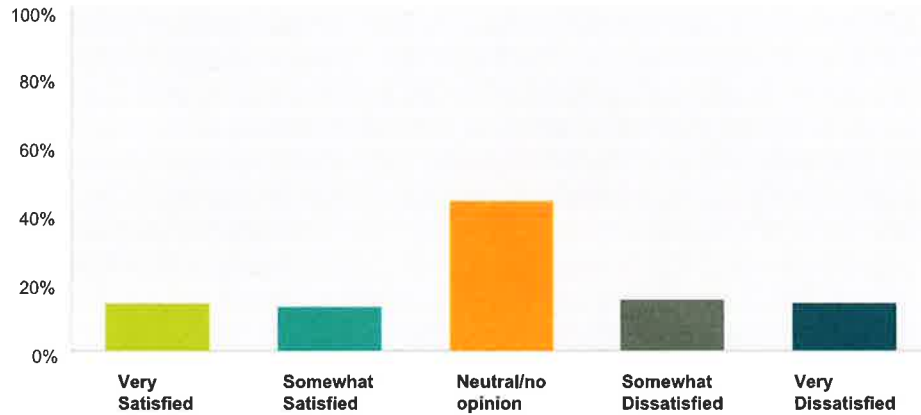
## New Government & Judicial Building Survey

188	Need more public gathering space	6/5/2017 10:10 AM
189	Give that money to Police Officers	6/5/2017 10:06 AM
190	You mean everything I don't have time to see?	6/5/2017 10:04 AM
191	It's too bad the Plaza doors need to stay locked.	6/5/2017 10:03 AM
192	There is no area that is even remotely attractive for public gatherings. It would be nice to have an outdoor area with picnic tables for employees, and also a decent cafeteria. Ideally, a coffee shop and something like a chic-fil-a downstairs would be so nice. Between the employees and the public, I am convinced that it would be profitable.	6/5/2017 10:02 AM
193	THINK IT SHOULD BE MORE IN PUBLIC VIEW, FEELS HIDDEN AND NOT USED AND APPRECIATED LIKE SHOULD BE	6/5/2017 9:57 AM
194	Though the plaza level courtyard is nice, it is not easily accessible from the building. You have to go around the block to get there.	6/5/2017 9:57 AM
195	No one can even use the plaza level anymore - seems to be a waste of space for anything other than retirement parties. Wish Courtyard had more tables to sit at and eat lunch at.	6/5/2017 9:56 AM
196	Rendered useless and non-functional. The building has no open flow to how people move about. The amenities might as well not exist as they are not part of any natural walking patterns.	6/5/2017 9:55 AM
197	The plaza and courtyard are wonderful areas, although due to security reasons, they are not used to their potential.	6/5/2017 9:55 AM
198	sometimes the plaza level is really cold	6/5/2017 9:54 AM
199	Everything is just so outdated	6/5/2017 9:47 AM
200	Antiquated and poorly designed	6/5/2017 9:46 AM
201	maintain it	6/5/2017 9:44 AM
202	Underutilized because of security	6/5/2017 9:43 AM
203	if the public could access the buildings on the main floors, these amenities would see more activity	5/31/2017 3:58 PM

New Government & Judicial Building Survey

**Q12 How satisfied are you with the Government Center's accessibility for citizens with disabilities?**

Answered: 1,503 Skipped: 73



Answer Choices	Responses	Count
Very Satisfied	14.04%	211
Somewhat Satisfied	12.91%	194
Neutral/no opinion	44.18%	664
Somewhat Dissatisfied	15.04%	226
Very Dissatisfied	13.84%	208
<b>Total</b>		<b>1,503</b>

#	Comments	Date
1	Front entrance needs to be reopened	7/6/2017 7:37 PM
2	I don't have a disability, so I do not know.	6/28/2017 10:36 AM
3	I remember there being a lot of steps	6/23/2017 9:23 AM
4	I have not tried to navigare it with a disabled guest, but I can imagine it is not easy.	6/22/2017 8:33 PM
5	Since doesn't apply to me guess I've never noticed.	6/21/2017 1:04 PM
6	The building was not planned with ADA in mind and it shows.	6/21/2017 8:53 AM
7	From parking (has improved some with handicap spaces set aside) to tthe amount of time it takes to get into the building via metal detector.	6/20/2017 12:58 PM
8	I'm on a cane. I can get about.	6/18/2017 4:39 PM
9	Stairs that the disabled can't navigate without help	6/18/2017 11:30 AM
10	Handicap doors do not even work. The other day the sheriff security guard asked a lady in a wheelchair chair if they could walk through the metal detector, seriously?	6/18/2017 4:02 AM
11	none	6/17/2017 2:27 PM
12	I've not used them so have no opinion.	6/17/2017 8:28 AM
13	It would be appreciated if a wheelchair at the entrance for DP so they want stand in line	6/17/2017 4:14 AM
14	Since it doesn't affect me personally, I have not paid much attention.	6/16/2017 5:15 PM

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15	None	6/16/2017 4:07 PM
16	Whatever plan is adopted, the needs of the disabled will need to be incorporated into the basic design.	6/16/2017 4:02 PM
17	It could be improved at the existing point of entry and on a ground level entry	6/16/2017 2:47 PM
18	I was there one time when I broke my ankle, which I know isn't exactly disabled, but it was very easy to get around	6/15/2017 6:35 PM
19	Having been in a wheelchair, I do think there are areas that need to be worked on like sidewalks being smoother.	6/15/2017 6:28 PM
20	Stairs?	6/15/2017 2:01 PM
21	They disabled spots are always full with employees	6/14/2017 9:29 PM
22	I thought it was ADA compliant?	6/14/2017 6:05 PM
23	I don't know	6/14/2017 4:59 PM
24	so, who cares?	6/14/2017 4:23 PM
25	Since I'm not disabled, I've never paid close attention.	6/14/2017 3:19 PM
26	Haven't really needed to explore.	6/14/2017 11:42 AM
27	handicap rail in gov't center is hard to use and sometimes broken.	6/14/2017 9:03 AM
28	N/A	6/13/2017 5:27 PM
29	They can hardly get in anywhere. The doors are narrow & lifts are emotional. Make more ramps.	6/13/2017 4:12 PM
30	Only because employee without a handicap is using a handicap tag to park. They should fine these employee because I have to assist the elderly because they could not find handicap parking.	6/13/2017 3:51 PM
31	I sometimes have to wheel equipment around to get into the building and its rough for me and I'm not handicap. This building is not very handicap friendly.	6/13/2017 3:44 PM
32	It is NOT setup for disabled persons.	6/13/2017 3:41 PM
33	seems okay.	6/13/2017 3:36 PM
34	The parking deck is likely a nightmare for those not able of body, but the elevators mostly function. The restrooms could be a bit more user-friendly.	6/13/2017 12:38 PM
35	The doors are next to impossible to negotiate while using a cane, walker or wheelchair	6/12/2017 11:06 PM
36	Clearly wasn't thought about in design; security has made it far worse.	6/12/2017 7:39 PM
37	Poor parking, access for those with disabilities.	6/12/2017 6:49 PM
38	You have nothing for the visually impaired	6/12/2017 5:06 PM
39	I understand security issues but having people that disabled to take of there belts is a bit much.	6/12/2017 3:29 PM
40	Limited handicap parking	6/12/2017 1:33 PM
41	I don't know from personal experience, but I imagine that it's difficult to navigate for a person with disabilities.	6/12/2017 1:05 PM
42	I will leave this to those that are affected by the issue.	6/12/2017 12:49 PM
43	I'd be concerned if I were disabled or had to move more disabled people in/out.	6/12/2017 11:18 AM
44	i	6/12/2017 10:23 AM
45	I have heard there need to be more accessible restrooms (or updates to them)	6/12/2017 10:12 AM
46	Needs updating	6/12/2017 9:43 AM
47	Needs to be updated	6/12/2017 9:17 AM
48	Not the easiest place for someone who is disabled to visit	6/11/2017 2:31 PM
49	Jury member bathrooms are NOT accessible for those with disabilities.	6/10/2017 2:27 PM
50	Never noted being able bodied I guess	6/10/2017 12:20 PM
51	satisfied	6/10/2017 12:43 AM
52	don't know, I am not disabled	6/9/2017 3:04 PM

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53	Im not disabled so I can not answer with a knowing answer, However it does seem that the ramps and parking are in place for this to be a good thing. In fact, it seems there is more handicap parking than what might be needed at any given time. Often, those spaces are empty.	6/9/2017 9:56 AM
54	not informed enough to say -- that's different from no opinion	6/9/2017 9:00 AM
55	The railing between the entrance doors appears to be cumbersom for folks in a wheelchair.	6/8/2017 1:32 PM
56	never paid attention	6/8/2017 1:19 PM
57	The equipment used for wheel Chairs from the tower to the wings are out dated.	6/8/2017 11:27 AM
58	the building was not designed with any of this in mind	6/8/2017 7:07 AM
59	Handicapped parking too few and too far away.	6/7/2017 4:50 PM
60	Handicap accessibility needs to be brought to code.	6/7/2017 3:57 PM
61	no real access for persons with disabilities.	6/7/2017 3:42 PM
62	Is there any?	6/7/2017 1:18 PM
63	We do not need a new building	6/7/2017 11:27 AM
64	Not acceptable	6/7/2017 10:31 AM
65	When elevators are down it is hard for someone with problems walking it is not possible to complete my business because the elevators are down a lot.	6/7/2017 8:22 AM
66	limited handicapped parking	6/7/2017 7:29 AM
67	Not disable so I haven't paid attention	6/7/2017 7:28 AM
68	If I remember correctly, It wasn't very good.	6/6/2017 9:16 PM
69	Update building and do not destroy building.	6/6/2017 5:44 PM
70	Still fishing. The city did not keep up improving. Decided to develop parking garages and art spaces. Pu	6/6/2017 1:51 PM
71	Except for parking	6/6/2017 1:12 PM
72	I don't have a clue as to disability access at gov. center	6/6/2017 12:37 PM
73	More handicapped parking is needed	6/6/2017 12:11 PM
74	It's not great, certainly alot of room for improvement.	6/6/2017 12:06 PM
75	There is not enough handicap parking in the breezeway for handicap persons.	6/6/2017 11:29 AM
76	I think it is not handicap friendly; long way to get in the entrance and not enough handicap parking close by	6/6/2017 10:43 AM
77	Stairs for days.	6/6/2017 9:50 AM
78	It was not built for accessibility	6/6/2017 9:09 AM
79	Most, if not all of the handicap parking, are used by employees that are "handicap" but still able to get out and walk into the building.	6/6/2017 8:48 AM
80	Insufficient parking places for the handicapped.	6/6/2017 7:03 AM
81	Have never noticed any problems	6/6/2017 1:44 AM
82	If you update the building it would be great.	6/5/2017 10:53 PM
83	I like the handicap parking location close to the entrance on the side.	6/5/2017 10:01 PM
84	lots of stairs and tight corners	6/5/2017 8:54 PM
85	wife has limited mobility and has not experienced any problems at the Govt Ctr	6/5/2017 8:12 PM
86	Stop trying to waste money.	6/5/2017 7:37 PM
87	See my comments above; very dissatisfied	6/5/2017 7:17 PM
88	I see no impediments for people with disabilities.	6/5/2017 6:54 PM
89	I am currently not disabled.	6/5/2017 6:51 PM
90	I would guess that the building and parking are less accessible than ideal for people with disabilities	6/5/2017 6:26 PM

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91	When in my walker during surgery its too steep and scary.	6/5/2017 5:11 PM
92	No easy exit if fire or other emergency.	6/5/2017 5:08 PM
93	note enof room for people with disabilities and people without disabilities to be around each other.	6/5/2017 5:07 PM
94	See comments above	6/5/2017 5:01 PM
95	I think all doors in this building should have a handicap button to automatically open for citizens who have physical disabilities.	6/5/2017 4:59 PM
96	I don't have a disability, so I have no way to form an opinion.	6/5/2017 4:44 PM
97	Don't know for sure, but as the disabilities point person at my job, I'd say it is horrifying for a person in a chair.	6/5/2017 3:57 PM
98	SINCE IT IS AN OLD BUILDING THESE AREAS ARE VERY TIGHT ESPECIALLY WITH THE ELECTRIC WHEELCHAIRS.	6/5/2017 3:52 PM
99	Very hard to find disable parking close to entrance.	6/5/2017 3:41 PM
100	can't imagine trying to get my mom around there in a wheelchair	6/5/2017 3:37 PM
101	N/A	6/5/2017 3:36 PM
102	We are not up to code!!!	6/5/2017 3:32 PM
103	I do not have a disability but I would be very dissatisfied if I did. I wouldn't know how to get inside the building.	6/5/2017 3:32 PM
104	Parking, entrance to center, elevators . Have someone get in a wheelchair and park across the street and be on crutches or just watch the elderly and handicapped try to access the center. Not enough handicap parking and proper parking for a lot of persons with challenges. I know a lot of people that have had to leave without getting business done.	6/5/2017 3:28 PM
105	Prohibitive	6/5/2017 3:22 PM
106	I'm not familiar with the accessibility, but I have a son who uses a wheelchair and am in favor of high levels of accessibility.	6/5/2017 2:08 PM
107	Ground level entrance parking should be for handicapped employees/citizens only.	6/5/2017 1:27 PM
108	There is not enough handicap parking	6/5/2017 12:59 PM
109	This is not a wheelchair friendly facility and the wheelchair lift is not user friendly at all. Doors are not wide and there are too many stairs for those who may have other disabilities (physical and visual)	6/5/2017 12:42 PM
110	I guess this is why the front entrance is not available?	6/5/2017 12:40 PM
111	Not sure I see an issue with this;	6/5/2017 12:29 PM
112	i'm not disabled so i have no experience with it	6/5/2017 12:00 PM
113	I imagine that it is difficult for some citizens who have disabilities to get into the building, considering the tight security check space, I feel like it has the capability of being more easily accessible.	6/5/2017 11:58 AM
114	Improvements have been made, but there is a long way to go. If a person with disabilities needs to travel from the Ground Level to one of the wings, they have to be loaded onto a 'lift' conveyor. A ramp would be easier, but not originally designed with one. Restrooms have the extra large stall, but the 2-door entries with narrow interior paths are easier to come in through than to exit from for a person in a wheelchair.	6/5/2017 11:49 AM
115	Chair lifts, ramps and elevators can solve access issues	6/5/2017 11:34 AM
116	Poor access to Wings.....	6/5/2017 11:25 AM
117	It is too far for handicapped people to get into the building.	6/5/2017 11:00 AM
118	A lift is used on the ground floor	6/5/2017 10:58 AM
119	Parking is a challenge. Entrance is undesirable. Equipment, like elevator, is unreliable.	6/5/2017 10:39 AM
120	For some of the departments you have to go up stairs from the main tower and enter the east or west wing from the garage. Cars coming and going no main walk way.	6/5/2017 10:33 AM
121	Having broken my leg and being confined to a wheel-chair and walker for 3 months, I can tell you there is no easy way for a person with disabilities to maneuver parking and getting in the building. Once inside, navigating the building is fine. Bathrooms are a problem and many of the officers are overcrowded hard to maneuver around desks and other office furniture.	6/5/2017 10:31 AM



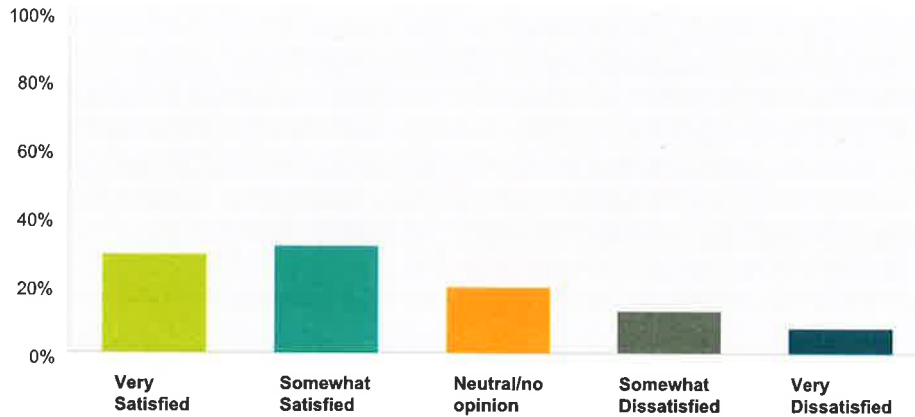
## New Government & Judicial Building Survey

122	Does not apply	6/5/2017 10:16 AM
123	Need more	6/5/2017 10:10 AM
124	Give that money to Police Officers	6/5/2017 10:06 AM
125	The handicap ramp is always broken....	6/5/2017 10:05 AM
126	No ramps. Slow and loud lifts.	6/5/2017 10:04 AM
127	There's only one security entry for everyone.	6/5/2017 10:03 AM
128	One day elevators were broke down in East Wing (one day of many they have been broken down in some area of Government Center. Woman in wheel chair had to be helped down from 2nd floor to ground floor of East Wing.	6/5/2017 10:00 AM
129	WORST THAT I HAVE EVER BEEN AT, THAT COMING FROM A DISABLED PERSON..	6/5/2017 9:57 AM
130	My grandmother had a very difficult time getting around the building when she had to handle business	6/5/2017 9:54 AM
131	I am not disabled or have I had to bring anyone with a disability to the government center	6/5/2017 9:51 AM
132	Stairs to get into the parking garage are frustrating. I know there's a mini elevator for handicapped people, but it's frustrating for transporting carts and supplies.	6/5/2017 9:48 AM
133	it's good that they added more handicapped parking and elevator that tell you what floor you're on	6/5/2017 9:47 AM
134	Many complaints regarding accessibility	6/5/2017 9:46 AM
135	Parking is too far away and the handicap lift from the tower to the wings is often broken	5/31/2017 1:12 PM

New Government & Judicial Building Survey

**Q13 How satisfied are you with your sense of security and safety in the Government Center?**

Answered: 1,510 Skipped: 66



Answer Choices	Responses	
Very Satisfied	29.07%	439
Somewhat Satisfied	31.66%	478
Neutral/no opinion	19.27%	291
Somewhat Dissatisfied	12.65%	191
Very Dissatisfied	7.35%	111
<b>Total</b>		<b>1,510</b>

#	Comments	Date
1	I feel very safe in the building, even with the inmate and trustees there. I trust the Muscogee County Sheriff.	6/28/2017 10:36 AM
2	I don't remember there being security	6/23/2017 9:23 AM
3	It is obviously heavily guarded. However, if a quick exit were required it would not feel safe.	6/22/2017 8:33 PM
4	I never liked seeing unsupervised prisners walking around, riding the elevators. When I worked at the Government Center, an employee got stuck in the elevator with a prisoner. Also, a prisoner escaped from court one day, ran down the stairwell, and was chased into my office! He was apprehended right in front of us. I did not like the city using prisoners to do off jobs around the Government Center.	6/21/2017 6:43 PM
5	Prisoners, politicians, general public, children moving through narrow hallways and small elevators to get to small offices and courtrooms?	6/21/2017 4:06 PM
6	na	6/21/2017 11:15 AM
7	Although the entrance is poorly located and the screening area is cramped, I suppose it does the job.	6/21/2017 8:53 AM
8	none	6/20/2017 3:12 PM
9	What security?	6/20/2017 12:58 PM
10	Secdurity is totally overdone.	6/18/2017 4:39 PM
11	The entrance is the most dangerous area	6/18/2017 11:30 AM
12	I don't think anyone is safe going to the basement to go to court matters. Its just a place to get trapped if some whacko is mad about something the government did to them!	6/17/2017 5:06 PM

## New Government & Judicial Building Survey

13	Not afraid of the humans, but the building itself is questionable.	6/17/2017 2:58 PM
14	Except for riding elevator w/prisoner although guard was present.	6/17/2017 8:28 AM
15	Not enough on outside around the building	6/17/2017 4:14 AM
16	Thinks it goes overboard and there should be a better way.	6/16/2017 10:12 PM
17	Not enough security in sensitive areas	6/16/2017 7:34 PM
18	Having the courts and defendants using the same elevators as citizens seems very unsafe and uncommon compared to other judicial complexes	6/16/2017 6:07 PM
19	poor parking	6/16/2017 4:56 PM
20	None	6/16/2017 4:07 PM
21	The whole area needs to be brought up to post Oklahoma City, and post 9/11 realities.	6/16/2017 4:02 PM
22	Any issues could be with add-ons	6/16/2017 2:47 PM
23	Neither seem to be a priority with city. i go there seldom...avoid if i can. really sluggish and dirty environment.	6/16/2017 12:25 PM
24	Basically very good, but there are no guarantees in this world.	6/15/2017 1:20 PM
25	The security at the Citizens Service Center needs to be improved	6/15/2017 10:43 AM
26	Inmates are just walking around freely	6/14/2017 9:29 PM
27	It feels dark and unsafe.	6/14/2017 6:22 PM
28	plenty of officers walking around well armed would make anyone feel secure.	6/14/2017 6:06 PM
29	I don't know	6/14/2017 4:59 PM
30	? lots of weapons around...	6/14/2017 4:23 PM
31	fire hazard on upper floors	6/14/2017 3:24 PM
32	See earlier comments about unscreened employees.	6/14/2017 11:42 AM
33	Some areas lack proper security. The building could easily be breached at some parking entrances. Security is too relaxed.	6/14/2017 11:41 AM
34	I HAVE NEVER FELT UNSAFE	6/14/2017 11:25 AM
35	front desk positions have no security unless you work in the city attorney, city managers, or mayors office.	6/14/2017 9:03 AM
36	I haven't had a problem.	6/13/2017 5:47 PM
37	N/A	6/13/2017 5:27 PM
38	The lack of sprinkler system is very concerning.	6/13/2017 4:22 PM
39	People make the buzzers sing all the time & get in. A killer could get in easily enough if they were determined. Through the side entrances if they looked the part, knew an employee or got lost & realized that if you get to/through the basement or wing entrances, you're free to roam. Just come through the breezeway when one of the slower moving gentlemen aren't looking...carry a briefcase to look like a lawyer. Or heck! Just run in...By the time they grab at you, you're already in.	6/13/2017 4:12 PM
40	Again, how safe would you feel with retirees guarding you?	6/13/2017 3:51 PM
41	Inmates are not very closely watched. They re monitors are often away doing other things while the inmates are free to roam. Having 4 inmates around me in an elevator with a sidearm on my hip makes me very nervous.	6/13/2017 3:44 PM
42	not user friendly	6/13/2017 2:54 PM
43	Theater of Security is truly the biggest issue this old building has. Creating artificial barriers that keep the public servant apart from the people they intend to serve is not an efficient or effective way to do business.	6/13/2017 12:38 PM
44	See my comment above	6/13/2017 7:42 AM
45	Prison workers make me nervous, especially if my kids happen to be with me	6/13/2017 12:34 AM
46	Cumbersome "security" any serious terrorist could ignore/circumvent without much work thanks to location of checkpoint & RR tracks.	6/12/2017 7:39 PM
47	could be better	6/12/2017 6:49 PM

## New Government & Judicial Building Survey

48	The security consideration seems to take priority over all considerations of usability.	6/12/2017 1:05 PM
49	I believe it is a false sense of security - and firmly believe that if the desire was there to do harm it would be very possible due to human error and layout.	6/12/2017 12:49 PM
50	Hate being above the second floor, Don't know what would happen in case of a fire, Scary!	6/12/2017 11:10 AM
51	never go to the government center, so no opinion	6/12/2017 10:33 AM
52	It could be better	6/12/2017 9:43 AM
53	seems like there's a lot of theater that tests people's sovereignty than actually providing safety.	6/12/2017 9:43 AM
54	Some one please wake up security guard	6/12/2017 9:35 AM
55	I've never really felt endangered while there.	6/12/2017 9:35 AM
56	Great	6/11/2017 2:31 PM
57	satisfied	6/10/2017 12:43 AM
58	Fire Trap!	6/9/2017 2:18 PM
59	The Deputies do a good job in screening the public entering the building.	6/8/2017 1:32 PM
60	ran into an unsupervised prisoner once	6/8/2017 1:19 PM
61	There is no way to really secure this building. Especially in the wings.	6/8/2017 11:27 AM
62	safe as anywhere else	6/8/2017 11:09 AM
63	No fire protection above the ground floor, stairwells not pressurized,	6/8/2017 7:07 AM
64	No one is placed in the commons area at times. Too open not costant	6/7/2017 8:11 PM
65	There are so many places that the public is required to use that are dark, dingy and forbidding. They just aren't welcoming public spaces. Particularly the egress through the parking garage and the security entrance. There is a general threatening feeling about these places that make me feel unsafe. The pervasive presence of prisoners is part of this.	6/7/2017 3:36 PM
66	I get in and out as soon as possible	6/7/2017 1:18 PM
67	We do not need a new building	6/7/2017 11:27 AM
68	As secure as it can be, anyone who really want to do harm, will find a way to do it regardless security.	6/7/2017 10:41 AM
69	Staff is doing best they can with an old building	6/7/2017 10:31 AM
70	prisoners roam the building unguarded	6/7/2017 10:11 AM
71	I would be very concerned if a fire started and I was above the 2nd floor.	6/7/2017 9:00 AM
72	Could folks get out of the building in a fire very quickly?	6/7/2017 12:13 AM
73	I am responsible for my own safety, thank you!!	6/6/2017 9:08 PM
74	I prefer to protect myself rather than rely on others.	6/6/2017 5:53 PM
75	Public use the space during business hours and permit one way in. Parking is away from building.	6/6/2017 1:51 PM
76	i think they are going a little over board 9/11 is over	6/6/2017 12:21 PM
77	Inmates allowed to use internal stairways unaccompanied.	6/6/2017 11:59 AM
78	Basement entry is a bottleneck and really ugly	6/6/2017 11:55 AM
79	As stated above- I have absolutely no issue with the Sherrif Department- they do a fine job. My issue is with the rest of the employees in this place who have no concern for protocol.	6/6/2017 11:29 AM
80	The elevators are slow and dangerous and too few for the need. The stairwells are narrow and dangerous and the height of the building makes it a near deathtrap if a fire or other emergency were to occur. The presence of the prisoners in close proximity to the public is disconcerting at best and a catastrophe waiting to happen at worst.	6/6/2017 11:01 AM
81	Columbus is overrun with crime thanks to that skank tomlinson.	6/6/2017 9:50 AM
82	Security and Sheriff Deputies always seem to respond quickly if there happens to be a disturbance that seems unsafe.	6/6/2017 9:44 AM
83	Law enforcement admits it is not safe	6/6/2017 9:09 AM

## New Government & Judicial Building Survey

84	The security force has rendered the building and grounds a non-public space.	6/6/2017 8:53 AM
85	This brings me back to the statement about the other entry ways being closed off. There's a lot of vacant and unoccupied areas and the solidarity is a little uneasy when alone.	6/6/2017 8:20 AM
86	How fire safe is the building?	6/5/2017 10:46 PM
87	Very professional and helpful	6/5/2017 10:01 PM
88	Great wok by the sheriffs office but the design of the building is extremely unsafe.	6/5/2017 9:27 PM
89	I've never felt in fear of my life	6/5/2017 8:54 PM
90	But I am not satisfied out of it either	6/5/2017 8:51 PM
91	Completely dissatisfied with the waste of security to enter the building ... rediculous ... Atlanta Airport easier!	6/5/2017 8:12 PM
92	Riding in elevators with inmates...	6/5/2017 7:55 PM
93	To much law enforcement. I now fear for my life.	6/5/2017 7:37 PM
94	The current highrise Govt. Center is an inviting target for any crackpot with a small airplane who wants to fly into it.	6/5/2017 6:54 PM
95	as previously stated, did not feel properly screened as a juror; I would like for people participating in the judicial process, as jurors and as others, to be screened	6/5/2017 6:26 PM
96	Prisoners should be in jail not used as janitors	6/5/2017 6:20 PM
97	Security and safety are different. I feel secure from harm by another person, but I don't feel safe in the building itself due to the structure and lack of protection in the event of fire or other casualty.	6/5/2017 6:15 PM
98	The Sheriff's office do their best in keeping the building and the people safe.	6/5/2017 6:08 PM
99	The building is to tall	6/5/2017 5:24 PM
100	Underground entrance is scary and criminals walking around freely.	6/5/2017 5:11 PM
101	Sheriff's Department does the best with what they were given, a building that is impossible to secure.	6/5/2017 5:08 PM
102	n	6/5/2017 5:07 PM
103	Too much,.	6/5/2017 5:06 PM
104	It is virtually impossible to secure	6/5/2017 4:38 PM
105	I am concerned about some of the deputies health.	6/5/2017 4:29 PM
106	Looks like it would cave in easily. Scary.	6/5/2017 3:57 PM
107	not sure how safe that building is....	6/5/2017 3:37 PM
108	N/A	6/5/2017 3:36 PM
109	There seem to be some ways around security.	6/5/2017 3:32 PM
110	There is none in the garage when going to another building to get business done. I don't want my parents	6/5/2017 3:28 PM
111	Overwhelming numbers and inadequate staff	6/5/2017 3:22 PM
112	We don't know how expedient security is until there is a problem.	6/5/2017 2:49 PM
113	Parking is allowed against the building - who knows what can happen. Inability to escape above a certain floor. I do not feel safe at all.	6/5/2017 2:39 PM
114	fire hazard	6/5/2017 2:19 PM
115	Managed well but outdated design	6/5/2017 2:10 PM
116	Jurors are not metal detected. God forbid a fire!	6/5/2017 12:46 PM
117	There should be more control over the stairwells. Unless you have access with an employee badge, the only door accessible to go out of the stairwell should be the ground or exit floor.	6/5/2017 12:42 PM
118	Inside the facility is fine, outside where employees park and where foot traffic hangs near entrance isn't very safe.	6/5/2017 12:38 PM
119	again, age of security is questionable to how "safe" i am.	6/5/2017 12:29 PM
120	The Sheriff's Office does a good job with what they can.	6/5/2017 12:11 PM

## New Government & Judicial Building Survey

121	The government center is not safe just because a few Sheriffs Deputies are checking bags. Security there is a joke and law enforcement can not truly protect people. Allow people to legally carry there weapons inside the building as Georgia State law allows, except the courts for obvious reasons. Do some real research and try not to let your liberal political views influence your decisions,	6/5/2017 12:08 PM
122	There have been instances where people run from the deputies and DISAPPEAR in the building, to the point every door has to be checked. (It has happened once this year already). This building needs better security measures. most most of the time, 6 of the 7 Superior Court Judges are in the building, with State Court and Probate Court judges. Security needs to be tighter for the DA's office as well. I do not work in the DA's office, but every person in that office should have priority in secured parking below the building for SAFETY reasons. They are prosecuting the worst people in the city and have to walk 2 blocks to their cars after work. They are in the paper. They are easily recognizable. They should not have to risk injury by leaving work to walk to their cars. This would take away some parking from people who do not come in contact with the general public every day, but that is how it should be. parking is for SAFETY. not convenience.	6/5/2017 12:04 PM
123	Security seems heavy only in the one checkpoint. There is no security into the other parts of the building aside from a deputy in the middle of a large parking deck's entrance and exit. Why so tight in that one little spot? I feel that if someone wanted to cause harm or some sort of trouble, they would avoid that one little spot, and attempt access at one of the many non-secure parts of the building. How many "attempts" have been stopped since security and public access were changed?	6/5/2017 11:58 AM
124	Many improvements have been made over the last few years that make me feel safer about some type of terrorist getting in and planting a bomb, but I worry that if a fire breaks out, will I die because there are no sprinklers, trucks can't reach me/windows don't open, or smoke filling up the stairwells, etc.? A natural disaster (such as a tornado) could also result in death, but at least there is a vault on my floor that we enter for safety.	6/5/2017 11:49 AM
125	Could be a "towering inferno".	6/5/2017 11:40 AM
126	Too many vulnerable spots	6/5/2017 11:35 AM
127	I feel less safe walking into the "basement" of the building that if I were to be able to access the building from the public courtyard	6/5/2017 11:34 AM
128	Sheriff and Marshall's office are located in the building	6/5/2017 11:25 AM
129	never felt unsafe at the Center, including before 9/11	6/5/2017 11:16 AM
130	Scared to see what would happen if there were a fire. Where are the sprinklers? And not many exits.	6/5/2017 10:50 AM
131	Fort Benning is close if there is and issue.	6/5/2017 10:45 AM
132	PARKING GARAGE IS OPEN WITHOUT ANY SECURITY	6/5/2017 10:33 AM
133	The security that the Sheriff's Office provides is great. It's a hard building for them to secure and they do the absolute best they can with what they have to work with. There are no sally ports, inmates have to be walked through public hallways on some floors. They do a fantastic job of maintaining control and security, but it would be so much easier if the building had been built with security in mind. The building itself is not safe from hazards like fire, flooding (our offices have flooded 3 times due to rain), etc.	6/5/2017 10:31 AM
134	The lack of fire safety mechanisms (sprinklers, etc.) reduces my sense of security.	6/5/2017 10:16 AM
135	Our Sherriff's office couldn't find their ass with both hands. Their disrespectful to citizens and professionals alike. The city needs to isolate their security involvement to the court rooms and hire professional LEO's to facilitate the general public into and out of the building.	6/5/2017 10:10 AM
136	Need more; this does not necessarily mean need more people security; use more technology	6/5/2017 10:10 AM
137	Give that money to Police Officers	6/5/2017 10:06 AM
138	I honestly don't know enough about it to have an opinion.	6/5/2017 10:02 AM
139	IF ITS GONNA HAPPEN ITS GONNA HAPPEN YOU CANT STOP IT, ONLY SLOW DOWN OR CAUSE DELAY	6/5/2017 9:57 AM
140	Again, I know that MCSO is doing all they can do but employees don't take these items as seriously and there are people let in employee doors more than you would believe. Also, all of the keys are so old, I belive a lot of ex-employees could still access sensitive areas.	6/5/2017 9:55 AM
141	the security, itself, is excellent.	6/5/2017 9:54 AM
142	There should be more security monitors for employees to see who is coming in and out of their offices	6/5/2017 9:54 AM
143	this building is very old and out dated	6/5/2017 9:54 AM
144	Outdated design leads to extreme security concerns	6/5/2017 9:46 AM

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145

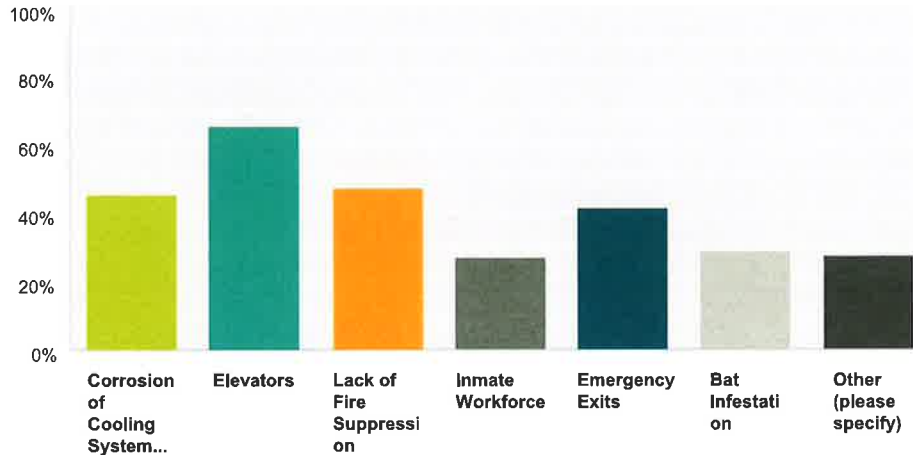
the facility is too close to city streets and has too many entrances / exits

5/31/2017 1:12 PM

New Government & Judicial Building Survey

**Q14 Which of the following concern(s) you about the Government Center? (Select all that apply)**

Answered: 1,396 Skipped: 180



Answer Choices	Responses	
Corrosion of Cooling System Pipes	45.34%	633
Elevators	65.62%	916
Lack of Fire Suppression	47.28%	660
Inmate Workforce	27.01%	377
Emergency Exits	41.26%	576
Bat Infestation	29.15%	407
Other (please specify)	27.72%	387
<b>Total Respondents: 1,396</b>		

#	Other (please specify)	Date
1	come on, every building needs maintenance, you cant just keep building something new every 20 years.	7/7/2017 6:16 AM
2	overpaid employees with elitest attitudes. All these problems could have been fixed over the years. Instead, employees in higher levels decided to give themselves pay raises instead of using those funds for repairs.	7/6/2017 10:39 PM
3	NOTHING. IT LOOKS FINE TO ME. NO NEED FOR ANOTHER ONE I CAN TELL YOU THAT!	7/6/2017 7:37 PM
4	No concerns	7/5/2017 7:27 AM
5	Mostly the building is just embarrassing.	6/28/2017 10:36 AM
6	If listed above there must be a problem..	6/27/2017 10:45 PM
7	None	6/27/2017 1:53 PM
8	don't have knowledge	6/27/2017 1:42 PM
9	Staircase	6/23/2017 2:08 PM
10	Inmate workforce isn't a big deal as long as there is security	6/23/2017 9:23 AM



## New Government & Judicial Building Survey

11	All of the above, if they are indeed problems. I was not aware of the inmate workforce, but I would feel extremely uncomfortable working there among them or if I had to be in court there for an extended period of time.	6/22/2017 8:33 PM
12	Walking through poorly lighted parking garage to other wings.	6/22/2017 2:48 PM
13	Not sure as a citizen I'm not sure I would be aware these issues	6/22/2017 7:50 AM
14	The fact that the old courthouse was torn down and not even the facade was saved!	6/21/2017 2:56 PM
15	Not aware of issues	6/21/2017 1:04 PM
16	climate control, ugly window tinting,prisoner presence,no fire escapes nor sprinklers	6/21/2017 12:32 PM
17	Bat infestation?	6/21/2017 11:17 AM
18	Courtrooms	6/21/2017 11:10 AM
19	Demolition	6/21/2017 9:38 AM
20	Up keep money	6/21/2017 9:33 AM
21	eyesore	6/21/2017 9:19 AM
22	overall very bad design and construction	6/21/2017 8:15 AM
23	All of the above can be repaired at reasonable cost if the mayor "wants" it repaired.	6/20/2017 9:40 PM
24	na	6/20/2017 6:52 PM
25	NA	6/20/2017 6:46 PM
26	lack of common sense in running the facility, move all functions from the tower except sheriffs office and courts, all other functions can be handled in the annexes, now that the citizens services center is in place	6/20/2017 4:14 PM
27	none	6/20/2017 3:12 PM
28	Entrance to building.	6/20/2017 2:35 PM
29	nonr	6/20/2017 12:22 PM
30	parking	6/20/2017 11:43 AM
31	I don't see any issues	6/20/2017 10:38 AM
32	none	6/19/2017 3:48 PM
33	none	6/19/2017 12:37 PM
34	No concerns	6/18/2017 7:58 PM
35	If these items are "broke," fix them. All of the above complaints are fixable for a lot less than it will cost taxpayers to replace the building.	6/18/2017 4:39 PM
36	Just needs upgrades and renovation	6/18/2017 9:20 AM
37	Safety of a building falling apart	6/18/2017 4:02 AM
38	N/a	6/17/2017 10:58 PM
39	It's not inviting at all. The front of the building with the fountain and courtyard is pretty and welcoming. But everyone has to enter through the back underground security entrance, which is dark creepy and dank. I believe that entrance is actually for cargo drop off, very warehouse-ish, no open lobby, no front desk, not at all inviting to visitors who aren't there on a frequent basis. Not a good impression of the city.	6/17/2017 8:37 PM
40	Why are ya'll even asking about the fire suppression and emergency exits?!!!! That is a fix immediently thing!!!! Why are you wasting time and risking lives???!!!!!	6/17/2017 5:06 PM
41	Restrooms	6/17/2017 2:58 PM
42	Assign inmates other workforce washing city vehicles	6/17/2017 4:14 AM
43	Temperature control	6/16/2017 7:34 PM
44	Wow. How did these things get so out of hand?	6/16/2017 5:50 PM
45	None	6/16/2017 4:07 PM
46	The lack of protection from a determined terrorist; i.e. there are no blast walls or zones.	6/16/2017 4:02 PM

## New Government & Judicial Building Survey

47	I am not aware of those issues listed above, However, with a 46 year old building updates would surely be necessary. I would get rid of the Bats.....	6/16/2017 3:40 PM
48	I have no concerns at this time, all seems well.	6/16/2017 3:28 PM
49	none	6/16/2017 2:52 PM
50	You guys are idiots! all of these are concerns. But it does not take new buildings to fix them. Get off your lazy a\$\$es and implement maintenance programs. spend the money on that versus the other crap you invested in.	6/16/2017 2:47 PM
51	The building is outdated for the uses being performed within it	6/16/2017 1:45 PM
52	Taxes and costs to running current inefficient building and the expected bond issues that will follow this survey...i do not want my taxes to go up...city and county officials are not capable of efficient planning, development and budget oversight management. As evidence e.g. municipal pool issues, citizens center inability to secure the building by design...not to mention the school district corruption.	6/16/2017 12:25 PM
53	none	6/16/2017 11:09 AM
54	sprinkler system	6/16/2017 8:10 AM
55	Satisfied. This is an Iconic / Historic Building that represents Columbus	6/15/2017 8:18 PM
56	n/a	6/15/2017 2:29 PM
57	I'm not terribly concerned with the security aspects of an inmate workforce, I'm concerned with the ethics and optics of the practice. Having inmates working in a building largely inhabited with law enforcement officers that is also open to the public gives us the image of a boy's club of servitude. White officers casually working about with inmates ("the good ones") quietly abiding. Doesn't look good in any city, particularly one founded on cotton.	6/15/2017 2:01 PM
58	cleaningof computers and key boards	6/15/2017 1:38 PM
59	In a real modern day emergency, it would be hard to evaucate the building due to signage and again, narrows hallways. People and equipment are in fact larger overall.	6/15/2017 1:20 PM
60	Building is old and needs either a complete remodel or demo.	6/15/2017 1:14 PM
61	Very Satisfied	6/15/2017 10:45 AM
62	No issues, since every experience I have had at the center have been great.	6/15/2017 9:22 AM
63	Honestly, it could be worse...	6/15/2017 8:37 AM
64	Seating in court room and jurors uncomfortable	6/15/2017 1:08 AM
65	There isn't a VIP lounge on the top floor.	6/14/2017 11:47 PM
66	The cost	6/14/2017 7:40 PM
67	bat infestation? really? elevators are aggravating, don't know about adquate fire suppression eqpt., often uncomfortable with trusty workers, maybe relocating some of the offices into empty work space elsewhere around town to ease parking problems, and make different dept. more accessible?	6/14/2017 6:06 PM
68	None of these seem to be a real concern - updated maintenance will handle those issues. Inmates working in the GC?	6/14/2017 6:05 PM
69	the entrance is very unappealing and forboding	6/14/2017 4:55 PM
70	specify - how would we POSSIBLY know about most of these??	6/14/2017 4:23 PM
71	Have not seen the building	6/14/2017 4:02 PM
72	I'm not knowledgeable regarding issues, but it's a dated building.	6/14/2017 3:19 PM
73	none	6/14/2017 2:44 PM
74	The grounds stink, garbage dumpsters are filthy. The maintenance of the buildings "cosmetics" look like ghetto & feel unclean.	6/14/2017 2:00 PM
75	My only concern is that it does NOT need to be replaced. My house is over 50 years old. When something needs to be repaired, I get it repaired. Same thing should apply to public buildings.	6/14/2017 1:48 PM
76	None	6/14/2017 1:47 PM
77	None	6/14/2017 12:51 PM
78	Needs normal maintenance just like your home needs.	6/14/2017 11:57 AM

## New Government & Judicial Building Survey

79	N/A	6/14/2017 11:56 AM
80	The inmates are given too much leniency and are not properly monitored.	6/14/2017 11:41 AM
81	Yall need to do a better job of maintance on the entire bldg	6/14/2017 11:29 AM
82	If Trustees are going to work in Government Center, then they should be provided clean and presentable uniforms when doing so.	6/14/2017 9:03 AM
83	HVAC	6/14/2017 8:18 AM
84	replacing it	6/13/2017 7:39 PM
85	Bathroom maintenance could be better. They're often dirty, or there may not be enough soap or towels.	6/13/2017 5:47 PM
86	N/A	6/13/2017 5:27 PM
87	Black dust collects on my desk. I'm not sure what I'm breathing in on a daily basis. The upper floors have been known for floods which probably have created a mold problem.	6/13/2017 5:14 PM
88	None	6/13/2017 5:14 PM
89	How safe is the Government Center	6/13/2017 4:55 PM
90	Lack of temperature control	6/13/2017 4:22 PM
91	Corrosion of Cooling System Pipes? How is it always ice cold in here?	6/13/2017 4:20 PM
92	parking is a nightmare, bathrooms are terrible	6/13/2017 4:17 PM
93	I am allergic to bats. Knowing they're here makes me feel unsafe & bewildered. People don't understand that an elevator going down also goes BACK UP SO JUST GET IN. I want working sprinklers. Make the inmates detail employee cars & get yall some money.	6/13/2017 4:12 PM
94	Why are you leading the Citizens with questions they should have no knowledge of? Why would any citizen have knowledge of bat infestation? Really???	6/13/2017 3:51 PM
95	Heating and Air control sucks. Half the time in the summer we have to use heaters cause thermostats are so low its freezing and its the opposite in the winter.	6/13/2017 3:44 PM
96	Parking	6/13/2017 3:36 PM
97	An apparent desire to replace the Government Center, when it should be refurbished. This city has no funds to replace the building. There are greater needs throughout our city and local government than another Government Center!	6/13/2017 3:29 PM
98	staff not user friendly	6/13/2017 2:54 PM
99	nothing really concerns me. all seems to be ok	6/13/2017 2:26 PM
100	no concerns, it's an office building	6/13/2017 1:08 PM
101	Prison-like environment, lack of courtyard chickens. I have a problem with the inmate workforce only in the sense that having such a workforce only builds the case for and feeds the prison-industrial complex present in Muscogee County. Personally, I think the bat infestation was a good thing as it led to the creation of the Plaza-level training room, which is criminally underused.	6/13/2017 12:38 PM
102	n/a	6/13/2017 11:49 AM
103	Nothing	6/13/2017 10:41 AM
104	General condition.	6/13/2017 8:28 AM
105	The place is fine!	6/13/2017 7:42 AM
106	Access	6/13/2017 2:23 AM
107	It doesn't feel like it fits the needs of its departments. Building feels solid, but not well outfitted to suit today's needs.	6/12/2017 11:06 PM
108	Everything. It needs to go!	6/12/2017 10:10 PM
109	Do repairs.	6/12/2017 8:46 PM
110	It is an eyesore inside and out.	6/12/2017 7:41 PM
111	Really lousy parking & access.	6/12/2017 7:39 PM
112	conditions of the restrooms, add other food venders	6/12/2017 6:49 PM

## New Government & Judicial Building Survey

113	the way the government workerd treat you and talk to the people is awful.	6/12/2017 4:55 PM
114	None, it is fine	6/12/2017 4:41 PM
115	They are not porperly supervised.	6/12/2017 4:33 PM
116	Aging Infrastructure	6/12/2017 4:10 PM
117	n/a	6/12/2017 4:08 PM
118	concealed carry on property	6/12/2017 2:20 PM
119	Old non functioning ugly building	6/12/2017 2:19 PM
120	None	6/12/2017 2:17 PM
121	not sure dont go there enough to kow existing problems	6/12/2017 1:56 PM
122	The building is just fine.	6/12/2017 1:38 PM
123	Building in non Central location.	6/12/2017 1:33 PM
124	Financially - there is too much open space not being utilized which further causes concerns of operational expenses.	6/12/2017 12:49 PM
125	Building blocks cell phone signals	6/12/2017 12:37 PM
126	That the City is going to do something stupid and spend public money for a wealth draining, non wealth/income producing public building rather than offer the prime real estate to a Fortune 400 Company free of charge if they will relocate to Columbus.	6/12/2017 11:26 AM
127	???	6/12/2017 11:11 AM
128	Not public friendly	6/12/2017 10:28 AM
129	i	6/12/2017 10:23 AM
130	The old building is not representative of our thriving and growing city	6/12/2017 10:09 AM
131	Sure to cost us money to fix	6/12/2017 9:55 AM
132	that it will remain an unimaginative, energy-sucking, and stale working environment for our city services. Yeah it needs MAJOR renovations, but it truly needs assistance in re-energizing the whole complex, so employees and visitors are INSPIRED when they arrive, work, and leave...	6/12/2017 9:43 AM
133	Poor design all around	6/12/2017 9:35 AM
134	The amount of time it takes to get something done there	6/12/2017 9:35 AM
135	Air ducts need cleaning.	6/12/2017 8:33 AM
136	lack of parking / only 2 hour parking in parking spaces	6/12/2017 12:52 AM
137	NA	6/11/2017 5:22 PM
138	never been there	6/11/2017 4:43 PM
139	Seems like there should have some preventive maintenance being done	6/11/2017 2:31 PM
140	i dont know what to say	6/11/2017 2:05 PM
141	I dont know because I rarely go there	6/11/2017 7:35 AM
142	The inmate workforce does not bother me. Every inmate I've came in contact with was polite and quiet.	6/10/2017 1:19 PM
143	No comment	6/10/2017 12:20 PM
144	N/A	6/10/2017 10:47 AM
145	none	6/10/2017 12:43 AM
146	rats or bats in wall/check 9th floor	6/9/2017 3:08 PM
147	I am satisfied but don't know about items out of sight	6/9/2017 3:04 PM
148	no complaints	6/9/2017 1:23 PM
149	The building is old and outdated and needs to be replaced.	6/9/2017 11:44 AM
150	the Government Center is still in good shape, at least it doesn't flood everytime it rains like the Public Safety Building.	6/9/2017 9:21 AM

## New Government & Judicial Building Survey

151	expense of operation v upgrade v replacement; examples are window dressing	6/9/2017 9:00 AM
152	Too many lawyers	6/9/2017 8:51 AM
153	God forbid an aircraft hits the Government Center or a determined person(s) enters with armed criminal intent. But the ingress and egress routes are limited for the public to exit and first responders to enter.	6/8/2017 1:32 PM
154	All of these items need to be updated and addressed	6/8/2017 12:01 PM
155	I have no problems with the current Gov. Center, it just needs to be remodeled. The city does not need a new Gov. Center in my opinion.	6/8/2017 11:28 AM
156	Mold/Mildew	6/8/2017 11:27 AM
157	I don't know anything other than what I am hearing in news reports and CCGTV	6/8/2017 9:45 AM
158	The government center is a great place to visit and work	6/8/2017 9:10 AM
159	General Appearance	6/7/2017 10:44 PM
160	i have no concern	6/7/2017 9:53 PM
161	Yalls electrical work. Y'all need to hire Columbus power	6/7/2017 9:11 PM
162	Spending tax dollars to develop a new building	6/7/2017 5:13 PM
163	no opinion	6/7/2017 4:55 PM
164	general condition is deplorable	6/7/2017 4:50 PM
165	None	6/7/2017 4:24 PM
166	Spending tax payer dollars to build shiny new buildings for government employee benefits	6/7/2017 4:24 PM
167	It is unsafe, unfriendly. The greater concern for me is that it is a worn out building that does not reflect the character of Columbus and that it is an embarrassing representation of a city with grand aspirations.	6/7/2017 3:36 PM
168	Technology (lack of current technology)	6/7/2017 3:35 PM
169	I'm mor e concerned with the rudeness of some of the government center employees. Their rudeness is the reason I avoid the government center.	6/7/2017 3:21 PM
170	No concerns	6/7/2017 2:33 PM
171	Lack of maintenance and deferred maintenance.	6/7/2017 1:45 PM
172	We do not need a new building	6/7/2017 11:27 AM
173	None	6/7/2017 11:08 AM
174	Not easy to navigate.	6/7/2017 10:47 AM
175	Nothing concerns me.	6/7/2017 10:46 AM
176	Bats, really?	6/7/2017 10:41 AM
177	none of the above...	6/7/2017 9:55 AM
178	The cost of a new center	6/7/2017 8:58 AM
179	Harmful building materials..	6/7/2017 8:56 AM
180	none	6/7/2017 8:10 AM
181	general condition	6/7/2017 7:29 AM
182	none	6/7/2017 7:19 AM
183	Eyesore	6/7/2017 6:35 AM
184	Takes too long for the elevators to come	6/7/2017 5:40 AM
185	That's what we got just 30 years ago.	6/6/2017 10:36 PM
186	All of the above	6/6/2017 10:19 PM
187	Handcap Accessibility	6/6/2017 10:14 PM
188	Entrance security check point.	6/6/2017 9:46 PM

## New Government & Judicial Building Survey

189	Plain and simple it's not a safe building to be in,	6/6/2017 9:16 PM
190	Hadn't thought about any of these	6/6/2017 9:10 PM
191	It is always freezing in there....elevators take forever	6/6/2017 8:55 PM
192	Stairwells have cracks in some places. Is that safe?	6/6/2017 7:58 PM
193	Entry into security area is unsafe and accessing other tower is inconvenient.	6/6/2017 7:20 PM
194	cost of replacement vs. repair	6/6/2017 6:10 PM
195	MAINTENANCE.	6/6/2017 5:53 PM
196	Poor use of building.	6/6/2017 5:44 PM
197	if all of these are an issue, then I am concerned with them all!	6/6/2017 4:23 PM
198	I have no comments	6/6/2017 4:18 PM
199	AGE OF FACILITY AND IT NOT BEING CLEAN	6/6/2017 3:53 PM
200	Homeless people asking for money outside	6/6/2017 3:43 PM
201	Infested with politicians, need the bats	6/6/2017 3:06 PM
202	If the above list represents the type of issues present at the Government Center, I am concerned with the full list.	6/6/2017 3:06 PM
203	The building is ugly.	6/6/2017 2:21 PM
204	SEWAGE LEAK	6/6/2017 2:17 PM
205	Nothing	6/6/2017 1:53 PM
206	Ongoing maintenance strategy. Look at TSYS headquarters complex. It's getting close to 20 years old, and maintained as new.	6/6/2017 1:51 PM
207	Parking, aesthetics	6/6/2017 1:28 PM
208	What?! This place has no issues. Stop trying to spend our money	6/6/2017 1:22 PM
209	none	6/6/2017 1:04 PM
210	People in this community need jobs. Doing some remodeling should help improve some the concerns.	6/6/2017 12:51 PM
211	The place is UGLY. Tear it down and make a public green space.	6/6/2017 12:37 PM
212	security is a problem for the EMPLOYEES	6/6/2017 12:21 PM
213	overall maintenance	6/6/2017 11:55 AM
214	Bathrooms.	6/6/2017 11:29 AM
215	Inconvenience associated with having so many governmental purposes in one building. Administrative functions of the government should not be in the same building as sheriff and courts.	6/6/2017 11:01 AM
216	It is a deathtrap	6/6/2017 10:43 AM
217	Note... bats are easy to eradicate	6/6/2017 10:41 AM
218	YAL HAVE BATS?!?!? lol. Damn yal sorry,	6/6/2017 9:50 AM
219	the building is lawsuit waiting to happen	6/6/2017 9:37 AM
220	Security personnel are old and bitter	6/6/2017 9:20 AM
221	the parking	6/6/2017 9:17 AM
222	Nearly impossible to get elevators, especially during peak times	6/6/2017 9:09 AM
223	I like bats.	6/6/2017 9:04 AM
224	Cleanliness of Restroom Facilities, Mold	6/6/2017 8:54 AM
225	Elevators in tower are fine. Wing elevators are still the original technology are working on borrowed time.	6/6/2017 8:48 AM
226	The fact that the city is thinking about tearing it down instead of fixing the problems.	6/6/2017 8:20 AM
227	Fix the damn building	6/6/2017 8:07 AM

## New Government & Judicial Building Survey

228	Unfair question. You assume I have concerns. J	6/6/2017 5:55 AM
229	Lack of proper maintenance and failure to maintain over the past few years.	6/6/2017 5:50 AM
230	Disabled access	6/6/2017 4:13 AM
231	Lack of use of plaza, courtyard etc.	6/6/2017 4:10 AM
232	Poor construction from the beginning - cheap job!	6/6/2017 3:25 AM
233	Na	6/6/2017 2:54 AM
234	So many doors that cannot be used. Seems there should be some sort of pre-screening for frequent users to allow them to use entrances and exits that are not being used now.	6/6/2017 1:51 AM
235	The building is old the air conditioning system has failed an by the looks of things from the mobile unit that been parked there for ever it need to be torned down i wish i was the one renting the city the mobile air unit lol just a little humor for real we need a up to date facility	6/6/2017 1:18 AM
236	Entering through basement is unattractive and security is annoying	6/6/2017 1:13 AM
237	You are looking for another way to feed your ego	6/6/2017 1:00 AM
238	None	6/6/2017 12:55 AM
239	Just need a fresh, more morden look. Creepy with inmates working.	6/5/2017 10:53 PM
240	None	6/5/2017 10:49 PM
241	none	6/5/2017 10:37 PM
242	None	6/5/2017 10:34 PM
243	Nothing	6/5/2017 10:29 PM
244	None at this time	6/5/2017 10:01 PM
245	It's the ugliest building I've ever seen	6/5/2017 9:53 PM
246	The current mayor being employed there	6/5/2017 9:46 PM
247	Parking	6/5/2017 9:34 PM
248	Very old and embarrassing for the city government	6/5/2017 9:27 PM
249	I am concerned about this very slanted, leading question.	6/5/2017 9:16 PM
250	Did not know about the bad pipes and the bat infestation. Thanks	6/5/2017 8:54 PM
251	That the city has neglected the upkeep and maintenance of the property especially for the last seven years.	6/5/2017 8:39 PM
252	None	6/5/2017 8:19 PM
253	How are the utility bills? Build before that mattered	6/5/2017 8:15 PM
254	I think the all selections above could be fixed	6/5/2017 8:14 PM
255	No safe access during incimate weather and cessation of use of the on premises parking garages so heavily invested in.	6/5/2017 8:12 PM
256	Not proud to say it's my city center	6/5/2017 8:07 PM
257	Terrible, degrading public entrance	6/5/2017 7:55 PM
258	Stop using inmates as slaves.	6/5/2017 7:37 PM
259	You have in mates walking around, and security check point but no way to stop people just walking in to the parking deck and going g up the elevators, you also prohibit legal ccw holders from carrying which is against the the bill of rights	6/5/2017 7:33 PM
260	Entering through loading area instead of front door	6/5/2017 7:31 PM
261	N/O	6/5/2017 7:24 PM
262	Lack of cleanliness in the restrooms	6/5/2017 7:17 PM
263	Bat investion? Gross.	6/5/2017 7:07 PM
264	Bad entrance and wasted space	6/5/2017 7:04 PM

## New Government & Judicial Building Survey

265	Building is generally in very poor condition.	6/5/2017 7:04 PM
266	I am not personally aware of the above issues; if those are all issues at the building (known to others in the city) then I would select all except inmate workforce	6/5/2017 6:26 PM
267	Hot water pipes should simply be turned off and cold water only supplied to bathrooms, if hot water is a must use per floor or in bathroom water heaters	6/5/2017 6:20 PM
268	Raising property taxes on folks who can't afford to pay anymore.	6/5/2017 6:19 PM
269	None that I know of	6/5/2017 6:11 PM
270	I am not familiar with the the engineering of the building. However, every time I visit the building center I see inmate workforce working in the building. We should never allow any inmates to work in this environment. There are safety and security considerations. Inmates working outside is OK.	6/5/2017 6:08 PM
271	hire the right people to fix cooling and bat problem.	6/5/2017 5:59 PM
272	Restrooms	6/5/2017 5:56 PM
273	I guess I'm not in there enough to notice any serious concerns such as corrosion and infestations.	6/5/2017 5:49 PM
274	Navigation	6/5/2017 5:26 PM
275	Accessibility and parking challenges	6/5/2017 5:18 PM
276	The fact that the city needs to be spending money on more important issues than new offices for a dysfunctional government.	6/5/2017 5:15 PM
277	None	6/5/2017 5:11 PM
278	The building is a fire trap. Have been on the 11th floor when an emergency occurred (tear gas set off years ago), and it was dangerous to vacate because we could not use the elevators. A fire will lead to many deaths.	6/5/2017 5:08 PM
279	everything in the list and more	6/5/2017 5:07 PM
280	The only concern I have is that it will be made an excuse to dump tons of more tax money into another building.	6/5/2017 5:06 PM
281	Architecturally its an eyesore.	6/5/2017 4:45 PM
282	Mold and poor security design	6/5/2017 4:38 PM
283	Ugly	6/5/2017 4:31 PM
284	Mold, ventilation	6/5/2017 4:29 PM
285	If these problems had been taken care of as they were happening there would be no need for this survey	6/5/2017 4:06 PM
286	The security process takes forever to get through!	6/5/2017 3:53 PM
287	Finding officies a bit better	6/5/2017 3:45 PM
288	Didn't know about the bats! I like bats, but I imagine they are not beneficial in the building.	6/5/2017 3:43 PM
289	Just based on what I have read.	6/5/2017 3:43 PM
290	None	6/5/2017 3:40 PM
291	well, now that you've added to the list, I have more concerns than I knew about!	6/5/2017 3:37 PM
292	I am not aware of the problems with the Government Center. I've heard gossip about it but I do not have the proper information to make an informed decision.	6/5/2017 3:36 PM
293	Air and heating units	6/5/2017 3:32 PM
294	There are bats?!?	6/5/2017 3:32 PM
295	Generally showing age	6/5/2017 3:31 PM
296	Safety. Security through garage. More lighting. Parking has no security.	6/5/2017 3:28 PM
297	Outdated restrooms	6/5/2017 3:26 PM
298	relaxing of some regulations for some/certain employees/visitors	6/5/2017 3:23 PM
299	Cannot use stairs easily	6/5/2017 3:22 PM
300	None	6/5/2017 3:14 PM



## New Government & Judicial Building Survey

301	entrances, parking	6/5/2017 3:06 PM
302	Signage	6/5/2017 3:03 PM
303	City Services needs to be in a different building from Courts. Sheriff could have office in a Court building or at jail	6/5/2017 2:58 PM
304	For this to be the face of the city government ("The Government Center") it's embarrassingly outdated and in terrible shape.	6/5/2017 2:57 PM
305	Courtroom space	6/5/2017 2:55 PM
306	It's nasty!	6/5/2017 2:47 PM
307	capacity of the stairwell	6/5/2017 2:45 PM
308	Age of infrastructure, expense of maintenance	6/5/2017 2:43 PM
309	We are working in a fire trap.	6/5/2017 2:31 PM
310	Heating and Cooling are not very good	6/5/2017 2:25 PM
311	the building is fine, just keep it up. its not that old	6/5/2017 2:25 PM
312	None...it is fine!	6/5/2017 2:19 PM
313	Nasty; old; not accessible to public; not electronically up to date; etc...	6/5/2017 2:19 PM
314	lack of court rooms for all Judicial officers	6/5/2017 2:17 PM
315	general appearance - looks old	6/5/2017 2:15 PM
316	none	6/5/2017 2:11 PM
317	Didn't know about these problems, but they concern me.	6/5/2017 2:08 PM
318	Layout and technology	6/5/2017 2:06 PM
319	I have little knowledge of issues like pipe corrosion and bat infestations	6/5/2017 2:04 PM
320	None	6/5/2017 2:04 PM
321	Sprinkler system	6/5/2017 2:03 PM
322	It is butt ugly.	6/5/2017 2:01 PM
323	The elevators are antiquated. Unsafe work environment with the corrosion of pipes and cooling systems.	6/5/2017 1:54 PM
324	The Mayor	6/5/2017 1:40 PM
325	Parking	6/5/2017 1:10 PM
326	ability to control temperature in individual floors as needed. Some areas of the building are always one extreme or the other.	6/5/2017 12:42 PM
327	MOLD AND MILDEW ARE A BIG CONCERN BECAUSE I HAVE TO BREATHE THIS AIR AND I AM ALWAYS SICK JUST BY COMING TO WORK	6/5/2017 12:36 PM
328	Inmates should not be present during regular hours, makes awkward distractions	6/5/2017 12:31 PM
329	Nothing has been updated from what can be seen by the general public.	6/5/2017 12:25 PM
330	air quality. outdated.	6/5/2017 12:11 PM
331	Nothing	6/5/2017 12:09 PM
332	None	6/5/2017 12:05 PM
333	Parking	6/5/2017 12:00 PM
334	None	6/5/2017 12:00 PM
335	parking for visitors and employees is inadequate	6/5/2017 12:00 PM
336	If all of these things are issues within the Government Center, then I would say they all concern me, but at the same time, an exterminator could surely take care of any bat infestation there may be. And the building could certainly be fixed. Changes and updates could be made rather than moving to a new building altogether.	6/5/2017 11:58 AM
337	Weather safety.	6/5/2017 11:52 AM

## New Government & Judicial Building Survey

338	Asbestos(?); mildew or other growth that may/may not be in the ventilation system; No shelter-in-place kits for employees if there is some type of situation; terroristic threat: we have at least 2 employees in our outer office that are completely exposed. The rest of us are behind lock coded doors. One of these doors stays open on the top half and would give easy access to 2 of the 3 protected areas, if someone gained access to the building with dangerous intent,	6/5/2017 11:49 AM
339	The building is aged. Slow elevators, tired looking offices, cramped spaces, etc., discourage people from visiting the Center,	6/5/2017 11:43 AM
340	These are things that should have been fixed with routine maintenance	6/5/2017 11:38 AM
341	None	6/5/2017 11:36 AM
342	All of these issues concern me, like they would in any aging building. If a new building is considered, we should be very specific on expectations of public entry and use. The new Citizens Service Center is very disappointing in that you can't access the front door and the whole complex was master planned very poorly. Nothing about the current Government Center bothers me enough to warrant building a new building that is worse in design...	6/5/2017 11:34 AM
343	Air we breathe from dirty old air ducts, mold	6/5/2017 11:33 AM
344	No protection from active threats on side streets to park on. Plaza level and Memorials are becoming dilapidated. Asbestos chemicals people inhale daily.	6/5/2017 11:29 AM
345	Smells like mildew which is an indication of a mold or more serious problem.	6/5/2017 11:27 AM
346	Access to elevators on the ground floors.	6/5/2017 11:25 AM
347	poor access by fire department because of the design of the building	6/5/2017 11:25 AM
348	The building is concrete so will not burn, although everything in it will. Between standpipes and fire bottles, this should not be a real issue.	6/5/2017 11:19 AM
349	Does not meet current codes and accessibility guidelines	6/5/2017 11:17 AM
350	have none	6/5/2017 11:12 AM
351	Not needed	6/5/2017 11:11 AM
352	Air conditioning issues and lack of adequate security throughout the building	6/5/2017 11:10 AM
353	Aged and decayed building with old AC. It is freezing or extremely hot in the building and it smells.	6/5/2017 11:01 AM
354	Age of facility and space available for government offices.	6/5/2017 11:00 AM
355	There seems to be something in the air that leads me to have frequent headaches and upper respiratory distress.	6/5/2017 10:54 AM
356	mold & mildew in the ceilings, walls and under carpets	6/5/2017 10:31 AM
357	Needs updates	6/5/2017 10:21 AM
358	I know there are more issues that I am not aware of.	6/5/2017 10:20 AM
359	Temp of offices	6/5/2017 10:17 AM
360	If a reputable/knowledgable company were hired to get rid of bats-the bats would be gone!!!	6/5/2017 10:12 AM
361	I'm most concerned that cars are still allowed to drive close to this building. People can drive a car under the portico! Really? Have we already forgotten Oklahoma City?	6/5/2017 10:10 AM
362	ADA accessibility	6/5/2017 10:10 AM
363	I have been sick more these past couple of years than I have ever been with colds. The building is old and either needs to be renovated or rebuilt.	6/5/2017 10:08 AM
364	Overall inaccessability to the public at large.	6/5/2017 10:08 AM
365	Nothing. Give that money to Police Officers	6/5/2017 10:06 AM
366	The temperature is almost always extremely cold. The bathrooms are old and aren't cleaned very well. I am concerned about the quality and safety of the tap water (I drink bottled water at work). I'm also concerned about the air quality in the building.	6/5/2017 10:06 AM
367	MOLD	6/5/2017 10:05 AM
368	Heating and A/C. Frequently too hot or too cold.	6/5/2017 10:04 AM
369	AC system in IT data center is outdated.	6/5/2017 10:03 AM

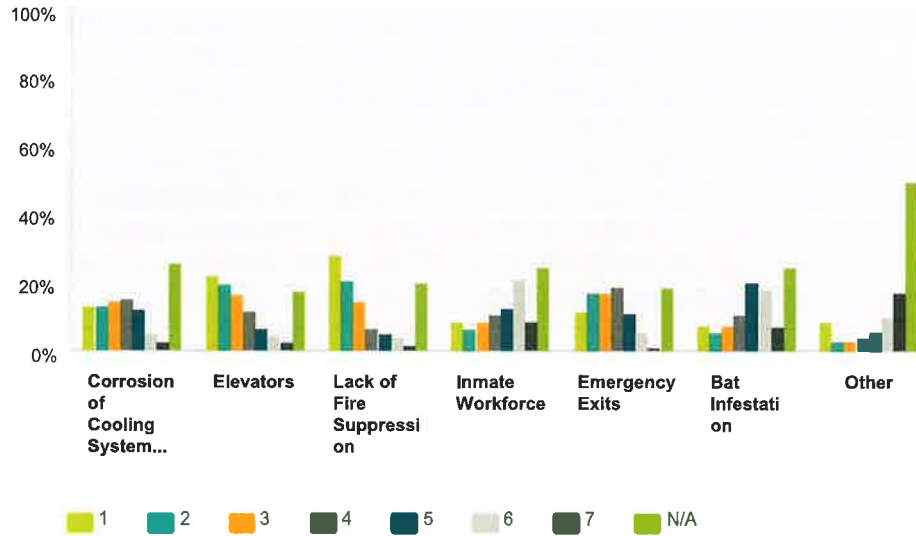
## New Government & Judicial Building Survey

370	vent sysyem, I think a lot of sickness is due from poor quality of heating and air. On a given day it will range from 58 degrees to 63 in our office.	6/5/2017 10:03 AM
371	Overrrall safety and security.	6/5/2017 10:02 AM
372	It is too old and unfit for human habitation at this point.. I have to deal with all of these above marked issues, being trapped in office while bats flew all around our offices and held us captive.	6/5/2017 10:00 AM
373	paper mites, MOLD	6/5/2017 9:59 AM
374	OVER ALL STRUCTURE AND SAFETY PERIOD	6/5/2017 9:57 AM
375	Mold	6/5/2017 9:56 AM
376	Inmates walking without supervision.	6/5/2017 9:56 AM
377	Lack of ability to control the temperature.	6/5/2017 9:55 AM
378	It is ridiculous how cold it stays, and even more ridulous that heaters were provided to employees. I would think alot of money is wasted.	6/5/2017 9:54 AM
379	No fire excapes for tower floors.	6/5/2017 9:52 AM
380	over filthy look inside of floorsand nasty restrooms	6/5/2017 9:49 AM
381	It's FREEZING all the time. Especially in the East Wing. That's why everyone runs their heaters, which probably costs the government center more money than if they would just fix the insulation/heat. Also the water pipes are probably very old, I always have to bring water from home. Wish the building was newer or they provided water coolers for employees.	6/5/2017 9:48 AM
382	Climate in the offices, either is too cold or too warm...some offices only have on enterance and exit	6/5/2017 9:47 AM
383	Building needs to be updated.	6/5/2017 9:47 AM
384	drinking water quality	6/5/2017 9:46 AM
385	Heating and air	6/5/2017 9:46 AM
386	Mold in bathrooms, lack of electrical outlets (too many overloaded plugs)	6/5/2017 9:46 AM
387	Security	6/5/2017 9:46 AM

New Government & Judicial Building Survey

**Q15 Rank the above items by level of concern. (1 being most concerned about & 7 being least concerned about)**

Answered: 1,418 Skipped: 158

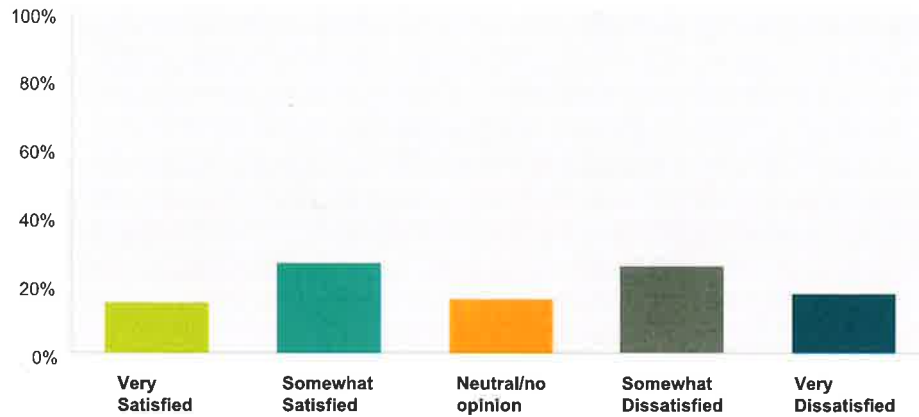


	1	2	3	4	5	6	7	N/A	Total	Score
Corrosion of Cooling System Pipes	12.98% 152	12.89% 151	14.43% 169	15.12% 177	11.87% 139	4.87% 57	2.48% 29	25.36% 297	1,171	4.67
Elevators	22.06% 265	19.40% 233	16.32% 196	11.32% 136	6.74% 81	4.33% 52	2.33% 28	17.49% 210	1,201	5.20
Lack of Fire Suppression	27.95% 332	20.29% 241	14.73% 175	6.57% 78	4.80% 57	3.96% 47	1.52% 18	20.20% 240	1,188	5.53
Inmate Workforce	8.42% 101	6.51% 78	8.51% 102	10.51% 126	12.26% 147	21.18% 254	8.34% 100	24.27% 291	1,199	3.57
Emergency Exits	11.60% 141	17.02% 207	16.78% 204	18.59% 226	11.02% 134	5.26% 64	1.07% 13	18.67% 227	1,216	4.75
Bat Infestation	7.32% 91	5.71% 71	7.40% 92	10.61% 132	19.86% 247	17.77% 221	7.07% 88	24.28% 302	1,244	3.53
Other	8.55% 77	3.00% 27	2.77% 25	3.88% 35	5.33% 48	10.21% 92	16.98% 153	49.28% 444	901	3.17

## New Government & Judicial Building Survey

### Q16 How satisfied are you with the Government Center?

Answered: 1,506 Skipped: 70



Answer Choices	Responses	Count
Very Satisfied	15.14%	228
Somewhat Satisfied	26.36%	397
Neutral/no opinion	15.87%	239
Somewhat Dissatisfied	25.30%	381
Very Dissatisfied	17.33%	261
<b>Total</b>		<b>1,506</b>

#	Comments	Date
1	Idiotic to tear down the original courthouse (considering the architecture the Historic folks are chirping about	6/23/2017 7:05 AM
2	It's an eyesore!! Demolish it.	6/22/2017 11:38 AM
3	Shoddy construction has made maintenance difficult	6/21/2017 12:32 PM
4	na	6/21/2017 11:15 AM
5	still can be used for courts and sheriff. move other stuff elsewhere	6/20/2017 4:14 PM
6	It's paid for, let's use it up. No more poshy palaces for pols and bureaucrats.	6/18/2017 4:39 PM
7	I'm very dissatisfied with how poorly it's being run and maintained (or not). If all of those previously listed concerns are in fact problems they're having, it shows poor management on the part of budgeting and hiring for good quality maintenance and upkeep.	6/17/2017 8:37 PM
8	Not disappointed with the building itself. BUT the folks running things.... VERY!!!!	6/17/2017 5:06 PM
9	Very outdated for current needs & safety	6/17/2017 8:28 AM
10	upgrades	6/17/2017 4:14 AM
11	It's a great building. Just needs some care.	6/16/2017 5:50 PM
12	None	6/16/2017 4:07 PM
13	Its a nice looking building with much character. There is more than enough space for the operations. Get rid of the city manager's office since he has one on macon road. Deputies too.	6/16/2017 2:47 PM
14	hard to rank #15 - all are either 1 or 2	6/16/2017 12:58 PM

## New Government & Judicial Building Survey

15	HOWEVER, again, i don't relish the idea of more taxes. i may have to move with other citizen's to Harris Co, When is enough? The city needs to figure out how to hire college educated qualified professionals and support staff. Also, how many of us tax payers can carry the load for the subsidized? Givers and takers, The city in cooperation with their vested interested 'family names' have already given prime real estate downtown/uptown to non-revenue generating entity. how do you expect to raise any revenue in this way? This places and unfair burden on the small business owner. Move the government center out of downtown, towards the 6th avenue corridor that you developed and no one is using. Then flip the current 'court house square' over to a revenue generating plan.	6/16/2017 12:25 PM
16	I have lived in Muscogee 35 years, so it is all I have ever known since settling here, but think that relocating some of the offices into empty available space else where would improve congestion, open up office space for	6/14/2017 6:06 PM
17	I don't know	6/14/2017 4:59 PM
18	dumb question - more concerned about employees	6/14/2017 4:23 PM
19	Don't waste my/our money on something we don't need.	6/14/2017 1:48 PM
20	Needs replacing but we don't have the money. How about moving to the old BCBS building and off setting the cost by selling the downtown properties?	6/14/2017 11:42 AM
21	Kinda makes me mad that the city can build all these buildings yet they can't pay decent wages to firemedics	6/14/2017 11:38 AM
22	It is alot cheaper to do maintance than to build a new one and pay more in taxes, do not ask for more SPLOST money	6/14/2017 11:29 AM
23	The building stays too cold,	6/14/2017 8:18 AM
24	It is out dated	6/13/2017 6:16 PM
25	It's not about to fall down.	6/13/2017 5:47 PM
26	N/A	6/13/2017 5:27 PM
27	I get paid here & have even collected some phone numbers here. I don't mean that like it sounds...	6/13/2017 4:12 PM
28	It needs to be remodeled by professionals not inmates	6/13/2017 3:51 PM
29	It'd be great if y'all weren't trying to make it into something it is not. It wasn't intended to be some highly secure facility. Having 5 deputies strung out across one access point be the citizen's initial greeting to local government is no way to conduct business. Posting Buford T. Justice in the parking deck to harass bicyclists is no way to treat employees or citizens. The Government Center has a people problem; not an infrastructure problem. Stop trying to pretend otherwise.	6/13/2017 12:38 PM
30	Out of date,not safe; needs to be with other services on Macon Road.	6/13/2017 9:10 AM
31	Restrooms are uncomfortable, lighting throughout is awful, few electrical outlets or charging area, badly outfitted and generally uncomfortable. hard to negotiate the three buildings.	6/12/2017 11:06 PM
32	No longer works for the community.	6/12/2017 7:39 PM
33	Not a good symbol of our city. Should be demolished.	6/12/2017 12:56 PM
34	I believe there is a better way to provide services and having one, or two, services drive the continued use of the building is causing undue pressure financially and other resources.	6/12/2017 12:49 PM
35	I love the outside structure/design. I even like some of the mid century features within. It is iconic.	6/12/2017 10:30 AM
36	i	6/12/2017 10:23 AM
37	This building is just a functional building. The previous courthouse had character. Too bad it was torn down. High rise buildings are out of place in our city.	6/12/2017 10:16 AM
38	Its old and unattractive.	6/12/2017 10:00 AM
39	It's dated	6/12/2017 9:43 AM
40	You don't need to blast through money and build the same thing with higher price per sq ft (see: MCSD building off macon road). Borrow from other municipal governments that add value to their workplace by connecting employees through engaging environments, blending nature, art, and creativity throughout the structures and living systems.	6/12/2017 9:43 AM
41	Needs some update and repairs	6/11/2017 2:31 PM
42	I agree it is long overdue for at least a remodel.	6/10/2017 2:17 PM
43	I am not there often enough to note all the above listed items. Just in and out.	6/10/2017 12:20 PM
44	satisfied	6/10/2017 12:43 AM

## New Government & Judicial Building Survey

45	n/a	6/9/2017 3:04 PM
46	It is the tallest building downtown so we must keep it.	6/9/2017 2:13 PM
47	Needs to be rebuilt to today's codes and with a classic look such as the library or muscogee county school district building	6/9/2017 11:44 AM
48	Outdated design not congruent with the aesthetic of downtown Columbus.	6/9/2017 8:41 AM
49	Ugly, out of place, sounds out of date.	6/8/2017 1:05 PM
50	Satisfied with its location but yes it needs repairs!	6/8/2017 12:01 PM
51	Needs to continue to be the government center, no need for a new one	6/8/2017 9:10 AM
52	There is a lot of wasted space that is not being utilized.	6/7/2017 3:57 PM
53	It is dangerous and uncomfortable for the public and city employees.	6/7/2017 3:36 PM
54	We do not need a new building	6/7/2017 11:27 AM
55	Difficult to navigate. There is a "Old" smell to the air in the building.	6/7/2017 10:47 AM
56	we buy car tags in a 35 mm taj mahal and try lawsuits in a dump	6/7/2017 10:11 AM
57	It seems to be functional	6/7/2017 9:55 AM
58	Ugly	6/7/2017 2:39 AM
59	I don't go there enough to have a personal opinion overall	6/6/2017 2:38 PM
60	Do not feel it is safe for employees working there.	6/6/2017 2:28 PM
61	I don't think the building should be renovated. I think it should be torn down.	6/6/2017 2:21 PM
62	needs replacment; separate administrative from judicial functions	6/6/2017 2:16 PM
63	Out of date	6/6/2017 2:12 PM
64	A failure to fulfill the original intent, moving citizens functions off premises.	6/6/2017 1:51 PM
65	Needs to be up graded	6/6/2017 1:38 PM
66	Old	6/6/2017 1:31 PM
67	With the amount of property taxes we pay in this county we should have better facilities to support the citizens	6/6/2017 1:24 PM
68	It's fine the way it is	6/6/2017 1:22 PM
69	Move the Courts out and use the facility for Government.	6/6/2017 1:00 PM
70	the Building is old	6/6/2017 12:06 PM
71	The complex needs a very significant overhaul.	6/6/2017 11:59 AM
72	Could be made more functional and user friendly.	6/6/2017 11:55 AM
73	See all of the above.	6/6/2017 11:29 AM
74	Outdated, dangerous and poorly designed	6/6/2017 11:01 AM
75	It is not a safe place to work	6/6/2017 10:33 AM
76	But yal DO NOT need a new one.	6/6/2017 9:50 AM
77	Columbus deserves a new building.	6/6/2017 9:46 AM
78	This being one of the cities main buildings it is very disappointing. Typically in all of the other towns I have been to the court house is one of the more taken care of buildings.	6/6/2017 9:44 AM
79	If the entrance would return to what's supposed to be the entrance I'd be satisfied - but I don't now enough about the "inner workings" to have an informed opinion.	6/6/2017 8:59 AM
80	When I finally find what Im looking for, the employees are wonderful.	6/6/2017 12:18 AM
81	Need updating	6/5/2017 10:53 PM
82	Nice building	6/5/2017 10:34 PM
83	Embarrassing	6/5/2017 9:27 PM

## New Government & Judicial Building Survey

84	If the current administration it taken care of the maintenance of the building and not putting ridiculous roundabouts and spent the money on the magnets the property would not be in the shape that I sent.	6/5/2017 8:39 PM
85	There are a lot of things that can be done to improve the buildings. Remodeling is the best place to start!!!!!!!!!!!!!!	6/5/2017 8:14 PM
86	Embarrassing for Columbus!	6/5/2017 7:55 PM
87	The Government Center looks it's age. This city has outgrown that building. If the building was adequate for our needs, there would be no need for the citizens service center on Macon Rd.	6/5/2017 7:49 PM
88	Would like to see ALL EFFORT of the Commission directed to improving and "making the best" of current situation.	6/5/2017 6:54 PM
89	personally okay with it; but not if issues stated above are active issues in this building	6/5/2017 6:26 PM
90	Its purpose is to serve the people, not generate satisfaction.	6/5/2017 6:12 PM
91	Satisfied with its being seat of county/city government, but want improvements in building itself	6/5/2017 6:11 PM
92	Safety and Security is my priority. I do not feel that when I visit the building. The Mayors office and the judges should have a security desk on each of the floors. More surveillance throughout. All government employees should be required to wear badges. All visitors should be accounted for and check in with a valid ID.	6/5/2017 6:08 PM
93	It works, but could be time for an upgrade.	6/5/2017 5:49 PM
94	It's okay	6/5/2017 5:40 PM
95	Dark, depressing	6/5/2017 5:11 PM
96	n	6/5/2017 5:07 PM
97	This building is embarrassing	6/5/2017 4:32 PM
98	Ugly	6/5/2017 4:31 PM
99	We need new buildings that are brought up to code. The building is so old and most of these spaces were not originally designed to be offices.	6/5/2017 4:29 PM
100	N/A	6/5/2017 3:36 PM
101	It is dated and not user-friendly.	6/5/2017 3:32 PM
102	I do like being able to go to all of my offices and judges, etc to take care of all of my business. I still think all tags and business attached should be with the government center .	6/5/2017 3:28 PM
103	Very outdated, parking is an issue. We need a new facility	6/5/2017 3:26 PM
104	When comparing to similar buildings in other, usually smaller counties, ours is embarrassing.	6/5/2017 3:05 PM
105	It is awful when compared to other facilities.	6/5/2017 2:19 PM
106	Too much deferred maintenance and a need to reconnect public and open spaces with righly located entrances and access.	6/5/2017 2:04 PM
107	It is unsightly and very run down.	6/5/2017 12:59 PM
108	Taking into account that it is over 40 years-old...It has been maintained as well as could be expected.	6/5/2017 12:42 PM
109	The facility is very outdated and poorly maintained.	6/5/2017 12:38 PM
110	There is a lack of adequate office space.	6/5/2017 12:11 PM
111	Building needs to be replaced.	6/5/2017 12:00 PM
112	The building could use some updates, and there could be changes made to procedures that would make access to the public better. The building can do more than it is being used to do right now.	6/5/2017 11:58 AM
113	Too many safety issues.	6/5/2017 11:40 AM
114	As noted above, the building may be ugly, but it may be better than a new alternative that is poorly planned	6/5/2017 11:34 AM
115	The building is very dirty with levels becoming dilapidated and not enough fire hazard protection.	6/5/2017 11:29 AM
116	Considering the age of the building it needs an overhaul, however a new building would likely be more praticale ticle	6/5/2017 11:25 AM
117	The building itself isn't a great representation of our city	6/5/2017 11:03 AM
118	The building is adequate for its needs	6/5/2017 10:52 AM
119	Old and tired. It has done its job. Time to be put down.	6/5/2017 10:50 AM



## New Government & Judicial Building Survey

120	Not that bad may needs na face lift if anything.	6/5/2017 10:45 AM
121	Our beautiful and progressive city should have a government center that is up to date, modern and designed to recognize all of the wonderful things Columbus has to offer. We are a destination city!!	6/5/2017 10:39 AM
122	The building has served it's purpose and served it well. However, with the City's continued growth, our needs have surpassed what it can provide.	6/5/2017 10:31 AM
123	This facility was built when security was not labeled the priority level as it is today. There was no concern for growth and changes such as computers etc.	6/5/2017 10:29 AM
124	mold, not enough space	6/5/2017 10:25 AM
125	Our city needs other things before we get another new building that will not bring in money. We are steady paying out with no funds coming in.	6/5/2017 10:12 AM
126	This building is solid and architecturally pleasing. It's just been under-maintained. There is no justification to build anything new.	6/5/2017 10:10 AM
127	Beautiful building from outside; inside needs much work, would like to retain if possible	6/5/2017 10:10 AM
128	Give that money to Police Officers	6/5/2017 10:06 AM
129	It's old. It needs work.	6/5/2017 10:00 AM
130	It is not the 70's marvel of architecture it was originally intended to be. It is an eyesore, not a "must see" or "shining building on the hill" or even an "efficient government building."	6/5/2017 10:00 AM
131	Thankful to have a job working with good people. The health concerns are the issue	6/5/2017 9:59 AM
132	Extremely outdated compared to other cities with the same population.	6/5/2017 9:56 AM
133	The Citizens need a new, modern Complex.	6/5/2017 9:56 AM
134	this building needs to be torned down and rebuilt with employee access for parking not open to the public a covered parking space	6/5/2017 9:54 AM
135	Needs to be updated.	6/5/2017 9:47 AM
136	when it comes to maintenance and accessibility	5/31/2017 3:58 PM
137	The facility in its current use is not the best design for a courthouse. Any use other than a courthouse with the many needed renovations could be utilized.	5/31/2017 1:12 PM

## New Government & Judicial Building Survey

### Q17 What, if anything, would you like to see changed about the current Government Center?

Answered: 942 Skipped: 634

#	Responses	Date
1	Build New One	7/7/2017 10:55 PM
2	Better parking, faster elevators, clearly marked department directions, and a larger waiting area for public records.	7/7/2017 6:27 AM
3	Better food selection, better parking for the elite elected	7/7/2017 6:16 AM
4	I'd like to see government officials intent on helping Columbus, instead of their own pockets.	7/6/2017 10:39 PM
5	Additional parking but that's about it.	7/6/2017 7:37 PM
6	We do not use it. We use the Citizen's Service Center in Mid-Town.	7/3/2017 9:24 PM
7	Building needs to be safe for staff and visitors.	7/3/2017 12:40 PM
8	I would like to see it demolished, preferably with a big detonation the whole city can come watch.	6/28/2017 10:36 AM
9	Full access to all entry points or removal of unused doors. Columbus isn't a city of any real importance. The chances of a terrorist attack on the Columbus consolidated government is minimal at best and a few locked glass doors wouldn't actually prevent a terrorist attack to start with.	6/28/2017 3:06 AM
10	Clean it better	6/27/2017 1:53 PM
11	none	6/27/2017 1:42 PM
12	Relocation to new facility	6/26/2017 11:34 PM
13	Build a new one.	6/26/2017 10:15 AM
14	Modernization	6/25/2017 10:45 AM
15	The lines sometimes get too long and the lobby too crowded during security screenings on busy days. The complex wasn't designed to run everyone through one entrance, and that entrance wasn't designed for that much traffic.	6/23/2017 8:40 PM
16	security set up is not customer friendly	6/23/2017 2:08 PM
17	Air conditioning and heating systems. WIFI connection.	6/23/2017 11:58 AM
18	More security screening	6/23/2017 9:23 AM
19	better design, plan for the what we will need in the future, not just satisfy our needs now	6/23/2017 7:05 AM
20	I think it at least needs a complete interior renovation to accommodate the court system. I am glad that most public services have moved to the Midtown location. Although I could critique it as well.	6/22/2017 8:33 PM
21	Updates on the building.	6/22/2017 3:37 PM
22	It should be renovated and updated for current needs.	6/22/2017 2:48 PM
23	Tear it down	6/22/2017 10:00 AM
24	The building is too old to be remodeled. I think the building should be demolished and rebuilt.	6/21/2017 6:43 PM
25	Increased handicap accessibility. New elevator, more efficient entry and exit smoother security evaluation	6/21/2017 4:43 PM
26	Different use... it's no longer a small group of safe and practical workers striving for the same good.	6/21/2017 4:06 PM
27	I would like to see the old courthouse back in the same spot.	6/21/2017 2:56 PM
28	The interior definitely needs updating, but without loosing its architecturally defining characteristics. Also I understand that security is an issue, but I wish there was a better way to utilize the public spaces as they were designed by the original architects.	6/21/2017 2:18 PM
29	Separate judicial branch from rest of govt. services, whether in new or present bldg., but on present block .Restore original gray tint to exterior glass in Tower.	6/21/2017 12:32 PM

## New Government & Judicial Building Survey

30	Improvements on things listed above	6/21/2017 12:22 PM
31	Should be torn down, A lot cheaper to build new rather than to remodel an old outdated building. Just because it's reminiscent of a certain style of architecture doesn't mean that it's worthy of saving.	6/21/2017 12:08 PM
32	Open it up again and have the entrance as it was intended and the renovate/modernize the whole inside	6/21/2017 11:59 AM
33	some areas need to be updated	6/21/2017 11:33 AM
34	Access, bringing building up to code	6/21/2017 11:17 AM
35	na	6/21/2017 11:15 AM
36	Parking issues Length of time to go through security	6/21/2017 11:10 AM
37	I'd like to see the full life and vision of the building restored to its original intent. This would include items like re-opening the entrance off the courtyard plaza, I do not believe the solution to the problems of any facility should be solved through tearing it down and building new structures. This is both unimaginative and irresponsible. The most environmentally conscious and economically minded solution is to keep the buildings and invest in them.	6/21/2017 9:56 AM
38	Keep it clean/maintenance	6/21/2017 9:38 AM
39	If location remains, maybe a modern security entrance where screening is kore sophisticated to avoid stripping, if possible. If location were to change, having better parking so streets don't have to be crossed and distance to entrance made closer. Plus, these days, tall Gov't bldgs mke some of us nervous.	6/21/2017 9:34 AM
40	Need an accessible source of pride and usefulness. Need to understand where to park, where to walk in and where to rest. Such an unwelcoming place.	6/21/2017 9:33 AM
41	Only to improve and maintain it. The demolition of this iconic building should in no way be considered.	6/21/2017 9:33 AM
42	Upgrade systems. Figure out how to make the underground public entrance/exit more accessible and add parking.	6/21/2017 9:32 AM
43	torn down	6/21/2017 9:19 AM
44	A new building	6/21/2017 9:14 AM
45	The jury duty holding area is one of the MOST utilized spaces at the GC. Weekly, hundreds of citizens are required to sit for hours. However, it is not comfortable and not friendly. There could easily be workstations added for people who bring their laptops. Electrical outlets or charging stations should be provided. Food and drink machines should be within the same area. Free coffee should be provided. Restrooms area not large enough to accommodate the number of people in that area.	6/21/2017 8:53 AM
46	I haven't had to go there much since the services center opened on Macon Rd. Before the center opened parking was a big problem.	6/21/2017 8:30 AM
47	The facilities need to be updated to encourage civic engagement. The buildings are confusing--it is hard to even know what side to enter.	6/21/2017 8:25 AM
48	torn down and replaced	6/21/2017 8:15 AM
49	I have had no qualms.	6/20/2017 6:46 PM
50	Nothing	6/20/2017 4:43 PM
51	new mayor	6/20/2017 4:14 PM
52	Just Needs to be Remodeled and painted a new color not look like its stuck in the 50's and 60's	6/20/2017 4:09 PM
53	Accessibility. My goodness you have multiple entrances down there and in the name of security people are herded through that single back entrance. Who knew a "courtyard" existed?	6/20/2017 2:35 PM
54	nothing	6/20/2017 2:08 PM
55	If you work in the Government annex, access to the tower with badge and vice versa.	6/20/2017 1:26 PM
56	the system itself?	6/20/2017 1:25 PM
57	n/a	6/20/2017 12:22 PM
58	NOTHING	6/20/2017 11:52 AM
59	It shouldn't be 11 floors. Should be a 4 or 5 story complex at the very least.	6/20/2017 11:13 AM
60	For ancestry information if there was a specific list of slave plantations and if they had a list of slaves freed or sold.	6/20/2017 10:38 AM
61	fix whats broke....	6/20/2017 10:21 AM

## New Government & Judicial Building Survey

62	na	6/19/2017 5:28 PM
63	Better and more convenient parking	6/19/2017 5:08 PM
64	emergency exits	6/19/2017 4:51 PM
65	nothing	6/19/2017 4:08 PM
66	nothing	6/19/2017 3:16 PM
67	The entire design and accessibility.	6/19/2017 2:34 PM
68	Access to different. Departments	6/19/2017 2:25 PM
69	none	6/19/2017 12:45 PM
70	none	6/19/2017 12:37 PM
71	No changes.	6/18/2017 7:58 PM
72	Get HVAC regulated	6/18/2017 7:35 PM
73	Modern overhaul	6/18/2017 6:37 PM
74	"Security" here and at the so-called citizen's center is annoying, but that seems to be the times into which we have allowed ourselves to devolve.	6/18/2017 4:39 PM
75	Demolish and replace	6/18/2017 1:57 PM
76	A building that's more accessible. A layout that is more friendly to use	6/18/2017 11:30 AM
77	If there are safety concerns for employees or visitors	6/18/2017 10:58 AM
78	Just needs upgrades and renovation	6/18/2017 9:20 AM
79	Revise entrance to original position	6/18/2017 3:57 AM
80	It's ugly and does not match the direction of the downtown area.	6/17/2017 11:32 PM
81	I think it's an ugly building.	6/17/2017 10:58 PM
82	Go back to the normal front entrance. Better upkeep. Parking options for high profile/wide frame vehicles.	6/17/2017 8:37 PM
83	Just update it.	6/17/2017 6:39 PM
84	We need a more advanced system of security at every entrance. And now that I know about the fire suppression problem and emergency exit problem....Well that's just a no-brainer!!!!	6/17/2017 5:06 PM
85	Nothing	6/17/2017 3:56 PM
86	Demolish it and build a courthouse more in tune with the original courthouse with better parking. The cars along 2nd Avenue hinder travel. Move Marshals and Sheriff's Departments to another location that is more centrally located for the entire city.	6/17/2017 2:58 PM
87	Please tear down and rebuild. It is an eyesore.	6/17/2017 2:53 PM
88	I don't know	6/17/2017 2:27 PM
89	ALL IS GOOD,MAKE NO CHANGES.	6/17/2017 1:39 PM
90	Parking	6/17/2017 12:58 PM
91	nothing	6/17/2017 12:30 PM
92	Modernize fire suppression, revise entrance to plaza level.	6/17/2017 12:17 PM
93	Improved access as designed by architect	6/17/2017 11:49 AM
94	Updated restrooms, interior facilities	6/17/2017 11:40 AM
95	I support a renovation of the current structure and the construction of a new judicial complex	6/17/2017 8:29 AM
96	Repurpose either by city selling it or biting bullet and repairing/updating for current needs. Would like to see building stay as it is very attractive but not sure city can afford to correct/fix even known problems...and think more needs/fixes will be required if we once begin to address problems we now know about.	6/17/2017 8:28 AM
97	Visual law enforcement around and inside the building more	6/17/2017 4:14 AM
98	Security goes overboard and are nit customer friendly	6/16/2017 10:12 PM

## New Government & Judicial Building Survey

99	It would be a good idea for the judicial offices to have their own building. The hallways are very narrow and do not make you feel safe.	6/16/2017 7:57 PM
100	The best option is to demolish and rebuild	6/16/2017 7:34 PM
101	The Government Center needs to be a safe, and healthy place for visitors and employees. Currently, the building is badly in need of fixing the health risks associated with its current condition, or be replaced with a new building.	6/16/2017 6:40 PM
102	I would like to see the offices within the government center moved to a new facility or to be completely remodeled	6/16/2017 6:35 PM
103	Open the plaza entrance. Do cosmetic work to freshen, lighten interiors.	6/16/2017 5:50 PM
104	nothing	6/16/2017 5:22 PM
105	its looks! parking.	6/16/2017 4:56 PM
106	Need safer, more efficient and more economical building	6/16/2017 4:36 PM
107	Tear it down	6/16/2017 4:07 PM
108	Either extensive structural changes, or renovation, to bring especially the tower up to code in blast, fire, environmental, access, and efficiency standards.	6/16/2017 4:02 PM
109	Demolished and new building built, the building is ugly and not an Icon!	6/16/2017 4:02 PM
110	Better use of the original public areas like the plaza and the front entrance.	6/16/2017 3:40 PM
111	better elevator system and emergency evacuation	6/16/2017 3:39 PM
112	Nothing at this time.	6/16/2017 3:28 PM
113	nothing	6/16/2017 2:52 PM
114	Security, elevators, lack of adequate office space	6/16/2017 2:52 PM
115	If they can take 100 year old mills and conver them to lofts, CCG can take the Gov Ctr and update it.	6/16/2017 2:47 PM
116	re-style the building.	6/16/2017 2:27 PM
117	Separating the judicial center from the government center	6/16/2017 1:45 PM
118	It needs to be larger, not enough courtroom space	6/16/2017 1:23 PM
119	A new one built. Maybe save old one for private or other use	6/16/2017 1:17 PM
120	updated, accessible, move to another location,	6/16/2017 12:58 PM
121	see above. i would like to see courteous, capable and professional personnel. I would like to see a smaller building, maybe separate the entities...court house and justice divisions...move the rest out to the citizen center...and secure the front door there so it can be utilized by the taxpayer. remove incompetent personnel and cronies from the decision making positions.	6/16/2017 12:25 PM
122	parking, and the overall look of it. It's run down and the places that could be nice are hidden because of where the entrance is located	6/16/2017 12:03 PM
123	jbhkh	6/16/2017 11:27 AM
124	Renovate it or tear it down and build a new one..	6/16/2017 10:28 AM
125	nothing	6/16/2017 10:12 AM
126	I would like to have proper fire protection.	6/16/2017 9:45 AM
127	nothing	6/16/2017 9:21 AM
128	the whole bldg	6/16/2017 8:10 AM
129	Modernized renovation, better allocation of space	6/16/2017 5:18 AM
130	Restore it	6/15/2017 8:18 PM
131	no	6/15/2017 7:36 PM
132	personally, I don't believe it needs to be upgraded because It is good how is and is not in need of spending tax dollars unnecessarily	6/15/2017 6:35 PM
133	free parking	6/15/2017 6:28 PM
134	no	6/15/2017 6:27 PM

## New Government & Judicial Building Survey

135	We need a new mayor on city manager!	6/15/2017 5:34 PM
136	more access points	6/15/2017 5:27 PM
137	Clean it up and work on the maintenance issues to catch up and then begin a regular, on-going maintenance schedule for big items and small ones. You can't build a multi-million dollar facility and expect it to operate without a plan to maintain and replace bit ticket items.	6/15/2017 5:14 PM
138	Nothing really	6/15/2017 2:47 PM
139	n/a	6/15/2017 2:29 PM
140	I would like to see the Government Center completely dismantled, and the precise exterior design of the old Muscogee County Courthouse restored in its place with the inside modified for modern use by the mayor, city manager, and city council (who should move back in, and other public facing departments such as public records fill their space at the Citizen Support Center)	6/15/2017 2:01 PM
141	Re-design so as to keep the most publicly visited offices (permits & Probate) on ground floor. Elevators need to be resigned - ground should be 1st floor, next floor - 2nd floor etc.	6/15/2017 1:20 PM
142	1. Reduce the crowding 2. Rework the systems (flow in, out, and through the building isn't conducive to customers)	6/15/2017 12:53 PM
143	n/a	6/15/2017 12:49 PM
144	Fire safety, elevator safety, over all building safety	6/15/2017 11:40 AM
145	n/a	6/15/2017 10:43 AM
146	Entrance to the government center should be more than one	6/15/2017 10:39 AM
147	Nothing should be changed	6/15/2017 9:48 AM
148	No issues and never had issues with it.	6/15/2017 9:22 AM
149	Bathrooms and temperature controls	6/15/2017 9:19 AM
150	Whatever we can afford. Money is hard to come by these days. We have a sensitive economy	6/15/2017 8:37 AM
151	Only the courts should be in this build.	6/15/2017 8:30 AM
152	Yes	6/15/2017 3:24 AM
153	Parking and seating. Overall updates.	6/15/2017 1:08 AM
154	VIP lounge on top floor and/or indoor gym with lap pool.	6/14/2017 11:47 PM
155	Complete remodel or rebuild would be the only thing that would clean this place up	6/14/2017 9:29 PM
156	na	6/14/2017 8:44 PM
157	Employment process	6/14/2017 7:20 PM
158	Remodeled	6/14/2017 7:17 PM
159	I see in other towns, and it is true somewhat here in Muscogee, that various offices of gov/t. are located in different buildings, rather than in one central location, alleviating parking issues, and making those different departments more accessible to public/taxpayers who have reason to go to various offices.	6/14/2017 6:06 PM
160	Refresh interior	6/14/2017 6:05 PM
161	I don't know	6/14/2017 4:59 PM
162	curtesy & friendliness of staff. I have heard many complaints of disgruntled or rude employees tainting the experience for visitors.	6/14/2017 4:55 PM
163	Update . It just seems like an old run down building	6/14/2017 4:32 PM
164	Whatever needs to improved	6/14/2017 4:02 PM
165	New facility	6/14/2017 3:56 PM
166	Update the building, do something to make it stand out.	6/14/2017 3:25 PM
167	The building is dated and this a central point of our city, so it represents the city of Columbus so it should be more current and modern.	6/14/2017 3:19 PM
168	nothing	6/14/2017 3:00 PM

## New Government & Judicial Building Survey

169	no	6/14/2017 2:44 PM
170	Clean it up, remodel & have a better entrance.	6/14/2017 2:00 PM
171	neutral	6/14/2017 1:50 PM
172	A list of phone numbers to all the offices would help. Even if we went through the switchboard. This could eliminate that position.	6/14/2017 1:48 PM
173	N/A	6/14/2017 1:47 PM
174	Mayor	6/14/2017 12:51 PM
175	Nothing too much	6/14/2017 12:14 PM
176	Maybe update a few items from the above list	6/14/2017 12:00 PM
177	Routine maintenance	6/14/2017 11:57 AM
178	Just maintain common courtesy,safety,and a building annually state inspection.	6/14/2017 11:56 AM
179	nothing	6/14/2017 11:55 AM
180	Pay the law enforcement people inside a decent wage	6/14/2017 11:42 AM
181	Added and more serious security at all possible entrance points and remodeling of the building	6/14/2017 11:41 AM
182	Leave it alone and pay your firemedics	6/14/2017 11:38 AM
183	Nothing. do more maintance on current bldg	6/14/2017 11:29 AM
184	na	6/14/2017 11:26 AM
185	UPDATING SYSTEMS, ELEVATORS	6/14/2017 11:25 AM
186	Definitely needs updating	6/14/2017 11:16 AM
187	ok	6/14/2017 11:07 AM
188	tear it own	6/14/2017 10:42 AM
189	Its design and function is outdated for government business in general.	6/14/2017 9:42 AM
190	parking	6/14/2017 9:16 AM
191	Layout of Offices with updated workspace	6/14/2017 9:03 AM
192	Better security, better elevators - remove asbestos	6/14/2017 8:47 AM
193	If the Government Center is to stay intact, the heating and cooling needs to be upgraded. Employees should not have to run heaters to stay at a decent temperature.	6/14/2017 8:18 AM
194	Updated/Modernized	6/14/2017 8:16 AM
195	better elevators, cleanliness/updates	6/14/2017 8:09 AM
196	n/a	6/14/2017 6:58 AM
197	better elevators, and a managed maintenance system	6/14/2017 6:30 AM
198	The courts need to be separate from the administration offices.	6/14/2017 5:41 AM
199	Newer updated amenities and services	6/13/2017 9:59 PM
200	It's ugly, difficult to navigate, NO PARKING, elevators scare me, bathrooms are FILTHY	6/13/2017 8:28 PM
201	n/a	6/13/2017 6:42 PM
202	More private meeting space on courtroom floors, faster elevators, cleaner bathrooms	6/13/2017 5:47 PM
203	N/A	6/13/2017 5:27 PM
204	NOT A THING	6/13/2017 5:24 PM
205	more maintenace	6/13/2017 5:16 PM
206	You can make it a courthouse or tear it down. We would like another building. Many people have developed cancer or passed away right after retirement. Maybe we are breathing in things that develops cancer.	6/13/2017 5:14 PM
207	Upgrade there is always room for improvement	6/13/2017 4:55 PM

## New Government & Judicial Building Survey

208	I think that the building is showing its age and I further believe that serious consideration should be given to rehabbing or building a new building. Now!	6/13/2017 4:34 PM
209	Nothing, need to be remodel.	6/13/2017 4:33 PM
210	As noted above, free and secure employee parking should be provided. Not all employees are allowed to park at the Government Center, and yet there seem to be multiple empty places in the deck. At the least, employees should be allowed to purchase reduced price parking at the city lot located across the street.	6/13/2017 4:22 PM
211	Some sort of manageable temperature control system needs to be added. It's either ice cold in the summer or sweltering in the winter.	6/13/2017 4:20 PM
212	The elevators are horrible on a good day and assuming all four are actually working.	6/13/2017 4:20 PM
213	need new building, stop putting band aids on the building	6/13/2017 4:17 PM
214	The guys in the Sheriff's Office have security plans. Let them enforce their plans. And the cafe...can we get some rotating vendors? And an ice cream machine? Regular food & not just soul/southern food.	6/13/2017 4:12 PM
215	Rebuild, incorporating façade of the previous historical courthouse to blend in with historic district	6/13/2017 3:55 PM
216	Have the entire place remodeled. It would be cheaper than demolishing the building and then rebuilding. It cost more to demolish, use the entire 100million to remodel	6/13/2017 3:51 PM
217	reduce the building size to 5 floors for the judiciary and jury pools add parking for all.	6/13/2017 3:48 PM
218	parking, elevators	6/13/2017 3:48 PM
219	Demolition, re-design and build another structure	6/13/2017 3:47 PM
220	Make it more modern. More WIFI friendly feels like a tomb	6/13/2017 3:44 PM
221	new building, rehabilitated, etc	6/13/2017 3:43 PM
222	I think there is too much security	6/13/2017 3:43 PM
223	Updated.	6/13/2017 3:42 PM
224	Move to a more central location within the city.	6/13/2017 3:42 PM
225	It needs to be replaced. It is old and dysfunctional for the citizens. It also needs to be near the middle of the city.	6/13/2017 3:41 PM
226	Up date the elevators	6/13/2017 3:37 PM
227	sprinkler systems, lighting in the stairwell	6/13/2017 3:36 PM
228	Better fire protection and notification systems; severe improvement and upgrading of the ventilation and cooling systems; and lastly get rid of the rodent and pest infestations immediately	6/13/2017 3:35 PM
229	Very old and outdated	6/13/2017 3:33 PM
230	Don't care	6/13/2017 3:32 PM
231	Correct all the items in #15 above, and spend the remaining funds on employee salaries and benefits.	6/13/2017 3:29 PM
232	staff training	6/13/2017 2:54 PM
233	Beter parking	6/13/2017 2:38 PM
234	nothing	6/13/2017 2:37 PM
235	nothing, staff is helpful, appearance is good, parking is ok.	6/13/2017 2:26 PM
236	I would like a building that is efficient and safe. The basement entry is an embarrassment. The main entrance is not usable. Elevators are slow or not working. The building does not work!	6/13/2017 2:19 PM
237	faster elevators	6/13/2017 2:16 PM
238	Remodel, rent out spaces to make room for a new bigger building to make down town a vision.	6/13/2017 2:05 PM
239	I am from Columbus, Ga. my children are graduating from College, I tell them to go somewhere else to find a job Columbus, Ga. need good paying jobs, the dollar store and restaurants are not paying the bills.	6/13/2017 1:19 PM
240	no	6/13/2017 1:08 PM



## New Government & Judicial Building Survey

241	I think I made myself clear above. Move the courts out. Open the building up the way it was intended. Move the Annex folks over here, including the ancillary services currently housed therein (Cooperative Extension, JTPA, etc>) and make the Annex into your secure facility. Use real facts and data to make decisions, not anecdotes and shouting. Take a good, hard look at who is working where and when within the City. It's not efficient to send out field workers from one central location every day anyway. Position workers' "home bases" for maximum efficiency, not where it's most convenient for management to house them. Think about opportunities for teams of City workers to work smarter, such as colocation strategies, teleworking and the like. Why even entertain spending as much as 100 million before you truly figure out how working is going to look 50 years from now? Are yall fans of repeating the same mistakes time and again? Look at all the wasted space you have already. Really look at it. Both wings are almost completely unused much of the time. Everything is getting smaller and more efficient, and you want to build TWO giant new monuments to inefficiency. Look at the title of this survey: "New Government and Judicial Building. . ." Your mind is already made up.	6/13/2017 12:38 PM
242	pop	6/13/2017 12:27 PM
243	Allow the public to enter the main entrance.	6/13/2017 12:22 PM
244	n/a	6/13/2017 11:49 AM
245	Just need a new updated building.	6/13/2017 11:42 AM
246	Floor plan layout	6/13/2017 11:40 AM
247	nothing	6/13/2017 11:28 AM
248	Nothing	6/13/2017 10:41 AM
249	Keep the inside cleaner. Fix infrastructure problems.	6/13/2017 10:35 AM
250	nothing	6/13/2017 10:32 AM
251	n/a	6/13/2017 10:25 AM
252	Parking and structural upgrades	6/13/2017 9:41 AM
253	More usage of the Plaza level public space	6/13/2017 9:37 AM
254	Convert property to income producing property.	6/13/2017 9:10 AM
255	Build a new one, PLEASE!	6/13/2017 8:42 AM
256	A more traditional design. Not so gothic looking. Check out Russell County courthouse.	6/13/2017 8:28 AM
257	Nicer employees! But it's a government center so you can only expect so much!	6/13/2017 7:42 AM
258	Needs to be demolished and rebuilt	6/13/2017 7:29 AM
259	An all encompassing complex of judicial services and governmental office housing.	6/13/2017 2:49 AM
260	No identifiable entrance	6/13/2017 2:23 AM
261	I like a more traditional look for a courthouse, like a true, historic courthouse.	6/13/2017 12:34 AM
262	Major renovation and modernization.	6/12/2017 11:31 PM
263	Fully updated technology. Needs a modern redesign. The entry is too small and uninviting. Offices are difficult to access.	6/12/2017 11:06 PM
264	It needs to be replaced. It is a hideous blight on the emerging, vibrant downtown area.	6/12/2017 10:39 PM
265	I would like a building that our city can be proud of.	6/12/2017 10:10 PM
266	Building needs to be updated/repared as needed	6/12/2017 8:26 PM
267	It does not have to be a tall building housing so much. I would like to see a shorter building with more classical architecture. No matter what you do, that building will not last another 50 years.	6/12/2017 7:41 PM
268	open more access points and improve parking	6/12/2017 6:49 PM
269	Should have been ordered by the city to maintain code all these years rather than trying to do it all at once or replace the building...bad management planning	6/12/2017 5:06 PM
270	How employee's talk to the people.	6/12/2017 4:55 PM
271	Move mayors office to wing and put juvenile court in govt center	6/12/2017 4:55 PM
272	New mayor	6/12/2017 4:41 PM

## New Government & Judicial Building Survey

273	Allow visitors to use the parking garage.	6/12/2017 4:33 PM
274	Rebuild and modernize so that it will look as good as the complex and library on Macon Rd.	6/12/2017 4:30 PM
275	Major Renovations or build a new center.	6/12/2017 4:10 PM
276	n/a	6/12/2017 4:08 PM
277	n/a	6/12/2017 3:36 PM
278	Security, elevators	6/12/2017 3:32 PM
279	We need a new Government Center	6/12/2017 3:12 PM
280	n/a	6/12/2017 3:01 PM
281	It clearly needs maintenance and repair and a plan to deal with security without making people enter via the basement.	6/12/2017 2:37 PM
282	more citizens carrying concealed	6/12/2017 2:20 PM
283	Tear it down and build a new architecturally pleasing building that is functional.	6/12/2017 2:19 PM
284	Open up the front entrance	6/12/2017 2:17 PM
285	I really do not know. I do not visit the government center that often	6/12/2017 2:14 PM
286	upgrade elevators	6/12/2017 2:10 PM
287	none	6/12/2017 1:44 PM
288	New building located in a more central location.	6/12/2017 1:33 PM
289	EVERYTHING we need a brand new facility	6/12/2017 1:26 PM
290	Demolished	6/12/2017 1:23 PM
291	The entrance to the Government Center	6/12/2017 1:17 PM
292	no	6/12/2017 1:09 PM
293	A first class city needs a better city hall. Tear it down and build something that contributes to the vibrancy of downtown. Why can such a building include retail/commercial/residential in the same block, as they do in other countries? Develop it so it fits in and contributes, and the city might even get some revenue from smart design. Do not spend funds on free car storage.	6/12/2017 1:05 PM
294	The design. Inside and out.	6/12/2017 12:56 PM
295	Smaller is better and creating a smaller, better utilized spaces would be better long term financially and better reflect the future needs of the community.	6/12/2017 12:49 PM
296	It severely needs to be updated. Tremendous bottlenecks going in and out of building and the terrible elevator situation.	6/12/2017 12:37 PM
297	Design	6/12/2017 12:34 PM
298	no opinion	6/12/2017 12:33 PM
299	It's very old and it shows	6/12/2017 12:21 PM
300	the elevators	6/12/2017 12:03 PM
301	Implosion. Rebuild and separate city offices. Get columbus new courtrooms that are smaller and more updated.	6/12/2017 11:18 AM
302	Utilize it!	6/12/2017 11:11 AM
303	I'd like to see it torn down and built to code based on current and future expected needs.	6/12/2017 11:10 AM
304	Get rid of the bats. Make it safe and comfortable for people to work and visit.	6/12/2017 10:43 AM
305	NEVER HAVE LIKED THE DESIGN. NEEDS TO BE ON ONE LEVEL.	6/12/2017 10:33 AM
306	Air conditioning	6/12/2017 10:31 AM
307	Ease of access that creates a safe environment and at the same time reflecting the power, energy, and future of our city.	6/12/2017 10:30 AM
308	I would like a building which is actually attractive for visitors to our City and showcases what Columbus is today.	6/12/2017 10:24 AM

## New Government & Judicial Building Survey

309	Fewer steps, entrance closer to the building and more handicap parking.	6/12/2017 10:16 AM
310	I don't know. The problems mentioned in previous questions need to be addressed --- elevators, bats, cooling system, emergency exits, fire safety.	6/12/2017 10:16 AM
311	Elevators for employees to use (perhaps where the public does not use them). More training classes regarding emergencies (weather, bomb, fire) on an on-going basis.	6/12/2017 10:12 AM
312	An entirely new and modern design. Out with the old and in with the new.	6/12/2017 10:09 AM
313	Modern construction.	6/12/2017 10:00 AM
314	Better parking, not as tall of a building. Away from downtown area.	6/12/2017 9:58 AM
315	I think it should be smaller, i don't think we need a space quite this large. I believe downsizing with a more modern look and feel would be sufficient and more out of the way of downtown so that there could be room for more businesses where the government center structure currently stands.	6/12/2017 9:45 AM
316	Needs to be updated, Very outdated.	6/12/2017 9:43 AM
317	open it up! I feel like it's an absolute energy trap. You feel sluggish just looking at it. I can't even imagine having to go in there on a regular basis. BUT, it can be revived and energized with upgraded with biophilic features and materials.	6/12/2017 9:43 AM
318	Just renovate.	6/12/2017 9:38 AM
319	Tear it down and start over	6/12/2017 9:35 AM
320	Quicker processing perhaps an online option to renew tags on vehicles which get mailed to the home after payment.	6/12/2017 9:35 AM
321	Gold bands removed. Facility updated.	6/12/2017 9:17 AM
322	New paint and updated fixtures.	6/12/2017 8:33 AM
323	Remodeled	6/11/2017 11:56 PM
324	no opinion	6/11/2017 4:43 PM
325	The biggest thing is repairs need to be made especially those concerning safety issues	6/11/2017 2:31 PM
326	Repair the current building or vacate downtown and relocate to the Sears building. Sell the government center for private development.	6/11/2017 7:53 AM
327	Nothing	6/11/2017 7:35 AM
328	Better Parking options.	6/11/2017 5:40 AM
329	The main entrance should be the front steps,as designed. The current entry should be closed off or only used as an emergency exit or employee entry.	6/10/2017 10:27 PM
330	N?A	6/10/2017 4:26 PM
331	Parking	6/10/2017 4:19 PM
332	parking	6/10/2017 3:34 PM
333	More elevators and better and bigger bathrooms for jury members.	6/10/2017 2:27 PM
334	If you serve jury duty, the heating and AC really is horrible in the jurors room.	6/10/2017 2:17 PM
335	renovate or re-build	6/10/2017 2:01 PM
336	The current Columbus Government Center needs to updated, modernized, and/or renovated to current codes and standards, it's not up to code or safety standards.	6/10/2017 1:24 PM
337	I'd like for it to be fixed and utilized or demolished and something else built there. I'm torn between preserving old Columbus buildings and being cost sufficient to our city and tax payers. I'm rather neutral.	6/10/2017 1:19 PM
338	No comment.	6/10/2017 12:20 PM
339	None at this time, because I don't visit it too often.	6/10/2017 12:02 PM
340	clean it	6/10/2017 12:00 PM
341	The entire building demolished, reconstructed (to be more modern & efficient) and brought up to ALL safety codes.	6/10/2017 10:50 AM
342	Building needs to be modernized and designed safer, Public areas need to be more accessible. Judicial functions should be in a safer, more secure, efficient area.	6/10/2017 8:13 AM

## New Government & Judicial Building Survey

343	Update the elevators and modernize the building.	6/10/2017 7:46 AM
344	n/a	6/10/2017 12:43 AM
345	Elevators need to be faster	6/9/2017 5:20 PM
346	nothing	6/9/2017 4:44 PM
347	SPRINKLERS	6/9/2017 4:36 PM
348	n/a	6/9/2017 3:40 PM
349	Rectify employee parking problem. It is ridiculous.	6/9/2017 3:08 PM
350	nothing I am satisfied	6/9/2017 3:04 PM
351	updated like the buildings on macon rd	6/9/2017 2:45 PM
352	Entrance/ease of use/fire safety/emergency exits ADA Accessibility	6/9/2017 2:18 PM
353	Remodel, and leave standing. atleast you could move other business in there. Get paid for the space, and make room for the new skyscraper.	6/9/2017 2:13 PM
354	nothing	6/9/2017 12:59 PM
355	The look of the building. I like the classic look of the library and the Muscogee County School District building. I'm sure the courts need to be better arranged but I can't speak to that. The whole building needs to be torn down, rebuilt to new codes!	6/9/2017 11:44 AM
356	It is an antiquated building when it comes to flooring, restrooms, technology, security, and the fact that there are inmates walking freely around is unnerving.	6/9/2017 10:17 AM
357	Open up the parking deck for Citizens.	6/9/2017 9:21 AM
358	you are asking the wrong questions throught out. This is a classic economic analysis problem -- what's best for the city in the long term? Keep it Simple	6/9/2017 9:00 AM
359	A building that more reflects the general design aesthetics of other buildings in downtown Columbus. It sticks out like a sore thumb! Ugly and reminiscent of the 70's vibe.	6/9/2017 8:41 AM
360	No inmates in there.	6/9/2017 8:32 AM
361	more accessible (people like me around 5 feet) tactile indicators so departments are easier to locate, and a map or at least a Braille&large print listing at entryways of departments and their associated room and floor indicators	6/9/2017 12:58 AM
362	Build a new government center downtown	6/8/2017 9:45 PM
363	Have additional elevators	6/8/2017 4:29 PM
364	A new Government Center	6/8/2017 4:14 PM
365	better elevator system	6/8/2017 4:10 PM
366	The structure is old .	6/8/2017 3:27 PM
367	need a Judicial Building modern working elevators	6/8/2017 2:39 PM
368	The design of the structure limits changes.	6/8/2017 1:32 PM
369	Tear it down	6/8/2017 1:05 PM
370	Torn down and rebuilt	6/8/2017 12:13 PM
371	It just needs updated maintenance - And more of a link to the street on 10th St. and security changed so people can enter the "front" door.	6/8/2017 12:01 PM
372	Entrances to the East and West Wings without having to go to the 9th St. side of the building first.	6/8/2017 11:28 AM
373	make one build alot smaller to house the few floors of offices. more then half	6/8/2017 11:09 AM
374	nothing stop spending money we don't have. The spendable income of city employees have gone down in ten last 10 years and all you want to do is keep building.	6/8/2017 9:57 AM
375	knock it down	6/8/2017 9:25 AM
376	The Mayor	6/8/2017 9:10 AM
377	separate elevator for employees/vistors and jurors	6/8/2017 8:43 AM

## New Government & Judicial Building Survey

378	Its layout and functionality	6/8/2017 8:31 AM
379	I would like to see a more appealing Gov't Center with the revival of the downtown(uptown area). Also, a better work environment for the City's employees.	6/8/2017 8:31 AM
380	Nothing it needs to be replaced	6/8/2017 7:07 AM
381	Appearance, building design	6/7/2017 11:04 PM
382	Nothing.	6/7/2017 11:01 PM
383	Update the elevators	6/7/2017 10:08 PM
384	n/a	6/7/2017 9:53 PM
385	I don't think it holds iconic status.	6/7/2017 8:48 PM
386	Better parking, free or longer time periods. 2 hr parking is not sufficient enough for those in court proceedings	6/7/2017 6:07 PM
387	Not much can be done. Think new one, but not as big	6/7/2017 5:33 PM
388	none	6/7/2017 5:09 PM
389	Get rid of the citizens way facility and use those funds to fix the government center. wasted money on a olympic pool and that whole facility...it's a money pit.	6/7/2017 4:55 PM
390	updated and easier access to offices and parking	6/7/2017 4:50 PM
391	Closer handicapped parking	6/7/2017 4:50 PM
392	Total renovation is desired	6/7/2017 4:43 PM
393	Faster elevators	6/7/2017 4:25 PM
394	Nothing save the money	6/7/2017 4:24 PM
395	fewer government employees	6/7/2017 4:24 PM
396	Better elevators	6/7/2017 4:17 PM
397	The Plaza Level needs to be used, if for nothing else, additional courtrooms for the Superior Court Judges. It could also be used as office space for those departments that are at capacity and cramped and overflowing.	6/7/2017 3:57 PM
398	I would like to see a main entrance that is accessible, welcoming and reflects the dignity of the community and the citizens. I would like for the grounds surrounding the building to be a friendly, welcoming gathering place for citizens and one that is in keeping with the new downtown cultural, recreational and commercial scene.	6/7/2017 3:36 PM
399	Tear it down and start over. Leave the downtown area.	6/7/2017 3:35 PM
400	The architecture of the building does not fit the architecture of uptown Columbus.	6/7/2017 3:21 PM
401	Grounds have puddles during rain	6/7/2017 3:09 PM
402	Match the landscape of the Uptown environments. Aesthetics of the building.	6/7/2017 3:05 PM
403	Get rid of the bats, identify exits, kep elevators in good repair, and use what we have instead of wasting the taxpayers' money.	6/7/2017 2:50 PM
404	Nothing	6/7/2017 2:33 PM
405	Most of windows on south side replaced with insulated panels to improve cooling efficiency.	6/7/2017 1:45 PM
406	Moderization. Covered parking.	6/7/2017 1:18 PM
407	More space for files. In superior court, the deed room and court records are overcrowded with no space for future documents.	6/7/2017 1:11 PM
408	Have people enter via the front of the Government Center as it was designed and not through the ground floor under the breeze way.	6/7/2017 1:05 PM
409	Waiting area for courtroom.	6/7/2017 1:05 PM
410	N/A	6/7/2017 12:26 PM
411	Move some of the offices to a new building and primarily have the courst and associated departments in the building.	6/7/2017 12:07 PM
412	We do not need a new building	6/7/2017 11:27 AM
413	Nothing that I can think of.	6/7/2017 11:08 AM

## New Government & Judicial Building Survey

414	Parking	6/7/2017 10:49 AM
415	A new building no more than 4- 6 stories tall and easy to navigate.	6/7/2017 10:47 AM
416	City lost a good opportunity to transfer to the former Carmike building at a good cost. Instead they will greatly overspend. Another location is needed but at a fair price to the taxpayers	6/7/2017 10:42 AM
417	Use the building to its capacity.	6/7/2017 10:41 AM
418	All listed above	6/7/2017 10:31 AM
419	needs to be torn down and replaced	6/7/2017 10:11 AM
420	Improve access, efficiency.	6/7/2017 10:04 AM
421	It stand out like a sore thumb. I wished it could match the historic look of our now beautiful city.	6/7/2017 9:55 AM
422	The #1 concern MUST be life-safety. If there was an accident within this facility which resulted in loss of life the cost and consequences would be astronomical. It is irresponsible to ignore the life-safety issues within this facility.	6/7/2017 9:20 AM
423	I would like to see a more safe building with a more effective floor plan. I think we should have a judicial center with all other city services locate elsewhere.	6/7/2017 9:00 AM
424	face lift	6/7/2017 8:58 AM
425	more parking close by	6/7/2017 8:57 AM
426	Better parking and not have to pay for parking when tax dollars should be covering this matter	6/7/2017 8:56 AM
427	I would like it to be demolished and a new and functional building to be built that looks nice.	6/7/2017 8:25 AM
428	They need a new building maybe even an app for your smartphone to help find what you are looking for	6/7/2017 8:22 AM
429	Get rid of the current staff of the city council	6/7/2017 8:17 AM
430	Update as need to maintain an effective evoirement.	6/7/2017 8:15 AM
431	nothing at all	6/7/2017 8:10 AM
432	Layout being more user friendly	6/7/2017 7:57 AM
433	The building looks awful inside. It feels as dirty as it looks. It would be nice if you could enter somewhere other than that basement which would appear nicer.	6/7/2017 7:28 AM
434	Nothing	6/7/2017 7:19 AM
435	Everything	6/7/2017 6:35 AM
436	the mayer	6/7/2017 6:24 AM
437	Upgrade the appearance, It looks unused and shows a lack of livlihood.	6/7/2017 5:40 AM
438	elavators	6/7/2017 12:35 AM
439	Demolish and creat a building with a greater footprint and fewer floors.	6/7/2017 12:13 AM
440	The building is hideous and unsafe.	6/6/2017 11:52 PM
441	Complete overhaul	6/6/2017 10:44 PM
442	Keep what we have. Make do.	6/6/2017 10:36 PM
443	Ease of access	6/6/2017 10:34 PM
444	Tear down	6/6/2017 10:31 PM
445	The city has let it go over the years like everything else	6/6/2017 10:19 PM
446	The security check point entrance, parking, access to Human Resources and the trading room for new employee orientation does not give a good first impression.	6/6/2017 9:46 PM
447	New building	6/6/2017 9:28 PM
448	Pretty much the whole thing.	6/6/2017 9:16 PM
449	New building	6/6/2017 8:55 PM
450	The layout of offices	6/6/2017 8:50 PM

## New Government & Judicial Building Survey

451	Closed and new building constructed away from tourist area	6/6/2017 8:40 PM
452	security checkpoint too much taking off clothes is ridiculous	6/6/2017 8:37 PM
453	Nothing	6/6/2017 8:31 PM
454	Upgraded or replaced to become a safe environment,	6/6/2017 8:30 PM
455	The building needs improvements. I truly believe that anyone who disagrees with that is not someone who goes to the government center very often if at all. It's very obvious that the building is in need of some repairs.	6/6/2017 7:58 PM
456	Safer entry into security area and more convenient way to access all areas of Government Center.	6/6/2017 7:20 PM
457	Put every service or office under one building. There is no sense to having the tax payers to fund the up keep of 15 different building the city are using That are only half full,	6/6/2017 6:53 PM
458	Better parking	6/6/2017 6:10 PM
459	MAYOR and her staff. Hugley.	6/6/2017 5:53 PM
460	Update	6/6/2017 5:44 PM
461	Everything	6/6/2017 5:26 PM
462	Yes rebuild it	6/6/2017 4:56 PM
463	Fire safety / Elevators	6/6/2017 4:43 PM
464	Needs a new safe and modern building	6/6/2017 4:42 PM
465	A new efficient one, one that complements our historical architecture in Uptown,	6/6/2017 4:29 PM
466	a new center with better parking	6/6/2017 4:23 PM
467	Put up signs outside to let you know what side of the building you need to be on. Instead of walking around the world to get where you need to be. The South side or the North. Too much for the disabled.	6/6/2017 4:07 PM
468	All entrances should be used and all elevators should be renovated.	6/6/2017 4:05 PM
469	THE CENTER UPDATED	6/6/2017 3:53 PM
470	It needs to be replaced.	6/6/2017 3:50 PM
471	Updated to 2017...its embarrassing!!	6/6/2017 3:43 PM
472	1Capital budget planing to insure life cycle on mechanical equipment is being look at. 2. Energy management plan in place to save on cost and be a green building 3. Maintenance should be addressed by qualified persons not inmates. 4. Look at prioritizing repairs and updating the interior including lights, paint, wall paper, HVAC mechanicals.	6/6/2017 3:22 PM
473	tear it down	6/6/2017 3:20 PM
474	More central location. Better parking. Better access.	6/6/2017 3:11 PM
475	elevators and access	6/6/2017 3:06 PM
476	The layout inhibits the Center provider's ability to adequately services the community. In addition to the bricks and mortar upgrade, we also need to improve the workflow process and customer service of the staff.	6/6/2017 3:06 PM
477	See above	6/6/2017 3:03 PM
478	Layout of offices: tax office, etc. relocation of judicial courts.	6/6/2017 3:02 PM
479	Nothing	6/6/2017 2:56 PM
480	Minor updates to needed for safety and removal of the bat infestation.	6/6/2017 2:54 PM
481	N/A	6/6/2017 2:38 PM
482	Need to upgrade or replace.	6/6/2017 2:38 PM
483	just updated	6/6/2017 2:38 PM
484	The public entrance.	6/6/2017 2:33 PM
485	Seems like there is a lot of unused space, or poorly used space	6/6/2017 2:33 PM
486	Relocate	6/6/2017 2:30 PM
487	Air quality, fire safety, more elevators	6/6/2017 2:28 PM

## New Government & Judicial Building Survey

488	Tear it down.	6/6/2017 2:21 PM
489	BULLDOZED	6/6/2017 2:17 PM
490	Removed and a new courthouse built that would be architecturally consistent with surrounding areas.	6/6/2017 2:16 PM
491	Replaced with a more functional, accessible building with adequate parking for staff and visitors	6/6/2017 2:16 PM
492	Inmates separated from citizens, Design of building should be updated	6/6/2017 2:12 PM
493	More entrances for easier access. More disabled parking. There are some attractions that are really nice but out of the way due to one underground entrance.	6/6/2017 2:12 PM
494	Updated and ADA-compliant facilities	6/6/2017 2:11 PM
495	It is incredibly outdated. I certainly believe in Historic Preservation; however, this building needs updating from the inside out.	6/6/2017 2:09 PM
496	Nothing! Y'all just waste money	6/6/2017 1:53 PM
497	Maintenance strategy as functionality changes. I can assure you that TSYS and AFLAC headquarter campuses have changed functionality annually.	6/6/2017 1:51 PM
498	Up grade the entire building	6/6/2017 1:38 PM
499	Structure design	6/6/2017 1:30 PM
500	Replaced	6/6/2017 1:28 PM
501	Nothing. A new government center should not take priority over government employees that continue to be put on the back burner. Without them this city would be nothing and I know first hand how unappreciated the first responders of this town feel.	6/6/2017 1:27 PM
502	better parking, walking through the parking garage to get to other departments.	6/6/2017 1:24 PM
503	A new facility is needed.	6/6/2017 1:24 PM
504	Y'all need to use the entire thing and not just parts of it	6/6/2017 1:22 PM
505	NA	6/6/2017 1:16 PM
506	Everything	6/6/2017 1:15 PM
507	N/A	6/6/2017 1:14 PM
508	ALL COURTROOMS IN ONE BUILDING	6/6/2017 1:13 PM
509	Needs an upgrade in the inside, can keep the historic part but make more modern	6/6/2017 1:12 PM
510	Better design and easier directions or signage to different departments	6/6/2017 1:07 PM
511	A new building	6/6/2017 1:06 PM
512	nonothing	6/6/2017 1:04 PM
513	Just the outside parking but our city budget can't afford another major building project. The building is operational.	6/6/2017 1:00 PM
514	Have it restored to its former beauty.	6/6/2017 12:54 PM
515	More fire suppression, less inmate workers and more civilian workers. Things can be upgraded instead of spending millions on a brand new building when there are millions that need to be spent elsewhere in the city of Columbus.	6/6/2017 12:51 PM
516	As originally intended, it's a beautifully designed structure, even though it doesn't fit the neighborhood/city at all (design-wise).	6/6/2017 12:42 PM
517	Tear it down...	6/6/2017 12:37 PM
518	security we employees should not have to go through all that .	6/6/2017 12:21 PM
519	Entrance of building for handicapped with canes and etc...	6/6/2017 12:11 PM
520	Needs to knock it down and build a new one.	6/6/2017 12:06 PM



## New Government & Judicial Building Survey

521	I started out thinking the city should just raze the building and start over. But as people start to raise the question of whether the structure is, while many of us consider tacky, nonetheless an iconic representation of 1970s architecture, I'm now wondering if it would be viable to retain the "skin" but overall the interior, both esthetic and mechanical. The city should consider how expensive that would be. But I'm now thinking perhaps we shouldn't jump too quickly to raze&rebuild. The city should consult with national-level architectural experts, perhaps a few architecture school deans from nationally-recognized academic departments, or highly regarded consultants, to determine if the structure should be saved. In 50 years, will we consider 1970s architecture worth saving as we do today of the architecture of 50-100 years ago? If the academic consensus is yes, save the building. If it's no, raze it but rebuild ON THAT SITE. we must keep the dominant government presence in Uptown.	6/6/2017 11:59 AM
522	Use it as it was designed to be used in the first place.	6/6/2017 11:55 AM
523	parking	6/6/2017 11:45 AM
524	Needs some kind of food vending and many more trash cans. Waiting in line can be grueling.	6/6/2017 11:31 AM
525	Nothing	6/6/2017 11:30 AM
526	All sitting judges need a permanent courtrooms.	6/6/2017 11:03 AM
527	two buildings, each with fewer levels than the current government center, with one housing administrative and executive functions and another building with the Courts and the sheriff. usable and accessible public space. Perhaps land leases to permit some retail/office on the site. the site should be an active part of downtown/uptown Columbus.	6/6/2017 11:01 AM
528	New updated building	6/6/2017 10:58 AM
529	More organized, separate wings, better security, more common areas	6/6/2017 10:53 AM
530	possibly re-design the plaza area to increase usage	6/6/2017 10:52 AM
531	Nothing	6/6/2017 10:46 AM
532	move the courts out and put close to jail. move all offices to macon rd location	6/6/2017 10:46 AM
533	Need for more meeting rooms; every judge needs a courtroom; better parking close to the government center	6/6/2017 10:43 AM
534	Build A New Center	6/6/2017 10:33 AM
535	Total replacement.	6/6/2017 10:32 AM
536	You talk about building something new. I say, do some renovations to the existing facility, because after seeing what the Public library ended up costing, and how much of a joke that place is, I really don't think that building another Government Center, is what is really needed. You could take the money, that is saved, and build a homeless center, that would make this city Proud.	6/6/2017 10:25 AM
537	Public Defender's office and DA's office should be in same building. All judges should have their own courtroom.	6/6/2017 10:21 AM
538	Fire suppression. Elevator efficiency	6/6/2017 10:13 AM
539	See #23.	6/6/2017 10:04 AM
540	I like it the way it is.	6/6/2017 9:50 AM
541	More energy efficient ( probably not feasible for an old building )	6/6/2017 9:46 AM
542	Free parking Move to Mid-town Multiple access point	6/6/2017 9:45 AM
543	Elevator's fixed in main building. Reconstruction of entire center. Needs to be more up to date / modern.	6/6/2017 9:39 AM
544	More efficient design, updated fire suppression systems, better parking, less floors	6/6/2017 9:36 AM
545	The security personnel	6/6/2017 9:20 AM
546	Everything and the parking	6/6/2017 9:17 AM
547	sell it to a private business for renovations and move gov. activities to a more logical location.	6/6/2017 9:14 AM
548	I would like to see it demolished asap	6/6/2017 9:09 AM
549	Can't think of anything pressing.	6/6/2017 9:04 AM
550	Bathrooms updated. And the hallways are so tight if there were an emergency, people would get trampled.	6/6/2017 9:01 AM
551	Place of entrance.	6/6/2017 8:59 AM
552	emergency exit	6/6/2017 8:58 AM

## New Government & Judicial Building Survey

553	Wait time on elevators, janitorial workforce, parking, clear and easy access to city and judicial departments	6/6/2017 8:54 AM
554	Get rid of the excess security and allow it to be a public space again.	6/6/2017 8:53 AM
555	Access to HR and the wings controlled by a difficult security process.	6/6/2017 8:52 AM
556	Parking	6/6/2017 8:50 AM
557	parking	6/6/2017 8:47 AM
558	Parking! So many official vehicles parked citizens feel like outsiders.	6/6/2017 8:41 AM
559	For the whole building to be used.	6/6/2017 8:20 AM
560	upgraded to meet the fire codes, completely renovated	6/6/2017 8:17 AM
561	nothing	6/6/2017 8:07 AM
562	Location	6/6/2017 7:58 AM
563	updated elevators, décor, parking.	6/6/2017 7:58 AM
564	Tear it down	6/6/2017 7:39 AM
565	Elevator	6/6/2017 7:29 AM
566	Handicap parking increased, Use of inmates for janitorial services stopped. Elevators replaced.	6/6/2017 7:03 AM
567	i don't know	6/6/2017 6:47 AM
568	How you enter and exit	6/6/2017 6:32 AM
569	Update it or replace it.	6/6/2017 6:14 AM
570	Elevators, parking, entrance/exit,	6/6/2017 5:55 AM
571	The building does NOT need to be replaced. However, there should be funding to upgrade and address the items listed in #15. There are far more important needs in the city than to replace this building that is not even 50 years old.	6/6/2017 5:50 AM
572	I think it should go away as repairing or retrofitting the current building would not be a prudent use of resources.	6/6/2017 5:27 AM
573	Some modern updates	6/6/2017 5:23 AM
574	Better access for those who have difficulty walking. Have more than a single entry point for the disabled. Additional parking for the disabled.	6/6/2017 4:13 AM
575	I would like to have the plaza as the main entrance. I would like to see events in the court yard. I wouldd also appreciate judge Jordan's courtroom to be a little warmer and in an ideal world I would like for Judge Peters to stop ruling against me so often. That last one may be a tall order	6/6/2017 4:10 AM
576	A new courts building should be built.	6/6/2017 3:33 AM
577	NA	6/6/2017 2:54 AM
578	parking	6/6/2017 2:10 AM
579	Find a way to use the many unused doors. More parking for citizens.	6/6/2017 1:51 AM
580	No comment	6/6/2017 1:44 AM
581	I would like to see a state of the art building i know were the last place on earth still consolidated but we dont have to show that we are behind times rebuild it PLEASE PLEASE we put money every where but where it needs to be	6/6/2017 1:18 AM
582	Entrance location; eliminate security screening or only have for judicial areas; update internal decor; clean office areas and throw away unecessary items located throughout to eliminate junky look	6/6/2017 1:13 AM
583	You !!	6/6/2017 1:00 AM
584	Parking	6/6/2017 12:55 AM
585	get rid of some of the older people working there. I have never gotten any help from them.	6/6/2017 12:20 AM
586	Nothing needs to change. It serves its purpose.	6/6/2017 12:11 AM
587	I would like to see someone heals accountable for these safety infractions. And you know a fraction of what you are a ski g some of the public are not aware of these things you are listing. And no we do not need a new building. Because I feel this is what you are eluding to.	6/5/2017 11:42 PM
588	beautification out side the building. Add color like Cherry trees, Roses, Day lilies and etc.	6/5/2017 11:42 PM

## New Government & Judicial Building Survey

589	Security of inmate workers for all visitors & employees, secure & plentiful emergency plans	6/5/2017 11:40 PM
590	New building	6/5/2017 11:34 PM
591	I would like to see something that looks and feels like it belongs to the Historic District and Uptown. This building is so out dated.	6/5/2017 11:32 PM
592	Location	6/5/2017 11:13 PM
593	The entire structure. It need to be demolished and a new facility built.	6/5/2017 10:53 PM
594	a new mayor	6/5/2017 10:52 PM
595	all on one level	6/5/2017 10:51 PM
596	Build a new one. This one is old, problem-ridden, and somewhat of an eyesore.	6/5/2017 10:50 PM
597	Nothing	6/5/2017 10:49 PM
598	Demolition	6/5/2017 10:46 PM
599	parking	6/5/2017 10:45 PM
600	Better layout in probate court.	6/5/2017 10:44 PM
601	Public Access to parking and other areas around the government center	6/5/2017 10:37 PM
602	A new mayor that doesn't want to increase government spending	6/5/2017 10:34 PM
603	A new building	6/5/2017 10:02 PM
604	None at this time	6/5/2017 10:01 PM
605	The old courthouse	6/5/2017 9:53 PM
606	Courtrooms seem to be either too hot or too cold.	6/5/2017 9:42 PM
607	The unfriendliness of people	6/5/2017 9:29 PM
608	Move the Mayors office and the courts	6/5/2017 9:29 PM
609	Everything. We should have sold it to Columbus state for class/dorm rooms.	6/5/2017 9:27 PM
610	Reduce the size. Place all tax related and license functions in one or two central facilities.	6/5/2017 9:26 PM
611	Entrances. Why bother having doors if they cannot be used?	6/5/2017 9:23 PM
612	Tear it down. Move city administration near the Citizens Service Center in a new building. Build a Justice Center in the Liberty District. Sell the land on which the Government Center sits to private developers for mixed-use development.	6/5/2017 9:21 PM
613	The only thing that needs to change is a much better maintance so the cooling system will not get in that shape again.	6/5/2017 9:15 PM
614	Nothing	6/5/2017 9:06 PM
615	Demolished and removed	6/5/2017 9:06 PM
616	Elevator systems enhanced for more efficiency. Upgrades to safety and infrastructure are also necessary so that the costs associated with this building doesn't continue to escalate.	6/5/2017 9:03 PM
617	It needs to be brought up to the latest public safety standards	6/5/2017 9:02 PM
618	Just be a normal damn building and don't try to make it look like a castle.The mayor isn't a princess.	6/5/2017 8:58 PM
619	Knock it down and start over	6/5/2017 8:54 PM
620	We do not need to build a new government center. There are other buildings that are vacant that some of those services could be moved too.	6/5/2017 8:39 PM
621	This building is less than 50 yrs. old. If we build a new one and maintain it in the same way, we may as well plan on building another in the next 50 yrs....I guess it comes from the same plan as replacing garbage truck fleet...all @ one time rather than 20% every year.....you know like on a budget...	6/5/2017 8:31 PM
622	The government! We need a mayor and city manager who respect and honor our officers! We need government that isn't afraid to get our city cleaned up and rid of the problems. We need a government that is working to protect its tax payers, not the slums of the city!	6/5/2017 8:24 PM
623	Better faciilities for the juvenile court	6/5/2017 8:18 PM
624	It is not a user friendly building and it is very out of date. Improvements need to be made	6/5/2017 8:16 PM

## New Government & Judicial Building Survey

625	Efficiency without being an embarrassment	6/5/2017 8:15 PM
626	Updated and safe	6/5/2017 8:15 PM
627	The interior, outside facade could be illuminated!	6/5/2017 8:14 PM
628	Get rid of the completely aggravating security screening to enter!	6/5/2017 8:12 PM
629	If it is to be razed. Build something classic. Like it used to look. Use other buildings around the area for one off services.	6/5/2017 8:07 PM
630	Parking..elevators	6/5/2017 8:00 PM
631	modernize it	6/5/2017 7:56 PM
632	I'd like to see it replaced with something that dignifies our city. The present entrance is embarrassing to anyone visiting our city & to citizens alike. Given the structural limitations of the present building, I think we can do better.	6/5/2017 7:55 PM
633	Torn down and another one built in it's place.	6/5/2017 7:49 PM
634	Sometimes the workers are not very friendly.	6/5/2017 7:48 PM
635	Those who occupie the government center should be replaced with services that help the citizens of Columbus instead of "services" that extort money from the citizens.	6/5/2017 7:37 PM
636	Torn down and built to flow much better	6/5/2017 7:35 PM
637	Removal of tombson as mayor	6/5/2017 7:33 PM
638	Renovate and update restrooms.	6/5/2017 7:31 PM
639	Repair elevators and fire suppression systems	6/5/2017 7:30 PM
640	Parking for the police officers who have to go to Court in the parking spaces for city council members who aren't there during the day.	6/5/2017 7:24 PM
641	0	6/5/2017 7:24 PM
642	Move everyone out to the Macon Rd Citizens Center except the courts and Sheriff's Office.	6/5/2017 7:17 PM
643	Accessibilty	6/5/2017 7:15 PM
644	Give the Marshall what he needs.	6/5/2017 7:07 PM
645	Better use of money and wasted space. No unnessisaru fountains or monuments also lower cost, we need law enforcement more than a new building	6/5/2017 7:04 PM
646	It is an eyesore in our beautiful historic brick downtown. It should be replaced with something that fits our city better, rather than pouring tens of millions of dollars into trying to repair the existing building, not knowing what other multi-million dollar problems might still be looming.	6/5/2017 7:04 PM
647	updated interfacing with visitors. monitors/dashboards on the wall supporting visitor info. better lighting.	6/5/2017 7:01 PM
648	nothing	6/5/2017 7:00 PM
649	Parking. All areas around the Govt center should be open for parking and not "Ticket Traps" for lowly paid city employees who probably enjoy ticketing people.	6/5/2017 6:54 PM
650	Tear it down and build a new one	6/5/2017 6:52 PM
651	Can the building be upgraded? If not, can the footprint be maintained and the building razed and then, redesigned and rebuilt?	6/5/2017 6:51 PM
652	Better infrastructure And better staff and modernization.	6/5/2017 6:37 PM
653	Flow of doing business there. Seems to be retrofitted for security and is just getting by with obsolete building construction	6/5/2017 6:35 PM
654	Renovate by being financially responsible with taxpayer money	6/5/2017 6:33 PM
655	it's petty, but the appearance - like the location	6/5/2017 6:26 PM
656	Minimize offices to necessary	6/5/2017 6:26 PM
657	DVM is moved to this location	6/5/2017 6:24 PM
658	Better, easier access, more updated facilities	6/5/2017 6:21 PM

## New Government & Judicial Building Survey

659	Entrance location	6/5/2017 6:20 PM
660	Mayor	6/5/2017 6:19 PM
661	I would like to see it razed.	6/5/2017 6:15 PM
662	Use the plaza levels and abandon the current public entrance. Feels like you are going to the basement.	6/5/2017 6:12 PM
663	See above. Entrance/public access; better utilization of exterior public spaces; enhancement of interior public spaces	6/5/2017 6:11 PM
664	Positive imaging throughout the government center. The departments are not clearly displayed. Does not feel user friendly. Email me at dcaliyo@gmail.com and we can discuss.	6/5/2017 6:08 PM
665	Better elevator system that is quicker	6/5/2017 6:07 PM
666	Please remodel or renovate. From what I see I know this building needs a lot of updating and this is from me visiting only once or twice a year. I'm sure the people on the inside see more problem areas than most.	6/5/2017 6:03 PM
667	Build a new one. Lease an existing building that has the needed capacity (Carmike Building)	6/5/2017 6:01 PM
668	Who ever maintains it should be replaced not the building	6/5/2017 5:59 PM
669	Needs updating	6/5/2017 5:56 PM
670	No Opinion	6/5/2017 5:53 PM
671	It works people, why do we always need to change something	6/5/2017 5:50 PM
672	Not being used, too many things moved to midtown which is not convenient	6/5/2017 5:49 PM
673	More parking, and more room for the security checkpoint!	6/5/2017 5:49 PM
674	Access to the fountains.	6/5/2017 5:35 PM
675	Parking	6/5/2017 5:33 PM
676	Go back to an old stately brick courthouse like we tore down. Make it look like a Southern courthouse. The current Government Center looks like it is from outer space.	6/5/2017 5:30 PM
677	clean the place up; fix what's wrong with it; i.e broken parts	6/5/2017 5:27 PM
678	More modern building that reflects the growth and diversity of the city	6/5/2017 5:26 PM
679	Taken Down	6/5/2017 5:24 PM
680	Everything... tear it down.	6/5/2017 5:24 PM
681	I recognize the need for safety and maintenance improvements to the center. If it is more economically feasible to demolish the center and build new construction, then I am in favor of new construction and would welcome a more coherent architecture for downtown, assuming it stays at the same location. If repairing the problems with the current structure is less costly, I am in favor of keeping the current structure.	6/5/2017 5:18 PM
682	Updated bathrooms and facilities. New elevators. More accessible parking. Better directory.	6/5/2017 5:14 PM
683	Pipes replaced. Inmates not so visible. Proper fire suppression. Brighter colors.	6/5/2017 5:11 PM
684	It should be torn down.	6/5/2017 5:08 PM
685	everything	6/5/2017 5:07 PM
686	Open up the entrances.	6/5/2017 5:06 PM
687	Seems to operate fine. I've never had any notable issues.	6/5/2017 4:59 PM
688	The design of the building.	6/5/2017 4:59 PM
689	Nothing now that John Darr corrupt ass is out!!	6/5/2017 4:53 PM
690	Public safety, the ability to evacuate juries and others in the event of fire, a fire suppression system, pressurized stairwells, adequate record storage space, are all concerns.	6/5/2017 4:52 PM
691	Needs to be updated	6/5/2017 4:45 PM
692	Tear it down, including the wings where I understand most of the bats live and mold is prevalent	6/5/2017 4:38 PM
693	Mapping/Directions; Inmate work reduction	6/5/2017 4:34 PM
694	Tear down, build another one	6/5/2017 4:32 PM

## New Government & Judicial Building Survey

695	A beautiful new building that would represent our beautiful city.	6/5/2017 4:31 PM
696	I would like to see replaced with a new building. You cannot keep repairing it. You're only prolonging the inevitable.	6/5/2017 4:29 PM
697	The location to a safer building	6/5/2017 4:21 PM
698	We need BatMan - the caped crusader!	6/5/2017 4:21 PM
699	No inmate Labour's	6/5/2017 4:21 PM
700	A new twin high rise building with adequate underground parking	6/5/2017 4:21 PM
701	The whole building needs to be torn down. Too bad the decision was ever made to get rid of the previous center.	6/5/2017 4:14 PM
702	Torn down and something reflecting Columbus as the 2nd largest city built - something the citizen's can be proud of.	6/5/2017 4:14 PM
703	demolition and rebuilding	6/5/2017 4:07 PM
704	new location	6/5/2017 4:07 PM
705	That it had been better taken care of over the past years so that it would no be in disrepair now	6/5/2017 4:06 PM
706	added sprinkler system in case of fire	6/5/2017 4:05 PM
707	The tower is hideous and looks completely out of place with downtown Columbus. We can't even use the gorgeous parts of it and have to enter where the inmates do.	6/5/2017 4:04 PM
708	A renovation or replacement.	6/5/2017 4:03 PM
709	Consolidation of courts and law enforcement.	6/5/2017 3:58 PM
710	Raze it and build something safe, ADA compliant, eco-friendly, safe, disease free, clean, safe, attractive, safe.	6/5/2017 3:57 PM
711	Better elevators	6/5/2017 3:54 PM
712	Layout and more	6/5/2017 3:53 PM
713	ACCESSIBILITY TO ALL WINGS WITHOUT HAVING TO GO OUTSIDE THE BUILDING EVEN IF IT IS THROUGH THE PARKING GARAGE.	6/5/2017 3:52 PM
714	Updated, new bathrooms	6/5/2017 3:48 PM
715	I would like to see it maintained. Not build a new facility that will need maintenance as well. Get rid if who you use, and find someone who will work.	6/5/2017 3:43 PM
716	It should be safe. If it is not, that should be repaired or replaced.	6/5/2017 3:43 PM
717	The Mayor continued	6/5/2017 3:43 PM
718	Whatever would make it a pleasant work environment, as well as safe and economical.	6/5/2017 3:43 PM
719	Build a new one the old one is outdated and hard to move around in.	6/5/2017 3:41 PM
720	Better layout. Easy to find offices, courtrooms.	6/5/2017 3:39 PM
721	no change	6/5/2017 3:39 PM
722	Wish it had never been built - it is ugly	6/5/2017 3:39 PM
723	it is really hard to get into.... it is also really ugly	6/5/2017 3:37 PM
724	In passing, it's not a very becoming building. It's actually very ugly. If I had to guess, it was built in the 70's. Architecture at that time was hideous. Construction practices were just as bad.	6/5/2017 3:36 PM
725	Brought up to code- if it caught fire and burned today someone would die - me included.	6/5/2017 3:32 PM
726	Updates, more user-friendly, which includes safety enhancements.	6/5/2017 3:32 PM
727	Cleaner, more upkeep, better facilities for courts (like better temperature control in courtrooms)	6/5/2017 3:31 PM
728	Ingress and egress	6/5/2017 3:30 PM
729	Security, parking, better and safer entry ways coming into Center. Overall working of the building. Elevators, fire and safety.	6/5/2017 3:28 PM
730	I hate if I want to go to the Human Resources office that I have to walk around where the cop car are parked to get to the Human Resource.	6/5/2017 3:28 PM

## New Government & Judicial Building Survey

731	Courts/judicial and LE could be separated from other city agencies for safety concerns, may make entry into building easier for non-court business	6/5/2017 3:23 PM
732	I think a new building is needed but I also do not want it to be an extravagantly expensive building. It needs to do the job efficiently that is needed to be done. I would like an attractive building but not crazy in its design.	6/5/2017 3:23 PM
733	Improved entry, better circulation and improved wayfinding	6/5/2017 3:22 PM
734	More centrally located, safer, more accessible.	6/5/2017 3:22 PM
735	I'd like to see the city make do with what they have. The previous courthouse is still in successful use by their current tenant and they don't have half the complaints of the current courthouse.	6/5/2017 3:20 PM
736	Dead space between floors could add room for a variety of functions	6/5/2017 3:14 PM
737	Maintain what you have	6/5/2017 3:14 PM
738	The clerks and or any other personnel who assists in customer service could REALLY improve in their work ethic as well as how they communicate.	6/5/2017 3:14 PM
739	It's ugly and elevators are scary slow. Seems too big for our needs. Should've moved to Carmike Building. Too slow to react and purchase...old BCBS is available on warm springs...much easier access than overcrowded Downtown.	6/5/2017 3:13 PM
740	N/A	6/5/2017 3:11 PM
741	It needs to be updated significantly	6/5/2017 3:07 PM
742	If something is broken fix it, you don't necessarily need a new location.	6/5/2017 3:07 PM
743	parking!!	6/5/2017 3:06 PM
744	Updated everything.	6/5/2017 3:05 PM
745	Nothing but parking. If there is money in the city, give it to the school systems, not invest in another building project. The pool in Columbus(indoor) was supposed to be great for everyone, but the people who live closest cannot afford to swim there. No more showy buildings with nothing to show for it for the people everyday. The new school board building is overdone as well. I have nothing but good to say about the library. Every penny spent there is well spent. How about adding a splashpad to that and doing a little repair to that playground?	6/5/2017 2:59 PM
746	Adding exterior elevator to plaza level and moving security to plaza level would make plaza an amenity again	6/5/2017 2:58 PM
747	Move the courts to a new facility on the same site that is designed for Assembly use and strip the GC back to the structure, add another exit stair and redo the entire building.	6/5/2017 2:57 PM
748	It's ridiculous and frustrating to have several entries that are not accessible. Same thing with the Citizen's Center on Macon Road.	6/5/2017 2:51 PM
749	Bring it into the 21st century	6/5/2017 2:51 PM
750	closer and more reliable parking, better handicapped access	6/5/2017 2:51 PM
751	I would like to see Court business be handled at a court house. The mayor's office, marshal, sheriff, and other city business should be relocated or addressed elsewhere. A shorter building would also perhaps cut down on the need for over-use of the elevators.	6/5/2017 2:49 PM
752	I would like it torn down and a judicial center built on site with no more than 3 floors that are accessible by elevator and stairway. All city employees, other than judicial, should be moved to a city services building. There should be parking used exclusively for this building either as a parking deck or lot and connected by covered walkways or bridges. Noone should have to stand outside in the weather to wait to go through security to enter the building. The temperature in the building should be controlled locally and noone should have to wrap up in a blanket in the middle of July so that you do not freeze to death because the temperature in the room is 58 degrees from the air conditioning. This building is way past it's day and usefulness and needs to be replaced.Please go look at the Coweta County courthouse to see an optimal use of the space in their new judicial center.	6/5/2017 2:47 PM
753	complete renovation	6/5/2017 2:45 PM
754	I'd like it to be more modern, have more parking, be more user friendly as far as locating services. Would like improvements for safety.	6/5/2017 2:43 PM
755	leave it for the courts and sheriff office only.	6/5/2017 2:41 PM
756	A new one built with a parking garage and secure parking for all employees.	6/5/2017 2:39 PM
757	Rebuild as a larger, modern replica of the original courthouse. Return part of that block to public square if possible.	6/5/2017 2:39 PM

## New Government & Judicial Building Survey

758	torn down	6/5/2017 2:32 PM
759	Better parking and easier access.	6/5/2017 2:31 PM
760	Better accessibility and upgraded building and life safety systems.	6/5/2017 2:31 PM
761	A new building.	6/5/2017 2:31 PM
762	I do not say this lightly. We need to start over with proper design, a cleaner and user friendly facility.	6/5/2017 2:28 PM
763	I would like for the heating and air system to be where you can adjust it by floor. Heat rises so it is not fair that the lower levels have to freeze to cool off the upper levels.	6/5/2017 2:27 PM
764	just do the maintenance on the needed repairs	6/5/2017 2:25 PM
765	Faster elevators	6/5/2017 2:23 PM
766	Used as a Historical building	6/5/2017 2:21 PM
767	Separate courts from other services; modernize	6/5/2017 2:20 PM
768	Build a new one.	6/5/2017 2:19 PM
769	relocate all offices in government center except offices directly involved with the administration of the judicial system.	6/5/2017 2:17 PM
770	The Elevators System..	6/5/2017 2:16 PM
771	Taller structure with more elevators. A plaza level food court would be nice like Phillips arena in Atlanta	6/5/2017 2:15 PM
772	Everything	6/5/2017 2:11 PM
773	An entirely new building. The current government center is hideous and dysfunctional. We need a new government center building or buildings that are both functional and appealing to look at.	6/5/2017 2:09 PM
774	The plaza area outside should be utilized.	6/5/2017 2:09 PM
775	elevators and fire safety	6/5/2017 2:08 PM
776	I am not a fan of tall buildings after 9/11.	6/5/2017 2:08 PM
777	Build a new one.	6/5/2017 2:07 PM
778	Enough courtroom facilities for all courts and much improved elevators.	6/5/2017 2:07 PM
779	entrance and exits	6/5/2017 2:06 PM
780	tear it down and build a new one	6/5/2017 2:06 PM
781	Needs to be brought in line with accessibility, technology, and aesthetic of other courthouses across Alabama and Georgia.	6/5/2017 2:06 PM
782	It is a 2nd rate building that is not an adequate representative of our first rate city. Much important business goes on in the Courts. Those important matters deserve to be handled in a building that reflects the seriousness of the decisions that are to be made and is a positive reflection on our city.	6/5/2017 2:05 PM
783	It should be torn down and replaced.	6/5/2017 2:05 PM
784	Get the entrance out of the basement/service entrance, activate the plazas and return dignity to the building and its site	6/5/2017 2:04 PM
785	New leadership in the Mayor and City Manager's Offices.	6/5/2017 2:04 PM
786	Doesn't feel safe	6/5/2017 2:03 PM
787	Torn down and replaced by something that is not butt ugly and embarrassing.	6/5/2017 2:01 PM
788	Access for the public. Modern appearance.	6/5/2017 1:58 PM
789	Be sure it's a safe environment for public and employees. Be sure it's a secure and professional environment. Concerns for the comfort of the employees who work there everyday day as compared to my occasional visits	6/5/2017 1:54 PM
790	Adequate Parking. Office Layout	6/5/2017 1:41 PM
791	The money spent on raises for city employees	6/5/2017 1:40 PM
792	Everything	6/5/2017 1:34 PM
793	I would like to see more security with the things that are going on in the world today.	6/5/2017 1:30 PM



## New Government & Judicial Building Survey

794	The courtrooms don't look like courtrooms. There is no actual "courthouse" like the old one torn down.	6/5/2017 1:30 PM
795	Need to be able to access on all sides of the block.	6/5/2017 1:27 PM
796	Jurors should be able to utilize the parking spaces reserved for Councilors who do not attend daily so as to relieve the security for high profile cases and juror convenience.	6/5/2017 1:09 PM
797	Better access by public	6/5/2017 1:06 PM
798	Teardown and rebuild Government Center.	6/5/2017 1:01 PM
799	More access points, move the Mayors office to Macon Rd.	6/5/2017 12:59 PM
800	Raised to the ground	6/5/2017 12:46 PM
801	It needs to be replaced with a more modern and technology friendly work place - the more efficient the technology, the better the employees can serve the public.	6/5/2017 12:42 PM
802	Everything especially the Air Unit and Elevators	6/5/2017 12:42 PM
803	Update the technology. Create another entrance. Better parking situation.	6/5/2017 12:40 PM
804	There is so much space that is not being utilized. Most services could probably condense and fit in one of the wings.	6/5/2017 12:38 PM
805	nothing	6/5/2017 12:33 PM
806	I would like to see the government server be more accessible. Meaning that I would like it to be more accessible for people with mobility disabilities as well as those with visual impairments. There needs to be a better system in place for people with disabilities to locate the services or offices they are trying to find.	6/5/2017 12:29 PM
807	better maintenance	6/5/2017 12:29 PM
808	Everything needs to be changed. It appears as if nothing has been updated to modern time.	6/5/2017 12:25 PM
809	Needs updating	6/5/2017 12:24 PM
810	Entrance on one side with possible doors and access on other parts of building. There are other entrances and exits that are closed off. Why can't we use them for convenience?	6/5/2017 12:13 PM
811	I would like to see the building either updated or replaced. However it should be functional not fancy.	6/5/2017 12:08 PM
812	Create a brand new judicial center which has a walkway from they jail. A great example is Forsyth County and their set up	6/5/2017 12:04 PM
813	Everything. This should not be 11 stories. Take out the East and West wing. Make the entire city block the building. Less problems with elevators, less problems with fire safety as well as dangerous situations.	6/5/2017 12:04 PM
814	Made safe	6/5/2017 12:03 PM
815	better elevators, wider and cleaner stairway	6/5/2017 12:00 PM
816	Replace entire building!	6/5/2017 12:00 PM
817	bulldozed	6/5/2017 12:00 PM
818	Newer reading materials in jury pool room. This	6/5/2017 11:59 AM
819	More access areas, open parking deck back up to the public, or fix the parking lot across the street and make it free. Put handicap accessible parking near entrances. If there is no entrance, then change it to regular parking. Make some cosmetic changes, rehab certain areas, shuffle departments to make them more easily accessible. Maybe put some departments in the wings, rather than the tower, when there are more public visitors than others. Secure areas currently not being monitored for security.	6/5/2017 11:58 AM
820	I'd like a more private employee relaxation area - maybe that's covered so it keeps us from the elements.	6/5/2017 11:58 AM
821	The building can be salvaged but is in need of major repairs.	6/5/2017 11:55 AM
822	Parking. Handicap access	6/5/2017 11:53 AM
823	Court accessibility and security. Courts and Non-court related departments should be in separate buildings.	6/5/2017 11:52 AM
824	A courtroom for every judge, more access to plaza and courtyard	6/5/2017 11:51 AM
825	Better control of the heating/ac system. Better/free parking.	6/5/2017 11:50 AM

## New Government & Judicial Building Survey

826	I think it should be updated to be our Justice Center, and have the courts system and related divisions take over the building. Expand it to be easier for the public to access and navigate, once they have been properly vetted by security, and encourage more than one food vendor on-site for jurors or employees. Nearly everyone hates having to fight traffic and the parking situation during the 1-hour lunch. Move all other personnel to an existing building that can accommodate (like the Carmike bldg,) our needs, Or, add on to the CSC, which should have been done when it was being built, in my opinion.	6/5/2017 11:49 AM
827	The city offices need to be separated from the judicial part. Go to Cobb County and visit their judicial building.	6/5/2017 11:47 AM
828	demolished and replaced with a Judicial Complex on site	6/5/2017 11:46 AM
829	Other large corporate buildings in Columbus have taken a piece-meal approach to renovating their facilities and upgrading. I think a similar approach for the Government Center could be undertaken.	6/5/2017 11:43 AM
830	Safety issues.	6/5/2017 11:40 AM
831	Improved elevators.	6/5/2017 11:38 AM
832	I would like to see the place rebuild and properly maintained for future Generations hi hi up	6/5/2017 11:38 AM
833	Another parking garage for employees, the draining of water is awful on the sidewalks and we get completely soaked trying to come into work. There is no parking designated for employees outside the parking garage. If you expect us to do our job and on time the city should have enough respect for employees to provide parking.	6/5/2017 11:37 AM
834	Nothing.	6/5/2017 11:36 AM
835	Instead of two towers, it needs to be one building.	6/5/2017 11:35 AM
836	Use the Access and Courtyards as originally designed. Make the Public Space a place that people would actually go, If need be, change the "wings" use to something like supporting retail, welcome center, a food hall, etc, and move the current "wing" uses to an annex building somewhere.	6/5/2017 11:34 AM
837	New Tower Facilities with more modern design.	6/5/2017 11:33 AM
838	Torn down and new building built	6/5/2017 11:33 AM
839	Updated restrooms, asbestos and bat concerns addressed, a better elevator system and better escape routes. Also, the Plaza level and Memorials/fountains by the doors no longer in use need to be properly maintained	6/5/2017 11:29 AM
840	Needs to be torn down and a new one built	6/5/2017 11:27 AM
841	A new facility with adequate parking and not scatter some facilities away from the bus line. There are some individuals that do not have cars and the bus is their only means of getting to the Government Center or down town.	6/5/2017 11:25 AM
842	I would like to see a dedicated Judicial Center that had underground access to the jail so that inmates who have court could be safely and efficiently transported. We could then have a separate facility for non court related business.	6/5/2017 11:25 AM
843	Would love to rebuild the entire thing	6/5/2017 11:23 AM
844	inmate cleaning crew	6/5/2017 11:23 AM
845	not really	6/5/2017 11:19 AM
846	renovated to have separate government offices from courts....new facade	6/5/2017 11:16 AM
847	Another set of elevators and a parking garage for the public and others not allowed in current garage.	6/5/2017 11:13 AM
848	better organized, up to date	6/5/2017 11:11 AM
849	nothing	6/5/2017 11:11 AM
850	Updated	6/5/2017 11:11 AM
851	a new facility should include MORE space than required, to accommodate future offices	6/5/2017 11:10 AM
852	A new Judicial Building in its place.	6/5/2017 11:10 AM
853	Tear it down and start over to better utilize the block.	6/5/2017 11:07 AM
854	Easier wayfinding within the building and access to entry.	6/5/2017 11:02 AM
855	With a city the size of Columbus the Government Center is an ancient dinosaur that is not a good representation of the City that Columbus is. It is a beautiful old building but it is simply that "Old." Things can not be expected to last forever.	6/5/2017 11:01 AM
856	Update the inside office space. Have more than one entrance for the public and more than one for employees.	6/5/2017 11:00 AM

## New Government & Judicial Building Survey

857	No, it will require to too much money which can to used in other departments that really needs it	6/5/2017 10:58 AM
858	Completely rewired so there are not so many dangling wires all over the place.	6/5/2017 10:54 AM
859	nothing	6/5/2017 10:52 AM
860	Should be torn down and re built	6/5/2017 10:52 AM
861	Separate the criminal element.	6/5/2017 10:52 AM
862	New one	6/5/2017 10:50 AM
863	Almost everything needs updating, a new building altogether might be the better option.	6/5/2017 10:50 AM
864	Just remodel and use the space and the actual entrances. I will be honest not an architect or somebody who knows cost of building a new structure or flipping the old one. It seems building a new facility would cost a lot oppose to just remodeling if even possible.	6/5/2017 10:45 AM
865	An entry that looks like an entry. The surrounding grounds usable	6/5/2017 10:43 AM
866	See above	6/5/2017 10:39 AM
867	N/A	6/5/2017 10:33 AM
868	PARKING	6/5/2017 10:33 AM
869	I don't believe that "fixing" the Government Center is a viable option. Too much needs to be done.	6/5/2017 10:31 AM
870	A different entrance with at least two security scanners. These need to be located away from main vehicle traffic flow. The standby generator needs to be located where it can be removed, if needed, for repair or replacement.	6/5/2017 10:29 AM
871	New building	6/5/2017 10:29 AM
872	Separate the judicial offices from the administrative offices.	6/5/2017 10:21 AM
873	All main enterances opened for public entry/exit	6/5/2017 10:20 AM
874	Access for active employees	6/5/2017 10:20 AM
875	Air/Heating system could use adjusting More available parking for employees	6/5/2017 10:19 AM
876	parking and air and heat work properly	6/5/2017 10:18 AM
877	Improvements to above mentioned areas	6/5/2017 10:16 AM
878	easier access	6/5/2017 10:15 AM
879	We need a new buiding, it just needs to be reconstructed	6/5/2017 10:14 AM
880	The building is old and the outside doesn't look appealing.	6/5/2017 10:13 AM
881	N/A	6/5/2017 10:12 AM
882	Ease of Access for Government Employees that do not work in the building but frequently have to visit.	6/5/2017 10:12 AM
883	start over - take suggestions for people besides those that you currently seek advise from-talk to the people about their needs because you surely didn't when building the CSC	6/5/2017 10:11 AM
884	Implosion	6/5/2017 10:11 AM
885	See all my comments and you'll get the gist of what I'd like to see changed.	6/5/2017 10:10 AM
886	Make it safer for all who work there and citizens who utilize the services there.	6/5/2017 10:10 AM
887	More public access from various points of entry, access to the outside plaza, a key card system for employees that allows entry exist from various points.	6/5/2017 10:10 AM
888	The top of the East and West Wing buildings could be an ideal location to house a solar farm possibly reducing the city's utilities cost.	6/5/2017 10:10 AM
889	Something new.	6/5/2017 10:08 AM
890	New accessible design with parking instead of a unused inaccessible plaza, courtyard, and huge tacky war memorial. The memorial needs to be relocated to the center of Broadway, and downsized to reflect some taste as well as patriotism.	6/5/2017 10:08 AM
891	improve heating & air system more working space needed	6/5/2017 10:07 AM
892	No new building. Give that money to Police Officers.	6/5/2017 10:06 AM

## New Government & Judicial Building Survey

893	Regulate the temperature, remodel the bathrooms and keep them clean, test air and water quality. Increase fire safety and evacuation.	6/5/2017 10:06 AM
894	build 2 separate buildings: 1) Build a Court House should be built on the City Property across from the Jail to house all courts with the exception of Recorders Court 2) Build a Government Center and parking garage on the lot where the Government Center currently stands. Make the Government Center a maximum of 4 stories and put it on the 9th Street side of the property. Make a modern parking garage about the 4 stories on the 10th street side for use during the day for Government Center employees and citizens. Use the same parking garage for public parking at night, especially use it for the Springer.	6/5/2017 10:04 AM
895	I would appreciate an actual employee raise ( not these "fake raises" the mayor touts ) instead of replacing the building. I can live with the building. I'm having a harder time living on these wages, which the cost of living depreciates every year,	6/5/2017 10:04 AM
896	Better employee parking. More friendly and welcoming atmosphere. More open design.	6/5/2017 10:04 AM
897	The heating/cooling system is terrible.	6/5/2017 10:03 AM
898	I believe the government center needs to be demolished.	6/5/2017 10:03 AM
899	The whole thing needs to be torn down and rebuilt, The building is not safe!	6/5/2017 10:03 AM
900	The top priority has to be to have some sort of fire suppression system.	6/5/2017 10:02 AM
901	Either a complete renovation, from top to bottom, or an entirely new facility.	6/5/2017 10:02 AM
902	more parking options	6/5/2017 10:02 AM
903	More Parking available and more access entrances	6/5/2017 10:01 AM
904	New Justice Building Built that would be more suitable for those that work in Superior or State Courts, MCSO, Clerk's Office, etc. It would separate those that are here perform mundane tasks from those that need more security (courts, etc).	6/5/2017 10:00 AM
905	A more modern accessible technology friendly facility	6/5/2017 9:59 AM
906	LEVELED AND NEW UPDATED BUILDING BUILT	6/5/2017 9:57 AM
907	The air quality, I'm asthmatic and when I worked over there I found it hard to breath quite frequently	6/5/2017 9:57 AM
908	Parking, Cooling System, Elevators, and Fire safety.	6/5/2017 9:57 AM
909	I would like for a new government center to be built, and for it to be properly maintained. Also, I think there should be departmental restrooms that are separate from public restrooms, The restrooms for the general public are disgusting. If the government center is going to be cared for from the inmates, the supervisors of such inmates need to make sure that they are pay attention and cleaning the building.	6/5/2017 9:56 AM
910	Remodel!	6/5/2017 9:56 AM
911	Make it a place that does not engender negative feelings about the local government. Also, a safe and ADA compliant space to begin with.	6/5/2017 9:55 AM
912	We need a judicial center with security for all of the Judges and Court personnel.	6/5/2017 9:55 AM
913	The building needs to be completely re-renovated.	6/5/2017 9:54 AM
914	I believe that a justice center should be built, similar to one in Newnan.	6/5/2017 9:54 AM
915	The wings should be replaced with two modern office structures.	6/5/2017 9:54 AM
916	Employees should not have to search out parking, or have to move their car every 2 hours to avoid a ticket, or be forced to pay to park for work.	6/5/2017 9:54 AM
917	I would like to see a facility that is more user (citizen) friendly. It is also very important for most of the offices to have more room in order to serve the citizens more efficiently.	6/5/2017 9:54 AM
918	the whole building and a better employee parking.	6/5/2017 9:54 AM
919	Security upgraded across all buildings (NOT JUST GOVERNMENT CENTER). Currently no scanning at CSC and that is where majority of money is collected and Council held....	6/5/2017 9:53 AM
920	new updated building that won't kill us all in a fire and isn't falling apart. smarter elevators so it doesn't take so long to get places. bigger parking garage so it isn't such a tight squeeze to get trucks in there. cleaner air. better temperature control in the building.	6/5/2017 9:52 AM
921	safety of all in the building if there was a disaster and ability to quickly get where needed, no matter the situation.	6/5/2017 9:51 AM

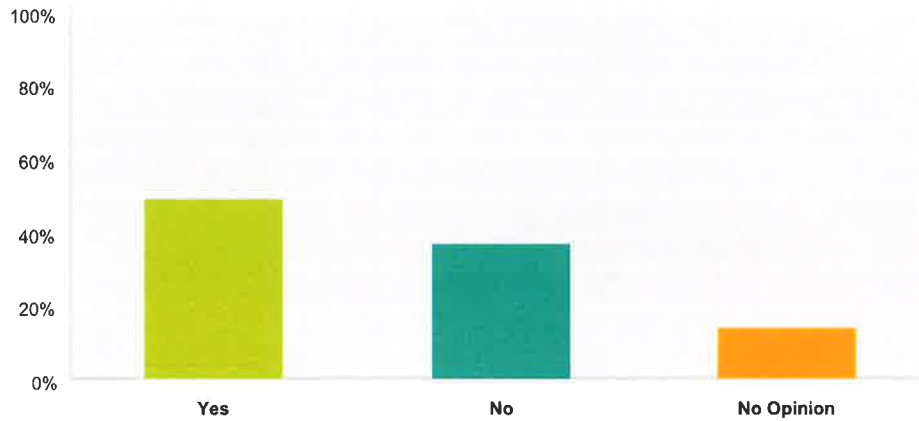
## New Government & Judicial Building Survey

922	I would like to see it torn down	6/5/2017 9:51 AM
923	Stop using inmates for labor around city buildings...especially where sensitive information is present such as Sheriff's Office, Courts, etc.	6/5/2017 9:50 AM
924	This should be a courthouse at this point. Security issues demand separate use buildings. Columbus/Muscogee County has out grown a multi-use building. City administration and services should be at a more accessible location - like the palace at the the city services building on Macon Road	6/5/2017 9:49 AM
925	Tear it down. I has not context with the buildings which surround it. The building as a whole is unsafe. It is not reasonable for the government to ask citizens and employees to engage in the business of government in a building so dysfunctional.	6/5/2017 9:49 AM
926	Fix insulation/heating, safe drinking water, faster elevators that don't break all the time. Especially the one in the East Wing that broke one time when there was a handicapped person upstairs who was then trapped and couldn't get downstairs.	6/5/2017 9:48 AM
927	Possible the location...or could just rebuild and have an updated building that better meet the current codes	6/5/2017 9:47 AM
928	Build a new one	6/5/2017 9:47 AM
929	The government center needs to be updated.	6/5/2017 9:47 AM
930	Needs to be updated.	6/5/2017 9:47 AM
931	Remove everything that does not deal directly with court system	6/5/2017 9:46 AM
932	there should be a parking deck attached for citizens and well as for city employees that work away from the government center.	6/5/2017 9:46 AM
933	Safety of employees	6/5/2017 9:46 AM
934	Tear down and rebuild	6/5/2017 9:46 AM
935	Specific parking area for officers attending court	6/5/2017 9:46 AM
936	Move all city services to the Citizens Service Center, implode the tower, build a new judicial center	6/5/2017 9:46 AM
937	It just needs to go away. It's a pity that government doesn't work fast enough to enable the City to purchase the Carmike HQ.	6/5/2017 9:45 AM
938	Update the center and better utilize spaces	6/5/2017 9:43 AM
939	improved maintenance, elevators, accessibility	5/31/2017 3:58 PM
940	tear it down and move it somewhere else.	5/31/2017 1:30 PM
941	Its use. Non Judicial Government Operations would be the best use.	5/31/2017 1:12 PM
942	Either completely renovate to include fire suppression and redesigning security screening areas and exits .	5/31/2017 12:13 PM

New Government & Judicial Building Survey

**Q18 Is the current Government Center an important icon or symbol of Columbus, Georgia?**

Answered: 1,504 Skipped: 72



Answer Choices	Responses	Count
Yes	49.00%	737
No	36.84%	554
No Opinion	14.16%	213
<b>Total</b>		<b>1,504</b>

#	Comments	Date
1	Having the majority of government offices under one roof is convenient, but seeing an office building as a symbol is a symptom of the city governments already swelled ego.	6/28/2017 3:06 AM
2	I don't think it needs the fountain, which is OK because I never remember it working right from the beginning.	6/22/2017 2:48 PM
3	The original courthouse was torn down to build the current one!	6/21/2017 6:43 PM
4	Absolutely. When you see old pictures of the court house that was tom down to make way for the current government center, you think why in the world did they do that?! It was such a beautiful building. I am not a huge fan of the Neo-Formalism style of architecture, but the same thing will be said by future generations. Why on earth would they tear that building down?!	6/21/2017 2:18 PM
5	Yes, but not as it is presently accessible	6/21/2017 11:59 AM
6	It is not an icon but is an important building ar	6/21/2017 9:38 AM
7	But, the old courthouse would have made a better impression on guest in the city.	6/20/2017 9:40 PM
8	Historical	6/20/2017 6:46 PM
9	I mean its been there so long you kind of look for it when you cross the river coming into Columbus	6/20/2017 4:09 PM
10	The iconic symbol was already destroyed to make room for this bizarre thing.	6/20/2017 2:35 PM
11	na	6/19/2017 5:28 PM
12	Not at all. It is not a visually appealing building and is not old enough to hold historical value in my mind.	6/19/2017 11:39 AM
13	God, I hope not. The best thing we could do is cover it with kudzu. That said, we do not need to replace it.	6/18/2017 4:39 PM
14	It's an eyesore. We had a beautiful court house torn down to put up this piece of crap	6/18/2017 11:30 AM
15	It is easy to point out.	6/18/2017 11:25 AM

## New Government & Judicial Building Survey

16	Never have liked the look .	6/18/2017 10:39 AM
17	I have always thought it was an antiquated looking building and now it's falling apart and does not meet our needs.	6/18/2017 4:02 AM
18	It is an important building to try to keep due to style but not a symbol of the city government itself.	6/17/2017 8:28 AM
19	Yes it's a part of our government City history yes because it's a consolidated government building yes Muscogee County Government building	6/17/2017 4:14 AM
20	I find its current state more of an embarrassment than a symbol	6/16/2017 7:34 PM
21	No, it's an ugly rectangle downtown	6/16/2017 6:07 PM
22	Nonenone	6/16/2017 4:07 PM
23	Yes, and it is important that the seat of government remain on the Public courthouse Square in downtown Columbus.	6/16/2017 4:02 PM
24	The style does not fit Columbus!	6/16/2017 4:02 PM
25	current architecture is ghastly. But place is important	6/16/2017 3:39 PM
26	not to me...it is an embarrassment all around.	6/16/2017 12:25 PM
27	yes	6/15/2017 5:27 PM
28	It is a symbol of the 1960s and 70s practice of brazenly replacing historic structures with misguided idealistic brutalist structures.	6/15/2017 2:01 PM
29	It's OK, but if it were to be done over again, it would be more practical to have fewer floors, but those floor having more squard footagè to reflect current crowd flow and reasons civilians visit the center.	6/15/2017 1:20 PM
30	Albeit and ugly one, it is the seat of power	6/15/2017 12:53 PM
31	It is a very negative symbol	6/14/2017 10:13 PM
32	no, it is very functional, but certainly not attractive	6/14/2017 6:06 PM
33	I agree it is a symbol/icon, but I feel it is one almost solely because it is one of the tallest buildings and houses governmnet offices.	6/14/2017 4:55 PM
34	no opinion	6/14/2017 4:23 PM
35	Highest building in downtown area	6/14/2017 8:47 AM
36	I'm not a native columbusite, but it definitely stands out.	6/13/2017 5:47 PM
37	it is an eyesore	6/13/2017 4:30 PM
38	An icon in Columbus is Aflac, Tsys, Tickle Me Tuesday, the Jail, GA Power, Broad Way, BTW, E-Cannon, Baker Village, the welfare office, Ft. Benning, Civic Center, Factories where most of us make our daily bread.	6/13/2017 4:12 PM
39	Take a picture for historical reference.	6/13/2017 3:47 PM
40	Icon and Symbol	6/13/2017 3:35 PM
41	it is vry signifant, sine it is the highest building	6/13/2017 2:38 PM
42	It is an ugly, '60s style, inefficient building. This eyesore in no way represents the city.	6/13/2017 2:19 PM
43	It is the first some what skyscraper ever built in Columbus.	6/13/2017 2:05 PM
44	It's certainly got plenty of life left in it. Why not take the space you have, leave territoriality and political leanings aside, and find creative ways to make do with what you have? You have a lot of smart, motivated, creative people working here, and you need to listen to them.	6/13/2017 12:38 PM
45	Yes, but the symbol isn't too favorable when the public is hidden from view and told to enter the back.	6/13/2017 12:22 PM
46	No longer an icon. A symbol of stagnant growth. Let's modernize and keep pace with the rest of Uptown Columbus.	6/13/2017 2:49 AM
47	Yes because it is tall and stands out, bit because it is a symbol of pride.	6/13/2017 12:34 AM
48	It should be, but currently it's an embarrassment	6/12/2017 11:06 PM
49	I would like to see it fix if possible, but if it cost less to replace then do so	6/12/2017 6:49 PM
50	No more meaningful than th peanut silos at the old Tom Houston's .	6/12/2017 4:30 PM
51	Yes, but not if its a safety concern.	6/12/2017 4:10 PM

## New Government & Judicial Building Survey

52	Needs a face lift	6/12/2017 11:11 AM
53	Well, maybe in a bad way.	6/12/2017 11:10 AM
54	NOT REALLY , IT IS UGLY.	6/12/2017 10:33 AM
55	It is important, but may be better to be demolished and rebuilt.	6/12/2017 10:30 AM
56	Not sure - I haven't lived in Columbus long enough to comment on an icon question	6/12/2017 10:12 AM
57	When I drive to Columbus the government center is what I use to guide myself around the city	6/12/2017 9:43 AM
58	Perhaps politically speaking but to the average citizen my age we could care little for having a very big building. It's more about the quality of work that the city does that is more appealing.	6/12/2017 9:35 AM
59	I say no because it's not a historic building	6/11/2017 2:31 PM
60	It is 100% a big deal to my family. Ever since my child was born, he was held the government center, and the AFLAC tower in high esteem. This is where we got our marriage certificate, our first car tags and supported many people through trials and tribulations. It is a beautiful Columbus icon, and to tear it down, along with the YMCA, the ledger and many other buildings is ruining the small bit of charm left here. There are too many empty buildings here to build a new one. The new one isn't that great and has no character or even accepts debit cards. Baby steps are in order here. This family does NOT support a new government center.	6/11/2017 5:40 AM
61	It doesn't need to be! It is not what visitors are focused on or what they will come here to see.	6/10/2017 2:27 PM
62	But this doesn't mean the actual structure should stay the same!	6/10/2017 10:50 AM
63	It should be but its design no longer serves its pupose and it looks like a big mistake	6/9/2017 2:18 PM
64	From the river, and coming in the state from Alabama. It is the tallest building you see. This place needs a skyline	6/9/2017 2:13 PM
65	The current building is just ugly!	6/9/2017 11:44 AM
66	Yes, because we made it that way and you could do the same with a new building.	6/9/2017 10:17 AM
67	Since I can't "see" the building and don't know the history behind the building, I can't truthfully say one way or the other.	6/9/2017 12:58 AM
68	The war memorial in front is.	6/8/2017 8:31 AM
69	Specifically, the site of the Government Center is important. Columbus' governance has always (historically) conducted on that square. Moving to another (shiny) location would be a historic tragedy simply so employees at the government center have a new building. Unacceptable	6/7/2017 4:24 PM
70	Somewhat	6/7/2017 3:09 PM
71	I don't think a government center should be an icon. We have so many other buildings and features that most people would find more interesting.	6/7/2017 2:50 PM
72	We do not need a new building	6/7/2017 11:27 AM
73	I always felt that the tall G.C. was out of place in the downtown Columbus.	6/7/2017 10:47 AM
74	It is an ugly tower that does not fit the ambiance of uptown.	6/7/2017 10:04 AM
75	For me, this is a discussion point in lieu of a "yes" or "no" question. From an architectural perspective, the building is not a great representation of any specific time period.	6/7/2017 9:20 AM
76	The govt ctr. Is a place of business not an icon or some type of important symbol	6/7/2017 8:56 AM
77	The original courthouse would have been an icon. This building is old out dated and the layout is largely rendered useless due to security issues.	6/7/2017 8:25 AM
78	It has history but improvemnt is needed. Preserve for museum	6/7/2017 7:57 AM
79	Not too important to possibly be replaced	6/7/2017 7:28 AM
80	It is modernist trash.	6/6/2017 11:52 PM
81	The only thing being that it is Columbus' most obvious landmark...	6/6/2017 11:40 PM
82	It's quite dated and not aesthetically appealing	6/6/2017 10:44 PM
83	It's the only true high rise downtown. It makes downtown look like a decent city.	6/6/2017 10:34 PM
84	Time to move on and refresh.	6/6/2017 9:16 PM



## New Government & Judicial Building Survey

85	It is an ugly building that is a hazzard to health	6/6/2017 8:40 PM
86	Unless you want to count the failure to maintain the building.	6/6/2017 5:53 PM
87	Very ugly and an embarrassment to our city in all ways.	6/6/2017 4:29 PM
88	It's an eyesore	6/6/2017 4:00 PM
89	The old courthouse was before it was destroyed. This one has taken its place in our community. A new building with similar architectural design would help that	6/6/2017 3:03 PM
90	It's the first building seen when traveling to downtown.	6/6/2017 1:51 PM
91	It's a pillar to our community	6/6/2017 1:00 PM
92	It doesn't belong there. That style of design requires a more urban place-setting (see Lincoln Center in NYC on which it seems to be based). We need something that is smaller (3-4 stories max) and fits in with the surrounding neighborhood... assuming that we keep the government center in that location.	6/6/2017 12:42 PM
93	It's a public eye sore	6/6/2017 12:37 PM
94	See comments above about the need for discussions with noted academics or consultants.	6/6/2017 11:59 AM
95	It is an eyesore.	6/6/2017 11:01 AM
96	The current center is an eyesore	6/6/2017 10:53 AM
97	It should be	6/6/2017 10:43 AM
98	NOT AT ALL.	6/6/2017 9:50 AM
99	No historical value.	6/6/2017 9:46 AM
100	Important as to how ugly to it is.	6/6/2017 9:45 AM
101	It's an eyesore!	6/6/2017 9:15 AM
102	It's an eyesore and an embarrassment to the legal community	6/6/2017 9:09 AM
103	it is the first thing people see when they visit downtown Columbus. It's apart of downtown. There is absolutely no need to build another one.	6/6/2017 8:20 AM
104	Eye sore	6/6/2017 7:39 AM
105	But it's a decrepit symbol, out of date!	6/6/2017 6:14 AM
106	It makes columbus look bad	6/6/2017 1:18 AM
107	In my opinion, it is an eyesore which does not fit in with the other buildings downtown architecturally speaking.	6/6/2017 12:18 AM
108	Columbus couldn't be Columbus without it.	6/5/2017 11:40 PM
109	Stop living in the past.	6/5/2017 10:53 PM
110	No, but I believe it is vital for the city.	6/5/2017 9:53 PM
111	Wish we had preserved the old court house and built elsewhere .	6/5/2017 9:29 PM
112	It used to be an icon, but the city is lacking in modernization.	6/5/2017 9:27 PM
113	Location yes but not the structure itself	6/5/2017 9:03 PM
114	glad that it is not	6/5/2017 8:54 PM
115	Much more important structures.. Theaters, mills, library, museum , bridges, Ft Benning	6/5/2017 8:15 PM
116	It should be	6/5/2017 8:07 PM
117	Unfortunately	6/5/2017 8:01 PM
118	Yes, but it's a bad icon/symbol that hurts us	6/5/2017 7:55 PM
119	The government center should reflect your city.	6/5/2017 7:49 PM
120	May have once been but now the Riverwalk is	6/5/2017 7:33 PM
121	Tearing it down would be a shame	6/5/2017 7:31 PM
122	It is an eyesore (ugly).	6/5/2017 7:29 PM

## New Government & Judicial Building Survey

123	Used to be, looks pretty bare now	6/5/2017 6:59 PM
124	It's a crying SHAME that the non-historic-minded "Leaders of the Past" eradicated the original Courthouse from the landscape and replaced it with the current White Elephant. But it IS what it IS, and the Taxpayers should not have to pay for that mistake.	6/5/2017 6:54 PM
125	The location is important, The building is an eyesore and does not fit the needs of the community.	6/5/2017 6:51 PM
126	This represents what Columbus is about this is the center of all power.	6/5/2017 6:37 PM
127	Looks like Brasilia, Brazil.	6/5/2017 6:34 PM
128	not in the current state - it is an icon, but not an attractive one; unclear as to where people should enter when accessing for the first time	6/5/2017 6:26 PM
129	It was our only tall building. Hate to see it go.	6/5/2017 6:26 PM
130	Yes, but it's old and a newer facility could be a better symbol or icon.	6/5/2017 6:21 PM
131	Is this a serious question?	6/5/2017 6:15 PM
132	Absolutely. A city government center should be the heartbeat of the city. There are several agencies housed in this venue and we should be aware of it.	6/5/2017 6:08 PM
133	It is an important part of our skyline.	6/5/2017 5:49 PM
134	If this building represents Columbus, what are we?	6/5/2017 5:08 PM
135	it stands as the heart and brain of the city. without a government center. we are just a country city that can't compete with Atlanta. the government center should be new with cutting edge seruity and look strong and powerful. one look at it should demand your respect.	6/5/2017 5:07 PM
136	Of course, as it should be.	6/5/2017 4:52 PM
137	Its a symbol of Downtown and Columbus's 2nd tallest building. It's even in SnapChats Background of Columbus.	6/5/2017 4:45 PM
138	It does more harm than good	6/5/2017 4:31 PM
139	Does that really MATTER????	6/5/2017 4:06 PM
140	But I've only lived here 20+ years, so I'm new in town.	6/5/2017 3:57 PM
141	IT JUST SHOWS THAT WE HAVE NOT TAKEN THE TIME TO UP GRADE THIS BUILDING WHILE WE ARE TRYING TO UP GRADE THE REST OF THE CITY. WE HAVE THIS WHITE WATER RAFTING IN UPTOWN SO WE NEED TO IMPROVE THE VISUAL ASTHETICS OF UPTOWN	6/5/2017 3:52 PM
142	It could be, but the way we have to enter and exit conceals the potentially appealing features	6/5/2017 3:43 PM
143	yes, but a poor one... looks like we don't care much about ourselves	6/5/2017 3:37 PM
144	"Important" is this instance is subjective. Like any other city, its presence shows what kind of state the city is in.	6/5/2017 3:36 PM
145	Especially when visiting attorneys come to town	6/5/2017 3:31 PM
146	Depending on the amount of money. I wish we would keep the government center instead of a new one. We don't need more empty buildings as it is. Tired of money being wasted. The costs need to be weighted on updating verses building. That's a lot of money! Our money.	6/5/2017 3:28 PM
147	I think it is a very ugly replacement for the gorgeous building which once stood there.	6/5/2017 3:23 PM
148	Monstrosity	6/5/2017 3:22 PM
149	It is an eyesore and a death trap.	6/5/2017 3:19 PM
150	It's a joke because it's so ugly	6/5/2017 3:13 PM
151	For obvious reasons, including location and the important daily business that takes place there	6/5/2017 3:05 PM
152	Tallest building in Columbus and the first thing you see when approaching landing at the airport.	6/5/2017 2:59 PM
153	The location is important	6/5/2017 2:55 PM
154	it is not something I like to point out to visitors	6/5/2017 2:55 PM
155	I understand it is a nice example of period architecture, but no more iconic than the mill dams which came down several years ago.	6/5/2017 2:49 PM
156	Symbol	6/5/2017 2:46 PM

## New Government & Judicial Building Survey

157	It's an awful design, I hope it goes before the style of architecture is declared "Historic."	6/5/2017 2:39 PM
158	eyesore	6/5/2017 2:32 PM
159	The building is hideous,	6/5/2017 2:31 PM
160	It is ugly.	6/5/2017 2:19 PM
161	if anything, it replaced one	6/5/2017 2:19 PM
162	Tallest structure downtown defines the limited skyline of Columbus	6/5/2017 2:15 PM
163	Visibile but nothing distinctly "Columbus" about it	6/5/2017 2:10 PM
164	It is an embarrassment	6/5/2017 2:05 PM
165	It is an iconic presence that defines our city, and is a symbol of "modernism" and consolidation,	6/5/2017 2:04 PM
166	One of the tallest buildings	6/5/2017 2:03 PM
167	It's the tallest building downtown	6/5/2017 12:59 PM
168	Unattractive. Out of date/code.	6/5/2017 12:46 PM
169	I was unaware that the actual government center had a symbol or icon	6/5/2017 12:38 PM
170	No government building need to be an icon	6/5/2017 12:09 PM
171	It is an eye sore that was built by the lowest bidder. It is outdated, unsafe, and embarrassing.	6/5/2017 12:04 PM
172	Absolutely.	6/5/2017 11:55 AM
173	Not really 'important', but notable in that it is one of 2 of the tallest buildings in the area, with the AFLAC tower. Of course, I'm a bit prejudiced because my dad often told me how it was a shame that the City tore down our beautiful courthouse to build 'that monstrosity' (the tower).	6/5/2017 11:49 AM
174	The space could be cool and useful, even though the building is ugly	6/5/2017 11:34 AM
175	It is located in the center of town and on the Alabama border, it's and icon when coming into Columbus in all directions	6/5/2017 11:25 AM
176	The same style building exists in numerous states and is nothing special in the way a hundred year old courthouse would be. I do believe it is important to have a government building in that historical spot.	6/5/2017 11:25 AM
177	Yes it is iconic but the expense to make the repairs versus building a new facility must be weighed as the better alternative.	6/5/2017 11:01 AM
178	The old building was before they tore it down but not this one.	6/5/2017 11:00 AM
179	It is an eyesore and noone feels attached to this building. Where ever it is located the "Government Center' will be known to the community	6/5/2017 10:52 AM
180	Its a reflection of the city	6/5/2017 10:50 AM
181	People refer to it as the tall tower, even the one's who have nothing to do with the facility. I guess you can say it's iconic?	6/5/2017 10:45 AM
182	To some people it may be, but not to me.	6/5/2017 10:31 AM
183	Some would say that it is a symbol, however, time does recommend a change. We could even build a new facility with "going-green" intergrated in the planning.	6/5/2017 10:29 AM
184	It was at one time, but not so much now	6/5/2017 10:20 AM
185	I am on the fence about this issue. But if an answer is needed I would probably say no.	6/5/2017 10:10 AM
186	I feel that it is time to move on to something new,	6/5/2017 10:08 AM
187	Give that money to Police Officers	6/5/2017 10:06 AM
188	thats why we need to keep it in same place and rebuild	6/5/2017 10:03 AM
189	I never understood why the architecture was so modern or futuristic for the time period built was placed smack dab in the middle of a historical district (???) or why TSYS was allowed to build their complex in the same fashion when they were building in the historial district... what a shame... The City's slogan is, "What progress has preserved" Sorta makes you scratch your head...	6/5/2017 10:01 AM
190	If it is, we have major problems here...	6/5/2017 10:00 AM

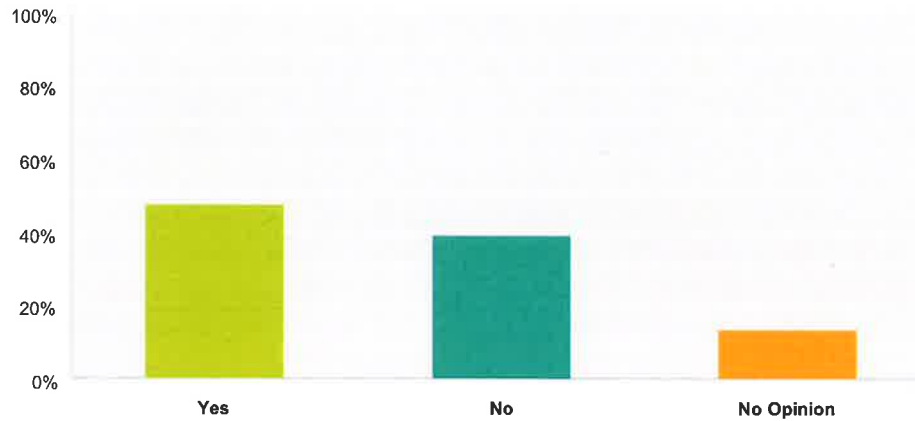
## New Government & Judicial Building Survey

191	ITS WHERE OUR CITY IS RAN AND DECISIONS ARE MADE FOR THE FUTURE OF OUR CITY	6/5/2017 9:57 AM
192	I have only lived here for a short time and my roots are not here. From talking with others who have lived here longer they say yes.	6/5/2017 9:51 AM
193	Not an icon, an eye sore	6/5/2017 9:51 AM
194	The building is a total eyesore	6/5/2017 9:49 AM
195	Should have kept the old Courthouse	6/5/2017 9:45 AM
196	Doesn't fit into architectural style of downtown	6/5/2017 9:43 AM

## New Government & Judicial Building Survey

### Q19 Should the Government Center be preserved and maintained?

Answered: 1,469 Skipped: 107



Answer Choices	Responses
Yes	47.31% 695
No	39.21% 576
No Opinion	13.48% 198
<b>Total</b>	<b>1,469</b>

#	Comments	Date
1	THE GOVERNMENT CENTER AND ITS OFFICES SHOULD STAY RIGHT WHERE THERE.	7/6/2017 7:37 PM
2	depends on the cost	7/3/2017 12:40 PM
3	It depends on the ability to fix the problems in an economically feasible way.	6/29/2017 7:03 PM
4	It's old, out of date and I suspect isn't even up to code. The problem is building another government center would be costly.	6/28/2017 3:06 AM
5	Apparently it has been inadequately maintained. Nothing built new today will look any better, in my opinion.	6/22/2017 2:48 PM
6	If the preservation is affordable	6/21/2017 4:43 PM
7	not the tower	6/21/2017 3:37 PM
8	Absolutely! If not for use as the Government Center, then at least to a private developer.	6/21/2017 2:18 PM
9	But don't have all the facts	6/21/2017 1:04 PM
10	unless cost is prohibitive	6/21/2017 12:32 PM
11	See above	6/21/2017 12:08 PM
12	If it can be done in a cost-effective manner—if renovated for reuse other than as a public building, then at no cost to the taxpayer	6/21/2017 11:17 AM
13	Maybe but reused and not as primary Gov't location. Maybe used as condos.	6/21/2017 9:34 AM
14	Absolutely!	6/21/2017 9:33 AM
15	na	6/19/2017 5:28 PM
16	Remain at the current location. Taxpayers are not willing to pay more taxes for something very few of them use.	6/18/2017 7:58 PM
17	Absolutely! It's paid for and it works. (Well, it SHOULD be paid for... unless those morons have kept rolling it into bonded indebtedness, upon which we will have paid more interest than it cost to build it.	6/18/2017 4:39 PM

## New Government & Judicial Building Survey

18	It's an eye sore	6/18/2017 11:30 AM
19	Everything can be improved, so if starting over is will be the best improvement then do it.	6/18/2017 11:25 AM
20	Not as the government center and only sold if someone has a good plan and money to make it right.	6/18/2017 4:02 AM
21	It makes no sense to spend that amount over what it costs to repair. Espically if the building is structurally sound.	6/17/2017 5:06 PM
22	By some entity but not sure city can afford what will need to be done. Offices inside look very dated as they've had to be repurposed for added staff, files, etc.	6/17/2017 8:28 AM
23	If it is not maintained, then it needs to be replaced.	6/16/2017 6:40 PM
24	Preserve, renovate/restore and then maintain.	6/16/2017 5:50 PM
25	Would love to see a new building in its place.	6/16/2017 5:15 PM
26	None	6/16/2017 4:07 PM
27	Again, the particular buildings can change, but the function, and the seat of city county government needs to remain where it is.	6/16/2017 4:02 PM
28	should remain in downtown - all major cities have that	6/16/2017 3:39 PM
29	why, you will end up with multiple and follow on law suits.	6/16/2017 12:25 PM
30	I believe we should preserve it as long as it is cost effective.	6/16/2017 9:45 AM
31	yes	6/15/2017 5:27 PM
32	The costs of rennovation vs the cost of rebuilding. According to most places, codes change over the years and that is important to consider.	6/15/2017 1:20 PM
33	Is it even functional, can the fire dept put out an upper story fire?	6/15/2017 12:53 PM
34	As an existing government Center. It should not be maintained if a decision occurs to relocate all the services.	6/15/2017 9:22 AM
35	All government buildings should be preserved and maintained.	6/15/2017 8:54 AM
36	no more money	6/14/2017 6:05 PM
37	I'm not certain if there is historical significance, if so it should be preserved if not...why bother???	6/14/2017 3:19 PM
38	If proper maintenance had been performed the facility would not be up for replacement	6/14/2017 12:51 PM
39	Move out. Tear it down and sell the property.	6/14/2017 11:42 AM
40	Does not need to be torn down but it should be updated and upto code.	6/14/2017 11:41 AM
41	MAINTANCE	6/14/2017 11:29 AM
42	For some reason Columbus has historically torn down government centers to build new ones, and I think there's regret over time about that. Apparently we had a really nice facility there once but it was demolished (for what reasons I don't know) to construct the new building. If possible, I'd like to see as much of the structure preserved as possible.	6/14/2017 11:16 AM
43	Build a new one	6/14/2017 11:13 AM
44	if the cose to perserve is less, then yes. If not, then CCG should move on to a new property.	6/14/2017 9:03 AM
45	If safety and health aren't a concern, shouldn't cost be the determining factor?	6/13/2017 5:47 PM
46	I think that the cost to preserve Vs cost to build a new building should be the main consideration.	6/13/2017 4:34 PM
47	Depends on the safety..fire hazards and water pipes	6/13/2017 4:33 PM
48	save taxpayers MONEY	6/13/2017 4:21 PM
49	Probably not. I think a do-over is fine. People come here mostly because their lives are falling apart. So moving this thing around won't make the city/citizens sad at ALL.	6/13/2017 4:12 PM
50	Sure, they is no real reason the build should be torn down	6/13/2017 3:51 PM
51	Depends on which is more cost effective, remodeling or building new or moving certain parts.	6/13/2017 3:42 PM
52	It shoudl be preserved.	6/13/2017 3:35 PM

## New Government & Judicial Building Survey

53	Trying to fix this building is like making a silk purse out of a sow's ear. This is not a structure that inspires civic pride.	6/13/2017 2:19 PM
54	Or, you could change the slogan: "What Progress Has Imploded." Or, "What Progress Has Raised Taxes to Build," or perhaps "What Progress Has Floated 100 Million in Municipal Bonds to Slap Together."	6/13/2017 12:38 PM
55	Needs to be rebuilt	6/13/2017 7:29 AM
56	The government center should remain in uptown	6/13/2017 12:30 AM
57	Preserved and renovated	6/12/2017 11:06 PM
58	Implode it. It is an ugly building.	6/12/2017 10:10 PM
59	Let other companies use and maintain the site, turn part of it into an museum.	6/12/2017 6:49 PM
60	A portion of it may be possible given input from engineers and architects.	6/12/2017 12:49 PM
61	Abandon the building and offer it to a Fortune 400 Company + \$30m incentives to relocate to Columbus. Don't be stupid and waste more capital on non-revenue generating public facilities. JOBS JOBS JOBS.	6/12/2017 11:26 AM
62	That's difficult to answer..what would it be used for? A museum? Would people attend? I always think of the twin towers when going in to the building and then to think of cars being parked underneath, it makes me nervous.	6/12/2017 10:30 AM
63	The outside is good redo to modernize and update the building. More lighting outside. Many old building outside should be preserved. Can redesign the inside and surrounding area.	6/12/2017 10:16 AM
64	Not necessarily. There is no historical significance.	6/12/2017 10:16 AM
65	We need a modern facility.	6/12/2017 9:43 AM
66	It would be unfortunate to see it unkept.	6/12/2017 9:35 AM
67	Should have been and should be if it's going to remain the City's Government Center	6/11/2017 2:31 PM
68	100% Try hiring worthy people for the job. People that care.	6/11/2017 5:40 AM
69	It should NOT be completely rebuilt. But the CURRENT BUILDING can use a few updates.	6/10/2017 2:27 PM
70	if possible	6/10/2017 2:01 PM
71	It really depends on the cost of maintaining the building.	6/10/2017 11:10 AM
72	Would depend upon the cost and ability to renovate.	6/9/2017 3:08 PM
73	within reasonable costs	6/9/2017 3:04 PM
74	Throwing good money after bad and legacy will be--"We should have replaced it instead pouring more money into a no longer useful design"	6/9/2017 2:18 PM
75	Safety/Security is the main concern	6/9/2017 10:17 AM
76	do the analysis and then I can answer this -- I will have an opinion when I have data	6/9/2017 9:00 AM
77	Again, because I don't know the history behind the government center, I can't make a judgement call regarding this.	6/9/2017 12:58 AM
78	It is the icon you see when coming into downtown Columbus; a part of our skyline.	6/8/2017 12:01 PM
79	It does not need to be torn down and rebuilt, just remodeled.	6/8/2017 11:28 AM
80	yes mayor the way love to spend money!!!	6/8/2017 11:09 AM
81	The cost of bring the G.C. back would not benefit the people of Columbus	6/8/2017 7:07 AM
82	Do you have another plan. I like the location for people who are new to the city.	6/7/2017 8:11 PM
83	It all depends on the cost to repair verses the cost to rebuild.	6/7/2017 3:42 PM
84	It would be fine with me to gut the building, renovate the structure and re-design the surrounding grounds. However, if the cost of renovation is higher than new construction, I would support demolition and new construction.	6/7/2017 3:36 PM
85	Depends on the cost and where the monies would come from.	6/7/2017 3:21 PM
86	Too young a building to be demolished.	6/7/2017 1:45 PM
87	We do not need a new building	6/7/2017 11:27 AM
88	It should be repaired and upgraded	6/7/2017 11:01 AM

## New Government & Judicial Building Survey

89	Preserved and maintained implies no major modifications. IF the complex was to remain, it must undergo a major modernization in relation to life-safety, systems, and function.	6/7/2017 9:20 AM
90	Updates should be made which will not impose a monetary burden upon the citizens who are already being taken advantage of by the local government	6/7/2017 8:56 AM
91	Make it a History museum	6/7/2017 7:57 AM
92	either renovated or replaced	6/7/2017 7:29 AM
93	It appears that it would make more financial sense to make the repairs than to build a new one	6/7/2017 7:28 AM
94	If renovation is practical. If Columbus is to be Georgia's next up-and-coming city it needs to work on its skyline. It seems mundane, but solid infrastructure is the first things someone new sees in a city.	6/6/2017 11:40 PM
95	If it is financially feasible	6/6/2017 9:56 PM
96	Cost efficiency is primary concern. If budgets are being cut it doesn't make sense to tear down and rebuild.	6/6/2017 9:49 PM
97	Completed renovated or torn down and rebuilt	6/6/2017 9:28 PM
98	Maintained & updated	6/6/2017 5:44 PM
99	For the safety of the employees and public	6/6/2017 4:43 PM
100	Torn down.	6/6/2017 4:29 PM
101	No. If we can afford to change it, we should. The big question is can we afford it?	6/6/2017 3:15 PM
102	depends on cost/benefit	6/6/2017 3:06 PM
103	Whatever is cheaper	6/6/2017 3:03 PM
104	Renovated or rebuilt.	6/6/2017 3:02 PM
105	it is too late to maintain it	6/6/2017 2:16 PM
106	Would love to see it preserved but I don't know how this would be feasible with the cost.	6/6/2017 2:12 PM
107	Identify % used by citizens, leadership offices and judiciary. Then determine expense required to repair or replace. Leadership offices can move out, relocate citizens offices to Macon Road, turn over the building to judiciary. The city can improve functionality.	6/6/2017 1:51 PM
108	Again, needs lots of updates	6/6/2017 1:12 PM
109	Only if it is cost efficient to do so	6/6/2017 1:07 PM
110	New one	6/6/2017 1:06 PM
111	Tear it down	6/6/2017 12:37 PM
112	See comments above. Consultants/academics.	6/6/2017 11:59 AM
113	I would be great if it could be but the cost of preserving may be more than the cost of a new building.	6/6/2017 11:03 AM
114	Inefficient and dangerous and inadequate for the government and poor use of the property.	6/6/2017 11:01 AM
115	Upgrades to the building would be acceptable but the age of the building is not a prohibiting factor from utilizing it going forward. Buildings of a similar age and style, such as the Aflac tower, are still functional today. There is no sense in demolishing a 40-year old building when it can be remodeled. I feel strongly that the city needs to work in the interest of the taxpayers to keep the government center in use.	6/6/2017 10:59 AM
116	Use the money that it would cost to build a new and give the fire department a raise	6/6/2017 10:46 AM
117	I think a new building with more space and better parking on the premises would be better off for the city in the long run. However, said building must be downtown, but with adequate parking.	6/6/2017 10:43 AM
118	The system is shit. Almost as bad as tomlinson.	6/6/2017 9:50 AM
119	Too expensive to do this. Also not energy efficient, as is.	6/6/2017 9:46 AM
120	At this point I believe it would be more beneficial to build a new Government Center. If that happens then take all of the steps necessary to preserve the building.	6/6/2017 9:44 AM
121	I think we need a whole new building.	6/6/2017 9:17 AM
122	Knock it down yesterday	6/6/2017 9:09 AM



## New Government & Judicial Building Survey

123	It cost more money to preserve a building, and fix all the main issues than to rebuild.	6/6/2017 9:01 AM
124	The layout of the current government center is a disaster waiting to happen. A test should be done to see how fast the stairwell would fill up with smoke during an evacuation/fire event.	6/6/2017 8:48 AM
125	If it is cost effective to do so	6/6/2017 8:47 AM
126	This is a common sense answer. Every building requires upkeep. You don't waste money on a whole new building just because a few things need updating.	6/6/2017 8:20 AM
127	I'm not sure. Either updated or replaced.	6/6/2017 6:14 AM
128	I think that it is important that that footprint be maintained as the "courthouse"	6/6/2017 4:10 AM
129	It should be maintained as long as people work and visit there. However, maintenance has been slack for so long that it's too late to revive it.	6/6/2017 3:33 AM
130	TEAR IT DOWN ALREADY	6/6/2017 1:18 AM
131	If kept, needs to ybe thoroughly cleaned, excess items removed, and building maintained	6/6/2017 1:13 AM
132	Depends on costs	6/5/2017 9:59 PM
133	Again depending on the financial cost of renovating or tearing down and rebuilding. And the long run operating cost. If a new building with new technology would save the city more Money in the long run then tear it down.	6/5/2017 9:53 PM
134	My opinion is based on the fact any municipal busing not just the government center should be maintained. You dont build a building and ignore routine maintenance.	6/5/2017 9:29 PM
135	This is a leading question depending on the definitions you use for these words.	6/5/2017 9:16 PM
136	They need to find a way to use the exter space left after the tag office, and other officer moved to macon rd.	6/5/2017 9:15 PM
137	Hideous and embarrassing	6/5/2017 9:06 PM
138	But only if the costs to do so could be proven not to be higher than building a new facility.	6/5/2017 9:03 PM
139	I'm unaware of any reason that it needs to be torn down.	6/5/2017 8:19 PM
140	Even if rebuilt at a Similar height	6/5/2017 8:17 PM
141	Depends on costs etc	6/5/2017 8:00 PM
142	Not if it's obsolete and costs more to maintain than to build	6/5/2017 7:53 PM
143	It would be more cost efficient to build another building.	6/5/2017 7:49 PM
144	Maintained only.	6/5/2017 7:37 PM
145	Needs to serve until we can afford a new facility	6/5/2017 7:33 PM
146	It should be demolished.	6/5/2017 7:29 PM
147	I remember the old Court House was torn down ro make way for the "sky scrapper." As achild I loved the old building. The Governement Center is a part of Columbus and is used as a landmard=k to guide people to other facilities in the downtown area. We Should absolutly preserve the OLD GIRL!	6/5/2017 7:24 PM
148	Only if its used	6/5/2017 7:24 PM
149	I would like to interface with my city online.	6/5/2017 7:01 PM
150	Only if fixing it up does not take away from police, sheriff or marshalls offices.	6/5/2017 6:59 PM
151	See comment for #18.	6/5/2017 6:54 PM
152	The location should be preserved, but the building could be razed and re-built.	6/5/2017 6:51 PM
153	Tear it down and build a replica of the original for executive offices.	6/5/2017 6:34 PM
154	Ok many problems with current building and not worth renovating	6/5/2017 6:21 PM
155	I am not sure why this question is being asked. Are you asking if the government center be let go?	6/5/2017 6:08 PM
156	Depends on cost	6/5/2017 5:58 PM
157	If not preserved than properly replaced with something Columbus can be proud of.	6/5/2017 5:49 PM
158	The city should choose the most economically feasible approach to solving this rproblem	6/5/2017 5:18 PM

## New Government & Judicial Building Survey

159	Newer one needed. Eco friendly.	6/5/2017 5:11 PM
160	need a new government center to be preserved and maintained	6/5/2017 5:07 PM
161	It should be maintained.	6/5/2017 5:06 PM
162	Whatever most cost efficient	6/5/2017 4:57 PM
163	Safety considerations need to be the overriding concern.	6/5/2017 4:52 PM
164	Not sure	6/5/2017 4:46 PM
165	But not necessarily as "the government center". As long as the building stays, it doesn't matter what it is used for.	6/5/2017 4:45 PM
166	Perhaps try and sell it	6/5/2017 4:31 PM
167	Depends on cost efficiency	6/5/2017 4:21 PM
168	A cost comparison us needed to determine renovation or replacement options.	6/5/2017 4:03 PM
169	Why? Waste of money.	6/5/2017 3:57 PM
170	NOT IF IT IS GOING TO COST MORE TO UPGRADE THIS BUILDING THAN TO BUILD A NEW ONE	6/5/2017 3:52 PM
171	Probably not critical, but cost is a factor.	6/5/2017 3:43 PM
172	Not sure. While I would discourage throwing money away on a building that probably is destined to be torn down, I don't think this is the time to think about building a new one. There are so many pressing problems in the city at this time that take precedent. Make the minimal repairs and patch it together with a plan for replacement in the near future.	6/5/2017 3:36 PM
173	Not at the risk of safety and long-term expense	6/5/2017 3:32 PM
174	We do not need any more wasted, empty buildings. Especially I'm tired of my hometown not using what we have , leaving buildings empty to cause troubles in our city, and icons being left behind.	6/5/2017 3:28 PM
175	Hideous, inaccessible, unusable space	6/5/2017 3:22 PM
176	But your cost estimates are way off the mark and too high. Put that albatross up for sale,...maybe CSU will buy it	6/5/2017 3:13 PM
177	Either a significant upgrade or total rebuild. Would prefer new building in same location.	6/5/2017 3:05 PM
178	But not as a operational Gov. Center	6/5/2017 3:03 PM
179	Yes if cost effective	6/5/2017 2:59 PM
180	It should to renovated some and used solely by courts	6/5/2017 2:58 PM
181	Only reuse of the structure.	6/5/2017 2:57 PM
182	Definitely don't want to see millions and millions spent on demolishing and rebuilding.	6/5/2017 2:51 PM
183	Only if it makes sense fiscally.	6/5/2017 2:43 PM
184	it has little historical significance but it is well located and functional	6/5/2017 2:41 PM
185	The fact that you even ask that is laughable.	6/5/2017 2:31 PM
186	it should be used exactly the way it is now	6/5/2017 2:25 PM
187	preserved if possible, basically an economic decision	6/5/2017 2:09 PM
188	Would prefer that the building be repurposed and not just abandoned.	6/5/2017 2:08 PM
189	too costly	6/5/2017 2:06 PM
190	Probably. It is an iconic presence that defines our city, and is a symbol of "modernism" and consolidation.	6/5/2017 2:04 PM
191	don't waste money on this.	6/5/2017 12:42 PM
192	I think it's a cost issue but this building does need fire and safety enhancements.	6/5/2017 12:38 PM
193	It needs to be torn down, but there are other buildings that should come first .... the jail being one	6/5/2017 12:31 PM
194	I think we are reaching the end of a cost effective ability to maintain this building	6/5/2017 12:11 PM
195	I don't feel it was properly maintained.	6/5/2017 12:11 PM
196	If possible yes.	6/5/2017 12:08 PM

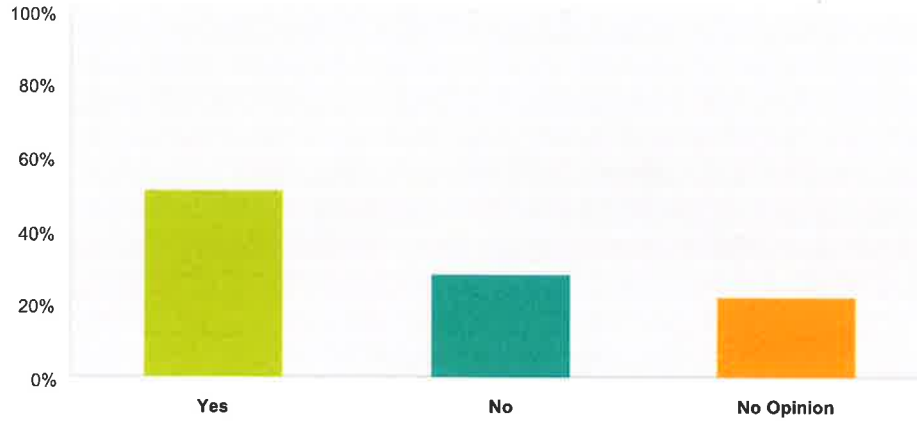
## New Government & Judicial Building Survey

197	It should be taken apart piece by piece until there is nothing left and something that looks decent, and is safe for everyone working in the building is built.	6/5/2017 12:04 PM
198	I think cost plays a major factor in this decision.	6/5/2017 11:55 AM
199	Modify as stated previously for the courts, or sell it. Tearing it down to rebuild is too costly.	6/5/2017 11:49 AM
200	I say it should be preserved only if the ROI is significantly more positive by phases renovation versus complete demolition.	6/5/2017 11:43 AM
201	Of course it should be maintained!	6/5/2017 11:40 AM
202	Tear down and rebuild something that makes more sense for space.	6/5/2017 11:37 AM
203	Maybe reinvate it into high rise apartments.	6/5/2017 11:35 AM
204	I don't have enough details of the existing structure, but it would be a shame for the result of a new plan to be something with less opportunity to be an iconic public space	6/5/2017 11:34 AM
205	It's due for a new facility to repair would be too expensive	6/5/2017 11:25 AM
206	I am pretty sure we can't afford to build a new one.	6/5/2017 11:19 AM
207	Only with major changes	6/5/2017 11:16 AM
208	Only if the new building would be the new face of Columbus Ga. and replace the icon the government center has become.	6/5/2017 11:13 AM
209	Most cost effective solution	6/5/2017 11:11 AM
210	Even in 40 years noone will think this is a nice building that should be saved	6/5/2017 10:52 AM
211	Safety is more of a concern to me than preserving that building.	6/5/2017 10:50 AM
212	Yes it's iconic!	6/5/2017 10:45 AM
213	It is just a building	6/5/2017 10:19 AM
214	If this is the most cost effective option	6/5/2017 10:16 AM
215	Yes-until the funds are available	6/5/2017 10:12 AM
216	Yes, but only if practical; efficient and cost effective	6/5/2017 10:10 AM
217	I would like to see a new government center constructed if the "numbers" are right. I feel like it would be a perfect time to finance a new building while interest rates are at historical lows.	6/5/2017 10:10 AM
218	Give that money to Police Officers	6/5/2017 10:06 AM
219	In my opinion it could possibly be made a courthouse and move administrative functions elsewhere.	6/5/2017 10:06 AM
220	It is old, unsafe and the life of the building was far outlived its original plan	6/5/2017 10:00 AM
221	LEVELED AND REBUILT TO HANDLE OUR GROWTH AND FUTURE GROWTH	6/5/2017 9:57 AM
222	Yes it needs to be maintained, but it has to be in working order to be maintained.	6/5/2017 9:57 AM
223	New structure from bottom to top.	6/5/2017 9:56 AM
224	We need a building that is constructed to be more a more and positive space with consideration to modern security and ADA laws	6/5/2017 9:55 AM
225	The government is a safety hazard for the employees and the citizens	6/5/2017 9:54 AM
226	Yes but maybe move the judicial, DA's office, and courts to a different building where all the judges can use an actual court.	6/5/2017 9:48 AM
227	Unfortunately it would cost too much money to be preserved since the city is low on funds	6/5/2017 9:47 AM
228	As opposed to building a new one, yes!	6/5/2017 9:47 AM

New Government & Judicial Building Survey

**Q20 Should Columbus have a Judicial Complex that is separate from its government and city services?**

Answered: 1,496 Skipped: 80



Answer Choices	Responses	Count
Yes	50.47%	755
No	27.87%	417
No Opinion	21.66%	324
<b>Total</b>		<b>1,496</b>

#	Comments	Date
1	It depends on the costs. See above.	6/29/2017 7:03 PM
2	That might be nice, or put that in the wings connected by a reconfigured garage connection.	6/22/2017 2:48 PM
3	MOST IMPORTANT!	6/21/2017 12:32 PM
4	Why not in one of the wing buildings	6/21/2017 11:17 AM
5	Created uneasiness in my opinion. Plus, as history has shown(Atlanta Judge killed), the judicial area is dangerous to be frank.	6/21/2017 9:34 AM
6	Judicial and Government can be together. All city services should be at the city services complex on Macon Rd.	6/21/2017 8:53 AM
7	What of the location of the facility?	6/20/2017 6:46 PM
8	Judicial complex should be the tower.	6/20/2017 4:14 PM
9	Make do with what you have. just update the building	6/20/2017 4:09 PM
10	Courts should move closer to the jail allowing transport of inmates via underground transportation hub or tunnel. Safer for the community and the officers working the jail/courts.	6/20/2017 11:13 AM
11	why u made it one stop shop in the first place for all things ..... where would u move an how would the work for the place affect traffic an court an so on	6/20/2017 10:21 AM
12	na	6/19/2017 5:28 PM
13	Remain at the current location. Taxpayers are not willing to pay more taxes for something very few of them use.	6/18/2017 7:58 PM
14	I like all at one stop, but realize that there may not be enough space for all. I regret that tax folks have moved to remote site.	6/18/2017 7:35 PM

## New Government & Judicial Building Survey

15	My first reaction was: "Let the judges work with what they have," but the judicial system does need more speed and efficiency and if that eventually calls for more space, move the sheriff, marshal, etc out and give that to the courts. What absolutely SHOULD remain downtown is the courts, the records and the mayor/council/city manager and their top staff.	6/18/2017 4:39 PM
16	That would cause more confusion and likely hood of someone getting lost	6/18/2017 11:25 AM
17	Mayor's office should continue to explore this option	6/17/2017 9:27 PM
18	Yes and no. Given the parking and maintenance issues, I think it may be wise to have multiple smaller buildings in different parts of town for different departments. That will prevent a heavy concentration of vehicle in one place (which downtown isn't good for anyway because it was designed before cars were around). Smaller buildings require less maintenance. It would lessen the heavy traffic if it was spread out (and not all in the same general area, maybe a department downtown, one along Manchester Exp near/or in Peachtree Mall [there is discussion for repurposing the mall already], one is already on Macon Rd, etc).	6/17/2017 8:37 PM
19	Just a more advanced system of screening folks who are using it.	6/17/2017 5:06 PM
20	I am fine with them being together but see no economic way to do that in the current structures. Public will be better served with easier access to government and city services.	6/17/2017 8:28 AM
21	Judicial on first floor	6/17/2017 4:14 AM
22	Maybe	6/16/2017 10:12 PM
23	The Government Center could be the Judicial Complex since the city services have moved to Macon Road,	6/16/2017 5:50 PM
24	I don't know enough about it to weigh the advantages and disadvantages.	6/16/2017 5:15 PM
25	None	6/16/2017 4:07 PM
26	Should be on the same campus in downtown	6/16/2017 3:39 PM
27	City services is on macon road. Make the city manager and deputy use thos offices full time. The other services can stay where they are. Just upgrade the facilities, including electronic filing and access with paper storage off site or in a locla archive.	6/16/2017 2:47 PM
28	away from uptown/downtown	6/16/2017 12:25 PM
29	There are safety issues	6/16/2017 12:03 PM
30	again, lots of money	6/15/2017 6:35 PM
31	This conglomeration is confusing and dysfunctional.	6/15/2017 2:01 PM
32	This would eliminate the need for so many floors. Public buildings should be easy to get into/out of quickly.	6/15/2017 1:20 PM
33	might be helpful.	6/15/2017 12:53 PM
34	One stop shop makes everything easy to find.	6/15/2017 9:22 AM
35	why not?	6/14/2017 6:06 PM
36	no opinion	6/14/2017 4:23 PM
37	Waste of money. There is unused space in the Center that could be used to serve the many purposes of the community.	6/14/2017 11:41 AM
38	There are lots of great old buildings in the Uptown Area that could make a good Judicial Complex if the space is needed.	6/14/2017 11:16 AM
39	its all together and thats a better way to save money	6/14/2017 6:30 AM
40	Not really necessary, since some of the functions overlap. There are obviously additional security concerns for criminal trials. That's not to say that the current center is an ideal design for both.	6/13/2017 5:47 PM
41	This would help with the elevator traffic.	6/13/2017 5:14 PM
42	I like the words Judicial & Complex. Sounds official. Go for it. YOLO. You have the money, BMF. (the rick ross song title, not the former gang that is questionably still active.)	6/13/2017 4:12 PM
43	Use the East & West Wings.	6/13/2017 3:51 PM
44	That I am not certain of, but updating the entire facility would be great, renovation is dthe Key. A good example would what Fort Benning did to Building 4 on the Main Post of Fort Benning	6/13/2017 3:35 PM
45	For safety and improvement of other services for citizens.	6/13/2017 2:19 PM

## New Government & Judicial Building Survey

46	Yes!! And general government employees should be housed in locations that make sense. The City owns more than 700 properties. Try a little Theory Y management and trust your workers to do work regardless of physical location.	6/13/2017 12:38 PM
47	If it means you stop acting like it's the airport and need to security of a wannabe PSA Agent - then yes!	6/13/2017 7:42 AM
48	Depends on it can add to the character of our downtown area	6/13/2017 12:34 AM
49	either way, both facilities should remain in the downtown area.	6/12/2017 11:06 PM
50	All the courts should be in a separate building to include all the accountability courts	6/12/2017 6:49 PM
51	more tax dollars would be needed and they come from us, the public	6/12/2017 4:44 PM
52	Yes but city services should all be consolidated to existing facilities on Macon Rd	6/12/2017 1:31 PM
53	Maybe	6/12/2017 1:23 PM
54	I feel like it is best to have things centrally located, but I would not move the judicial complex. There are too many attorneys that have invested in the surrounding community. They have provided upkeep the the historic district through purchasing of houses used for commerical offices, etc. It took me a while to remember that I must go to Macon Rd. to purchase my tag and pay taxes. I just always went to the government center and walked through the doors. Even though I went only once or twic a year, the security personnel always remembered me and was very nice. Relationships and a feeling of security were formed. Now when I go to Macon, the officers and gentlemen in suits are no longer there? Sad.	6/12/2017 10:30 AM
55	More building more confusion.	6/12/2017 10:16 AM
56	Unsure. I do think an updated facility is needed but whether to separate the Courtrooms from the other services - my response is neutral.	6/12/2017 10:12 AM
57	Keep it all together because that would be a waste of tax payer money where we could invest that in the schools or for our senior citizens	6/12/2017 9:45 AM
58	but it shouldn't be designed as something SEPARATE. too often projects are designed and implemented in isolation from other elements of government and community. So if it were to be "separated," it must still be integrated	6/12/2017 9:43 AM
59	I think that it would be easier to be all together but at the same time merging locations could cause a bigger parking issue as recorders court is always packed. I don't know all the politics behind relocation but whatever is cheaper and gets the job done effectively checks out with me.	6/12/2017 9:35 AM
60	I think that would make perfect sense and it would lessen the congestion both in and around the Center	6/11/2017 2:31 PM
61	These are two very different things. Wish you would add birth certificates and ssc at citizen services as well.	6/11/2017 5:40 AM
62	n/a	6/9/2017 3:04 PM
63	Safer	6/9/2017 2:18 PM
64	Possibly	6/9/2017 11:44 AM
65	Ideally yes, but only if it can be economically justified	6/9/2017 9:00 AM
66	I would like to see part of the government center moved to the Southern Part of Columbus, Macon Rd area, that area needs an influx of new businesses.	6/9/2017 8:51 AM
67	Where would the funding come from to build this structre and where would the proposed location be?	6/8/2017 1:32 PM
68	They are separate now -Citizens services are already located on Macon Road	6/8/2017 12:01 PM
69	I believe that the Sheriff's Dept should remain at the Gov't Center for security purposes.	6/8/2017 8:31 AM
70	For security, safety and cost, having a judicial center adjacent to the city jail would be ideal.	6/7/2017 3:36 PM
71	Yes but only with a commitment to maintain the facility. This government loves to build things but fails to provide for maintenance.	6/7/2017 1:45 PM
72	We do not need a new building	6/7/2017 11:27 AM
73	Creating more spending elsewhere and having more empty space at the Center.	6/7/2017 10:41 AM
74	Not necessarily...unless it is more cost effective.	6/7/2017 9:55 AM
75	This approach would appear to be the best, and most progressive, solution.	6/7/2017 9:20 AM
76	The certainly do not have to be together for any reason.	6/7/2017 8:25 AM
77	Depends on whether the needs of each can be met in the same location.	6/7/2017 7:29 AM

## New Government & Judicial Building Survey

78	There must be some reason that people want them separate but I don't think it matters	6/7/2017 7:28 AM
79	For security purposes, they should at least be housed in separate areas.	6/6/2017 11:40 PM
80	No valid reason to do so as separate doors/rooms would solve any "security" challenges.	6/6/2017 8:40 PM
81	If the current land and is not sufficient and we have a nearby location.	6/6/2017 4:29 PM
82	Yes for security purposes.	6/6/2017 2:12 PM
83	Move non judicial to Macon Road. Repurpose aquatic center.	6/6/2017 1:51 PM
84	It's fine the way it is	6/6/2017 1:22 PM
85	Top Priority	6/6/2017 1:00 PM
86	The building need to be occupied.	6/6/2017 12:11 PM
87	Plp it down between CPD and the Jail, and tunnel to the jail for inmate transport. PROBLEM SOLVED. Mayor office/HR/finance/IT can go to Macon Road. The judicial complex should house the COURT system, along with the Sheriff Department, which is a vital part of the court system.	6/6/2017 11:29 AM
88	Would allow for safety and security to be focused there, and allow for greater and easier public access to other governmental functions.	6/6/2017 11:01 AM
89	This should only be built if it is absolutely needed. There is no excuse to waste the money of taxpayers for a "pretty" new building.	6/6/2017 10:59 AM
90	because you often need both; should bein the same facility	6/6/2017 10:43 AM
91	The lot behind the main jail would be a really good location, for a new courthouse.	6/6/2017 10:25 AM
92	See #23	6/6/2017 10:04 AM
93	We do!! It's on Macon Road	6/6/2017 9:48 AM
94	I believe having that separate would allow for less crowding. It would make it easier for the citizens to navigate where to go as well.	6/6/2017 9:44 AM
95	There is no need for the courts to be at the same location as many other departments that are in that building.	6/6/2017 9:37 AM
96	The courts should be separate. There is a lot going on in the 1 building. This would also solve some parking issues.	6/6/2017 9:01 AM
97	I don't have enough experience to know.	6/6/2017 8:59 AM
98	There are a lot of variables that go into my answer to this question. I believe changes in policies could relieve some of the congestion and other issues with the crowds and parking for our courts.	6/6/2017 1:51 AM
99	PUT IT ALL TOGETHER SO I DONT HAVE TO RUN ALL OVER DOWNTOWN TRYING TO FIND ONE PLACE	6/6/2017 1:18 AM
100	The security risk is great with courts. These threats should be kept separate from other regular tasks.	6/5/2017 9:27 PM
101	Anything that can be moved out of that building should be	6/5/2017 8:54 PM
102	Probably	6/5/2017 8:01 PM
103	Because separate would make security more manageable for regular city visitors	6/5/2017 7:55 PM
104	No stop trying to spend unnecessary money.	6/5/2017 7:37 PM
105	City services (except Judicial) should be moved to the current Citizens Service Center located off Macon Rd/ Rigdon Rd. A Judicial Complex should be a separate building downtown replacing the current govt center.	6/5/2017 7:29 PM
106	Everything is already coupled. If anything, move the Sheriff, Marshall, and Mayor out of there.	6/5/2017 6:54 PM
107	Build this over by the jail in one of the empty lots.	6/5/2017 6:34 PM
108	For the security of the judges and staff, better security is needed. If the complex is separate, will the clerk's office be there as well...something to consider.	6/5/2017 6:21 PM
109	I would need to know the facts in order to answer this question. ie.. Budget, safety & security, efficiency etc..	6/5/2017 6:08 PM
110	I'm not sure, that might just be the right call. I think the people that work in the building day to day would be better at answering this question.	6/5/2017 5:49 PM
111	There are more important things for the city t be focusing on right now.	6/5/2017 5:15 PM
112	It should be connected to the jail area. There are several cities around the Atlanta area that do this.	6/5/2017 5:13 PM

## New Government & Judicial Building Survey

113	Separating these functions is necessary. Courthouses have unique access and security needs. One example is the need to allow large numbers of people, judges, attorneys, parties, witnesses, court personnel, deputies, bailiffs, and jurors enter the building all at one time, be present around court rooms while waiting and be able to leave quickly if there is an emergency. Separating a Judicial complex from government services should make designing this much easier.	6/5/2017 5:08 PM
114	should be together.	6/5/2017 5:07 PM
115	1 stop shop seems convenient	6/5/2017 4:59 PM
116	I think so but not sure.	6/5/2017 4:46 PM
117	There should be a maybe option. It might be useful or it might not be. It all depends.	6/5/2017 4:44 PM
118	If well located, that would be a wonderful solution. But it should be close, to accommodate the attorneys who have uptown offices.	6/5/2017 3:57 PM
119	I don't know if it should be but see nothing wrong with it being so.	6/5/2017 3:43 PM
120	Judicial probably needs more security than other city services.	6/5/2017 3:43 PM
121	But, may law offices are downtown in close proximity to the Government Center. If there is to be a judicial annex, the location needs to be very near the law offices and each judge needs his/her own courtroom.	6/5/2017 3:39 PM
122	Don't know enough to say... seems like two smaller buildings could be built	6/5/2017 3:37 PM
123	IN THE LIBERTY DISTRICT, ADJACENT TO THE JAIL	6/5/2017 3:37 PM
124	Just use economical common sense - that's all I ask.	6/5/2017 3:36 PM
125	Maybe	6/5/2017 3:22 PM
126	Perhaps the Judicial complex should be a part of the jail, you won't have to transport prisoners and the lawyers need to be there to confer with their clients.	6/5/2017 3:20 PM
127	ABSOLUTELY!	6/5/2017 3:13 PM
128	This would be tremendously helpful for us going to Juvenile Court!	6/5/2017 3:06 PM
129	Would like to see options, but regardless, must keep judicial hub downtown	6/5/2017 3:05 PM
130	Courts with small modifications and changes could use entire building and have room for expansion	6/5/2017 2:58 PM
131	Not necessarily.	6/5/2017 2:57 PM
132	I could go either way on this, I think it would be nice to have a building back in that location that replicates the original Courthouse, whether that is Judicial-only, city services-only, or both doesn't matter to me.	6/5/2017 2:39 PM
133	Unless you want to have an expansion problem in 10 years.	6/5/2017 2:31 PM
134	Maybe. It depends on whether the rest of city services can be moved to Macon Road.	6/5/2017 2:19 PM
135	Avoids further confusion about accessing government offices.	6/5/2017 2:10 PM
136	Maybe...	6/5/2017 2:04 PM
137	It should look like a courthouse. Similar to the one torn down in the 70s.	6/5/2017 1:30 PM
138	That would certainly help some aspects of the parking and elevator traffic.	6/5/2017 12:42 PM
139	Many departments related to the Judicial Complex overlap. ie, we send customers to human resources to have documents notarized.	6/5/2017 12:38 PM
140	The courts present a whole different set of security issues.	6/5/2017 12:11 PM
141	This would allow for proper security measures.	6/5/2017 12:08 PM
142	good idea	6/5/2017 12:00 PM
143	I thought that was what they were doing when they built the City Services Center (which the location of is horrible for its employees).	6/5/2017 11:58 AM
144	The type of security needed for the courts is much higher than that needed for its governmental/citizen functions. If our governmental departments were housed separately, we could eliminate the need for some of the security measures needed for the courts.	6/5/2017 11:49 AM
145	Go to Cobb County and see theirs.	6/5/2017 11:47 AM



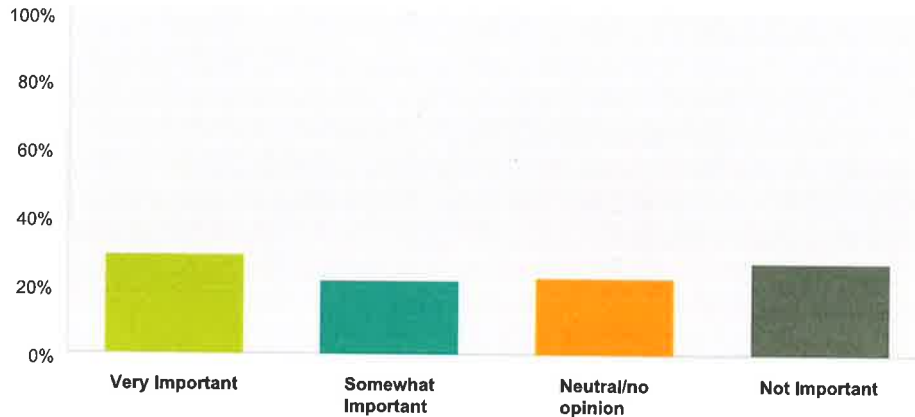
## New Government & Judicial Building Survey

146	I do not think it needs to be separate.	6/5/2017 11:43 AM
147	I'm sure this might be an option that should be considered during the overall planning and budgeting of facilities	6/5/2017 11:34 AM
148	For what, build and annex when the new facility is constructed. If they want a new facility, let them build it	6/5/2017 11:25 AM
149	The court facilities could be moved closer to the jail for secure and efficient transport of inmates.	6/5/2017 11:25 AM
150	It's set that way now and frees up street parking.	6/5/2017 11:19 AM
151	Needs to stay in Uptown	6/5/2017 11:07 AM
152	Paid with Federal money	6/5/2017 10:58 AM
153	I think that depends. There are other departments that are related to Judicial services that would need to be considered and accomodated.	6/5/2017 10:54 AM
154	I don't particularly care how all the offices and departments are housed as long as it's safe, clean and secure.	6/5/2017 10:31 AM
155	The government center represents the executive branch of Columbus Cosolidated Government.	6/5/2017 10:29 AM
156	I think having a separation of the different branches of government would bring more clarity to the government	6/5/2017 10:12 AM
157	Use what you have more effectively.	6/5/2017 10:10 AM
158	Yes, if practical; efficient and cost effective	6/5/2017 10:10 AM
159	I think city employees (who do not work within the Judicial Departments) would be more efficient if these services were separate.	6/5/2017 10:10 AM
160	Give that money to Police Officers	6/5/2017 10:06 AM
161	Shouldnt create reasons to spend money.	6/5/2017 10:00 AM
162	YES.	6/5/2017 10:00 AM
163	I dont mind them all being in the same building if the building is in working condition.	6/5/2017 9:57 AM
164	It would be extremely confusing for those citizens that like all their judicial and criminal proceedings to be done in one stop.	6/5/2017 9:56 AM
165	Regardless of where the judicial takes place all of the various courts should be centrally located	6/5/2017 9:55 AM
166	With them being seperate, it would make it much easier for citizens	6/5/2017 9:54 AM
167	Same site but different building	6/5/2017 9:43 AM
168	Two different security levels. Should not be mixed	5/31/2017 1:12 PM

## New Government & Judicial Building Survey

### Q21 How important is it that the court facilities remain at the location of the current city block?

Answered: 1,501 Skipped: 75



Answer Choices	Responses	
Very Important	29.18%	438
Somewhat Important	21.65%	325
Neutral/no opinion	22.32%	335
Not Important	26.85%	403
<b>Total</b>		<b>1,501</b>

#	Comments	Date
1	Although courthouses are traditionally located at the city center, I don't think it is necessarily important in contemporary culture. This location is actually detrimental to the surrounding residential district.	6/22/2017 8:33 PM
2	At least part should remain in the originally designated spot.	6/22/2017 2:48 PM
3	I like the idea of a city	6/21/2017 4:43 PM
4	Not important, but it should be downtown somewhere.	6/21/2017 2:18 PM
5	more convenient if colocated but separate access	6/21/2017 11:17 AM
6	Courts should be adjacent to jail	6/21/2017 10:25 AM
7	This is not a question that should be up for debate. The downtown of Columbus is it hope for a brighter future.	6/21/2017 9:56 AM
8	na	6/20/2017 6:52 PM
9	Courts should move closer to the jail allowing transport of inmates via underground transportation hub. Safer for the community and the officers working the courts.	6/20/2017 11:13 AM
10	Inmates already have to be transported from the jail to the courtrooms, so moving the judicial facilities shouldn't pose a major inconvenience to anyone else - except the lawyers whose offices are in close proximity to the Government Center.	6/19/2017 5:08 PM
11	Remain at the current location. Taxpayers are not willing to pay more taxes for something very few of them use.	6/18/2017 7:58 PM
12	.Judicial system must remain.	6/18/2017 4:39 PM
13	Again people would get lost	6/18/2017 11:25 AM
14	A building though that is similar to the historic theme	6/18/2017 10:39 AM

## New Government & Judicial Building Survey

15	Simply because of it's proximity to the jail and CPD.	6/17/2017 8:37 PM
16	Give me a reason why it shouldn't	6/17/2017 5:06 PM
17	Certainly seems they should be near the same location for convenience of attorneys who have offices nearby but not entirely NECESSARY!	6/17/2017 8:28 AM
18	Transport the incoming inmate as soon as possible in and out the building	6/17/2017 4:14 AM
19	None	6/16/2017 4:07 PM
20	It is important that the seat of government literally be the "courthouse".	6/16/2017 4:02 PM
21	No need to move. stop trying to spend money.	6/16/2017 2:47 PM
22	All of the attorneys who are relevant to criminal cases are based around the current government center location.	6/16/2017 1:45 PM
23	isolate them so they can be secured	6/16/2017 12:25 PM
24	It isn't broken, why change it?	6/15/2017 6:28 PM
25	Having a "campus style" gov't would be great, but co-location is no longer required per the precedent set with the gov't buildings on Macon Road. Is this the best spot for the court? how about within walking distance of the jail.	6/15/2017 12:53 PM
26	The Court Facilities should have its own building preferably closer to the jail.	6/15/2017 10:43 AM
27	One stop shop makes everything easy to find.	6/15/2017 9:22 AM
28	Many law offices are established in the area. Also, inmate transport distance will be kept short.	6/15/2017 8:42 AM
29	again: parking!!!	6/14/2017 6:06 PM
30	not important	6/14/2017 4:23 PM
31	Have no comment	6/14/2017 4:02 PM
32	because the jail is nearby	6/14/2017 3:24 PM
33	Tell me why is that important?	6/14/2017 3:19 PM
34	They should remain in the same building they are in now.	6/14/2017 1:48 PM
35	There is no need to rebuild what isn't broken by wasting money that can be used to improve the current facility.	6/14/2017 11:41 AM
36	They should be closer to the jail.	6/14/2017 5:41 AM
37	Depends on how far you move it.	6/13/2017 5:47 PM
38	It would be convenient for the attorneys but they won't miss Court. So if you book a hearing, they will come.	6/13/2017 4:12 PM
39	Customer are already running from place to place to get what needs to be done done. One stop shop! Just like when you build the Macon Road building.	6/13/2017 3:51 PM
40	As most attorneys are located in the surrounding area.	6/13/2017 3:47 PM
41	It needs to be near the jail facility for easy transport of prisoners and law enforcement needs.	6/13/2017 3:41 PM
42	As I commented in Question 20; it is an iconic symbol for the City of Columbus, as the Commanding General's Building on Fort Benning; and it was renovated and upgraded to reflect the change and growth in technology. Please know that the Government Center as a structure sets a powerful statemetn for the Columber Consolidated Government. Please talk with the Fort Benning Staff regarding keeping an iconic building in place and just renovating and upgrading. The Government Center is Columbus.	6/13/2017 3:35 PM
43	Not only is it not important, it doesn't and hasn't ever made any sense. What other city makes its showpiece it's judicial complex?	6/13/2017 12:38 PM
44	Downtown is important	6/13/2017 12:34 AM
45	Government services headquarters should remain downtown, with satellite offices if necessary	6/12/2017 11:06 PM
46	Very inconvenient for people with business in courts.	6/12/2017 7:39 PM
47	Easy to control perimeter security, plus location of food services	6/12/2017 6:49 PM
48	The actual location doesn't matter as long as there is ample parking.	6/12/2017 12:37 PM
49	Too many attorneys would have to relocate. That would be an undue hardship.	6/12/2017 11:10 AM

## New Government & Judicial Building Survey

50	That is a landmark surely the building can be redesigned without getting destroying the building. Are you going to remove the Aflac building to. Please stop destroying those things that make Columbus great.	6/12/2017 10:16 AM
51	DO NOT MOVE IT WASTE OF \$\$\$\$	6/12/2017 9:45 AM
52	why not spread them around town?	6/12/2017 9:43 AM
53	I haven't lived in Columbus my whole life so I don't know if there is some heritage behind it's location but I don't see how Location can affect the facility's function.	6/12/2017 9:35 AM
54	As long as they are convenient to those who have limited transportation and adequate parking I don't think it matters	6/11/2017 2:31 PM
55	I don't think location is a huge factor.	6/10/2017 10:50 AM
56	n/a	6/9/2017 3:04 PM
57	It is the City Center and has historical importance	6/9/2017 2:18 PM
58	Find room and build a new taller building. There are some older building that can be torn down for the space.	6/9/2017 2:13 PM
59	Only because the jails are close to this building for court purposes and the transporting inmates back and forth.	6/9/2017 10:17 AM
60	I think it should be in the Heart of Columbus which is Downtown! and should be close to the jail	6/9/2017 9:56 AM
61	mildly beneficial but not critical; again, the analysis will answer this	6/9/2017 9:00 AM
62	It's not that important about them being at the current city block as it is that these government related facilities are near each other, so if someone needs to go between facilities they'd be able to walk there.	6/9/2017 12:58 AM
63	The area around the building is built with many law offices	6/8/2017 1:50 PM
64	The Columbus Courthouse has always been in this block; very historic site!	6/8/2017 12:01 PM
65	This is a historic site always occupied for government work.	6/7/2017 5:13 PM
66	I believe the entire government center facilities should be moved to Macon rd near the citizens service center.	6/7/2017 1:11 PM
67	We do not need a new building	6/7/2017 11:27 AM
68	A number of law practices are located downtown. The court facilities should stay within the downtown area.	6/7/2017 10:47 AM
69	The Courts should be downtown. Every attorney who has an office downtown is due to proximity to the Courts.	6/7/2017 8:25 AM
70	Accessbilty to masses	6/7/2017 7:57 AM
71	Get ut out of the downtown tourist nonsense	6/6/2017 8:40 PM
72	I think downtown is the right spot for the court facilities, but the specific location isn't that important, especially if the city services moved elsewhere.	6/6/2017 8:08 PM
73	Please, don't make City Services more difficult to access than they currently are. The facility off Macon Rd. is very inconvenient. Services are TOO scattered.	6/6/2017 7:20 PM
74	Use the building Tax office builing and Put city services all togher	6/6/2017 6:53 PM
75	BECAUSE OF ALL OF THE LAWYERS AND THEIR OFFICES ARE MAINLY LOCATED AROUND THE RADIUS OF THE GOVT CENTER	6/6/2017 4:35 PM
76	Close proximity to courthouse for records, etc.	6/6/2017 4:29 PM
77	The location of the courts affects the location of countless other local businesses like attorneys, bondsmen, probation offices, etc.	6/6/2017 3:50 PM
78	need more parking for jurors and secure access for prisoners	6/6/2017 3:06 PM
79	Many legal services and attorney offices are located in/around the current center to meet community needs.	6/6/2017 3:06 PM
80	If it has to be separated, I think it is very important that it is still centrally located to the current location	6/6/2017 2:38 PM
81	This has been the seat of government since the county and city were planned.	6/6/2017 2:16 PM
82	With all the Law offices around the area and Police, Sheriff and Marshall offices.	6/6/2017 2:12 PM
83	What sq footage are they currently using to the total?	6/6/2017 1:51 PM
84	The location of attorneys and related court services around the government center lends to judicial facilities remaining there at least in part, although additional court facilities close to the jail would be beneficial if handled and organized correctly.	6/6/2017 1:37 PM

## New Government & Judicial Building Survey

85	More for convenience since the office are there and lawyers downtown	6/6/2017 1:12 PM
86	I would like Uptown to remain vibrant, and having many public services in the vicinity will help with that. It doesn't have to be on that specific block, though.	6/6/2017 12:42 PM
87	Next to the jail would make sense, especially for transporting inmates	6/6/2017 12:06 PM
88	The dominant government presence should remain downtown.	6/6/2017 11:59 AM
89	We can certainly stay in this location, new facility, or be moved to a new facility built between CPD and the Jail, with tunneling. If you need to know what that looks like- check out Forsyth County, Georgia. They have a great courthouse and jail with tunnel. It's possible to actually be efficient in the design of something! The court system MUST ABSOLUTELY remain in close proximity to the jail - this should be non-negotiable.	6/6/2017 11:29 AM
90	Proximity to jail and legal offices should be preserved. Current site not necessarily vital, but any replacement for the courts should be situated nearby.	6/6/2017 10:32 AM
91	New court facilities should be built close to the jail with underground transport available for inmates. This will alleviate security concerns with inmate travel.	6/6/2017 10:21 AM
92	See # 23	6/6/2017 10:04 AM
93	Remaining in the same general area would be important. I feel as if a lot of attorneys have bought/rent their buildings due to the closeness of the Government Center. This is a pretty central location so I believe the Government Center should remain close, but doesn't have to be in the same city block.	6/6/2017 9:44 AM
94	Should be closer to the jail for security of transporting high risk inmates	6/6/2017 9:37 AM
95	Lawyers love it. Walk to court	6/6/2017 7:58 AM
96	It's connection to downtown amenities is very important. Also the location of many lawyers offices are right there and make doing business very convenient	6/6/2017 4:10 AM
97	PEOPLE WILL ADAPT TO CHANGE	6/6/2017 1:18 AM
98	It just should be separate from other services	6/5/2017 10:53 PM
99	Clearly the location is close to the jail but if a cheaper / close location was available and the current location was sold for a profit then it would be smart to move.	6/5/2017 9:53 PM
100	Courthouse needs to be by the police department and jail. Also the sheriff's office should have a stand alone building in the area.	6/5/2017 9:27 PM
101	It is the best location, but not the best facility. Move everything out, even if only temporarily, and build a better facility there.	6/5/2017 8:54 PM
102	Except it will affect many law firms with offices around the area. Would it have antithetical measurable impact on economy in the area?	6/5/2017 8:15 PM
103	Only matters to attorneys and sheriff's office for court transport sheriffs	6/5/2017 7:53 PM
104	The courts should remain downtown due to the proximity to the jail and law offices.	6/5/2017 7:49 PM
105	It is a waste of our money to build a new building.	6/5/2017 7:37 PM
106	I think they should still be connected. But there needs to be a better layout	6/5/2017 7:01 PM
107	Only because so many legal offices and the jail/police offices are there	6/5/2017 6:46 PM
108	like the location very much	6/5/2017 6:26 PM
109	I think many of the attorneys and related enterprises have established their businesses in close proximity to the current courthouse and therefore it would be better for them if it remains close to the current location. I think it is good for the legal community to be centrally located near the courthouse	6/5/2017 6:21 PM
110	Many lawyers/attorneys own real estate for its location to this building.	6/5/2017 6:12 PM
111	I would have to learn all the facts before giving my comments. Is it going to cost more money to have them separated? If so what is the cost and the risk?	6/5/2017 6:08 PM
112	If moving the courts give us more room and works better for the people working in there, then I am in!	6/5/2017 5:49 PM
113	A courthouse should remain in the current location, mainly because it has always been there, the location is a common one in cities and towns, and attorneys have an investment in offices adjacent to the current courthouse. Moving it will, among other things, double or triple parking needs for this latter reason alone.	6/5/2017 5:08 PM

## New Government & Judicial Building Survey

114	n	6/5/2017 5:07 PM
115	Provides quick access for attorneys who have located their offices in that vicinity for that reason. Proximity to the jail is also important for security and costs due to prisoner transfer.	6/5/2017 5:01 PM
116	This is consistent with the original City plan of Columbus. We should be mindful that whatever action taken with respect to location will be precedent for future action that implicates the City plan and other aspects of local historic preservation.	6/5/2017 4:52 PM
117	I think it should remain close to the jail to keep inmates from having to be transported very far from the jail.	6/5/2017 4:29 PM
118	Closer to the other courts	6/5/2017 4:04 PM
119	Needs to be close to the current location.	6/5/2017 3:57 PM
120	Not important as long as existing space is responsibly used	6/5/2017 3:31 PM
121	We need to have all as much as possible together so business can be taken care of in one place vs trying to drive around.	6/5/2017 3:28 PM
122	Because of the accessibility for the attorney's etc.	6/5/2017 3:26 PM
123	It's only convenient for lawyers and criminals. The average, law abiding citizens have rare need to visit the facility..thank goodness!	6/5/2017 3:13 PM
124	It at least needs to remain downtown	6/5/2017 3:07 PM
125	Too many businesses/law firms relying on the location to move out of the same area.	6/5/2017 3:05 PM
126	Only from an economic standpoint.	6/5/2017 2:57 PM
127	A downtown courthouse makes sense, but is by no means required.	6/5/2017 2:49 PM
128	That location was planned as the Courthouse location, it would be nice to keep the historically significant component there.	6/5/2017 2:39 PM
129	It is traditional place for court. People have invested \$ in property based on courthouse location.	6/5/2017 2:19 PM
130	Many businesses that interact with Courts daily are located within walking distance of present courthouse location. Moving the courthouse would cause increased costs on these businesses and increased prices for citizens of Columbus. Moving would also increase the parking requirements, as these businesses would have to drive to new location.	6/5/2017 2:10 PM
131	It needs to be downtown somewhere.	6/5/2017 2:09 PM
132	They need to be close to the jail.	6/5/2017 2:05 PM
133	Court facilities could be moved to annex across from the police department. The offices in the annex moved to tower location.	6/5/2017 1:27 PM
134	Most are of the lawyers are in this area.	6/5/2017 12:59 PM
135	I think downtown is important location for our courts and is important for the vitality of our downtown area.	6/5/2017 12:11 PM
136	It would be quite expensive to make a move so big, and I don't feel like this is the right time. Especially, when the city's employees continue to pay more and more toward "benefits!" Take care of employees before spending money on making changes that aren't at all necessary. Learn how to be creative and improve what you already have.	6/5/2017 11:58 AM
137	Convenient for law firms in this location.	6/5/2017 11:55 AM
138	So many of law offices located nearby	6/5/2017 11:53 AM
139	I would think it would be convenient due to its proximity to the jail.	6/5/2017 11:49 AM
140	We need to keep these kinds of uses in our downtown area and support associated uses for both citizens and visitors	6/5/2017 11:34 AM
141	If they are separate that is fine	6/5/2017 11:23 AM
142	Due to proximity of the jail and Public Safety Center	6/5/2017 11:20 AM
143	All the local attys would probably not like it if it were to move.	6/5/2017 11:19 AM
144	The current location is extremely convenient for police, as we make frequent trips to court officer for trial, warrants, and hearings.	6/5/2017 11:10 AM
145	Keep in Uptown	6/5/2017 11:07 AM

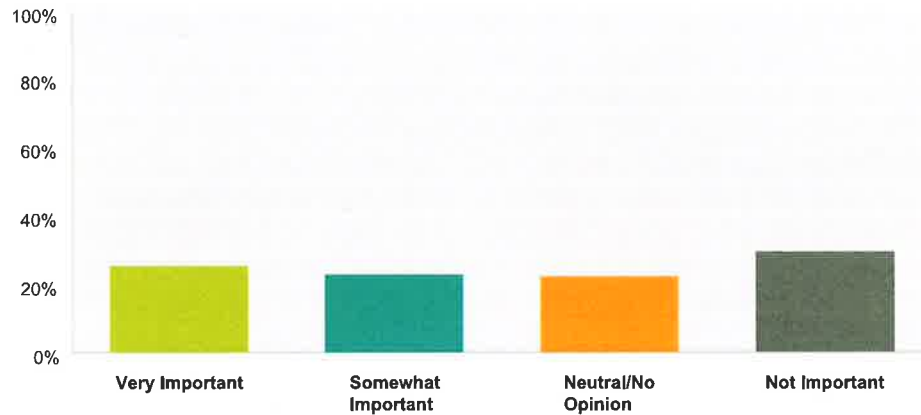
## New Government & Judicial Building Survey

146	All of the lawyers have moved into that area and, it would only make sense for the court facilities to remain close to where they are.	6/5/2017 11:00 AM
147	It can be moved closer to the jail facility	6/5/2017 10:58 AM
148	The lawyers are close	6/5/2017 10:50 AM
149	It doesn't necessarily have to remain on this block, but it needs to be kept close. The jail is downtown and with hundreds of inmates being transported in and out of the building each month, it makes no sense to move them farther away than they already are. Also, most of the law firms, court reporting offices and the Public Defender's Office are downtown, but not located in the Government Center.	6/5/2017 10:31 AM
150	If we proceed with replacing the Government center then the judicial branch of our government could stay at this location. However there is a need to install a fire suppression system and changes in security. eed	6/5/2017 10:29 AM
151	Use what you have more effectively.	6/5/2017 10:10 AM
152	I beleive most of the growth is in the downtown/uptown areas of Columbus and are local government officials are asking us to "invest" in downtown so why not keep it in downtown/uptown. I don't think it needs to be at it's current address but it does need to stay in the area.	6/5/2017 10:10 AM
153	I the court facilities should remain in close proximity becuase of the police department.	6/5/2017 10:08 AM
154	facility should remain in the current south side of town	6/5/2017 10:07 AM
155	Give that money to Police Officers	6/5/2017 10:06 AM
156	They should be near the jail	6/5/2017 10:04 AM
157	Not a deal breaker, they do need to be downtown. The question is where the OTHER services HAVE to be?	6/5/2017 10:00 AM
158	The courtrooms are outdated, small, and hard to get to with the elevators.	6/5/2017 9:57 AM
159	I think they should stay downtown but not necessarily at that exact location	6/5/2017 9:55 AM
160	The area is perfect for the court facilities, with probabtion and attorneys' offices being so close	6/5/2017 9:54 AM
161	only because if you start separating everything it will take that much longer for everyone to talk with one another.	6/5/2017 9:51 AM
162	Too many attorneys there to move	6/5/2017 9:51 AM
163	most law offices are nearby, and proximity to the jail is critical to criminal courts and S.O. being able to transport prisoners easily	6/5/2017 9:49 AM
164	Important to move them closer to the jail for security.	5/31/2017 1:30 PM
165	Shuold be closer to the jail and Columbus Police Department if land is available.	5/31/2017 1:12 PM

New Government & Judicial Building Survey

**Q22 How important is it that the government and city services remain at the location of the current city block?**

Answered: 1,508 Skipped: 68



Answer Choices	Responses	
Very Important	25.33%	382
Somewhat Important	22.94%	346
Neutral/No Opinion	22.41%	338
Not Important	29.31%	442
<b>Total</b>		<b>1,508</b>

#	Comments	Date
1	I thought most had already moved.	6/22/2017 2:48 PM
2	Not important, but it should be downtown somewhere.	6/21/2017 2:18 PM
3	History and tradition is fine up to a point, but if there is still space over by the library, then why not there?	6/21/2017 11:17 AM
4	This is not a question that should be up for debate. The downtown of Columbus is it hope for a brighter future.	6/21/2017 9:56 AM
5	na	6/20/2017 6:52 PM
6	na	6/19/2017 5:28 PM
7	Remain at the current location. Taxpayers are not willing to pay more taxes for something very few of them use.	6/18/2017 7:58 PM
8	Upper levels, mayor/council/manager and staff must remain.	6/18/2017 4:39 PM
9	This building isn't even 50 years old and they're saying it's uninhabitable?! That is a serious reflection of very poor management in terms of maintenance and upkeep. If they can't be trusted to set aside enough money in the budget and hire quality (and qualified) workers for this, there is no way I'm going to support them getting a new building to tear up!!!	6/17/2017 8:37 PM
10	Refer to above	6/17/2017 5:06 PM
11	none	6/17/2017 3:16 PM
12	same above	6/17/2017 4:14 AM
13	Haven't many of the city services moved to Macon Road already?	6/16/2017 5:50 PM
14	Since a lot of people are moving to the north side, perhaps we should consider satellite locations for some functions or moving the services north.	6/16/2017 5:15 PM



## New Government & Judicial Building Survey

15	None	6/16/2017 4:07 PM
16	Some city services, such as licenses, could be moved off site as several others already are out on Macon Road.	6/16/2017 4:02 PM
17	No need to move, stop trying to spend money.	6/16/2017 2:47 PM
18	I think that the services could be moved out to the Government Services Center on Macon Road	6/16/2017 1:45 PM
19	move them to the city center with the other services...there is way enough land space.	6/16/2017 12:25 PM
20	They are not there currently anyways	6/16/2017 12:03 PM
21	Historically, this is exceptionally important.	6/15/2017 2:01 PM
22	See and adapt answer to question #21.	6/15/2017 12:53 PM
23	We moved offices to the Macon Rd Location. It would have made sense to add a couple floors to the building at time of construction to move additional office there also.	6/15/2017 10:43 AM
24	One stop shop makes everything easy to find.	6/15/2017 9:22 AM
25	not very convenient	6/14/2017 4:23 PM
26	Tell me why it's important that it remain in the current location?	6/14/2017 3:19 PM
27	They should remain in the same building they are in now.	6/14/2017 1:48 PM
28	Better for citizens yet, parking is always an issue or concern	6/14/2017 9:03 AM
29	Depends on how far you move it.	6/13/2017 5:47 PM
30	We'll get there or here. We'll get used to the commute. The lawyers w offices downtown who walk will be bummed but ultimately, we will go where we have to.	6/13/2017 4:12 PM
31	The Government center needs to be centrally located and downtown is the best place to be.	6/13/2017 3:51 PM
32	As I commented in Question 20; it is an iconic symbol for the City of Columbus, as the Commanding General's Building on Fort Benning; and it was renovated and upgraded to reflect the change and growth in technology. Please know that the Government Center as a structure sets a powerful statement for the Columbus Consolidated Government. Please talk with the Fort Benning Staff regarding keeping an iconic building in place and just renovating and upgrading. The Government Center is Columbus	6/13/2017 3:35 PM
33	A government center should be at the heart of the city in a prominent place, not off in corner blocks from downtown.	6/13/2017 2:19 PM
34	it helps keep daily businesses in area, keeps money on the town", people working there help support the town	6/13/2017 1:08 PM
35	Probably not important, but since you have a giant concrete tower already here, it makes sense to stay.	6/13/2017 12:38 PM
36	With the current growth of Columbus State and the prosperous revival of Uptown Columbus, it can be argued that a move from its current location would be beneficial. Allowing for more development and growth to this area.	6/13/2017 2:49 AM
37	Downtown is important	6/13/2017 12:34 AM
38	Just remain in the downtown area. The Liberty district has plenty of land	6/12/2017 11:06 PM
39	This location DOES NOT WORK for the general public.	6/12/2017 7:39 PM
40	if the current bldg works leave it. People get confused trying to find bldgs they need	6/12/2017 4:44 PM
41	But, again, city services should be consolidated into existing facility on Macon Rd.	6/12/2017 1:31 PM
42	The actual location doesn't matter as long as there is ample parking.	6/12/2017 12:37 PM
43	All city services should be somewhat centralized	6/12/2017 10:09 AM
44	COMBINE EVERYTHING AND DONT WASTE OUR \$\$\$\$\$	6/12/2017 9:45 AM
45	There are already some city services on Macon Road. This is a non-factor.	6/10/2017 10:50 AM
46	n/a	6/9/2017 3:04 PM
47	I think it should be in the heart of Columbus which is downtown	6/9/2017 9:56 AM
48	same response	6/9/2017 9:00 AM
49	City Government needs to be in the heart of the city; not on Macon road!	6/9/2017 8:41 AM
50	It's not that important about them being at the current city block as it is that these government related facilities are near each other, so if someone needs to go between facilities they'd be able to walk there.	6/9/2017 12:58 AM

## New Government & Judicial Building Survey

51	Most city services are located on Macon Rd. now	6/8/2017 12:01 PM
52	Much of the services have already moved to Macon Rd location	6/8/2017 8:43 AM
53	Land on victory drive	6/7/2017 5:33 PM
54	This is a historic site specific to the city's government. Our city officials should continue to work on this site and with the building they built.	6/7/2017 4:24 PM
55	This block has always been the center of municipal enterprise. It is important that the seat of Columbus City government be here. It should be a focal point of community life.	6/7/2017 3:36 PM
56	We do not need a new building	6/7/2017 11:27 AM
57	Cities have the bad habit with growth to move away from its original location (which is fine) but then allow the origins to run down and not keep them up.	6/7/2017 10:41 AM
58	To me, this is a discussion point.	6/7/2017 9:20 AM
59	Locate near other city services	6/6/2017 10:14 PM
60	Leaving is not good for downtown.	6/6/2017 9:46 PM
61	City services and maybe other functions. The building needs to be replaced.	6/6/2017 9:16 PM
62	If the two service buildings were split, the government and city services portion might be a good fit in the Macon Road area near the citizen's service center.	6/6/2017 8:08 PM
63	Location of city services are currently too spread out and do not need to be made more inconvenient.	6/6/2017 7:20 PM
64	Could move city services to another location in close proximity.	6/6/2017 4:29 PM
65	I think the best move was for the tag office to be relocated so maybe some other departments could move.	6/6/2017 2:12 PM
66	Citizens travel where needed to complete business. At one time the government center was the one stop building.	6/6/2017 1:51 PM
67	I believe that the city should be committed to Uptown and should keep as many public services in the area. As stated above, it doesn't have to be that specific block.	6/6/2017 12:42 PM
68	same	6/6/2017 11:59 AM
69	There's this real nice building on Macon Road that can house the city services. :)	6/6/2017 11:29 AM
70	Conceptually, the other city services could be elsewhere, but it seems important to maintain the downtown/uptown area as the place where services such as these are concentrated.	6/6/2017 11:01 AM
71	City services should ideally be located either downtown or near the CSC in midtown. Relocation to a less central area, e.g., the north side, should be avoided to maintain general access across the city.	6/6/2017 10:32 AM
72	Citizen center is for services	6/6/2017 7:58 AM
73	Not sure why this question is being asked. A number of city services have already been moved outside of the government center and are located elsewhere.	6/6/2017 5:50 AM
74	PEOPLE WILL ADAPT TO CHANGE AS LONG AS YOU DONT MOVE ON THE OUT SKIRTS OF COLUMBUS	6/6/2017 1:18 AM
75	I do like the availability go the Citizen's Service Center; perhaps something similar could be built?	6/6/2017 12:18 AM
76	Location does not have to change just update building.	6/5/2017 10:53 PM
77	Its located in in close proximity to Columbus Police Department snd the Columbus jail	6/5/2017 10:01 PM
78	It is the best location, but not the best facility. Move everything out, even if only temporarily, and build a better facility there.	6/5/2017 8:54 PM
79	Need centralized location	6/5/2017 7:53 PM
80	City services should be in the same general area. It is more convenient for the citizens.	6/5/2017 7:49 PM
81	It would be a waste of our money to build a new building.	6/5/2017 7:37 PM
82	All city services (EXCEPT judicial) should be moved to the current Citizens Service Center off Macon Rd. Judicial should remain downtown.	6/5/2017 7:29 PM
83	like the location very much	6/5/2017 6:26 PM
84	Seems like the current city block has historically been the center of town business and I don't see the benefit of moving it somewhere else.	6/5/2017 6:21 PM

## New Government & Judicial Building Survey

85	I do think it is helpful for government and city services to be located in the same place, accessible by public transportation	6/5/2017 5:18 PM
86	Access to the public is important, but this need not be downtown.	6/5/2017 5:08 PM
87	n	6/5/2017 5:07 PM
88	New location new image	6/5/2017 4:31 PM
89	Historic purposes.	6/5/2017 3:57 PM
90	Orientation of our city has changed so much, I see no harm in reorganizing these services. Many have already been relocated. If access is improved, that is valuable.	6/5/2017 3:43 PM
91	These could move to the citizen's service center in Macon Road.	6/5/2017 3:39 PM
92	Not important as long as existing space is responsibly used	6/5/2017 3:31 PM
93	See above	6/5/2017 3:13 PM
94	It does not have to remain on the current city block, but needs to remain downtown	6/5/2017 3:07 PM
95	In my opinion, City offices could be moved to a location on Macon Road.	6/5/2017 2:49 PM
96	That location was planned as the Courthouse location, it would be nice to keep the historically significant component there.	6/5/2017 2:39 PM
97	Already many of the services are located on Macon road	6/5/2017 2:17 PM
98	While the building itself has changed, the site has remained the center of government throughout the city's history.	6/5/2017 2:04 PM
99	Most of the government offices are over on Macon Road.	6/5/2017 12:59 PM
100	I think government services are important for the vitality of our downtown area.	6/5/2017 12:11 PM
101	Again, financially, it makes no sense to make any changes to location right now! Employees are looking at more out of pocket expenses for healthcare, AGAIN for CY 2018. What city services are currently at the government center?	6/5/2017 11:58 AM
102	I would move them to Midtown area, It would be convenient to citizens no matter if they live downtown or further out of the City limits.	6/5/2017 11:49 AM
103	Again, only if the ROI supports that it remain should it remain.	6/5/2017 11:43 AM
104	as noted above.	6/5/2017 11:34 AM
105	Metro, and Public Works can remain in the because it would be too expensive to move their facilities because of the number of vehicles and accessible location/ Public works has room to locate where they are. By the building where Arden food wholesale was located.	6/5/2017 11:25 AM
106	The block has historically been used for that purpose but that does not mean that all options should not be explored.	6/5/2017 11:25 AM
107	Economically, for the continued viability of surrounding business	6/5/2017 11:20 AM
108	Keep in Uptown	6/5/2017 11:07 AM
109	As mentioned above it's iconic and can be seen from a good distance.	6/5/2017 10:45 AM
110	I don't personally feel that this matters one way or the other. Half of the offices have already been moved to another location. They should probably not be too far from one another as both sets of offices will have IT issues, Finance issues, etc. Would make no sense to have people constantly travelling back and forth between both sets of buildings. Especially if the other offices that have already moved are to remain on Macon Road.	6/5/2017 10:31 AM
111	The growth of Columbus and the influx of traffic and citizens along with city employees requires a new location.	6/5/2017 10:29 AM
112	As long as it does end up like out on shatuga road out of the way.	6/5/2017 10:15 AM
113	Once the Govt Center is renovated, bring all the professionals that currently work at the Annex back over here and sell that building. Build a parking deck on the 9th street side of the street with a covered walkway into the building.	6/5/2017 10:10 AM
114	Important to the extent that the location is familiar to citizens.	6/5/2017 10:10 AM
115	I believe most of the growth is in the downtown/uptown areas of Columbus and are local government officials are asking us to "invest" in downtown so why not keep it in downtown/uptown. I don't think it needs to be at it's current address but it does need to stay in the area.	6/5/2017 10:10 AM
116	City services have a new building.	6/5/2017 10:08 AM

## New Government & Judicial Building Survey

117	services should remain in the current south side of town	6/5/2017 10:07 AM
118	Give that money to Police Officers	6/5/2017 10:06 AM
119	It does not matter to me where they are located as long as the building works.	6/5/2017 9:57 AM
120	There is no reason that the city services should remain in this area	6/5/2017 9:54 AM
121	City Services and Courts could be separated	6/5/2017 9:47 AM
122	Central location that most people in the area know.	6/5/2017 9:47 AM
123	Have not heard anyone complain about the current location of the City Service Center.	5/31/2017 1:12 PM

## New Government & Judicial Building Survey

### Q23 Do you have any additional comments, suggestions, or concerns?

Answered: 534 Skipped: 1,042

#	Responses	Date
1	Build new one	7/7/2017 10:55 PM
2	Stop wasting taxpayer money, you're going to do what you want regardless of what the common citizen says. This is all about stating "look, we did a survey"...	7/7/2017 6:16 AM
3	No need to tax citizens cause a few of you aren't happy with the way he building is	7/6/2017 9:30 PM
4	THERE IS NO NEED TO WASTE MORE TAXPAYER DOLLARS! THEY ONLY NEED TO BUILD A PARKING DECK AND OPEN THAT FRONT ENTRANCE AND IT WOULD BE PERFECT. AT SOME POINT, SOMEONE HAS TO SPEAK UP ABOUT THIS FRIVOLOUS SPENDING THAT IS GOING ON. IT IS NOT BEING GOOD STEWARDS OF TAXPAYER DOLLARS. HOWEVER, IF YOU MUST MOVE, THEN BUILDING A NEW ONE SHOULD BE OUT OF THE QUESTION AND USING THE OLD KMART BUILDING ON MACON RD MAKES MORE SENSE AS IT HAS PLENTY OF PARKING AND SPACE AND IS IN THE SAME AREA AS THE CITIZENS SERVICE CENTER AND THE BOARD OF EDUCATION.	7/6/2017 7:37 PM
5	The City is always talking about how broke it is, so how could they afford to build another Government Center.	7/5/2017 7:27 AM
6	No.	6/29/2017 7:03 PM
7	Unclean, hard to park, not handicapped accessible, especially bathrooms. No easy to find directories.	6/27/2017 10:45 PM
8	Please do not waste tax money like the school district did on their half empty building.	6/27/2017 1:53 PM
9	no	6/27/2017 1:42 PM
10	no	6/26/2017 10:15 AM
11	Do not replace the government center. A \$64 million minimum project is absurd, especieqlly considering everything else that is so much more important. You want change? Use that money to refurbish the Ralston. Someone actually, literally died and was dead for a week before anyone noticed. The residents were just living with a dead person. For a week. The parks are disgusting. There are naked men running up and down the River Walk. Maybe before you spend millions on yourselves, take a look at your own backyard. Once the people are taken care of the government can take care of itself. And furthermore, I find it interesting that the city slashed the budget from Uptown Columbus (the people that bring in ALL of Columbus's money because, lets face it, without them Columbus sucks) and yet has millions to spend on a government center. This is one example of how government today is an ineffective joke. Check yourselves.	6/25/2017 6:19 PM
12	No	6/25/2017 10:45 AM
13	However it is used, if leased to private interests, that block should remain public property, in keeping with the original city plan.	6/23/2017 8:40 PM
14	If you need a new building please use existing funding, no new taxes.	6/23/2017 2:08 PM
15	none.	6/23/2017 11:58 AM
16	I don't think the debate should revolve around the architectural style of the exterior of this building. While I personally appreciate the "style," it has always been an eyesore because of its scale. I think a good architect could design a new building to better fit the needs of the surrounding city landscape as well as accommodate the needs of the court system and city government, and most likely not in the same building.	6/22/2017 8:33 PM
17	Many people criticized it at first (as always) but through the years it is a progressive symbol. It appears to be more cost effective to renovate it.	6/22/2017 2:48 PM
18	It's a horrible building. Get rid of it.	6/22/2017 11:38 AM
19	Moving some of the services out of Uptown would be easier to access. Creating green space is in very important. The Current Plaza is not used and not very attractive.	6/21/2017 5:55 PM
20	It's interesting how the current government center was universally hated for it's architecture for years, and now, paradoxically, that same architecture is being lionized and wanting to be saved. Somebody, somewhere is getting a good laugh!	6/21/2017 2:56 PM

## New Government & Judicial Building Survey

21	Like I said above, this building is very architecturally significant and should be preserved. If not by the city government, then as a private development. When you see old pictures of the court house that was torn down to make way for the current government center, you think why in the world did they do that?! It was such a beautiful building. I am not a huge fan of the Neo-Formalism style of architecture, but the same thing will be said by future generations. Why on earth would they tear that building down?! The City's slogan is "What progress has preserved." We have got to take care of our landmarks today for future generations to come. PLEASE!	6/21/2017 2:18 PM
22	I just hate to see another expensive new project.	6/21/2017 1:04 PM
23	a single multi-purpose structure is inefficient	6/21/2017 12:32 PM
24	Okay, when the gov't center was being built in the 1960's or whenever, what did the city do as a temporary facility for services and courts--they must have been displaced for at least the better part of a year if not longer.	6/21/2017 11:17 AM
25	I support the Historic Columbus position paper views	6/21/2017 10:25 AM
26	I very much appreciate this administration's desire to care for its employees and workers. I am pleased by their aspirations to do so well by providing again a sound and beautiful building - serving both as home and icon for the city. I do however question our contemporary society's need to make its own mark at the expense of the past and the future.	6/21/2017 9:56 AM
27	Replacing the Govt Center should be a very low priority for city expenditures. Keep it, refresh the interior, maintain it properly.	6/21/2017 9:38 AM
28	Usually.	6/21/2017 9:33 AM
29	This building should not be torn down just because it is difficult to upgrade. Our architectural heritage does not benefit from every building looking the same bland modern style. What would have happened if the great cities of Europe had torn down their public buildings just because they got "too old?"	6/21/2017 9:32 AM
30	Please build replica of original brick domed courthouse, tear down current eyesore	6/21/2017 9:19 AM
31	I believe in preservation, but I see nothing noble or praiseworthy in this architecture. A "brutal" style doesn't fit the image of Columbus, GA today.	6/21/2017 9:14 AM
32	Love the new citizens center. Much more central and better parking. Columbus should focus on maintaining current buildings than building new ones.	6/21/2017 8:30 AM
33	tear it down	6/21/2017 8:15 AM
34	I hope you will make better decisions than you have made in the past	6/20/2017 9:40 PM
35	na	6/20/2017 6:52 PM
36	No	6/20/2017 6:46 PM
37	No	6/20/2017 4:43 PM
38	I cant understand why we need a complete new building when we can just update the one that its there. spend that money on other things that can improve the city	6/20/2017 4:09 PM
39	na	6/20/2017 3:12 PM
40	no	6/20/2017 2:08 PM
41	NO	6/20/2017 11:52 AM
42	I do not have a problem with replacing the Goernment Center. what I have a problem with is tax money not being spent on other buildings in the community. (ie Clapton elem) When new buildings were built for the Citizen Service Center, new Carver and new Spencer, and School board nothing was said. Now everybody wants something new. Help the elderly make roof repairs on their homes with the tax dolars that they have spent a lifetime contributing.	6/20/2017 11:43 AM
43	A new government center should be designed to be user friendly and safe for the workers and guests. Security will need to be tight, the climate of the world is leaning towards more attacks and violence towards public areas.	6/20/2017 11:13 AM
44	This is a very nice facility and the staff member that helped me on 6/19/17 was very resourceful and helpful.	6/20/2017 10:38 AM
45	na	6/19/2017 5:28 PM
46	If the safety concerns listed above are real issues, then steps should be taken to correct them. Whichever option is the most cost-effective - renovation or a new building - should dictate the direction the city should take. This city has too many other problems to waste money on frivolous projects.	6/19/2017 5:08 PM
47	no	6/19/2017 3:16 PM

## New Government & Judicial Building Survey

48	no	6/19/2017 12:45 PM
49	no	6/19/2017 12:37 PM
50	Build courts closer to jail.	6/19/2017 11:39 AM
51	Instead of trying to push this as a decision by the city counsel or elected officials this should be decided on by the people in a special vote during election.	6/18/2017 7:58 PM
52	Thanks to CSU and a lot of foresighted private and city leaders we have one of the most vitally-renewing city centers anywhere. The upper levels of city government and the judicial system should remain where they are. Move the sheriff, marshal, etc. out if we need more space. WE MUST NOT INDULGE IN AN ONGOING SUBURBAN "SPRAWL-IZATION" OF CITY LEADERSHIP. Every important city has a focused uptown head and heart. Let's keep our courts and leadership where they are and creatively use what we have.	6/18/2017 4:39 PM
53	n/a	6/18/2017 2:51 PM
54	No need to build a new building. Need to manage city finances better.	6/18/2017 12:11 PM
55	Since the so called service center is on Macon rd why not make use of the area for the rest of the government center services. It's stupid to have the services spread all over the city. Put them in one place	6/18/2017 11:30 AM
56	Listen to the people that work there everyday. They should know better then anyone	6/18/2017 11:25 AM
57	A newer building is needed that is,similar in style to the other historic buildings around. This building is and has always been an eyesore	6/18/2017 10:39 AM
58	Moving or relocating the City Government, Judicial Services and other services to other locations or smaller new buildings will diminish the city and it stature as a leading city in Georgia. We should concentrate on celebrating something that we have that is unique and worth saving. The Government Center location is important and renovating it would compliment all the fine efforts of downtown revitalization that has occurred and hopefully will continue to occur. Make it the Crown Jewel of this city.	6/18/2017 9:20 AM
59	Save the money and give firefighters a raise. The .5% is not a raise its a slap in the face.	6/18/2017 9:19 AM
60	no	6/17/2017 3:56 PM
61	none	6/17/2017 3:16 PM
62	no	6/17/2017 2:27 PM
63	YES,THE ENTRANCE DOOR HAS A BAR FOR SEPERATION.BUT THE DOORWAY IS TOO SMALL AND PEOPLE ARE GETTING HURT WHEN THEY BUMP INTO IT.	6/17/2017 1:39 PM
64	n/a	6/17/2017 12:30 PM
65	Preserve the architecture integrity and iconic presence at all cost.....this is historic Columbus	6/17/2017 11:49 AM
66	The Government Center is iconic and an important piece of Columbus's Architectural history. Even if it's no longer suitable as a civic space, the structure could be repurposed as an office building or corporate headquarters.	6/17/2017 11:40 AM
67	I have always thought the design of the Government Center does not fit in with the rest of Columbus. It has a 1960's look, which is not attractive. Build a new building that has the 1800's look of the rest of Downtown.	6/17/2017 11:25 AM
68	Good morning, I would like to see electronic badge swipe at the end of the stairways for all employees only for all floors	6/17/2017 4:14 AM
69	Additional comments have been entered in the comment fields	6/16/2017 7:34 PM
70	The Government Center represents Columbus, and in its current condition it is an embarrassment to the community.	6/16/2017 6:40 PM
71	no	6/16/2017 5:22 PM
72	Demolish it	6/16/2017 4:07 PM
73	Try to preserve and keep the historical character of the courthouse Square where it is and using materials and architectural designs that are commensurate with the 19th-century nature of downtown Columbus.	6/16/2017 4:02 PM
74	The government center and court system should remain in downtown - just as every major city. Ok to build annexes, but the mayor should be downtown (and so should the city manager)	6/16/2017 3:39 PM
75	Not at this time.	6/16/2017 3:28 PM
76	none	6/16/2017 2:52 PM

## New Government & Judicial Building Survey

77	Keep the City/County Government Center where it is, Reorganize locations as suggested. Optimize space utilization, Stop trying to spend money. Refurbishing was the less expensive option! Especially if done correctly!	6/16/2017 2:47 PM
78	remodel old, and build a more luxurios new building.	6/16/2017 2:27 PM
79	All listed issues can be resolved. The issue I'm having is that the local government is getting to big and service to the citizen gets limited. For the past several years, you read about pay increases, SPLOST's and similar when at the same time departments cut programs due budget cuts; example traffic calming program, painting of street lines, or limit service such as city grass maintenance, and so on. The Columbus City needs to be restructured to function efficiently again. The City Manager City Manager Isaiah Hugley was told to handle pay raises and he gives himself a raise and other department heads. Even when these raises were retracted, it doesn't show a good moral character about someone and how the city of Columbus operates. It seem that the city depend of DOT funds, State funds or similar, in order to get any improvement in the city done. Any private corporation would restructure to work more efficiently. This City building was put in place where a historic building once stood. It was said that this was done in the name of progress. However, a historical structure was demolished for this government building and several other historical houses where removed to make space for a parking lot. Now, we have the same issue again. Seems that the city just don't care ...	6/16/2017 2:21 PM
80	Keep the judicial center downtown and consider moving the Governmental Services out to Macon Road	6/16/2017 1:45 PM
81	nope	6/16/2017 1:14 PM
82	None	6/16/2017 12:48 PM
83	If the government center is rebuilt, twin towers should be considered providing the top level with a sliding chute to the lower level. Each tower should be no more than 6 floors. All exits should be ramps or stairs and ramps. The top floor should have two options to exit, the chute or the ramp. Also floors 4-6 exits would be opposite ends from floors 2-3 exits. Also the design should include safety shelters	6/16/2017 12:03 PM
84	no	6/16/2017 11:27 AM
85	Something needs to be done to make it better.	6/16/2017 10:28 AM
86	Dont waste millions of tax payers dollars building a new building fix what you have.	6/16/2017 10:12 AM
87	no	6/16/2017 9:21 AM
88	I think we need to maintain our facilities better, Your #1 asset should be the employees. Before round abouts or a new government center, If you cannot retain good employees, the city will crumble along with the infrastructure. Pay your employees first, A raise for our city administrators is a slap in the face of all lower end employees. We need a pay structure that rewards seniority and entices good employees to stay on the job.	6/15/2017 8:18 PM
89	no	6/15/2017 7:36 PM
90	N/A	6/15/2017 6:35 PM
91	better pay for employees	6/15/2017 6:28 PM
92	no	6/15/2017 6:27 PM
93	Get rid of the Mayor, the assistant and the mayor pro-tem ( who has Parkinson's disease and is riding the city for insurance coverage.	6/15/2017 5:34 PM
94	there is no escaping this survey even if you complete it. it totally invalidates library use of internet explorer and forces users to use chrome, which is full of malware. we were told this shit would be gone on Tuesday... it's not... do not EVER!!!!!!!!!!!! use this company again!	6/15/2017 4:43 PM
95	no	6/15/2017 4:08 PM
96	Don't raise my taxes and don't vote for another "user fee."	6/15/2017 3:00 PM
97	Build the old one back.	6/15/2017 2:01 PM
98	Everyone's time is valuable - an asset some have none to spare. Having a smooth flow of traffic to/inside/out of the building is very important. Additionally, the better the flow, the fewer angry people so it helps toward public safety.	6/15/2017 1:20 PM
99	At one time, all city business could be contained inside that block. Columbus has grown to a point that this is no longer feasible. Buying more land near by would increase the load on the area. Move to somewhere more conducive to getting work done and free this space for development. "What can we, as a city, afford to do?" is one of the first questions that needs to be asked.	6/15/2017 12:53 PM
100	none	6/15/2017 12:49 PM
101	no	6/15/2017 11:12 AM



## New Government & Judicial Building Survey

102	noneno	6/15/2017 10:45 AM
103	We have a lot of abandoned buildings in the city that are not being used. Isn't it possible to update those buildings	6/15/2017 10:43 AM
104	n/a	6/15/2017 9:19 AM
105	Is there any buildings within the city that could be purchased to save on cost of new construction. For example: The old BCBS building on Warm springs rd.	6/15/2017 8:42 AM
106	The building is only as good as the people in it. Y'all are gonna take my tax dollars either way.	6/15/2017 8:37 AM
107	No	6/15/2017 3:24 AM
108	Valet parking and shuttle volunteer survice from street parking to government buildings when it's raining.	6/14/2017 11:47 PM
109	no	6/14/2017 7:20 PM
110	I would encourage use of buildings already in place, repurpose existing structures.	6/14/2017 6:06 PM
111	I don't know	6/14/2017 4:59 PM
112	The government center would benefit from having a friendly entrance for citizen entry. Please take care to maintain the safety of the building for our city employees.	6/14/2017 4:55 PM
113	If there are any more government buildings built I think they should be built at a lower cost. Tax payers come to pay their taxes or car tags and see all this fancy marble floors and high ceilings. I think they would rather go to a more modest facility and not think " No wonder my taxes are so high". Build a metal building like churches do and put a brick facade on the front. I think the tax payers would appreciate that more than a big fancy building with a big entrance that is locked and non accessible.	6/14/2017 4:32 PM
114	That is only for the people of the city to make the right decisions	6/14/2017 4:02 PM
115	no	6/14/2017 3:46 PM
116	Make a different look downtown.	6/14/2017 3:25 PM
117	very concerned about a fire working on the upper floors there would be very little time to get out to safety. Also no sprinkler system	6/14/2017 3:24 PM
118	I appreciate the survey, however it was forwarded—I recommend you get this out through local businesses and other mediums so you can get good data from the citizens of Columbus, not just a few people who happen upon the survey.	6/14/2017 3:19 PM
119	no	6/14/2017 3:00 PM
120	no	6/14/2017 2:44 PM
121	no	6/14/2017 1:50 PM
122	Stop wasting taxpayer's money on new buildings, etc.	6/14/2017 1:48 PM
123	No	6/14/2017 1:47 PM
124	no	6/14/2017 12:14 PM
125	Update what is there and give the rest of the money to the Columbus Fire Dept. for raises	6/14/2017 12:00 PM
126	None	6/14/2017 11:56 AM
127	no	6/14/2017 11:55 AM
128	Lift the freeze before spending money to rebuild. Find a funding neutral way to uograde.	6/14/2017 11:42 AM
129	I'm concerned that funds which can be used for other "important" needs around the city will be wasted on rebuilding something that isn't broken.	6/14/2017 11:41 AM
130	This mayor is obsessed with putting all these nice buildings yet doesn't do a thing to address the mass exodus of paramedics at the firedept	6/14/2017 11:38 AM
131	Maintance	6/14/2017 11:29 AM
132	na	6/14/2017 11:26 AM
133	So many people have embraced the idea of restoration over demolition, it seems a waste to tear down to start over. The government center does have a history here. I understand there's probably a lot of work to be done to it, but it may be worth it in the long run.	6/14/2017 11:16 AM
134	no	6/14/2017 11:08 AM

## New Government & Judicial Building Survey

135	no	6/14/2017 11:07 AM
136	Need to build a criminal justice judicial complex, jail, offices, courtrooms, Sheriff, licensing, etc. Build or purchase new Government Building for CCG.	6/14/2017 9:42 AM
137	dated security measures, lack of multiple entries to departments in CCG building. Infrastructure is poorly constructed. Leaking parking garage when walking through parking garage. Slippery and dangerous. Shredding area is located in a closet like area in parking garage which you can tell was "it will do" option. Access to government center on weekends is limited to employees if you do not have a parking spot in parking garage. Stairwell rails need to be repainted and updated with repairs to ensure safety. Plaza space needs to be extended out. Space has become necessity when hosting events in that area and space is limited.	6/14/2017 9:03 AM
138	Thank you for your interest in this facility.	6/14/2017 8:18 AM
139	We do not need to build a new Government Center with that said the city needs to conduct an audit of the current facility. They also should look to take the money a new one would cost invest it and build one in ten years without having to borrow the money.	6/14/2017 7:22 AM
140	n/a	6/14/2017 6:58 AM
141	just keep up with the maintenance and it will be fine	6/14/2017 6:30 AM
142	The government center is an old dilapidated building and needs to be restored for sure. I think demolishing it and rebuilding it is probably the best route however it will be very expensive. Not sure if the city needs to spend all that money on a new building when the city pays it's employees so bad for the hard work they do.	6/14/2017 5:41 AM
143	Leading questions in this survey. Building is not operating as designed. Therefore difficult to answer questions on program adequately	6/13/2017 8:01 PM
144	Yall froze the Public Safety pay in 1996 and you can not afford this. But I figure your going to do what you want.	6/13/2017 7:39 PM
145	n/a	6/13/2017 6:42 PM
146	Clearly it works okay that some functions are separate from others. A separate Judicial facility would be nice, but wouldn't justify undue expense. Seems to me there is space in the wings that isn't used effectively, which is a waste.	6/13/2017 5:47 PM
147	NONE	6/13/2017 5:24 PM
148	n/a	6/13/2017 4:55 PM
149	I think that the public must be educated on the condition of the building and the cost to rehab or replace the building. I think the public must understand that we must decide to do one or the other. To do nothing is not an option!	6/13/2017 4:34 PM
150	no	6/13/2017 4:33 PM
151	I think we need to do something about the current situation. Overcrowding and outdated facilities are certainly a problem. However, I strongly oppose tearing down the Government Center. It is an icon in our community. Columbus would not be the same without it. My father worked in this building from when I was six years-old until he retired. Not only do I spend most of my waking hours here, I grew up here. I have spent a large part of my life inside this building. It means a lot to me. I know that most people in the community consider it an eyesore. They consider it ugly 60s/70s architecture that needs to be demolished. However, because we value the homes and buildings of Columbus built in the 1860s, spared demolition by changing trends and fashions of the 1900s, we should not be so short-sighted about our heritage. Future generations of citizens may look to us as we do to our predecessors who had the foresight to preserve portions of our community and history.	6/13/2017 4:20 PM
152	Nope.	6/13/2017 4:12 PM
153	Have someone with KNOWLEDGE OF RESTORING the building to provide information and perhaps go outside the city. We continue to give contracts to the rich here and they keep suckig us dry! This is the only I say go outside Columbus..Atlanta has great buildings!!!!	6/13/2017 3:51 PM
154	Plan with the future in mind.	6/13/2017 3:48 PM
155	I think that the Government Center should be a more up to date facility for the public to go about for business matters.	6/13/2017 3:43 PM
156	Build a new center next to the Citizens Service Center on Macon Rd.	6/13/2017 3:42 PM
157	The citizens deserve a nice, functional building that meets the needs of everyone who enters. This can be accomplished if the City will invest in the citizens. This is an important issue. Why is this not a part of infrastructure so the LOST funds can be used? Thanks for asking.	6/13/2017 3:41 PM
158	no	6/13/2017 3:36 PM

## New Government & Judicial Building Survey

159	As I commented in Question 20; it is an iconic symbol for the City of Columbus, as the Commanding General's Building on Fort Benning; and it was renovated and upgraded to reflect the change and growth in technology. Please know that the Government Center as a structure sets a powerful statement for the Columbus Consolidated Government. Please talk with the Fort Benning Staff regarding keeping an iconic building in place and just renovating and upgrading. The Government Center is Columbus	6/13/2017 3:35 PM
160	No	6/13/2017 3:32 PM
161	I think it is a waist of taxpayer dollars to build a new government building with the existing one can be renovated floor by floor. This would allow departments to move into new floors when they become available. And renovations could begin on the next floor once it is vacated.	6/13/2017 3:29 PM
162	no	6/13/2017 2:37 PM
163	Our slogan is "What progress has preserved." We need a building that represents Columbus's history while serving our present and future governmental needs.	6/13/2017 2:19 PM
164	none	6/13/2017 2:16 PM
165	When the gov. building was built back then the citizens of this city was proud. thought the place was going to grow to be a metropolis. But the city stood still while other cities in GA. was passing us by. And it still seem that way. They need to start making Columbus look like a city insted of a country town. DO SOMETHING. You have nothing here, no zoo, no amusement park, nothing to tour here. Build a bigger, nicer taller skyscraper.	6/13/2017 2:05 PM
166	no	6/13/2017 1:08 PM
167	Please, please really truly hear the concerns of the people who have taken the time to respond. This is beginning to feel like a Government Center witch hunt. Come up with some 25-50 year projections, beginning with personnel. It's very likely that the City's workforce is NOT going to be expanding, and probably not going to be spending longer hours at an office 25 years from now. This City has a real opportunity to set the tone for how government business is done throughout the state. Make do with what you have as much as possible. Take everyone's sacred cows off the table. Start with a blank page, and really think about what you'll be doing in 2050 and whether you'll need an office building in which to do it. I'm not some futurist kook; I'm a frugal realist and a data-oriented scientist. Pushing for a new Government Center because of an occasional stuck elevator and a couple of crusty pipes is throwing the baby out with the bath water. If you still insist on making your case for something like this, how about showing us some hard numbers? How much does the City spend on electricity each month for the Government Center? How much more efficient could a new building be? How close is this building to capacity as compared to similar government complexes? What are some alternative proposals? What quantifiable benefit would the citizen see for his or her investment in this project? Could that money be better spend on gaining efficiency keeping the infrastructure that's already here? Until you give us some real numbers and some real information, you are laboring under a false premise that goes something like this: "The Government Center is old. Old is bad. Let's blow it up and spend 100 million dollars on new." Make technology work for the citizen. Spend money more wisely by being a little more flexible. Think about how things like autonomous vehicles, parking apps, more efficient lighting and hvac systems can make old things last a little longer. Not everyone NEEDS to work 8 AM- 5 PM; in fact, for many city workers these hours either have no relevance to the jobs they're doing, or are actually to their detriment. Don't always go for the knee-jerk option. Treat the entire patient, not just the glaring symptom. Work smarter, and be honest.	6/13/2017 12:38 PM
168	poop	6/13/2017 12:27 PM
169	n/a	6/13/2017 11:49 AM
170	No additional comments	6/13/2017 11:42 AM
171	no	6/13/2017 11:28 AM
172	Do not spend meager citizen tax dollars (or try to come up with another LOST or SPLOST) on yet another brand new building. Renovate the existing structure and establish funding within the city budget for maintenance.	6/13/2017 10:35 AM
173	no	6/13/2017 10:32 AM
174	No.	6/13/2017 2:49 AM
175	It looks cool from the outside, but downtown is changing a lot. Maybe it's time for something new.	6/13/2017 12:44 AM
176	Many restaurants and small business in uptown benefit from the workforce that the current gov center provides.	6/13/2017 12:30 AM
177	The greenest building is one that is already constructed. Period.	6/12/2017 11:31 PM
178	the interior of the building is outdated, uninspiring and unpleasant to visit, let alone work in. It feels held together by super glue and duct tape. The entrance feels like the back alley. Columbus deserves a renovated, modern, technologically savvy facility	6/12/2017 11:06 PM

## New Government & Judicial Building Survey

179	Plentiful parking, public transportation, quality architecture & LEAD certification should be priorities on any new building(s). Current downtown location is valuable real estate which should bring top dollar.	6/12/2017 7:39 PM
180	As a volunteer worker, I give full time hours with the juvenile courts, I would love to be able to park without paying two dollars a day or moving my vehicle every two or four hours. I am also a disabled veteran, but giving time at the court house is a life changer for me.	6/12/2017 6:49 PM
181	na	6/12/2017 4:55 PM
182	Normal maintenance will suffice	6/12/2017 4:41 PM
183	Why waste money on a new building when you're firing everyone who works for the city anyways. Let's take care of the public safety problems first before we give our pompous, mediocre excuse of a mayor a new office. Crime rate is constantly rising yet all of our public safety departments are constantly losing people due to budget cuts.	6/12/2017 4:21 PM
184	get this inescapable crap OFF the library page	6/12/2017 4:09 PM
185	no	6/12/2017 4:08 PM
186	no	6/12/2017 3:36 PM
187	no	6/12/2017 3:01 PM
188	no	6/12/2017 2:30 PM
189	The building can be revamped in sections. I can see the mayor is trying to make it seem the building is beyond repair but those in construction know better. Move admin and sheriff out to old carmike building for 2 years and start there,	6/12/2017 2:17 PM
190	NO	6/12/2017 2:14 PM
191	no just fix whats wrong with the bldg. if it saves money.	6/12/2017 1:56 PM
192	no	6/12/2017 1:44 PM
193	City services should all be consolidated into the existing facility on Macon Rd. If additional space is required, move Parks and Recreation to the Civic Center, Ice Rink, or to Golden Park with the Sports Council. Golden Park would be ideal since we're footing that huge bill for only one tenant.	6/12/2017 1:31 PM
194	No	6/12/2017 1:23 PM
195	I am concerned with the parking, which can be hard to find with so much going on uptown now. It would be nice if the Government Center was in another location.	6/12/2017 1:17 PM
196	no	6/12/2017 1:09 PM
197	Build a new one with the year 2050 in mind, not 1972. Do not waste money on parking. In 2050, cars will park themselves, or may not park at all. Serve all citizens, make it the center of the city, include a front door that can be used, develop the entire block with commercial and residential in addition to city functions, find examples world-wide and glean the best ideas from those. Don't hire a star-chitect to design it as a monument to ego, but rather make sure it serves the city, contributes to downtown, is accessible.	6/12/2017 1:05 PM
198	We have aging sewers, potholes and continuing crime issues. A shiny new government center might be on the to-do list, but its pretty close to the bottom.	6/12/2017 12:54 PM
199	Having modern amenities, newer bathrooms, water fountains, building materials that don't block cell phone signals, have public Wi-Fi would be great.	6/12/2017 12:37 PM
200	no	6/12/2017 12:33 PM
201	no	6/12/2017 11:38 AM
202	Do not further squander taxpayer \$\$ on more public projects. Invest in recruiting corporations that will create job growth. Give away the building to a company that will active the space and generate jobs and income. We have invested in the quality of life component, now leverage this investment and double down on meaningful job creation and job growth. Imagine what 1,500 new employees of a corporation would do for downtown, the businesses, shops/restaurants, residential, and amenities. Don't be stupid and demolish and rebuild another government center for government employees. When is the last time government created wealth/capital?	6/12/2017 11:26 AM
203	Columbus already destroyed a piece of its history when the old courthouse was demolished to make way for the Government Center, Let's not repeat that mistake, Let's remember our slogan, "What progress has preserved", and preserve the Government Center.	6/12/2017 10:43 AM
204	You could tear the building down and build a new one story building there.	6/12/2017 10:33 AM

## New Government & Judicial Building Survey

205	Remember in planning for Columbus' next facility, that memories have been made. Whether it's a new attorney taking his/her first case or whether it's a child coming through the doors each year with parents...traditions are important. Look to the future, but respect and remember the past.	6/12/2017 10:30 AM
206	As a city, take pride in the reconstruction work that can be done to keep the building but make functional inside. Much work should be completed outside.	6/12/2017 10:16 AM
207	That space could be used for business.	6/12/2017 10:00 AM
208	Please stop wasting taxpayer money on useless round a bouts and things out city could really do without. Improve our streets in a more efficient time as well as pay our cops what they deserve. Also, I think we need to scrap the peachtree mall or figure out how to solve the EXISTING CRIME PROBLEM so I can shop without being fearful for my life due to lowlife thugs that are allowed to hang around there.	6/12/2017 9:45 AM
209	research biophilic design and biomimicry before y'all do anything. Also, we need an office of sustainability or something similar.	6/12/2017 9:43 AM
210	No need to keep spending taxpayer money on new buildings. Please save our tax money and renovate the building.	6/12/2017 9:38 AM
211	The government center is past its prime and it is time for a new center.	6/12/2017 9:37 AM
212	Good luck finding the money to fund this.	6/12/2017 9:35 AM
213	It is our responsibility to preserve the diversity of architecture and structures in our city's history. This building is an important representation of Columbus's progress and the International style. Many architects in the U.S. are fighting hard to protect and preserve buildings such as this one. The building is part of the memory of place for many people of Columbus.	6/12/2017 9:17 AM
214	Clean the air ducts. Pay closer attention to cleaning details, Deep clean once in a while. ex. baseboards. pressure wash curbs, parking garage. Also, sewer openings close to building smell bad.	6/12/2017 8:33 AM
215	N/A	6/11/2017 11:56 PM
216	no	6/11/2017 4:43 PM
217	get this shit off the library computers	6/11/2017 4:18 PM
218	I think the bottom line come down to what is the most cost effective long term, it's seems short sightedness always bites the taxpayers in their butts	6/11/2017 2:31 PM
219	Leave well enough alone. Animal control needs a complete overhaul in staff and funding for medical. Not to mention new facilities and training if the chicken ordinance goes through. We need armed ACO's under the wing of the Marshall or Sheriff. The cruelty and fighting is out of control. This effects our crime rate by a landslide. North Columbus is going tout the birds. We pay high taxes for subpar schools (Hardaway) without basics such as: desk, roof, gym equipment like mats, and books. The government Buildings should not be a priority.	6/11/2017 5:40 AM
220	If itll save money, my suggestion is to update the existing facility.	6/10/2017 10:19 PM
221	N/A	6/10/2017 4:26 PM
222	no	6/10/2017 3:34 PM
223	Do not WASTE taxpayer money on building a new government center when the one we have is perfectly fine other than a few updates that need to be made. The design of the center is great.	6/10/2017 2:27 PM
224	If you do change locations, PLEASE display more signs. Parking at the City Citizens Services building is HORRIBLE! Citizens do not know they can use the parking garage because you have tiny signs and the entrance is on the backside. Constantly handicapped and elderly people walk across the grass because they don't know there is handicapped parking in the garage. Put a HUGE sign on the side of the garage so people will know where to park.	6/10/2017 2:17 PM
225	why do we have to travel so far to renew our license	6/10/2017 1:34 PM
226	I feel that a Columbus Task Force should be formed comprised of cross-functional employees, citizens, church and community personnel. This task force could address and work on funneling information back to the city decision makers and Mayor. It's imperative for the Columbus City Leaders to hear citizens experiences and issues with the facility. More energy needed around this item of concern.	6/10/2017 1:24 PM
227	No	6/10/2017 1:13 PM
228	No	6/10/2017 12:20 PM
229	No.	6/10/2017 12:02 PM
230	City employees should be exempt from paying for parking while working!	6/10/2017 10:50 AM

## New Government & Judicial Building Survey

231	N/A	6/10/2017 10:47 AM
232	how about a pay raise ?	6/10/2017 7:29 AM
233	no	6/9/2017 4:44 PM
234	I want the judiciary facilities and workers keep having safe security systems all time under any circumstances. The security check is too formality. The on duty guard must not seat in chair to check his cellphone while other person check the screen of visitors belongs. Inmate prisoners must not have any type of conversation with visitors all time.	6/9/2017 3:40 PM
235	Build employee parking deck in lot across the street!	6/9/2017 3:08 PM
236	No	6/9/2017 3:04 PM
237	Build a new Taller government center, State of the arts. A building the citizens and visitors can look at and be proud of. Move in and remodel the old government center. The people call this a city but without a skyline it will never look like one. The only other tall building is Aflac. And it looks more of a city than downtown Columbus. This place really needs a skyline bad. It is just pidful. In a few years people are going to think Phenix City is the biggest city. We need to expand and get out of this old time city ways.	6/9/2017 2:13 PM
238	Need separate judicial center with sally port and secure hallways to segregate prisoners from the general public.	6/9/2017 12:40 PM
239	no	6/9/2017 10:17 AM
240	the cost wold be less to renovate than to tear down and rebuild	6/9/2017 9:56 AM
241	If the Building has bat infestations call an exterminator. There's not a need to completely renovate or tear down an entire building.	6/9/2017 9:21 AM
242	Get data, distribute the data, educate the public, then ask these questions	6/9/2017 9:00 AM
243	The former city building was a perfect example of the type of building we need to represent the government of Muscogee county.	6/9/2017 8:41 AM
244	Utilize the citizen services center more.	6/9/2017 8:32 AM
245	It's not that important about them being at the current city block as it is that these government related facilities are near each other, so if someone needs to go between facilities they'd be able to walk there. Also, having a room/floor listing available for visually impaired community members and tactile indicators at a hand-reaching height both on or next to doors and hallways would help tremendously.	6/9/2017 12:58 AM
246	This could be a great opportunity to build a new government center that would be a great building for many years.	6/8/2017 9:45 PM
247	Question #15 did not work on my iPhone	6/8/2017 4:29 PM
248	I worked on 3rd floor and in basement for years and it was maintained at that time. When something needed fixing or repaired it was done immediately with no waiting and no delay. if repairs had been done when needed it might not be in such disrepair now.	6/8/2017 4:10 PM
249	none at this time	6/8/2017 2:39 PM
250	N/A	6/8/2017 1:32 PM
251	The current building is a significant architectural building type and certainly would leave a void in downtown. The site has always been the Columbus Govt. Center/Courthouse.	6/8/2017 12:01 PM
252	No	6/8/2017 11:28 AM
253	we have no money for police fireman ect but mayor as always u find away to spend millions on bs	6/8/2017 11:09 AM
254	Stop spending money that wee don`t have.	6/8/2017 9:57 AM
255	Sell the current building and land to a casino. Let them be responsible for the demo of the current building and have them include a parking garage for their use. The new government center should be built close to where it is currently located.	6/8/2017 9:45 AM
256	Why did the mayor and city council spend \$350,000 if the already made her mind to build a new government center? The Mayor is just fattening her resume at the expense of the tax payers. Should spend the \$100 million on what really is needed for the city.	6/8/2017 9:10 AM
257	I remember back in the '70s my high school had our prom outside on the plaza level. It would be great to have an area like that again where public would visit and sit around the fountains, maybe for lunch, even small public venues. I remember the fountains were so pretty and it was just a nice experience. I know security is a major concern now, but I am sure with all of today's technology something could be established to assist with that.	6/8/2017 8:31 AM

## New Government & Judicial Building Survey

258	I would like to see the people who need help get help before we spend anymore money on stupid tourist appeal.	6/7/2017 11:01 PM
259	No	6/7/2017 10:08 PM
260	no	6/7/2017 9:53 PM
261	Move city services to the building on Macon Rd and better utilize that space	6/7/2017 6:07 PM
262	Americus built a nice govt bldg. Of course much smaller city, but if the judicial portion was located separately, then no need for one big bldg.	6/7/2017 5:33 PM
263	none	6/7/2017 5:09 PM
264	Get rid of the mayor. She sucks.	6/7/2017 4:55 PM
265	No	6/7/2017 4:17 PM
266	No	6/7/2017 3:09 PM
267	I would like to see the Government Center remain in the Uptown area as it is the heart of the city!	6/7/2017 3:05 PM
268	None	6/7/2017 2:33 PM
269	Solar collectors could also be used to replace southern windows to provide hot water for the facility.	6/7/2017 1:45 PM
270	I believe dividing the current government center facilities into 2 Seperate buildings would be beneficial for all offices compared to one big building. Trying to redo the current government center would be unsafe in my opinion. There isn't enough room to temporarily move employees and trying to "fix" a building as old as that one is sounds like a hazard due to the way it was build almost 50 years ago. Moving documents and books multiple times will only cause them to get misplaced or further damaged.	6/7/2017 1:11 PM
271	The Government Center in my opinion does not need to be demolished. It just needs to be renovated and maintained better in the future.	6/7/2017 1:05 PM
272	N/A	6/7/2017 12:26 PM
273	We do not need a new building	6/7/2017 11:27 AM
274	If the city is in the financial position they say they are, we can not afford to even consider this. The city employees are under paid and the benefits are becoming less and less attractive. The city needs to take care of its employees before they continue to spend money on things such as this.	6/7/2017 11:08 AM
275	The old G.C. & the annex building need to be completely replaced.	6/7/2017 10:47 AM
276	If you can't afford to give city employees anything above a .5% raise please don't ask to spend money on new facilities.	6/7/2017 10:46 AM
277	Our city leaders have wasted many millions of dollars on things not needed. Please do this right on the cost.	6/7/2017 10:42 AM
278	the acoustics are terrible; lawyers cannot hear the jurors and jurors cannot hear witnesses or lawyers. Entire building needs to be demolished and replaced with a good facility.	6/7/2017 10:11 AM
279	Most people who answer this survey can only do so from an "uneducated" perspective, addressing the functional and visual aspects only. They have little to no understanding of the life-safety issues within the building. The survey addresses corrosion of coiling system pipes; however it doesn't touch on many equally significant issues such as; emergency generator, energy consumption based on building envelope design / systems, egress stair width / capacity, no smoke evac system in stairwells, age / issues related to fire alarm system, lack of modern public safety systems within courtrooms and other public spaces, and similar. Additionally, the survey asks about ADA; however, only those with accessibility issues OR those with an understanding of code would fully understand the deficiencies within the facility.	6/7/2017 9:20 AM
280	cost. the government center does need improvements, but simply that.	6/7/2017 8:58 AM
281	Stop trying to screw over the working class of Columbus simply to appease the hidden agenda of politicians.....for their personal glory or ego....	6/7/2017 8:56 AM
282	Do not waste the money to renovate something not worth preserving.	6/7/2017 8:25 AM
283	I think the people employed by the local government deserve a decent place to work.	6/7/2017 7:29 AM
284	Upgrade immediately!	6/7/2017 5:40 AM
285	I think the mayor spends too much money on her personal objectives already. How about putting money where it's actually needed, like the police department? Oh, and we need a new mayor.	6/7/2017 1:35 AM
286	don't spend the money on a building if you don't take care of the people.	6/7/2017 12:35 AM

## New Government & Judicial Building Survey

287	Government should have a presence downtown.	6/7/2017 12:13 AM
288	Reconstruct the old building.	6/6/2017 11:52 PM
289	We got a bad job last time. Let's keep what we got, and maybe reorganize. There are more important projects to pay for.	6/6/2017 10:36 PM
290	Either renovate or build somewhere else!	6/6/2017 10:34 PM
291	Nope	6/6/2017 10:19 PM
292	No	6/6/2017 10:14 PM
293	Thank you Mayor for your great leadership!	6/6/2017 9:28 PM
294	As a tax payer, I'm not happy with having to spend more of our tax money on either refurbishing or replacing the Government center. With that said, I don't see a need to put millions of dollars into a building that is never going to meet the needs of the employees or the city government. I think it would serve in the cities best interest to demolish the old and build something that would be safer for citizens and employees to work and operate in. Again not crazy about spending money that tax payers provide to build a bunch of buildings for the government, but in this case and in the long run it would be a wiser business decision.	6/6/2017 9:16 PM
295	Since its conception, the tower has always been a source of controversy. Has it seriously ever been given a fair chance? What is cost of complete renovation vs. replacement? Does everything need to be located there?	6/6/2017 9:10 PM
296	Build new building	6/6/2017 8:55 PM
297	N/A	6/6/2017 8:50 PM
298	NOT another highrise building - nothing more than three floors.	6/6/2017 8:40 PM
299	There is no need for a new center.	6/6/2017 8:38 PM
300	We don't need to build any more buildings. Make it work where they are. Stop spending tax payer money on nice buildings.	6/6/2017 8:31 PM
301	I think a more classic looking court complex would fit better downtown. Build something that will age well, a building that citizens will appreciate and want to maintain and renovate 50-100 years in the future. Include green space and room to add on to the building if that might be needed 20+ years in the future.	6/6/2017 8:08 PM
302	No.	6/6/2017 7:58 PM
303	I do not think the building should be torn down.	6/6/2017 7:08 PM
304	Tear done the building and make it a parking Lot for the Springer and the Rivercenter.	6/6/2017 6:53 PM
305	na	6/6/2017 6:10 PM
306	Cost. Seems like every capital project has major over-runs. Negotiate, with a very clear design plan, a fixed cost project with penalties for time over-runs. Extra-overs must be very closely restricted.	6/6/2017 4:58 PM
307	No	6/6/2017 4:56 PM
308	HELP	6/6/2017 4:35 PM
309	No	6/6/2017 4:18 PM
310	Temporarily move as many departments as possible to the old Carmike headquarters on 1st Ave, demolish the old building and build a modern tower in its place. However, this city does not like lengthy construction i.e. roadwork that takes several years to complete. I would suggest a process that does not drag on for too long.	6/6/2017 3:50 PM
311	Code enforcement should be a part of inspections for this building. Making repairs or adding offices, electrical, Mechanical HVAC should be checked. I think the building is in the condition that it is in because the lack of funding and capital improvements have not been important.	6/6/2017 3:22 PM
312	Unable to rate the items in question 15. Lack of fire suppression and emergency exits would be of most concern.	6/6/2017 3:20 PM
313	How are you going to pay for this? The bill for the new center is going to be the backs of your city workers.	6/6/2017 3:03 PM
314	No	6/6/2017 3:02 PM
315	Why not utilize the vacant buildings in the area and other buildings the city uses. The old BCBS building would be suitable for city workers. Research what similar cities are doing. The different services currently housed in the Government Center do not need to be in the same location or centrally located. Use the resources that are readily available and use the funds to reinvest in the community.	6/6/2017 3:02 PM



## New Government & Judicial Building Survey

316	Spend your money on getting road work done.	6/6/2017 2:56 PM
317	Brand new facilities are too much of a cost for tax payers. The current facilities should be updated and continue to be used for city operations.	6/6/2017 2:54 PM
318	The GC is an eye sore for the entirety of downtown. Beautiful brick buildings surround the GC and it stands out and is holding the aesthetic look of downtown Columbus back, The GC should be demolished and the city should build two separate, disconnected buildings on that block. That would limit wait times and allow for each building to be maintained and secured separately with the requisite level of security.	6/6/2017 2:38 PM
319	None at this time	6/6/2017 2:38 PM
320	former Carmike Cinemas building should be purchased for administrative offices currently housed in the tower	6/6/2017 2:16 PM
321	Get realistic with the study. Involve TSYS, AFLAC, WCB, SYNOVUS, ETC. Private sectors understand long term returns. Fifty years for a building is not old, unless neglected. Ball parks are old at ten years because the citizens pay for new structures.	6/6/2017 1:51 PM
322	N/A	6/6/2017 1:30 PM
323	Please take into consideration how important the people that serve this town are and make that the people's priority!	6/6/2017 1:27 PM
324	No	6/6/2017 1:24 PM
325	For the love of God, please stop trying to spend money on your buildings, and spend it on the roads on which we drive	6/6/2017 1:22 PM
326	N/A	6/6/2017 1:14 PM
327	No	6/6/2017 1:06 PM
328	don't spend any money use what you have	6/6/2017 1:04 PM
329	The building just doesn't fit with all the exciting things happening in Uptown. It should be replaced with a series of facilities that fit in architecturally with the surrounding neighborhood. I would rather see separate buildings for the various services as opposed to one huge monolithic structure.	6/6/2017 12:42 PM
330	Tear it down and make property a public green space	6/6/2017 12:37 PM
331	It's not user friendly and it's ugly. Tear it down.	6/6/2017 12:22 PM
332	no	6/6/2017 12:21 PM
333	See comments above. Study options carefully!	6/6/2017 11:59 AM
334	If the building had been completed as it was initially designed and then maintained that way it would be a much better looking structure.	6/6/2017 11:55 AM
335	I would give a pay raise to Law Enforcement who risk their life every day before building a brand new building. Funny how the Mayor, City Manager etc make over or close to a \$ 100,000 a year but can afford a pay raise to those who risk their life every day BUT can look at building a new Government Center. How is the Government Center going to protect you when you need law enforcement. Think about life's before a new building.	6/6/2017 11:51 AM
336	The fact that so many government departments are close together makes things 1)easier to find 2) more efficient related to inter-department matters and 3) focuses maintenance costs and services in a central area instead of spreading resources, maintenance and support. Spreading government services like the drivers license dept. and social security dept. requires more manpower and a redundancy of maintenance materials	6/6/2017 11:31 AM
337	No	6/6/2017 11:30 AM
338	I invite you to come visit the government center. I love visitors. If you play your cards right, I might even show you the toilet that literally, blew up, on me. Seriously though, a new judicial facility can certainly be built to the needs of this community, in order to better serve this public through its court system. The solution is incredibly easy. See above!	6/6/2017 11:29 AM
339	two buildings, a parklike space and perhaps some office or retail space.	6/6/2017 11:01 AM
340	The city of Columbus tore down the old courthouse to build this one. Now, it is more popular to have a century-old courthouse than a mid-century modern one. This building is important and should be taken care of. While usage of the building is in question, some re-design of spaces could entice more and varied users.	6/6/2017 10:52 AM
341	City money would be better spent elsewhere, rather than constructing a new complex.	6/6/2017 10:46 AM
342	no	6/6/2017 10:46 AM
343	too difficult for tax payers to access the offices. no place to park. council members and employees get precious parking spaces.	6/6/2017 10:46 AM

## New Government & Judicial Building Survey

344	This survey is biased and designed to support the idea that we need a new Government Center. It is amazing that we suddenly need a new government center the 7th year the Mayor is in office ... nothing was said until all other efforts for her to have a legacy failed. Why was this not addressed in year 1? Why have the maintenance issues not been taken care of? Why is the committee I nky ade up of supporters of the idea .. meaning people who want this to happen. It is a waste of taxpayer dollars and time to try to push this through.	6/6/2017 10:41 AM
345	One location is important. Unity of services reduces confusion. The use of multiple buildings throughout the city causing the average citizen to have to go to multiple buildings to find where they need to go for help. Unite this city don't cause division. I didn't like it when drivers license bureau was moved to the other side of county. There was TOO much waste of taxpayers money on monstrosity built on Macon Rd. It could have been used to fix the current government center. Thete needs to better accountability in the city. Why are local contractors not used on construction projects. Keep the money in town.	6/6/2017 10:09 AM
346	The services currently located within the Government Center should be divided into two categories. City services and judicial services. Additional space should be added to the citizens service center on Macon Road, consolidating all services currently existing at the Government Center. The judicial services portion, all courts, Sheriff's Office, Marshall's Office, DA, State Court solicitor, etc. should then be relocated to a new judicial building built on city owned property (vacant lots) located directly behind the Muscogee County jail. The new complex should be name after the late J. Robert Elliot, federal judge in Columbus appointed by JFK. At the time of his death he was the longest sitting federal judge in the US. The J. Robert Elliot Judicial Complex. Building this complex directly behind the jail would improve safety when transporting inmates from the jail to court, due to the short distance. I know I'm dreaming, but what is the feasibility of a tunnel from the jail to the judicial complex? It would also be closer to the current Public Safety Complex. Having this complex so close to the jail has been a vision of mine for many years. Now what to do with the now empty Government Center. We shouldn't foot the bill to have it torn down. I'm sure CSU would love to have this location. Market it to them. Trust me, they will continue to shop for real estate uptown for expansion.	6/6/2017 10:04 AM
347	No new buildings. No upgrades. No moving. This is a town where deadbeats are born here, grow here, married here, kids here, die here. So nothing matters.	6/6/2017 9:50 AM
348	Safety should be first and foremost. We also need to keep up with the modern world.	6/6/2017 9:39 AM
349	That building is a death trap and I pray everyday that nothing happens in that building	6/6/2017 9:37 AM
350	This survey creates a survey bias as you are creating a problem that needs to be addressed for people that previously did not know of any issues.	6/6/2017 9:20 AM
351	I think the government center needs a whole new building.	6/6/2017 9:17 AM
352	The original architect of the Government Center, Mr. Ed Neal, has said that his original design did not include the dark horizontal bands that appear on the outside. If you picture the building without those dark bands, it is much more attractive building, I think.	6/6/2017 8:59 AM
353	Please don't waste so much money. Things can be repaired. That's the responsibility of operating a building the size of the government center.	6/6/2017 8:20 AM
354	Instead of building a new building there are several vacant building in the city that could be used.	6/6/2017 8:13 AM
355	city needs to learn to live within its means and not spend money just because it thinks it wants,	6/6/2017 8:07 AM
356	Move to library area off macon	6/6/2017 7:58 AM
357	More officer	6/6/2017 7:29 AM
358	Why are we talking about spending more tax payer's money on something new when the old is still working when some very few employees make most of the money while the real workers make very little. Let's pay the workers that deserve to be paid for the work they do. Why fix something if it's not broken, to make those that make the most money have more luxury in their offices? It doesn't help the citizens.	6/6/2017 6:47 AM
359	Remodel Government Center and concentrate on other infrastructure issues in the city/county.	6/6/2017 6:24 AM
360	Why didn't the city consider these issues when city service building was being planned?	6/6/2017 5:55 AM
361	Waste of money to build a new building. Need to use money to upgrade and maintain the building we have.	6/6/2017 5:50 AM
362	9th St. behind the jail should be closed and a judicial/court building constructed with a tunnel beneath it to transport prisoners to and from court.	6/6/2017 5:27 AM
363	Too many to list here. There is no need to spend the amount of money it would take to take the Government Center down and replace it. Lots of ways to make this work. I cannot list them all here now.	6/6/2017 1:51 AM
364	No comment	6/6/2017 1:44 AM
365	Rebuild please to be honest im scared of the building its old outdated im scared of the elevators	6/6/2017 1:18 AM

## New Government & Judicial Building Survey

366	Use money wisely.	6/6/2017 12:11 AM
367	It's nice that you ask the public's opinion on this subject yet we know what the mayor wants to do or is in favor of doing.	6/5/2017 11:42 PM
368	NO	6/5/2017 11:42 PM
369	City services warrants a separate but nearby location.	6/5/2017 11:40 PM
370	Do not build a new Government Center. I do not want increased taxes of any kind.	6/5/2017 10:49 PM
371	Maybe there is more to it than what I know, but I don't think the need for a new building is severe enough to use taxpayers money. There are more important things to put money toward and this seems like a luxury. A government facility doesn't need to be pretty, just functional.	6/5/2017 10:45 PM
372	Maintain what you have.	6/5/2017 10:29 PM
373	Thank You for me sharing my "Voice" on this survey.	6/5/2017 10:01 PM
374	Why not use an existing building rather than tear down and rebuild there are so many nice empty buildings in Columbus from blue cross blue shield to surgical associates	6/5/2017 9:54 PM
375	No	6/5/2017 9:41 PM
376	The city (mayor) should be more concerned about modernizing the city services. The more efficient a organization can be, the more effective an organization can be.	6/5/2017 9:27 PM
377	They say they need another court room .The old tag office could be turned into a small court room, maybe for micipal court.	6/5/2017 9:15 PM
378	no	6/5/2017 9:06 PM
379	IT DOES NOT NEED TO COST A FORTUNE TO FIX/REPLACE THIS STRUCTURE. (that is intentional yelling)	6/5/2017 8:58 PM
380	Get rid of the current administration and the city manager and his department. Stop the " driver stings " PUT THE POLICE BACK IN THE NEIGHBORHOOD to catch the real criminals!! Also put motor squad to catch speeders in neighborhoods!! Do not forget the citizens of Columbus PAY YOUR Salaries your salaries.	6/5/2017 8:39 PM
381	See # 17....	6/5/2017 8:31 PM
382	We need a mayor that supports and respects the police officers!	6/5/2017 8:24 PM
383	I think that the city should be very frugal in their decision making.	6/5/2017 8:19 PM
384	Keep that lot for Govt Services and Judicial even if you have to rebuild.	6/5/2017 8:17 PM
385	Fix, update and repair ... DO NOT REPLACE unless swimming in cash you cannot use someplace else!	6/5/2017 8:12 PM
386	A proper remodel is what is needed, not another multi million dollar building. The police officers need a raise before millions are considered for this project. Starting salaries of 28k for those that serve and protect is completely embarrassing and this should be the priority of the Columbus Consolidated Government.	6/5/2017 7:48 PM
387	Stop wasting money that is extorted from the citizens of Columbus.	6/5/2017 7:37 PM
388	Quit spending money on dumb ass roundabouts that people don't want, address the rising rate of crime and don't expect to raise taxes because you want a better office	6/5/2017 7:33 PM
389	I think that it would be irresponsible of city leaders to attempt to justify a tremendous capital expenditure in building a new government center or refitted the current one. We have city employees that are incurring an ever increasing insurance cost. We also have a dire shortage of public safety personnel (Police Department) and that money could be allocated to improving the deplorable pay for police.	6/5/2017 7:26 PM
390	Law enforcement should be able to use the Government Center's parking garage. Preserve history. Let the OLD GIRL STAND!	6/5/2017 7:24 PM
391	No	6/5/2017 7:24 PM
392	No, because the Mayor and City Council will do what they want to do. Honestly, I and my husband do not think they care about the average citizen. I would rather money be spent on roads, sewers, and more actual patrol officers.	6/5/2017 7:17 PM
393	Support the Marshall.	6/5/2017 7:07 PM
394	What are we doing about the road monitoring room? Last time I was in that room the computers were covered with plastic and the contract to finish was in limbo.... ??	6/5/2017 7:01 PM

## New Government & Judicial Building Survey

395	Money needs to be better managed, how can the city justify raises for upper management and judges when police department has defective radios and cars. Priorities are out of alignment being not for the people.	6/5/2017 6:59 PM
396	I oppose any idea to load the Taxpayers down with more debt from the City.	6/5/2017 6:54 PM
397	I believe the government center is one of the important historic locations of the town. I believe it is important to maintain the heritage, and introduce other important historic marks of the Government Center. I believe the building should be re-built to suit the needs of our present community.	6/5/2017 6:51 PM
398	I love Columbus continue to be great and get better thanks for thinking about what citizens think.	6/5/2017 6:37 PM
399	Build a replica of the old building with parklike settings (but under ground parking) for the executive offices, Build a courthouse over by the jail. Maintain citizen services on Macon road for easy access, but open up the front door!!!	6/5/2017 6:34 PM
400	A new government center is not an appropriate use of limited taxpayer funds. The city needs to be more financially responsible and transparent. The library and school administration complex are examples of taxpayer funds not used wisely. Return on investment must be factored into any financially responsible decision.	6/5/2017 6:33 PM
401	thank you for asking - no other comments	6/5/2017 6:26 PM
402	I support building a new government center and/or judicial facility	6/5/2017 6:21 PM
403	Please spend our tax dollars wisely, much more concerned with crime rate than building replacement.	6/5/2017 6:20 PM
404	Spend tax dollars that you have...stop taxing us to death for what the rich people of Columbus want. Take care of our homeless, especially our Vets.	6/5/2017 6:19 PM
405	Given the city's current financial position, I vote to table this discussion for 5 years.	6/5/2017 6:12 PM
406	Thank you for conducting this survey.	6/5/2017 6:08 PM
407	Location needs to be convenient with ample parking. Location should be in downtown area, but not necessarily in that block.	6/5/2017 6:01 PM
408	None	6/5/2017 5:53 PM
409	Yes.... Government center needs to have more job opening. And actually get feedback from applying to the jobs. I have ask and called about numerous of job posting. I'm hearing it's not what you but who you know to get a job at the Government Center.	6/5/2017 5:40 PM
410	Visiting a government building should not make citizens feel like they did something wrong. Current look is ominous and promotes negative attitude towards government in general.	6/5/2017 5:11 PM
411	I have lived here 12 years and have been in the government cente once. It is fine. It should be preserved instead of spending more money the city doesn't have. Our town isn't that big. We are number 3 at best in the state and just don't need everything brand new (school building). Let's live within our means.	6/5/2017 5:11 PM
412	I've been in the Government Center almost daily for over 34 years. It's time has come. Replace it with a well designed courthouse for Judicial functions only, that takes into account modern ideas on judicial functions, and move government services to a better location for all concerned.	6/5/2017 5:08 PM
413	yes. thank you for take this matter very serous, about time	6/5/2017 5:07 PM
414	This is far from being the worst and most pressing issue this city faces.	6/5/2017 5:06 PM
415	I haven't had issues getting services there. The building is somewhat iconic and it's convenient to have a consolidated government center.	6/5/2017 4:59 PM
416	As a young adult, I feel that "the tower" is an iconic symbol of Columbus but it doesn't have to be part of CCG. It can be turned in to Law Offices and Retail Stores, as long as the building is preserved.	6/5/2017 4:45 PM
417	Most people are not informed enough to share an opinion about things like bat infestations. I would suggest re-evaluating this survey to be more accessible to the layman. Likewise, questions about maintaining and preserving the existing building need clarification. Maintaining a building and preserving it carry different implications.	6/5/2017 4:44 PM
418	The Carmike Building would be a good start if it is not too late.	6/5/2017 4:38 PM
419	No	6/5/2017 4:34 PM
420	This building is awful	6/5/2017 4:32 PM
421	Keep the building downtown	6/5/2017 4:31 PM
422	I think having separate buildings would help keep everyone safe. We are very vulnerable with everything in one location.	6/5/2017 4:29 PM

## New Government & Judicial Building Survey

423	None	6/5/2017 4:21 PM
424	Build a new one	6/5/2017 4:07 PM
425	Yes stop blowing tax payers money	6/5/2017 4:06 PM
426	No	6/5/2017 3:54 PM
427	There's a bat infestation?!?!?	6/5/2017 3:48 PM
428	Rebuilding instead of maintaining is not the answer.	6/5/2017 3:43 PM
429	Judicial would need to remain in current vicinity, close to jail and police dept.	6/5/2017 3:43 PM
430	Hire more police, spend less on unneeded infrastructure	6/5/2017 3:40 PM
431	n/a	6/5/2017 3:39 PM
432	make the ugly stop	6/5/2017 3:37 PM
433	Please - be transparent. Since moving here I feel the lack of communication between the City and it's citizen is abysmal. Be honest and truthful. Give the citizens no reason to second guess the need for certain expenditures. Go above and beyond when you communicate - don't hide anything. Answer everyone's questions so there isn't this endless speculation which leads to misinformed ideas which leads to distrust. With the advent of social media, theories and opinions spread like wildfire and then all of sudden they are facts. Curb that behavior by engaging often and honestly with the citizens. The level of distrust that the average citizen feels toward the city is extremely high and continues to climb. Those problems need to be addressed before moving forward with any other large project that will utilize taxpayer funding.	6/5/2017 3:36 PM
434	Tear it down and rebuild with proper parking and accessibility for the disabled	6/5/2017 3:32 PM
435	I would just like all of the cost to be weighted . I do think we need to keep everything together downtown giving everyone easy access.	6/5/2017 3:28 PM
436	I do not want to spend any tax dollars on new facilities. The additional offices on Macon road are sufficient.	6/5/2017 3:26 PM
437	It should have been placed in the new Citizens Service Center.	6/5/2017 3:26 PM
438	This building is outdated and unsafe.	6/5/2017 3:22 PM
439	Isn't there available space in the new building on Macon Road?	6/5/2017 3:20 PM
440	Maintain what you have - get more officers and compensate them well.	6/5/2017 3:14 PM
441	I think you should take care of current employees before spending more money on things that are not a necessity. It's not new pretty buildings that make a city successful it's the employees. Let's take care of them first and then look at building a new government center.	6/5/2017 3:11 PM
442	If you're going to use local tax dollars to pay for this...you need to use local professionals to design, build and furnish it!	6/5/2017 2:57 PM
443	Thanks for spearheading this, I believe it needed to be addressed.	6/5/2017 2:49 PM
444	no	6/5/2017 2:45 PM
445	Thank you for offering this survey!	6/5/2017 2:39 PM
446	You are crazy if you think I will do a survey to justify another Taj Mahal. There are plenty of empty buildings in town	6/5/2017 2:38 PM
447	I suggest that you take the 10 million planned for the Green Island round about and use it for a new, or refurbished government center. To call what happens st the intersection of River Rd and Bradley Park Dr, "bad traffic" is such a misnomer. Any larger city would laugh at that definition. If you need to pass thru that intersection in the morning, (which I do frequently), give yourself an extra few minutes. Problem solved with no great outlay of funds. Funds that are desperately needed elsewhere.	6/5/2017 2:37 PM
448	Tear is down.	6/5/2017 2:31 PM
449	Make this a one stop shop. There are too many buildings that citizens have to go to.	6/5/2017 2:30 PM
450	No	6/5/2017 2:28 PM
451	keep the building, there are much older buildings in other places and they look great and function well. just do the upkeep on the building	6/5/2017 2:25 PM

## New Government & Judicial Building Survey

452	The building should have been maintained from the start, and now the city officials are trying to come up with an excuse for why they need to access funds that had put away for other purposes due to their lack of preventative maintenance and foresight.	6/5/2017 2:23 PM
453	N/A	6/5/2017 2:21 PM
454	No	6/5/2017 2:20 PM
455	Invest tax dollars in crime prevention!	6/5/2017 2:19 PM
456	Let govt. continue working while new govt. center is built on land where parking lot is now. (Can probably purchase adjoining properties if needed.) Restore land upon which Govt. Center currently stands to town square to fit Uptown development.	6/5/2017 2:19 PM
457	N/A	6/5/2017 2:16 PM
458	Please preserve height of the building such a large city with a poor skyline is disheartening if new structure is built please maintain the high rise aspect	6/5/2017 2:15 PM
459	Moving probate court will likely provide temp help. The building has been neglected and can be repaired with less intrusion than a full move. The likelihood of documents being misplaced and hearings impeded will be an excessive burden for the foreseeable future. Funds should be invested in an electronic filing system instead to cut down on some traffic.	6/5/2017 2:14 PM
460	If the building can be fixed fix it. If not move to the K mart location on Macon Rd. Why has the building not been maintained? We do not need to spend 10 of millions of dollars for a new building.	6/5/2017 2:11 PM
461	Move city services and update the facility as a purely judicial center.	6/5/2017 2:06 PM
462	Something needs to be done. I think a separate judicial complex would be a step in the right direction.	6/5/2017 2:05 PM
463	no	6/5/2017 2:04 PM
464	I feel like there are empty buildings in the downtown area that could be used for city services at a far greater savings tha rebuilding.	6/5/2017 1:53 PM
465	Move out near the Library	6/5/2017 1:41 PM
466	When city employees get raises, then we can get a new building	6/5/2017 1:40 PM
467	We really need to take care of the Law Enforcement before we think about building a new Government center. A city that does not have good law enforcement agencies such as sheriffs office, police department and fire and EMS. The community as a whole suffers. How can we build a building and the city workers are not being taken care of...	6/5/2017 1:30 PM
468	Don't go spending money without a real reason	6/5/2017 1:06 PM
469	Put services nearer to jail. Use some of the blighted property near the jail to build new facilities and parking.	6/5/2017 12:46 PM
470	There should be separate parking areas for jurors, visitors, building employees and city vehicles.	6/5/2017 12:42 PM
471	Regardless if the decision is made to build a new facility or enhance the current the cleaning has to be better. The facility is a mess, dust everywhere, windows filthy, bathrooms that patrons use are just gross which is related to age. There needs to be a committee that makes sure that all floors/departments match vs the current of this area is blue, this is brown, this is white, etc. We should have a uniform appearance.	6/5/2017 12:38 PM
472	None	6/5/2017 12:33 PM
473	Others buildings are in far worse shape... go take a tour of the county jail.	6/5/2017 12:31 PM
474	The city government and judicial facilities can move within our downtown, but I think it would be very negative to move out of our downtown- the core of any city of any size.	6/5/2017 12:29 PM
475	N/A	6/5/2017 12:13 PM
476	I would like to see the building replaced with two separate buildings at the same location/block with one bui9lding housing the courts and the other building housing other government services.	6/5/2017 12:11 PM
477	Use one the existing buildings around town that is vacant such as the Kmart on Macon Road. It would be nice to have it all centrally located. The citizen service center is close by. I don't think people care about the 'symbol'. It's accessibility. The current building seems delapidated. I also believe it's beyond repair. I feel it's been let go too long. I would be interested in the cost to repair. Rebuilding would be too extensive in cost. I think an existing building could be revitalized - especially in the area of the citizen service center. Not to mention sheriff/marshal vehicles being in the area may help with the crime... everything is too spread out. The government center, the courthouse/post office, annex, service center. No. Bring everything closer together. Just my thoughts.	6/5/2017 12:11 PM

## New Government & Judicial Building Survey

478	I don't mind the building being updated or even replaced. However the problem is our city leaders want to make everything opulent instead of being good stewards of our citizen's money. Also security is major issue for me and no one's constitutional rights should be stripped away just because they have to enter a government building.	6/5/2017 12:08 PM
479	I do NOT think we need to spend money on a new government center!!	6/5/2017 12:03 PM
480	nope	6/5/2017 12:00 PM
481	No.	6/5/2017 11:59 AM
482	There should be a similar questionnaire for ALL of the city's buildings. To my knowledge, there has already been construction of a building to be used to separate judicial and public services. That building should have been built to satisfy that "issue" at the time. The City Services Center was poorly handled. Please do not make the same mistake twice. Employees can't even walk anywhere to get lunch, but are expected to park their cars on the top level of the parking deck, where there is no cover, sitting in the hot sun, for 8-9 hours a day. Yet, the public, who are in and out, "share" covered spaces with employees. The Government Center already has the ability to meet the city's and public's needs as it is right now.	6/5/2017 11:58 AM
483	Consider the old Blue Cross building at least as a stop gap.	6/5/2017 11:52 AM
484	Looking at everything from a budgetary standpoint, it makes more sense to move non-court functions/depts. out of the tower and into an existing building, then modify the building areas to best suit the courts and their functions.	6/5/2017 11:49 AM
485	Please address the safety issues.	6/5/2017 11:40 AM
486	Maintain what we have.	6/5/2017 11:38 AM
487	Seriously, neglect is the overall problem, Do not abuse the tax payers of this town and neglect them as well with another burden.	6/5/2017 11:38 AM
488	Don't let the tail wag the dog. Make sure we do something that other cities will want to mimic. We attend intercity visits through the chamber annually and I understand people also visit Columbus to see how well we do things. This change should be remarkable and outstanding if it is done.	6/5/2017 11:34 AM
489	None	6/5/2017 11:33 AM
490	Maintain outdoor facilities, even ones where the public can no longer enter as a memorial with a fountain off is an isore. Cleanliness inside the current facility and updated rooms and restrooms are also very important. Also, the bat problem and concerns about exposure to asbestos should be addressed for the safety of employees who work in the building daily	6/5/2017 11:29 AM
491	No!	6/5/2017 11:25 AM
492	no	6/5/2017 11:19 AM
493	The employees need a pay increase. The pay increase should be for performance and cost of living.	6/5/2017 11:11 AM
494	n/a	6/5/2017 11:11 AM
495	If the courts and government offices are moved then they need to remain in the downtown area.	6/5/2017 11:00 AM
496	She needs to go.	6/5/2017 10:50 AM
497	Try to preserve it like Fort Benning did with BLDG 4 MCOE	6/5/2017 10:45 AM
498	No	6/5/2017 10:33 AM
499	I believe each office should be interviewed by the committee and tours given of each office space so floor specific issues can be pointed out and taken into consideration.	6/5/2017 10:31 AM
500	My biggest concern is the limited exits for the government center including the West/East wings. Security is second, parking without having to walk a long distance. I saw a handicapped citizen have to park on 10th street and walk around to the entrance, almost at 9th street because of limited handicap parking. The handicap parking spaces are also difficult to use because of the location. I would like to state that the security has improved and that there is an effort to secure the facility even further.	6/5/2017 10:29 AM
501	I would like to know how a new building would be funded if approved since the city has been saying there is no money to pay their employees additional salary.	6/5/2017 10:24 AM
502	I know the building is old, and I think it needs to be updated or replaced.	6/5/2017 10:20 AM
503	I'd like to see our government demonstrate its ability to maintain a balanced budget before it considers a multi-million dollar venture of any kind in the future. We're tired of being told we can't get a decent wage and we're tired of our benefits being cut. Until this stops and we're given the impression that there's a positive future for us at the police department, I'm against any improvements of any buildings because there's supposedly not enough money.	6/5/2017 10:20 AM

## New Government & Judicial Building Survey

504	Employees should not have to pay to park to come to work.	6/5/2017 10:19 AM
505	no	6/5/2017 10:19 AM
506	the place needs a lot of work	6/5/2017 10:18 AM
507	The commission will hopefully consider purchasing currently vacant buildings (that may require minimal updates, if any) as an alternative to building a new complex.	6/5/2017 10:16 AM
508	N/A	6/5/2017 10:14 AM
509	Please city officials - DO NOT go purchase high dollar property and build a crappy building that looks good. A new building will have to last for a very long time. The new CSC will not!!!!!!	6/5/2017 10:12 AM
510	Let's not underestimate the interaction employees have with the citizens. I think this is valuable. We may not serve all the citizens but all the citizens pay taxes. This interaction helps employees appreciate the citizens we all serve.	6/5/2017 10:10 AM
511	I would like to see employee parking underground as it is currently and/or a parking deck with separate parking levels for employees and the public.	6/5/2017 10:10 AM
512	I'm tired of being sick two or three or more times a year. Working in this building is giving me concern for my health.	6/5/2017 10:08 AM
513	NO	6/5/2017 10:07 AM
514	Keep the services, mayor, departments there. No reason to spend money on a new office. Give that money to the Police Officers, they need it.	6/5/2017 10:06 AM
515	The employees have not had a real raise since Mayor Wetherington's first term. Every year our wages decrease in real dollars. The city keeps building facilities they have to maintain. Fixed cost continues to increase. Employee's wages continue to get squeezed.	6/5/2017 10:04 AM
516	August is going to be BS.	6/5/2017 10:04 AM
517	There are too many safety and security concerns related to the design of the building from the lack of fire suppression, to the poor handicap accessibility, to the poor distribution of heating and air conditioning. Another building needs to be built- one which does not incorporate a tall tower design. Towers are difficult to evacuate- especially for handicapped individuals, and there are limits to how high fire truck ladders can reach. A new building should not be higher than fire truck ladders can reach.	6/5/2017 10:02 AM
518	The city budget is constantly in the red. This building has to be a money pit, due to it's age.	6/5/2017 10:02 AM
519	In a city that cant afford decent wages for its employees, say for the top tier, finding ways to needlessly spend money is ire-responsible.	6/5/2017 10:00 AM
520	This would be a wise move for our city because we will be dealing with crime and civil issues for eternity and eventually this building will become an issue. Why wait for someone to get sick? Any one who is for keeping this building (a) has never been in it for longer than 5 minutes, (b) doesn't have a stake in the community outside of complaining in general (c) do not work here.	6/5/2017 10:00 AM
521	NO	6/5/2017 9:57 AM
522	Please budget for a new government center, this one has become overcrowded on some floors and a waste of space in others. It is also becoming a health/safety hazard.	6/5/2017 9:56 AM
523	The Government Center should be located in the Downtown area.	6/5/2017 9:56 AM
524	All practical concerns aside, the gov center's architecture and aesthetic is extremely generic and does nothing to engender a sense of place. We should have something aesthetically pleasing and interesting that we can be proud of and will be worth preserving for generations to come.	6/5/2017 9:55 AM
525	we need two brand new state of the art buildings. the city government is so antiquated it is sad. we also need to be safe and secure. this building is a tragedy waiting to happen.	6/5/2017 9:52 AM
526	Use the proposed funding for new city government building/complex where it is more needed. There are more pressing matters to be addressed that are currently plaguing Columbus and its citizens.	6/5/2017 9:50 AM
527	This building is a danger to all who work here.	6/5/2017 9:49 AM
528	As many other commercial properties as the city currently has, is there a study to done that would allow evaluation of school, another property or consolidation to occur to move those services. I would love for them to stay where they are because that where people associate them, but there has to be a way to do this without tearing down and rebuilding another government building.	6/5/2017 9:49 AM
529	It would be less expensive to update the building, floor by floor, than to just build a new building.	6/5/2017 9:47 AM



## New Government & Judicial Building Survey

530	Separate court business from all general government business and rent empty space in wings to attorney or other professional businesses.	6/5/2017 9:46 AM
531	n/a	6/5/2017 9:46 AM
532	None	6/5/2017 9:45 AM
533	parking	6/5/2017 9:44 AM
534	You don't address heating and cooling anywhere.	5/31/2017 1:30 PM

New Government & Judicial Building Survey

**Q24 If you are interested in touring the current Government Center, please state your name and contact information below.**

Answered: 170 Skipped: 1,406

#	Responses	Date
1	I've visited the government center, I have literally zero interest in a tour and see doing so as a waste of taxpayer dollars and yet more proof that the Columbus consolidated government has a swelled ego.	6/28/2017 3:06 AM
2	no	6/27/2017 1:42 PM
3	I hope the guide for your tours will be even-handed and mention the pros and cons equally. We don't need it in the landfill.	6/22/2017 2:48 PM
4	unnecessary	6/21/2017 12:32 PM
5	Phillip Linn phillip_linn@hotmail.com 706-575-1914	6/21/2017 11:17 AM
6	na	6/20/2017 6:52 PM
7	I have seen it many times.	6/20/2017 6:46 PM
8	na	6/20/2017 3:12 PM
9	NA	6/20/2017 11:52 AM
10	no	6/20/2017 11:43 AM
11	na	6/19/2017 5:28 PM
12	no thank you	6/19/2017 4:51 PM
13	Gloria king	6/19/2017 3:16 PM
14	no	6/19/2017 12:45 PM
15	N/A	6/19/2017 12:37 PM
16	Janie Leatherwood (706) 324-3528 2133 Terrace Dr. Columbus, GA 31904 leatherwoodjanie@yahoo.com	6/17/2017 5:06 PM
17	none	6/17/2017 3:16 PM
18	none	6/17/2017 2:27 PM
19	Allen Sistrunk allen@rasistrunk.com 917.554.5955	6/17/2017 11:49 AM
20	I have toured the building many time over the years.	6/17/2017 4:14 AM
21	None	6/16/2017 4:07 PM
22	no	6/16/2017 2:52 PM
23	Nope.	6/16/2017 2:47 PM
24	After the remodel.	6/16/2017 2:27 PM
25	no	6/16/2017 1:45 PM
26	nope	6/16/2017 1:14 PM
27	No	6/16/2017 12:48 PM
28	Not interested	6/16/2017 10:39 AM
29	no	6/15/2017 7:36 PM
30	N/A	6/15/2017 6:35 PM
31	IF IT ANT BROKE' " DONT FIX IT	6/15/2017 5:27 PM
32	Wesley M. Forlines wesley@wesleyforlines.com 7065735809	6/15/2017 2:01 PM

## New Government & Judicial Building Survey

33	Kathy Skelly kaskelly@mchsi.com	6/15/2017 1:20 PM
34	n/a	6/15/2017 12:49 PM
35	n/a	6/15/2017 9:19 AM
36	Ventrine Parham 706-329-5605 parham_ventrine@columbusstate.edu	6/15/2017 8:37 AM
37	I don't know	6/14/2017 4:59 PM
38	n/a	6/14/2017 4:23 PM
39	no	6/14/2017 4:02 PM
40	done	6/14/2017 3:46 PM
41	no	6/14/2017 2:44 PM
42	N/A	6/14/2017 11:56 AM
43	No	6/14/2017 11:38 AM
44	na	6/14/2017 11:26 AM
45	ok	6/14/2017 11:07 AM
46	Thomas Lee 706-577-0700	6/14/2017 7:22 AM
47	Not needed	6/14/2017 5:41 AM
48	n/a	6/13/2017 6:42 PM
49	take care of the bat infestation issue	6/13/2017 5:44 PM
50	Cynthia Ward Joseph.cynthia57@gmail.com	6/13/2017 4:55 PM
51	yes	6/13/2017 4:34 PM
52	no	6/13/2017 4:33 PM
53	No thanks.	6/13/2017 4:12 PM
54	Toured it many times.	6/13/2017 3:42 PM
55	Michael Hawkins 108 Clearwater Court Columbus, GA 31909 Cell: 762-207-2226	6/13/2017 3:35 PM
56	No	6/13/2017 3:32 PM
57	not interested	6/13/2017 3:29 PM
58	Eddie Terry mailing address:1033 hwy. 26 east, Buena Vista, GA. 31803, email address: edwado@hotmail.com, cell phone 229-314-4496	6/13/2017 2:38 PM
59	no	6/13/2017 2:37 PM
60	no interest	6/13/2017 2:16 PM
61	I want to tour it after the remodel.	6/13/2017 2:05 PM
62	no	6/13/2017 1:08 PM
63	Thanks. I've toured it plenty.	6/13/2017 12:38 PM
64	pop	6/13/2017 12:27 PM
65	n/a	6/13/2017 11:49 AM
66	no	6/13/2017 11:28 AM
67	Corey Greer 706.566.2059	6/13/2017 12:44 AM
68	Susan Stephenson, Mobile # 706-536-7941	6/12/2017 7:39 PM
69	na	6/12/2017 4:55 PM
70	no	6/12/2017 2:30 PM
71	No	6/12/2017 1:23 PM
72	Not really interested in the tour	6/12/2017 1:17 PM

## New Government & Judicial Building Survey

73	no	6/12/2017 1:09 PM
74	no	6/12/2017 12:33 PM
75	no	6/12/2017 11:38 AM
76	Linda Gaines 7066629004	6/12/2017 11:24 AM
77	Clarence hill 101 w 23rd st Baltimore Maryland 21218	6/12/2017 9:43 AM
78	N/A	6/11/2017 11:56 PM
79	Philip Moore 5960 East Heights Drive Apt 703 Columbus Georgia 31909	6/11/2017 2:31 PM
80	N?A	6/10/2017 4:26 PM
81	I've been there many times.	6/10/2017 2:27 PM
82	I'm interested in touring the current Government Center: Mr. Adolphus Hightower, 706-457-1358, adolphigh@yahoo.com.	6/10/2017 1:24 PM
83	Jenny Theel 7065669171 jennytheel1012@gmail.com	6/10/2017 1:19 PM
84	No	6/10/2017 12:20 PM
85	Not at this time.	6/10/2017 12:02 PM
86	N/A	6/10/2017 10:47 AM
87	n/a	6/9/2017 3:40 PM
88	Herman De Jong @jdejong707@aol.com	6/9/2017 3:04 PM
89	Build something Taller and better than this government center to go along with this building and people will tour the buildings all the time. Just to see them. And make city look great.	6/9/2017 2:13 PM
90	no	6/9/2017 10:17 AM
91	Tom Vonk 312 288 6183 (cell) 1601 17th Ave 31901	6/9/2017 9:00 AM
92	Martha Brandt auntanasarray@gmail.com	6/9/2017 12:58 AM
93	N/A	6/8/2017 1:32 PM
94	N/A	6/8/2017 11:28 AM
95	no	6/7/2017 9:53 PM
96	Randy Weed. 706 3260572	6/7/2017 5:33 PM
97	N/a	6/7/2017 5:09 PM
98	Sonya Martin 706-329-8111	6/7/2017 3:54 PM
99	N/a	6/7/2017 3:09 PM
100	N/A	6/7/2017 12:26 PM
101	We do not need a new building	6/7/2017 11:27 AM
102	No	6/7/2017 11:08 AM
103	Been there - done that :-)	6/7/2017 9:20 AM
104	I know the government ctr. Backwards and forwards....	6/7/2017 8:56 AM
105	Nope	6/6/2017 10:19 PM
106	Not necessary as I am there frequently.	6/6/2017 7:58 PM
107	na	6/6/2017 6:10 PM
108	Janice Alston 706 405 0038	6/6/2017 4:07 PM
109	Daniel Harrison 706.575.8259	6/6/2017 3:50 PM
110	I don't need to see it again I have visited many times and are aware of the issues But it's not to late to make changes look at uptown. It would have been easy to leave it the way it was. However you decide know Columbus is still the best place to live and work.	6/6/2017 3:22 PM

## New Government & Judicial Building Survey

111	N/A	6/6/2017 2:54 PM
112	It ought to be a bait tour for the above fishing questions.	6/6/2017 1:51 PM
113	Charles "CJ" Pate Cell: 762-207-6054 Email: cjpate1214@gmail.com	6/6/2017 1:26 PM
114	Not Interested.	6/6/2017 1:24 PM
115	I've been there many times. Thanks	6/6/2017 1:22 PM
116	Rodney milner	6/6/2017 1:04 PM
117	Kwasiya Thomas 706-604-7159 Thomas.kwasiya@columbusga.org	6/6/2017 12:34 PM
118	no	6/6/2017 12:21 PM
119	no	6/6/2017 10:46 AM
120	No need to tour the building, but I may be reached on my personal cell phone at 706-332-2435. Chief Tom Barnes.	6/6/2017 10:04 AM
121	XD your jokes are hilarious....	6/6/2017 9:50 AM
122	Helena Hunt 706-565-6375	6/6/2017 6:14 AM
123	No thank you!	6/6/2017 5:50 AM
124	I only wish I could be there less	6/6/2017 4:10 AM
125	R.s.w	6/6/2017 1:18 AM
126	Elsa Bisset (706)575-6416 Bisset.Elsa@charter.net	6/6/2017 12:18 AM
127	negative	6/5/2017 11:42 PM
128	N/A	6/5/2017 11:40 PM
129	NO	6/5/2017 10:51 PM
130	Not interested.	6/5/2017 10:49 PM
131	Lisa Strange	6/5/2017 10:01 PM
132	Brian Luedtke Email: LionHouse2001@yahoo.com	6/5/2017 9:06 PM
133	Never.	6/5/2017 7:37 PM
134	I am not interested in a tour. I frequent the place quite often. However, you can use my name- J. Dent-Fitzpatrick. Thanks!	6/5/2017 7:24 PM
135	No	6/5/2017 7:24 PM
136	Why - what good would it do?	6/5/2017 7:17 PM
137	NA	6/5/2017 7:07 PM
138	Lucas Shaffer, lucasshaffer@gmail.com	6/5/2017 7:01 PM
139	I see it enough as it is.	6/5/2017 6:54 PM
140	Gail Powell, 8619 CreekRise Drive, Columbus, GA. 31904; (706) 660-1637	6/5/2017 6:24 PM
141	I am interested in touring. Dennis Caliyo dcaliyo@gmail.com 415-606-5791	6/5/2017 6:08 PM
142	Adrian Chester, 706-332-6423 achester1934@gmail.com	6/5/2017 5:58 PM
143	N/A	6/5/2017 5:53 PM
144	Mary B. Garcia Mariotta88@gmail.com	6/5/2017 5:11 PM
145	no thank you. I don't like being there any longer then I have to. fills very unsafe to be in the government center.	6/5/2017 5:07 PM
146	Arthur E Rozier /rozierarthur@gmail.com 7063662599	6/5/2017 4:21 PM
147	No. After reading the list of dangers, I never want to go inside again. Feeling sorry for the employees.	6/5/2017 3:57 PM
148	No	6/5/2017 3:54 PM
149	n/a	6/5/2017 3:39 PM
150	Ann Craft 706-315-0483. Thank you	6/5/2017 3:28 PM

## New Government & Judicial Building Survey

151	No	6/5/2017 3:14 PM
152	no	6/5/2017 2:04 PM
153	N/A	6/5/2017 12:13 PM
154	big nope. been there enough	6/5/2017 12:00 PM
155	Brian Abeyta 7063176438 office babeyta@aflac.com	6/5/2017 11:43 AM
156	Alex graves 706-577-5387	6/5/2017 11:38 AM
157	Will Barnes 706-887-1696 will@studiobgp.com	6/5/2017 11:34 AM
158	No thanks, I work in one of the City of Columbus facilities away from the downtown location..	6/5/2017 11:25 AM
159	no	6/5/2017 11:19 AM
160	N/A	6/5/2017 10:16 AM
161	N/A	6/5/2017 10:08 AM
162	N/A	6/5/2017 10:07 AM
163	No I go there three times a month.	6/5/2017 10:06 AM
164	Negatory	6/5/2017 10:04 AM
165	N/A.	6/5/2017 10:00 AM
166	BEEN THERE DONE THAT FOR LAST 28 YEARS	6/5/2017 9:57 AM
167	David W. Griffin Work (706) 225-4751	6/5/2017 9:56 AM
168	No, thanks. I have been here many, many years and watched ht deterioration first hand. It is in a deplorable state.	6/5/2017 9:49 AM
169	n/a	6/5/2017 9:46 AM
170	N/A	6/5/2017 9:45 AM



## **Appendix E.3**



# **New Government & Judicial Building Survey**

Monday, July 24, 2017

Powered by  SurveyMonkey

**1576**

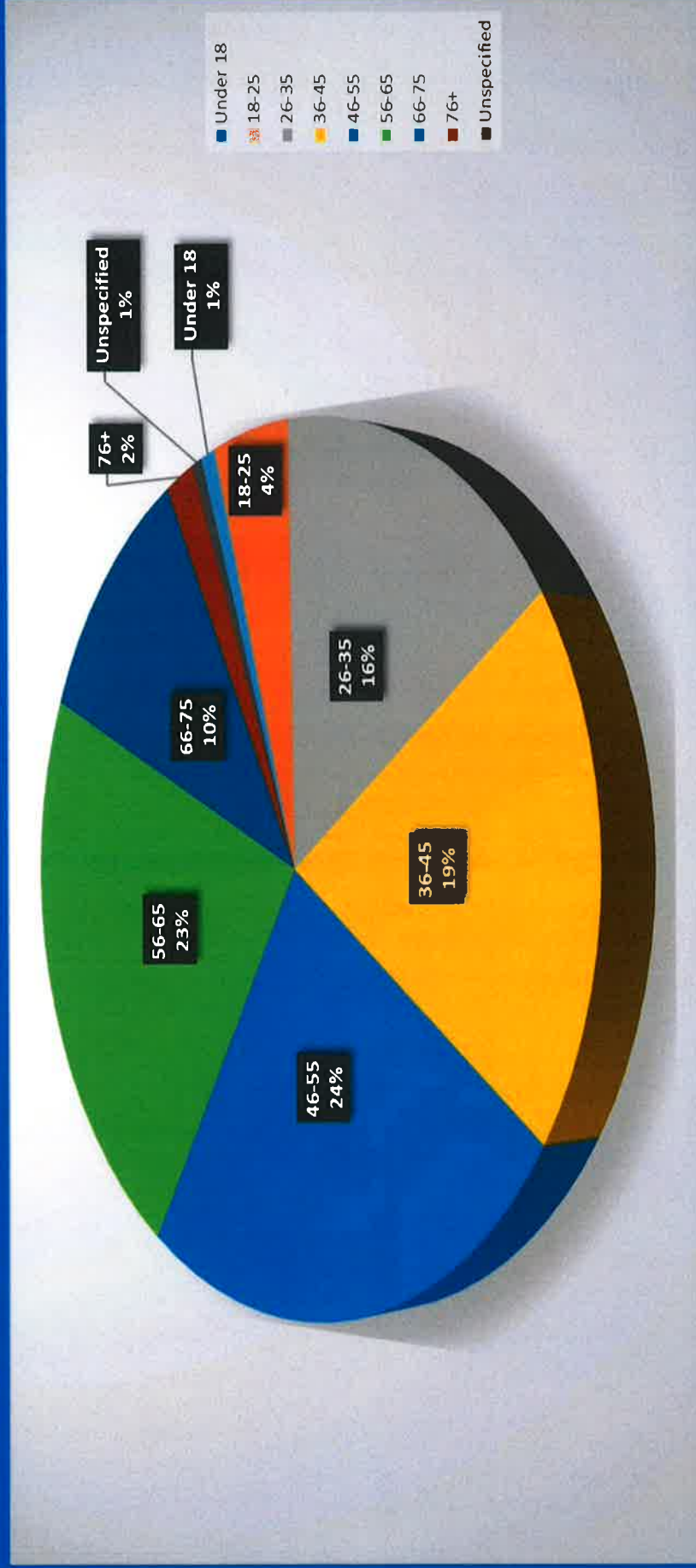
**Total Responses**

**Date Created: Monday, May 22, 2017**

**Complete Responses: 1576**

# Q1: What is your current age?

Answered: 1,553 Skipped: 23



## Q1: What is your current age?

Answered: 1,553 Skipped: 23

Categories	Responses
Under 18	0.54% 7
18-25	4.23% 55
26-35	15.91% 207
36-45	19.45% 253
46-55	24.90% 324
56-65	22.29% 290
66-75	10.15% 132
76+	1.46% 19
<b>Total</b>	<b>1287</b>

### Q3: How frequently do you visit the Government Center?

Answered: 1,535 Skipped: 41



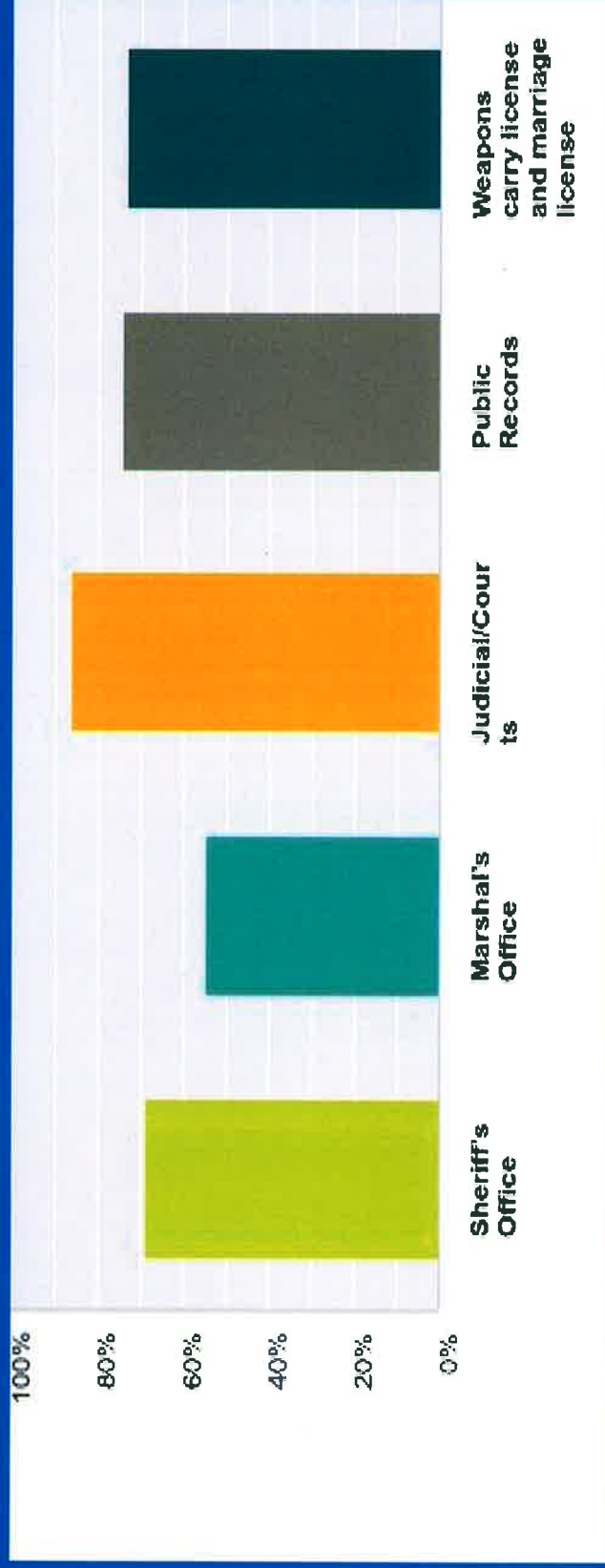
### Q3: How frequently do you visit the Government Center?

Answered: 1,535 Skipped: 41

Answer Choices	Responses
Rarely/Never visit	14.92% 229
Occasionally visit (once every year or two)	33.81% 519
Visit several times a year	24.89% 382
Frequently visit (more than once a month)	26.38% 405
<b>Total</b>	<b>1,535</b>

**Q4: Which of the following departments or offices do you know are located at the Government Center? (Select all that apply)**

Answered: 1,470 Skipped: 106



**Q4: Which of the following departments or offices do you know are located at the Government Center? (Select all that apply)**

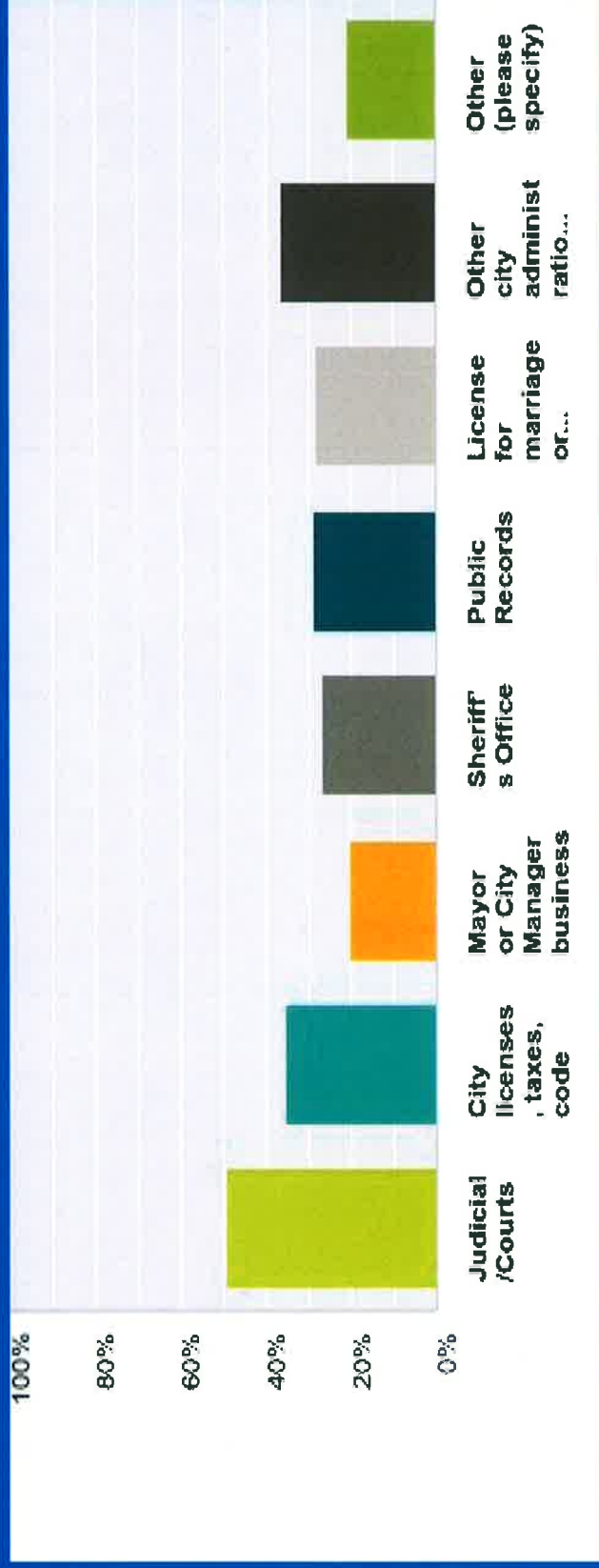
Answered: 1,470 Skipped: 106

Answer Choices	Responses
Sheriff's Office	68.91% 1,013
Marshal's Office	55.10% 810
Judicial/Courts	86.26% 1,268
Public Records	74.49% 1,095
Weapons carry license and marriage license	73.40% 1,079
<b>Total Respondents: 1,470</b>	



# Q5: For what reasons have you visited the Government Center in the past five years? (Select all that apply)

Answered: 1,510 Skipped: 66



## Q5: For what reasons have you visited the Government Center in the past five years? (Select all that apply)

Answered: 1,510 Skipped: 66

Answer Choices	Responses
Judicial/Courts	49.27% 744
City licenses, taxes, code	35.36% 534
Mayor or City Manager business	20.40% 308
Sheriff's Office	26.95% 407
Public Records	28.94% 437
License for marriage or pistol permit	28.28% 427
Other city administration or business	36.69% 554
Other (please specify)	20.86% 315
<b>Total Respondents: 1,510</b>	

## Q6: How satisfied are you with parking at the Government Center?

Answered: 1,498 Skipped: 78



## Q6: How satisfied are you with parking at the Government Center?

Answered: 1,498 Skipped: 78

Answer Choices	Responses
Very Satisfied	10.88% 163
Somewhat Satisfied	18.83% 282
Neutral/no opinion	19.56% 293
Somewhat Dissatisfied	24.30% 364
Very Dissatisfied	26.44% 396
<b>Total</b>	<b>1,498</b>

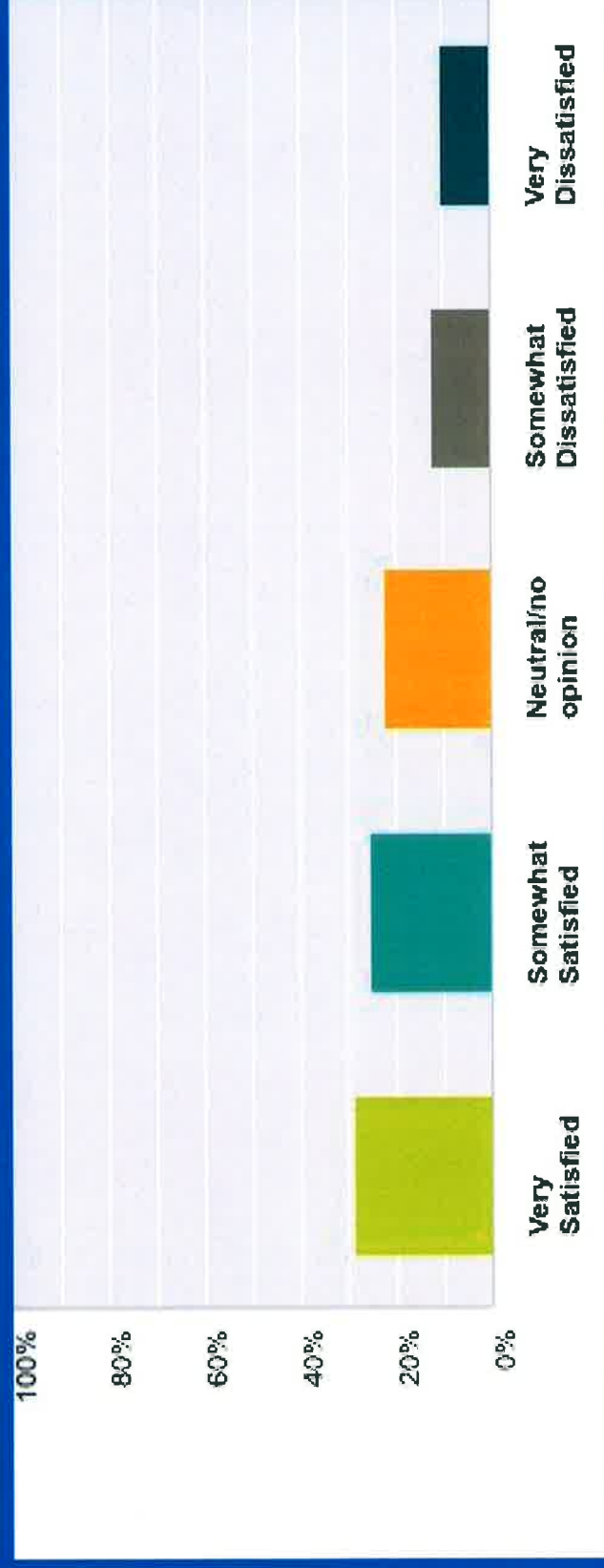
## Q6: How satisfied are you with parking at the Government Center?

• The parking lot (under the Gov't Center) and across 9th Street is simply not being used effectively ... (#186)

• ... there should be parking for alternative commuting (bikes, and those that agree to use alternate transportation 2 or 3 days a week). My point is, parking lots represent old thinking. Cities like San Diego have placed moratoriums on new parking lots because they see the future. (#186 cont.)

## Q7: How satisfied are you with security screening at the Government Center?

Answered: 1,517 Skipped: 59



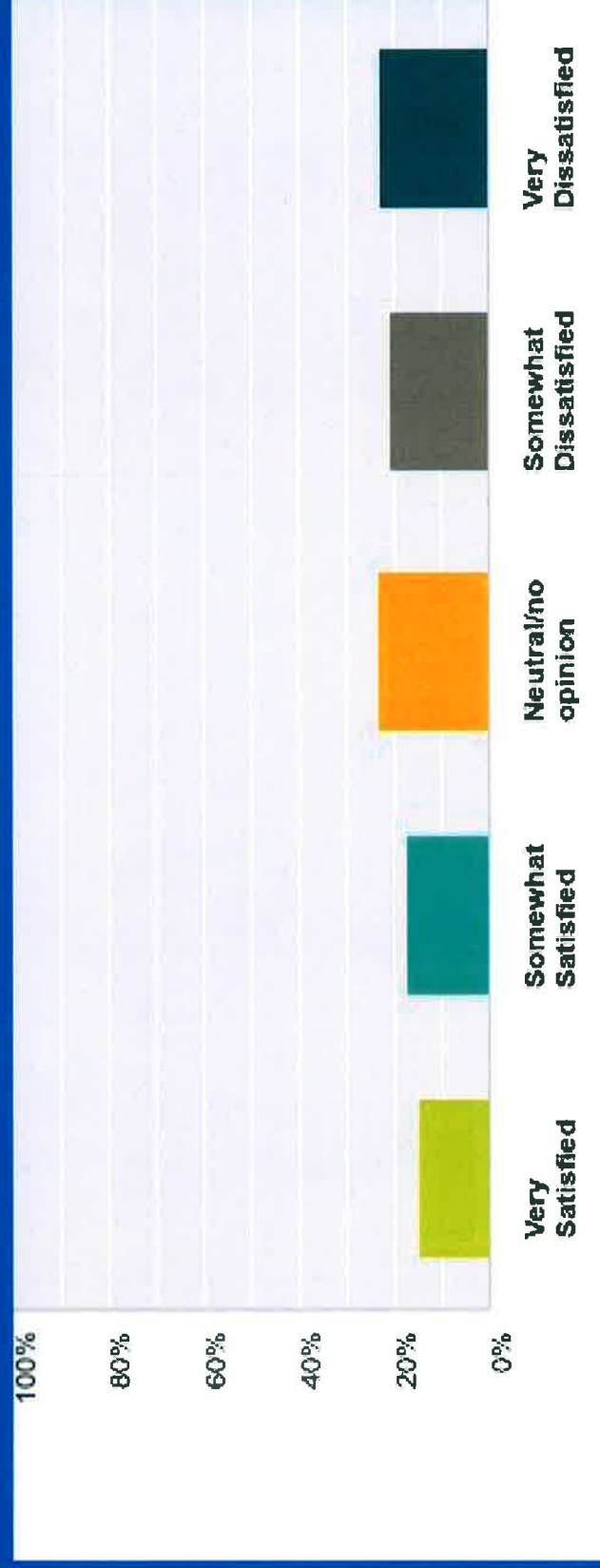
## Q7: How satisfied are you with security screening at the Government Center?

Answered: 1,517 Skipped: 59

Answer Choices	Responses
Very Satisfied	29.14% 442
Somewhat Satisfied	25.51% 387
Neutral/no opinion	22.35% 339
Somewhat Dissatisfied	12.72% 193
Very Dissatisfied	10.28% 156
<b>Total</b>	<b>1,517</b>

## Q8: How satisfied are you with construction, design and layout of the Government Center?

Answered: 1,519 Skipped: 57





## Q8: How satisfied are you with construction, design and layout of the Government Center?

Answered: 1,519 Skipped: 57

Answer Choices	Responses
Very Satisfied	15.08% 229
Somewhat Satisfied	17.58% 267
Neutral/no opinion	23.37% 355
Somewhat Dissatisfied	21.00% 319
Very Dissatisfied	22.98% 349
<b>Total</b>	<b>1,519</b>

# Q8: How satisfied are you with construction, design and layout of the

## Government Center?

The government center was obviously not designed with efficiency, HVAC, or compactness in mind. However, it is functional. (#24)

- Architecture doesn't fit the use. Uninviting. Crazy elevators. Doesn't feel like transparent government, too many floors. Would be better if the whole block was used and lower floors... (#97)
- It is a terrible piece of architecture, literally an inaccessible white tower. A government building should be welcoming, easy to enter and to navigate (#137)
- Priority must be given to security considerations, including the ability to evacuate from stairwells that exit outside the building, a sprinkler system and better means of entry. (#162)
- In my opinion, there should be a dedicated area to court business, and another building/wing dedicated to city business. (#181)

## Q9: How satisfied are you with finding your way around the Government Center?

Answered: 1,506 Skipped: 70



## Q9: How satisfied are you with finding your way around the Government Center?

Answered: 1,506 Skipped: 70

Answer Choices	Responses
Very Satisfied	21.12% 318
Somewhat Satisfied	28.62% 431
Neutral/no opinion	21.45% 323
Somewhat Dissatisfied	17.86% 269
Very Dissatisfied	10.96% 165
<b>Total</b>	<b>1,506</b>

## Q9: How satisfied are you with finding your way around the Government Center?

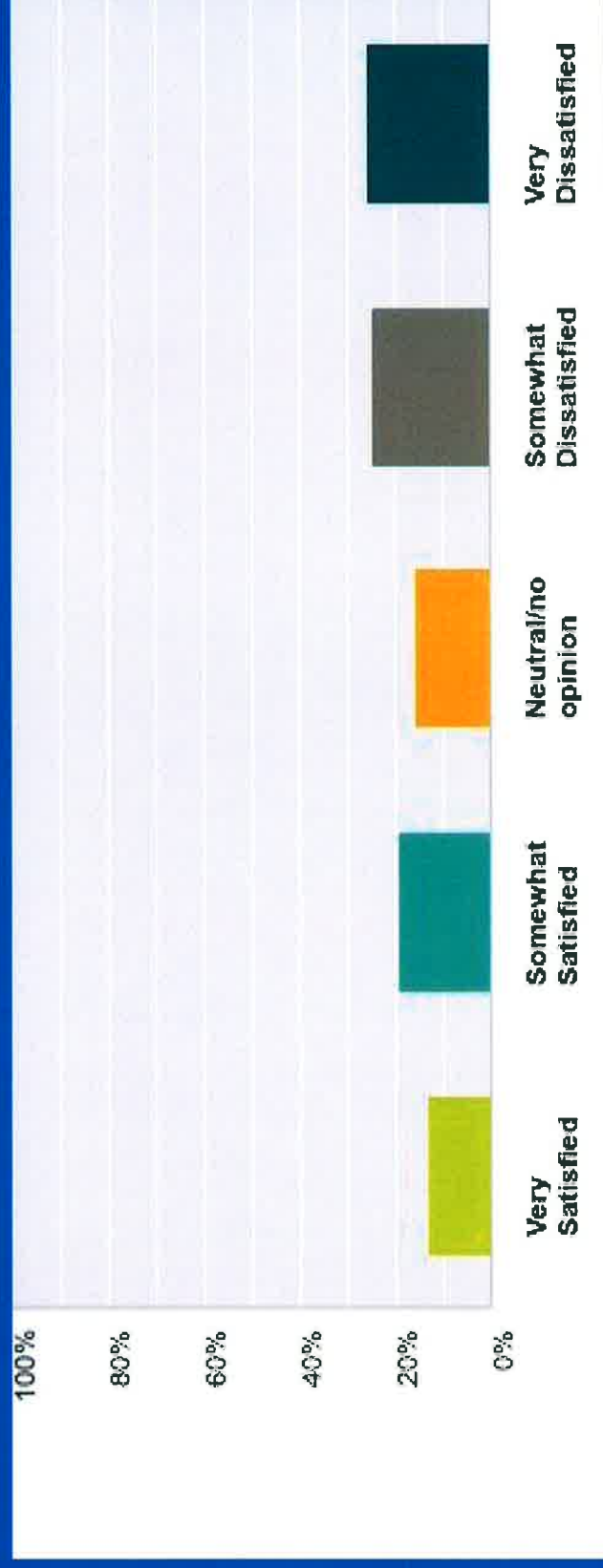
Center?

The lack of a front door makes the reception area of the building unwelcoming and confusing, as if you're sneaking in like rat. (#41)

- Signage needs to be updated throughout. I cannot tell you how many times I have been asked 'how' to get in the building while sitting outside on the plaza. I know there are a multiple of signs pointing the way to the 'public entrance', but for some reason people get confused. (#107)
- I've worked in the Government Building but for people who haven't they still think it is a maze. Security downstairs doesn't always send people to the correct place. (#121)

# Q10: How satisfied are you with the facilities (elevators, stairwells, restrooms, hallways, etc.) at the Government Center?

Answered: 1,510 Skipped: 66



## Q10: How satisfied are you with the facilities (elevators, stairwells, restrooms, hallways, etc.) at the Government Center?

Answered: 1,510 Skipped: 66

Answer Choices	Responses
Very Satisfied	13.38% 202
Somewhat Satisfied	19.60% 296
Neutral/no opinion	15.76% 238
Somewhat Dissatisfied	25.03% 378
Very Dissatisfied	26.23% 396
<b>Total</b>	<b>1,510</b>

## Q10: How satisfied are you with the facilities (elevators, stairwells, restrooms, hallways, etc.) at the Government

~~Center~~ the overall efficiency of the building is not good and i bet that mobile air conditioner is burning up my tax dollars (#136)

- It has already been inspected for safety issues which have been deemed not satisfactory. Knowing there are safety issues give us the feeling of less than normal upkeep. (#137)
- Not designed for modern access. Elevators are frequently broken, restrooms too small and not sufficient for public, hallways are crowded, office space seems cramped. (#155)



# Q11: How satisfied are you with the amenities (Plaza level, courtyard, war memorial, public gathering areas, etc.) at the Government Center ?

Answered: 1,498 Skipped: 78



## Q11: How satisfied are you with the amenities (Plaza level, courtyard, war memorial, public gathering areas, etc.) at the Government Center ?

Answered: 1,498 Skipped: 78

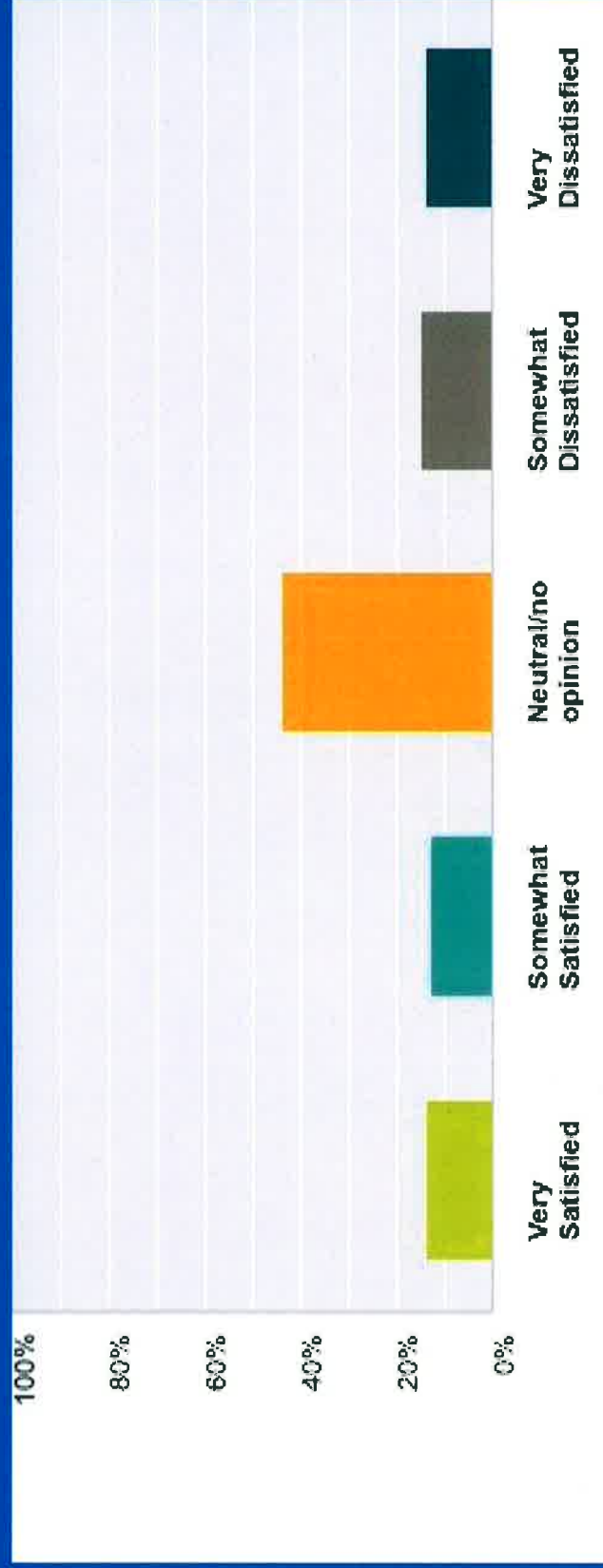
Answer Choices	Responses
Very Satisfied	17.96% 269
Somewhat Satisfied	20.69% 310
Neutral/no opinion	33.24% 498
Somewhat Dissatisfied	15.49% 232
Very Dissatisfied	12.62% 189
<b>Total</b>	<b>1,498</b>

# Q11: How satisfied are you with the amenities (Plaza level, courtyard, war memorial, public gathering areas, etc.) at the Government Center?

- The public areas in front of the Government Center seem to have become designated as no man's and are never used at all by the public or employees. This is a shame. (#26)
- We need a gym at the government center and possible a daycare for the employees' children. (#42)
- Ridiculous that the plaza level entrance is closed. Tedious and time consuming to enter on the ground floor through security to access the plaza. The space on the grounds and the plaza is good but it is not really usable or accessible. (#97)
- The Plaza level and outdoor areas are nice but complete ghost towns. Having security set up on ground level has rendered these areas an utter ghost town. It's a shame because the plaza area is pretty and should be used. There could be vendors out there on nice days. (#162)

## Q12: How satisfied are you with the Government Center's accessibility for citizens with disabilities?

Answered: 1,503 Skipped: 73



## Q12: How satisfied are you with the Government Center's accessibility for citizens with disabilities?

Answered: 1,503 Skipped: 73

Answer Choices	Responses
Very Satisfied	14.04% 211
Somewhat Satisfied	12.91% 194
Neutral/no opinion	44.18% 664
Somewhat Dissatisfied	15.04% 226
Very Dissatisfied	13.84% 208
<b>Total</b>	<b>1,503</b>

## Q12: How satisfied are you with the Government Center's accessibility for citizens with disabilities?

- Individual with broken leg in wheelchair and walker: ... there is no easy way for a person with disabilities to maneuver parking and getting in the building. Once inside, navigating the building is fine. Bathrooms are a problem and many of the offices are overcrowded hard to maneuver around desks and other office furniture. (#121)
- WORST THAT I HAVE EVER BEEN AT, THAT COMING FROM A DISABLED PERSON.. (#129)
- Whatever plan is adopted, the needs of the disabled will need to be incorporated into the basic design. (#16)

# Q13: How satisfied are you with your sense of security and safety in the Government Center?

Answered: 1,510 Skipped: 66



## Q13: How satisfied are you with your sense of security and safety in the Government Center?

Answered: 1,510 Skipped: 66

Answer Choices	Responses
Very Satisfied	29.07% 439
Somewhat Satisfied	31.66% 478
Neutral/no opinion	19.27% 291
Somewhat Dissatisfied	12.65% 191
Very Dissatisfied	7.35% 111
<b>Total</b>	<b>1,510</b>

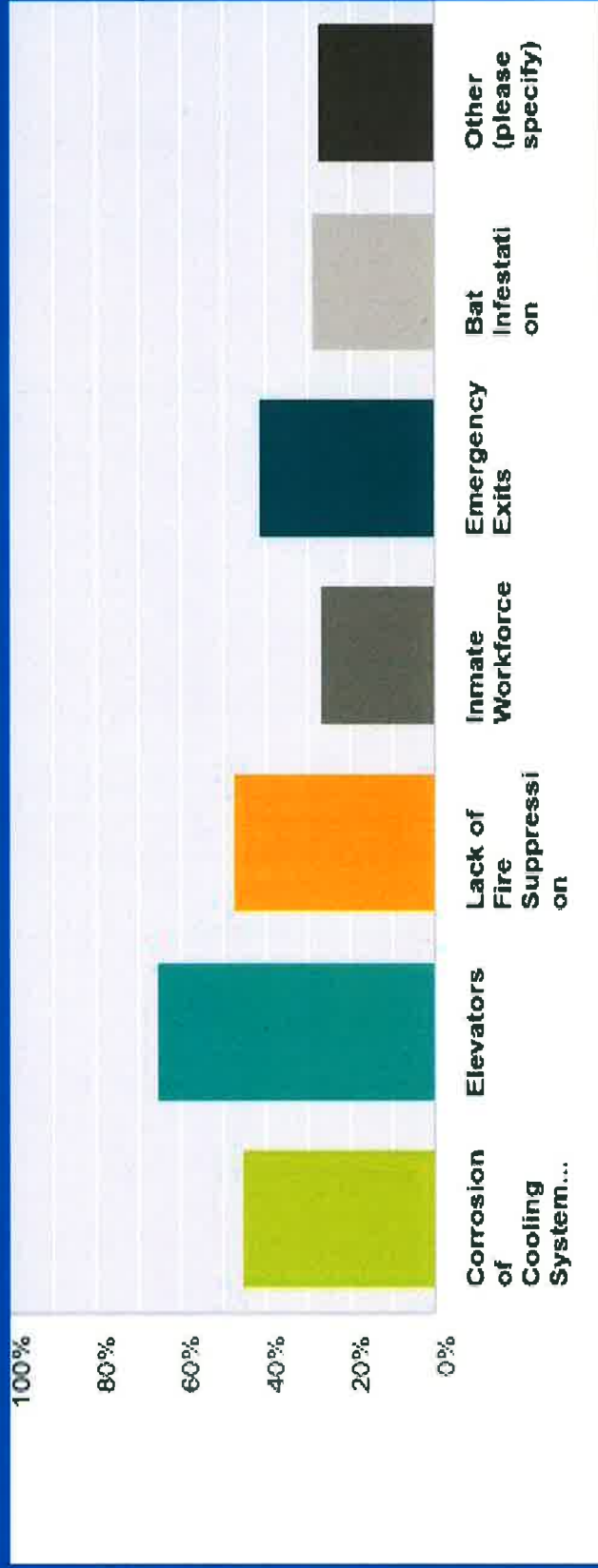


## Q13: How satisfied are you with your sense of security and safety in the Government Center?

- The security that the Sheriff's Office provides is great ...There are no sally ports, inmates have to be walked through public hallways on some floors. They do a fantastic job of maintaining control and security, but it would be so much easier if the building had been built with security in mind. (#133)
- The building itself is not safe from hazards like fire, flooding (our offices have flooded 3 times due to rain) (#133 cont.)

# Q14: Which of the following concern(s) you about the Government Center? (Select all that apply)

Answered: 1,396 Skipped: 180



## Q14: Which of the following concern(s) you about the Government Center? (Select all that apply)

Answered: 1,396 Skipped: 180

Answer Choices	Responses
Corrosion of Cooling System Pipes	45.34% 633
Elevators	65.62% 916
Lack of Fire Suppression	47.28% 660
Inmate Workforce	27.01% 377
Emergency Exits	41.26% 576
Bat Infestation	29.15% 407
Other (please specify)	27.72% 387
<b>Total Respondents: 1,396</b>	



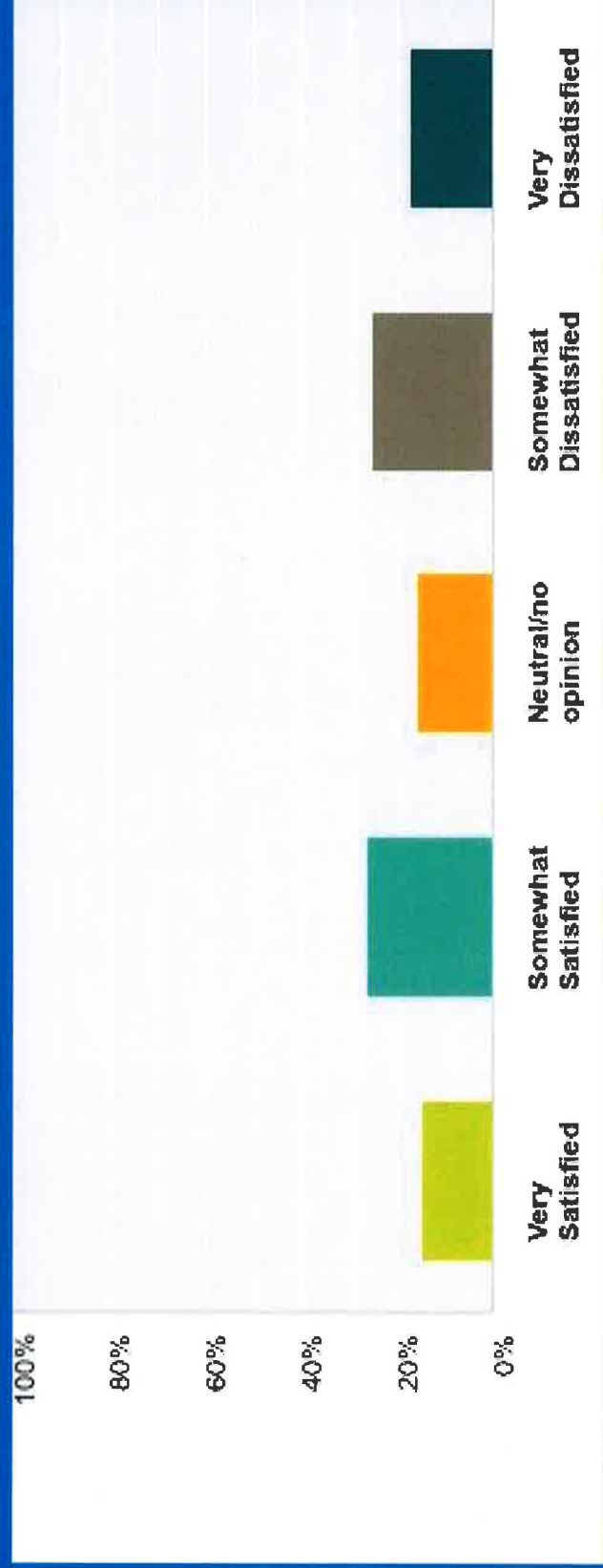
## Q15: Rank the above items by level of concern. (1 being most concerned about & 7 being least concerned about)

Answered: 1,418 Skipped: 158

	1	2	3	4	5	6	7	N/A	Total	Score
Corrosion of Cooling System Pipes	12.98% 152	12.89% 151	14.43% 169	15.12% 177	11.87% 139	4.87% 57	2.48% 29	25.36% 297	1,171	4.67
Elevators	22.06% 265	19.40% 233	16.32% 196	11.32% 136	6.74% 81	4.33% 52	2.33% 28	17.49% 210	1,201	5.20
Lack of Fire Suppression	27.95% 332	20.29% 241	14.73% 175	6.57% 78	4.80% 57	3.96% 47	1.52% 18	20.20% 240	1,188	5.53
Inmate Workforce	8.42% 101	6.51% 78	8.51% 102	10.51% 126	12.26% 147	21.18% 254	8.34% 100	24.27% 291	1,199	3.57
Emergency Exits	11.60% 141	17.02% 207	16.78% 204	18.59% 226	11.02% 134	5.26% 64	1.07% 13	18.67% 227	1,216	4.75
Bat Infestation	7.32% 91	5.71% 71	7.40% 92	10.61% 132	19.86% 247	17.77% 221	7.07% 88	24.28% 302	1,244	3.53
Other	8.55% 77	3.00% 27	2.77% 25	3.88% 35	5.33% 48	10.21% 92	16.98% 153	49.28% 444	901	3.17

# Q16: How satisfied are you with the Government Center?

Answered: 1,506 Skipped: 70



## Q16: How satisfied are you with the Government Center?

Answered: 1,506 Skipped: 70

Answer Choices	Responses
Very Satisfied	15.14% 228
Somewhat Satisfied	26.36% 397
Neutral/no opinion	15.87% 239
Somewhat Dissatisfied	25.30% 381
Very Dissatisfied	17.33% 261
<b>Total</b>	<b>1,506</b>

## Q16: How satisfied are you with the Government Center?

- The facility in its current use is not the best design for a courthouse. Any use other than a courthouse with the many needed renovations could be utilized. (#137)
- Move the Courts out and use the facility for Government. (#69)
- It works, but could be time for an upgrade. (#93)



# Q17: What, if anything, would you like to see changed about the current Government Center?

- I think it at least needs a complete interior renovation to accommodate the court system. I am glad that most public services have moved to the Midtown location ... (#20)
- Separate judicial branch from rest of govt. services, whether in new or present bldg., but on present block .Restore original gray tint to exterior glass in Tower. (#29)
- ...reopening the entrance off the courtyard plaza. I do not believe the solution to the problems of any facility should be solved through tearing it down and building new structures. This is both unimaginative and irresponsible. The most environmentally conscious and economically minded solution is to keep the buildings and invest in them. (#37)
- Workstations/updated and upgraded jury pool area (#45)
- I would like to see the Government Center completely dismantled, and the precise exterior design of the old Muscogee County Courthouse restored in its place with the inside modified for modern use by the mayor, city manager, and city council (who should move back in, and other public facing departments such as public records fill their space at the Citizen Support Center) (#140)

# Q17: What, if anything, would you like to see changed about the current Government Center?

- If the Government Center is to stay intact, the heating and cooling needs to be upgraded. Employees should not have to run heaters to stay at a decent temperature. (#193)
- Move the courts out, open the building up the way it was intended, move the annex folks over here ... and make the annex into your secure facility (#241)
- The Plaza Level needs to be used, if for nothing else, additional courtrooms for the Superior Court Judges. It could also be used as office space for those departments that are at capacity and cramped and overflowing. (#397)
- I think it should be updated to be our Justice Center, and have the courts system and related divisions take over the building. Expand it to be easier for the public to access and navigate, once they have been properly vetted by security, and encourage more than one food vendor on-site for jurors or employees ... Move all other personnel to an existing building that can accommodate (like the Carmike bldg.) our needs. Or, add on to the CSC, which should have been done when it was being built, in my opinion. (#826)

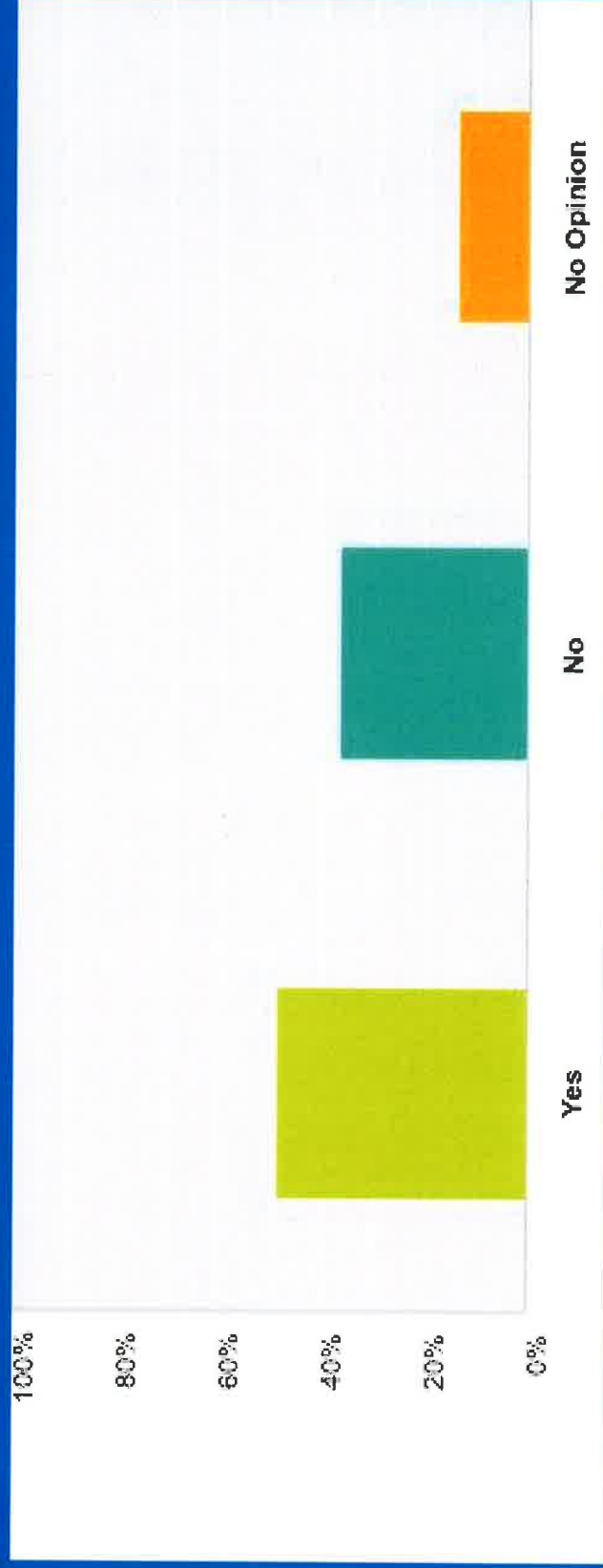
## Q17: What, if anything, would you like to see changed about the current

### Government Center?

- build 2 separate buildings: 1) Build a Court House should be built on the City Property across from the Jail to house all courts with the exception of Recorders Court 2) Build a Government Center and parking garage on the lot where the Government Center currently stands. (#894)
- Make the Government Center a maximum of 4 stories and put it on the 9<sup>th</sup> Street side of the property. Make a modern parking garage about the 4 stories on the 10th street side for use during the day for Government Center employees and citizens. Use the same parking garage for public parking at night, especially use it for the Springer. (#894 cont.)

# Q18: Is the current Government Center an important icon or symbol of Columbus, Georgia?

Answered: 1,504 Skipped: 72



## Q18: Is the current Government Center an important icon or symbol of Columbus, Georgia?

Answered: 1,504 Skipped: 72

Answer Choices	Responses
Yes	49.00% 737
No	36.84% 554
No Opinion	14.16% 213
<b>Total</b>	<b>1,504</b>

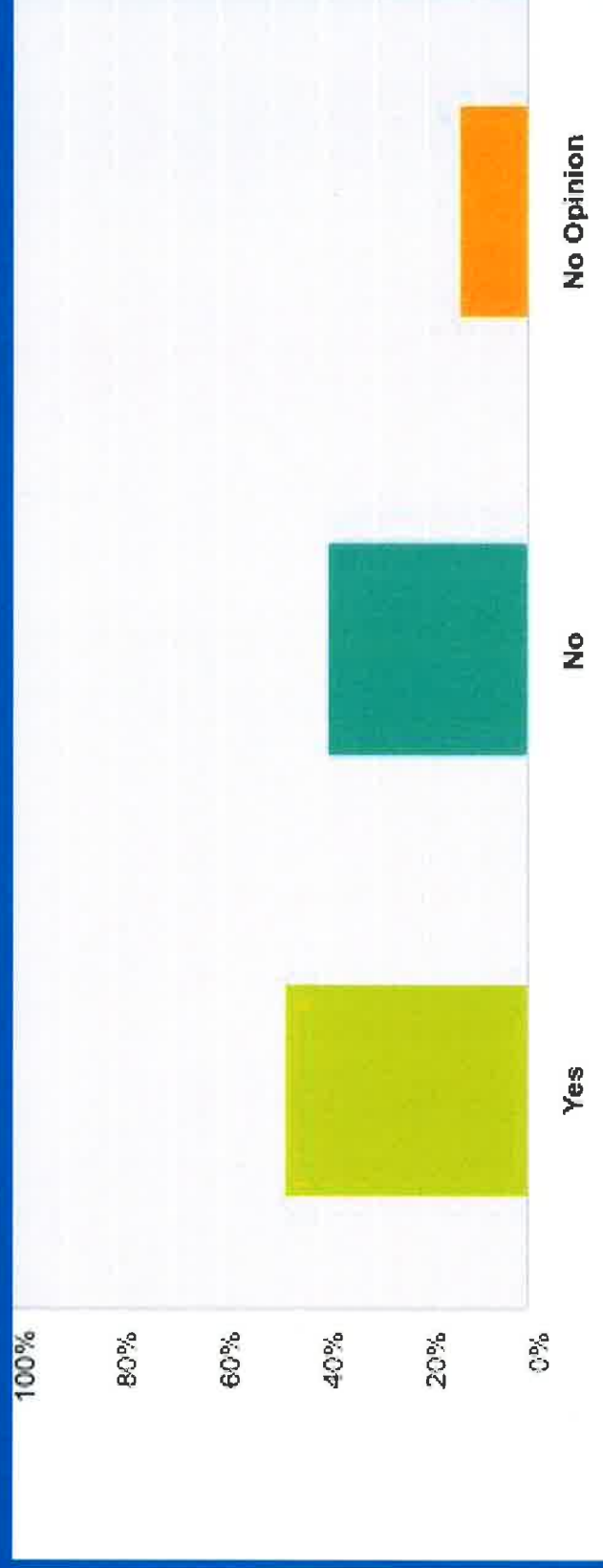
# Q18: Is the current Government Center an important icon or symbol of

## Columbus, Georgia?

- Yes, but not if its a safety concern. (#51)
- Well, maybe in a bad way. (#53)
- The original courthouse would have been an icon. This building is old out dated and the layout is largely rendered useless due to security issues. (#77)
- The only thing being that it is Columbus' most obvious landmark (#81)
- Location yes but not the structure itself (#113)
- Yes, but it's a bad icon/symbol that hurts us (#118)

## Q19: Should the Government Center be preserved and maintained?

Answered: 1,469 Skipped: 107



## Q19: Should the Government Center be preserved and maintained?

Answered: 1,469 Skipped: 107

Answer Choices	Responses
Yes	47.31% 695
No	39.21% 576
No Opinion	13.48% 198
<b>Total</b>	<b>1,469</b>



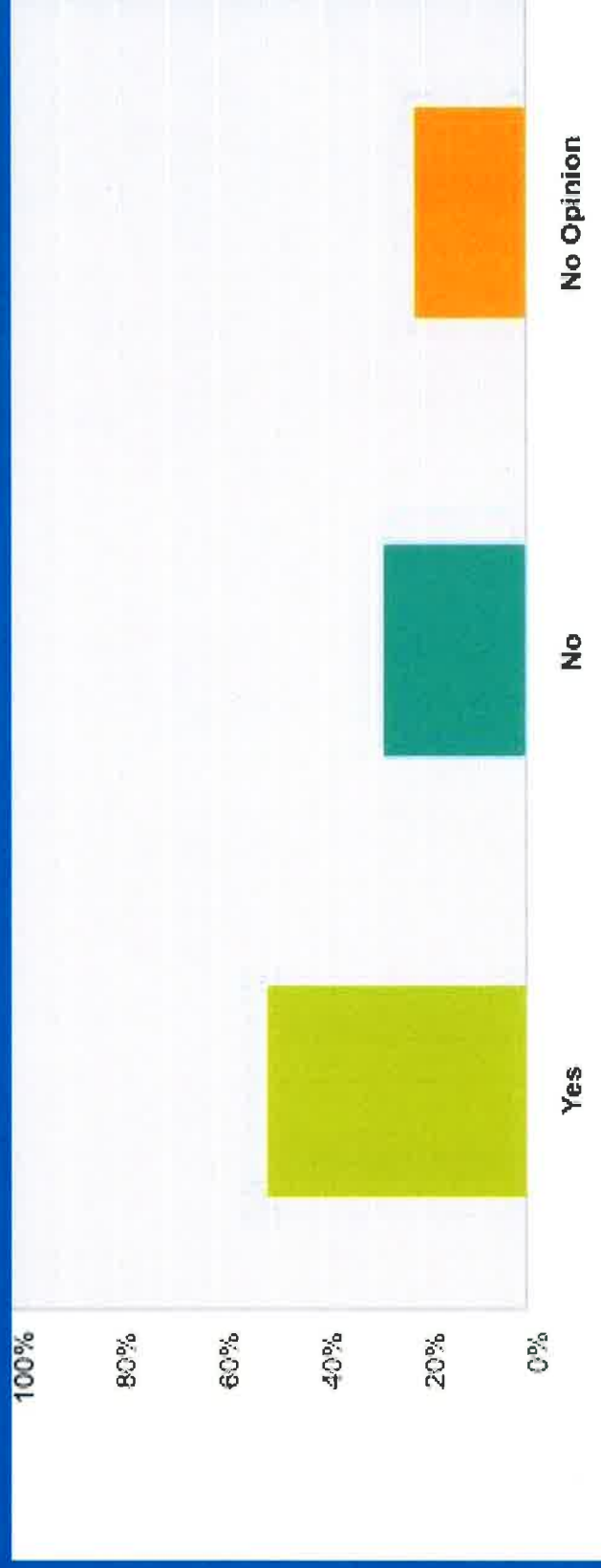
## Q19: Should the Government Center be preserved and maintained?

Answered: 1,469 Skipped: 107

Answer Choices	Responses
Yes	47.31% 695
No	39.21% 576
No Opinion	13.48% 198
<b>Total</b>	<b>1,469</b>

## Q20: Should Columbus have a Judicial Complex that is separate from its government and city services?

Answered: 1,496 Skipped: 80



**Q20: Should Columbus have a Judicial Complex that is separate from its government and city services?**

Answered: 1,496 Skipped: 80

<b>Answer Choices</b>	<b>Responses</b>	
Yes	50.47%	755
No	27.87%	417
No Opinion	21.66%	324
<b>Total</b>		<b>1,496</b>

# Q20: Should Columbus have a Judicial Complex that is separate from its government and city services?

Why not in one of the wing buildings (#4)

- Judicial complex should be the tower. (#8)
- This would eliminate the need for so many floors. Public buildings should be easy to get into/out of quickly. (#32)
- Courts should move closer to the jail allowing transport of inmates via underground transportation hub or tunnel. Safer for the community and the officers working the jail/courts. (#10)
- Two different security levels. Should not be mixed (#168)
- Separating these functions is necessary. Courthouses have unique access and security needs. One example is the need to allow large numbers of people, judges, attorneys, parties, witnesses, court personnel, deputies, bailiffs, and jurors enter the building all at one time, be present around court rooms while waiting and be able to leave quickly if there is an emergency. Separating a Judicial complex from government services should make designing this much easier. (#112)

## Q21: How important is it that the court facilities remain at the location of the current city block?

Answered: 1,501 Skipped: 75



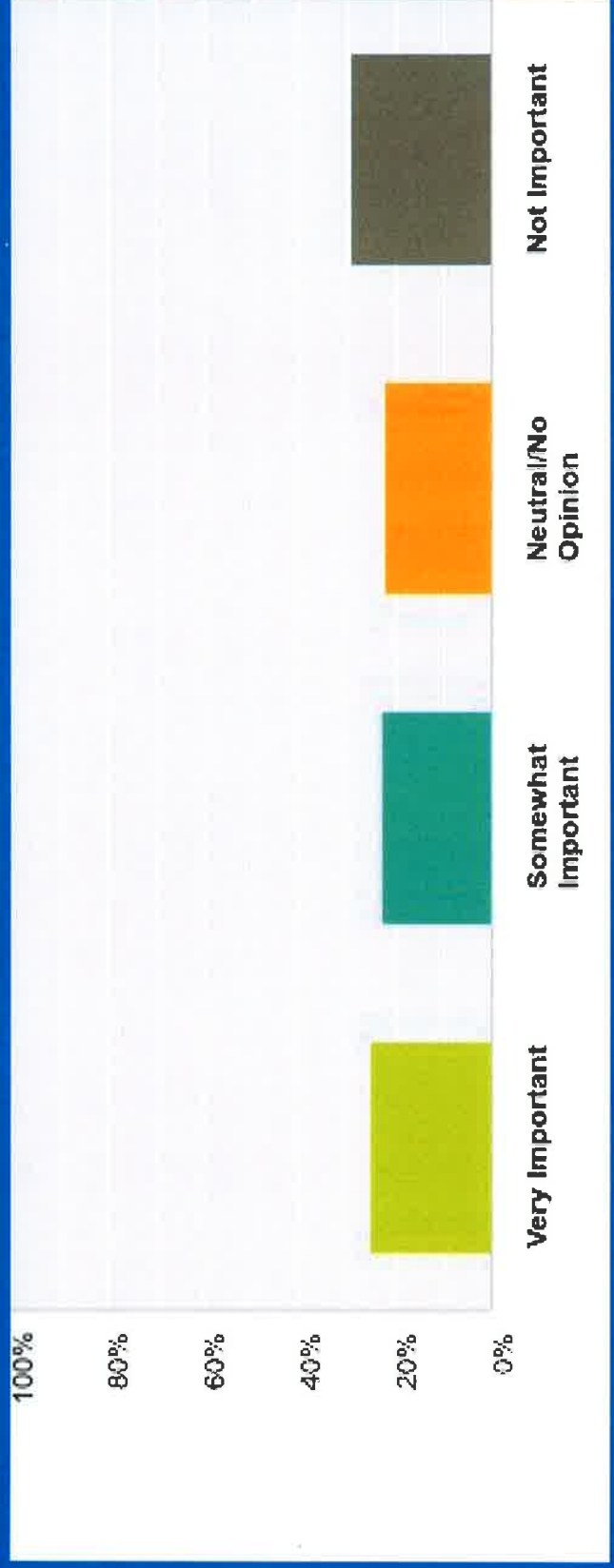
## Q21: How important is it that the court facilities remain at the location of the current city block?

Answered: 1,501 Skipped: 75

Answer Choices	Responses
Very Important	29.18% 438
Somewhat Important	21.65% 325
Neutral/no opinion	22.32% 335
Not Important	26.85% 403
<b>Total</b>	<b>1,501</b>

# Q22: How important is it that the government and city services remain at the location of the current city block?

Answered: 1,508 Skipped: 68



## Q22: How important is it that the government and city services remain at the location of the current city block?

Answered: 1,508 Skipped: 68

Answer Choices	Responses
Very Important	25.33% 382
Somewhat Important	22.94% 346
Neutral/No Opinion	22.41% 338
Not Important	29.31% 442
<b>Total</b>	<b>1,508</b>



## Q22: Do you have any additional comments, suggestions, or concerns?

- I don't think the debate should revolve around the architectural style of the exterior of this building. While I personally appreciate the "style," it has always been an eyesore because of its scale. I think a good architect could design a new building to better fit the needs of the surrounding city landscape as well as accommodate the needs of the court system and city government, and most likely not in the same building. (#16)
- I think that the public must be educated on the condition of the building and the cost to rehab or replace the building. I think the public must understand that we must decide to do one or the other. To do nothing is not an option! (#149)
- Be mindful of our city and way of life/work in 2050, when people may be working less in an office building ... consider "autonomous vehicles, parking apps, more efficient lighting and hvac systems" (#167)

## Q22: Do you have any additional comments, suggestions, or concerns?

- Do not waste money on parking, In 2050, cars will park themselves, or may not park at all...(#197)
- ...not crazy about spending money that tax payers provide to build a bunch of buildings for the government, but in this case and in the long run it would be a wiser business decision. (#294)
- The GC is an eye sore for the entirety of downtown. Beautiful brick buildings surround the GC and it stands out and is holding the aesthetic look of downtown Columbus back. The GC should be demolished and the city should build two separate, disconnected buildings on that block. That would limit wait times and allow for each building to be maintained and secured separately with the requisite level of security. (#318)
- I've been in the Government Center almost daily for over 34 years. It's time has come. Replace it with a well designed courthouse for Judicial functions only, that takes into account modern ideas on judicial functions, and move government services to a better location for all concerned. (#412)
- There are too many safety and security concerns related to the design of the building... Another building needs to be built- one which does not incorporate a tall tower design. Towers are difficult to evacuate- especially for handicapped individuals, and there are limits to how high fire truck ladders can reach. A new building should not be higher than fire truck ladders can reach. (#517)

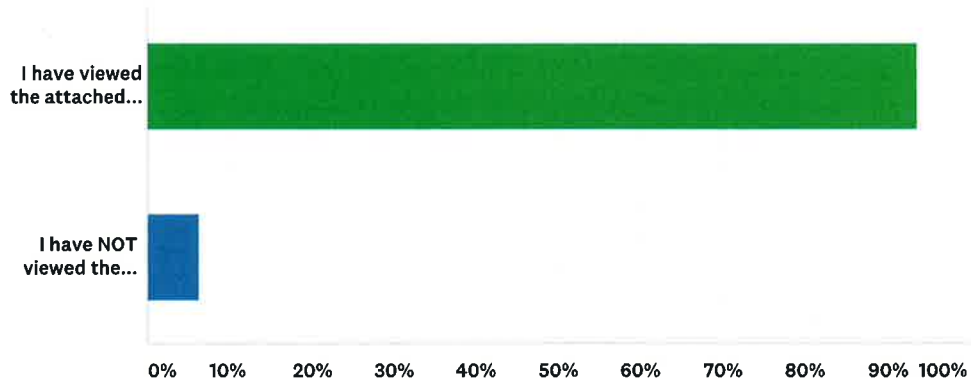


## **Appendix E.4**

New Government & Judicial Building Cost Survey

Q1 Please watch this short 10 minute video of the current status of the Government Center and the issues being considered by the New Government & Building Commission.

Answered: 656 Skipped: 121



**ANSWER CHOICES**

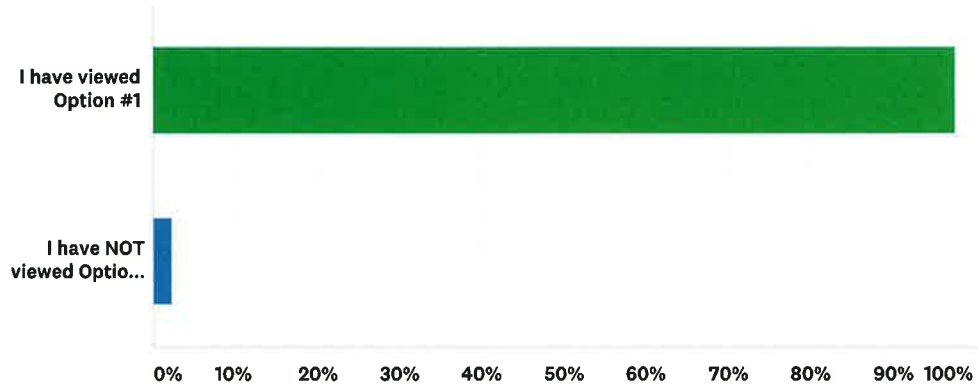
**RESPONSES**

I have viewed the attached video	93.75%	615
I have NOT viewed the attached video	6.25%	41
<b>TOTAL</b>		<b>656</b>

New Government & Judicial Building Cost Survey

Q2 Please follow the link below to view Option #1 and its related cost. Option #1

Answered: 668 Skipped: 109

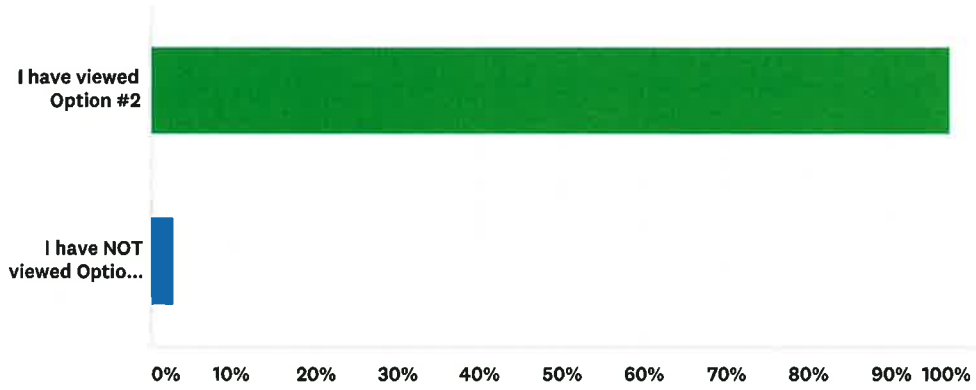


ANSWER CHOICES	RESPONSES	
I have viewed Option #1	97.75%	653
I have NOT viewed Option #1	2.25%	15
TOTAL		668

New Government & Judicial Building Cost Survey

Q3 Please follow the link below to view Option #2 and its related cost.Option #2

Answered: 672 Skipped: 105

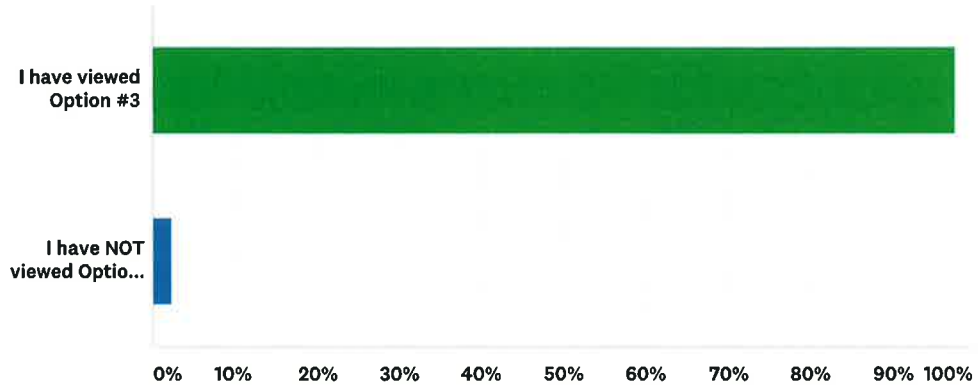


ANSWER CHOICES	RESPONSES	
I have viewed Option #2	97.32%	654
I have NOT viewed Option #2	2.68%	18
TOTAL		672

New Government & Judicial Building Cost Survey

Q4 Please follow the link below to view Option #3 and its related cost. Option #3

Answered: 750 Skipped: 27



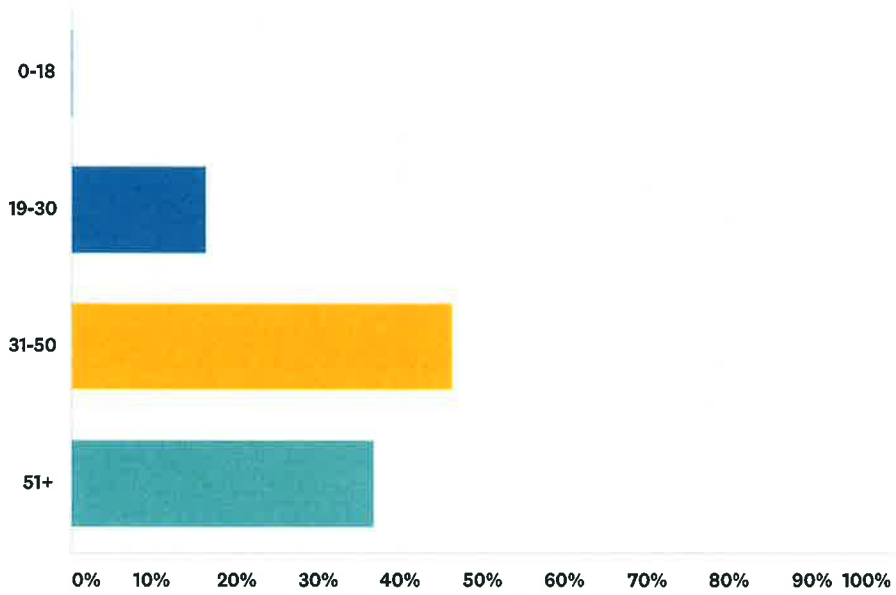
ANSWER CHOICES	RESPONSES	
I have viewed Option #3	97.60%	732
I have NOT viewed Option #3	2.40%	18
TOTAL		750



New Government & Judicial Building Cost Survey

### Q5 What age range do you fall under?

Answered: 764 Skipped: 13

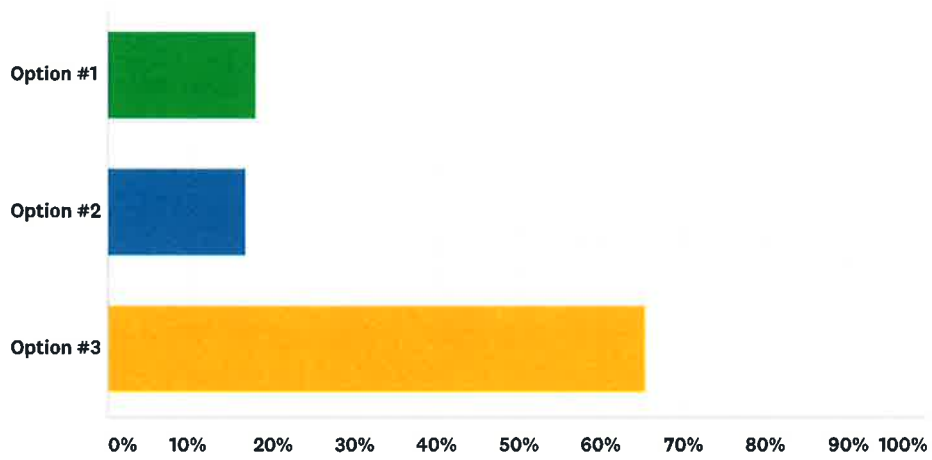


ANSWER CHOICES	RESPONSES	
0-18	0.26%	2
19-30	16.36%	125
31-50	46.47%	355
51+	36.91%	282
TOTAL		764

New Government & Judicial Building Cost Survey

Q6 Which option do you think is best?

Answered: 630 Skipped: 147



ANSWER CHOICES	RESPONSES	
Option #1	17.94%	113
Option #2	16.67%	105
Option #3	65.40%	412
TOTAL		630

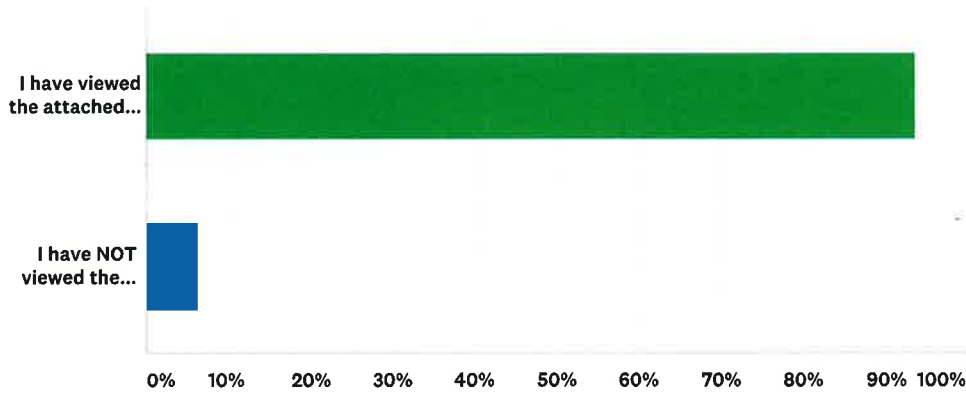


## **Appendix E.5**

New Government & Judicial Building Cost Survey

Q1 Please watch this short 10 minute video of the current status of the Government Center and the issues being considered by the New Government & Building Commission.

Answered: 656 Skipped: 121



ANSWER CHOICES	RESPONSES	
I have viewed the attached video	93.75%	615
I have NOT viewed the attached video	6.25%	41
<b>TOTAL</b>		<b>656</b>

#	COMMENTS	DATE
1	Why are the individual/s who were/are responsible for the upkeep or construction of this building are not being held responsible for this condition of this building? It appears to be difficult to renovate however if the cost to renovate outweighs the cost to rebuild, I'm for renovating. We as police officers need incentives hire and maintain officers and the city continues to ignore that issue. The city has grown and the citizens are being mislead. We need more officers and better pay .	10/19/2017 12:49 PM
2	The building itself is dangerous and there are safety concerns not only for the people there doing their job but the average citizen coming for court. I work in the government center and the fact that people that are incarcerated are unloaded from an elevator 5 feet from the door of a judge's office is ridiculous. There are little to no barriers between alleged criminals and the person simply there for a divorce hearing.	10/19/2017 10:40 AM
3	we need an entirely new courthouse. the old one has no historical significance as a structure. tear it down and start over.	10/19/2017 10:31 AM
4	I agree the government center is past renovations and needs to be replaced.	10/18/2017 12:30 PM
5	It is clear that the current condition of the buildings is unsafe and unacceptable.	10/18/2017 10:36 AM
6	This is not the reason to rebuild a skyscraper. Just fix it.	10/18/2017 9:16 AM
7	Have you considered tinting the south side facing windows with reflective tint?	10/17/2017 4:23 AM
8	Clearly the existing building in its current state does not meet the needs of the city government or the courts and associates uses. Also, certain flaws were designed into the building which make it impossible to upgrade to current life safety standards without a significant investment.	10/16/2017 6:19 PM

## New Government & Judicial Building Cost Survey

9	I do agree the government center is out dated and I do not have a problem with a new one. The city claims not to have money for anything but all of sudden they have money for a new building. A couple years ago the citizens voted a 1cent sales tax for Public Safety, we have not seen that money since. Is the city going to use that money for it. Where is the Public Safety sales tax and why do we not have access to it	10/16/2017 12:08 PM
10	We can save \$ by fixing the current building issues. Why hasn't the Mayor informed anyone of the issues before???? The money should be given to our law enforcement officers instead. They need it way more than getting a new building!!!	10/16/2017 11:44 AM
11	I have Viewed this video. So much needs to be reworked. Keep the look the same from the outside and purpose this to offices. The judicial building does not flow here from a security point of view.	10/12/2017 12:59 AM
12	We need a new building with the most efficient and state of the art equipment.	10/11/2017 7:46 AM
13	The whole building needs to be demolished and done correctly, it is a very old and unsafe building with a lot of safety concerns and code violations, come on Columbus do the right thing and stop cutting corners, you have the tax payers money do the right thing bring NEW ....	10/9/2017 8:50 PM
14	Many of the items discussed in the video appear to the result of a lack of maintenance. Why has the building not been maintained? Why should taxpayers pay for a new facility if it will not be maintained? Also, the generator had not run its expected lifespan...it broke after a bad decision made by a government employee against the explicit recommendation and guidance of the generator contractor. The majority of the video involves things and areas that should be renovated instead of replaced. The real world has to modify their facilities in order to make the best use of investment. Some of the video points would be easily resolved with minor changes in process, operation, organization, or layout.	10/9/2017 9:06 AM
15	Looks like refurbishing is a major problem.	10/9/2017 8:37 AM
16	As a taxpayer the problem I have with each option is the government is quick to build using splost funds but isn't willing to budget funds to maintain what is built. This survey is disingenuous in that it only allows voting on the endorsed options. The option for renovation is left off. This could include insulation and closing off all but a few windows on south and west sides of tower. Building an external chase for new pipes and wiring. New high speed elevators. A new expanded front entrance using plaza level. Close ground floor to public and use front drive-through to build a secure prisoner area. Close outside plaza into a courtyard for access to wings. Employee badge access to garage. Generally refurbish restrooms, courtrooms and other areas. Invest in more cloud storage capacity with offsite storage of essential paper records, distruction of rest. There are many things that can be done to save existing building for half replacement cost but most of all budget funds to maintain whatever is done.	10/9/2017 8:32 AM
17	Seeing the video instead of just reading about it really drove home the problems with the current structure.	10/9/2017 4:14 AM
18	It is outdated and dangerous	10/8/2017 6:44 PM
19	After viewing the video it seems obvious the building needs to be replaced. There are just too many safety concerns.	10/8/2017 7:44 AM
20	Seems like the building is a major health/safety risk, outdated design by decades (probably from the point of completion). looks like a stuffy and somewhat horrible place to have to work day-in and day-out.	10/7/2017 3:21 PM
21	eh	10/7/2017 11:46 AM
22	The current building was state-of-the-art when built. It is now old and decrepit, having outlived its useful life.	10/6/2017 3:34 PM
23	I had no idea this was going on.	10/6/2017 7:58 AM
24	I have been to the Government Center a number of times over the years and I have notice many problems with the building.	10/5/2017 10:38 PM
25	Revealed too much info	10/5/2017 9:41 PM

## New Government & Judicial Building Cost Survey

26	Having difficulty viewing the video on my end. I was born and raised in Columbus and was too young to remember the old courthouse being torn down but vaguely recall construction of the present buildings. As I grew older I came to dislike the present design as completely void of creativity. It was just this big tall "thing" which didn't even look attractive in any sense. My vote is to tear it all down and start over. Yes, a costly undertaking, but with all of the beauty and vitality of downtown ("Uptown" has served its purpose and should be retired) now, a more appropriate design would be to reflect the look of the old courthouse. Certainly much larger in scale, but a new facility with a nod to past design. The current buildings stand out like a big sore thumb in comparison to the rest of downtown. Understanding that acreage to rebuild is limited, my imagination pictures a ground level wide-based structure reminiscent of design of the original courthouse, with ascending floors being built upward in a cathedral tower manner. As the tower gets taller, the design progresses through history. The base is the basis of the history, the top, the future.	10/5/2017 7:38 PM
27	These systems need to be gutted and brought up to code.	10/5/2017 5:03 PM
28	I appreciate the video. This helped me understand why a new building is necessary.	10/5/2017 3:15 PM
29	Video needs editing. Many meaningless shots, poor audio.	10/5/2017 3:00 PM
30	Refurbishing the current building is a waste of money as it is in serious disrepair and is not secure to keep out unwanted visitors. Clearly, administration and judicial/security functions need to be separated for safety purposes. The better solution would be to purchase the Carmike Building for Administration and build a judicial center to house all courts and court security functions.	10/5/2017 2:29 PM
31	The condition of the Government Center is unsafe for employees. The original design and/or the scope of the work done due to cost, was not thought through; it did not take into account the possible loss of life due to the lack of safety features (sprinklers, stairwells filling with smoke, jail elevators), maintenance contingencies on electrical, plumbing, etc., heating/cooling without dual zones and the fact that the building is nothing but steel and glass, which makes it harder to keep it cool/warm.	10/5/2017 12:34 PM
32	Wow. Let's redo this right. I'm all for preserving the past, but maybe we honor the old building by having a scaled model with photos and memorabilia in a foyer or atrium in the new building, and show its legacy to see how far we've come. Thanks	10/5/2017 12:04 PM
33	The tower and both wings need to be torn down. Mold and bat guano were not even mentioned. There is no way to properly secure these buildings.	10/5/2017 11:02 AM
34	Seems awful!	10/5/2017 10:35 AM
35	Building is in need of repairs and logistical changes.	10/5/2017 9:21 AM
36	This is embarrassing.	10/5/2017 8:58 AM
37	The Government Center is fine as is. It needs a little paint and cleaning and some security upgrades but nothing more. My home was reassessed to the point I cannot pay anymore taxes. I cannot afford to support any expenditures on the Government Center.	10/5/2017 8:45 AM
38	NEED NEW BUILDING. NO OTHER OPTIONS ARE DECENT FOR THE COUPLE OF THOUSAND PEOPLE THAT WORK IN THIS BUILDING AND SPEND A SIGNIFICANT PORTION OF OUR LIVES HERE. TEAR IT DOWN, BUILD ONE WE CAN BE PROUD OF. NO BANDAIDS, IT IS A GAPING WOUND FOR WORKERS AND EMPLOYEES... THANK YOU!	10/5/2017 8:44 AM
39	Makes all the points it needs to about how antiquated and inefficient a building can be.	10/5/2017 8:32 AM
40	Wasting taxpayer money. Already need the property owner to agree with the taxes increase plus all those law suits. My question were the money coming from and what budget will this new proposal affects.	10/5/2017 7:16 AM
41	Deplorable conditions detrimental to the safe operation of the building.	10/5/2017 2:01 AM
42	The building sucks.	10/4/2017 9:43 PM
43	I love the courthouse we have, but the last time I had jury duty, it became evident that the building needs to be modernized. It makes me sad to think that our courthouse will be changed from what is so familiar; but from this video and personal experience, I know it is badly needed.	10/4/2017 9:31 PM
44	We have to do something because the issues with the current facilities will only become worse.	10/4/2017 9:26 PM
45	I would be interested in seeing the cost associated with each of the problems indicated in the video.	10/4/2017 7:24 PM

## New Government & Judicial Building Cost Survey

46	'DO NOT WASTE ANYMORE OF MY MONEY ON BOONDOGGLES!!	10/4/2017 5:44 PM
47	I agree that the building needs many repairs, however it just one of many city buildings. There are fire stations that is in just as bad of shape and we live there 24/7. At some point the city needs to stop wasting money and address the numerous problems that we have. Roundabouts, brick walk ways and bathrooms for the homeless may not be the top priority.	10/4/2017 4:19 PM
48	The Government Center is a tinderbox and one disaster away from being rendered useless.	10/4/2017 3:13 PM
49	Accepting the lowest bidder, and cutting life safety components always result in poor utilization of tax dollars, and excessive maintenance / upkeep.	10/4/2017 1:52 PM
50	This is just the tip of the iceberg. Building sorely needs to be replaced. NOT retrofitted	10/4/2017 1:45 PM
51	They need to tear it down and replace it with a new building.	10/4/2017 1:44 PM
52	Pitiful. We need a new building for our judicial system.	10/4/2017 1:28 PM
53	Informative video.	10/4/2017 1:19 PM
54	No new building. Give that money to the police officers.	10/4/2017 1:14 PM
55	SHOULD HAVE MAINTAINED THE ONE YOU HAVE	10/4/2017 1:11 PM
56	The building has serious issues that need to be addressed or replace it with a new, modern building where these issues have been addressed fully.	10/4/2017 1:10 PM
57	As an employee, this is a view of the building I have never seen. It is both interesting and disturbing.	10/4/2017 12:45 PM
58	Overall a terribly designed and constructed building from every aspect.	10/4/2017 12:45 PM
59	I work in the East Wing, and I was already appalled with the conditions. This video made me aware of even more issues, and now I am even more concerned. I don't know how it's even legal to have employees working in buildings with asbestos, bursting hot water pipes, black sludge coming from the pipe repairs, missing ceiling tiles, bats, broken elevators, freezing temperatures, etc. The whole place needs to be torn down and rebuilt.	10/4/2017 12:39 PM
60	This should scare anyone who has to spend much time in the building. Even jurors should panic.	10/4/2017 12:19 PM
61	I think they should make the needed repairs it would be cheaper than a new building. If the current building wasn't taken care of a new one will be treated the same way.	10/4/2017 12:13 PM
62	do not have time to watch survey should be short make comments at the end	10/4/2017 12:11 PM
63	Terrible conditions!	10/4/2017 11:52 AM
64	I work in this building, and this is frightening.	10/4/2017 11:46 AM
65	So we're in a death trap full of potential for violence & fiery deaths... Got it.	10/4/2017 11:44 AM
66	I am in agreement 210% that we need a new building	10/4/2017 11:41 AM
67	Seems like the building was very poorly executed. How can the public be certain that the work and getting it up to code will actually happen how it should have originally been? Seems like funds should have been continuously put towards maintenance over the years as well. Did they really just run completely out of funds after building first floor?? That seems to be the only floor actually completed to code. Let's hope the city property vets contractors this time who actually know what they're doing.	10/4/2017 11:24 AM
68	Ok. I get it. The building is old.	10/4/2017 9:27 AM
69	Many issues are those that should have been addressed over the years as they became apparent. That seems to be the modus operandi of the local government/school district is to allow relatively new buildings to fall into utter disrepair and then scream "we need to build and replace" at the expense of yet another sales tax bond issue.	10/4/2017 8:37 AM
70	Informative but obviously slanted to show the negative and focus on needing a new facility. Every house needs to be upgraded and repaired from time to time. Why hasn't the management taken care of preventative maintenance?	10/4/2017 6:44 AM
71	The new center should be by the Library on Macon Rd. It centralizes it to every one in Muscogee. It is on a better bus route for those who do not drive. It should mirror the buildings there. The old building is an eye sore and does nothing visually for the city or county.	10/4/2017 2:29 AM



## New Government & Judicial Building Cost Survey

72	This building is outdated. I feel they should tear this one down and rebuild another, something more to match this area. I understand there are so many problems in this building. It could be unsafe to the people that work there and to the people that visit.	10/4/2017 12:11 AM
73	Clearly there are problems and they look serious. But why not repair, replace and renovate? The problems just don't seem severe enough to warrant demolition and new building. Based on this video, that seems and excessive response.	10/3/2017 9:45 PM
74	Don't waste the taxpayers money. Do something about the crimes in Columbus. That should be your priority!	10/3/2017 8:21 PM
75	Looks like what we have now— awful.	10/3/2017 7:36 PM
76	Enlightening! I imagine this sort of education approach coupled with the survey is very powerful toward reaching a more informed decision on the survey below.	10/3/2017 6:07 PM
77	I not only saw this shorter version. I saw the much longer version on CCG TV Youtube. The building situation is appalling and much more serious than the general public realizes.	10/3/2017 5:59 PM
78	Do not take down this historic building....	10/3/2017 5:07 PM
79	A big issue is lack of Maintenance over the years.	10/3/2017 4:23 PM
80	Interesting, if alarming video. Inmates and judges transported in the same elevator=alarming, as are the problems with the parking deck. If we care about crime, we could start here. Also, saving money on sprinklers? SMH.	10/3/2017 3:40 PM
81	The Building needs torn down. It is a safety hazard.	10/3/2017 2:55 PM
82	I do not have to view any of the videos to know the request for a new government building is ridiculous! What is wrong with this mayor? We voted 3 times to keep the freeze on property taxes and yet she still is trying to find a way around that. NO NEW GOVERNMENT BUILDING!!	10/3/2017 2:48 PM
83	City is proud of not allowing maintenance to make repairs all these years. Upgrade current building...	10/3/2017 2:12 PM
84	These are horrible working conditions for the individuals that work there, or could potentially work there.	10/3/2017 1:34 PM
85	Building conditions are absolutely horrible	10/3/2017 1:30 PM
86	This is an embarrassment and needs to be corrected immediately!	10/3/2017 1:25 PM
87	These are not the only issues with the building, but it's a good start.	10/3/2017 1:06 PM
88	It appears that many of the issues shown in the video are due to deferred maintenance. When my plumbing breaks I call a qualified plumber to fix it. Using a corroded pipe as an excuse to spend \$125 million is a joke. It seems like the city has either ignored or used unqualified people to address maintenance issues that come up. I believe the citizens might feel more inclined to fund a renovation or new building if the city could show that it was a good steward of its existing facilities. If the generator needs to be replaced and you cant get to the existing unit take a parking spot in the underground garage an install a new one there. Not being able to remove the existing generator does not justify a new building. Also, it is misleading to the public to claim that because this building is "not up to code" is a reason to justify a new one. I would venture to say 90% of buildings in Columbus are not up to current code, because they weren't built in the last year. Once the code is updated, technically every building built before that is out of compliance.	10/3/2017 12:49 PM
89	We need a new govt center	10/3/2017 12:26 PM
90	It's even worse than shown.	10/3/2017 12:14 PM
91	Don't need	10/3/2017 11:33 AM
92	We need a complete new building. Its time columbus invests in its own town.	10/3/2017 10:38 AM
93	I truly think that the elevator situation needs to be remedied. It's not safe. And the elevators, & parking lot pose a possible security risk to officers, & others when transporting criminals to there.	10/3/2017 10:19 AM
94	Just curious who designed the building back in 197x?	10/3/2017 8:40 AM
95	I vote no	10/3/2017 7:31 AM
96	Why hasn't the building been maintained all along?	10/3/2017 7:06 AM

## New Government & Judicial Building Cost Survey

97	I understand the need better. How did we get to this point? Deferred maintenance and upgrading has become the rule rather than the exception.	10/3/2017 6:57 AM
98	Build a new as soon as possible	10/3/2017 6:43 AM
99	Looks as if there has been no action ever taken on the current and past issues and we are just looking for ways to get a new building! Columbus needs to sell off unused properties to fund this project even if they are not at market value just to raise capitol for this! The Woodall Center has been vacant for over a year and is now deteriorating quickly!	10/3/2017 6:22 AM
100	What happened to the first survey where no one wanted to build a new building.	10/3/2017 12:35 AM
101	I don't care that a judge and inmate use the same elevator. And perhaps y'all should get with the program and move to electronic files. That's clear up tons of space... probably enough to make the bathrooms bigger.	10/2/2017 10:57 PM
102	The government center is an ugly eye sore and was an ugly eye sore when it was first built. The city of Columbus should NEVER have demolished the original court house that was there but that's the city of Columbus for you!	10/2/2017 10:49 PM
103	I wish the Mayor would focus on the Citizens who Elected her, than her legacy; she no longer has the passion or the ears of those who elected her. How about the Property Tax Issue, Spring Harbor uncollected tax or even the Worst Killing Spree of all time here in Columbus, Ga.? She is Not the same person who held those Black Babies at Churches and danced in the Streets with Hispanics. Do you not Agree?	10/2/2017 9:54 PM
104	Basically this building wasn't maintained and kept to par to begin with. Why should we invest in a new building if this is how it will be handled? It looks like every time new additions/updates were made (a/c, hot water, etc) they've taken the cheapest route available, thereby ending up with shoddy results that aren't efficient and can't be easily adapted, which leaves a new building as the only option rather than one that can be changed to suit whatever needs are in place over a long period of time. I wouldn't have expected this back in the 1800s or even early 1900s, but not the 70s. The city should have invested in quality over price, which they clearly didn't. What's to say that won't happen again? Not to mention, why does this building even have hot water?	10/2/2017 8:50 PM
105	Needs a new building to deal with the growing Columbus .	10/2/2017 8:49 PM
106	Neglect plain and simple.	10/2/2017 8:47 PM
107	I can take you on a tour of my place. It is falling apart, may have some safety hazards, but..im broke. I don't have the money to fix. You knew about this when you built that extravagant pool. Poor planning on your part means you have to work in a dump.	10/2/2017 8:35 PM
108	This is INSANITY!!!! How about hiring more police officers and think about getting crime under control. You have lost your collective minds.	10/2/2017 8:34 PM
109	Scan records into electronic system - it's done at hospitals all the time and saves lots of space. We do not need a new government center - Take a few departments out at a time and move to vacant buildings elsewhere in town. Find solutions that don't involve building ridiculous expensive new construction. I have no confidence what so ever that the leaders of our city will make wise decisions to address every detail noted in this video when/if they build a new building.	10/2/2017 8:01 PM
110	There are many updates needed. Also, many computers needed to go paperless. It's ridiculous the amount of paper still being used in there.	10/2/2017 7:52 PM
111	Poor excuse as a sales pitch to have people on board for new construction of a building.	10/2/2017 7:43 PM
112	This video does not address the underlying issues of the CCGs failure to maintain this building. It lays out no alternative plans to correct the issues presented.	10/2/2017 7:36 PM
113	Poor planning and lack of normal maintenance	10/2/2017 7:28 PM
114	Rebuild the current Government Center. Cost less. Maintains an important footprint in downtown.	10/2/2017 7:27 PM
115	Looks like y'all didn't do a good job taking care of what y'all had to start with so with that said you don't deserve new or even the old. Sounds like would be better if y'all worked out of a old chicken house.	10/2/2017 6:57 PM
116	NO	10/2/2017 6:37 PM
117	Wow	10/2/2017 6:27 PM
118	The entire building needs to be replaced!	10/2/2017 6:26 PM

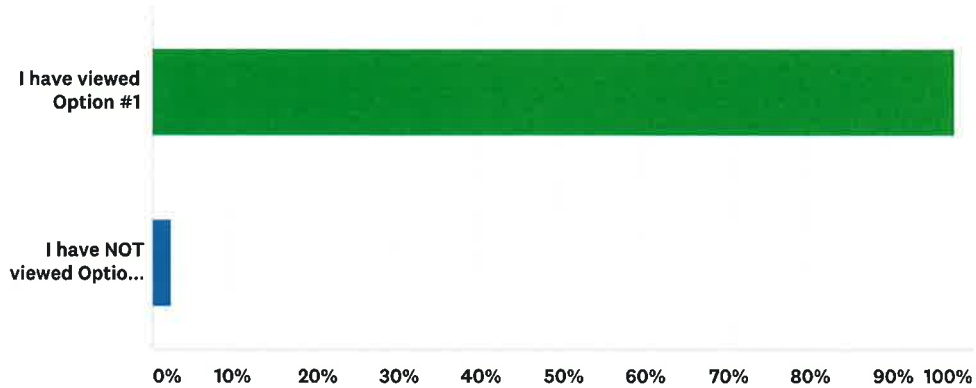
## New Government & Judicial Building Cost Survey

119	I agree that the building is in need of drastic renovation or to be demolished. It has aged almost beyond usefulness	10/2/2017 5:19 PM
120	This building needs to be replaced. Do not throw new money after an OLD building.	10/2/2017 4:41 PM
121	I visit the government center frequently for work in the property record room on the 2nd floor. As long as the elevators move faster in the new building I'll be happy! ;)	10/2/2017 3:18 PM
122	Make necessary repairs and remodel restrooms to allow wheelchair accessibility. I see nothing here that warrants a 11 million dollar rebuild. This city needs to put that money to a real cause. Fancy buildings are not going to make the cities crime rate go down nor get the many homeless off the streets. I could go on and on.	10/2/2017 3:18 PM
123	Tear it down to the dirt.	10/2/2017 2:50 PM
124	Presenter needs to stop laughing during presentations.	10/2/2017 2:34 PM
125	tear it down	10/2/2017 1:29 PM
126	Building is bad. I worked in it on 5th floor from 2001 - 2007. However before renovating a building, public safety needs to be addressed.	10/2/2017 12:33 PM
127	I still do not see the need for a new building. A sprinkler system can be installed.	10/2/2017 12:32 PM
128	it appears that this did not happen over night and most could have been prevented or serviced over the years.	10/2/2017 12:20 PM
129	This video scared me!	10/2/2017 11:53 AM
130	Waste of money. More important things to put our focus on. Y'all spending just to be spending.	10/2/2017 10:12 AM
131	Poor inspectors in the 70's and some folks gave a blind eye to potential dangers. Surprised there hasn't been a major incident.	10/2/2017 10:07 AM
132	I've seen the issues repairs would be simpler.	10/2/2017 9:54 AM
133	Very helpful for people who will take the time to watch it. However, I don't think it tells the story of an urgent threat to the public, law enforcement , judges, prosecutors and employees. What I see here is a 47 year-old building that needs some serious repairs and structural work. I don't see a story of a building that requires demolition and a \$100mm+ expenditure.	9/29/2017 4:54 PM

New Government & Judicial Building Cost Survey

Q2 Please follow the link below to view Option #1 and its related cost. Option #1

Answered: 668 Skipped: 109



ANSWER CHOICES	RESPONSES	
I have viewed Option #1	97.75%	653
I have NOT viewed Option #1	2.25%	15
<b>TOTAL</b>		<b>668</b>

#	COMMENTS	DATE
1	I cannot view link	10/19/2017 12:49 PM
2	This is not enough. The building is still not well designed for the amount of people that come in and out.	10/19/2017 10:40 AM
3	Safety and Security of employees and citizens should be top priority. Think first of your employees they will take care of your citizens!	10/19/2017 8:31 AM
4	New building is needed but not as depicted. Most non-judicial-system offices should be moved to the current Citizen's Service Center. For example, Finance, City Manager's office, Mayor's office, should be moved to the current Citizen's Service Center.	10/18/2017 10:36 AM
5	This is a waste of taxpayers' money and I'm against spending more.	10/18/2017 9:16 AM
6	That expense is ridiculous when the current employees have not received a real raise in years and have been told there are NO funds for them to get one. Yet the city wants to find money for this!!!	10/17/2017 9:56 AM
7	It's interesting. But I need to understand . more about this plan.	10/17/2017 4:23 AM
8	I am concerned that keeping all existing structures in-place will compromise adjacencies and overall restrict the opportunity to transform the center into a highly functional complex for the next 50 years. Further, the wings are just horrible buildings all the way around. No windows. Unapproachable. If they are to continue to exist, the brick skin should be replaced with an efficient curtainwall system to modernize the appearance and open the building up from outside to in and inside out. Overall this is the least preferred option.	10/16/2017 6:19 PM
9	This option is impractical since access to repair pipes and bowlers is next to impossible.	10/16/2017 1:38 PM
10	Again why hasn't the situation been dealt with as the need for fixing these areas neen addressed till now?	10/16/2017 11:44 AM
11	All options too expensive for a city that seemingly has little money to keep and maintain public safety employees or any other city employees.	10/13/2017 10:08 AM
12	Nice building	10/12/2017 11:56 AM

## New Government & Judicial Building Cost Survey

13	I am not in favor of changing the look of this historic building in anyway. Please renovate into city offices. For security reasons build a new tower across the street. Keep the Government center the way it is on the outside. Just renovate the inside.	10/12/2017 12:59 AM
14	I do not believe that renovation of the current center will resolve the issue long-term. It will only delay the inevitable. The current center is ill-equipped to handle changes that have occurred over the past decades.	10/11/2017 12:00 PM
15	New construction is well worth the cost.	10/11/2017 7:46 AM
16	No	10/9/2017 8:50 PM
17	I like the idea of it being fixed!	10/9/2017 4:37 PM
18	I do not see mention of expected lifespan of the existing structure, an actual engineering lifespan, not preference lifespan. You can't proeprly compare costs of renovating vs replacing without knowing how long a structure can physically support itself.	10/9/2017 9:06 AM
19	Too expensive	10/9/2017 8:32 AM
20	Just goes to prove that lots of money does not make an ugly structure look any better	10/9/2017 4:14 AM
21	I like keeping the building but do not like the massive built on parts on 9th st	10/8/2017 7:18 PM
22	Like the newer version	10/8/2017 6:44 PM
23	It's really hard to tell what's different about the concept other than the green roof, so it's difficult to know whether it's just about fixing the problems laid out in the video or if you're addressing deeper issues, like redesigning for human wellness and improving efficiency for and between all departments.	10/7/2017 3:21 PM
24	simply a band-aid	10/6/2017 3:34 PM
25	It looks a lot like the existing structure. No real improvement	10/6/2017 3:26 PM
26	These few pictures aren't enough to form an opinion.	10/6/2017 7:58 AM
27	I have never liked the looks of the tower and the two side additions.	10/5/2017 10:38 PM
28	Ugly	10/5/2017 9:25 PM
29	I prefer that the exteriors remain with the architect's original design and remain untouched. Gut the interior and get rid of the False Room.	10/5/2017 5:03 PM
30	Don't approve.	10/5/2017 3:00 PM
31	Option #1 may address the issues prevalent in the video, but there is no information other than bare bones. Will there be sprinklers on every floor? Will it have handicap access where needed? Will it provide adequate elevators for both the courts and office staff? Without knowing these specifics, it is hard to determine which is the better choice. Also, I do not know what the purpose is of 'whitebox'ing certain areas of the building. Does it serve a purpose? That is a lot of money for something unless it serves a purpose.	10/5/2017 12:34 PM
32	I like the green space.	10/5/2017 12:04 PM
33	Waste of money.	10/5/2017 11:02 AM
34	Seems pretty good, the addition seems like a good idea, just needs a different design.	10/5/2017 10:35 AM
35	Ugly and to hard to secure	10/5/2017 9:23 AM
36	Looks nice.	10/5/2017 9:21 AM
37	No. This is too much money. We have much greater needs such as additional police officers and more efficient public works. We need to better manage our chaotic traffic situation.	10/5/2017 8:45 AM
38	What are those ugly back braces on the building for? Support? Or elevators? Yuck!	10/5/2017 8:32 AM
39	No. That money could be spent better elsewhere.	10/5/2017 5:57 AM
40	NOT cost effective.	10/5/2017 2:01 AM
41	Nope	10/4/2017 9:43 PM
42	I don't really care for Option 1. I don't like the big white "wings" at the front.	10/4/2017 9:31 PM
43	Will there be an underground walkway from the new parking deck to the Tower?	10/4/2017 3:13 PM

## New Government & Judicial Building Cost Survey

44	Don't spend good money after bad. Demolish.	10/4/2017 1:52 PM
45	If your going to spend 115 million on complete renovation (where you will be sure to run into some unknown costs that could raise that exponentially)... you might as well tear it down and design it & build it right.	10/4/2017 1:44 PM
46	Option 1 is "okay".	10/4/2017 1:19 PM
47	Over priced. Waste of money.	10/4/2017 1:14 PM
48	NO!	10/4/2017 1:11 PM
49	Seems reasonable	10/4/2017 1:10 PM
50	Interesting designs	10/4/2017 12:45 PM
51	I noticed there is a building in the location of the present parking lot. Will there be a closer parking garage than the Metra parking garage for citizens? What will be the parking arrangements for government employees?	10/4/2017 12:30 PM
52	The cost of demolition may be expected to be less but the time and cost that comes with doing a floor at a time would most likely be more overall.	10/4/2017 12:19 PM
53	keep the same building just make the repairs	10/4/2017 12:13 PM
54	no time to watch	10/4/2017 12:11 PM
55	If you're going to renovate, renovate all. Not only where the Judges and high ranking officials are. Don't forget about the "average Joe" who works hard every day to make ALL of CCG efficient!	10/4/2017 11:52 AM
56	I would like more information about the design, and how it addresses the problems that have been identified.	10/4/2017 11:46 AM
57	No thanks.	10/4/2017 11:44 AM
58	I like Option #3 best	10/4/2017 11:41 AM
59	Doesn't seem like any change and the building style is antiquated.	10/4/2017 11:24 AM
60	OK	10/4/2017 8:37 AM
61	One sided to present replacement rather than repair.	10/4/2017 6:44 AM
62	Grotesque building. Sticks out like a sore thumb as the current building does. Not worth the cost.	10/4/2017 2:29 AM
63	I don't like the look of this building	10/4/2017 12:11 AM
64	Looks too much like the old one.	10/3/2017 10:04 PM
65	Fine but uninspiring. Hopefully, these are not the final building designs.	10/3/2017 9:45 PM
66	Terrible looking	10/3/2017 7:36 PM
67	I am against preserving the old building. Too many obstacles and challenges to work around.	10/3/2017 5:59 PM
68	I like it	10/3/2017 5:07 PM
69	This is even uglier than the present building.	10/3/2017 3:40 PM
70	not my favorite	10/3/2017 3:00 PM
71	City enjoys wasting money. Make repairs. Cheaper.	10/3/2017 2:12 PM
72	The idea seems good in theory, until you start looking into all the underlying costs, of relocation, and other various expenses not included in the cost of the renovation.	10/3/2017 1:34 PM
73	If it is only going to cost \$12,000,000 more to build an entirely new complex, it seems silly to even consider renovating this one.	10/3/2017 1:25 PM
74	We do not need a new building.	10/3/2017 1:13 PM
75	Ugly	10/3/2017 12:26 PM
76	This is hideous.	10/3/2017 12:14 PM
77	I like that the north side keeps original design integrity. What are big white things on south side? Can't the addition be designed to more closely mimic the original design?	10/3/2017 8:40 AM

## New Government & Judicial Building Cost Survey

78	Build what ever it cost that it wii be built right you all take short cuts all the time	10/3/2017 6:43 AM
79	Why can't some offices be re;coated offsite, the Blue Cross Building on Warm Springs road is vacant and could accommodate non-court related offices without much renovation!	10/3/2017 6:22 AM
80	why not build a new building ,in a new location to cut Demolition cost .	10/3/2017 6:09 AM
81	There are plenty of vacant buildings in Columbus, such as Kmarts to use.	10/3/2017 12:35 AM
82	Green space is not needed on top of buildings. This will create additional costs for maintenance and building. Tons of money has already been spent to "Keep Columbus Beautiful". There is plenty of green space downtown without placing it on top of the building.	10/2/2017 11:48 PM
83	Retrofitting a poorly designed building will only be more expensive in the future as any future upgrades will require further working around fundamentally poor design.	10/2/2017 11:10 PM
84	Absolutely not.	10/2/2017 10:57 PM
85	Ugly and the price is outrageous!	10/2/2017 10:49 PM
86	I'm confused because the photos and description in options 1 and 2 appear to be backwards. As in option 1 says tower and wings renovation, but shows only the tower. Option 2 says tower only renovation but shows additional wings as well.	10/2/2017 8:50 PM
87	Option 3	10/2/2017 8:49 PM
88	Keep shopping for a better deal.	10/2/2017 8:47 PM
89	Again.....you spent your fancy building money on a pool....	10/2/2017 8:35 PM
90	Cart before the horse comes to mind. If you really cared about getting the "broadest input possible". You would have been listening all along to all the folks telling you NO!!!	10/2/2017 8:34 PM
91	Awful	10/2/2017 8:18 PM
92	No new building - find other smarter, less expensive solutions. There is no need to have an all in one building.	10/2/2017 8:01 PM
93	Keep old building.	10/2/2017 7:52 PM
94	The citizens of Columbus have not voted to build a new government center. We shouldn't be choosing a new building plan at this time. Besides that, the citizens don't have confidence in their local government to spend money wisely and efficiently. Before anymore taxes are levied on the tax payers of Columbus, a forensic audit needs to be done to see where the money is being spent and if illegal activity is taking place in our local government. Only after this audit is completed should Columbus consider building another government center. Teresa Tomlinson is using Columbus as step up to further her career and pursue a position at the State level. She wants this new government center as part of her legacy and so she can include this in the improvements she has made to Columbus i.e. roundabouts, bike trails, etc.	10/2/2017 7:50 PM
95	Costs are outrageous, spend time fixing the city; streets, parks, revitalize crime ridden areas to reduce murders. Stop putting bike trails and lanes that impede traffic.	10/2/2017 7:43 PM
96	I do not support the proposed renovations to the building, as I believe they are wasteful of our limited resources.	10/2/2017 7:36 PM
97	No. Ugly. We don't have the money.	10/2/2017 7:23 PM
98	Nope	10/2/2017 6:59 PM
99	Not good options, look like a waist of money and property. I think we have a murder problem first.	10/2/2017 6:57 PM
100	This is my 2nd choice	10/2/2017 6:27 PM
101	It's not going to be much cheaper than building new.	10/2/2017 5:30 PM
102	I liked it a lot	10/2/2017 5:29 PM
103	It looks dated	10/2/2017 5:22 PM
104	relatively attractive. Why not start over with a nicer more attractive design?	10/2/2017 5:19 PM
105	It's pretty	10/2/2017 3:18 PM
106	None of these.	10/2/2017 3:18 PM

## New Government & Judicial Building Cost Survey

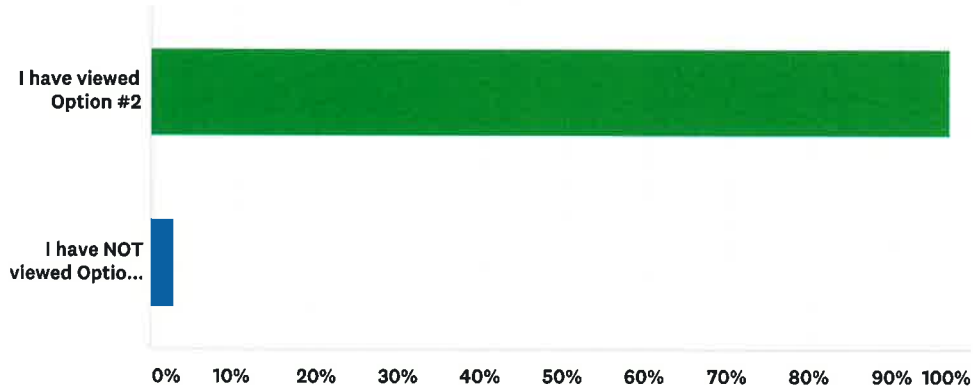
107	The city and citizens have put a tremendous amount of effort into revitalizing and preserving the historical look of our city. The "disco" tower need to go and a more historic looking center needs to be built that will better match and go with our Historic Columbus buildings.	10/2/2017 2:39 PM
108	NO	10/2/2017 1:29 PM
109	Hideous	10/2/2017 1:21 PM
110	Why does renovating both wings and the tower cost less than just the tower alone?	10/2/2017 12:33 PM
111	What company quoted that price? Have we looked for others? Is the government building going to fail or fall structurely anytime soon?	10/2/2017 10:08 AM
112	We need estimates on the soft costs. That really should be included in the total estimate costs.	10/2/2017 10:07 AM
113	I don't find the design that appealing. I think more work can be done on that. The site plan feels fragmented.	9/29/2017 4:54 PM



New Government & Judicial Building Cost Survey

Q3 Please follow the link below to view Option #2 and its related cost. Option #2

Answered: 672 Skipped: 105



ANSWER CHOICES	RESPONSES	
I have viewed Option #2	97.32%	654
I have NOT viewed Option #2	2.68%	18
<b>TOTAL</b>		<b>672</b>

#	COMMENTS	DATE
1	I cannot view link	10/19/2017 12:49 PM
2	Again, i'm not sure attempting to gut and remodel is any better than just starting over.	10/19/2017 10:40 AM
3	Personally I believe that all three options will accomplish the goals that the city has set. All I ask is to spend a little extra money planning for the future. For example, add an extra story or two (it doesn't have to furnished or even finished) for future growth.	10/19/2017 8:31 AM
4	Very ugly and overpriced.	10/18/2017 10:36 AM
5	Once again, I'm not in agreement for spending this amount of money.	10/18/2017 9:16 AM
6	Too expensive!!!	10/17/2017 9:56 AM
7	A big improvement over Option 1, but still compromised. Finding a temporary home for all the court functions would be difficult and expensive. The additions on the north and south of the tower should effectively eliminate many security, life safety, and functional concerns. New or reconfigured underground parking makes sense for judges and executive level employees, but do we really need a parking deck across 9th street for the public? There is still plenty of parking in Uptown within a couple blocks. People need to grow up and learn to walk. The open space on the north side of the site is a nice public amenity and provides a fitting "front yard" for the Springer.	10/16/2017 6:19 PM
8	This option is impractical since access to repair pipes and bowlers is almost impossible. Also, not all plans are available for the tower so there is a concern for construction stability	10/16/2017 1:38 PM
9	It looks good on paper but in actuality it will eventually cost the city more.	10/16/2017 11:44 AM
10	Too expensive	10/13/2017 10:08 AM
11	More amazing building where will the employee parking garage?	10/12/2017 11:56 AM

## New Government & Judicial Building Cost Survey

12	The rendering is hideous anytime you change the look of the government center. Keep the outside the same. Do not take away the front buildings either. It shows a parking garage behind the center. This is where I recommend putting the new building. We need more high-rises. They give our city character. It also shows a modern city on the move. I recomend something tall and thin possibly taller. I really think the public will take to something different and modern. I would like to see Columbus be trendy and truly the 2nd city of Georgia. Right now the sky line is very lacking. I could also see some sort of public private partnership to add some law offices in the tower or even non-profit. Diversity among corporations and civic institutions under one roof truly a "One Columbus building" Columbus consolidated government has always been unique in establishing the first county city partnership. Lets dare to be different and come together as a city. I have tons of Ideas and would buy lunch to anyone who would like to hear. 706-464-5307. The name is Brian	10/12/2017 12:59 AM
13	I believe option 2 will face the same issue as option 1. While separating the court houses and administrative offices is a good idea, option 2 maintains the same issue that option 1 has. The tower is ill-equipped to handle changes that have occurred over the past decades. I believe that simply renovating the tower will not resolve the issues that the city government will face in the next 30 years. Regardless if that renovation includes removal of the courts.	10/11/2017 12:00 PM
14	?	10/9/2017 8:50 PM
15	Love the green space! Even better!	10/9/2017 4:37 PM
16	Doesn't look like it is much different from option 1.	10/9/2017 8:37 AM
17	Too expensive	10/9/2017 8:32 AM
18	Better than the first option but still the vestige of the old building remains.	10/9/2017 4:14 AM
19	The original concept of the building gets lost	10/8/2017 7:18 PM
20	Better design but does not offer the matching style as downtown river front buildings. It looks too modern for the historical look implemented in newer buildings around it. Say no to both - does not look secure enough	10/8/2017 6:44 PM
21	It's got a bit more going on, but what's the symbolism of the green roof? What ideas are you trying to convey, because the curves will add cost to the project, so if you're going that route it needs to invoke something common and inspiring about and from our geographic location or local culture.	10/7/2017 3:21 PM
22	I feel # 2 is our best option, money wise and building for the future	10/6/2017 7:51 PM
23	another band-aid	10/6/2017 3:34 PM
24	I really enjoy the addition of a larger green space on the corner of 10th and 1st. I think it creates a more welcoming vibe to downtown as it's connected to the greenspace of the Rivercenter and the Veranda of the Springer.	10/6/2017 3:26 PM
25	These few pictures aren't enough to form an opinion.	10/6/2017 7:58 AM
26	To keep the tower and additions-option 1 or keep the tower in option 2-in both options additional space in being added at the base and at the same time trying the rebuild the inside of the tower a very difficult process.	10/5/2017 10:38 PM
27	Better than option 1.	10/5/2017 9:25 PM
28	The architect's original exterior design should be untouched.	10/5/2017 5:03 PM
29	Don't approve.	10/5/2017 3:00 PM
30	Again, as stated above, there is no way to determine if Option #1 or Option #2 is the better choice without the specific information detailing what will be designed in the interior that would address the issues described in the video. I do prefer the design 'look' of Option #2, as opposed to Option #1.	10/5/2017 12:34 PM
31	I like this look best.	10/5/2017 12:04 PM
32	Waste of money.	10/5/2017 11:02 AM
33	This is even better than option 1! I love the green space that was added, and it wasn't much more than the last one.	10/5/2017 10:35 AM
34	nice - needs a parking deck	10/5/2017 9:23 AM
35	Looks nice	10/5/2017 9:21 AM

## New Government & Judicial Building Cost Survey

36	No. Please see prior responses.	10/5/2017 8:45 AM
37	Heh. Looks like this improves public access which is important. But that's about it.	10/5/2017 8:32 AM
38	See previous questions.	10/5/2017 5:57 AM
39	Not cost effective.	10/5/2017 2:01 AM
40	Nope	10/4/2017 9:43 PM
41	I like Option 2 better than Option 1, but the big white structures on the sides of the tower make it look like the Hoover Dam.	10/4/2017 9:31 PM
42	DO NOT TEAR DOWN BUILD UP REVOVATE OR DO ANYTHING ELSE WHILE BRAIN DEAD QUEEN BEE IS IN POWER DO NOTHING!!	10/4/2017 5:44 PM
43	Not enough space for the money spent. For only a million more, could renovate all the buildings. Additionally, will there be an underground walkway from the deck to the Tower?	10/4/2017 3:13 PM
44	Same as #1. Demolish and start over	10/4/2017 1:52 PM
45	Better than the first option, but still have major issues with keeping the existing footprint of the tower since it will have major limitations on space.	10/4/2017 1:44 PM
46	Stop wasting our tax money.	10/4/2017 1:14 PM
47	NO!	10/4/2017 1:11 PM
48	Not sure about this option, although slightly less expensive that option 1.	10/4/2017 1:10 PM
49	(Same)	10/4/2017 12:45 PM
50	I still do not think this is the best option. Retrofitting anything just does not make sense when the building needs so much.	10/4/2017 12:19 PM
51	keep the same building just make the repairs	10/4/2017 12:13 PM
52	no time to watch	10/4/2017 12:11 PM
53	I would like more information about the design, and how it addresses the problems that have been identified.	10/4/2017 11:46 AM
54	Yes, please.	10/4/2017 11:44 AM
55	I like Option #3 best	10/4/2017 11:41 AM
56	I like the design of this one.	10/4/2017 11:24 AM
57	Though am vehemently opposed to rebuilding, I certainly cannot endorse a rehash of the current butt-ugly facility.	10/4/2017 8:37 AM
58	Same response as previous. It appears that there is a definite focus on massive replacement by showing the absolute best repairs with costs being so high that replacement seems to be the best option!	10/4/2017 6:44 AM
59	Still gross. Does not represent Columbus. Too costly.	10/4/2017 2:29 AM
60	Out of these photos, I would choose 2.2 jpg it seems to have more space and I like the green space	10/4/2017 12:11 AM
61	Looks too much like the old one	10/3/2017 10:04 PM
62	I like the large open green space	10/3/2017 9:45 PM
63	Will you do a better job protecting Columbus Then?	10/3/2017 8:21 PM
64	Even worse than the first two. Please find another architect— someone who can desgin a beautiful building in this historic part of Columbus. How about brick with columns— similar to the one that was torn down to build the current monstrosity.	10/3/2017 7:36 PM
65	I am not overly fond of this option either because it still has constraints from the old building.	10/3/2017 5:59 PM
66	I do not agree with this option	10/3/2017 5:07 PM
67	This one's ugly, too.	10/3/2017 3:40 PM
68	second least favorite	10/3/2017 3:00 PM

## New Government & Judicial Building Cost Survey

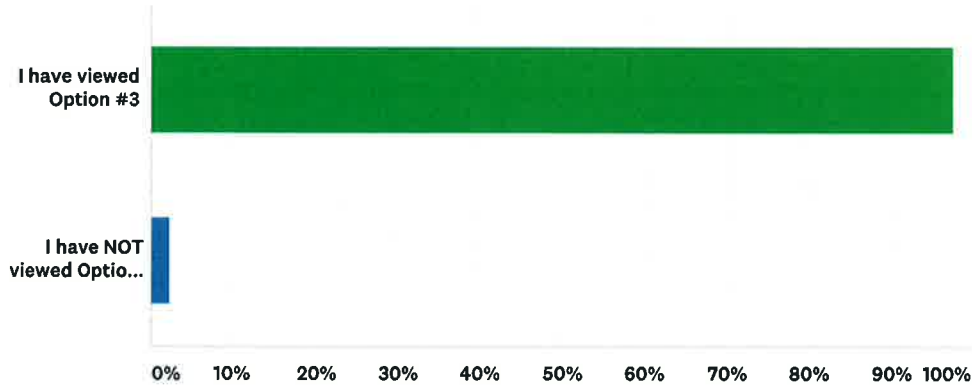
69	Lol	10/3/2017 2:12 PM
70	Aesthetically, this option is pleasing to the eye, with the addition of green space, and the ample parking, that would not impede traffic on the street.	10/3/2017 1:34 PM
71	We do not need a new building.	10/3/2017 1:13 PM
72	Ugly	10/3/2017 12:26 PM
73	I wish there were descriptions of what's going on on the site plan.	10/3/2017 8:40 AM
74	Build IT	10/3/2017 6:43 AM
75	Waste	10/3/2017 6:22 AM
76	Sears is open.	10/3/2017 12:35 AM
77	Is this a joke? NO	10/2/2017 11:48 PM
78	No. Quit trying to waste my tax money to make your life more comfortable.	10/2/2017 10:57 PM
79	Still ugly and the cost is astronomical!!!!	10/2/2017 10:49 PM
80	Same as above	10/2/2017 8:50 PM
81	New construction	10/2/2017 8:49 PM
82	Keep shopping for a better deal.	10/2/2017 8:47 PM
83	Let's drain the pool and let the city deal with...and learn from, bad decisions	10/2/2017 8:35 PM
84	INSANITY!!! Basically you are talking about \$200 MILLION!!!! That is quite a legacy for Teresa!	10/2/2017 8:34 PM
85	Awful	10/2/2017 8:18 PM
86	There is still NO need for a new Gov't center	10/2/2017 8:08 PM
87	No new building - find other smarter, less expensive solutions. There is no need to have an all in one new building.	10/2/2017 8:01 PM
88	No	10/2/2017 7:52 PM
89	The citizens of Columbus have not voted to build a new government center. We shouldn't be choosing a new building plan at this time. Besides that, the citizens don't have confidence in their local government to spend money wisely and efficiently. Before anymore taxes are levied on the tax payers of Columbus, a forensic audit needs to be done to see where the money is being spent and if illegal activity is taking place in our local government. Only after this audit is completed should Columbus consider building another government center. Teresa Tomlinson is using Columbus as step up to further her career and pursue a position at the State level. She wants this new government center as part of her legacy and so she can include this in the improvements she has made to Columbus i.e. roundabouts, bike trails, etc.	10/2/2017 7:50 PM
90	Costs are outrageous, spend time fixing the city; streets, parks, revitalize crime ridden areas to reduce murders. Stop putting bike trails and lanes that impede traffic.	10/2/2017 7:43 PM
91	I do not support the proposed renovations, as I believe they would be a waste of our limited resources.	10/2/2017 7:36 PM
92	No. Ugly. We don't have the money.	10/2/2017 7:23 PM
93	Nope	10/2/2017 6:59 PM
94	Bad management	10/2/2017 6:57 PM
95	I like option #2	10/2/2017 6:54 PM
96	This is my preferred choice	10/2/2017 6:27 PM
97	There should be no renovation of any part of the old building. Build a new building.	10/2/2017 5:31 PM
98	I like it, but it seems like it's not as modern as the first one.	10/2/2017 5:29 PM
99	I am unsure if I like the small second building design. The tower design looks nice	10/2/2017 5:19 PM
100	I like option 2	10/2/2017 3:18 PM
101	Same as option #1. No	10/2/2017 3:18 PM

## New Government & Judicial Building Cost Survey

102	The city and citizens have put a tremendous amount of effort into revitalizing and preserving the historical look of our city. The "disco" tower need to go and a more historic looking center needs to be built that will better match and go with our Historic Columbus buildings.	10/2/2017 2:39 PM
103	NO	10/2/2017 1:29 PM
104	Why does renovating both wings and the tower cost less than just the tower alone?	10/2/2017 12:33 PM
105	They are the same prices from option one. This seems like bogus data.	10/2/2017 10:08 AM
106	Let the voters decide.	10/2/2017 10:07 AM
107	I like this the best for two reasons: 1. It retains the tower which I think would make it a more sell-able plan to the public. 2. The expansive outdoor public space feels like a "Great Lawn" that has potential for civic engagement. Again, I feel that the visual design of the new government services building need further improvement.It feels stark. I actually like the two curved elements of the new features added to the tower. It makes me yearn for more curves overall.	9/29/2017 4:54 PM

## Q4 Please follow the link below to view Option #3 and its related cost.Option #3

Answered: 750 Skipped: 27



ANSWER CHOICES	RESPONSES	
I have viewed Option #3	97.60%	732
I have NOT viewed Option #3	2.40%	18
<b>TOTAL</b>		<b>750</b>

#	COMMENTS	DATE
1	Why is it the cost sheets are the same on each option... ? What are the true costs. \$115m for renovation and \$127m new? Have these costs been vetted? What happened to all the space the city had when council/others moved to South Columbus? What is the city willing to forego rather than go in debt for. How are you going to pay for it?	10/20/2017 11:17 AM
2	I cannot view link	10/19/2017 12:49 PM
3	This is the best option to allow total separation between the courts and city offices and allow for updated security.	10/19/2017 10:40 AM
4	Spending \$127 mill for what is depicted is not acceptable.	10/18/2017 10:36 AM
5	No.	10/18/2017 9:16 AM
6	We need new architects, none of these proposals are acceptable.	10/17/2017 12:56 PM
7	No good.	10/17/2017 12:39 PM
8	Too Expensive!!!	10/17/2017 9:56 AM
9	Most ideal option for future growth and flexibility. Two monumental and distinct buildings and entrances is a big plus. Maximized open space also provides future building sites if needed. Departments can be designed and arranged to function exactly as they need to without restrictions of existing constraints. Provides Columbus with a truly modern and progressive image.	10/16/2017 6:19 PM
10	Please make sure there is adequate parking for employee's! Maybe make the parking deck on 9th for employee's only and add a walking bridge over 9th.	10/16/2017 1:55 PM
11	This is the most viable option. Although the most expensive, this option will serve the most long term benefits and offer better opportunities for safety and security of citizens and employees.	10/16/2017 1:38 PM
12	This option just looks ugly. The primary tower is shorter, and if the site layout does not "flow" as well as the others. Major/growing metropolitan areas have building growing taller, not shorter. It would be a disappointment for one of our primary tall building to be shortened - it would almost signify a lack of growth, or a want to keep from growing as a community.	10/16/2017 12:05 PM

## New Government & Judicial Building Cost Survey

13	Stick with option #1	10/16/2017 11:44 AM
14	this should be the way to go. the gov't building is so old. go new. there is not most more cost than all the remodel that is going to be a mess and an inconvenience for a long period of time.	10/13/2017 1:21 PM
15	Much too expensive	10/13/2017 10:08 AM
16	I like this building more than the other two more space and looks like it will be better access to employee's that we would not have to run into the public to much.	10/12/2017 11:56 AM
17	This is the absolute worst option. It is awful. Why are the building shorter? Are we trying to look like a small town? I really really loath this option and it does not flow from a design perspective.	10/12/2017 12:59 AM
18	I believe well-thought, well-spent, reconstruction of two towers will resolve the issues that the city will face in the next 30 years.	10/11/2017 12:00 PM
19	Either new construction model is fine.	10/11/2017 7:46 AM
20	I would suggest to add 2 or 3 extra floors when building this to handle growth so we aren't faced with too little space in ten years. Also it would give more of the vertical aesthetics that the tower now gives.	10/10/2017 9:06 AM
21	?	10/9/2017 8:50 PM
22	Wow! A whole new space sounds delightful!	10/9/2017 4:37 PM
23	Frankly, it seems unwise to build an entirely new facility to be the exact size based on space needs of today...every building ends up needing more space for various purposes. Why build anything if it will not be maintained? This is clearly the case with the existing structures.	10/9/2017 9:06 AM
24	Best way to go provided funding can be handled.	10/9/2017 8:37 AM
25	Too expensive	10/9/2017 8:32 AM
26	The best bet by far but the new construction needs to blend in with the atmosphere of the downtown area. And, what is the purpose of the "wings" on both buildings?	10/9/2017 4:14 AM
27	Ok, but nothing special if we would start from scratch but I do not like that we have to take down the building that is there	10/8/2017 7:18 PM
28	Nononononono - why not try solar and a design matching the flavor of downtown .	10/8/2017 6:44 PM
29	looks like a jail, and the open greenspace looks devoid of life already. The overall landscaping looks random (has anyone even looked at natural, fractal patterning for inspiration before?). Probably the worst out of the bunch.	10/7/2017 3:21 PM
30	good lord, that is ugly	10/7/2017 11:46 AM
31	One high rise	10/7/2017 7:31 AM
32	If it costs that much, let's build a totally new Gov. Ctr. I vote for Opt. 3.	10/6/2017 3:56 PM
33	This is the only one that shows some foresight. Though the most expensive, it is by far the most logical.	10/6/2017 3:34 PM
34	It's not the worst. But I enjoyed the layout of the block better on Option 2.	10/6/2017 3:26 PM
35	waste of space and money	10/6/2017 8:25 AM
36	I like the idea of going big and planning beyond what they eyes can see. You only get a few opportunities to do something this big. I'm not opposed to going for it all the way....again, these few pictures aren't enough to form an opinion.	10/6/2017 7:58 AM
37	needs to be demolished and new structure created	10/6/2017 12:54 AM
38	Two new buildings-you can completely design the buildings from bottom up and plan for all the needed space for the present and I hope for needed space in the years to come. I like the more green space in option 3.	10/5/2017 10:38 PM
39	LOVE it!	10/5/2017 10:31 PM
40	Looks out of place.	10/5/2017 10:08 PM
41	This proposal makes the most sense.	10/5/2017 9:25 PM
42	The buildings should not be replaced. WE should preserve the building exteriors.	10/5/2017 5:03 PM

## New Government & Judicial Building Cost Survey

43	Clearly the best option	10/5/2017 3:55 PM
44	Best alternative.	10/5/2017 3:00 PM
45	Option #3 appears to have a greater amount of 'space' for each area, and (hopefully) allowing some space for future improvements and growth. But, my comments still stand when it comes to the interior designs and how they intend to address the issues described in the video. Also, the 'whitebox' specified in each option, and the purpose, if any, that it serves. Where are going to get the money for any of the changes, and how can we NOT do something to address the inherent dangers in the present building?	10/5/2017 12:34 PM
46	Not a fan.	10/5/2017 12:04 PM
47	i vote for tearing down the old bldgs, and build news ones.	10/5/2017 11:20 AM
48	Only logical result.	10/5/2017 11:02 AM
49	Incredible! I absolutely love the whole new buildings with the green space idea. You might as well go big or go home!	10/5/2017 10:35 AM
50	No	10/5/2017 9:40 AM
51	I think the new construction scenario is the best one.	10/5/2017 9:26 AM
52	Looks the safest for visitors and workers	10/5/2017 9:21 AM
53	Better plan. Not sure whether buildings are big enough for future growth. What do the smaller white buildings on Second Avenue indicate?	10/5/2017 9:11 AM
54	Option 3 would be the choice to accommodate the needs of the city of Columbus. This option will be a one time construction of an edifice that may last a long time. The most important factor would be the safety of the community as well as employees.	10/5/2017 9:07 AM
55	This makes the most sense by far. There is no reason to take any shortcuts that will cost even more down the road.	10/5/2017 8:58 AM
56	No.	10/5/2017 8:45 AM
57	I prefer a 'new' look; not sure this is the look tho. What are those roof extensions for? That will become dated and tired looking VERY quickly.	10/5/2017 8:32 AM
58	See question 3	10/5/2017 5:57 AM
59	Seems most viable and logical.	10/5/2017 2:01 AM
60	If we're gonna need to spend that much money to turn a shitty building into an "Okay" building, we might as well build a new one. Do it right this time!	10/4/2017 9:43 PM
61	I like this option best except for the roofline - it looks like a Shinto temple. I would to see something more elegant and stately - something more in line with the new school district building which has such graceful lines.	10/4/2017 9:31 PM
62	DO NOTHING!!! STOP WASTING MONEY ON CRAP THAT DOES NOTHING FOR THE CITIZENS	10/4/2017 5:44 PM
63	Looks like a judicial center befitting the second largest city in Georgia.	10/4/2017 3:13 PM
64	This design doesn't fit, and is disappointing considering location in the historical district, River Center, etc. Hecht Burdeshaw can do better or seek another. Spend a little more and do get it right this time around.	10/4/2017 1:52 PM
65	Best option by far. Can be reconfigured to meet all life safety codes and be a much better environment for the people working in the building.	10/4/2017 1:44 PM
66	Give that money to the Columbus Police Officers. They risk their lives everyday.	10/4/2017 1:14 PM
67	NO!	10/4/2017 1:11 PM
68	More expensive, but understandable with the work involved.	10/4/2017 1:10 PM
69	I don't love the design.	10/4/2017 1:04 PM
70	No new building	10/4/2017 12:56 PM
71	Option 3 has the nicest design, however, all options are extremely costly.	10/4/2017 12:45 PM



## New Government & Judicial Building Cost Survey

72	Yes demolish the old and start fresh. In the long run I think it's more cost effective.	10/4/2017 12:45 PM
73	Of the 3 options this makes more sense. The ability to move everyone out of the tower at once, then do demolition seems like a more cost effective option.	10/4/2017 12:19 PM
74	Option 3 appears to be the best option. It provides totally new structures for updated needs. It also allows room to grow.	10/4/2017 12:15 PM
75	keep the same building just make the repairs	10/4/2017 12:13 PM
76	no time to watch	10/4/2017 12:11 PM
77	i like new construction idea	10/4/2017 12:09 PM
78	So much time, money and work is necessary to renovate, that starting from scratch with current code and materials, makes this option looks best.	10/4/2017 11:52 AM
79	It looks very nice, but it is hard to consider what the best option is without more detailed information about each of the proposed options. I do wonder if there is anything planned to address parking, both for employees & visiting citizens.	10/4/2017 11:46 AM
80	I prefer this one most. I can do so many secretary things in this building option. So much typing & filing could be happening all up in that piece.	10/4/2017 11:44 AM
81	I love this option	10/4/2017 11:41 AM
82	I like this and option 2. Love the green space here.	10/4/2017 11:24 AM
83	This rendition is also butt-ugly	10/4/2017 8:37 AM
84	Love	10/4/2017 7:10 AM
85	Same	10/4/2017 6:44 AM
86	Love it	10/4/2017 6:11 AM
87	No, just no. Not worth the money.	10/4/2017 2:29 AM
88	I do not like the look of this building.	10/4/2017 12:11 AM
89	Option 3 is a fresh new modern approach.	10/3/2017 10:04 PM
90	Fine but, again, the architectural designs aren't very inspiring.	10/3/2017 9:45 PM
91	Although more expensive and a much larger change, I prefer modernization and having something that lasts much longer.	10/3/2017 5:59 PM
92	I prefer #1	10/3/2017 5:07 PM
93	Definitely do not like option 3 because it takes away from the skyline.	10/3/2017 4:23 PM
94	Least offensive option.	10/3/2017 3:40 PM
95	This is the best one!	10/3/2017 3:00 PM
96	I hope the inside is colorful and inviting	10/3/2017 1:41 PM
97	I like the lay out, but I'm confused as to what the other buildings other than the parking deck, would house	10/3/2017 1:34 PM
98	This is by far the best option, but I have some concerns. First, the parking garage across the street with no covered walkway to get to the building. When it rains we will get wet. If we are building an all new building and parking deck, surely it can be incorporated into the design such that we are sheltered from the weather. Secondly, the total number of parking spaces has remained unchanged at 700. Again, if we are tearing it all down and starting over can't we take this opportunity to fix our parking problem. We currently have a very long waiting list to get a parking spot in the deck. Can we not build a bigger parking deck to accommodate those on the waiting list so that we all have a parking spot?	10/3/2017 1:25 PM
99	We do not need a new building.	10/3/2017 1:13 PM
100	I like this option as it looks to give handicap easier access	10/3/2017 1:04 PM
101	Ugly	10/3/2017 12:26 PM
102	This is better - the buildings are still not attractive.	10/3/2017 12:14 PM

## New Government & Judicial Building Cost Survey

103	I prefer this third option of a new building that can be up to code and a government center that this town can be proud of. The current building is not up to code, not safe and honestly is an eyesore downtown. While it costs more on the front end, the savings down the road will be evident when you don't have to keep going into a building with bad bones to try to keep fixing. You can put lipstick on a pig, but it's still a pig.	10/3/2017 11:48 AM
104	No.	10/3/2017 8:40 AM
105	Huge Kmart building open on Macon Rd.	10/3/2017 12:35 AM
106	The only things that need to be addressed when making new government building is safety. Get the building up to code and provide a safe area for inmate loading/unloading. Columbus has way worse issues that need to be addressed before fixing the cosmetic issues of this building. For example, road construction that's taken 2-3 years now on Veterans Parkway, the increase in crime, and "not having enough money" to hire adequate amounts of police officers to keep this town safe yet we have millions to spend on a building that doesn't need to happen right now.	10/2/2017 11:48 PM
107	Looks like y'all should just make Due with what you have. Just be grateful you have jobs.	10/2/2017 10:57 PM
108	Just another big ugly building with an outrageous and astronomical price tag! If you are going to build something NEW, build something like the "Taj Mahal" on Macon Rd. where the Muscogee County School system is located or better yet, just move all of the city/county offices to that facility and SAVE the city of Columbus some money. Then turn the area downtown where the Government Center currently is into a park!!	10/2/2017 10:49 PM
109	New cintruction	10/2/2017 8:49 PM
110	Keep shopping for a better deal.	10/2/2017 8:47 PM
111	You spent money foolishly and should live with the consequences.	10/2/2017 8:35 PM
112	Yes, LOST your collective minds!!!	10/2/2017 8:34 PM
113	I would prefer the city pursue option 3 new construction. However, replacing a government tower with another tower doesn't fit the downtown neighborhood. I'd like to see the scale of city hall better match the area. Also city hall should be a major public space for citizens of Columbus to congregate. If green and common spaces cannot be enjoyed because of force protection measures, then don't bother including them. It'd be fun if the building can interact with the public like with lighting displays, dancing fountains, musical elements, or other fun features. I would also like to see spectacular architecture. I've enjoyed visiting the city halls in Seoul, Austin, and London.	10/2/2017 8:26 PM
114	Slightly better, but not much.	10/2/2017 8:18 PM
115	Still NO need for a new Gov't center	10/2/2017 8:08 PM
116	Think out of the box. Come up with some new options that locate the various departments in more efficient less costly non-high rise buildings. No to new government center.	10/2/2017 8:01 PM
117	No	10/2/2017 7:52 PM
118	The citizens of Columbus have not voted to build a new government center. We shouldn't be choosing a new building plan at this time. Besides that, the citizens don't have confidence in their local government to spend money wisely and efficiently. Before anymore taxes are levied on the tax payers of Columbus, a forensic audit needs to be done to see where the money is being spent and if illegal activity is taking place in our local government. Only after this audit is completed should Columbus consider building another government center. Teresa Tomlinson is using Columbus as step up to further her career and pursue a position at the State level. She wants this new government center as part of her legacy and so she can include this in the improvements she has made to Columbus i.e. roundabouts, bike trails, etc.	10/2/2017 7:50 PM
119	Costs are outrageous, spend time fixing the city; streets, parks, revitalize crime ridden areas to reduce murders. Stop putting bike trails and lanes that impede traffic.	10/2/2017 7:43 PM
120	I do not support the proposal as I believe it is wasteful and does not consider more affordable alternatives.	10/2/2017 7:36 PM
121	I like this one best of all. If your going to spend 10 times what you did in 1970 for a replacement, please build something that last for a century, not for 45 years.	10/2/2017 7:33 PM
122	No. Ugly. We don't have the money.	10/2/2017 7:23 PM
123	Do you have 12 year olds designing these buildings? It looks ridiculous.	10/2/2017 6:59 PM

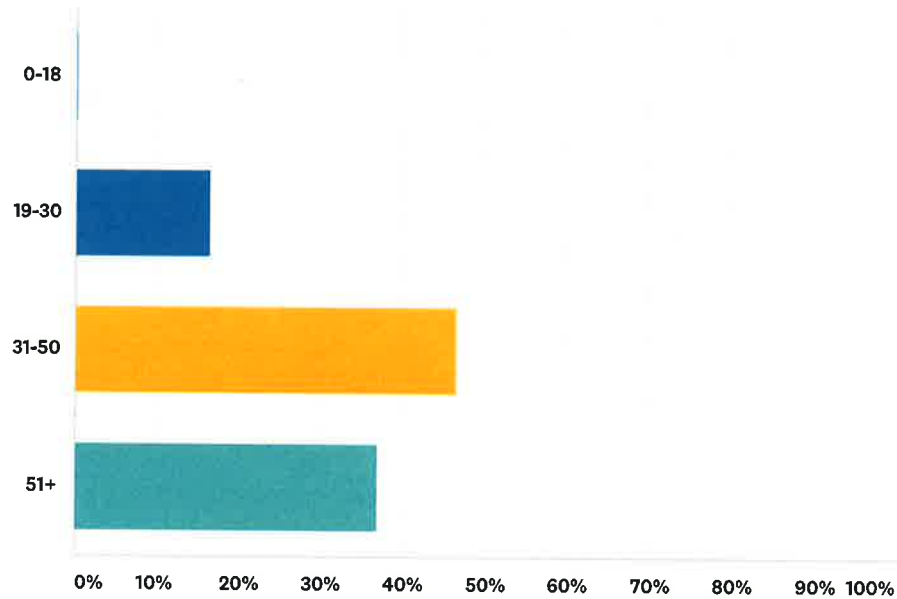
## New Government & Judicial Building Cost Survey

124	Are we just throwing away money or what?	10/2/2017 6:57 PM
125	No	10/2/2017 6:37 PM
126	I dislike this choice	10/2/2017 6:27 PM
127	Build a new building.	10/2/2017 5:31 PM
128	This is the way to go.	10/2/2017 5:30 PM
129	This one is the best so far	10/2/2017 5:29 PM
130	Odd roof design and very utilitarian in aesthetic. If we are going to improve the building, why not go with a design that is inviting and attractive rather than the giant rectangle we already have?	10/2/2017 5:19 PM
131	I like them all, but #2 is my favorite	10/2/2017 3:18 PM
132	Duplicate of option 1 and 2. Who are you fooling?	10/2/2017 3:18 PM
133	The city and citizens have put a tremendous amount of effort into revitalizing and preserving the historical look of our city. The "disco" tower need to go and a more historic looking center needs to be built that will better match and go with our Historic Columbus buildings.	10/2/2017 2:39 PM
134	Move away from Downtown to more solid ground instead of building more unstable buildings on a sandy flood plane. Plus this whole survey is obviously geared to make the respondent pick option #3. not a very good surgery. Does the Mayor think we are that stupid. Must must.	10/2/2017 1:29 PM
135	None of the options seem to have anything to do with the prevalent architecture of Columbus!	10/2/2017 1:21 PM
136	Why does renovating both wings and the tower cost less than just the tower alone?	10/2/2017 12:33 PM
137	I smell a rat!	10/2/2017 10:08 AM
138	Not very appealing design-wise. It feels like it landed from another world. It feels bleak. Almost Soviet.	9/29/2017 4:54 PM

New Government & Judicial Building Cost Survey

### Q5 What age range do you fall under?

Answered: 764 Skipped: 13



ANSWER CHOICES	RESPONSES	
0-18	0.26%	2
19-30	16.36%	125
31-50	46.47%	355
51+	36.91%	282
TOTAL		764

#	COMMENTS	DATE
1	Why does it matter??	10/17/2017 12:39 PM
2	The larger most impressive building sticks out to me.	10/17/2017 4:23 AM
3	Which means I plan to grow with the community and CCG!	10/16/2017 1:55 PM
4	I was born and raised in Columbus. The current tower is an iconic building, and I think we should have more "tall" buildings in Columbus to show growth. I have seen many beautiful county courthouse buildings torn down for "cost effective" new structures and highly oppose the demolish of the current tower. Thanks.	10/16/2017 12:05 PM
5	Yeah I am old. Not happy with property taxes and now this. People are silently not happy. This better be voted on.	10/12/2017 12:59 AM
6	New constuction	10/9/2017 10:39 PM
7	I remember the one standing being built. It was modern , but not energy efficient . Try a green approach. If you do modern, look into European re- design , use what you can and re think the long term look and security needed	10/8/2017 6:44 PM
8	I well remember the "beloved old courthouse" before it was demolished. It is now time, fifty something years later, to demolish this one.	10/6/2017 3:34 PM
9	Yes, I vote.	10/5/2017 5:03 PM

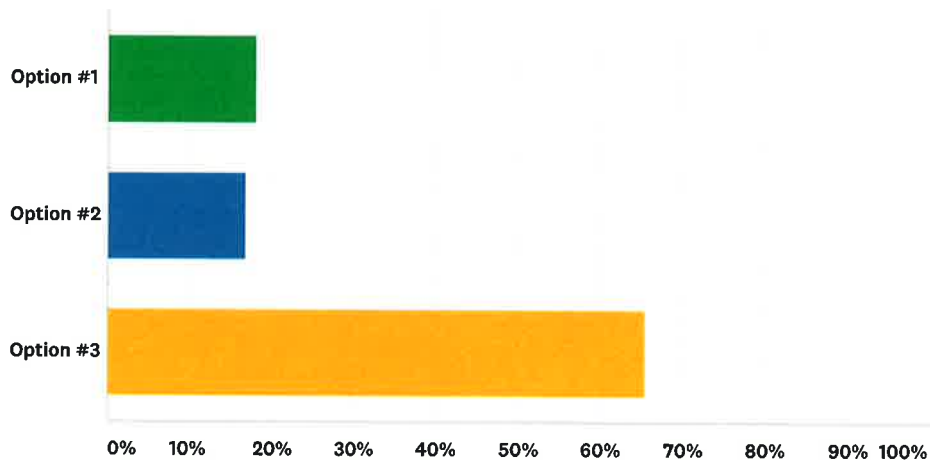
## New Government & Judicial Building Cost Survey

10	I have lived in Columbus all of my life. I do not understand why the original, "historic" courthouse was not preserved, and could have been added to.	10/5/2017 12:34 PM
11	Costs are way too high for this city at this time. Re-evaluate!! We have more pressing issues that need to be addressed.	10/5/2017 9:20 AM
12	Been here since 1982. Remember the first time I saw the government center building. I laughed at how 'out of place' it looked to me.	10/5/2017 8:32 AM
13	Already in debt.	10/5/2017 7:16 AM
14	The new building should last my lifetime.	10/4/2017 9:43 PM
15	I am old enough to remember the old, old courthouse in Columbus, before the current one. I wish that we could have a courthouse with a design that spoke more to Columbus and our history. I love the courthouse we have now, but I'd prefer a more historic feel to the design.	10/4/2017 9:31 PM
16	The government is in debt and will get more debt and up taxes to force the old and the poor out of town. DO NOTHING!!!	10/4/2017 5:44 PM
17	What does my age have to do with this.	10/4/2017 1:14 PM
18	I am a grown-up. An adult. A full blown, seasoned Saint.	10/4/2017 11:44 AM
19	I'm tired of this tear down and replace mentality at city hall. We must earmark funds for all future repair of any new construction before the citizens are asked to consider new construction funded by sales taxes.	10/4/2017 8:37 AM
20	I really think all the options are good ideas. I am sure you will select the best one. Wish you the best with it.	10/3/2017 10:19 AM
21	Live here all my life	10/3/2017 6:43 AM
22	Stop and look at big picture we already have offices moved offsite for tags and taxes etc, why not use existing offsite buildings for non-court offices!	10/3/2017 6:22 AM
23	I don't particularly think that matters.	10/2/2017 10:57 PM
24	33	10/2/2017 8:50 PM
25	No on all three options	10/2/2017 8:49 PM
26	Bring in some people to fix the critical issues and find some good maintenance people.	10/2/2017 8:47 PM
27	This is a learning moment...	10/2/2017 8:35 PM
28	Old enough to know you are all crazy!!!	10/2/2017 8:34 PM
29	This is an absolute waste of taxpayer dollars and we are tired of wasteful spending on pet projects. There is plenty of places that the new place could be that would only require renovation.	10/2/2017 8:08 PM
30	Update and keep old building. Waste of money to rebuild.	10/2/2017 7:52 PM
31	Came here in 1980. Fix the roads!	10/2/2017 7:27 PM
32	A Royal mess...all do not look nice and whatever is done will cost majorly. Parking in this town has not been addressed well.... need a parking deck or 2 ( additionally) . When inviting Cols State downtown, parking was not properly planned...so persons who finally can participate in activities ( financially, retired) cannot find a parking place — NOT going to walk blocks!!	10/2/2017 6:57 PM
33	No	10/2/2017 6:37 PM
34	Wasn't any other options	10/2/2017 2:50 PM
35	The city and citizens have put a tremendous amount of effort into revitalizing and preserving the historical look of our city. The "disco" tower need to go and a more historic looking center needs to be built that will better match and go with our Historic Columbus buildings.	10/2/2017 2:39 PM

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### Q6 Which option do you think is best?

Answered: 630 Skipped: 147



ANSWER CHOICES	RESPONSES	
Option #1	17.94%	113
Option #2	16.67%	105
Option #3	65.40%	412
TOTAL		630

#	COMMENTS	DATE
1	None...this is too much money. There are greater and more important demands on our resources	10/20/2017 2:59 PM
2	Neither... What is the cost of renovation to code these questions are misleading?	10/20/2017 11:17 AM
3	cannot view either link	10/19/2017 12:49 PM
4	tear it down and start over. I hope the buildings will not necessarily look like the renderings.	10/19/2017 10:31 AM
5	For something that should last over 50 years I think a total rebuild is the best option. If not we are just kicking the can down to my children. Lets show the city we are willing to invest in our downtown just like the business owners are doing! Now is the perfect time.	10/19/2017 8:31 AM
6	I like the overall design of the buildings. Plus they would be more modern and energy efficient than the current buildings.	10/19/2017 7:12 AM
7	All of the options shown are extremely overpriced eyesores. None of the depictions is acceptable. Please try again. A new government center is needed. The Citizen's Service Center was built brand new for 80% less.	10/18/2017 10:36 AM
8	Where is Option 4? I don't think the building needs to be rebuilt. It just needs to be repaired. My own house is older than the Government Center. I haven't torn it down to fix or repair. Why? Because its a waste of taxpayers' money.	10/18/2017 9:16 AM
9	none	10/18/2017 7:23 AM
10	None of the above	10/17/2017 12:56 PM
11	None. Why can't they make due? That's what the rest of us all are always told.	10/17/2017 9:56 AM
12	NONE	10/17/2017 8:02 AM
13	I like to taller tower!!	10/17/2017 4:23 AM

## New Government & Judicial Building Cost Survey

14	Needs are met without spending more than necessary.	10/16/2017 11:33 PM
15	I will pick three, but the options are not very well described. All I saw was a cost and a picture. I assume option 3 provides more, better, and newer space but do not know.	10/16/2017 5:42 PM
16	Much more spacing with this model. I think if parking is across the street, a covered walk way should be provided.	10/16/2017 1:54 PM
17	The most logical option for the long term.	10/16/2017 1:38 PM
18	Basic renovation to current building only	10/16/2017 1:06 PM
19	The design needs to look like a classic courthouse, like the original one demolished in the 60s.	10/16/2017 12:46 PM
20	It maintains the iconic aesthetic of the current structure and brings it up to date. Please do not tear down the tower. A growing prosperous metropolitan has buildings grow higher, not shorter. I love my city and want more buildings like the current Government Center Tower and Aflac HQ building.	10/16/2017 12:05 PM
21	Fix what has been ignored for years.....	10/16/2017 11:44 AM
22	No options is feasible.	10/13/2017 10:08 AM
23	This option retains the original feel more. Everyone will love this one more. However it really should be changed. The curved structure on the back does not go with the tough look of the building it just goes against it. It should be squared. The ramps that go up the wall of the center are awful I really hate them. Again leave the outside as close to orinal as possible and use the new parking garage across the street to do something new and ground breaking like a tall skinny tower that adds to the sky line and is different like Austin. Build the parking deck below it and add a judicial building where ever you would like. I would love to see a sort of "One Columbus building" where there is a space for a law firm, a insurance firm, a non-profit. Truly make it a mix of different entities that are Columbus. Make Columbus unique and visually engaging.	10/12/2017 12:59 AM
24	In the grand scheme of things, it seems to me that the most cost effective thing would be to start from scratch. That way, the most energy effective and technology efficient building can be designed. I do not think that it will ultimately be cost effective to attempt to update and upgrade the old building.	10/10/2017 2:43 PM
25	The space needed is determined over what time frame? Is it over the life of the building? The building should meet the needs of the future. That includes size and environmental needs. Temperature control should be addressed in building design. Green space is needed. The building needs to be designed so that it can evolve along with its needs and uses. Creativity is a must. Designing a building that meets the needs only as we see them today is short sighted.	10/10/2017 11:42 AM
26	None	10/9/2017 6:59 PM
27	Without mention of remaining engineering lifespan of the existing structure, one can only assume that it will remain a viable structure for at least another half century. If the existing structures have not been properly maintained, why spend money on anything? I like the idea that the city government would remain downtown, though it made more sense to build a new facility on Macon road before those buildings were built, and use that land since the development plans there have never succeeded as planned. Columbus generally builds like as if there is an unlimited land, building outward and low, instead of building upward. I like the idea of a tall building, the government center, while not great architecture, does offer a nice prominent presence...though lessened by the fact that the plaza and main entry and stairs are essentially no longer used. The building is important for various antennas, if the tower height goes, there will be a need for large antenna tower downtown.	10/9/2017 9:06 AM
28	None of above.	10/9/2017 8:32 AM
29	It's 10% more costly for a new building? Seems like a no brainer to go with option #3. Current building is in very rough shape. The exterior is an eye sore but the interior is scary. I think Columbus needs a new larger space.	10/9/2017 8:24 AM
30	Best by far. Yes, the cost is high but new construction is better that both option 1 or 2.	10/9/2017 4:14 AM
31	Renovate and MAINTAIN the existing, very iconic building including plaza and fountain.	10/9/2017 1:02 AM
32	Option one should not have the ugly built on structure on 9th st.	10/8/2017 7:18 PM
33	I don't favor any, but like this design. Need to be as green as possible and secure with safe , ample parking	10/8/2017 6:44 PM
34	Followed by option 2	10/7/2017 5:34 PM

## New Government & Judicial Building Cost Survey

35	I think we need to move the government center to midtown and sale the property downtown to developers to boost the economic impact of the uptown environment.	10/7/2017 3:47 PM
36	They're all pretty meh. It just looks like a somewhat fresher version of what you currently have with a few trendy design elements thrown haphazardly to make it look fresh and new, but it looks like another soulless shell. I'd cut your losses and find an architectural firm that understands biophilic design or biomimicry, or at least understands human psychology enough to know how the built environment can positively affect human potential.	10/7/2017 3:21 PM
37	1>=2.....>3	10/7/2017 11:46 AM
38	More information is needed to judge costs.	10/6/2017 9:49 PM
39	Find out what it will cost to update the existing bldg. Do not add any extra buildings.	10/6/2017 6:48 PM
40	None. Renovate the building. Stop wasting our money. You work for us. Not the other way around.	10/6/2017 4:24 PM
41	The cost for an entirely brand-new complex that will last the longest of all three options is not much more, and therefore the best choice.	10/6/2017 4:00 PM
42	If it costs that much, let's build a totally new Gov. Ctr. For basically \$10 mil. more let's build new. I vote for Opt. 3.	10/6/2017 3:56 PM
43	Though costly, it is far better than throwing good money after bad on the current building.	10/6/2017 3:34 PM
44	Has connecting the two buildings been considered a security risk? May want to think about connecting the 9th St. parking garage. Additional costs could be offset by considering employees that have to walk in inclement weather.	10/6/2017 1:46 PM
45	None of the above.	10/6/2017 12:19 PM
46	It is an imperfect option, as it doesn't address the specific problems with the original - it doesn't aesthetically fit the neighborhood or the city. One would hope for several buildings a bit smaller in scale that would match it's surroundings a bit more. We also don't need as much greenspace here, there is plenty located just a block or two away. I'd love to see the building height capped to match the RiverCenter or Springer or, in the worst case, the nearby Marriott (which does a much better job of supporting and building on the established aesthetic look of that part of town).	10/6/2017 11:11 AM
47	however I think it would be better to find a property such as the blue cross building. If the current building was not cared for, why would a new one be?	10/6/2017 8:25 AM
48	I'm voting for option 3. Depending on how it's financed, I may change my mind to a cheaper option.	10/6/2017 7:58 AM
49	I like the "process" of #3 but don't like the so modern look. Everything downtown is historic so why couldn't the building look historic but have all the modern features? Even the current building is an eyesore compared to everything else downtown. I'm afraid everyone will look at it like they do now and say "one of these things is not like the others." If this was out on Macon Road – great...we get it but not downtown.	10/6/2017 7:20 AM
50	I know this option will cost more but with completely new buildings I feel the government workers will get the needed space and storage and security that they need. I would hope the buildings would have less vertical height for I feel the environmental, safety, and security would be easier to control.	10/5/2017 10:38 PM
51	Do it right!	10/5/2017 9:41 PM
52	For a relatively small amount more, appropriate steps can be taken to end up with a building that is designed properly for the purposes it us used, instead of trying to Jerry rig a poorly designed structure to do things it was never meant to do	10/5/2017 8:36 PM
53	I prefer that we have a 4th option that preserves the exteriors of all three building as was the architect's original design. If you need more space, demolish one of your many ugly auxilliary sites and build one there.	10/5/2017 5:03 PM
54	I believe we would be throwing away good money to try to renovate the existing 50 year old buildings.	10/5/2017 4:18 PM



## New Government & Judicial Building Cost Survey

55	None of the above. It should have been maintained all these years, just like the jail kitchen and so many other things in this city that go lacking. Not to mention city properties aren't being kept up, trash is over the city, and yet you want a new facility to let run to the ground. How about renovate that library of wasted space and put your offices over there. That library could have been a lot smaller, single story and just as efficient. We need more law officers, city employees raises, homeless shelters, programs to help those that suffer from mental illness. That would be a great start. This is not Atlanta, this is Columbus, GA. All this unnecessary spending and Tax Assessor disaster is running the citizens out of this county. Acknowledge the fact buildings have been allowed to self destruct because of lack of maintenance.	10/5/2017 3:17 PM
56	None of the above. See my earlier comments.	10/5/2017 2:29 PM
57	Allows for a more complete design, that incorporates greater efficiency and public access.	10/5/2017 2:04 PM
58	Or a renovation of both tower and wings	10/5/2017 1:28 PM
59	Option #3 is the best of the choices, but also the most expensive, even before adding in the 'soft' costs. I do not know how it addresses the issues, and if the space will be adequate for current purposes, as well as, future growth. I'm not in love with the design, and hope that it can be improved upon. If we are going to tear down the original structure, why rebuild with basically the same look? Why not go for something that will not be as difficult to heat/cool, and also has a 'timeless' look?	10/5/2017 12:34 PM
60	None we can do much better with the money	10/5/2017 12:28 PM
61	Clean and modern.	10/5/2017 12:04 PM
62	None	10/5/2017 11:31 AM
63	It appears the soft costs could be significant and different for the different scenarios. Additional information that would be helpful: 1) required time to complete each scenario, 2) remaining life expectancy of each scenario after work is completed.	10/5/2017 11:28 AM
64	The green space is a must. Plus, a whole new building can really make the area of downtown even better! You can have plenty of design plans to make a building that will put Columbus, Georgia even more on the map as a go to destination!	10/5/2017 10:35 AM
65	None of the above	10/5/2017 9:40 AM
66	Like option 2 and 3	10/5/2017 9:23 AM
67	None at this time. Remodeling is best option but nit the price tag	10/5/2017 9:20 AM
68	Better plan. Better for maintenance and for wear and tear/longevity. Not sure whether buildings are big enough for future growth.	10/5/2017 9:11 AM
69	Of course, since I don't live in Muscogee County, my view is that if the Muscogee County residents want to tax themselves into oblivion, go for it.	10/5/2017 8:54 AM
70	None.	10/5/2017 8:45 AM
71	less than 10% additional cost to completely demolish and rebuild? This is a complete "no-brainer"-option 3. Plus, we all know that renovations involve unknown and hidden additional costs, so that risk is eliminated with option 3	10/5/2017 8:43 AM
72	But only because it is a 'new' look. But, it's not the look I'd prefer.	10/5/2017 8:32 AM
73	Option #1 or #2 over #3.	10/5/2017 7:36 AM
74	Neither	10/5/2017 7:16 AM
75	None.	10/5/2017 5:57 AM
76	As a municipal project, it makes sense to go with the least expensive option, as long as it works.	10/5/2017 5:32 AM

## New Government & Judicial Building Cost Survey

77	None. Our money apparently was spent poorly in 1971. No indication this would be an improvement. Why wasn't upkeep performed over the years? Why weren't upgrades made? We have an aquatics center and no sprinkler system on the majority of floors? Who is handling our purse? Did I see some fancy vehicle for the city manager? Who the heck paid for that? Nevermind... I know the answer...tax payers. I'm just saddened by it all. Suddenly I feel like Columbus is a "keeping up with the Jones's" type of city with a Cadillac mind and an A-Model income. Otherwise we would not have allowed this building to become run down. If the Ralston is good enough for our citizen's then the Government Center as it is now is good enough for our mayor. The government failed to maintain this building and you want another one to ruin. Not with my approval. Sorry. Have a nice day.	10/5/2017 2:29 AM
78	This option seems best value.	10/5/2017 2:01 AM
79	The original architecture is unique. Save it.	10/5/2017 12:50 AM
80	With new construction, everything is new, and It is better to demolish the old building instead of trying to renovate and piece things together.	10/4/2017 10:20 PM
81	Build the new building.	10/4/2017 9:43 PM
82	Please don't use that roof line if this is the option.	10/4/2017 9:31 PM
83	Leave it alone. No money to pay city employees. Why do this. Priorities all wrong	10/4/2017 9:21 PM
84	If 100 million dollars has to be spent, why not spend an extra 15 million to get a brand new building. Also, a brand new building for 115 million dollar seems a little too good to be true.	10/4/2017 9:16 PM
85	The existing structures should go. Options 1 & 2 are putting lipstick on a pig. Not to mention that they're not aesthetically pleasing.	10/4/2017 8:39 PM
86	Well none of these designs really look all that aesthetically appealing to me, I tend to like a total rebuild if something is going to be done. It also seems to me that all of these designs gobble up a lot of valuable downtown real estate. I have to wonder if the parking deck and the buildings can be put on that one block to allow for some private construction where the existing parking lot is.	10/4/2017 7:24 PM
87	DO nothing	10/4/2017 5:44 PM
88	Why is there no option #4? That option would be to fix the current building and not waste millions of tax-payer dollars on a building that is not as old as most homes in the city?	10/4/2017 5:08 PM
89	Columbus needs a change and update. The price variance from renovation to start from new is relatively small. It's best to just tear down everything and build fresh.	10/4/2017 3:13 PM
90	I realize these are not the final drawings but I would just like to input that rather than having something that resembles the current building or something more modern I would love to see it look more like the rest of downtown with the brick and history feel.	10/4/2017 2:58 PM
91	These are incomplete. Please provide the total costs of all scenarios.	10/4/2017 2:52 PM
92	For the cost difference, having a brand new set of buildings, with a better design from the ground up, would be my preferred option.	10/4/2017 2:45 PM
93	I picked this because this was the less of the three evils. The design is so 1960's! Ugly!!!! Square boxes! We already have ugly square boxes! So we are now trading our ugly 1960's style square boxes for some other 1960's square boxes! STUPID!!!! Not how I want my city to be represented!!!!!! How about something similar to the library style but with a finished dome...or maybe a retro re-build of the beautiful court house that use to be on that property before the Govn't Center?	10/4/2017 2:28 PM
94	I believe the gov center should be a symbol of our community. I personally believe that the extra 10 million is justified for option 3. However, It seems that there should be a complete rebuild option that does not exceed the 125 million mark as option 3 does. I'd also be interested to know the tax implications that option 3 may pose on the taxpayers. Although I choose option 3 I'd like to make sure that all the cost consequence were laid out for the voters to vote on. Thank you.	10/4/2017 2:22 PM
95	Option #4 could be, save the money and Give the CCG employees a raise !!	10/4/2017 2:00 PM
96	None of these. See comments on Opt. 3.	10/4/2017 1:52 PM
97	Neither	10/4/2017 1:42 PM
98	Demolish this piece of junk building and design something that looks better (not like it currently looks).	10/4/2017 1:22 PM

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99	Is there not a lower cost option for renovating the building to acceptable operating standards? \$115,000,000 seems like a lot of money for a building renovation considering Columbus' more pressing concerns, such as, the growing criminal gang activity.	10/4/2017 1:21 PM
100	Will this be funded through another SPLOST?	10/4/2017 1:19 PM
101	It doesn't matter which option I pick. You'll purchase the most expensive building regardless. Thanks but no thanks. Give that money to the police.	10/4/2017 1:14 PM
102	None, these funds need to be utilized elsewhere in the city. The city does not need a new building when the one they had was not properly maintained.	10/4/2017 1:11 PM
103	Given the state the buildings are in, we need something new that will last the next 50 years.	10/4/2017 1:10 PM
104	None	10/4/2017 12:56 PM
105	3 is the most eye-appealing, but considering the cost of each... the City is better off saving money where it can.	10/4/2017 12:45 PM
106	Tear it down and start over. Please come up with a new building style. The current architecture is not favorable, please do not try to mimic it in the new design. No other building down town looks like this building. Columbus has a huge opportunity to think out side of the box and building some great that will not only function on a daily basis as a a civic building but also a learning center. A completely sustainable building complex (solar panels, water retention basins, sustainable landscaping, etc.) Don't just rebuild the same ole way with the same ole architecture.	10/4/2017 12:45 PM
107	We need a judicial center, more parking, and better working conditions.	10/4/2017 12:39 PM
108	replace the government center at its current location with a smaller government office complex. Build an new court house on 8th Street across from the Jail	10/4/2017 12:22 PM
109	Of the three choices, #3 is best. However, maybe an even better option would be to look for land that is now centrally located to modern population and build there. It seems all city services should have been moved to Macon Road and left the current site for judicial. The cost build new building and demolish old would be much better and it should be taken into account the age or ability of those who may be in court. If an emergency did occur, getting disabled or elderly out in a timely manor just won't happen when you have an extreme number of floors. Or even employees who may not maneuver stairs very well could have issues or be in danger or endanger others if they have to go down many flights of stairs. If the city could build elsewhere, I would imagine there could be a great interest in that property and it could be sold to off-set some of the new construction cost.	10/4/2017 12:19 PM
110	keep the same building just make the repairs	10/4/2017 12:13 PM
111	no time to watch	10/4/2017 12:11 PM
112	None. Build a judicial building on the lot behind the jail. share and assign courtrooms as needed and build smaller non-judicial building elsewhere. Sell current lot downtown.	10/4/2017 11:52 AM
113	It's hard to say without more information. However, based on the pictures and what does not appear to be an enormous difference in cost, I believe that Option #3 looks best.	10/4/2017 11:46 AM
114	"Trae"	10/4/2017 11:44 AM
115	It may be more \$\$\$ upfront but there are just too many risks in refurbishing an old structure.	10/4/2017 10:41 AM
116	NONE!!!!	10/4/2017 9:44 AM
117	NONE of the above	10/4/2017 8:37 AM
118	Actually, I feel none of the options are feasible in today's economy, as our infrastructure is a higher priority. Streets, sewers, updated electrical lines, etc. are more important to us. Why not move adm. gov't employees into the old BCBSGA Bldg and others to the Citizens Ctr. Rennovate just the courts and close the rest of the building until funds are straightened out in Columbus under a new Mayor and City Council.	10/4/2017 8:10 AM
119	None of the options are best. The city has cash issues. The city can't maintain one single area in Columbus appropriately. The current parking lot on 9th street is within the Historic District boundary. the city demolished historic structures that were on that parking lot in the past. Now they want to build a new construction on the lot within the historic district? I say no to any of these options. The city needs to restructure and minimize the government. There is way to much wasteful spending.	10/4/2017 7:47 AM

## New Government & Judicial Building Cost Survey

120	NONE OF THEM	10/4/2017 6:44 AM
121	None. They do nothing to blend into a city that is rich with architectural beauty.	10/4/2017 2:29 AM
122	None. The mayor I said wasting money instead of supporting he first responders.	10/4/2017 2:18 AM
123	I appreciate the open space generated by this new construction. The difference in price between the three options is minimal.	10/4/2017 1:22 AM
124	I like the site plan best but surely the architectural designs are in the early, early stage.	10/3/2017 9:45 PM
125	The only option we are given is "ugly."	10/3/2017 9:18 PM
126	I don't love any of the designs. It would be nice to have something that blended in better with our historic architecture. The boiler system does look bad, but that and the other problems weren't quite \$100,000,000 worth of concern to me.	10/3/2017 9:10 PM
127	None of them. The city cannot afford them. They need to make do with what they have until they have the money and quit spending money they don't have.	10/3/2017 8:34 PM
128	complete teardown and rebuild	10/3/2017 8:07 PM
129	Preserving the current architectural style of the building is important. If choosing to greatly alter or demo, why not design the "new" building to better fit the landscape and architectural style of Uptown. It doesn't look as though design was looked at from all angles.	10/3/2017 7:45 PM
130	You have somehow managed to take the ugliest building in the entire southern half of Georgia and come up with three even more horrendous designs. Didn't think it could be done!	10/3/2017 7:36 PM
131	None	10/3/2017 6:03 PM
132	I am for looking forward and maximizing benefits and instilling new life and energy. The old building is only significant because of the historical skyline. The old building design is clunky and unfriendly. Time to look ahead to the future.	10/3/2017 5:59 PM
133	In all options, the estimated cost is very likely only 50% to 60% of the final cost --- taxpayers will be paying for 50 years and likely need another replacement.	10/3/2017 5:42 PM
134	The original building is outdated and appears to be unsafe. It should be torn down and an entirely new government center should be built.	10/3/2017 5:07 PM
135	Please,please... option one.....	10/3/2017 5:07 PM
136	It's more expensive, but I like it the best. If there's a money issue, I'd say option 2. If not then option 3 is my choice.	10/3/2017 4:02 PM
137	none	10/3/2017 3:47 PM
138	Go ahead and do it right. Plan ahead. Don't cut corners. But don't erect a Taj or you'll incur the wrath of commentators ad nauseam!	10/3/2017 3:40 PM
139	The city needs a fresh start. The Brutalist Architecture from the 1960's/ 1970's was cold, claustrophobic and never took into account the health and safety of the people inside. The only option here that looks feasible is option three.	10/3/2017 2:55 PM
140	Cost needs to be minimal. I'd like to see a detailed estimate.	10/3/2017 2:54 PM
141	Again....NO NEW BUILDING.	10/3/2017 2:48 PM
142	Prefer new buildings and better parking	10/3/2017 1:41 PM
143	See my comments in question number one and question number three. In the grand scheme of things, \$12,000,000 is a drop in the bucket. It seems silly to renovate this dilapidated old building when for \$12,000,000 more we could build a brand new facility. It is equally as silly to not take advantage and solve some problems while we are at it. Problems such as limited parking spaces, no service elevator for the maintenance staff, the lack of reliable WiFi in the building, mediocre security, etc. It would also be nice to have 21st century courtrooms so that we can take advantage of technology when serving our community and keeping dangerous people off the streets.	10/3/2017 1:25 PM
144	None of the above. We do not need a new building.	10/3/2017 1:13 PM
145	This option looks like it would meet all present and long-term needs for the future.	10/3/2017 1:07 PM
146	I'm more interested in how any of the options would be funded prior to choosing a design scenario.	10/3/2017 12:49 PM

## New Government & Judicial Building Cost Survey

147	None	10/3/2017 12:45 PM
148	None	10/3/2017 12:33 PM
149	All 3 are poor choices.... please do not make the same mistake made years ago with the design and style. Let's build something we can be proud of, do not build another eye sore. The 3 options already look dated.	10/3/2017 12:26 PM
150	Neither	10/3/2017 11:21 AM
151	Not sure. But something should be done before we have a disaster!	10/3/2017 11:19 AM
152	Honestly, I believe we need a 4th option. Restart, and make a true judicial building. The great court houses in america do not look like an office building.	10/3/2017 10:38 AM
153	They are all good plans, & a hard choice to make. I was torn between option #2 & #3. Good luck & best wishes on whatever you decide.	10/3/2017 10:19 AM
154	Don't waste our money on this	10/3/2017 9:48 AM
155	None of these are appropriate due to the cities current financial state.	10/3/2017 8:54 AM
156	If we're getting rid of the wings, maybe the parking garage could go on the north side to serve the Springer and downtown businesses... But regardless, the original design of the Gov't Center should be maintained as much as possible. It's an example of a period of architecture. It's hypocritical to bemoan the loss of the old courthouse, and turn around and do the same thing again and again, especially for some non-descript characterless box of a building.	10/3/2017 8:40 AM
157	None. When Tomlinson is out of office, then all three questions!	10/3/2017 8:08 AM
158	Neither, why can't the build just get repaired and the rest of the money is utilized to give employees a raise.	10/3/2017 7:31 AM
159	None really. Where is the money supposed to be coming from??	10/3/2017 7:06 AM
160	I don't particularly like the look of the renderings for option 3 but a new building is in order.	10/3/2017 6:57 AM
161	None	10/3/2017 6:52 AM
162	New Building	10/3/2017 6:43 AM
163	None of the above, I recommend build smaller building for courts etc and move other offices offsite to existing buildings!	10/3/2017 6:22 AM
164	op 1 looks the best all are around same price. I Believe you could build at a new location to cut down demolition cost and you can rent that building out to make money after doing Some renovations.	10/3/2017 6:09 AM
165	None of these options are reasonable. Our community does not have \$100,000,000 to spend on this ridiculous project.	10/3/2017 5:50 AM
166	None what is the cost to renovate the existing?	10/3/2017 5:50 AM
167	None is the preferred option.	10/3/2017 12:35 AM
168	Use one of the many vacant large buildings that used to house buisnesses or stay in the building Columbus had to have in the first place.	10/3/2017 12:35 AM
169	I do not know	10/3/2017 12:04 AM
170	NONE	10/2/2017 11:48 PM
171	Need to find a way to repair the building. The mayor should have thought about building a new building at the beginning of her terms. Not the last year of her term.	10/2/2017 11:22 PM
172	Raze and replace appears to have the best ROI. Not a big fan of the proposed building designs or property layout, however; it places the judicial building at the furthest end of the property from parking and faces potential public greenspace away from the existing River Center and Springer Opera House. Having the greenspace facing lower traffic 1st Ave would provide better pedestrian accessibility to the property.	10/2/2017 11:10 PM
173	None. Why should we have a new government center at the expense of the residence of Columbus. I didn't get a raise but my house taxes doubled. Who is going to help me with that bill??	10/2/2017 10:58 PM

## New Government & Judicial Building Cost Survey

174	NONE. There should be an option for NONE AT ALL BECAUSE THAT MONEY SHOULD GO TO OUR FIRST RESPONDERS AND GETTING THE DAGGUM ROADS FINISHED CONSIDERING ITS TAKING 10 YEARS!	10/2/2017 10:57 PM
175	None of them	10/2/2017 10:49 PM
176	None	10/2/2017 9:31 PM
177	The present building is an eyesore and is poorly constructed. As an attorney, I am there almost every day. I see no justification for doing this half way. Either do it right or don't do it at all.	10/2/2017 9:12 PM
178	None	10/2/2017 8:56 PM
179	none	10/2/2017 8:52 PM
180	None at the present moment as a great deal of clarification is needed due to what I mentioned above, as well as the fact that the budget descriptions aren't clear at all. You can tell they were written in legal garble because they make no sense. For example, why are demolition costs included on all 3 if 2 of them are renovation models? Also, the option I still hold to isn't even listed--utilize other structures that are more recently built (therefore up to code), have far more convenient parking options, and in some cases already available for purchase (spreading offices around town is also an option as it will thin the heavy traffic and reduce the parking inconvenience).	10/2/2017 8:50 PM
181	I vote NO on all three options.	10/2/2017 8:49 PM
182	They all seem wasteful and over priced, focus on the critical infrastucture.	10/2/2017 8:47 PM
183	Neither	10/2/2017 8:37 PM
184	The best option is to drain the unused pool....	10/2/2017 8:35 PM
185	NONE. Make do with what you have and learn to live within our means!	10/2/2017 8:34 PM
186	None	10/2/2017 8:29 PM
187	None	10/2/2017 8:29 PM
188	None, use an existing building available elsewhere.	10/2/2017 8:18 PM
189	I still think you should keep looking.	10/2/2017 8:18 PM
190	NEITHER	10/2/2017 8:08 PM
191	They need to Gut the inside of current building and redo up to regulations.	10/2/2017 8:08 PM
192	None. There are FAR more important issues in Columbus than the mayor and a judge having a fancy new office.	10/2/2017 8:07 PM
193	None - come up with some less expensive options.	10/2/2017 8:01 PM
194	None. Keep old building.	10/2/2017 7:52 PM
195	None	10/2/2017 7:52 PM
196	NONE OF THEM!! I do NOT want to pay anymore taxes!!	10/2/2017 7:50 PM
197	Not a single one. Find existing building(s) that are up to code. Stop spending! The argument that everything needs to be close is invalid because of citizens way. Use an existing building up to code and renovate. It will be a lot less than building a new on.	10/2/2017 7:49 PM
198	None	10/2/2017 7:46 PM
199	None	10/2/2017 7:45 PM
200	I think they're all outrageous for the costs required at the taxpayers expense. Would rather see the city get improved instead of people that honestly do very little for the people in the city they're representing.	10/2/2017 7:43 PM
201	Because it is the least expensive solution. Use the difference between it and the most to start to fix the PD and FD salaries and staffing deficiencies.	10/2/2017 7:42 PM

## New Government & Judicial Building Cost Survey

202	No option, I vote no to all 3. I vote no to the mayor trying to leave a legacy of some sort by putting this building on the tax payers back. We need to focus the funds elsewhere. We need to focus on the people of Columbus, the crimes here, the gangs here. Just keeps getting worse and instead of saying ok, we have a problem..let's face it. We are officials throwing out separate numbers on a body count. It's a shame.an embarrassment. The police aren't the only people wanting to get the hell out of here.	10/2/2017 7:40 PM
203	None of these plans are best. They are each insufficient in addressing the underlying issues related to this project.	10/2/2017 7:36 PM
204	None	10/2/2017 7:33 PM
205	I do have a problem with the validity of the numbers.	10/2/2017 7:28 PM
206	Refurbish the existing Government Center!	10/2/2017 7:27 PM
207	None of the above. It's a bad economic & political time in our community to begin another new building, whether or not the money is earmarked. Second, these options are all horrible architecturally. You be facing THE SAME PROBLEM within 20 years. Let's wait to do it correctly at a better time	10/2/2017 7:26 PM
208	I didn't like any of the building designs. I say tear it down and build new but the "wings" on the new looks stupid. So...I went with 2.	10/2/2017 7:23 PM
209	None. Their all ugly. We don't have the money.	10/2/2017 7:23 PM
210	Neither	10/2/2017 7:21 PM
211	I have a hard time visualizing how they might look as the area is now. Not how the area looks in the pictures.	10/2/2017 7:20 PM
212	Only because it avails itself to better handicapped access. My preference is that city leaders find a way to make the current building serviceable. They appear as a child with a dollar on a shopping spree at the candy store. It is taxpayer money that is being thrown at this project. And, the Mayor seems Hell bent on getting this passed by Council. I will be very vocal in the next election, seeking voters to clean house, and replace all contested seats with new people.	10/2/2017 7:13 PM
213	None	10/2/2017 7:12 PM
214	What are the costs for each	10/2/2017 7:10 PM
215	Neither	10/2/2017 7:10 PM
216	None	10/2/2017 7:05 PM
217	I think it's the best option due to the age and challenges of the current building. I was really hopping for something with a classic architecture style, but I do like that the judicial building is separate from other city services.	10/2/2017 7:04 PM
218	NONE OF THEM!!!!!! QUIT SPENDING MY MONEY!!!!!!!!!!!!	10/2/2017 7:03 PM
219	Just replace the damn thing, the cost difference is negligible and is going to be a better fit for all our public servants and citizens	10/2/2017 7:01 PM
220	None of the above.	10/2/2017 6:59 PM
221	If I have to choose 1, this one, if the cheapest option is best	10/2/2017 6:59 PM
222	None	10/2/2017 6:58 PM
223	Not sure....perhaps demo standing monstrosity, suck it uo, and build something to code, planned well, and esthetically pleasing, perhaps red brick and classic architecture to not look dated in a few years or a century.	10/2/2017 6:57 PM
224	None of these, look how y'all took care of what y'all already had, just need better management.	10/2/2017 6:57 PM
225	None of the above. Any option chosen will also fall in disarray due to lack of upkeep.	10/2/2017 6:56 PM
226	This is not the time to do either of the three. There are much more urgent issues that need to be addressed first.	10/2/2017 6:52 PM
227	None	10/2/2017 6:37 PM
228	None should have taken care of building the hole time.	10/2/2017 6:26 PM

## New Government & Judicial Building Cost Survey

229	Total reconstruction	10/2/2017 6:22 PM
230	By far the most visually appealing and bast for the long term of the city!	10/2/2017 6:08 PM
231	Try again neither	10/2/2017 5:46 PM
232	None of the options is financially feasible.	10/2/2017 4:33 PM
233	Not liking any of the facades - but I know old building HAS to go. #3 is far and away the better choice and it should be a Judicial Center - move all other government activities to the palace on Macon Road	10/2/2017 4:19 PM
234	None.	10/2/2017 3:36 PM
235	Keep the same building - just upgrade	10/2/2017 3:23 PM
236	They are all just as ugly as the current building. We have beautiful historic buildings downtown and the government building is an eyesore that honestly needs to be completely demolished before we start over with something that blends with the area. It looks like Dr Evil's headquarters and Option 1, 2 And 3 are great if you are a super villain looking for a new look. I completely agree something needs to be done, but these options are not real options. If you are going to do this, do it correctly. And I say this as I stare out my window and see the government building looming like the eye of Mordor.	10/2/2017 3:19 PM
237	None. They are not fair estimates.	10/2/2017 3:18 PM
238	Either there is an error but all costs looks the same. Where's the funding coming from?	10/2/2017 3:00 PM
239	Wasn't any options.	10/2/2017 2:50 PM
240	none, The city and citizens have put a tremendous amount of effort into revitalizing and preserving the historical look of our city. The "disco" tower need to go and a more historic looking center needs to be built that will better match and go with our Historic Columbus buildings.	10/2/2017 2:39 PM
241	It's time to build a new Gov. Center	10/2/2017 1:59 PM
242	NONE	10/2/2017 1:29 PM
243	None of them	10/2/2017 1:21 PM
244	Looks more modern and has usable green space. Any building should have solar capability to reduce environmental impact.	10/2/2017 1:17 PM
245	none.	10/2/2017 12:33 PM
246	Although I do not see a need it's the better choice	10/2/2017 12:32 PM
247	NONE THERE'S STREETS THAT NEED PAVING AND OTHER CITY REPAIRS NEED TO BE FIXED. SPEND THE MONEY ON PAYING POLICE AND FIRE TO HELP THE SAFETY OF COLUMBUS,	10/2/2017 12:25 PM
248	Stick with the least inexpensive. Seems to be what the city has been doing for years anyway. This is what happens when you have a poor city manager who operates the city...this is his responsibility to keep the place up	10/2/2017 12:20 PM
249	none. columbus can't afford it.	10/2/2017 12:18 PM
250	Even though it is initially a higher cost I think new construction is the best course of action. When FBGA renovated BLD 4 (HQs) there were many issues delays trying to put new technology into the frame of an old building. Starting from scratch gives lots of options.	10/2/2017 11:28 AM
251	I am not really a fan of any of the options. If the courts are a problem, why not build a new courthouse on land already owned by the city over in Liberty district closer to the jail. This seems like a much more secure location. And the city has already spent so much money to improve that area that it seems a logical solution. In fact, I would be in favor of Moving the entire government center over there. It would free up an entire city block of downtown for redevelopment as live work retail spaces.	10/2/2017 11:23 AM
252	I hope that the beautiful fountains are renovated and kept in place, since we are the "Fountain City". I didn't see them in the renderings. I also love the decision to keep it downtown.	10/2/2017 11:13 AM
253	NONE OF THE ABOVE! you fail to illustrate how this will affect our course system, local government offices or any other employers effected by this plan.	10/2/2017 10:08 AM
254	Soft costs need to be included.	10/2/2017 10:07 AM



## New Government & Judicial Building Cost Survey

255	I think there needs to be utilization of existing structures in uptown before any additional construction or renovation. Distribution of services into compatible groups would help with accessibility and parking and maximize underutilized existing structures. The tower could be minimally renovated for storage in upper floors and green space added in lieu of the wings.	10/2/2017 10:06 AM
256	Let's stick with what we have!!	10/2/2017 9:54 AM
257	None of them	10/2/2017 9:37 AM
258	We will need to get over three obstacles to sell this project to the public: 1. The notion that we built the City Service Center but are somehow cramped for space. 2. That the judicial functions require the entire main tower. 3. That we can't just replace the elevators, holding cells, plumbing system, HVAC, fire stairs, knock down some walls and reconfigure floorplans and bring the building up to code. I fear we have yet to describe the threat sufficiently.	9/29/2017 4:54 PM
259	This is the only option that will not be a compromised project for the next 50+ years.	9/28/2017 2:10 PM
260	This appears to allow folks to stay in place during construction. Would be better if they could move off site completely .	9/28/2017 2:07 PM
261	I think the construction and logistic cost of renovation will greatly exceed the estimate. Some of the obstacles would be very difficult to overcome. Also there are many unknowns about the existing structure.	9/28/2017 1:38 PM

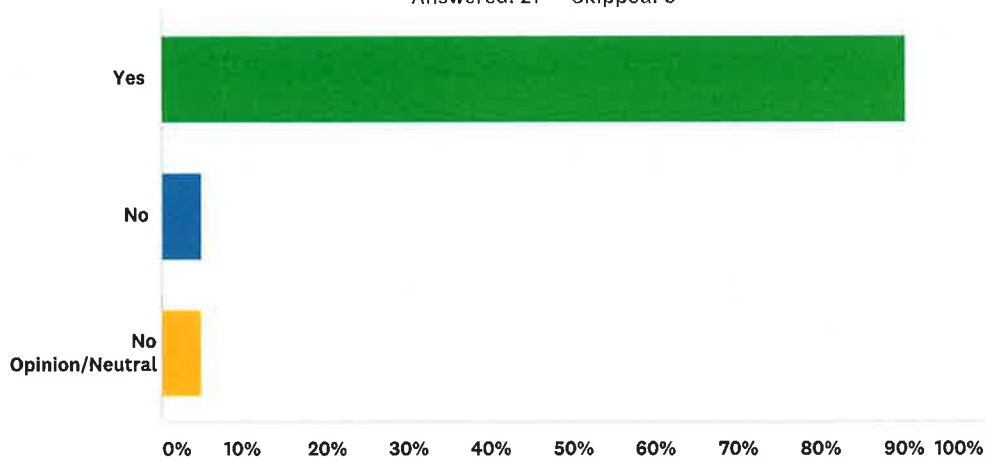


## **Appendix E.6**

Commission Member Survey

# Q1 Should the Government and Judicial branches be located in different buildings?

Answered: 21 Skipped: 0



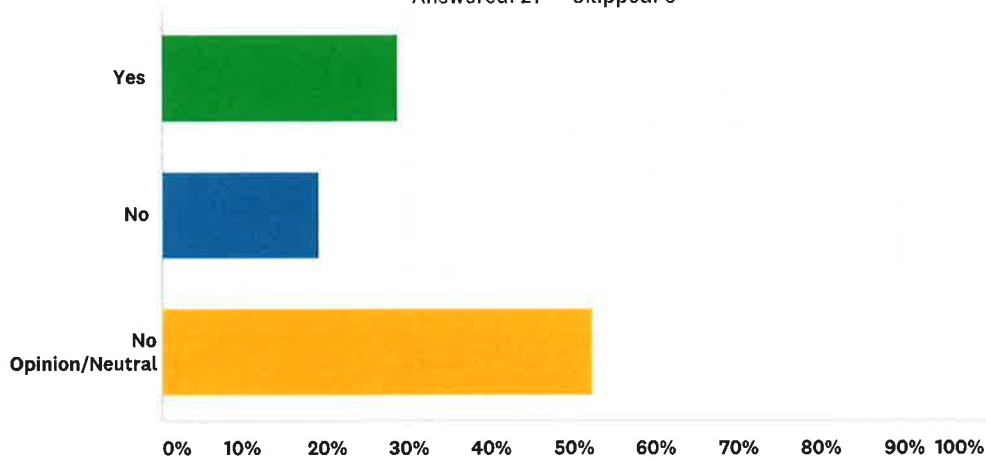
Answer Choices	Responses	Count
Yes	90.48%	19
No	4.76%	1
No Opinion/Neutral	4.76%	1
<b>Total</b>		<b>21</b>

#	Comments	Date
1	This is the most important issue facing the Commission, and must be settled before all others.	7/20/2017 4:39 PM
2	I feel this important in light of the distinctly different profiles each function demands.	7/18/2017 10:55 AM
3	Alivate security issue for governmental business	7/14/2017 8:15 AM
4	The functions of each branch require different levels of security and should not be located in the same building; however, they could possibly remain on the same site.	7/13/2017 11:20 AM
5	With the complex challenges regarding procedures and security for the courts, citizens, law enforcement and prisoners, a new Judicial Center designed to meet all of these needs is essential.	7/12/2017 1:10 PM

Commission Member Survey

## Q2 If the Government and Judicial branches should be located within different buildings, should these buildings be located on different sites?

Answered: 21 Skipped: 0



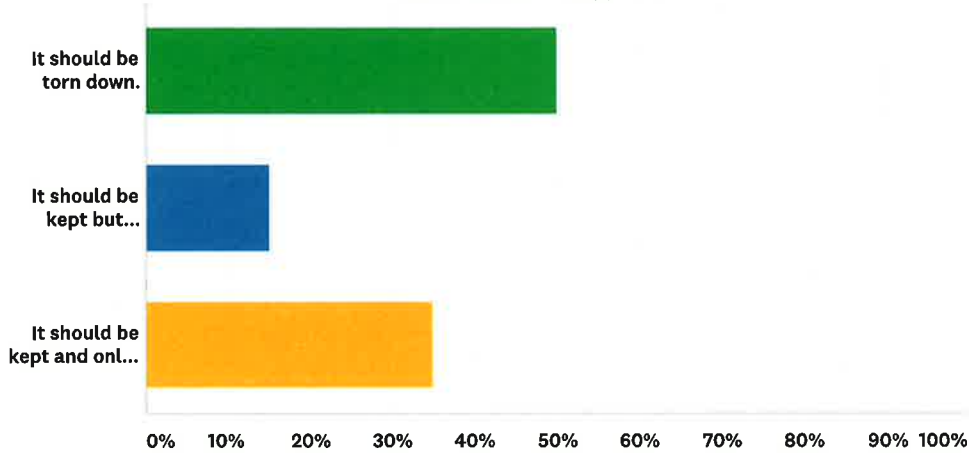
Answer Choices	Responses	
Yes	28.57%	6
No	19.05%	4
No Opinion/Neutral	52.38%	11
<b>Total</b>		<b>21</b>

#	Comment	Date
1	Don't insist on this, but proximity is desirable. if not necessary.	7/20/2017 4:39 PM
2	Municipal functions should based in an area accessible to the general citizenry and one that will be uplifting and generate traffic to support growth. Judicial should be located in an area convenient to that function. Both should be located on bus routes with regular schedules and where they are convenient to pedestrian, bicycle and vehicular traffic.	7/18/2017 10:55 AM
3	Walking distance	7/17/2017 11:02 AM
4	The governmental building should look to the Liberty District	7/14/2017 8:15 AM
5	Not necessarily. I would like to see the courts consider staying where they have been for years.	7/13/2017 1:40 PM
6	They should be housed in separate locations to facilitate and address security concerns unique to the judiciary and its operations, but proximity between the two locations is not a major factor, as long as the locations are separate.	7/13/2017 11:21 AM
7	Only if this option is cost effective and another acceptable site is located. Take down the wings and build a new Judicial building on the 10th St side of the block. Renovate the tower for city offices/departments that do not require public interaction. Any offices that do require limited public access should be limited to the lower floors.	7/13/2017 11:20 AM
8	If there is sufficient space in a footprint adjacent to the jail, that would be the optimum situation. Otherwise, the Judicial Center should be on the site of the current Government Center.	7/12/2017 1:10 PM

Commission Member Survey

### Q3 What should be done with the existing tower?

Answered: 20 Skipped: 1



Answer Choices	Responses
It should be torn down.	50.00% 10
It should be kept but completely gutted for a wall-to-wall renovation, including the removal and replacement of the exterior skin and glass.	15.00% 3
It should be kept and only major systems and structural renovation should be made.	35.00% 7
<b>Total</b>	<b>20</b>

#	Other (please specify)	Date
1	The building is attractive, but would have to be made safe for human habitation.	7/20/2017 4:39 PM
2	I have seen little about the space that makes it sacred or integral to the public or cultural fabric of the community. I can't imagine that there would in any way be a savings by keeping it. If anything, it would be an extremely cumbersome project to renovate and I do not think that the City would ever be rid of the expense or liability. Perhaps the two wings could be kept and converted to public space of some sort - a community museum? Black History museum? Sold for an arcade type setting for food stalls and other merchandise. Maybe a site for a convention hotel?	7/18/2017 10:55 AM
3	It could be sold for reuse.	7/14/2017 9:22 AM
4	Create new court rooms and renovate old ones.	7/14/2017 8:15 AM
5	I think the decision as to what to do should be based on what is financially the better choice.	7/13/2017 11:32 AM
6	I would be in favor of such renovations as are necessary to upgrade security and fire protection systems, but in a way that protects the taxpayers of Muscogee County. If the building is structurally sound, there is no reason to tear it down.	7/13/2017 11:21 AM
7	Only if the safety aspects are addressed to include egress, fire sprinkler, and fire alarm. The exterior should be addressed as needed to make sure the utility costs are reduced accordingly. Replace the exterior glass if the savings in utility costs are recouped.	7/13/2017 11:20 AM
8	I remain open to all options but would eventually vote for the option that is most cost effective in the short run and long run. Any and all options that are eventually presented to the City Council should be accompanied by accurate and professional costs estimates and viable funding options. Assuming the school system will forego their Capital needs from a future SPLOST is not a viable funding option.	7/13/2017 11:00 AM
9	I'm ok with tearing it down, too. But, in no event should it be partially renovated. It must be completely gutted, if it is kept.	7/13/2017 10:41 AM

## Commission Member Survey

10	<b>I'm for gutting and renovating the current structure, mainly because I believe it will be more palatable for citizens. An "upgrade renovation" will not be sufficient to address all of the safety and operational challenges of the building. However, it is very possible, if not likely, that we find that such a renovation is more expensive than new construction. If that is the case, new construction will be the practical, cost-effective choice.</b>	7/12/2017 1:10 PM
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## **Appendix E.7**

# Commission Member Survey

Saturday, July 22, 2017

Powered by  SurveyMonkey

**21**

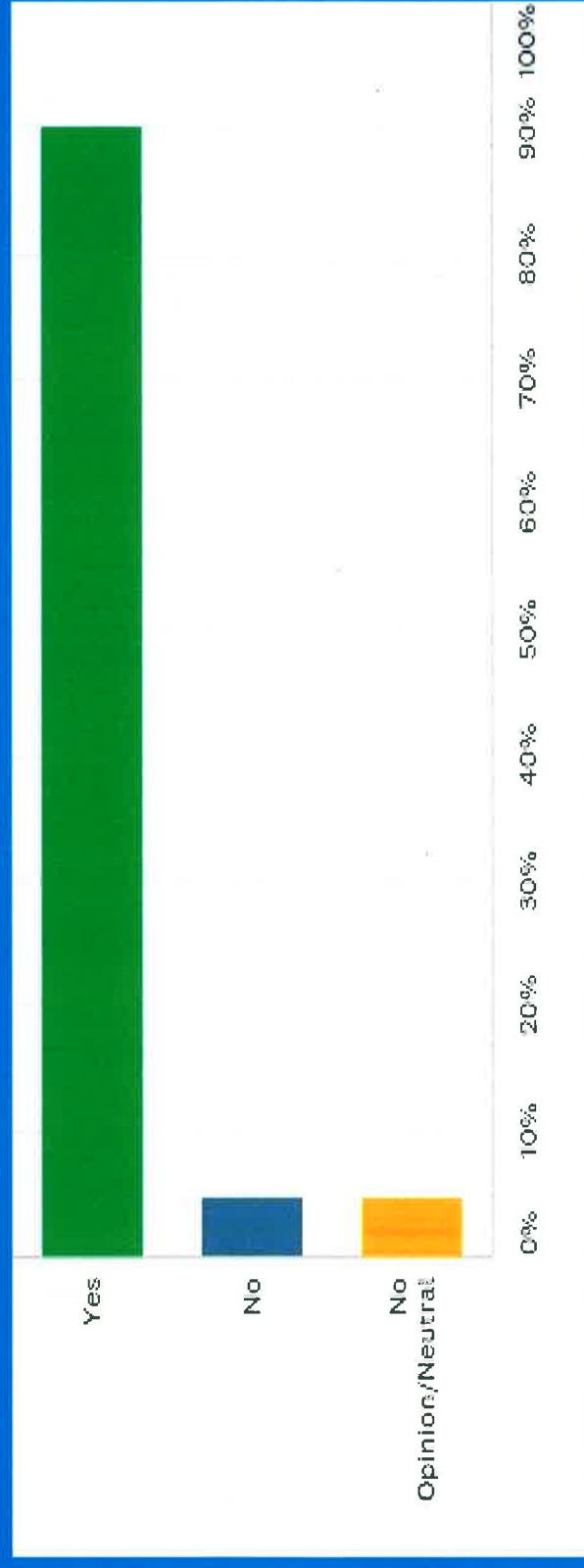
Total Responses

Date Created: Tuesday, July 11, 2017

Complete Responses: 21

# Q1: Should the Government and Judicial branches be located in different buildings?

Answered: 21 Skipped: 0



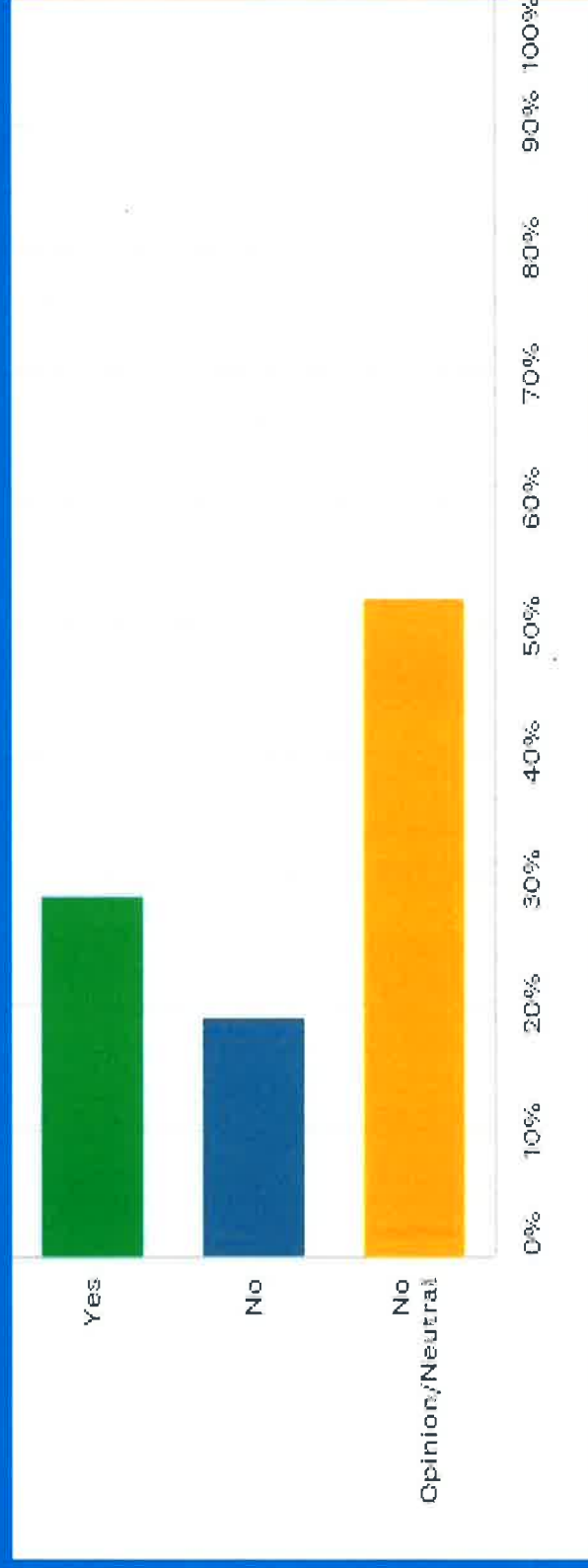
## Q1: Should the Government and Judicial branches be located in different buildings?

Answered: 21 Skipped: 0

Answer Choices	Responses
Yes	90.48% 19
No	4.76% 1
No Opinion/Neutral	4.76% 1
Total	21

## Q2: If the Government and Judicial branches should be located within different buildings, should these buildings be located on different sites?

Answered: 21 Skipped: 0



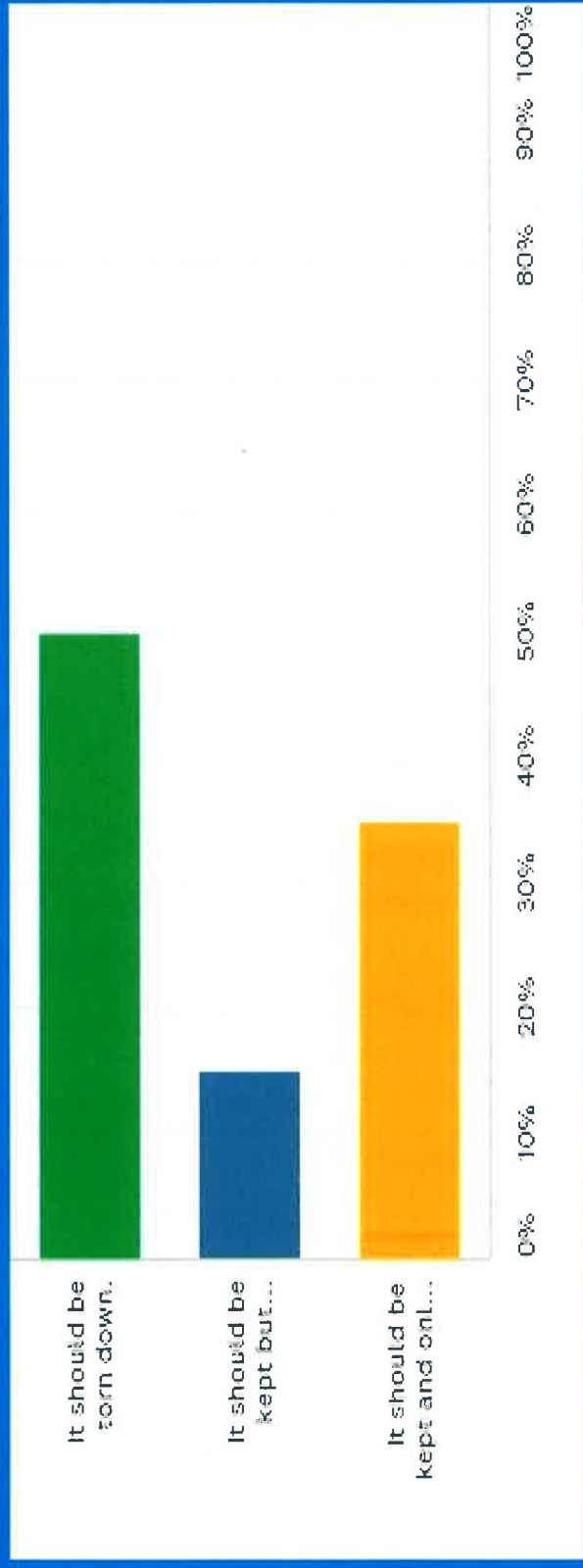
**Q2: If the Government and Judicial branches should be located within different buildings, should these buildings be located on different sites?**

Answered: 21 Skipped: 0

Answer Choices	Responses
Yes	28.57% 6
No	19.05% 4
No Opinion/Neutral	52.38% 11
Total	21

### Q3: What should be done with the existing tower?

Answered: 20 Skipped: 1





### Q3: What should be done with the existing tower?

Answered: 20 Skipped: 1

Answer Choices	Responses
It should be torn down.	50.00% 10
It should be kept but completely gutted for a wall-to-wall renovation, including the removal and replacement of the exterior skin and glass.	15.00% 3
It should be kept and only major systems and structural renovation should be made.	35.00% 7
<b>Total</b>	<b>20</b>

**Questions?**



## **Appendix E.8**

# Survey Comparison

Wednesday, August  
30, 2017

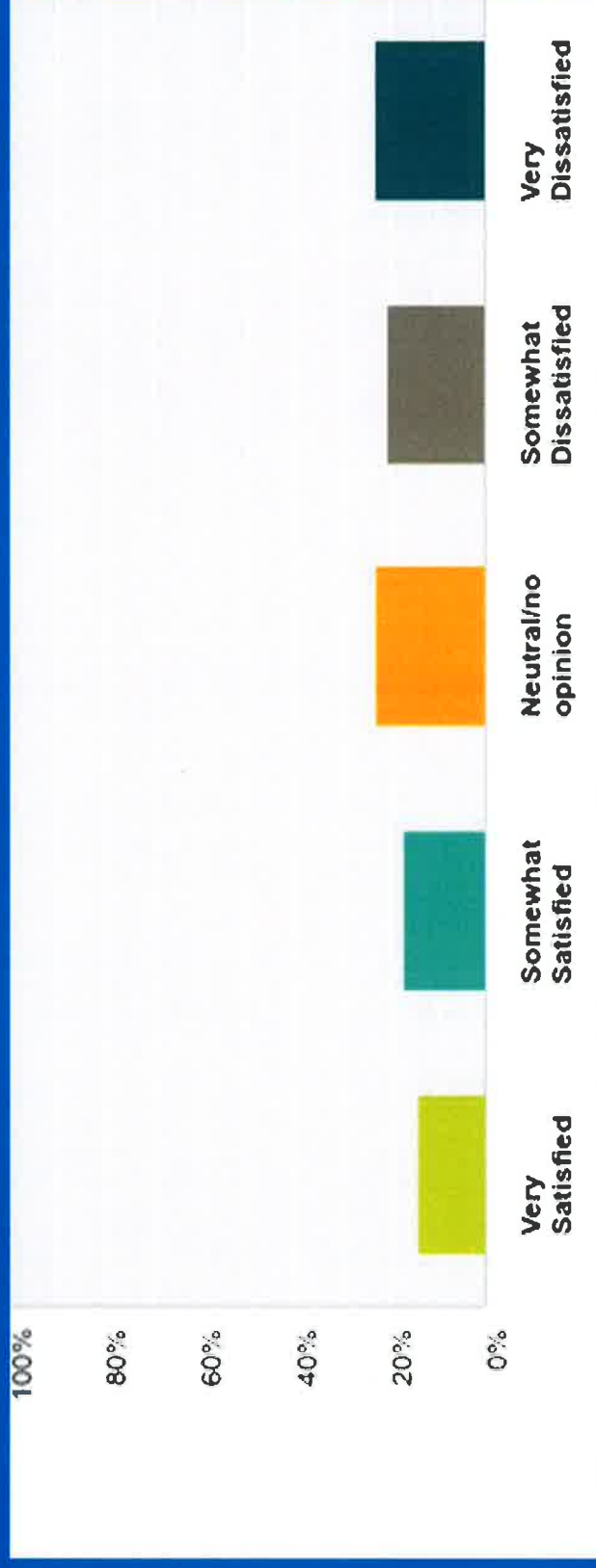
# **Comparing Total Responses**

**1576 Total Results**

**1309 June 15 Snapshot**

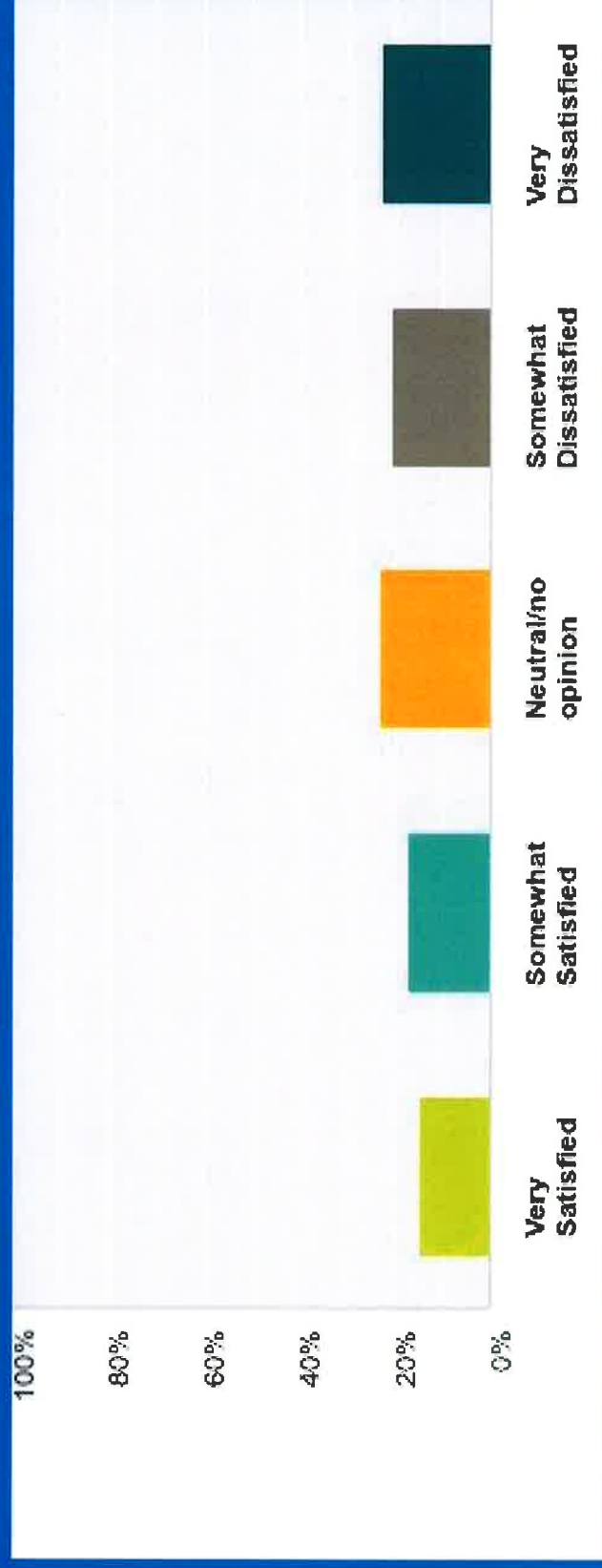
## Q8: How satisfied are you with construction, design and layout of the Government Center?

Answered: 1,271 Skipped: 37



## FQ8: How satisfied are you with construction, design and layout of the Government Center?

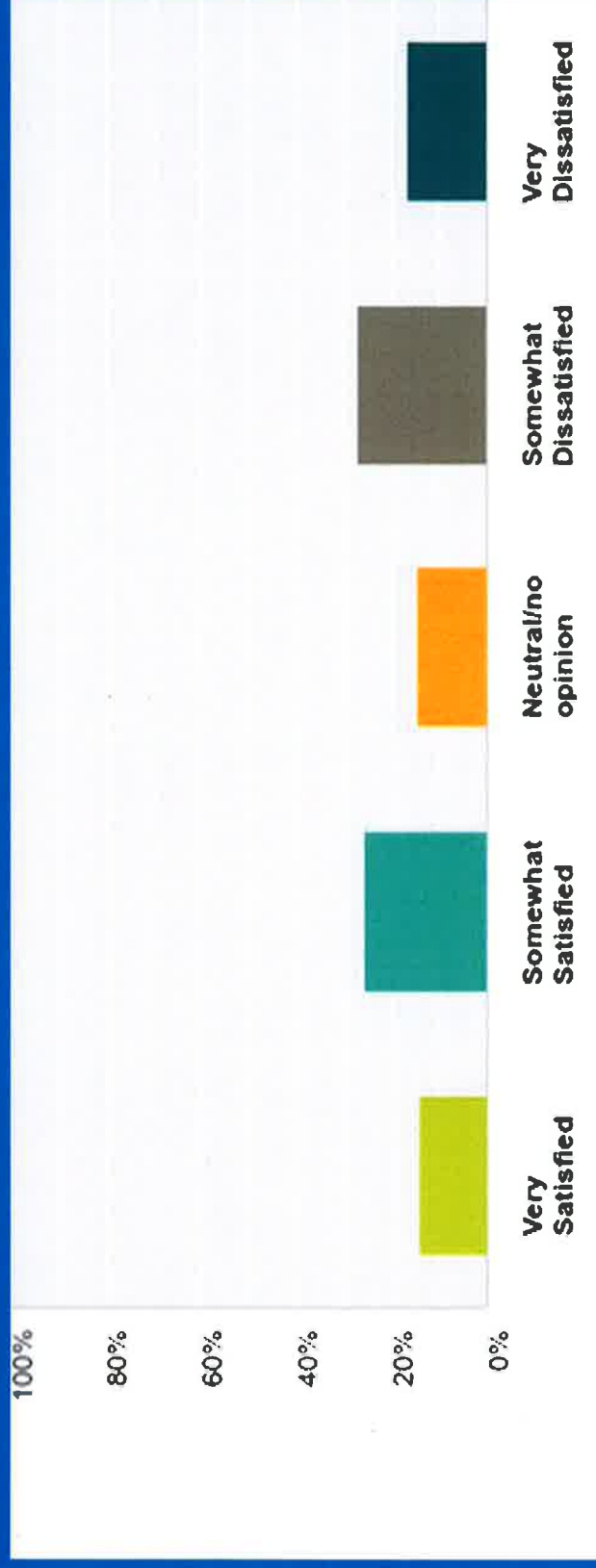
Answered: 1,519 Skipped: 57





## Q16: How satisfied are you with the Government Center?

Answered: 1,264 Skipped: 44



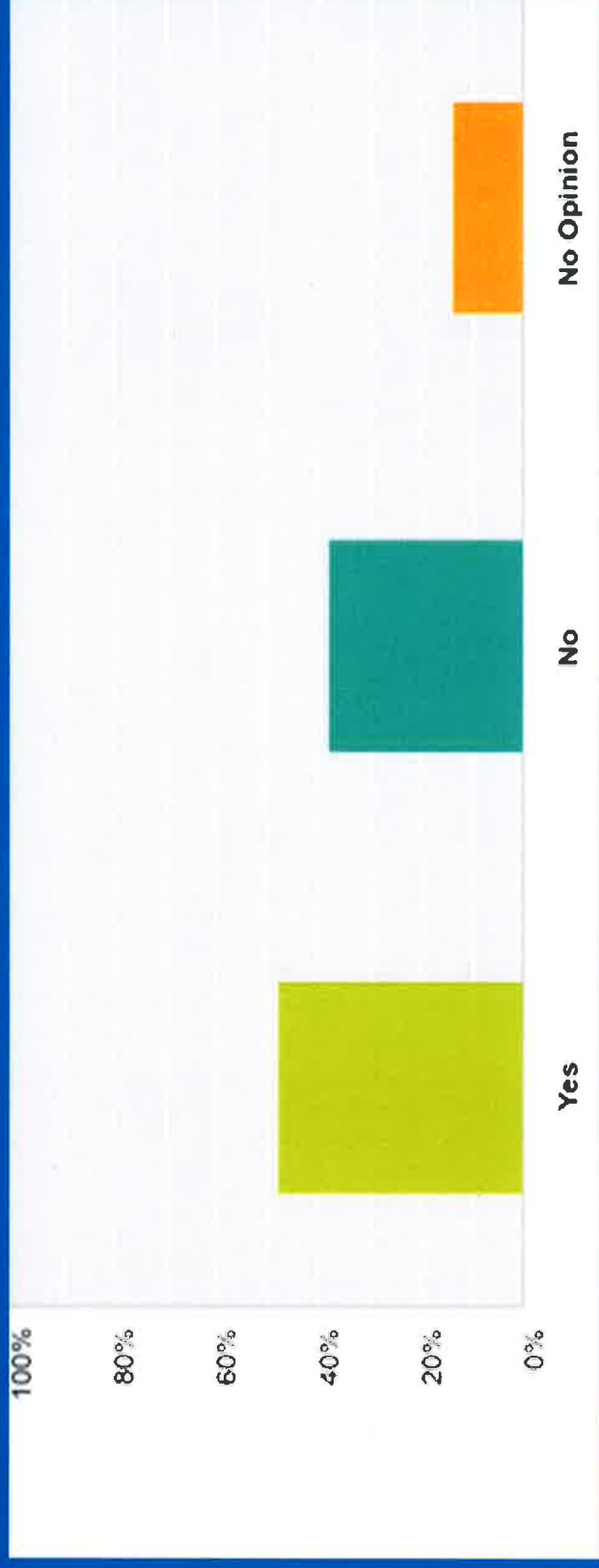
## FQ16: How satisfied are you with the Government Center?

Answered: 1,506 Skipped: 70



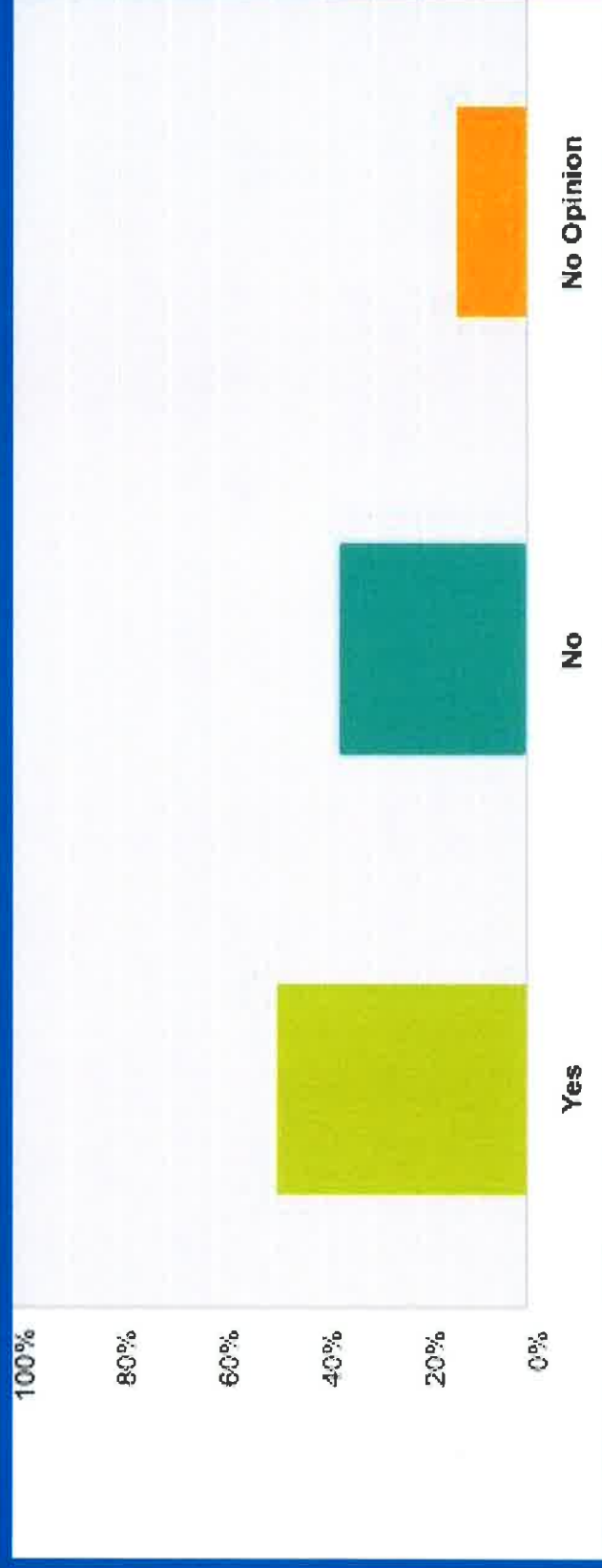
## Q18: Is the current Government Center an important icon or symbol of Columbus, Georgia?

Answered: 1,266 Skipped: 42



## FQ18: Is the current Government Center an important icon or symbol of Columbus, Georgia?

Answered: 1,504 Skipped: 72



## Q19: Should the Government Center be preserved and maintained?

Answered: 1,231 Skipped: 77

Answer Choices	Responses
Yes	45.49% 560
No	40.94% 504
No Opinion	13.57% 167
<b>Total</b>	<b>1,231</b>

## FQ19: Should the Government Center be preserved and maintained?

Answered: 1,469 Skipped: 107

Answer Choices	Responses
Yes	47.31% 695
No	39.21% 576
No Opinion	13.48% 198
<b>Total</b>	<b>1,469</b>

## Summary of Comments

- Support for separate, dedicated court facilities
- Support for administrative positions to Macon Road
- Accessibility: entryway needs change...additional entryways sought

## Summary of Comments (cont.)

- Icon, but for negative reasons or because obvious landmark
- Return to open, welcoming spaces and functionality
- Something should be done so our facility represents the city better



**QUESTIONS?**

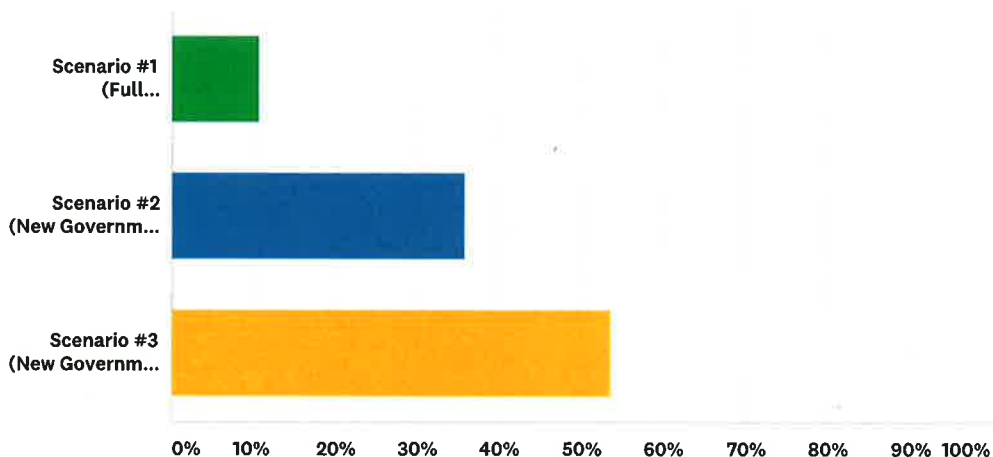


## **Appendix E.9**

Final Commission Member Survey

Q2 Out of the three (3) scenarios provided for the Commission's consideration, which of the three (3) do you support?

Answered: 28 Skipped: 0



ANSWER CHOICES	RESPONSES
Scenario #1 (Full Renovation)	10.71% 3
Scenario #2 (New Government Office Building & Full Renovation of Judicial Tower)	35.71% 10
Scenario #3 (New Government & Judicial Buildings)	53.57% 15
<b>TOTAL</b>	<b>28</b>

#	COMMENTS	DATE
1	I believe the old building has served its purpose and is not feasible for the needs of the future. future	11/8/2017 1:29 PM
2	#3 WOULD BE MY SECOND CHOICE.	11/7/2017 2:15 PM
3	I like this site plan best. I think there is still significant work to be done on the design.	11/2/2017 12:39 PM
4	Whatever the final decisions, one of two things need to be done: either we consider these new buildings to be disposable, or enough funds are earmarked to provide maintenance of the buildings so that they do not get in the same state as the 1890s and 1970s buildings.	11/2/2017 8:48 AM
5	Scenario #3 with some hesitation. I feel that the embedded maintenance and safety issues are too large to overcome to make renovation practical or efficient. The original building was built to last fifty years. It has - so good job. Perhaps some gesture in the design of the new structure could reflect the design elements of the current structure?	11/1/2017 1:36 PM
6	Renovation to costly	11/1/2017 1:25 PM
7	this is my favorite aspirational choice, but my realistic choice is the full renovation	10/27/2017 12:42 PM
8	I believe the logistics of trying to renovate court space would create higher cost and more time that would exceed the cost of a new structure. Also there are many unknowns with renovations of the existing building which would likely increase the cost significantly.	10/27/2017 11:24 AM
9	You misspelled Judicial	10/26/2017 11:20 AM



## **Appendix E.10**

# Final Commission Member Survey

Thursday, November 09, 2017

Powered by  SurveyMonkey

**28**

**Total Responses**

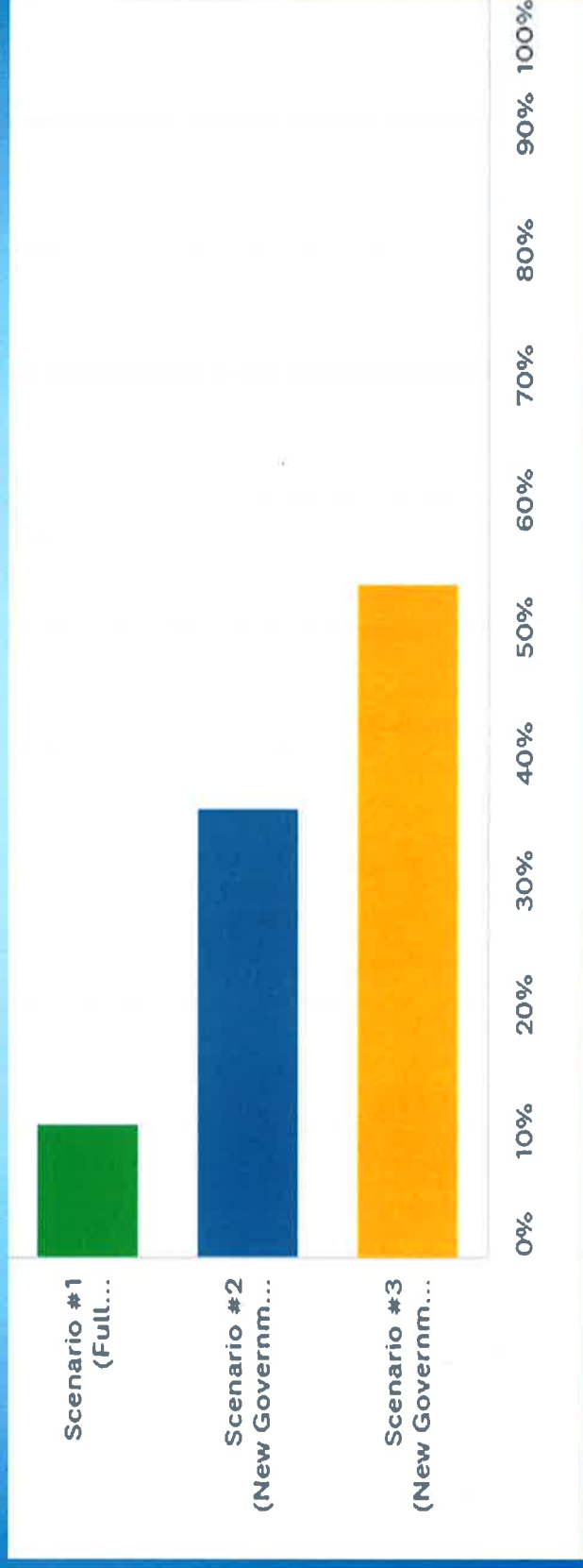
Date Created: Thursday, October 26, 2017

Complete Responses: 28



Q2: Out of the three (3) scenarios provided for the Commission's consideration, which of the three (3) do you support?

• Answered: 28 Skipped: 0



Q2: Out of the three (3) scenarios provided for the Commission's consideration, which of the three (3) do you support?

- Answered: 28 Skipped: 0

ANSWER CHOICES	RESPONSES
Scenario #1 (Full Renovation)	10.71% 3
Scenario #2 (New Government Office Building & Full Renovation of Judicial Tower)	35.71% 10
Scenario #3 (New Government & Judicial Buildings)	53.57% 15
TOTAL	28



## **Appendix F**



Mr Jackson,

I took the tour of the Government Center yesterday. A new facility is obviously needed, and I am convinced that the court function should be separate from the civil function.

What I still question is the future re- utilization of the structure. What is the Commission considering? Has some outfit like the one that redid the Eagle Phenix taken a look to see if the building could be updated into a mixed use or residential facility? In the meantime, the city needs to think about a new location for the gov't center.

What about the Liberty District? Or the City Services Center on Macon Road. They could probably buy the Walmart location very cheaply.

Is there a website for the commission?

Thanks,

Phillip Linn



Mr. Hudginson,

I want to give a huge thank you to you and Mr. Jackson for organizing and administering the tour last night. I was able to go on a whim and was very glad I did. I want to also thank the others that help organize the tours but sadly I cannot remember their names or can't find their contact information on the city website.

I came on the tour because 1. I'm a huge nerd, and 2. I've long advocated for a fix to what I consider an eyesore from the outside (apparently people think otherwise) and been angry about the building since I saw a photo of the structure it replaced. I wonder if the citizens of Savannah have the same nostalgia for the cheap 1960s/70s architecture that bulldozed their Live Oak lined squares?

While I knew it was drab on the inside, I was shocked to find out just how many issues there were with the building. I gained a whole new respect for the public servants that have to enter that building every day and work there. Besides being horrifically unsafe, it is simply a horribly dull place to work.

There is one question that came to me earlier today in thinking about the tour. As the person in charge of the county's codes and inspections, what would you do if you encountered a building with as many issues as the Government Center if it were not a government facility? Is everything "grandfathered" in or would serious work be legally required?

Thanks again for the tour and for simply going in to that building each day. I couldn't do it without getting too angry to function. I want to help in anyway I can to help your/the city's /mayor's case for replacing the building (the only option I believe is viable. I think with a very smart investment and careful planning and design, solutions can be reached that address all the issues and would pay dividends far into the future with improved safety, productivity, and morale.

Please let me know if there is anything I can do to help being an ally in solving this problem.

Wesley Forlines

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Wesley





## Aric Jackson

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**From:** Dennis S <dennis.o.stahl@gmail.com>  
**Sent:** Wednesday, October 18, 2017 10:39 AM  
**To:** Aric Jackson  
**Subject:** Re: What do you think of the three Government Center proposals

Mr. Jackson,

I hope you are well today. I'm contacting you regarding the government center proposal.

In general, I'm against all three proposals. I've been living in Columbus since 2002 and paid close attention to the city provided services since then. The city services basically sucks. I have never seen work done in such of horrible.

- I've submitted tickets to get cracked sidewalks repaired. The workers can't even form a straight line for the concrete, or remove the broken section without damaging the good section.
- Crosswalk redraw tickets get denied by the department due insufficient funds availability.
- Public restrooms are horrible maintained, no changing baby station, exhaust fans not working, dirty. Yet the city claim they are capable of maintaining a new restroom (14th bridge).
- I've submitted tickets over tickets to get a speed hump on 8th street installed and nothing is getting done. A City traffic survey shows 53mph in the 30mph street. Guess children living on this street don't matter.
- Trash pickup has limit which is fine with me but citizen cost is still the same.
- Property taxation is a mess.
- We are around 75 police officers short.
- The city sustainability went from 3 month down to 2 month.
- District Councilor don't return calls for 1-2 years
- I've spoken in front of the council 2 years ago about the UDO dumpster screening regulation that is not being enforced, resulting in dirty areas. Up to today, nothing has changed.
- Did you looked at the traffic/ pedestrian poles on veterans parkway? Instead of combining poles, poles were installed just a few feet away from each other. When you raise your concern, the planning department respond saying that citizens don't know about all the regulations. Really?

And much more...

Another point that I've noticed is that all three options show a parking deck on 9th street. This parking deck is located within the historic zoned district. Is the city now bending the Historic District Building code/ rule and building a parking deck in the Historic District? Many people mention that if the city wants something, they will force and bend rules to get it build. Don't believe it. Look around the historic districts. Previously historic structures has been destroyed to create other parking spaces or structures.

The progress we see around the city (Bike lane, walking bridge, 14th bridge restroom,..) is mainly finance through the DOT or some other government program/ funds. A new city government building will require new furniture, new data/ network infrastructure, most likely new computer systems, and a larger scale of maintenance. The city can't maintain public restrooms appropriately and departments always claim to have budget issues. The cost of this entire "Vision" will be a enormous burden for all tax payers living in Columbus

We have issues over issues. With all respect, all options are being presented to the citizen, showing a similar price tag. It's too It's like "of wow, look! Remodeling cost almost the same as demolition and reconstruct. Let's build from scratch so we can provide better service. BUT there is and will be a significant small print that will raise the cost dramatically. It feel like that the citizens are being seen as a cow that can be milked anytime.

As mentioned, I own a home in the historic district and as much as I love it, with all the city issues, I'm considering moving away towards Salem, AL or Harris County, GA because of the city administration.

It is truly shame that with all these city issues, a new government center is now proposed.

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Dennis Stahl  
38.185910, -76.916143



## Aric Jackson

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**From:** Paul Pierce <ppierce@springeroperahouse.org>  
**Sent:** Friday, September 22, 2017 4:16 PM  
**To:** Aric Jackson  
**Subject:** RE: Public Forum Update

I attended the Government Center forum. John was an excellent presenter and brought a professionalism and sensitivity to the event that impressed everyone there.

I think that particular group was concerned (surprisingly) with style and not so much the functionality or site orientation. The group had questions about how the project would be funded but since there were no answers to that, they tended to proceed as if funding were not an issue in their preferences.

I agree that we need other live events to share information and get more input from the public. The group at the Government Center was rather low-key and respectful. We didn't really have any adamant "I'm again-it!" types.

My impression was that the citizens thought they were being asked which building style they preferred. There were a number of them who insisted that any new building should "fit in" stylistically with the historic structures in the downtown context rather than make any new modernistic architectural "statements."

The sense with those folks was that the current government center was an attempt to make some kind of architectural statement and ended up giving the community a monstrosity.

I believe that next time we need to make several things clear:

1. The images you see here probably WON'T be what the structures ultimately look like.
2. We are not asking you your preference on architectural style but rather site orientation and overall concept.
3. There is a great deal of architectural development ahead. In fact, the architectural firm has not been selected. There is still plenty of room for community input on style.

Things that I think can be emphasized in future presentations:

1. Why the entire tower is needed for judicial functions.
2. Why doing nothing is not an option.
3. Why we can't just replace the elevators, widen the fire stairs, upgrade the HVAC system, replace the corroded water pipes and create a more dignified public entrance.
4. How the public can be assured that the City won't "neglect maintenance" on the new building like it did the current one.
5. If the City knew of these threats for several years, we didn't we build a taller City Service Center when we had the real estate?

Paul R. Pierce, Producing Artistic Director  
Springer Opera House / Springer Theatricals  
The State Theatre of Georgia  
103 10th Street  
Columbus, GA 31901  
(706) 324-5714



## Aric Jackson

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**From:** Cherithcreek2@aol.com  
**Sent:** Monday, October 09, 2017 4:31 PM  
**To:** Aric Jackson  
**Cc:** janicepbiggers@gmail.com  
**Subject:** Re Renovation of Government Center

Dear Mr. Jackson:

I am Louise B. "Biddy" Hammett (Mrs. Paul L. Hammett, Jr.), a Columbus native, former Chair of Historic Architectural Review Board, a professional historian, and artist.

The Government Center, designed by the late Lewis Scarborough has been a beacon for Columbus, Georgia and a highlight on its landscape for well over 50 years. It sits opposite the ancient Springer Opera House and the River Center. I was a part of the Springer restoration when Billy Key headed a committee, gathering donations for its restoration and a charter member of the City's Commission On International Relations & Cultural Liaison Encounters (CIRCLE), when the commission launched a drive to provide the wonderful curtains in the "foyer" of River Center.

The architectural differences between the 3 buildings is MOST UNIQUE and stands well, representing the heritage Columbus, Georgia owes to its various generations, the way the several Historic Districts of the city represent all of the generations from 1828 to the present also represent.

Architecture of a city or place reflects its people. Who they were---- The environment that reflects their life styles and values--- and glimpses into its future direction.

Historians and Preservationists always proclaim: "If a people have no appreciation of their heritage, future generations soon lose its culture and become a debased people."

The artistic ability of the late Architect Lewis Scarborough was able to reflect even the Gothic style in this wonderful edifice, along with modern elements that were even advanced for the era in which the Center was built, while being built at the chagrin of those who did not want the old Court House razed.

If a people's future generations are not surrounded by the things/elements that brought them forward, inspiring with new aspirations to achieve the very best community they can possibly obtain, the city will collapse.

A people who do not know who "they are"---where they "come from"---- can't possibly know where "they are going!"

I beg the commission to please consider maintaining the tower as it is visually seen--- Do away with the wings--- and build appropriate judicial buildings on the original Court House Square that would be compatible with the tower. Outside elevator shafts, compatible with the present architecture could be acceptable. For this presentation, if only one building is required, there remains equal space for a future third building when require that would be built opposite a new Judicial Building, that would maintain a visa of an impressionistic beacon of the Government Center.

Thank you very much.

Yours truly,  
Biddy Hammett,  
Fifty-year- plus Preservationist, Artist, Historian & Author.





**From:** NANCY GLYNN <nancyglynn2@gmail.com>  
**Sent:** Thursday, September 28, 2017 1:55 PM  
**To:** John Hudgison; Aric Jackson  
**Subject:** Re: FW: Public Forum Update

Thank you very much for the results from 9/19 on the scenarios.

In regard to which type of public outreach method should be used, I think a combination of an online survey, followed by another public forum. The online survey has potential for a much larger number of participants but a public forum speaks volumes as well. Online survey results could be discussed at the public forum. (Maybe a print version of the online survey offered at the public forum for those who don't have a computer.)

With a total of 29 at the public forum on the 19th, the news that was presented just didn't get the attention it warrants. If the presentation were online, the accessibility combined with public interest would show an increase in that number.

Thanks again,  
Nancy Glynn

On Sep 28, 2017 1:15 PM, "John Hudgison" <[JHudgison@columbusga.org](mailto:JHudgison@columbusga.org)> wrote:



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**From:** Matthew Chan <matt30060@gmail.com>

**Sent:** Tuesday, October 3, 2017 7:20:35 PM

**To:** Teresa Tomlinson

**Subject:** Building Option #3

Hello Mayor,

I filled out the survey. I watched the original 45-minute CCG TV Youtube video of the Building tour when it was released a month or two ago. I have been in and out of the Government building over the last 16 years and always find cumbersome the entry, the elevators, the layout, and the awful bathrooms. Cell phone reception is awful also. Temperature control is not good. It is a very uninviting place where you enter the "back door".

I also attended the recent Government building meeting to view and listen concerning the 3 options at that time.

I want to make clear my position. I am in favor of looking ahead and maximizing benefits and modernization. Preserving "history" of the building is unimportant to me. Functionality, effectiveness, flexibility, expandability, and longevity is more important to me. In this case, I find the restoration of old city buildings an unpleasant/undesirable option.

At this stage, I am in favor of Option #3, going all-new with a new design and vision. I am probably going to be shot with arrows by many people for saying Option #3 because it is the option that proposed the most change. But Columbus badly needs progressive change and modernization. People who don't get that will look elsewhere to work and live.

Hope that helps.



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**From:** james <jam8952@yahoo.com>

**Sent:** Tuesday, October 17, 2017 11:06:48 AM

**To:** Teresa Tomlinson

**Subject:** hey there mayor my input of the rendering of the columbus government center.

hi there mayor, Here's my input of the rendering of the columbus government center, and i think the city should go with either option 1 or option 2, i don't like option 3 and don't like the idea of the building being demolished because it would destroy downtown columbus skyline forever and make it look very ghetto being a city of 200,000 people, and it would never be the same again, the columbus government center is a very tall building and it's what gives downtown its skyline. if the columbus goverment center is still structually sound then i would just remodel the building and add on too it. please don't screw the downtown columbus skyline up. it looks like in the future columbus won't have anymore tall buildings built downtown. save the government center and remodel it, and put the bright spot lights back on the side of the building that lights the building up at night i miss that made it look gorgoues. it would be nice if the lights could change colors on the building. thank you mayor . .









Comment Card

Please print responses.

Name FRAN Carpenter

Address 738 BROADWAY

Colo. 31909

Do you support the project as presented? (Check your response)

- For
- Against
- Conditional
- Uncommitted

General Comments

Move the Courts to LIBERTY  
Heritage - Move it all to  
Liberty Heritage. You already  
own the land.

Which option do you prefer?  Option 1  Option 2  Option 3

How did you hear about this Public Meeting?  News Paper  Email  Radio  
 Word of Mouth  Social Media  Other

Was the location of the Public Meeting convenient for you to attend?  Yes  No

If no, please suggest a general location that is more convenient.

Were your questions answered by City personnel?  Yes  No

Do you have a better understanding after attending this meeting?  Yes  No

Do you have additional comments?

You have made bad decisions  
re: City Services Center + Natatorium.  
We don't trust you. We need  
Public Safety - Police.

### Comment Card

Please print responses.

Name JANE BOND / WAYNE BOND

Address 537 BROADWAY  
COLUMBUS 31901

Do you support the project as presented? (Check your response)

For       Against       Conditional       Uncommitted

General Comments \_\_\_\_\_

*Scenarios well presented, Good discussion of questions & explanations. We have a much better understanding of the problems facing the town.*

*Has future technology & its growth been considered*

Which option do you prefer?     Option 1     Option 2     Option 3

How did you hear about this Public Meeting?     News Paper     Email     Radio  
 Word of Mouth     Social Media     Other \_\_\_\_\_

Was the location of the Public Meeting convenient for you to attend?     Yes     No

If no, please suggest a general location that is more convenient.

Were your questions answered by City personnel?     Yes     No

Do you have a better understanding after attending this meeting?     Yes     No

Do you have additional comments? \_\_\_\_\_

*Has future growth been considered in the plans, especially #3.*

## Comment Card

Please print responses.

Name Diana Padgett

Address 251 Lee Rd 228

Smiths, AL 36877

Do you support the project as presented? (Check your response)

For       Against       Conditional       Uncommitted

General Comments \_\_\_\_\_

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Which option do you prefer?     Option 1     Option 2     Option 3

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How did you hear about this Public Meeting?     News Paper     Email     Radio  
 Word of Mouth     Social Media     Other \_\_\_\_\_

Was the location of the Public Meeting convenient for you to attend?     Yes     No

If no, please suggest a general location that is more convenient.

Were your questions answered by City personnel?     Yes     No

Do you have a better understanding after attending this meeting?     Yes     No

Do you have additional comments? \_\_\_\_\_

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\_\_\_\_\_

### Comment Card

Please print responses.

Name Rachel Ferstead  
Address 2979 Barbara Rd  
Columbus, GA 31907

Do you support the project as presented? (Check your response)

For     Against     Conditional     Uncommitted

General Comments I appreciate the opportunity  
to be educated on the project. I understand  
so much work has been put into these ideas.  
Where I am for option 3, I understand there's  
so much more involved. ~~and~~ As a city employee,  
I first and foremost want to feel safe.  
The maintenance + security issues are of utmost  
importance to me. I love the location of this  
building, but I am willing to move.

Which option do you prefer?     Option 1     Option 2     Option 3

The idea of making old things new concerned  
me as I watched the video. A new building sounds  
like the best option, things like funding propose  
a new problem.

How did you hear about this Public Meeting?     News Paper     Email     Radio  
 Word of Mouth     Social Media     Other

Was the location of the Public Meeting convenient for you to attend?     Yes     No

If no, please suggest a general location that is more convenient.

Were your questions answered by City personnel?     Yes     No

Do you have a better understanding after attending this meeting?     Yes     No

Do you have additional comments? I love the idea of these forums.  
I think the public needs to be made more  
aware for the next meetings. All I had was a  
city email. If I wasn't an employee, I wouldn't have  
known about this meeting. maybe a commercial  
on tv + radio would help.

## Comment Card

Please print responses.

Name DAVID A. HOLLAND JR

Address 8279 McCLANAHAN RD

Do you support the project as presented? (Check your response)

For       Against       Conditional       Uncommitted

General Comments \_\_\_\_\_

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Which option do you prefer?     Option 1     Option 2     Option 3

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How did you hear about this Public Meeting?     News Paper     Email     Radio  
 Word of Mouth     Social Media     Other \_\_\_\_\_

Was the location of the Public Meeting convenient for you to attend?     Yes     No

If no, please suggest a general location that is more convenient.

Were your questions answered by City personnel?     Yes     No

Do you have a better understanding after attending this meeting?     Yes     No

Do you have additional comments? \_\_\_\_\_

~~XXXXXXXXXX~~  
\_\_\_\_\_  
\_\_\_\_\_

**Comment Card**

Please print responses.

Name Nancy Glynn + Tom Carroll

Address 2229 Sharon Ave  
Columbus, GA 31903

Do you support the project as presented? (Check your response)

For     Against     Conditional     Uncommitted

General Comments The video from the tour was great for  
this presentation - good review.

Build #3 elsewhere,

Which option do you prefer?     Option 1     Option 2     Option 3

How did you hear about this Public Meeting?     News Paper     Email     Radio  
 Word of Mouth     Social Media     Other previous meeting "Let's Talk"  
Col. Museum

Was the location of the Public Meeting convenient for you to attend?     Yes     No

If no, please suggest a general location that is more convenient.

Were your questions answered by City personnel?     Yes     No

Do you have a better understanding after attending this meeting?     Yes     No

Do you have additional comments? getting a new building shouldn't  
involve so much concern with the old building,  
new site is NEEDED

## Comment Card

Please print responses.

Name LINDA LUNSFORD

Address 13196 Macon Rd

Upatoi, GA 31829

Do you support the project as presented? (Check your response)

For       Against       Conditional       Uncommitted

General Comments \_\_\_\_\_

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Which option do you prefer?

Option 1       Option 2       Option 3       Option 4

How did you hear about this Public Meeting?  News Paper       Email       Radio

Word of Mouth       Social Media       Other \_\_\_\_\_

Was the location of the Public Meeting convenient for you to attend?       Yes       No

If no, please suggest a general location that is more convenient.

Were your questions answered by City personnel?       Yes       No

Do you have a better understanding after attending this meeting?       Yes       No

Do you have additional comments? Not at this time

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

### Comment Card

Please print responses.

Name Brian Laedtke

Address 1316 3rd Ave  
31901

Do you support the project as presented? (Check your response)

For     Against     Conditional     Uncommitted

General Comments \* 70 year 15% minimum

\* Judicial Bldg closer to Jail/Prison

\* Artistically, recommend 3d, traditional  
architecture for aesthetics, visual art as a package

on the building

Which option do you prefer?     Option 1     Option 2     Option 3

How did you hear about this Public Meeting?     News Paper     Email     Radio  
 Word of Mouth     Social Media     Other

Was the location of the Public Meeting convenient for you to attend?     Yes     No

If no, please suggest a general location that is more convenient.

Were your questions answered by City personnel?     Yes     No

Do you have a better understanding after attending this meeting?     Yes     No

Do you have additional comments? \_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_









## Comment Card

Please print responses.

Name Fran. Fluker

Address 2032 Lynch Rd Midland

Do you support the project as presented? (Check your response)

For       Against       Conditional       Uncommitted

General Comments \_\_\_\_\_

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Which option do you prefer?     Option 1     Option 2     Option 3

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How did you hear about this Public Meeting?     News Paper     Email     Radio  
 Word of Mouth     Social Media     Other \_\_\_\_\_

Was the location of the Public Meeting convenient for you to attend?     Yes     No

If no, please suggest a general location that is more convenient.

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Were your questions answered by City personnel?     Yes     No

Do you have a better understanding after attending this meeting?     Yes     No

Do you have additional comments? \_\_\_\_\_

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### Comment Card

Please print responses.

Name Beth Kattal

Address 3700 Bridgewater Road - C8  
Columbus GA 31909

Do you support the project as presented? (Check your response)

- For     Against     Conditional     Uncommitted

General Comments \_\_\_\_\_

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\_\_\_\_\_  
\_\_\_\_\_

Which option do you prefer?     Option 1     Option 2     Option 3

I'm all for change why not start brand new. Safety <sup>for all</sup> is more important to me.

How did you hear about this Public Meeting?     News Paper     Email     Radio  
 Word of Mouth     Social Media     Other \_\_\_\_\_

Was the location of the Public Meeting convenient for you to attend?     Yes     No

If no, please suggest a general location that is more convenient.

Were your questions answered by City personnel?     Yes     No

Do you have a better understanding after attending this meeting?     Yes     No

Do you have additional comments? I know that this will cost  
But if we do patchwork, it could cost more  
and we may end up rebuilding anyway,  
and out of more money. Lets DO IT



## Comment Card

Please print responses.

Name Will Burgin

Address 2120 Country Club Rd  
Columbus, GA 31906

Do you support the project as presented? (Check your response)

For  Against  Conditional  Uncommitted

General Comments

I believe we should always look to continual improvement  
I think a process of upgrading / building / renovating  
is appropriate compared to a full rebuilding of the  
site. #1 + #2 Gives some flexibility to continue to  
occupy some portions. #3 creates a full displacement.

Which option do you prefer?  Option 1  Option 2  Option 3

I favor an adaptive reuse of the existing building.  
Whereas I do not object to #2, I prefer #1. #3  
should not be considered

How did you hear about this Public Meeting?  News Paper  Email  Radio  
 Word of Mouth  Social Media  Other

Was the location of the Public Meeting convenient for you to attend?  Yes  No

If no, please suggest a general location that is more convenient.

Were your questions answered by City personnel?  Yes  No

Do you have a better understanding after attending this meeting?  Yes  No

Do you have additional comments? \_\_\_\_\_

### Comment Card

Please print responses.

Name PIKE HARRISON

Address 5204 RAY DR

Do you support the project as presented? (Check your response)

- For       Against       Conditional       Uncommitted

General Comments I FULLY UNDERSTAND THAT WE NEED A NEW GOVT CENTER BUT I WOULD NOT SUPPORT DOING IT UNTIL THE POLICE, SHERIFF AND FIRE DEPT. IS PROPERLY FUNDED. THEY NEED TO BE BROUGHT UP TO DATE BEFORE ANYTHING ELSE IS FUNDED. THIS IS A BIGGER PROBLEM THAT THE PUBLIC DOES NOT UNDERSTAND PUBLIC SAFETY NEEDS TO COME FIRST

Which option do you prefer?     Option 1     Option 2     Option 3

How did you hear about this Public Meeting?     News Paper     Email     Radio  
 Word of Mouth     Social Media     Other

Was the location of the Public Meeting convenient for you to attend?     Yes     No

If no, please suggest a general location that is more convenient.

Were your questions answered by City personnel?     Yes     No

Do you have a better understanding after attending this meeting?     Yes     No

Do you have additional comments? \_\_\_\_\_



9/19/2017

### Comment Card

Please print responses.

Name Marsha A Davis

Address 1890 Geneva Hwy  
Talbotton, Ga 31827

Do you support the project as presented? (Check your response)

For     Against     Conditional     Uncommitted

General Comments I'm for the betterment of the city/  
County of Columbus, infrastructures and or improve-  
ments should make a great difference  
However, I still own a rental property  
here

Which option do you prefer?     Option 1     Option 2     Option 3

How did you hear about this Public Meeting?     News Paper     Email     Radio  
 Word of Mouth     Social Media     Other Television

Was the location of the Public Meeting convenient for you to attend?     Yes     No

If no, please suggest a general location that is more convenient.

Were your questions answered by City personnel? n/a     Yes     No

Do you have a better understanding after attending this meeting?     Yes     No

Do you have additional comments? n/a

### Comment Card

Please print responses.

Name ~~Ilene~~ Ilene Kent  
Address 5101 Boone Links La  
Columbus, GA

Do you support the project as presented? (Check your response)

For       Against       Conditional       Uncommitted

General Comments

It's clear something needs to be done. ~~Cost~~  
I came in skeptical of most expensive option - but  
think now that it needs a complete re-build  
Columbus is Atl 2<sup>nd</sup> largest city & is worthy  
of a Government Center that serves the people,  
love the green space.

Which option do you prefer?     Option 1     Option 2     Option 3

How did you hear about this Public Meeting?     News Paper     Email     Radio  
 Word of Mouth     Social Media     Other

Was the location of the Public Meeting convenient for you to attend?     Yes     No

If no, please suggest a general location that is more convenient.

Were your questions answered by City personnel?     Yes     No

Do you have a better understanding after attending this meeting?     Yes     No

Do you have additional comments? \_\_\_\_\_

**Comment Card**

Please print responses.

Name Betsy Covington

Address 1115 Dinglewood Dr. 06

Do you support the project as presented? (Check your response)

- For     Against     Conditional     Uncommitted

General Comments Don't love the capital outlay, but the present bldg is clearly unsafe.

Which option do you prefer?     Option 1     Option 2     Option 3

Also 3, but 2 seems to accomplish most of those same benefits

How did you hear about this Public Meeting?     News Paper     Email     Radio  
 Word of Mouth     Social Media     Other

Was the location of the Public Meeting convenient for you to attend?     Yes     No

If no, please suggest a general location that is more convenient.

Were your questions answered by City personnel?     Yes     No

Do you have a better understanding after attending this meeting?     Yes     No

Do you have additional comments? I was surprised at how unsafe the present bldg is. Like the options we've been offered, especially the consideration for public greenspace. Good job!

### Comment Card

Please print responses.

Name Sandi Green (past chair of BHAR)

Address 9 Stonewood Ct  
Columbus, GA 31904

Do you support the project as presented? (Check your response)

For  Against  Conditional  Uncommitted

General Comments

Our government center has been  
cited as a grand example of Neo-  
formalist architecture by the  
National Park Service.

Major  
Renovations are necessary due to poor  
maintenance only.

Which option do you prefer?  Option 1  Option 2  Option 3

If any

How did you hear about this Public Meeting?  News Paper  Email  Radio  
 Word of Mouth  Social Media  Other

Was the location of the Public Meeting convenient for you to attend?  Yes  No

If no, please suggest a general location that is more convenient.

Were your questions answered by City personnel?  Yes  No

Do you have a better understanding after attending this meeting?  Yes  No

Do you have additional comments?

Do Not demolish our government  
center !!

## Comment Card

Please print responses.

Name Ventrine Parham  
Address 1812 Forest Ave Apt A Columbus, GA 31906

Do you support the project as presented? (Check your response)

For  Against  Conditional  Uncommitted

General Comments The current condition of the building does present several safety issues that border ethical issues. Nothing is ~~more~~ more important than human life, but current funds do not allow for us to invest in infrastructure like we would desire.

The infrastructure will outlast humanity. Human life once again is so important.

Which option do you prefer?  Option 1  Option 2  Option 3

I do enjoy the greenspace for public use and leisure.

How did you hear about this Public Meeting?  News Paper  Email  Radio  
 Word of Mouth  Social Media  Other \_\_\_\_\_

Was the location of the Public Meeting convenient for you to attend?  Yes  No

If no, please suggest a general location that is more convenient.

I was able to walk from my house in Lakebottom

Were your questions answered by City personnel?  Yes  No

Do you have a better understanding after attending this meeting?  Yes  No

Do you have additional comments? I enjoy ~~the~~ the city's willingness to be transparent on the new building plans.

### Comment Card

Please print responses.

Name Allison Slocum

Address 1255 Cedar Ave #15  
Columbus GA 31900

Do you support the project as presented? (Check your response)

- For     Against     Conditional     Uncommitted

General Comments These are definitely ~~some~~ modifications  
that need to be made to make the govt. center  
more usable + comfortable. The old courthouse  
was demolished for the same reasons ~~are~~ that were  
brought forth and many people regret that decision.  
We don't want to make a similar mistake. Especially  
because ~~of~~ things caused by lack of maintenance.

Which option do you prefer?     Option 1     Option 2     Option 3

How did you hear about this Public Meeting?     News Paper     Email     Radio  
 Word of Mouth     Social Media     Other \_\_\_\_\_

Was the location of the Public Meeting convenient for you to attend?     Yes     No

If no, please suggest a general location that is more convenient.

Were your questions answered by City personnel?     Yes     No

Do you have a better understanding after attending this meeting?     Yes     No

Do you have additional comments? \_\_\_\_\_



## **Appendix G**



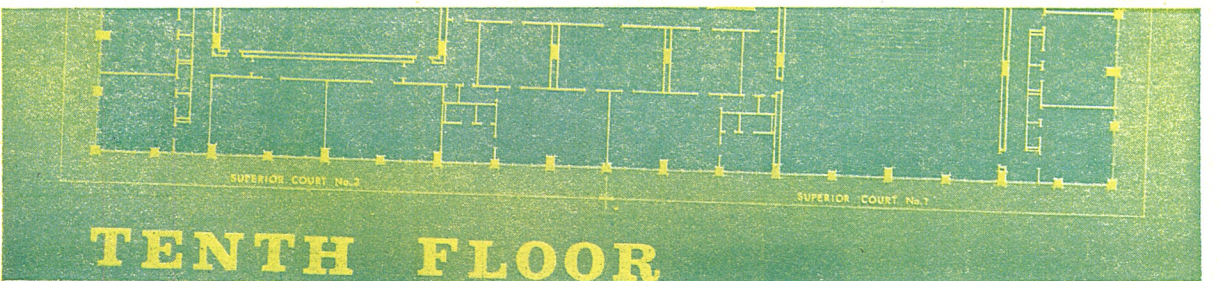
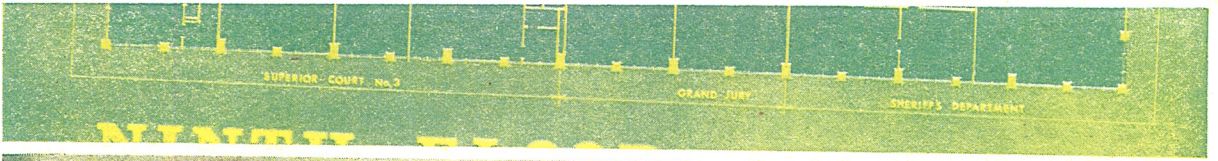
January 15, 1967

The Sunday Ledger-Enquirer

*Congratulations, Ed  
Mrs. Stokes*

Twenty-Four Pages

# MAGAZINE



Voters' Choice: Will This Be Built in Columbus? — Page 2  
The Wealth of our Presidents — Story on Page 12

# Best victory is over your flaws

BY NORMAN VINCENT PEALE

YEARS AGO preachers used to urge their congregations to practice overcoming for the good of their souls.

"Quit ye like men — be strong." If there is something in your way, something controlling you, overcome it. If you want to make a great person of yourself, overcome something; it builds muscle in the body and builds muscle in the soul. So ran the strong advice. The mere act of overcoming does indeed give you an enormous sense of inner satisfaction.

When I was a boy in Ohio I used to visit a Mrs. Hawes — I called her Auntie Hawes — who lived on a white dusty road on the outskirts of Wilmington. Her dignified old brick house was set back under pine trees—I used to gather the cones—and back of the house was a milkhouse filled with the sweet smell of milk, cream and buttermilk stored in crocks. When she churned I used to watch for the little drops of water on the butter.

Cornfields and wheat fields stretched out from her house. In autumn one could see on all sides the many shocks of wheat (a



shock of wheat is the great seal of Ohio). And in memory I can still hear the clip-clop of horses' hooves on the road; in those days nobody had an automobile.

**THEN ONE DAY** Mrs. Hawes bought an automobile! It was the first one in town and the first car in which I ever rode.

In those days for touring they wore linen dusters, for dust was heavy on the dirt roads; but it was all a glorious experience. Then and there a dream was born in my heart: someday I would own a car like Auntie Hawes'.

So one beautiful day I got my dream car — and I nearly had heart failure from the excitement, too. I

babied that car. I'd keep 60 feet from everybody on the road. Every time a little dust got on it I'd wipe it off with my handkerchief. When I parked it outside I regretted that I couldn't run it into the house! I really loved my dream car.

Well, on a Christmas night thereafter, I parked the car outside the church. I locked every window and tested the doors and went into the church. When I came out I found that a thief had ruthlessly jimmied open a window, broken the frame — violated the car — all because he wanted a brightly wrapped Christmas present on the back seat.

**THE BIBLE** says that the old Adam is still in us. Well, it sure was in me. I felt if I could only get my hands on that man.

Agitated and annoyed, I struggled with myself and finally calmed down. "Be philosophical," I said to myself. "This car is not as important as all that. You are supposed to be a Christian; you are supposed to teach people how to control themselves. Why don't you demonstrate such control and get busy and pray for this man who jimmied your car?"

Although I confess I did not have any thrilling desire to do so — I sat down and prayed for the thief who had jimmied my car.

It was a hard struggle for me, but the return was well worth it. By praying for that person, whoever he was, I had a spiritual experience, a marvelous sense of God's presence.

All of a sudden all resentment went out of my heart and from that moment on it bothered me no more. I had a feeling of enormous victory, a sense of power over my own weakness, and a big feeling of happiness.

The overcoming of my resentment gave me an enormous sense of inner satisfaction. Try conquering a weakness that may be plaguing you and you will become a stronger and happier person.

william rowe editor

clason kyle associate editor

sal v. aglioloro manager

telephone FA 2-8831

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IN APRIL, the voters of Muscogee County and the City of Columbus go to the polls to vote on a referendum that would include the construction of a near \$8,000,000 Courthouse complex, like the one pictured on the cover of the Sunday Magazine, photographed by M. H. McCutchen. For a discussion of the proposed buildings by architectural spokesman Edward W. Neal, please see page 16.



**BEING RICH** is no handicap to getting elected President of the United States. But it helps if you were born poor and made your fortune through sheer brilliance. This and other interesting aspects of our Presidents' financial status are seen in an American Heritage story today. The story begins on page 12.



**COLUMBUS WAS** mightily impressed by a giant of a man, a fastidious gentleman and one of the greatest writers of his era. William Makepeace Thackeray was the eloquent visitor who gave a Columbus audience its "most urbane evening." Norman S. Rothschild says in today's Magazine. Rothschild, a Columbus businessman with an interest in writing, contributed the story on Thackeray. He previously wrote a Magazine article about the Graf Zeppelin's visit here.

### JUMBLE® — that scrambled word game

Unscramble these six Jumbles, one letter to each square, to form six ordinary words.

MIRVEN	□ □ □ □ □ □ □ □
AHYEBE	□ □ □ □ □ □ □ □
LIMFAY	□ □ □ □ □ □ □ □
OURSEA	□ □ □ □ □ □ □ □
KIPECT	□ □ □ □ □ □ □ □
INZAIN	□ □ □ □ □ □ □ □

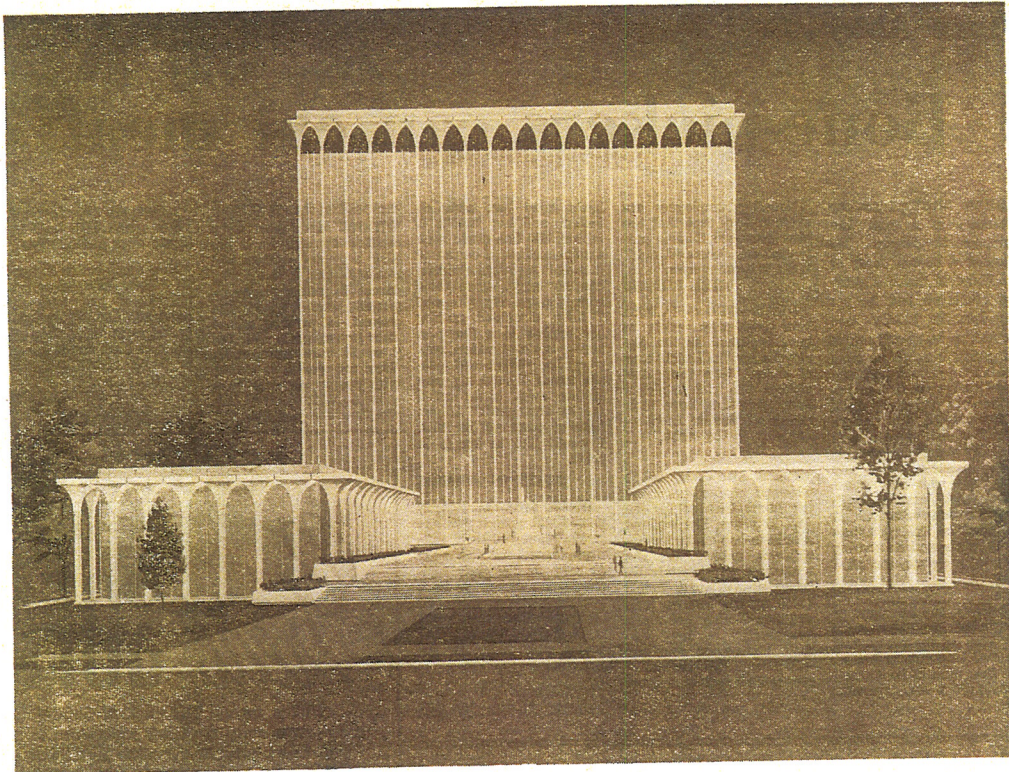
Now arrange the circled letters to form the surprise answer, as suggested by the above cartoon.

Put the SURPRISE ANSWER here



(Answers on page 14)

**Bold and dramatic is the proposed new courthouse, particularly at night as pictured in this drawing.**



# The Voters Can Affirm Quality!

**WHAT IS THE** price of distinction? Is nearly \$3,000,000 too much to pay for quality, plus efficiency?

These are questions that the voters of Columbus and Muscogee County will be answering in April when they vote on—among other things—the building of a new Courthouse, to replace the existing 1895 structure, itself a replacement of an 1833 building.

The present Muscogee County Courthouse is the second one on the Ninth-Tenth Street - First-Second Avenue site, and was constructed at a cost of some \$63,000.

**THE FIRST COURTHOUSE** — the date of its completion is unknown — was probably a plain building utilizing the most available material: wood. It would have existed for only a few years, being destroyed by fire on Oct. 15, 1838 while the second courthouse (the first on the present site) was under construction. The reason for the relocation was to bring the courthouse nearer the center of business activity, the original courthouse block between 15th Street and 16th Street, First and Second Avenue being too far north. The cost of that second courthouse is given by the late historian Mrs. Etta Blanchard Worsley in her "Columbus on the Chattahoochee" as \$35,000.

So, the cost of local courthouses has spiraled from the 1828 one — guessing it at several thousand dollars — to \$36,000 for the 1838 one; from \$63,000 plus for the 1895 one to the estimated \$3,000,000 for the one under consideration!

The price jump seems excessive at first glance, but when the combined factors of a 50-year use projection and a distinctive building are taken into account, the cost makes better — nay, even good — sense.

AS SPOKESMAN for the project's associated

firms of E. Oren Smith and Biggers, Scarbrough and Neal, architect Edward Neal, talked about his mammoth "baby." (The proposed courthouse with its wings complex totals 241,093 square feet!)

"The cost (\$7,981,715) came in the amount of space projected as needed by the City and the County and not in the material that is proposed. No expensive materials like marble are being considered. Instead, it is a very conservative type of construction, employing concrete, glass and steel," he commenced, gazing at the full-color renderings.

The focal point of the plans is a multi-level tower (13 floors tall), flanked by two, two-story, detached wings. Of the tower, Neal evaluated, "The tower is basically a good economic device for the

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BY CLASON KYLE

Photos By

M. H. McCutchen

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property. As everyone knows, space in general is becoming more and more important. Especially is land significant in downtown areas. Forgetting that it would be a job for me, I think such a new edifice would be the greatest boost to our community. In the months of planning that preceded this initial concept, we visited many cities that have new courthouses. In all of these, we were told — and could actually observe — that such new facilities reflected progressive thinking and were proving a morale boost to the communities. The same thing would probably occur in Columbus!"

BUT NOWHERE — except perhaps in the highly

praised new National Geographic Building in Washington, D. C. — is there a more dramatic structure than the one Neal and his associates envision. He terms it "bold and contemporary, but with enough features like the crowning Gothic arches to give it a traditional feeling too. You can't get more traditional than Gothic arches, can you? Simplicity is the key to all great architecture of the past, and I feel that it (the proposed complex) is simple and cleaned."

Two factors that lead to the design, explained Neal, were the natural beauty of the site and the existing County wing, a squat, yellow brick structure that has been referred to by a series of affectionate (and unaffectionate) names. "The 300 x 600 foot block was a wise choice by our early founders, level and pretty," said Neal. "Without being overly philosophical, I feel that many of their original plans are among the best things of our city, such as the wide streets.

"One of the chief criticisms that I have heard since we presented the scheme to the City and the County has been of the site. Many persons had suggested that the entire block become a park — with perhaps a subterranean parking garage — and that the courthouse be located in the immediate block South, where the former USO building is being used by City-County offices. Others wanted the present site used, but to either orient the building West toward the river a couple of blocks away, or face it East toward Fourth Avenue, with malls leading up to it from these directions. These latter ideas were most ambitious indeed."

BUT THE ARCHITECTS were instructed — along with the square foot requirements — to utilize the present site, a site that is jointly owned by the City and the County. "Let's face it, we might have been about to have spread the project space requirements all over town. It might have been more economical than this," Neal tapped the tower de-

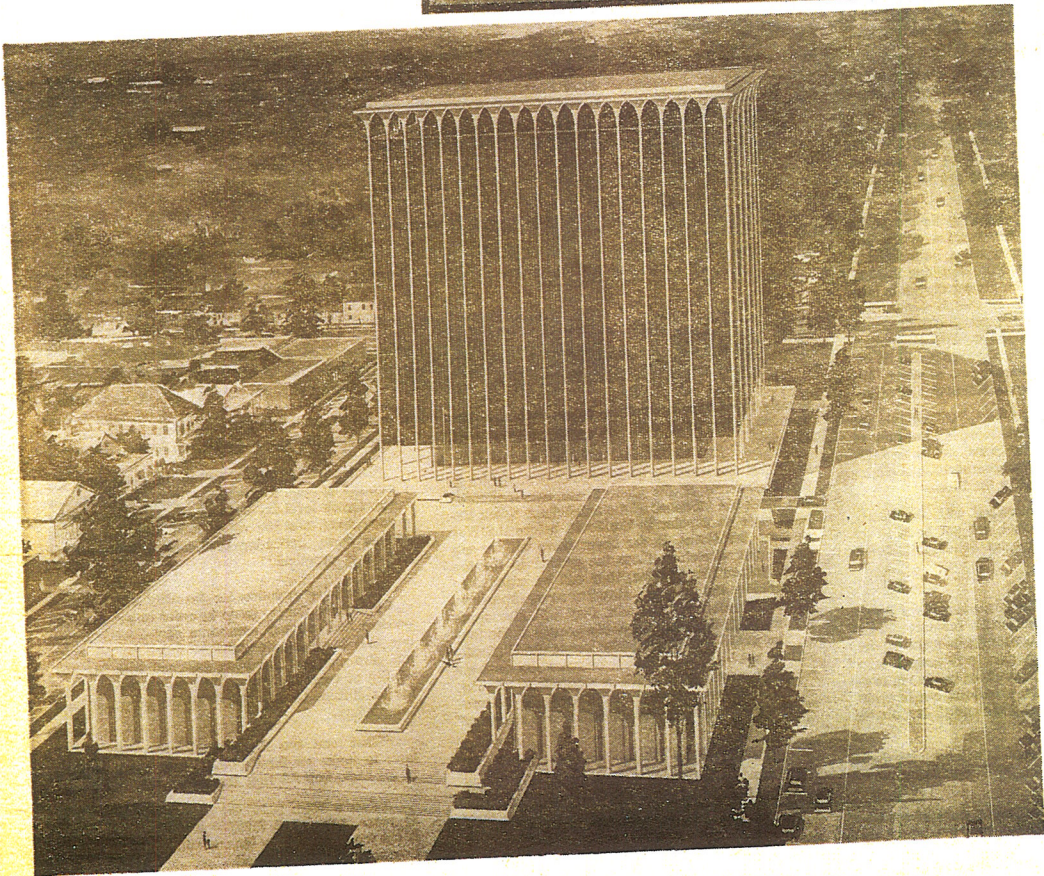
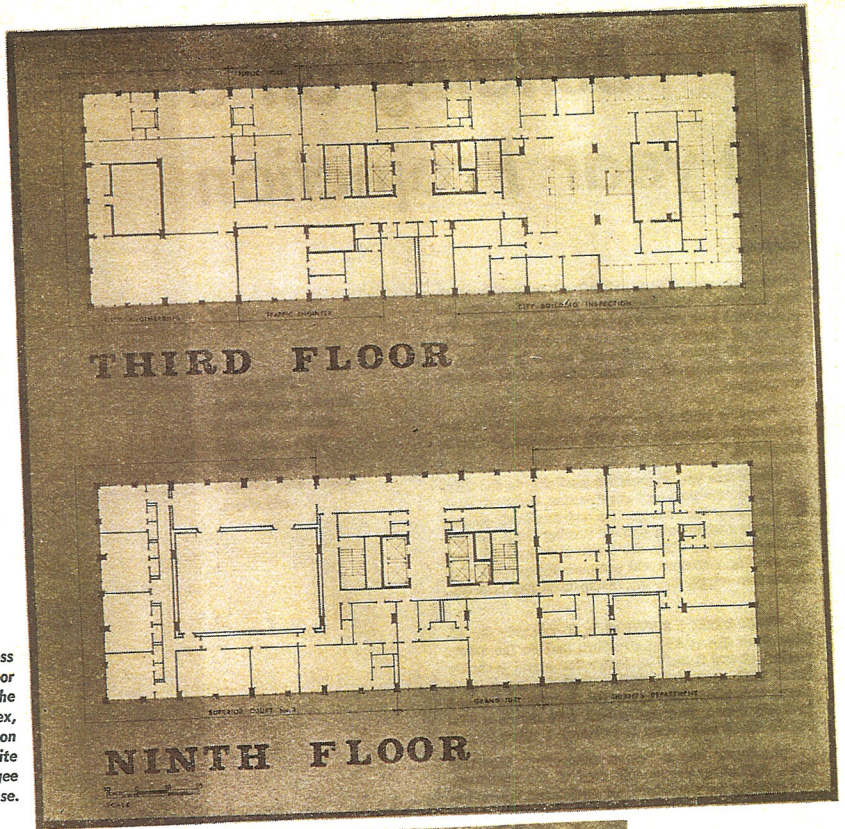
sign. "But then you would have to figure the cost of acquiring enough property for such a rambling scheme." He pointed out his office window at the Nicholson Terrace Apartments. "There is a high rise structure that economically uses a small, narrow piece of property."

Although a hard-working member of all local preservation movements, Neal is "satisfied" with the proposed courthouse site. "I realize that there are individuals — and probably groups — who would like to see the old courthouse preserved. Architecturally I don't consider the present one as 'good.' If the 1838 one existed, I'd be fighting to keep it, because it was a fine structure. Like in Huntsville, I think the site is the historic factor, not the building, which is—I understand—in poor condition. I haven't seen it, but I've been told that in one office the floor is some six inches out of level, and that a cola bottle will not sit upright, but rolls to a corner.

"AND I DOUBT if last year's Spring tornado did it (the courthouse) much good!" laughed Neal, a native of Columbus who graduated from Auburn University.

By locating the proposed tower just South of the  
*continued*

*The more or less typical floor plans of the proposed complex, to be built on the present site of the Muscogee County Courthouse.*



*The central tower has a 'clean' silhouette, its roof conceived as a heliport. The left wing is a clever disguising (and enlargement) of the existing wing of the present structure.*

# Building on a 50-year Projection

continued

existing structure, Neal pointed out several interesting features. "The South end of the block can be maintained in a natural green fashion, adding to the beauty of the site by keeping it parklike. If — in another 50 years — additional space is needed, a similar tower could be constructed behind the one we propose.

"And by such a placement, the present structure can remain almost in toto until the tower portion is completed."

There are two approaches available to the City-County for the proposed construction, outlined Neal. By removing the rear portico and two back offices, the tower can be built without tearing down the present courthouse. When the tower is completed, raze the existing structure and complete the project, that is the two wings, the connecting mall and fountain.

"THE OTHER METHOD is to relocate the offices from the existing structure and do the whole project at one time. The contractor would probably favor such a method, rather than having it of a phase one, phase two type. The former way would probably take a year and a half, with the demolishing all attack being done in just over a year's time."

The tower has a "clean silhouette," observed Neal, indicating the smooth roof of the structure. "In thinking for the future, we envisioned this as being a heliport, where important dignitaries might arrive from the distant airport, landing on the roof and then going down to the Mayor's office to be welcomed and given the key to the City.

"You've probably noticed that most rooflines are cluttered with things like airconditioning machinery, elevator penthouses, etc. Well, on this plan, none of that unsightliness will show, because it will all be hidden behind those peaking arches on the 12th floor. This floor will also be an observation point some 225 feet above the ground."

THE OTHER FACTOR dictating the use of the present courthouse site as the location of the new complex is the existing County wing, built some 10 years ago at the cost of \$175,000. According to Neal, the proposed structure will be almost double in size. Another wing will be built to match opposite it, which will contain City offices such as city licensing, tax assessor, tax return, treasurer, data processing, accounting and payroll. The county wing will be enlarged to contain the registrar, tax assessor, tax commissioner, tag office and delinquent tax office.

"These wings," explained Neal, "will contain the high traffic offices, the offices to which the bulk of the public goes to pay their taxes, get their tags, etc. The courts, the commission chambers, and clerical personnel will be located in the tower."

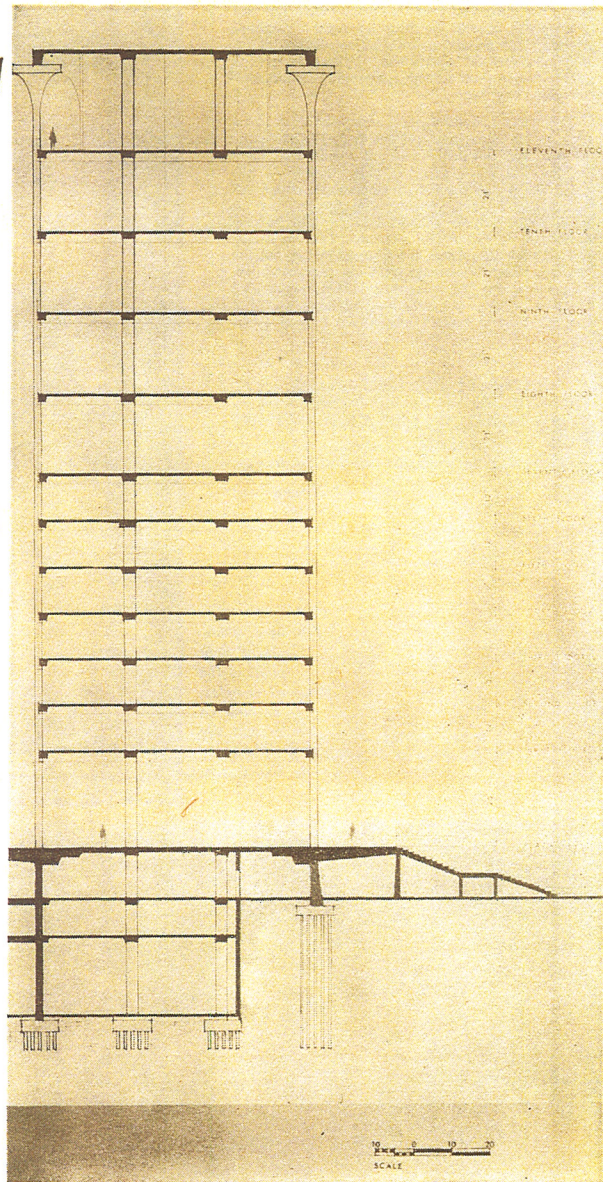
(The wings will be connected with the tower, so that, he assured, personnel will not have to go out in the weather to get from building to building.)

BETWEEN THE WINGS is a main plaza level, featuring a long narrow pool and a fountain. "This is not the present fountain that is in front of the courthouse," said Neal. "We plan to relocate it in a more traditional situation somewhere inside the tower structure, because it is too small and out of scale for the plaza area, which will be some 10 feet above the present ground level.

"We feel that the new fountain will have the dual quality of reflective qualities, as well as being playful and moving."

In order to make the existing County wing conform in style to the new scheme, Neal has added an

This profile drawing shows that the 7th through 10th floors will be used for court and council chambers.



arcade of columns around the entire structure. The matching City wing will also have a colonaded arcade.

"This was what has been referred to as the traditional elements of the plan. These two structures will mark the influence of the antebellum Greek Revival style so popular in the South before the War Between the States. In the tower there will be columns also, stretching from the ground to the top floor. But on this building, they will be engaged to the building and not free-standing as on the wings. Besides harmonizing the trio, they will also serve to accentuate the vertical quality present in the tower. The walls — predominately bronze tinted glass — will be set back about a foot between the concrete columns, sprayed with a permanent coating. At night, there should be high contrast between the bronze glass walls and the near-white columns."

NEAL AND HIS associates have been able to utilize one suggestion made by a number of people, that was of putting an underground garage on the property. Beneath the two wings will be a three-decker facility, capable of holding some 264 off-street parking spaces. "The entrance to it," he traced with

a pencil, "will be from First Avenue, with the exit coming out the opposite side on Second Avenue.

"Extensive testing went on to determine the feasibility of such a scheme. It was found that the support rock level lay between 47 and 97 feet below ground level, and the water level came in around 50 feet down, indicating that such a subterranean garage is practical."

So, nothing remains for the City of Columbus and Muscogee County to do in order to get a distinguished and uniquely handsome new Courthouse — one that has been designed to serve for 50 years and also one that has been designed with the possibility of consolidation of the two agencies — but for its citizens to vote "Yes" to the proposed bond referendum.

"That and the many final refinements we'll have to make on these plans," said Neal, bending to his task, hopeful that the voters will approve.

Author's Note: \$8,000,000 figured on the basis of 50 years, comes out \$160,000 annually. Surely this is not too much to pay for something that is attractive as well as functional!

Go to Church  
Today And  
Every Sunday

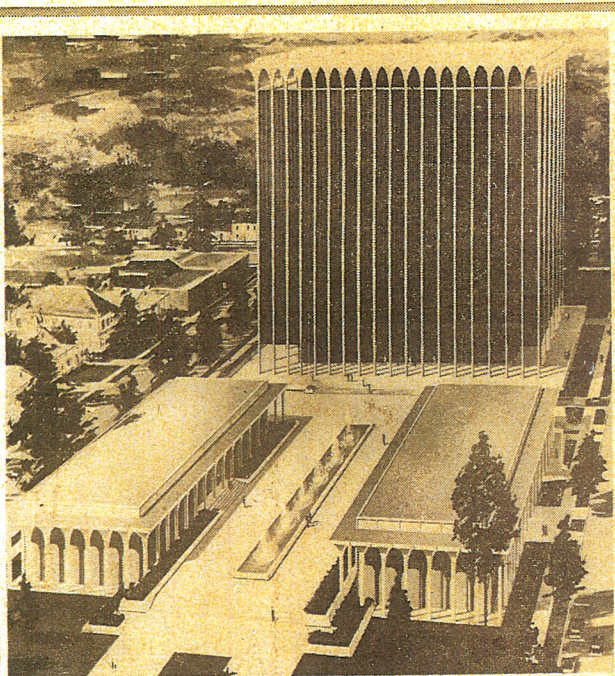
# The Sunday Ledger-Eng

VOL. 37, NO. 44

AP NEWS AND WIREPHOTO, FULL UPI SERVICE

COLUMBUS, GA., P.O. BOX 711, 31902, SUNDAY, APRIL 2, 1967

★ ★ ★



NEW STRUCTURE WOULD HOUSE LOCAL OFFICES ON 'SQUARE'  
Public Officials Envision Building Symbolizing 'Forward' Spirit

## Bond Issue ABCs--No. 7

# New Courthouse Can Change City

BY CONSTANCE JOHNSON

Can one building change a city?

A great many people think so.

The boldly contemporary design for a new courthouse, or governmental center, would change the skyline of downtown Columbus — and some believe the economic outlook and personality of the entire city and county.

Mayor B. Ed Johnson sees the proposed new buildings as projecting a new image for Columbus.

"A new courthouse would mean more efficiency and better services for the public," said the mayor. "We would have a building we could all be proud of, one that would let visitors and business executives looking for new sites see what a modern, progressive city we have," said Johnson.

The old Muscogee County courthouse served well for much of its 72 years. But today there are cracks in the walls. On occasions, rain has poured through the roof to

flood the offices on the second floor.

### No Sprinklers

The building has no sprinkler system, no fire escapes, no enclosed stairways in event of fire.

The vast central open stairwell from basement to the second floor was likened by Asst. Fire Chief D. W. Ford to a stove flue. "This kind of open stairwell is the worst kind of fire hazard you can have," he said.

County Clerk Paul Jones, custodian of the building, said bluntly: "If this were not a public building, used for a courthouse, it would have been condemned a long time ago."

Vast high-ceiling corridors and mammoth rooms waste valuable space, yet there's no place in the building for 12 city and county departments or officials. They are housed at locations scattered about the city, and as Mayor Johnson points out, this lowers efficiency while increasing costs.

If it not unusual for sheriff's

deputies to carry ailing or disabled witnesses up stairs to the second floor courtrooms, and many potential jurors are excused from duty on doctor's orders not to climb steps.

### Annex Crowded

Concern about the possibility of fire destroying irreplaceable deeds and records, plus the need for more space, brought on construction in 1956 of the courthouse annex, which now houses records of Superior and City Courts. Yet the annex, planned to serve 25 years, already is crowded and the clerk of courts has been forced to double-stack records.

The proposed new civic center must have the backing of both city and county voters in the April 19 bond referendum to become reality. The city's share of the estimated \$8.15 million price tag is \$2.5 million; the county's \$5.65 million.

If erected, it will enable both governments, for the first time in decades, to regroup all their various offices

(See Courthouse, Page A-10)

# Dramatic Gain In Battle on L

PALM BEACH, Fla. (AP) — Significant results in the treatment of childhood leukemia by researchers in Texas and Pennsylvania were reported Saturday.

One method fights the almost invariably fatal disease by "souped-up drugs treatment." The other is called by its researcher "amino acid depletion therapy."

Dr. Isaac Djerassi of Chil-

dren's Hospital, Philadelphia, said the drug technique doubled the number of patients who survive an average of 17 months after treatment by conventional drug methods.

At Texarkana, Tex., medical philanthropist and oilman J. K. Wadley said a Dallas researcher apparently had cured a 9-year-old boy with a "very advanced type of leukemia."

Wadley said Dr. Joseph M.

Hill, working at the J. K. and Susie L. Wadley Research Institute, Dallas, "starved the malignant cells to death." He said the treatment attacked cancer cells without harming healthy cells.

Wadley, 90, said the boy previously was considered a terminal case with only a few weeks left to live but now, after treatment by Dr. Hill, all leukemia cells are destroyed.

## GIs Litter Battlefield With Dead VC

SAIGON (AP) — A detachment of 900 U.S. infantrymen — outnumbered more than two to one — hurled back Viet Cong human wave assaults with air and artillery help Saturday in a War Zone C battle that left 581 of the enemy dead on the field.

Exposed by the retreat of the Red survivors, who carried away some of their casualties, was a log and concrete bunker complex 65 miles north of Saigon believed to have been a high Communist headquarters.

American losses in a preliminary four-hour encounter Friday and in the savage showdown fight, launched by a reinforced Communist regiment of about 2,500 men with a mortar attack before dawn, were officially listed as 16 men killed and 71 wounded.

### Political Front

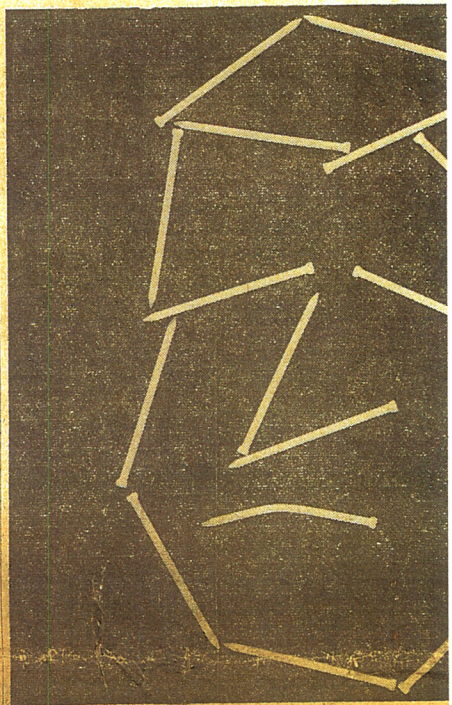
(On the political front, local elections began today in about half of Saigon's villages and hamlets, despite repeated Viet Cong terror attacks.

According to Premier Nguyen Cao Ky, at least four candidates have been killed, countless citizens carted off and voter registration cards destroyed in the Communist terror campaign.

Flames of napalm strikes that licked to within 45 feet of some of the GIs helped to turn the tide for the third American victory within two weeks over major elements of the Viet Cong's 9th Division. The jellied gasoline seared Viet Cong riflemen who had penetrated one section of the American perimeter.

Destruction of the 10,000-man 9th Division is a prime aim of Operation Junction City, a massive drive launched Feb. 22, and American figures indicate that, for all practical purposes, this has been accomplished.

Three regimental attacks within two weeks on American units in War Zone C jungles, all bloodily frustrated, are estimated to have cost the division more than 5,000 men — 1,488 known dead and 3,220 others considered killed or wounded. American officers figure a ratio of 2.5 enemy hit and removed to every one found dead.



HARD AS NAILS . . . Tough guy with a jaw of iron, this one. Note the steely eyes, the hard lines of the face, that set frown, the wrought iron features. Nothing short of a hammer could drive this character away. He may look flat head sharp. The pl out a camer some photog nails on it . somebody's l

## The Inside Story

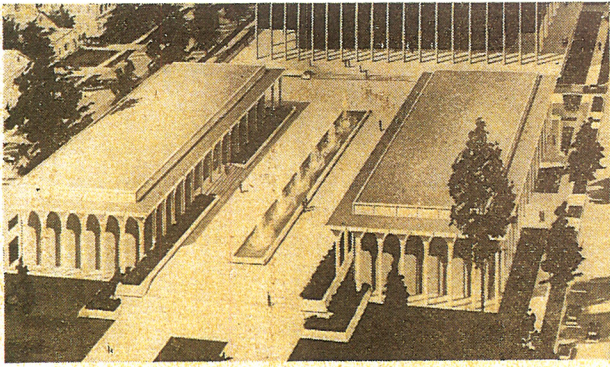
Fifty years ago, amid a tremendous surge of patriotism America entered the Great War. It was a crusade to "make the world safe for democracy," the "war to end wars." For the U. S. it meant two million troops in Europe, 300,000 casualties, and an end to innocence. For William L. Ryan's absorbing article on World War I, turn to Page D-9.

Kidnaped girl, 8, is found alive; man arrested (Page A-11).

John D. Rockefeller IV and Sharon Percy are married in "wedding of the year" (Page A-2).

Settlement forecast in threatened Teamsters strike (Page A-6).

Some Red China officials urge reconciliation with U. S. (Page A-4).



NEW STRUCTURE WOULD HOUSE LOCAL OFFICES ON 'SQUARE'  
Public Officials Envision Building Symbolizing 'Forward' Spirit

## Bond Issue ABCs--No. 7

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The boldly contemporary design for a new courthouse, or governmental center, would change the skyline of downtown Columbus — and some believe the economic outlook and personality of the entire city and county.

Mayor B. Ed Johnson sees the proposed new buildings as projecting a new image for Columbus.

"A new courthouse would mean more efficiency and better services for the public," said the mayor. "We would have a building we could all be proud of, one that would let visitors and business executives looking for new sites see what a modern, progressive city we have," said Johnson.

The old Muscogee County courthouse served well for much of its 72 years. But today there are cracks in the walls. On occasions, rain has poured through the roof to

flood the offices on the second floor.

### No Sprinklers

The building has no sprinkler system, no fire escapes, no enclosed stairways in event of fire.

"The vast central open stairwell from basement to the second floor was likened by Asst. Fire Chief D. W. Ford to a stove flue. "This kind of open stairwell is the worst kind of fire hazard you can have," he said.

County Clerk Paul Jones, custodian of the building, said bluntly: "If this were not a public building, used for a courthouse, it would have been condemned a long time ago."

Vast high-ceiling corridors and mammoth rooms waste valuable space, yet there's no place in the building for 12 city and county departments or officials. They are housed at locations scattered about the city, and as Mayor Johnson points out, this lowers efficiency while increasing costs.

If not unusual for sheriff's

deputies to carry ailing or disabled witnesses up stairs to the second floor courtrooms, and many potential jurors are excused from duty on doctor's orders not to climb steps.

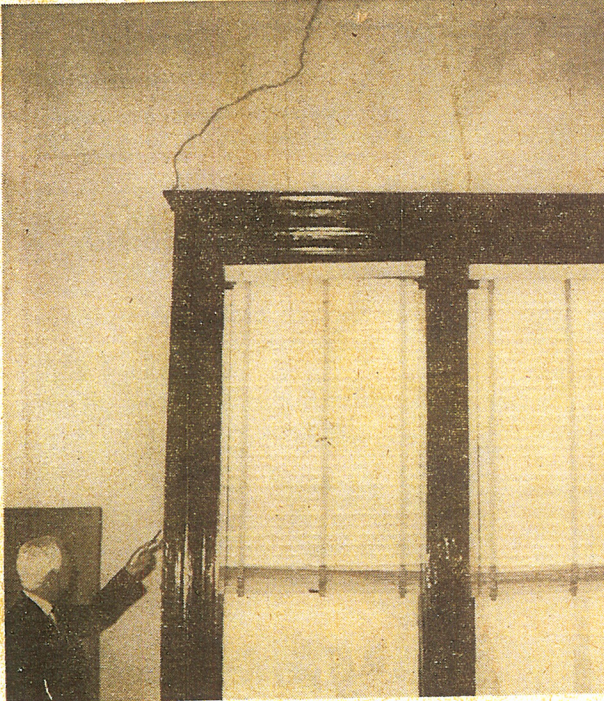
### Annex Crowded

Concern about the possibility of fire destroying irreplaceable deeds and records, plus the need for more space, brought on construction in 1956 of the courthouse annex, which now houses records of Superior and City Courts. Yet the annex, planned to serve 25 years, already is crowded and the clerk of courts has been forced to double-stack records.

The proposed new civic center must have the backing of both city and county voters in the April 19 bond referendum to become reality. The city's share of the estimated \$8.15 million price tag is \$2.5 million; the county's \$5.65 million.

If erected, it will enable both governments, for the first time in decades, to re-group all their various offices

(See Courthouse, Page A-10)



CRACK GOES COMPLETELY THROUGH IN SUPERIOR COURT ROOM  
Rain Occasionally Pours Through Roof to Second Floor Offices

day.

One method fights the almost invariably fatal disease by a "souped-up drugs treatment." The other is called by its researcher "amino acid depletion therapy."

Dr. Isaac Djerassi of Chil-

drug memoirs.

At Texarkana, Tex., medical philanthropist and oilman J. K. Wadley said a Dallas researcher apparently had cured a 9-year-old boy with a "very advanced type of leukemia."

Wadley said Dr. Joseph M.

cancer cells without harming healthy cells.

Wadley, 90, said the boy previously was considered a terminal case with only a few weeks left to live but only, after treatment by Dr. Hill, all leukemia cells are destroyed.

## GIs Litter Battlefield With Dead VC

SAIGON (AP) — A detachment of 900 U.S. infantrymen — outnumbered more than two to one — hurled back Viet Cong human wave assaults with air and artillery help Saturday in a War Zone C battle that left 581 of the enemy dead on the field.

Exposed by the retreat of the Red survivors, who carried away some of their casualties, was a log and concrete bunker complex 65 miles north of Saigon believed to have been a high Communist headquarters.

American losses in a preliminary four-hour encounter Friday and in the savage showdown fight, launched by a reinforced Communist regiment of about 2,500 men with a mortar attack before dawn, were officially listed as 16 men killed and 71 wounded.

### Political Front

On the political front, local elections began today in about half of Saigon's villages and hamlets, despite repeated Viet Cong terror attacks.

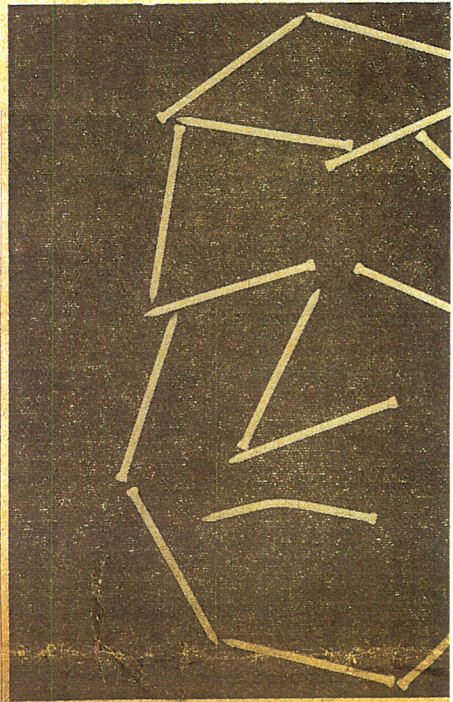
According to Premier Nguyen Cao Ky, at least four candidates have been killed, countless citizens carted off and voter registration cards destroyed in the Communist terror campaign.

Flames of napalm strikes that licked to within 45 feet of some of the GIs helped to turn the tide for the third American victory within two weeks over major elements of the Viet Cong's 9th Division. The jellied gasoline seared Viet Cong riflemen who had penetrated one section of the American perimeter.

Destruction of the 10,000-man 9th Division is a prime aim of Operation Junction City, a massive drive launched Feb. 22, and American figures indicate that, for all practical purposes, this has been accomplished.

Three regimental attacks within two weeks on American units in War Zone C jungles, all bloodily frustrated, are estimated to have cost the division more than 5,000 men — 1,488 known dead and 3,720 others considered killed or wounded. American officers figure a ratio of 2.5 enemy hit and removed to every one found dead.

U.S. armed forces killed 260 March 20 at Bau Bang, north of Saigon, and 607 March 21 at a site not far from the scene of Saturday's engagement. In each case the swift application of superior American firepower ruined the assaults.



HARD AS NAILS... Tough guy with a jaw of iron, this one. Note the steely eyes, the hard lines of the face, that set frown, the wrought iron features. Nothing short of a hammer could drive this character away. He may look flat head sharp. The pl out a camer some photogr nails on it somebody's li

## The Inside Story

Fifty years ago, amid a tremendous surge of patriotism America entered the Great War. It was a crusade to "make the world safe for democracy," the "war to end wars." For the U. S. it meant two million troops in Europe, 300,000 casualties, and an end to innocence. For William L. Ryan's absorbing article on World War I, turn to Page D-9.

Kidnaped girl, 8, is found alive; man arrested (Page A-11).

John D. Rockefeller IV and Sharon Percy are married in "wedding of the year" (Page A-2).

Settlement forecast in threatened Teamsters strike (Page A-6).

Some Red China officials urge reconciliation with U. S. (Page A-4).

### Also inside:

Amusements .....	D-4	Society .....	B-1-10
Business .....	D-6-8	Sports .....	C-1-4, C-6
Classified .....	C-6-11	Today's Home .....	C-5
Crossword Puzzle .....	C-12	Travel .....	B-6
Editorial .....	D-2	TV-Radio .....	D-5
Hi-Fi .....	D-5	Weather .....	A-4

## Cuban Missiles Reported on

BY TOM DUNKIN  
Staff Writer

Russian missiles have increased in Cuba since the 1962 missile crisis, a former U. S. Foreign Service officer said Saturday.

And missiles and Russian planes "with a nuclear capacity to easily reach the United States, most of Central America and the Antilles" are poised in the Caribbean Island, under Soviet command, he added.

Paul D. Bethel, who testified before the Senate Internal Security subcommittee March 7, said that Russia did not remove all the intermediate range missiles reportedly sent to Cuba in 1962, said the U.S. officially denies existence of missiles in Cuba at present, and "I have

egorically say that the missiles and MIGs are not there.

"They haven't done so."

Bethel, whose last post was as press attache for the U.S. Embassy in Havana, resigned from the foreign service after the break in diplomatic relations with Cuba in 1961. He now heads the Citizens Committee for a Free Cuba, an anti-Castro group of exiled Cubans and U.S. citizens. He also is editor of a monthly publication, Latin American Report, with headquarters in Miami and Washington.

### Reports From Exiles

In a telephone interview, Bethel said his belief, based on reports to him from Cuban exiles and from information gathered in Cuba, is that Russian inter-

missiles were moved into Cuba in 1961 and 1962, before the October "missile crisis" and purported removal of the weapons in November of 1962.

### Seen and Heard

## About Town

Husband and wife flying a red kite in Reese Road Elementary schoolyard while their two small girls play on swings nearby. Young father and four children sitting on the floor of the television department of a Macon Road store, watching a program in color. Sixth Avenue woman calling police to report chicken thieves.

# Courthouse Needs City, County Okay

(Continued From Page A-1) and departments once again on the historic square.

County courts (Superior, City, Municipal, Juvenile) also would be housed in the new center, but would take up only a fraction of the total space.

### Projected Needs

Architects for the project, Ed Neal of Biggers-Scarborough-Neal and E. Oren Smith, were commissioned to draw plans based on projections of space needs for the next 50 years. Combined estimates of city and county departments totaled 241,093 square feet, and this, in turn, led to the design: a 13-story high-rise tower, with two flanking, two-story wings extending northward from either side of the main structure.

The design incorporates the features most frequently requested by the various commissioners: that the building be functional, convenient and as economical as possible.

At the same time, the two governing bodies both called for a building that would symbolize the forward-looking spirit of the community, and inspire a sense of civic pride in every citizen.

In response, the architects chose concrete, brick and glass—economical in initial cost and maintenance. Yet the proposed building has a rich splendor, with slender columns soaring to Gothic arches at the crest of its 13-story height. Immediately behind the columns, on all sides, will be an expanse of bronze-colored glass, providing dramatic contrast by day or night.

### Central Plaza

The wings, embracing an open central plaza, incorporate into the over-all plan the existing, box-like courthouse annex. This annex will be entirely transformed in appearance by an extension in length and the addition of free standing columns.

From the south, all 13 floors of the main building will be visible. The lowest, a motor and pedestrian entrance, will be at ground level.

From the north, or 10th Street side, one will approach the central tower via the plaza with its fountains, between the two flanking wings. From this side, the main tower will appear to have 12 stories, with the lobby at plaza level, one floor up from the motor entrance or ground floor.

Above the plaza level will be 10 floors of office space, including four for the courts and court records. The top-most floor will house utilities—air conditioning and heating equipment and also an observation deck overlooking the city. The flat roof is planned for possible future use as a heliport.

A bank of four elevators, extending from ground level to the roof, will whisk city and county officials, and the public, to any floor in seconds.

Offices visited most frequently by the public—tax and business license departments—will be situated in the two-story wings. They will be close to the street, easily accessible, and not require any step-climbing.

### Parking Space

Three underground levels beneath the open plaza will provide space for 264 cars,

who use the existing courthouse.

The old building will continue in use until the new structure is almost completed. Then it will be razed to make way for the new west wing and extension of the east wing.

There will be very little unused space, right from the time of initial occupancy. "Many departments need most of their projected space requirements now," said Neal.

Some, like the city tax office, asked for no extra room for growth, since most of the work and records in this office will be handled on data processing machines.

### No Empty Floors

"There will be no great stretches of empty space," said the architect. "There will be no empty floors, and no extra space for rental."

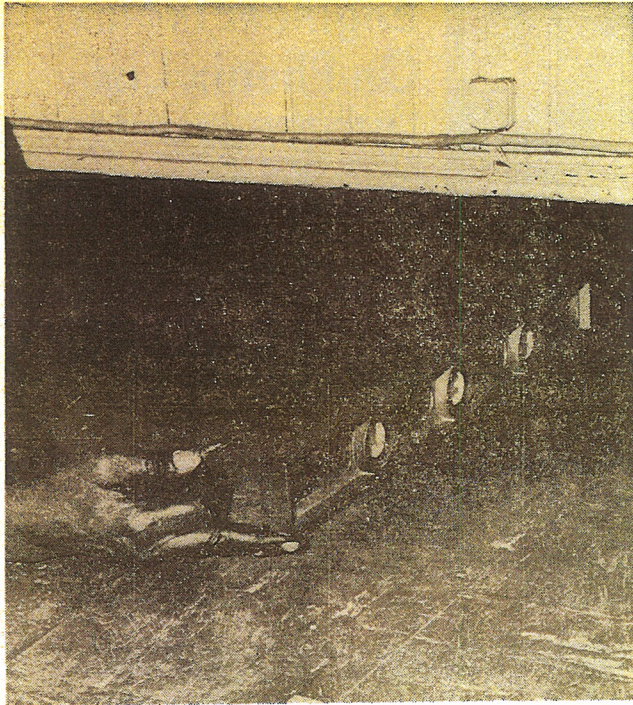
However, Neal believes the proposed building will be functional "for a longer period than the present building."

Some have criticized the size and height, and wondered why \$8.15 million is being requested. Others have suggested renovating the present building.

Such arguments were given long and serious consideration by both commissions and by the courthouse advisory study committee. All agreed, after investigation, that the present structure is totally inadequate to house the governmental functions of Columbus and Muscogee County, and that it would be economically unsound to pour more money into an obsolete building.

Nor would renovations provide room for those offices and officials now located outside the courthouse: city engineer, city building inspector, city tax assessors, city traffic engineer, city attorney, director of public works, director of motor transportation, recreation director, the head of the city electrical department, the Columbus-Muscogee County Planning Commission, Civil Defense and Muscogee County Juvenile Court.

A high-rise design was chosen over a low, sprawling building because of the high



Staff Photo by Rob Saville

## LEVEL SHOWS HOW FLOOR SAGS IN CITY COURT JUDGE'S OFFICE Present Courthouse Has No Sprinkler System, No Fire Escapes

cost of land and for aesthetic reasons. The estimated \$8.15 million cost was arrived at by average building costs per square foot by the space requirements for a building to serve present and future citizens.

### Need Noted

The need for more efficient governmental facilities has been noted by the tax payers, tag-buyers and businessmen, as well as city and county employes and court officials.

Superior Court Judges J. Alvan Davis and John Land and retired Judge J. R. Thompson all have called attention to lack of adequate courtrooms, jury rooms and court offices.

James Fort, who formerly served as chairman of the Lawyers Club courts facilities committee, states: "The need is a little more urgent today than a year ago, and it will be more urgent a year from now. The simple fact is that Columbus and Muscogee County are growing."

In the past 20 years, there has been a 10-fold increase in the number of court days,

Fort estimates. The growth in land transfers, recording of deeds, has increased just as spectacularly.

What if the courthouse bond issue doesn't pass?

"We'll do with something makeshift for another five

years or so, until it is such a public disgrace that we will have to do something," said Fort.

By then, the cost will be much greater.

NEXT IN THE LEDGER: Public Works.

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# Col. McElroy

Lt. Col. Glenn D. McElroy 36, a former Fort Benning resident who has been missing in action in Vietnam for a year has been declared officially dead by the Department of the Army.

Col. McElroy received his Army commission after attending Officer Candidate School at Fort Benning in January 1953. He also attended the Army Command and General Staff College in Ft. Leavenworth Kan.

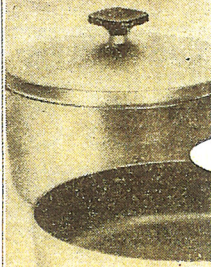
He served in Korea and was

## THROW AWAY

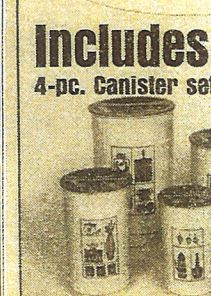
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# OUTDOOR-PATIO

## FURNITURE

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## **Appendix H**

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ON CULTURE AND ARCHITECTURE

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« [TOO MANY COOKS](#)  
[THE MASTER BUILDER](#) »

## SHORT LIFE

Published July 22, 2015 | By [Witold](#)



Scarborough College, Toronto. Built 1966.  
 49 years old

I read an amazing (for me) fact recently. A participant in a Getty Center [colloquium](#) on building preservation casually observed that the life cycle of conventionally built (masonry and wood) buildings is about 120 years (before major repairs), whereas for modernist buildings it is only half that time—sixty years. Consider Yale's masterpieces of the 1960s: Louis Kahn's art gallery, Paul Rudolph's A & A, Eero Saarinen's colleges. They have all recently undergone major renovation, at a cost far exceeding the original construction cost. In the words of Yale dean, Robert A. M. Stern, "They cost pennies to build and millions to renovate."

Sixty years! You might say that architects today are delivering half the product that they used to. For a long time, a building's durability was taken for granted. It might be clad in marble, brick, or stucco, but with adequate maintenance (cleaning, re-pointing, painting and plastering), it could be expected to last. This was because construction consisted of heavy masonry walls, whether you were building a villa, a palazzo, or a basilica. This changed when reinforced concrete came into common use. The new material seemed almost magical, allowing dramatic cantilevers, shell-thin vaults, skinny columns. It took several decades to discover that steel and concrete were precarious partners, and that porous, fragile concrete was a poor substitute for stone and brick as

external cladding. By then a generation of Brutalist buildings had come into being. Structural steel is durable, but the lightweight glass curtain wall has its own problems: gaskets, sealants, glass coatings. A sixty-year life? probably.

Modern architecture looks so, well modern. Efficient, engineered, precise, machine-made. Who knew? “Oh, by the way. This isn’t your grandfather’s building. Don’t expect it to be around for centuries. In fact, expect to shell out much more in sixty years to keep it going than you paid to build it. Or just knock it down. After all, it wasn’t meant to last.”

Posted in [Architecture](#)

### 3 Responses to *SHORT LIFE*



• *John Harland* says:

[July 23, 2015 at 5:47 am](#)

The 120-year lifespan resonates with what we were told in Amsterdam. The lovely canalside houses have to be rebuilt to such a degree each century that the cost is at least as great as rebuilding every 100 years.

[Reply](#)



• *Robin Lovering* says:

[July 23, 2015 at 10:39 pm](#)

The current buildings are faced with building code, EPA restrictions, energy codes and etc changes that engineers and architects know will make the buildings obsolete in less than 60 years.

[Reply](#)

- Pingback: [The quest to grow cities from scratch. – Enjeux énergies et environnement](#)

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Designed by Will Amato.



# Appendix I





# **Appendix I.1**

# 5-Story Building Is His Proposal

BY NELL FOWLER

"I want a new referendum," J. R. Allen said today as official totals on the Wednesday bond referendum showed the proposed city-county \$8.5 million was defeated by only 39 votes.

"I don't believe that the people who voted against this courthouse are against having a new courthouse. They felt that this one was overpriced," the Muscogee County commissioner said. He suggested a five-story building with provision to build five more stories as needed.

County Attorney Charles Evert, present today for the consolidation of votes, told Allen that a new referendum will be legal and could be called immediately.

A certification of the votes revealed in official voting totals that the courthouse was defeated in the county by 39 votes out of a total of 16,260 cast.

Reaction among the commis-

sioners remained "go ahead" with financing the courthouse through some means. In the city, the joint courthouse was passed to appropriate \$2.5 million, or one third of the cost of the proposed 11-story structure.

County Commissioner Malcolm Forte suggested today that the county derive the two-thirds share of the cost of the building through revenue certificates or by "taking it back to the voters."

Commissioner Dixon Wadsworth said he, too, would favor a new referendum on the courthouse "at a later date."

## Official Returns

Officials returns for all precincts in the county for the seven items showed that two county items in the bond referendum were defeated, the courthouse and a new \$400,000 building for the Department of Family and Children Services.

County precincts voted 7,818 for the courthouse and 7,857 against. The official vote on the FACS building was 6,925 for and 8,380 against. Thus, a total of \$9.3 million in improvements were approved.

All items in the city balloting passed, the courthouse favored by a vote of 5,862 to 5,652.

County officials reported today that a total of 16,260 voters cast votes in the county election out of a possible 48,000 registered voters. This was described

★ ★ ★  
e' Put  
proposal  
ty Hall

L FOWLER

Columbus take its \$2.5 million

(See ALLEN, Page 2)

# Allen

as a light vote although a review of past bond referendums showed that the turnout compared with those in the past.

County Commissioner John Rigdon, proponent of the portion of the bond issue for continued watershed involvement, said he was "thrilled" that this item passed, but "disappointed" that the courthouse did not.

He attributed the failure to a popular objection to a raise in taxes, calling the issue a way of keeping taxes from rising. Rigdon was not present today for the official count.

Chairman of the commission, P. B. Massey, when queried for his opinion on a new issue limited to the courthouse, said, "I don't know. We've given the people a chance and I just don't know."

## Proposal

city proceeding independently.

And a study of voting patterns in 12 city precincts on the two courthouse issues showed a rather close parallel except at three boxes.

There was a difference of approximately 100 votes each at Baker Village, St. Elmo and Clubview in the balloting against the city's share of the courthouse and the county's share.

Although the city will have some \$2.5 million available, apparently city officials don't have to spend it. City Manager Ralph Sayers said that while the city has the authorization to issue bonds, he does not think it is legally bound to do so.

Immediately upon getting the voting results, Mayor B. Ed Johnson issued a statement: "There is a possibility that a city hall can be built to provide the needs for the city's facilities at another location."

He said he was not speaking for the other commissioners.

Only one commissioner, Henry H. Hunter Jr., said today he favored a city building separate from the county facilities. "This is the only place I know of where they are together," he said. Would he favor constructing a city hall? "Oh, yes," Hunter said.



## **Appendix I.2**

# County to Call New Referendum

BY CONSTANCE JOHNSON

Muscogee County voters will get a second chance to decide on a courthouse — that is, on a new scaled-down plan with a county share of \$4.8 million — and on a \$400,000 building for the Department of Family and Children Services.

The courthouse and the FCS building were the only two issues that failed in the April 19 bond referendum for 12 separate projects.

Opponents of the original \$8.15 million courthouse or city-county governmental center said Tuesday they would support the revised version, scaled down by \$850,000 from the original.

Muscogee County Commission voted unanimously late Tuesday to call a new referendum, probably in about six weeks.

Cut from the original schematic drawings were two of the three floors of underground

parking, reducing the cost by an estimated \$800,000. The commissioners also agreed to slice \$50,000 from the county's budget for furnishings.

This would leave one level of parking, with space for about 80 cars, underneath the plaza. There also would be some \$100,000 left for furnishing county offices.

## Basic Plan Intact

The basic plan for a 13-story building, with two two-story wings flanking a raised plaza and fountains, will be left intact. The revisions cut the original estimate of \$8.15 million for both the city and county to \$7.3 million. City voters approved the city's \$2.5 million share in the April 19 referendum.

The county's portion of the courthouse failed in the first referendum by 39 votes — a defeat which opponents attributed to size. They had campaigned vigorously against the courthouse on grounds that it was too expensive.

On Tuesday, leaders of the opposing group agreed to go along with the revised proposal after

(See COUNTY, Page 2)

## Seen and Heard

### About Town

Downtown store advertising "squarsh" for sale.

Pretty blonde Stark Avenue resident hearing noises at door and finding German Shepherd pet belonging to friend, dog having walked some four or five miles to her house.

# County

a 2½-hour hearing with county commissioners and the architects.

"I think this complies with the wishes of the people I know," said Paul Stewart, who had headed a citizens group opposed to the original plan.

James Thomas, another spokesman for the same group, said after the meeting he would support the new referendum.

---



So did Hoyt Adams of Upatoi, leader of an opposing group from the eastern part of the county.

At the outset of the meeting, Theo McGee, a Columbus lawyer, appeared, to urge the commission to proceed with the building as planned.

McGee, who said he spoke as a citizen and represented no one except himself, noted that the building had been labeled a Taj Mahal.

"Wouldn't it be a good idea to build a Taj Mahal," said McGee, adding that millions of visitors travel each year to India just to see that beautiful building.

McGee said that "a very beautiful structure has been designed" for the city-county governmental center. "Nothing you could do would more enhance the development of this county than to construct a building of that type," he said. It would appeal to industrial

prospects and show them "we build big and build beautiful," McGee declared.

E. Oren Smith and Ed Neal, representing the two architectural firms employed by the county and city for the project, said they spent months making surveys of every office and department in both governments before starting the schematic drawings.

"I'd hate to see one inch taken out of that building," said Smith.

And Neal explained that although the building is designed for a 50-year period, most of the space would be utilized immediately. Space needs will not expand greatly in the future because of the use of computers, and data processing machines, he explained.

Neal also explained that the architects had been instructed to design an "economical, functional" building, and that the over-all cost could not be cut without sacrificing the



## **Appendix I.3**

# Voters OK Modified Courthouse

## 20 Per Cent Vote Approves Bonds

BY BARBARA THOMAS

Approximately 20 per cent of Muscogee County's registered voters turned out Wednesday and approved the \$5.2-million bond referendum, providing for the construction of a city-county courthouse and a \$400,000 building for the Department of Family and Children Services.

Certified figures showed that of 47,258 registered county voters, 9,350 showed up to mark ballots. Polling was heaviest in the Wynnton, St. Elmo and Clubview districts, with the least number of ballots polled in the Bibb City and Upatoi districts.

Total counts for both issues showed the civic building was approved by 1,870 votes and the

*Official totals, Page 6;  
County commissioners de-  
lighted with results, Page 17.*

welfare building was approved by 946 votes.

Six polling places voted down both the civic and welfare buildings. They are Bibb City, Arnold, Marshall, East Highland, Johnson and Fox.

### Official Count

Official certification of the referendum votes was made today in the Muscogee County Commission chambers at the courthouse before commissioners and Ordinary Homer G. Suggs.

Voters Wednesday approved the construction of the 13-story courthouse, which will include a ground floor, a plaza level and 11 stories above them. The entire \$7.3 million courthouse will consist of the high-rise tower structure and two two-story

(See VOTERS, Page 2)

### Seen and Heard

## About Town

Young mother carrying toddler down Broadway, both wearing identical mini-dresses.

Tall, dignified businessman appearing at downtown office wearing red socks.

# Negro Mobs Burn Buffalo On 2nd Night

BUFFALO, N.Y. (UPI) — Mobs of at least 1,000 Negroes burned, looted and shot at police Wednesday in the city's second night of racial violence. At least eight persons were wounded in the bloody disorder that continued into the predawn hours of today.

Racial violence also erupted in Niagara Falls, the nation's honeymoon capital 15 miles away. About 200 Negro youths wrecked cars and smashed store windows for at least four hours before police dispersed them.

Officials of both cities feared more violence tonight and set up meetings with Negro leaders in efforts to minimize it.

In Buffalo, snipers fired at police through the smashed windows of scores of buildings and from around darkened corners. Rocks, bottles and profane insults also were hurled at the 400 or more helmeted police who battled the disorder-

ly mob in a one square-mile area. The police returned the sniper fire with bullets and volleys of tear gas.

The wounded included two policemen, four Negro teen-

*See Photos, Page 6*

agers and a Negro man and woman. One of the policemen was shot by a fellow officer when he came into a crossfire between snipers and patrolmen.

In all 50 persons were reported injured and almost 80 persons were arrested in the second night of violence in Buffalo's predominantly Negro East End. Rock-throwers and

# GE ONE

## Negroes

cars at the intersection, we became targets for bricks, stones, firebombs and bullets," he reported.

Richards said a policeman directing traffic relinquished his post to a Negro leader, who drew epithets from the crowd for helping the police. "You're as bad as whitey!" they yelled at him.

Richards said a news photographer was seized and beaten by the mob and another UPI reporter, with a squad of policemen, was narrowly missed by a bullet.

No injuries or arrests were reported in Niagara Falls, but Police Chief John J. Collins said gangs of young toughs roamed through a Northside housing project for four hours before being dispersed by a squad of 30 officers.

## Voters

wings located to the side of the building.

In the April 19 bond referendum, voters here approved 11 of 13 bond issues, totalling \$15.35 million. After a closer look at earlier vote on the courthouse, Muscogee County Commission cut \$850,000 from the original courthouse cost and voted to put the bond issue before the public again.

County voters in the April 19 referendum turned down the

civic building by 39 votes and defeated the welfare building by a greater margin. All 13 issues passed in the city.

Unofficial totals showed the Wynnton district polled the greatest support for both the courthouse and the welfare buildings. Voters in Wynnton marked 954 "yes" votes for the courthouse and 850 "yes" votes for the welfare building. St. Elmo voters marked 677 votes for the courthouse and 614 for the Family and Children Services building.

Gentian voters polled the largest number of "no" votes on both issues, with 420 against the courthouse and 444 against the welfare building.

Six districts defeated the courthouse issue while 10 voted against the welfare building. They were courthouse: Bibb City, Arnold, Marshall, East Highland, Johnson and Fox; welfare building: Upatoi, Midland, Eastway, Gentian, Bibb City, Arnold, Marshall, East Highland, Johnson and Fox.

The three districts favoring both issues were Brown Avenue, Baker (in) and Baker (out).

Tuesday, the election eve, county commissioners had urged both city and county voters to rid themselves of their traditional election-day "apathy" and go to the polls and vote.

Chairman P. B. Massey said that the commissioners' main concern was a big turnout, and that they weren't trying to tell people how to vote.

Leaders of a group originally opposing the courthouse plan modified their ideas on the issue after commissioners scaled down the proposed cost by \$800,-

000, by dropping plans for a 264-car, underground parking lot for the courthouse. Plans now call for facilities to house 80 cars.

These leaders, Paul Stewart, James Thomas and Hoyt Adams, came out publicly in favor of the two issues and said passage of the referendum was needed if the community is to be progressive.

Both the Chamber of Commerce and the Columbus Jaycees endorsed the referendum and urged its passage.

## Gurvich

for more than an hour.

"Garrison seems to feel there is some need to find a conspiracy where none exists," Kohn said.

Gurvich, who resigned Monday, has told newsmen that Garrison has no real evidence of a conspiracy and added that the district attorney should drop the conspiracy indictment against businessman Clay L. Shaw.

Kohn said it was time that Louisiana Attorney General Jack Gremillion stepped in the case to check reports that Garrison's office had attempted to bribe and intimidate witnesses.

"Responsible news media have made serious charges" against Garrison's staff," he said.

Gurvich, a private investigator who joined Garrison's team last December, said he would not go before a federal grand jury until he had been able to consolidate his charges that Garrison had intimidated witnesses and needlessly "yanked people off the street" in his probe.



## **Appendix I.4**

# County Is Short \$250,000 In Its Share of Courthouse

BY NELL FOWLER

Muscogee County officials were told today that bond funds earmarked for the county's portion of a city-county courthouse are approximately \$250,000 short — even after deleting underground public parking.

A courthouse study committee, meeting today for the first time since the bond issues to finance the 13-story structure passed, began thrashing out the proportionate cost that each governmental body is to pay toward construction.

The figure, \$250,000, was an estimate stated by County Commissioner P. B. Massey.

Members of the committee agreed today to adhere closely to a previously agreed upon ratio of 2 to 1 for county-city costs of the building.

By doing this, the county's

deficit in funds would either be absorbed by the city, or some paring of construction costs would have to be accomplished, or some space in the county's offices would have to be whittled, the members indicated today.

At the meeting were Mayor B. Ed Johnson, City Manager

Ralph A. Sayers, City Attorney Lennie Davis, County Attorney Charles M. Evert, Massey and County Commissioner Dixon Wadsworth.

Johnson said a cubic foot measure agreed on by the city and agreed to by the county

(See COURTHOUSE, Page 2)

## PC FIRE THREATENS 3 B

A two-alarm fire at the New York Cleaners and Hatters at the corner of Dillingham and Broad streets in Phenix City broke out at 12:45 p.m. today and burned for more than an hour.

The intersection of Dillingham and Broad and the Dillingham Street Bridge were blocked off to traffic as the two fire trucks struggled to

bring the fire under control.

Huge clouds of black and brown smoke covered the area as merchants in the building and nearby buildings began carrying their property out of the buildings.

W. A. Garner, owner of the cleaning business, said he "had no idea" at 2 p.m. today how much damage his business had sustained. He said he had an



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# Courthouse

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means that the ratio of cost-sharing will be 71 per cent for the county and 29 per cent for the city on space inside the proposed building not designated as public use areas.

Public areas were defined as corridors, parking areas and toilets.

During discussions, Sayers also informed members of the County Commission that no provision had been made in the proposed building for the Columbus-Muscogee County Planning Commission.

Evert inquired if there are possibly other offices that have been omitted, and Sayers suggested that a smaller division of the committee be appointed to look into the matter.

In computing the county's cost of the new building for the purposes of calling a bond referendum, county officials estimated that their share would be two third of the total cost, which at the time of the first voting (April 19) was \$8.15 million. This amount later was reduced by county officials to \$7.3 million when the issue was resubmitted to voters on June 28 after failing in the county. A corresponding reduction was made in underground parking by the county commissioners.

The total construction cost for the building will be \$6.7 million, according to Architect Edward W. Neal of the firm of Biggers, Scarbrough, and Neal.

The difference in the total cost of the building and the construction cost is the amount of architects' and engineers' fees and

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**furnishings for the county's offices.**

**Wadsworth recommended that the two architectural firms drawing the designs "check closely" with County Clerk Paul Jones and Sayers and see just where variances can be reconciled. "Then we can have another meeting," Wadsworth said. "We can't resolve anything at this particular time."**

**Johnson brought the hour-long meeting to a close with the comments, "I don't think we have any problems. We just have a few hedgerows to jump before we have a beautiful courthouse."**

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## **Appendix J**

tain time, such as nine months or a year.

Councilman John Illiges

members. A. J. McClung and Roy Turgeon were appointed study committee members.

# Mayor Allen against delay in construction

*4/23/71 Ledger*  
Mayor J. R. Allen said Thursday he would be against any delay in constructing two wings of the new Government Center.

The mayor said he had not heard recent reports that some officials may suggest postponing construction of the two wings until the government is in a stronger financial position.

"If we wait five years, it will cost a third more . . . it would be false economy," he said.

Allen said he has talked informally with the Columbus Building Commission about a revenue bond issue of \$3 million to \$4 million to complete the building, now under construction.

The tower portion is scheduled to be completed in September or October, then the old courthouse will be razed and the two wings started. A

See ALLEN, Page 20

## Allen

*4/23/71 Ledger*  
Continued From Page 14

construction timetable calls for the wings to be finished by the fall of 1972.

Total cost of the Government Center is now projected at \$10,965,953.56 — or \$3,665,953.56 more than the \$7.3 million made available in the 1967 courthouse bond issues.

The total includes \$10,418,810 for construction, \$520,940.50 in architects' fees, and \$25,300.06 in other costs.

Payments to the prime contractor, Jordan-Grove, are running in excess of \$350,000 a month, and bond funds on hand will be exhausted by early 1972.

Earlier this year, members of the Columbus Building Commission indicated a revenue bond issue for completion of the Government Center would be no problem. Under this plan, the bond debt obligation would be met with an annual appropriation of the consolidated government to the building commission. This could add as much as \$375,000 a year to the budget over a 30 year period.

