

Lincoln Parish Police Jury

Facilities Master Plan

Welcome to
Lincoln Parish

Court House - Ruston, LA



Hunt, Guillot & Associates, LLC

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Module I – Facility Planning (Currently Funded)

Module II – Land Use Planning (Not Funded)

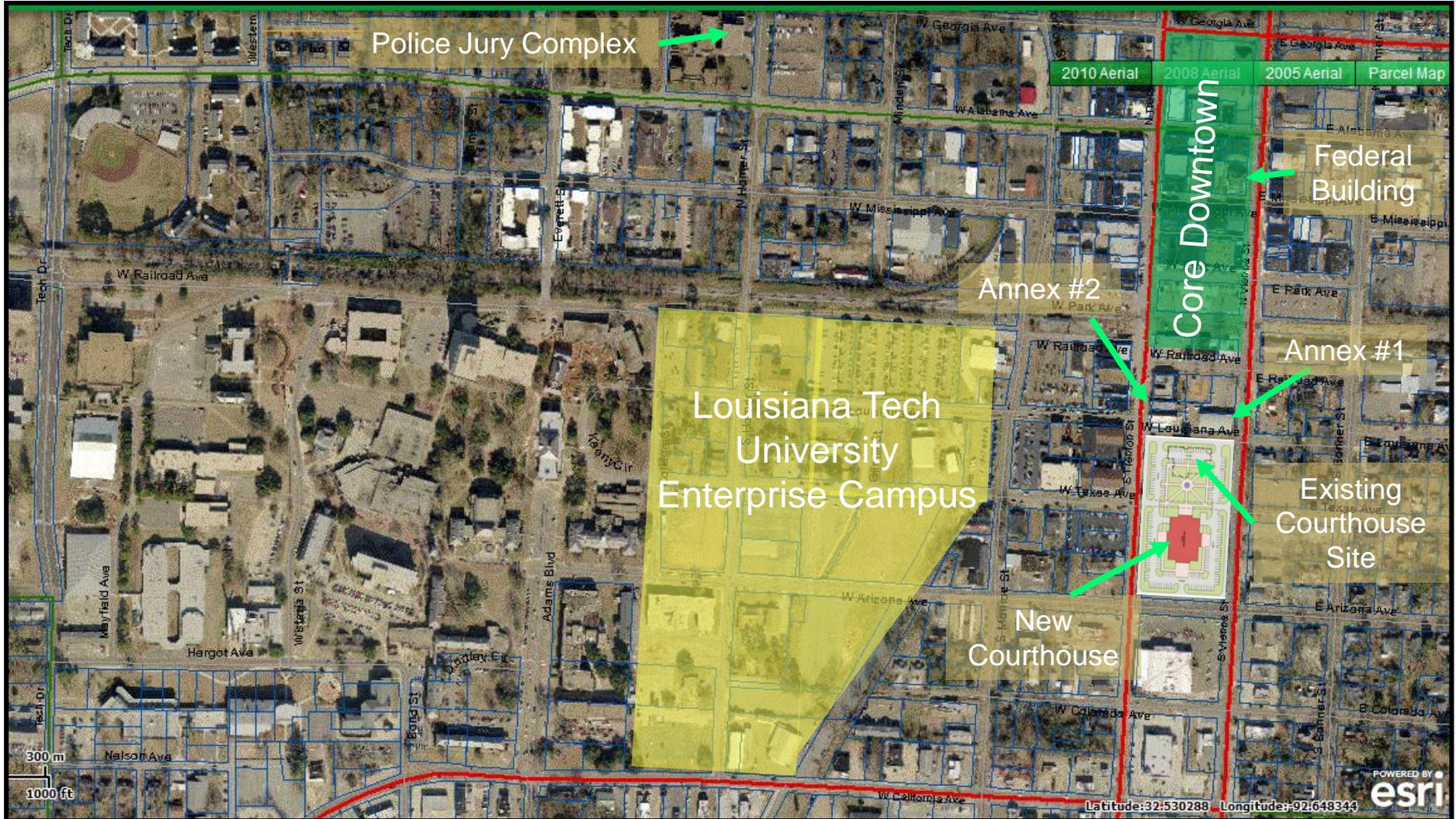
Module III – Parks and Recreation (Not Funded)

Module IV – Public Health (Not Funded)





Lincoln Parish Police Jury Facility Locations

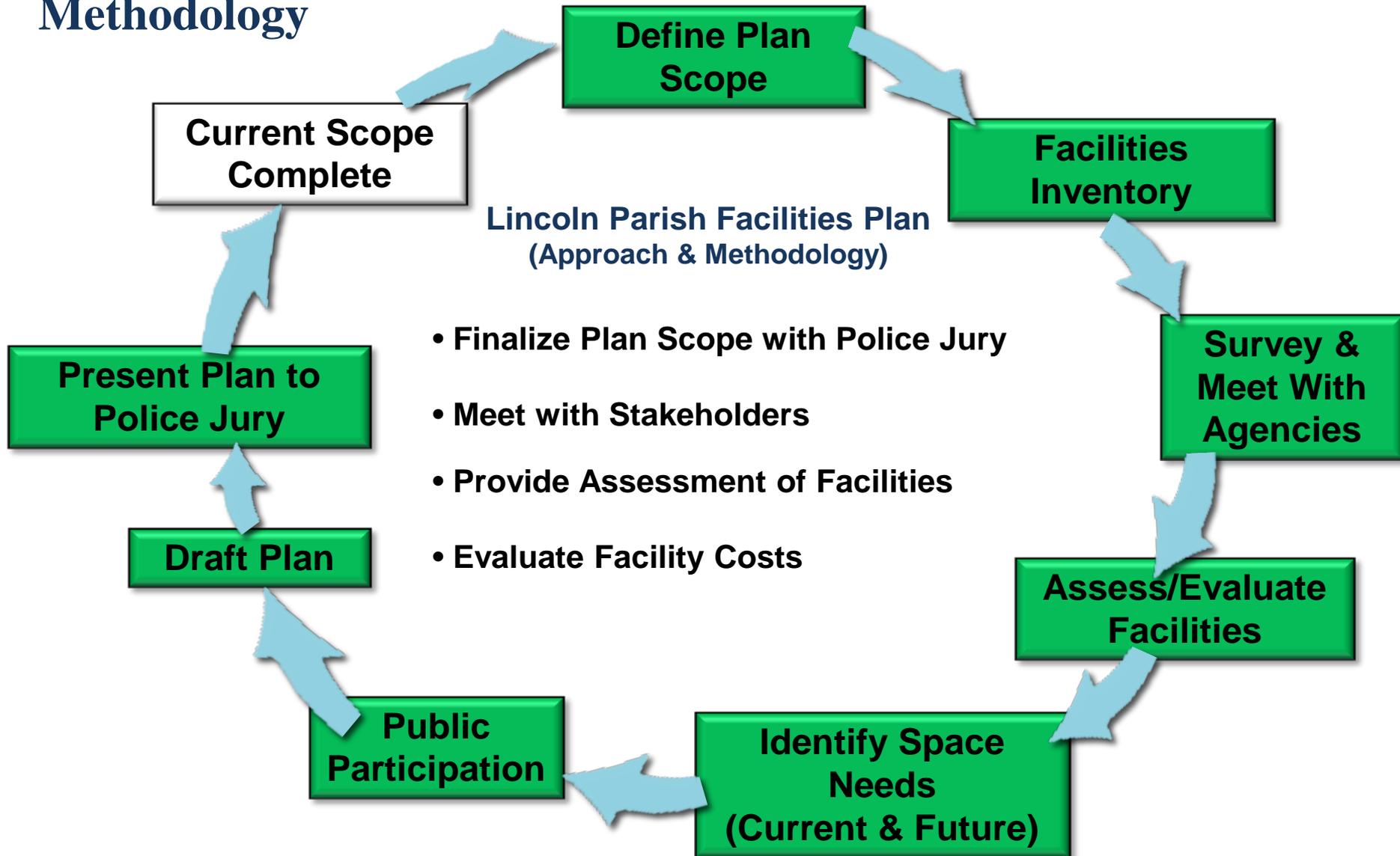


- Notes:
- New Courthouse Layout is not to scale on this aerial view.
 - Aerial view taken from Lincoln Parish GIS Viewer

Lincoln Parish Facilities Master Plan



Methodology





Summary of Existing Building Areas (Square Feet)

- **Facilities Included in Evaluation:**
 - **Lincoln Parish Courthouse: 45,855**
 - **LPPJ Complex: 26,271**
 - **Federal Building: 7,840**
 - **Annex 1: 8,286**
 - **Annex 2: 5,448**
 - **Former County Market: 46,817**
 - **Lease Space: (37,132)**
 - **TOTAL SQUARE FEET: 103,385**



Summary of Existing and Proposed New Areas

	EXISTING SF	LOCATION	EXISTING SF	NEW SF
Registrar of Voters	870			1,201
		Grd. Floor LPCH (north)	765	
		Grd. Floor LPCH (south)	105	
VA Office	1,060			1,060
		2nd Floor LPPJC	1,060	
Sheriff Civil	1,954			2,579
		Grd. Floor LPCH (north)	938	
		Grd. Floor LPCH (south)	633	
		Grd. Floor LPCH (west)	383	
Clerk of Court	11,458			14,901
		Grd. Floor LPCH	1,370	
		1st Floor LPCH (east)	3,941	
		1st Floor LPCH (west)	2,460	
		Lower Floor CM	3,687	
Judge	11,652			16,079
		2nd Floor LPCH	3,616	
		3rd Floor LPCH (north)	1,195	
		3rd Floor LPCH (south)	1,647	
		4th Floor LPCH	220	
		Annex 1 (east)	4,194	
		Annex 1 (west)	780	
District Attorney	5,377			9,178
		2nd Floor LPCH	3,989	
		4th Floor LPCH	515	
		Lower Floor CM	536	
		1st Floor Annex 2	337	
Child Support	1,132			1,438
		2nd Floor Annex 2	1,132	



Summary of Existing and Proposed New Areas (Continued)

	EXISTING SF	LOCATION	EXISTING SF	NEW SF
Truancy Assess. & Ser. Center	1,592			1,910
		2nd Floor Annex 2	1,592	
Piney Hills Advocacy Center	2,387			2,387
		1st Floor Annex 2	2,387	
Assessor Office	7,895			7,895
		Grd. Floor LPPJC	7,895	
Police Jury	8,473			9,977
		3rd Floor Courthouse	4,090	
		Penthouse Courthouse	499	
		Lower Floor CM	471	
		Main Floor CM	1,964	
		2nd Floor LPPJC	306	
		Lower Floor Federal	1,143	
GIS Department	1,236			2,225
		Lower Floor CM	1,236	
IT Department	879			1,160
		Lower Floor CM	719	
		1st Floor LPCH	160	



Summary of Existing and Proposed New Areas (Continued)

	EXISTING SF	LOCATION	EXISTING SF	NEW SF
HELP	3,984			5,260
		2nd Floor LPPJC (east)	403	
		2nd Floor LPPJC (west)	2,595	
		3rd Floor LPPJC (north)	802	
		3rd Floor LPPJC (south)	184	
LA WC & LCSC	2,394			2,873
		3rd Floor of LPPJC	2,394	
CDC and LWC Rapid Resp.	710			852
		3rd Floor of LPPJC	710	
Sales Tax	2,568			2,568
		Main Floor Federal	1,504	
		Lower Floor Federal	1,064	
LSU Ag Center	2,937			2,937
		Main Floor Federal	2,017	
		Lower Floor Federal	399	
TOTALS	68,558			86,480



Module I – Facility Planning

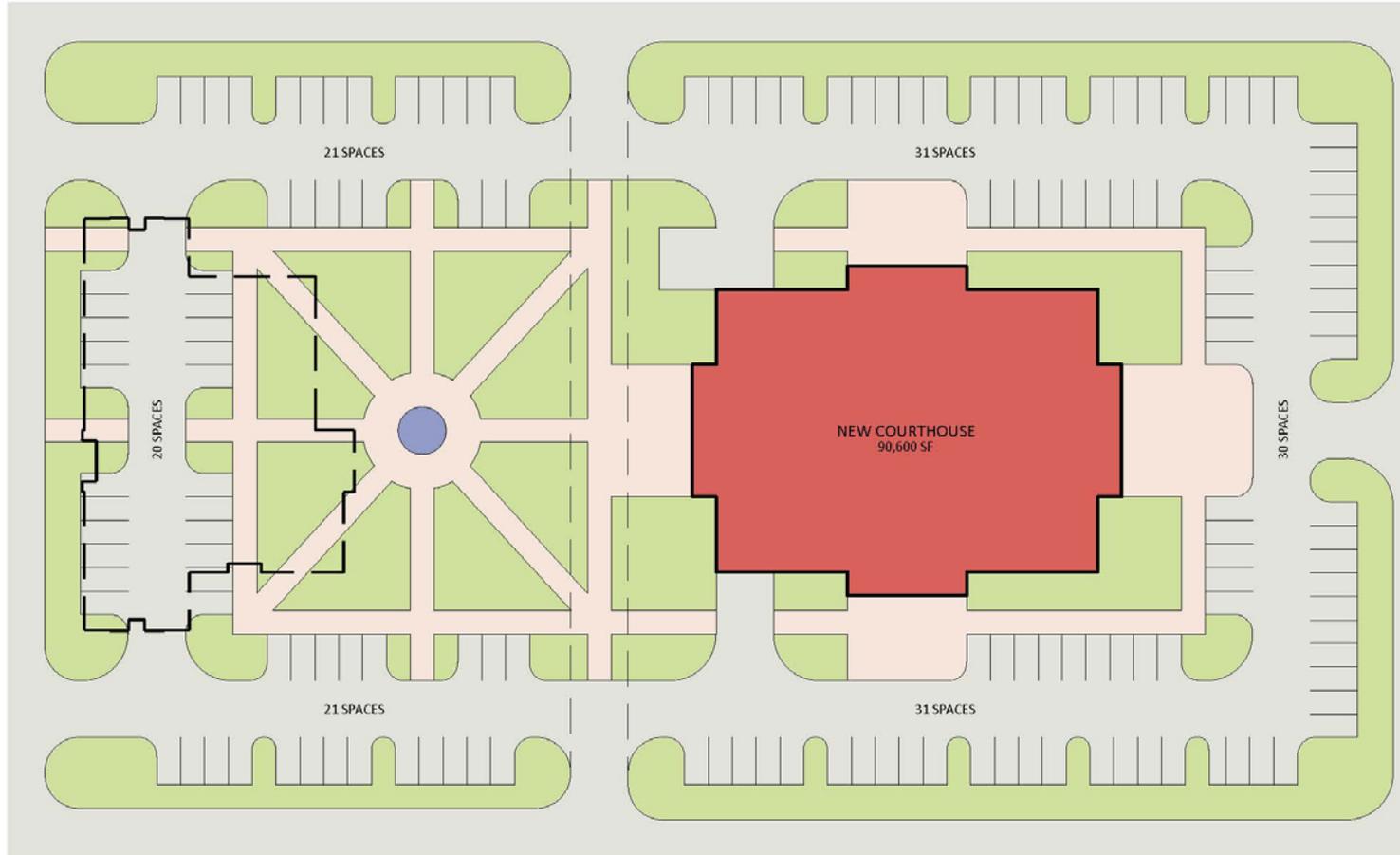
- **Options Evaluated:**
 - **Option 1 - Construct a New Courthouse Facility**
 - **Option 2 - Renovate and add on to the Existing Courthouse Facility**

- **Criteria for Option Selection:**
 - **Cost**
 - **Efficiency**
 - **Space Needs**
 - **Code Compliance**
 - **Constructability**
 - **Parking**





New Courthouse Site Plan – Option 1



New Lincoln Parish Courthouse

RUSTON, LOUISIANA

SITE PLAN

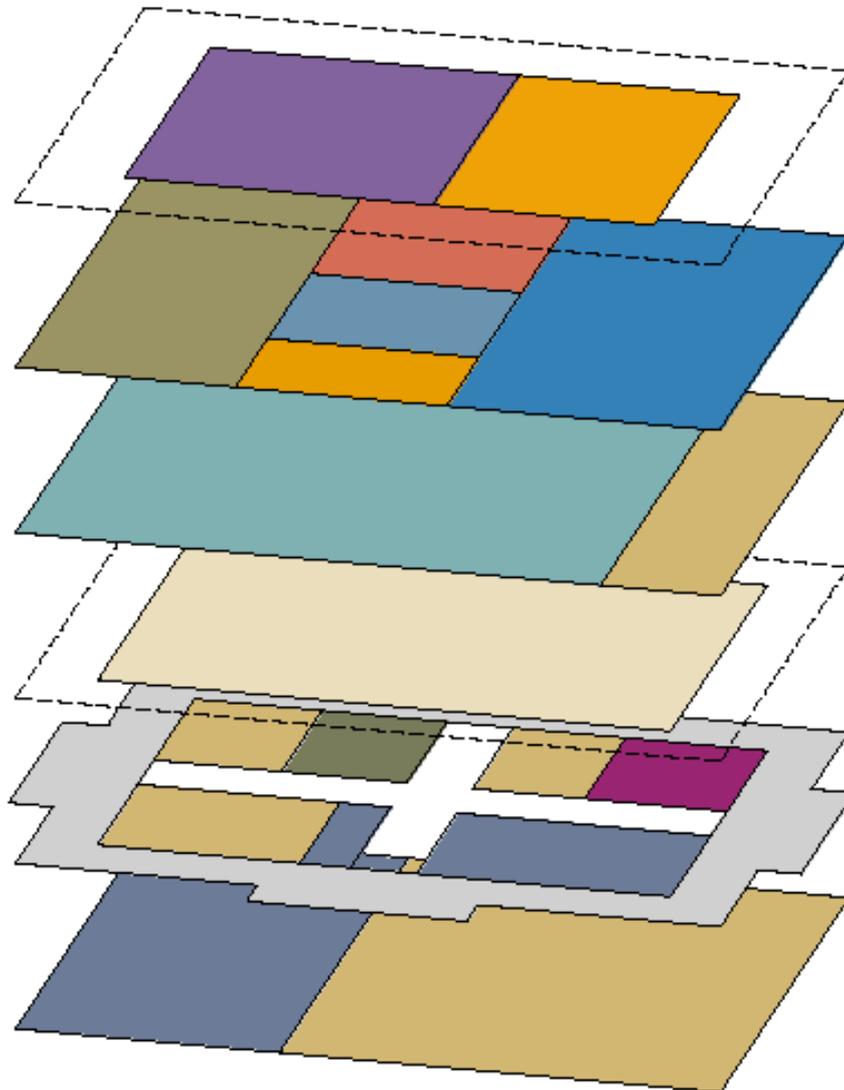
FEDERAL BUILDING - 7,840 SF
ANNEX 1 - 8,286 SF
NEW COURTROOM - 6,000 SF
NEW COURTHOUSE - 90,600 SF
TOTAL ALL BUILDINGS - 112,726 SF





New Courthouse – Option 1

New Area: 90,600 SF



LEGEND

- Building Maintenance
- Child Support Services
- Clerk of Court
- Common Meeting Area
- Common's (Toilets, Corridors, etc.)
- District Attorney
- G.I.S. / I.T.
- H.E.L.P. Agency
- Job Service
- Judicial Offices / Courtroom
- Lease Space
- LSU Cooperative Extension
- Piney Hills Advocacy Center
- Police Jury
- Registrar of Voters
- Sales Tax
- Sheriff's Office
- Tax Assessor
- Triad
- Truancy
- Veteran's Services
- Work Force Development

FIFTH FLOOR

FOURTH FLOOR

THIRD FLOOR

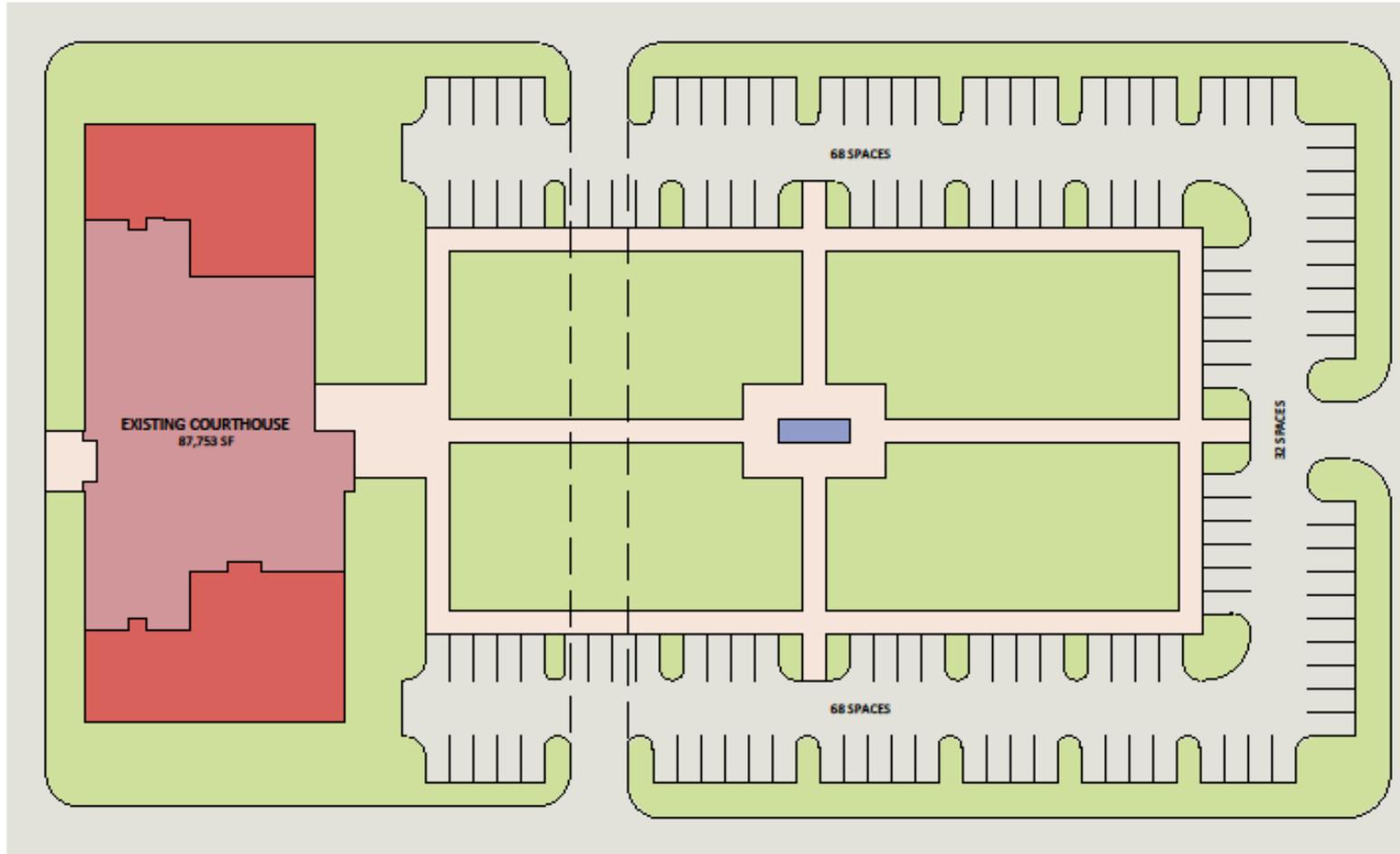
SECOND FLOOR

FIRST FLOOR

GROUND FLOOR

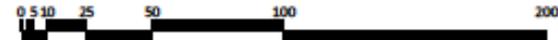


Existing Courthouse Renovations Site Plan – Option 2



Lincoln Parish Courthouse
RUSTON, LOUISIANA
SITE PLAN

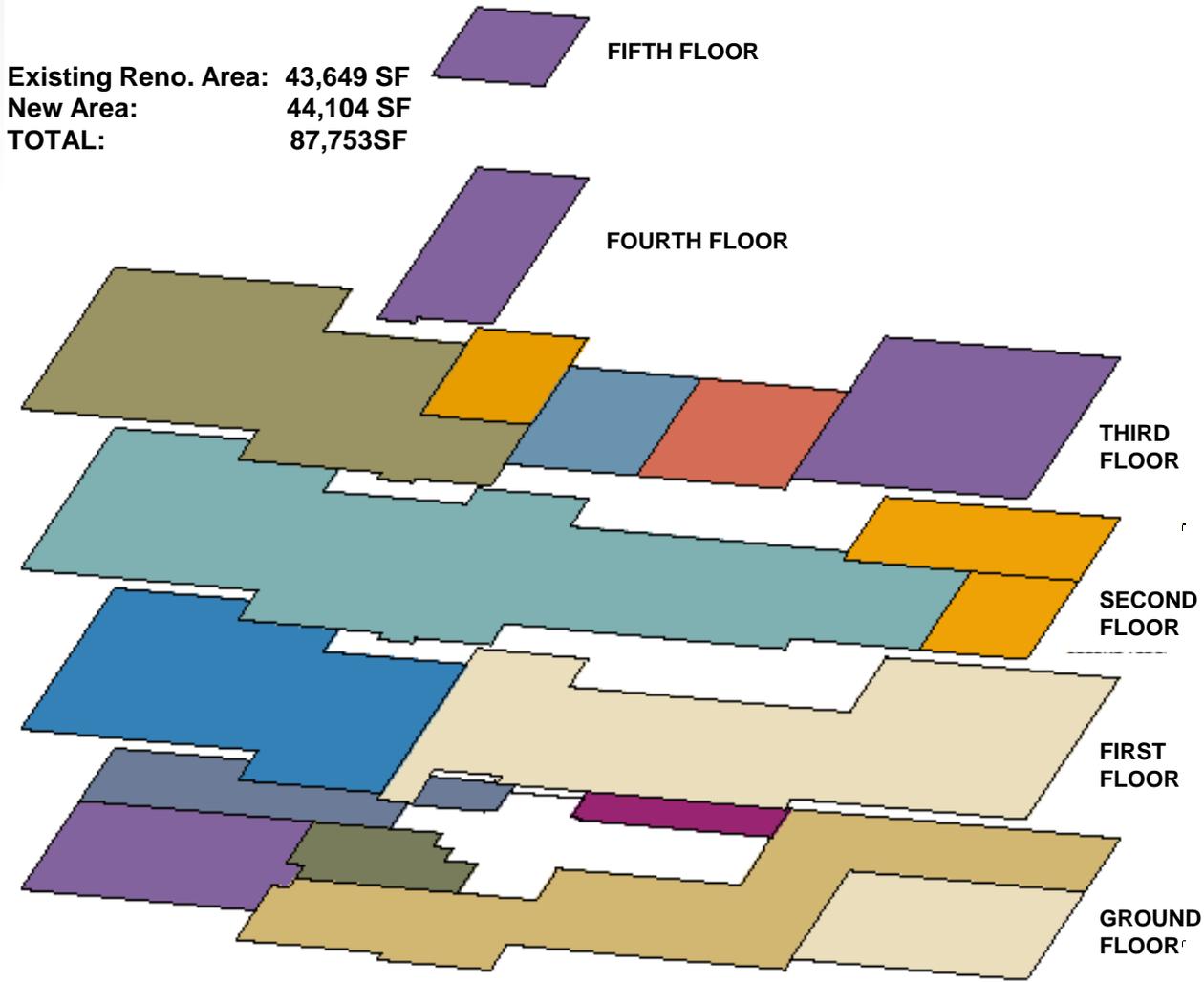
FEDERAL BUILDING - 7,840 SF
ANNEX 1 - 8,286 SF
NEW COURTROOM - 6,000 SF
EXISTING COURTHOUSE - 87,753 SF
TOTAL ALL BUILDINGS - 109,879 SF





Existing Courthouse Renovations – Option 2

Existing Reno. Area: 43,649 SF
 New Area: 44,104 SF
 TOTAL: 87,753SF



LEGEND

- Building Maintenance
- Child Support Services
- Clerk of Court
- Common Meeting Area
- Common's (Toilets, Corridors, etc.)
- District Attorney
- G.I.S. / I.T.
- H.E.L.P. Agency
- Job Service
- Judicial Offices / Courtroom
- Lease Space
- LSU Cooperative Extension
- Piney Hills Advocacy Center
- Police Jury
- Registrar of Voters
- Sales Tax
- Sheriff's Office
- Tax Assessor
- Triad
- Truancy
- Veteran's Services
- Work Force Development



Option 1 - Opinion of Probable Cost (2012 Dollars)

	SF	Cost/SF	
New Building (Heated)	90,600	\$ 200	\$ 18,120,000
New Building (Covered)	5,600	\$ 100	\$ 560,000
Parking & Drives	104,000	\$ 6	\$ 624,000
Plaza	9,000	\$ 20	\$ 180,000
Landscaping	58,000	\$ 3.5	\$ 203,000
Demolition of Existing Courthouse			\$ 200,000
Renovation of Annex 1	8,286	\$ 60	\$ 497,160
Renovation of Federal Building	7,840	\$ 150	\$ 1,176,000
New Courtroom at Detention Center	6,000	\$ 180	\$ 1,080,000
Furniture and Equipment			\$ 1,000,000
Total Estimated Construction Cost			\$ 23,640,160
Professional Fees			\$ 1,780,816
Total Estimated Construction Cost			\$ 25,420,976



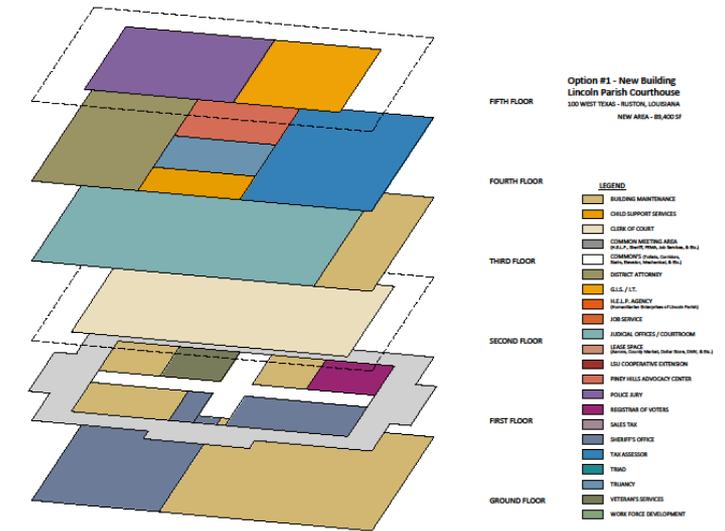
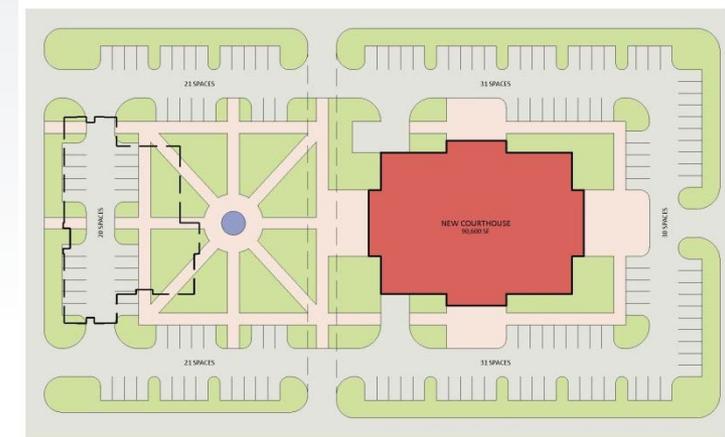
Option 2 - Opinion of Probable Cost (2012 Dollars)

	SF	Cost/SF	
Remodel Existing Courthouse	43,649	\$ 133	\$ 5,805,317
New Heated Area	44,104	\$ 200	\$ 8,820,800
Parking & Drives	70,000	\$ 6	\$ 420,000
Plaza	9,000	\$ 20	\$ 180,000
Landscaping	58,000	\$ 3.5	\$ 203,000
Demolition of former County Market			\$ 200,000
Renovation of Annex 1	8,286	\$ 60	\$ 497,160
Renovation of Federal Building	7,840	\$ 150	\$ 1,176,000
New Courtroom at Detention Center	6,000	\$ 180	\$ 1,080,000
Furniture and Equipment			\$ 1,000,000
Total Estimated Construction Cost			\$ 19,382,277
Professional Fees			\$ 1,626,652
Total Estimated Cost			\$ 21,008,929



Recommended Option

- **Option 1**
 - Building will incorporate latest technology
 - More energy efficient
 - Architecturally significant
 - Freedom to create floor plan for departments
 - Improved more secure access
 - “Anchor” for the city tying LA Tech and Ruston together
 - Building located on the highest point in Ruston
 - Attractive downtown green space
- **Next Steps**
 - LPPJ to decide path forward
 - Proceed or not proceed
 - If Proceed
 - Identify potential funding sources for selected option
 - 1st Stage Funding – programming and schematics
 - 2nd Stage Funding – complete project funding





Questions

