
A decorative border at the top of the slide featuring a dark green background with various tropical plants. On the left, there are long, thin, light green leaves. In the center and right, there are several hibiscus flowers in shades of light pink, orange, and red. The border is separated from the main text area by a white diagonal line.

From Strip Mall to Courthouse: Bringing Justice to the Community

A decorative border at the bottom of the slide, mirroring the top border. It features a dark green background with tropical plants, including long, thin, light green leaves and several hibiscus flowers in shades of light pink, orange, and red. The border is separated from the main text area by a white diagonal line.



From Strip Mall to Courthouse: Bringing Justice to the Community

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Course Description

The session will focus on the Richland County Central Magistrate Court in Columbia, SC and will be a comprehensive presentation by representatives of the users and designers covering the planning/programming, design, construction and operation of the facility. The Decker Center is a unique project involving the conversion of a former Kroger grocery store and strip mall into a new state of the art courthouse and Sheriff's substation. The speakers will address how the facility will revitalize the languishing Decker Boulevard commercial corridor and reinforce the courts ties to the community. Innovative features including community rooms and creative use of the parking for community events will be discussed. The budget and design challenges of the project will be presented including how the team addressed security and circulation issues as well as the aesthetic and functional challenges of creating a user oriented welcoming courthouse out of a former shopping center.

Learning Objectives

1. Understanding of the urban planning, economic and social issues related to engaging the courthouse with the local community and events.
2. Understanding of the technical challenges; unforeseen conditions; existing soils, slab, and structural issues; budget development for courthouse renovation projects.
3. Understanding of the structural, electrical and mechanical engineering requirements and renovations necessary to turn a strip mall into a courthouse.
4. Understanding of the physical/electronic security systems and circulation design in a one story existing building renovated for courthouse use.

From Strip Mall to Courthouse: Bringing Justice to the Community

Agenda

1. Richland County Magistrate Court
2. Master Planning and Programming
3. Design Phase Challenges and Innovations
4. Construction and Lessons Learned



110,000 SF, \$23,890,000
renovation of former strip mall into
an eight courtroom Magistrates
Court and Sheriff's facility in
Columbia, SC.

- Judge Donald Simons,
Richland County Magistrates
Court
- Chloe Jaco, AICP – CGL
- Chris Beard, AIA – Boudreaux
- Rick Maciá, AIA - CGL



THE DECKER CENTER

From Strip Mall to Courthouse: Bringing Justice to the Community

- 1. Richland County Magistrate Court**
2. Master Planning and Programming
3. Design Phase Challenges and Innovations
4. Construction and Lessons Learned



- Supreme Court
- Court of Appeals
- Trial Courts
 - Circuit Courts
 - Family Courts
 - Masters in Equity
 - Probate Courts
 - Magistrate Courts
 - Municipal Courts



SOUTH CAROLINA COURT SYSTEM

- Approximately 300 magistrates in South Carolina
- Appointed to four year terms by Governor upon advice and consent of the Senate
- Criminal trial jurisdiction over all offenses subject to a fine up to \$5,000 and/or 180 days imprisonment
- Responsible for setting bail, conducting preliminary hearings, issuing arrest and search warrants
- Civil jurisdiction up to \$7,500



SOUTH CAROLINA MAGISTRATE COURTS

2016	Civil Filed	Criminal Filed	Traffic Filed	GS	totals
Central Court	141	1236	25750		27127
Columbia	1598	709	457		2764
Denstsville	5395	3	0		5398
Dutch Fork	5869	599	44		6512
Lyklesand	3968	215	64		4247
Upper Township	1682	364	447		2493
Olympia	540	1287	182		2009
Pontiac	1125	855	485		2465
Waverly	3148	590	3		3741
Eastover	186	220	108		514
Hopkins	792	273	223		1288
Blythewood	823	287	212		1322
					59880
Bond Court		3861	2441	5303	11605
Prelim Court		16	1	4204	4221

Annual caseload –
59,880 files in trial
courts

Jury trials cases
processed – 2,568

Preliminary
Hearing Requests
for 4,221 cases

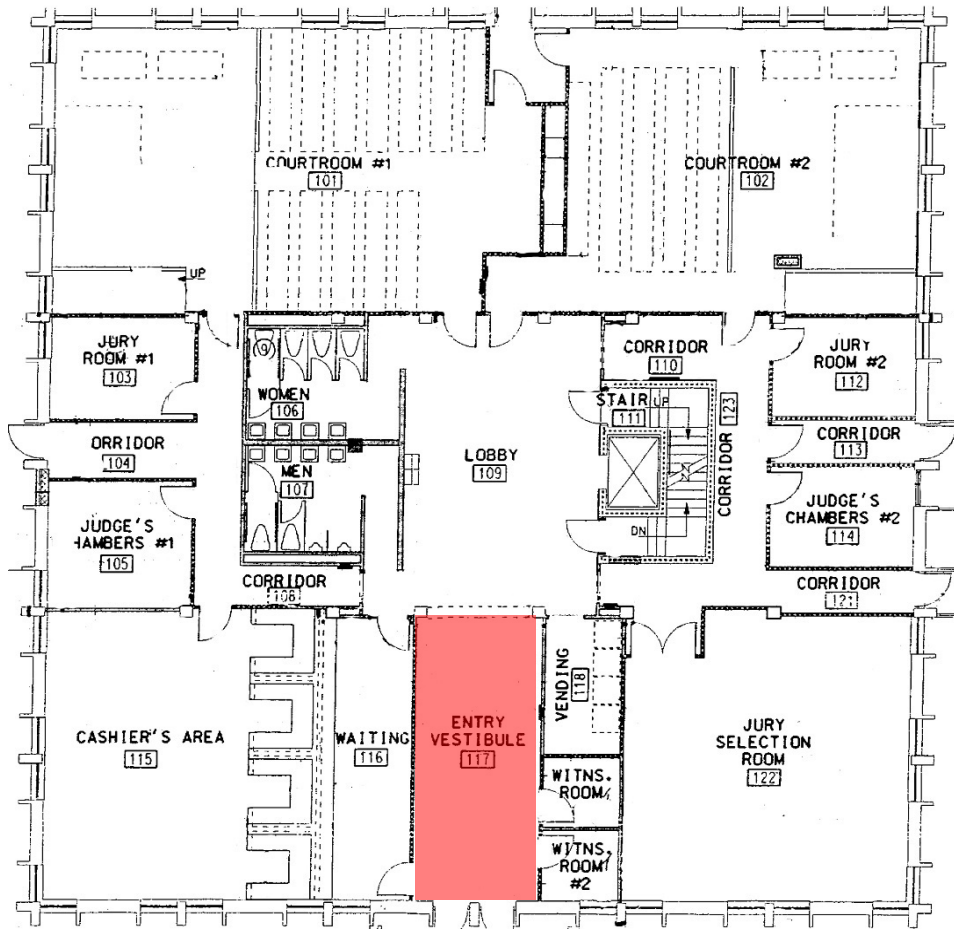
Set Bond on
11,790 cases

- Not originally designed as courthouse
- Significant space shortfalls for all users
- No secure prisoner circulation
- No secure judges circulation
- No waiting space for most courtrooms
- Insufficient jury assembly space
- No room for expansion
- Inadequate security screening space and queuing
- Low ceilings, outdated finishes



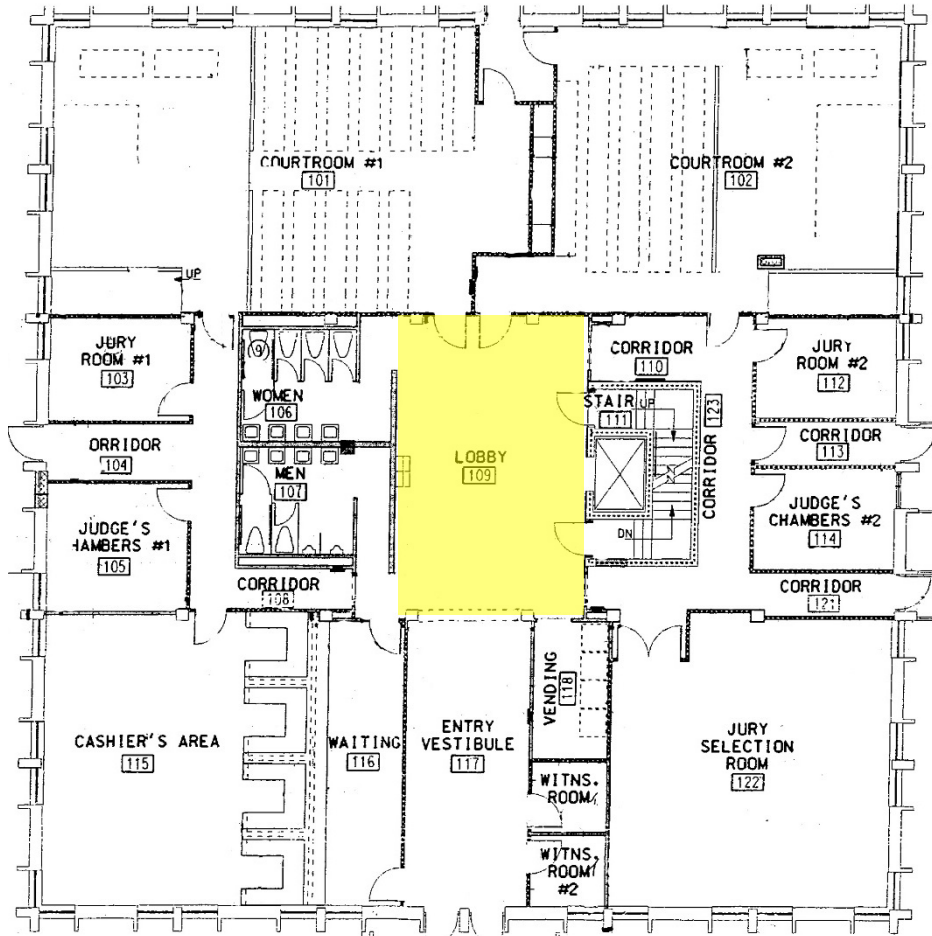
Existing Courthouse

1st Floor Entry Screening



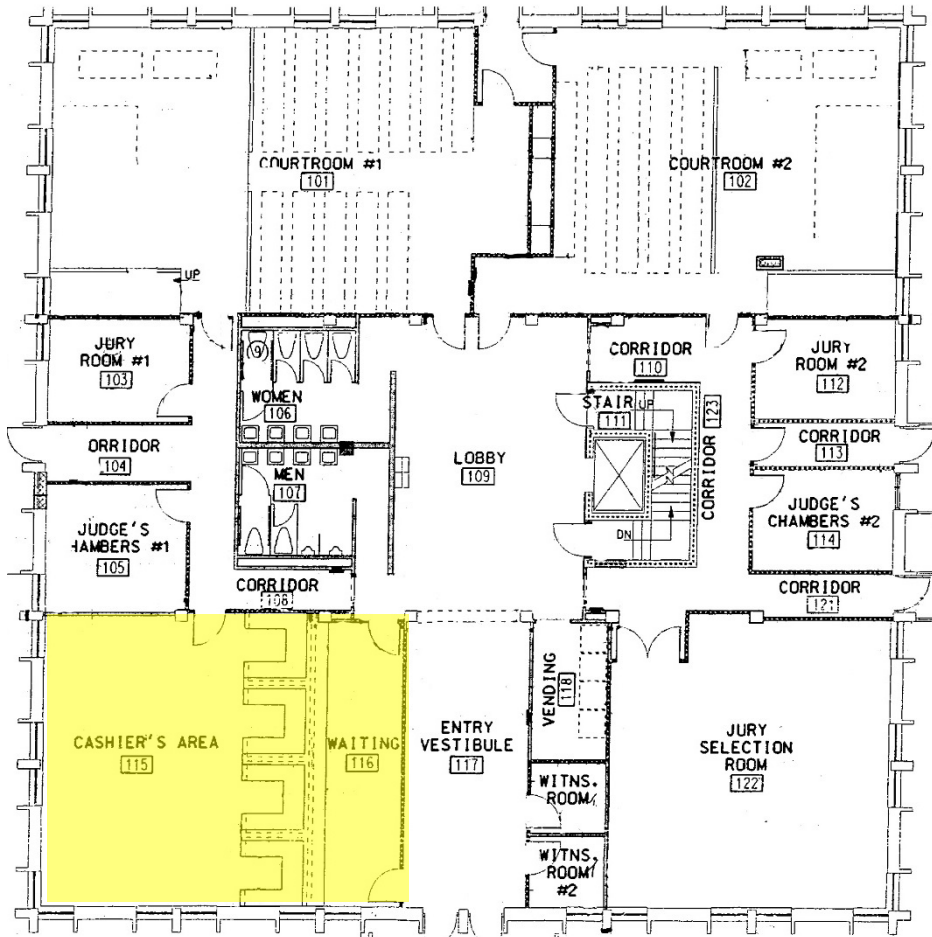
Existing Courthouse

1st Floor Lobby / Waiting



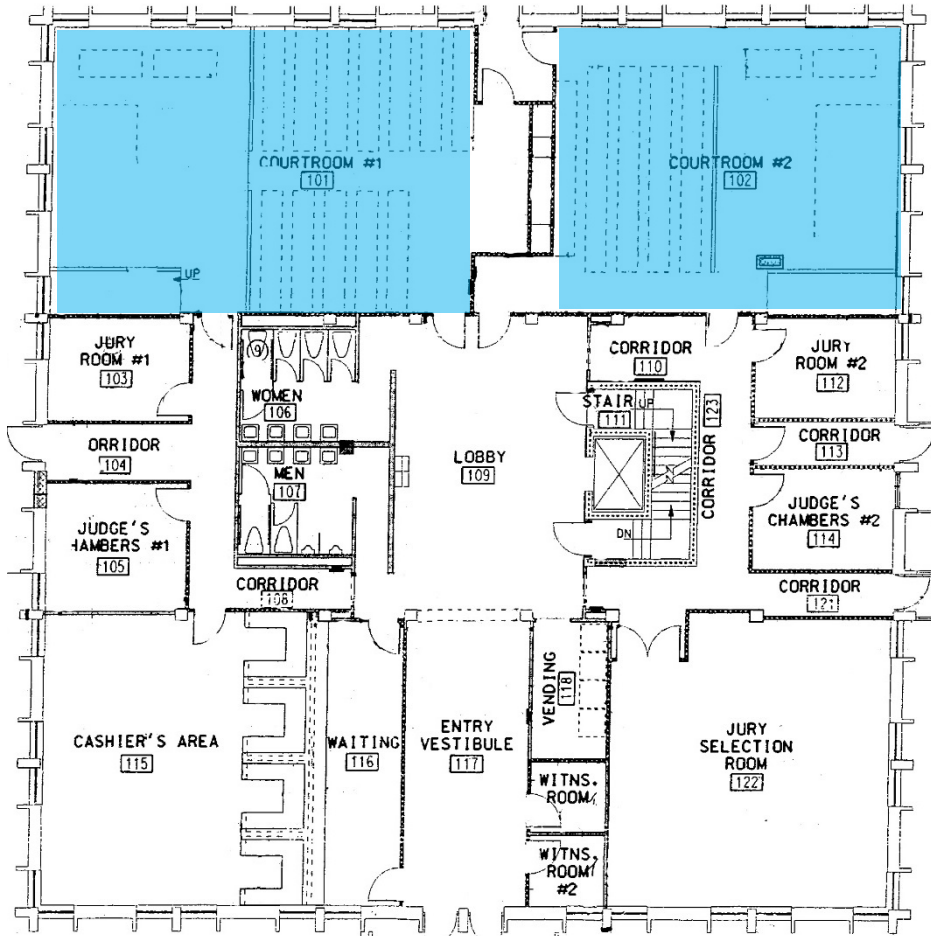
Existing Courthouse

Service Counters / Support Space



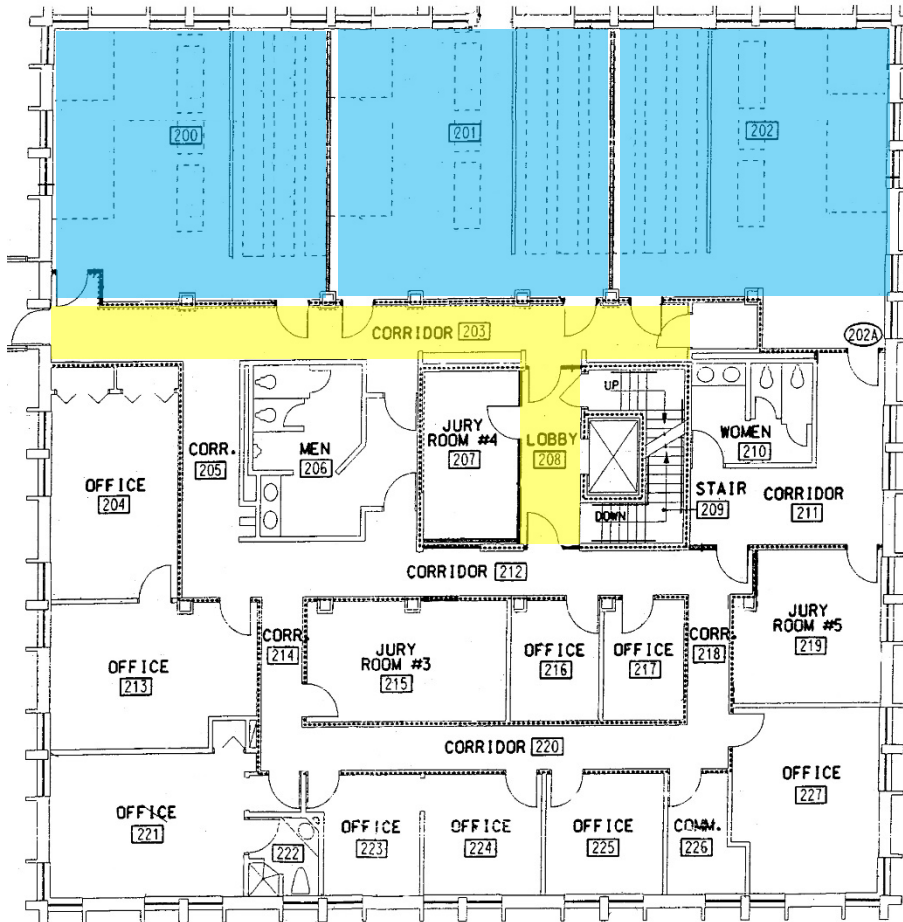
Existing Courthouse

1st Floor Courtrooms



Existing Courthouse

2nd Floor Courtrooms



Existing Courthouse

Richland County Sheriff

- Region 2
- Civil Process
- Court Liaison/Internal Affairs/Body Worn Camera Program
- Warrant Division
- Special Response Team
- Code Enforcement
- Fugitive Task Force



From Strip Mall to Courthouse: Bringing Justice to the Community

1. **Richland County Magistrate Court**
2. **Master Planning and Programming**
3. Design Phase Challenges and Innovations
4. Construction and Lessons Learned



2007

**Decker
Corridor Study**

**Richland
County Space
Utilization
Study**

2010

**DHEC & DSS
Space
Utilization
Study**

2011

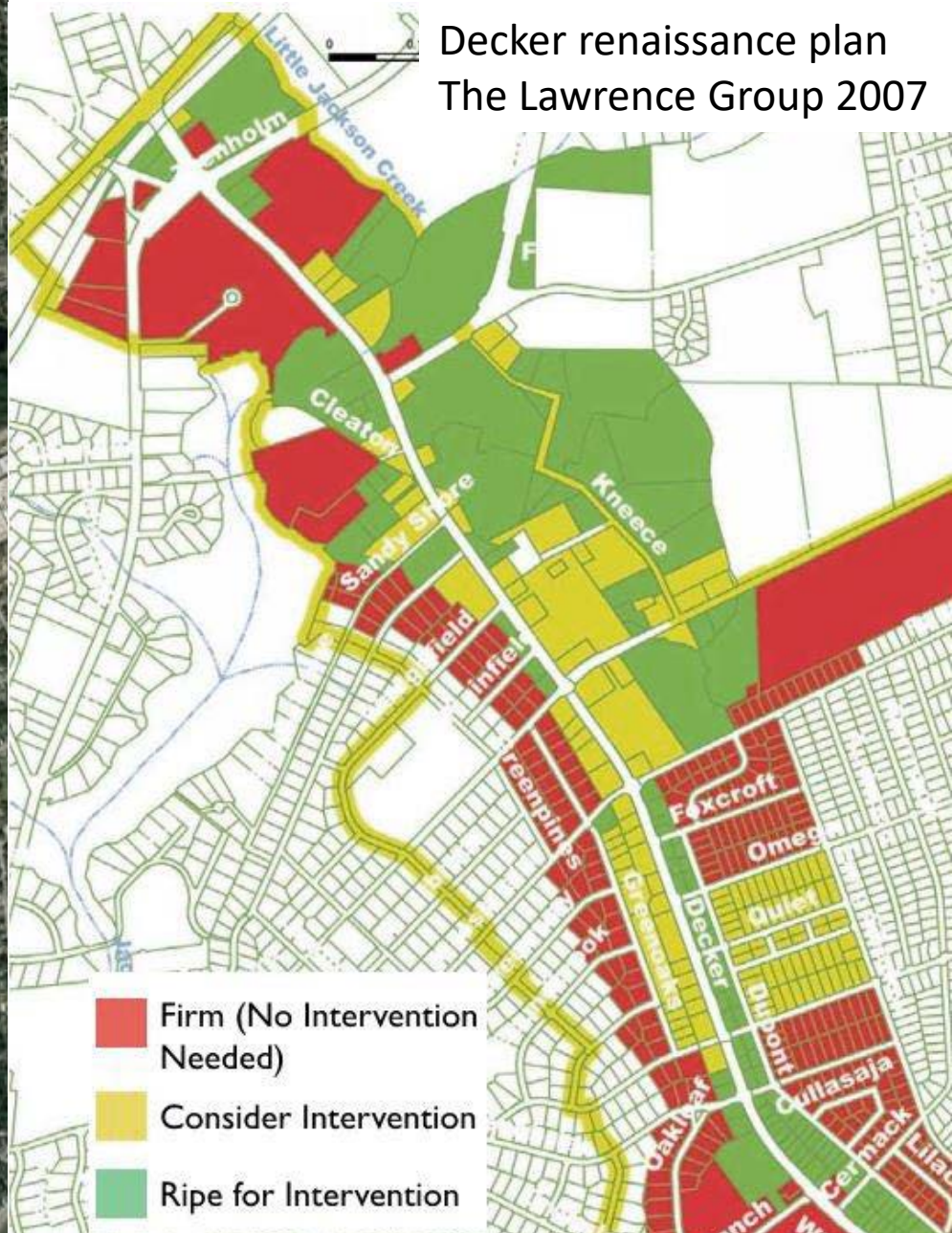
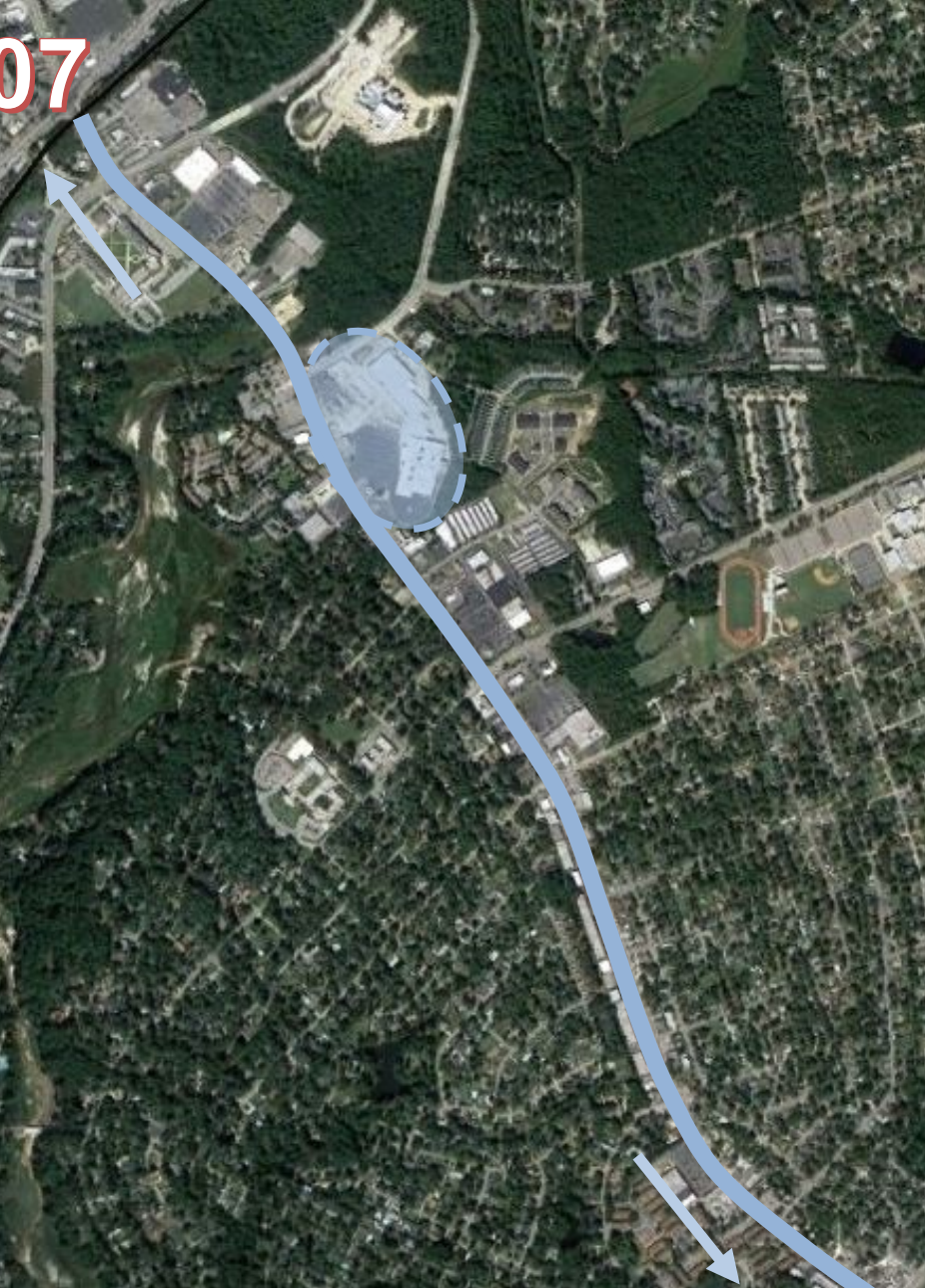
**Decker Center
Remodel
Project for
Central Court
& Sheriff**

“ “ *Success occurs when opportunity
meets preparation*

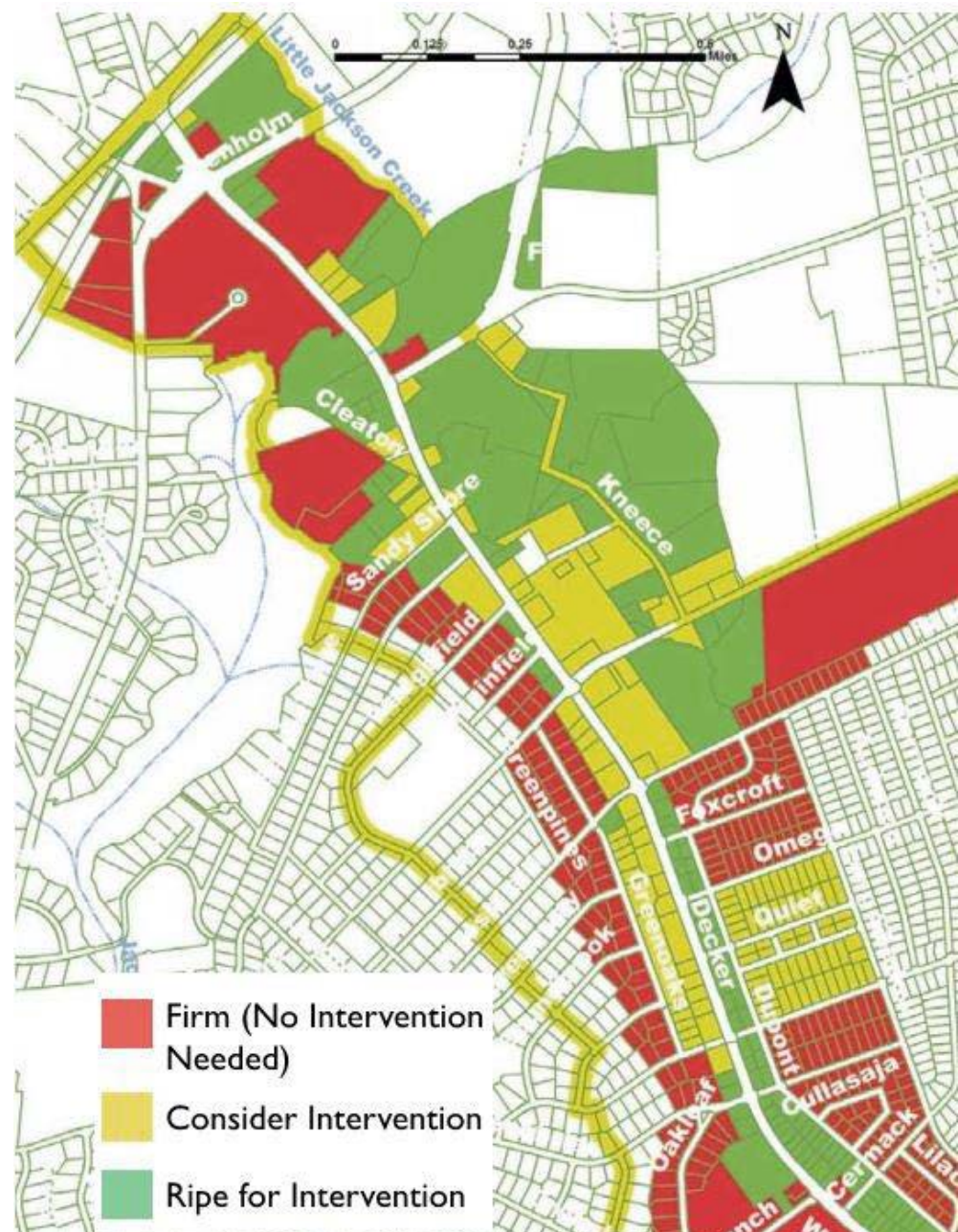
Zig Ziglar

” ”

PLANNING / OPPORTUNITY TIMELINE



2007 DECKER BOULEVARD INTERNATIONAL CORRIDOR



2007 DECKER BOULEVARD INTERNATIONAL CORRIDOR

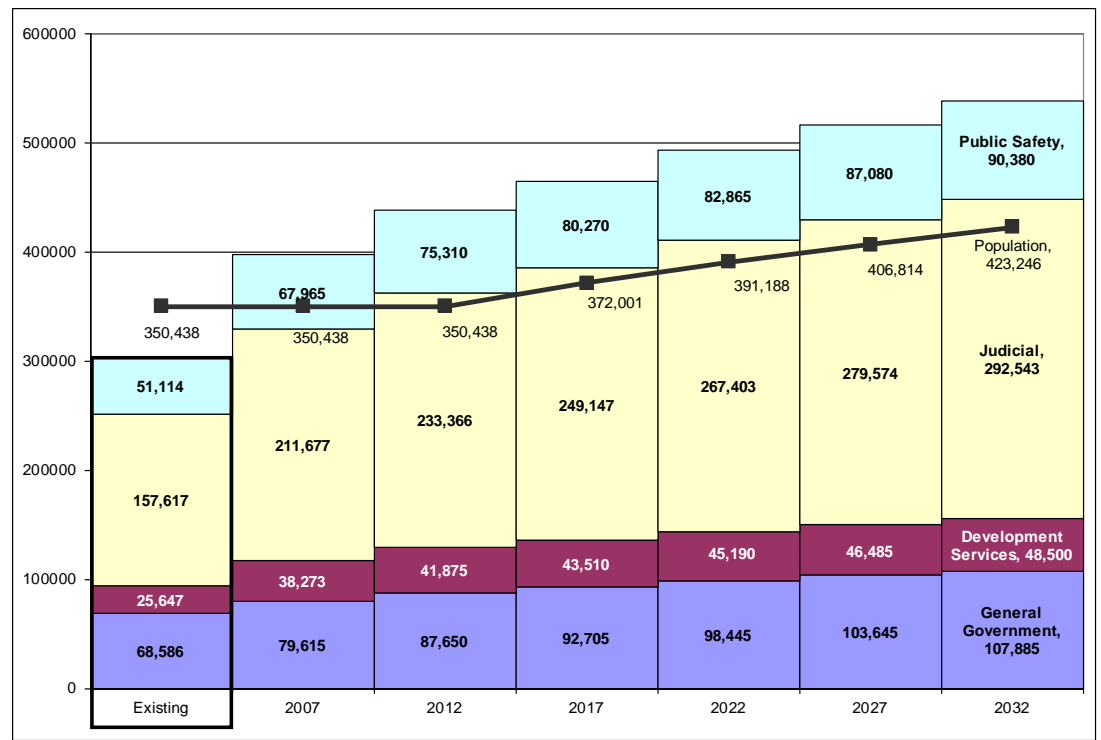


2007 DECKER BOULEVARD INTERNATIONAL CORRIDOR

2007

- ❖ Project needs for 47 functions, 6 facilities
- ❖ Identify short & long range plan
- ❖ Prioritize projects

Facility/Site	Recommended Use	General Condition
County Administration	Continue for County government	Good
Emergency Services HQ	Relocate ES & use for storage	Poor
Judicial Center	Relocate judicial & non-judicial	Fair-Good
Central Court	Relocate judicial & reuse/sell	Fair
Sheriff HQ	Relocate Sheriff & reuse	Fair
Public Works HQ	Relocate Animal Care & expand	Fair



2010

- ❖ Project space needs
- ❖ Assess feasibility to relocate from Administration Building to strip mall

Category/Department		Space				% Chg./Year
		Existing	2010	2020	2030	
Department of Social Services	Administration	2,374	2,060	2,060	2,060	-0.7%
	Legal Services	1,904	2,000	2,450	2,700	2.1%
	Fiscal	10,364	5,800	6,000	6,400	-1.9%
	Human Resources Management	150	175	175	175	0.8%
	Job Development	745	1,200	1,450	1,700	6.4%
	SNAP	6,476	6,290	6,310	6,640	0.1%
	Family Independence	3,660	6,060	6,390	6,720	4.2%
	Foster Care	2,650	3,250	3,470	3,690	2.0%
	Investigations and Foster Home Licensing	1,804	3,690	4,130	4,460	7.4%
	Treatment and Adult Protective Services	1,548	3,060	3,280	3,500	6.3%
	Support Space	5,442	8,050	8,650	9,050	3.3%
	Medicaid	4,525	5,250	5,500	6,050	1.7%
	Waterloo Community Action Council ¹	250	250	250	250	0.0%
DSS, Medicaid, & WCAC Total		41,892	47,135	50,115	53,395	1.4%
Department of Health and Environmental Control	Administration					
	Administration	4,230	4,500	4,650	4,800	0.7%
	Centralized Apportioning	186	300	400	500	8.4%
	Information Technology	820	1,120	1,250	1,430	3.7%
	Purchasing/Central Supply/Mail	2,680	2,820	2,950	3,080	0.7%
	Dental Clinic	1,320	1,380	1,690	2,020	2.7%
	Home Health	400	800	900	1,100	8.8%
	Vital Records	480	500	600	600	1.3%
	Public Health Preparedness	2,294	2,610	3,000	3,260	2.1%
	Environmental Health	2,610	2,625	3,525	3,800	2.3%
	Medical Services					
	Disease Intervention Specialists	1,284	1,170	1,430	1,690	1.6%
	Epidemiology/Disease Surveillance	300	390	520	780	8.0%
	Pharmacy Services	1,320	1,380	1,480	1,710	1.5%
	Adult and Children's Health Services					
	Medical Records	5,760	5,300	5,500	5,700	-0.1%
	Preventive Health Services					
	Health Education	625	560	920	1,280	5.2%
	Immunizations/Employee Health	1,620	1,440	1,620	1,930	1.0%
	Women & Children's Services					
	Women, Infants, and Children (WIC)	3,752	4,430	4,870	5,310	2.1%
	Babynet	1,075	1,180	1,490	1,670	2.8%
	Community Outreach	280	400	600	800	9.3%
	Children with Special Health Care Needs	3,396	2,040	2,370	2,730	-1.0%
	Nurse Family Partnership/First Steps	1,064	1,040	1,300	1,560	2.3%
	Adult Health Services					
	Family Planning/STD/HIV	6,350	3,670	4,030	4,390	-1.5%
	Tuberculosis (TB)	2,680	1,920	2,180	2,440	-0.4%
	DHEC Total	44,526	41,575	47,275	52,580	0.9%
Grand Total		86,418	88,710	97,390	105,975	1.1%

Source: Richland County DSS & Health Department and CGL, February 2011.

2010 DHEC & DSS SPACE STUDY

2011

- ❖ Revitalize strip mall
- ❖ Remodel space for Central Court & Sheriff Functions
- ❖ Initial project budget \$21.5 million

Dead Malls dot Com: Feature: Decker Mall: Columbia, South Carolina

6/16/11 9:01 AM

DEADMALLS.COM

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Ads by Google

[Shopping Mall](#) [Stores](#)

DEADMALLS.COM FEATURE:
DECKER MALL: COLUMBIA, SC

Lewis Bozard's Comm

Posted March 29, 2006 (user submitted)

Decker Mall is located on Decker Blvd. only a couple miles from both I-20 and I-95. In 1977, it was in a prime retail corridor. Kmart, and a host of other centers originally anchored by Kroger Supercenters. Bush River Mall across town was an anchor store, with an identical approach. 'supercenter' sort of concept, a Kroger, a cosmetics, a pharmacy, a florist, and a found in a grocery store of the time.

Richway was the discount store corner. Atlanta. The Richway store at Decker Mall had orange raised skylight wedges atop by a single hall with various mall store furnishings were plain and basic, with planters and benches scattered space. Sometime previously dropped the store. A new store opened several miles away at Gold Circle in 1986 along with the mall as Target, which remained until 2004. Developing stretch of Two Notch Road. Mall is barely hanging on with no more vehicles is one of very few remaining.

In 2004 there was discussion of closing the cost was deemed prohibitive. There was a steady decline in recent years, with further out Two Notch. Some local businesses working to revive Decker Blvd. with played host in recent years to an indoor Time will tell whether Decker Mall is mere shadow of its former self.

05/31/2011 | Decker could get new work force in deputies

<http://www.thestate.com/2011/05/31/v-print/1840060/decker-coul>

The State
South Carolina's Homepage™

Monday, Jun 20, 2011

Posted on Tue, May 31, 2011

Decker could get new work force in deputies

By DAWN HINSHAW
dhinshaw@thestate.com

Sheriff's deputies may be part of a new public safety complex at a Decker Boulevard strip mall once Richland County buys and renovates it.

Sheriff Leon Lott endorsed a county proposal to relocate his Region 2 headquarters to the site, along with officers now working at three other locations, Deputy Chief Steve Birnie said last week.

All told, the consolidation could shift about 100 of the county's 700 deputies and support staff to Decker Mall, the mostly vacant strip mall the county is purchasing for \$2 million.

Last week, a committee of Richland County Council discussed the move, part of an attempt to bring new life — and customers — to the two-mile strip of Decker Boulevard that has declined over the past 20 years.

Councilman Jim Manning took the idea to Lott.

Then county administrators added in a proposal to relocate central court from 1400 Huger St., where magistrates preside over traffic cases. That piece of property, a 1950s structure with a "honeycomb" brick façade, could then go on the market, officials said.

The uses identified so far would fill about 60 percent of the available space, administrator Milton Pope said.

The proposal goes to County Council on June 7.

Chief Magistrate Donald Simons likes the idea.

"Right now we have inadequate space," said Simons, who noted the fire marshal established occupancy at 80 people in the courtroom last year, when heavy dockets might bring 150 folks into the building. "The location on Decker Boulevard has better access and there's better parking."

The Sheriff's Department region headquarters is located in the nearby Columbia Place mall now. Efforts to reach a spokesman there were unsuccessful.

Councilman Seth Rose said moving the sheriff's fugitive team from the top floor of the courthouse would free up "significant" space there — the need that began the discussion five years ago about the need for more county offices.

Rose said having deputies in the same building where traffic court is held would be more efficient. "They could walk across the hall, potentially, to court," Rose said.

He also suggested extra space could be used for storing evidence for the Sheriff's Department and coroner's office.

"At first blush," Rose said, "it looks like it would be an excellent move."

2011 DECKER CENTER REMODEL PROJECT

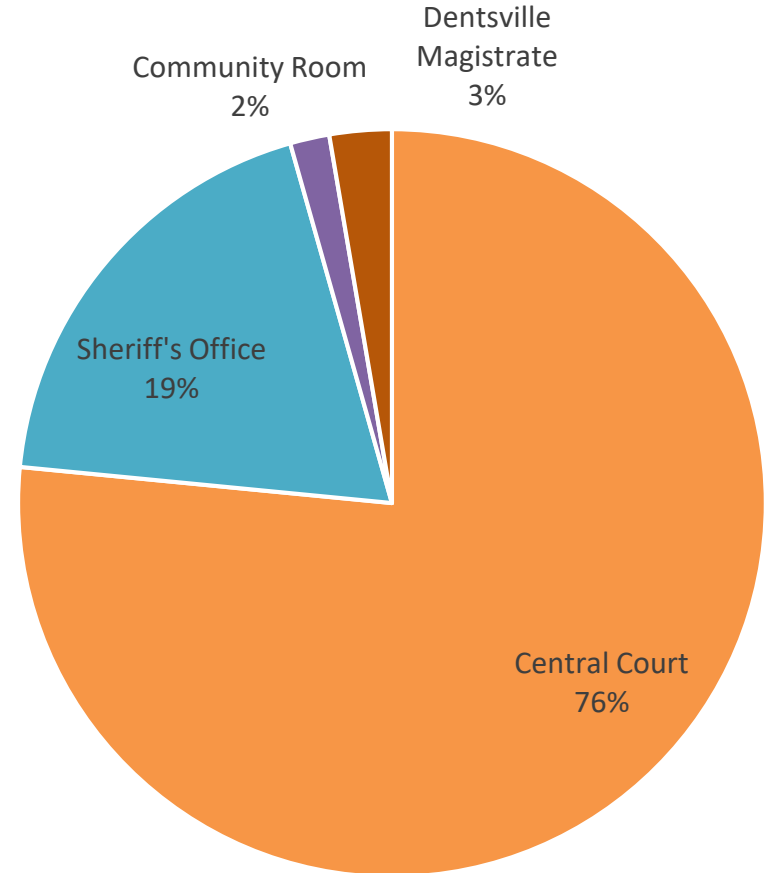
❖ The Foundation of Value: A Sound Architectural Program and Concept Plan Tell You

The 10-Point Checklist

- | | |
|----------------------------------|----------------------------------|
| ✓ Facility Mission | ✓ Net & gross square feet |
| ✓ Planned & Future Court Spaces | ✓ Functional Relationships |
| ✓ Trend & Technology Application | ✓ Project Budget |
| ✓ Operational Statements | ✓ Design/Construction Schedule |
| ✓ Security Concept | ✓ Staffing Plan/Operating Budget |

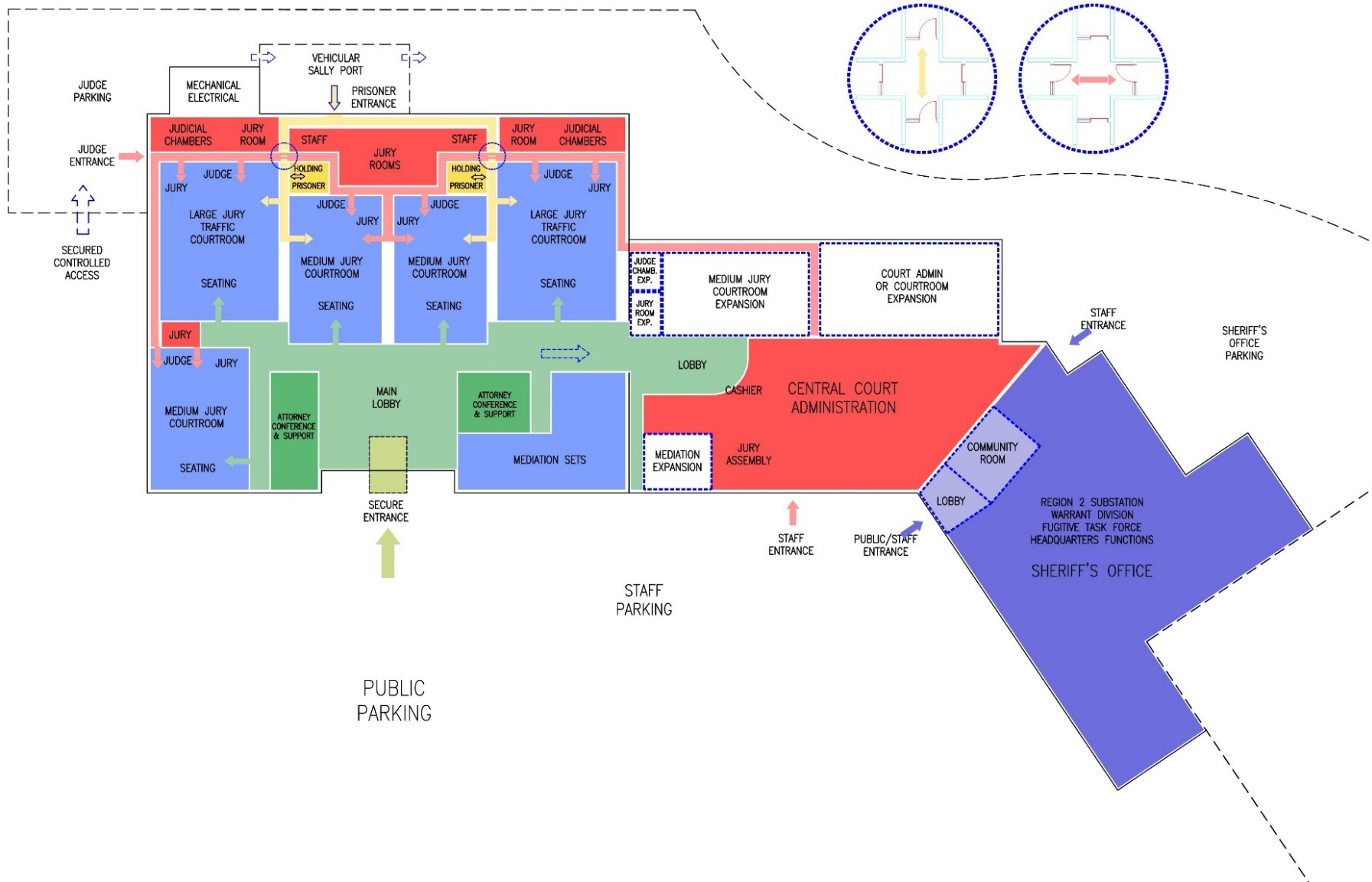
Code	Component	Net Square Feet	Departmental Grossing Factor SF	Total DGFSF
	Central Court	58,089	18,763	76,852
1.000	Court Building Support	7,720	1,284	9,004
2.000	Central Court	36,160	12,656	48,816
3.000	Court Staff	10,770	3,494	14,264
4.000	Sheriff - Court Security	3,439	1,328	4,767
	Sheriff's Office	14,184	4,964	19,148
5.000	Sheriff - Region 2 Substation	3,404	1,191	4,595
6.000	Sheriff - Warrants	1,960	686	2,646
7.000	Sheriff - Fugitives	1,915	670	2,585
8.000	Sheriff - Cold Case	1,905	667	2,572
9.000	Sheriff - Juvenile Arbitration	1,910	669	2,579
10.000	Sheriff - Logistics	3,090	1,082	4,172
	Community Room	1,265	443	1,708
11.000	Community Room	1,265	443	1,708
	Dentsville Magistrate	2,098	600	2,698
Total Square Feet		75,636	24,770	100,406

Source: CGL; September 2012



Highlights

- ❖ **8 Courtrooms (2 Large, 4 Medium)**
- ❖ **12 Mediation Rooms**
- ❖ **8 Judicial Chambers**
- ❖ **7 Visiting Judicial Workstations**
- ❖ **Jury Assembly (200 Persons)**
- ❖ **5 Cashier Counters**
- ❖ **Court Administration (25 Staff)**
- ❖ **Court Holding (8 Individual & 4 Group Cells)**



INITIAL SITE CONCEPT

From Strip Mall to Courthouse: Bringing Justice to the Community

1. **Richland County Magistrate Court**
2. Master Planning and Programming
3. **Design Phase Challenges and Innovations**
4. Construction and Lessons Learned

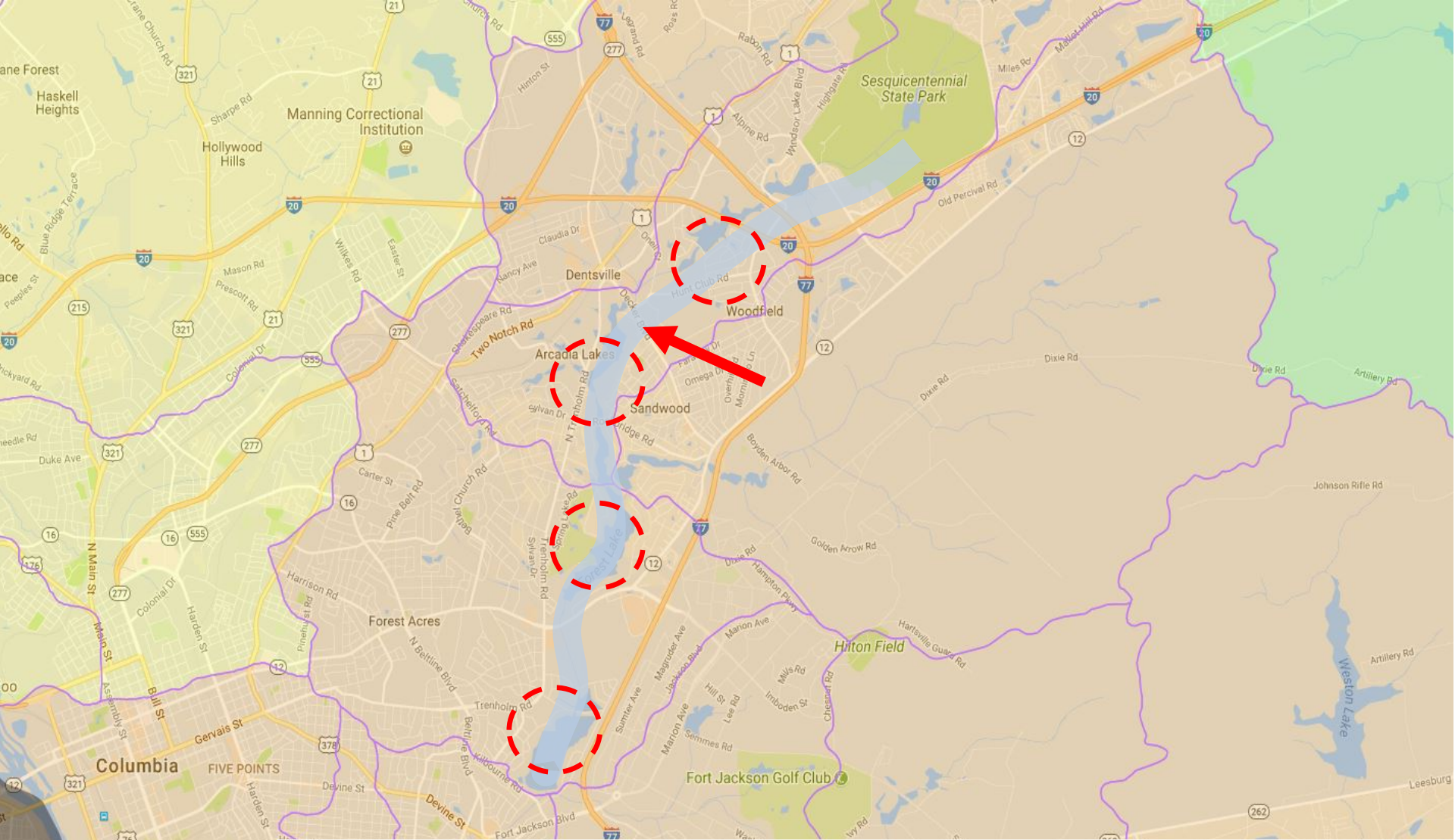




EXISTING SITE CONDITIONS



EXISTING SITE – STORMWATER RUNOFF



Stormwater is any water that falls on the ground when it rains or snows. On natural surfaces that water infiltrates—or soaks—into the ground; but on paved surfaces, it becomes surface runoff. Surface runoff either flows to the nearest pond or stream, or it flows into an inlet such as a storm drain. Any pollution on the ground is carried away by the runoff, and because **stormwater runoff and the water flowing into storm drains is not treated**, the pollution ends up in our local waterways. That polluted water affects the aquatic life and our ability to use the water for recreational and industrial purposes.

EXISTING SITE – STORMWATER RUNOFF

The mission of the Gills Creek Watershed Association is to restore and protect the Gills Creek Watershed by uniting citizens, government, organizations, and business.



STORMWATER RUNOFF - COMMUNITY INPUT MEETING



STORMWATER RUNOFF - STRATEGIES

RICHLAND COUNTY DECKER CENTER SUSTAINABILITY AND STORMWATER MANAGEMENT DESIGN FEATURES

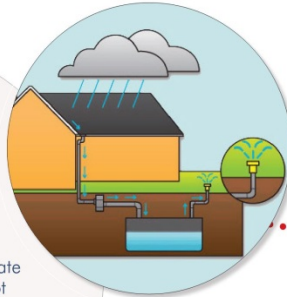
"Richland County Government is dedicated to implementing sustainable practices that protect the environment, grow our economy, and continuously improve infrastructure as well as community bonds throughout our County. Investments in sustainability today will pay significant dividends to taxpayers for years to come through a cleaner environment, healthier communities, and a more fiscally sound county government."

Jamelle H. Ellis, Ph.D.

Sustainability Manager for Richland County Government

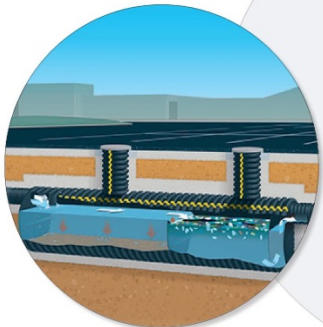
For more information, please visit www.rcgov.us

- Rain water is collected from the roof through gutter and downspout system
- Collected water is piped to a concrete water storage tank
- Collected water is used to irrigate the landscape in the parking lot
- Reduces rain water runoff into a storm sewer system
- Reduces facility use of the local water system

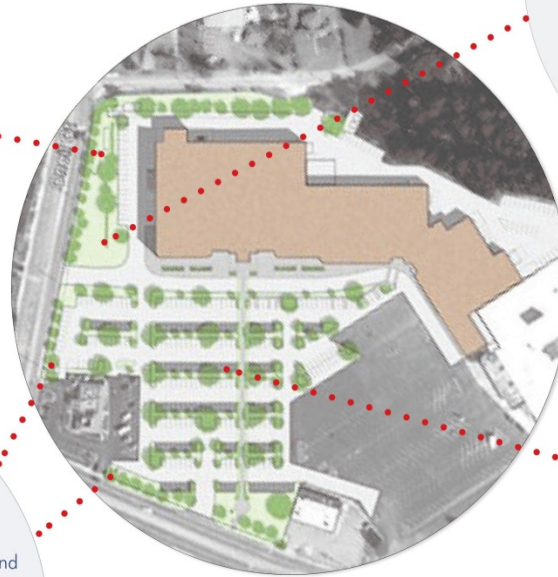


**RAIN WATER
CATCHMENT
SYSTEMS**

- Rain water from the parking lot is collected by the site storm sewer system
- Rain water passes through the stormwater quality unit where solid and floating debris is separated, thereby filtering rain water
- Filtered water is released into the storm sewer system
- Solid and floating debris mechanically removed from the stormwater quality unit
- Improves water runoff quality



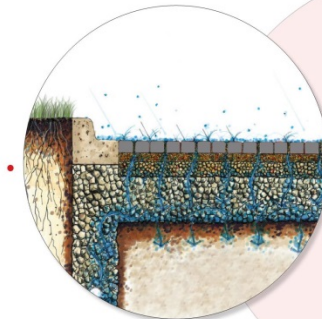
STORMWATER QUALITY UNITS



- Collects rain water from site
- Allows rainwater to be absorbed and filtered by the soil
- Native plants used to thrive in local climate
- Limits rain water runoff into storm sewer system
- Improves water quality and provides natural watering of plants



RAIN GARDEN



**PERVIOUS
CONCRETE PAVING**

- Pervious concrete allows rain water to pass through to sub-grade
- Rock base below acts as a filtering system
- Filtered rain water is piped into storm sewer system
- Reduces rain water runoff and improves water runoff quality





RICHLAND COUNTY 101



EXISTING SITE



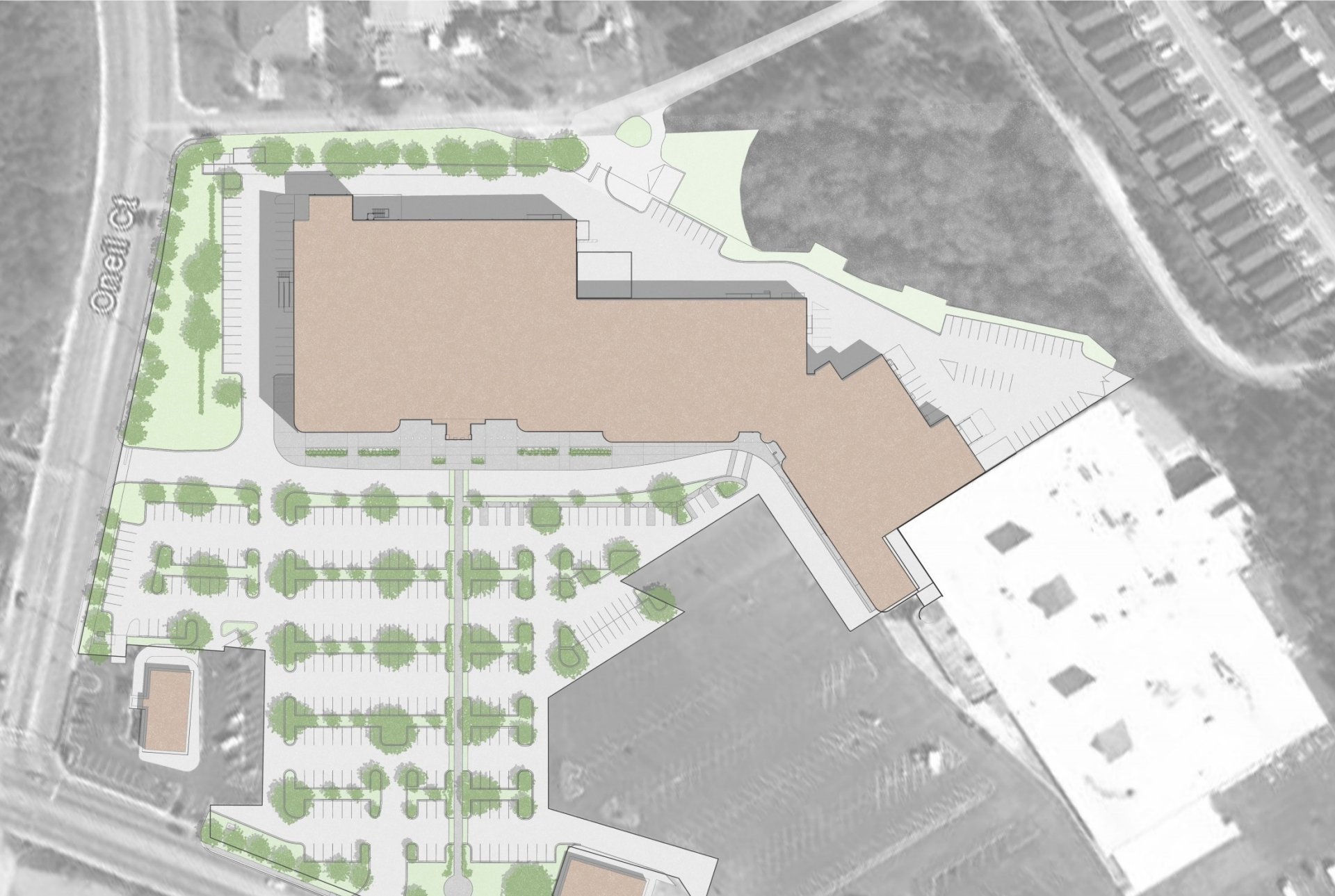
EXISTING SITE – SECURITY CONCERNS



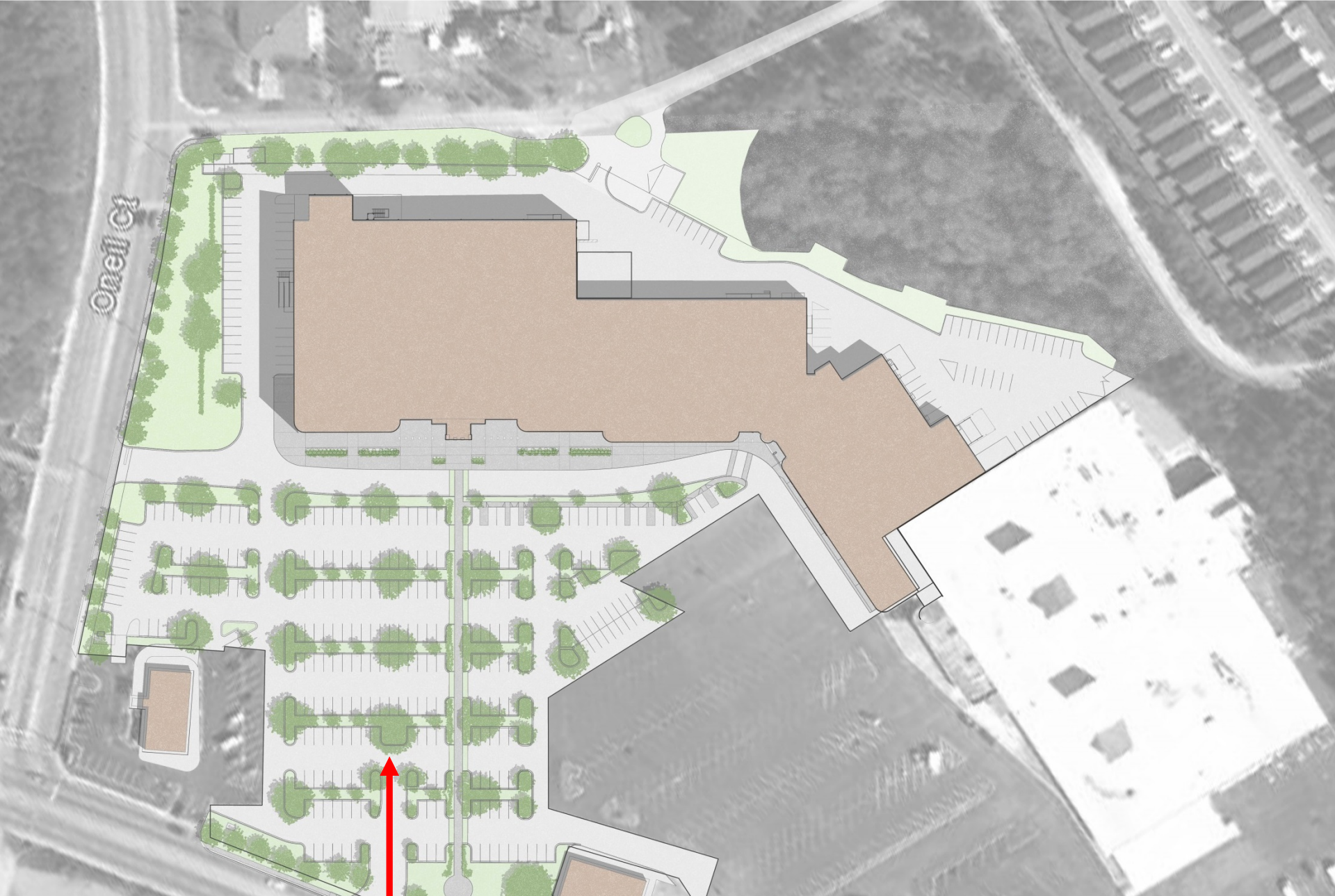
EXISTING SITE – SECURITY CONCERNS



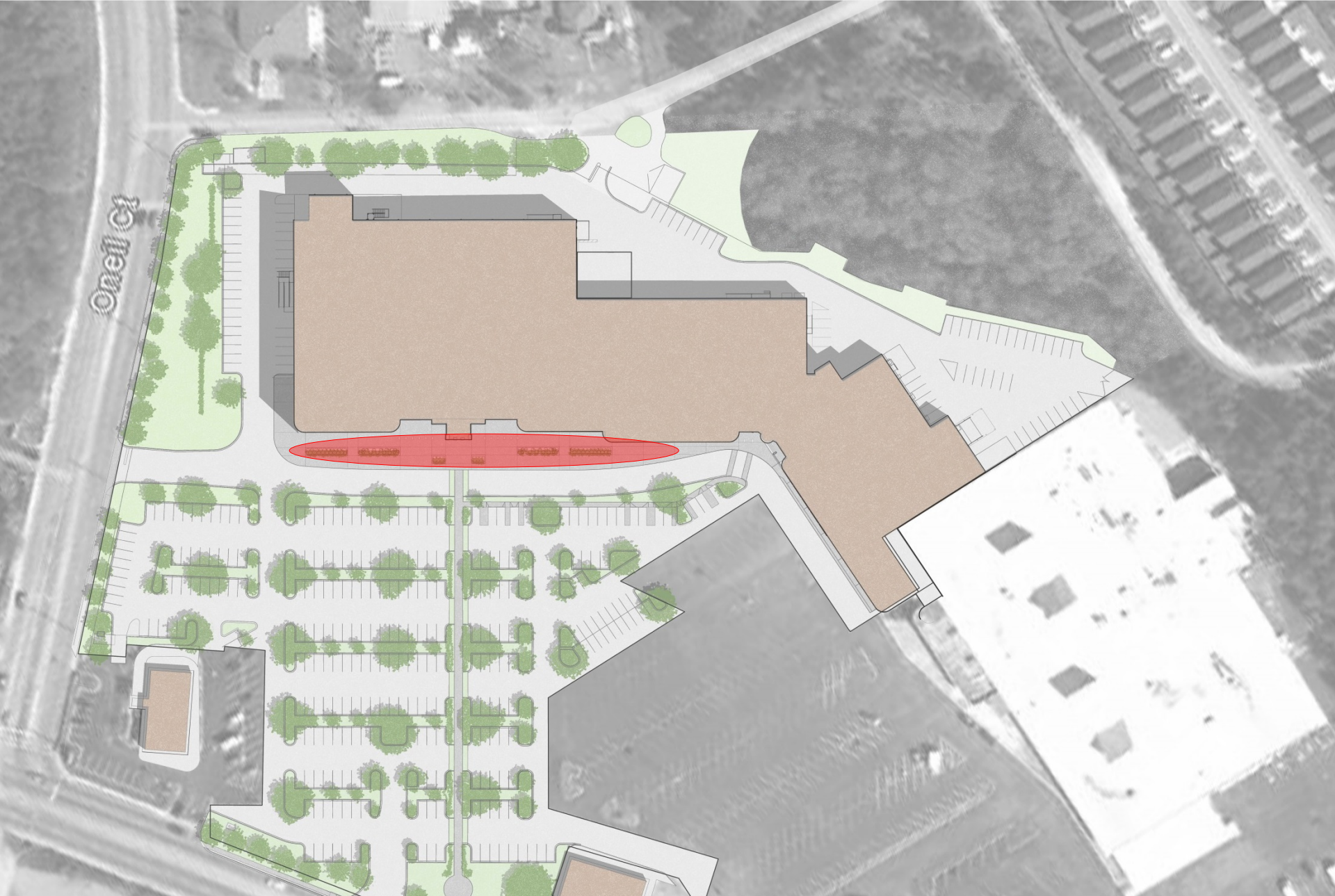
EXISTING SITE – SECURITY CONCERNS



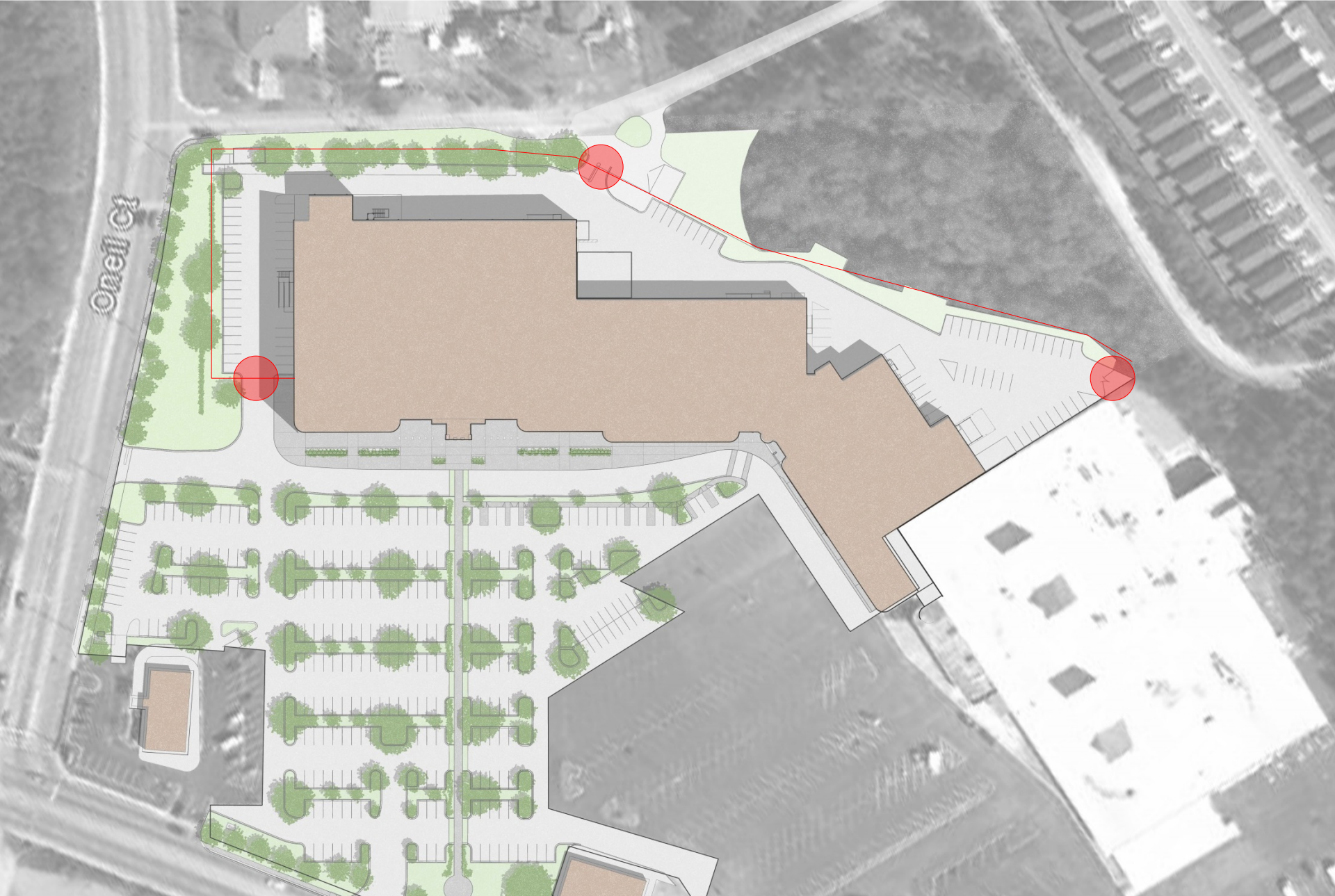
SECURITY IMPROVEMENTS



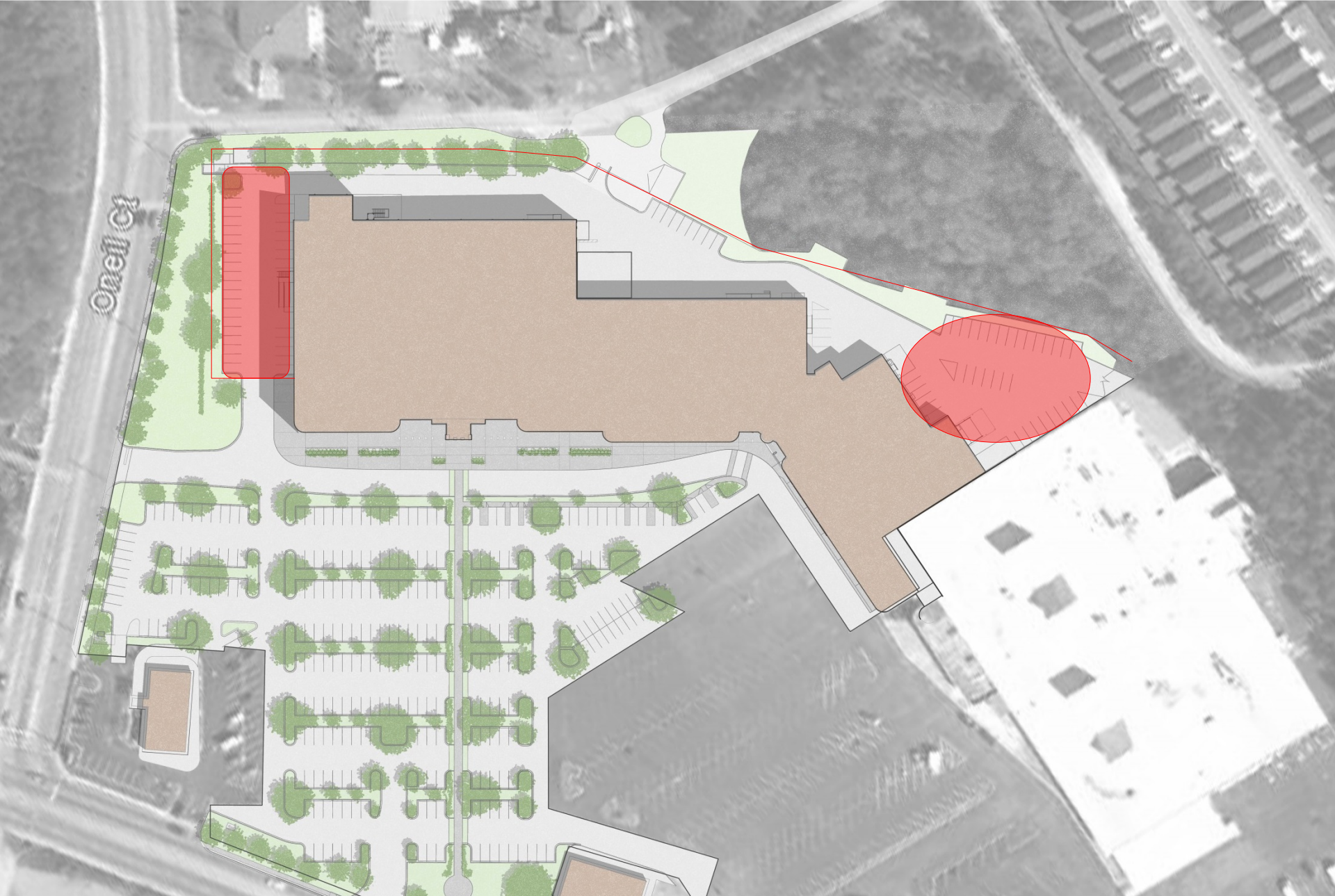
SECURITY IMPROVEMENTS – NO DIRECT DRIVE TO BUILDING



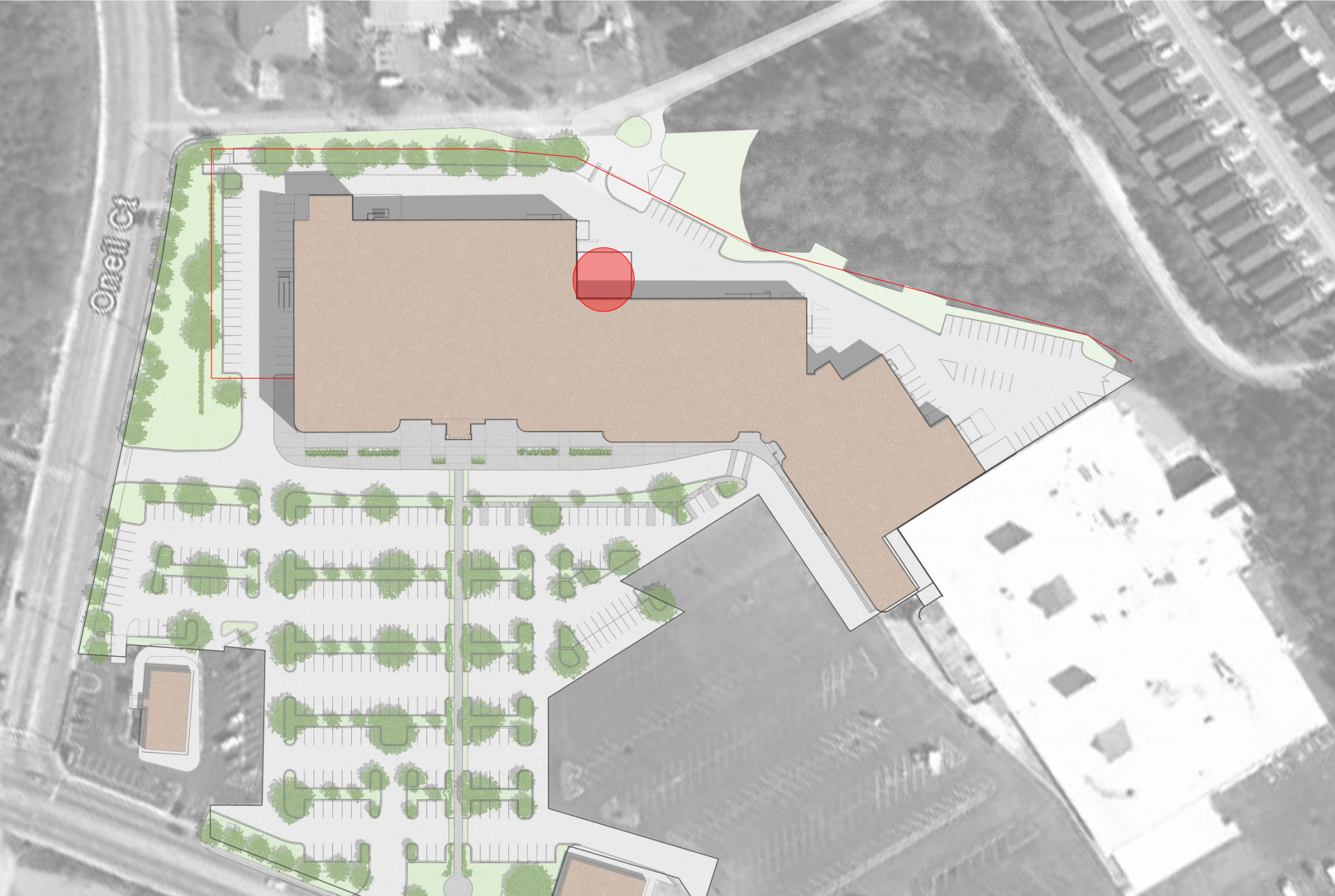
SECURITY IMPROVEMENTS – PLAZA AND DRIVE BUFFER



SECURITY IMPROVEMENTS – SECURE GATES AND FENCING



SECURITY IMPROVEMENTS – DESIGNATED PARKING



SECURITY IMPROVEMENTS – PRISONER SALLYPORT



COMMUNITY INPUT MEETING



URBAN RENEWAL & REVITALIZATION



URBAN RENEWAL & REVITILZATION

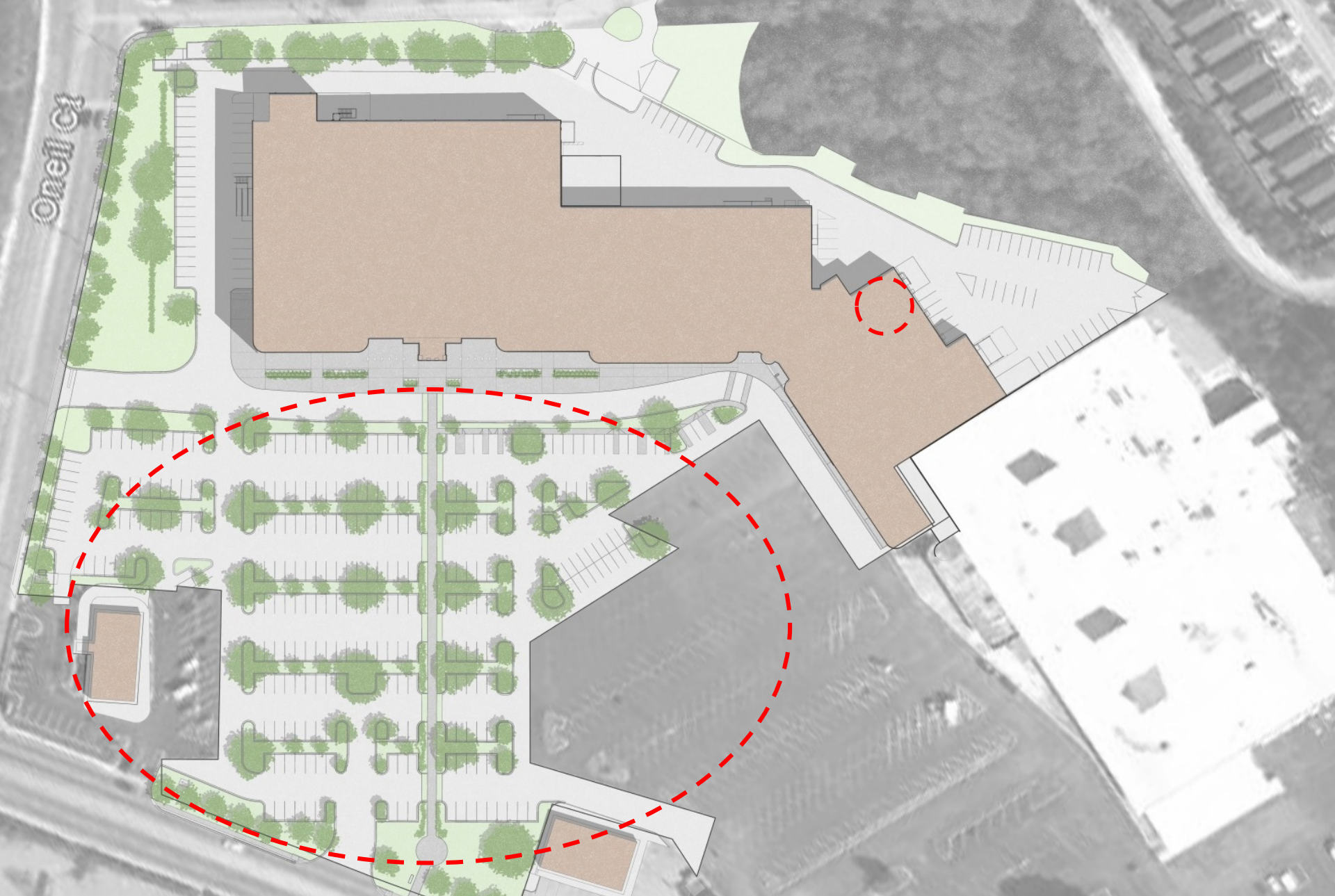
"Well the revitalization of the business corridor in the middle of that community--it just enhances property values, it provides additional businesses, places for people to eat, recreate and make the purchases they need closer to their community," Manning said. "We want the revitalization."



URBAN RENEWAL & REVITILZATION



URBAN RENEWAL & REVITALIZATION



COMMUNITY USE



PUBLICALLY AVAILABLE COMMUNITY ROOM

Decker Boulevard

Richland County's International Corridor

Block Party



RICHLAND "INTERNATIONAL FLAVORS" ON DECKER



RICHLAND "INTERNATIONAL FLAVORS" ON DECKER



EXISTING BUILDING CONDITIONS – DILAPIDATED EXTERIOR



EXISTING BUILDING CONDITIONS – DILAPIDATED EXTERIOR

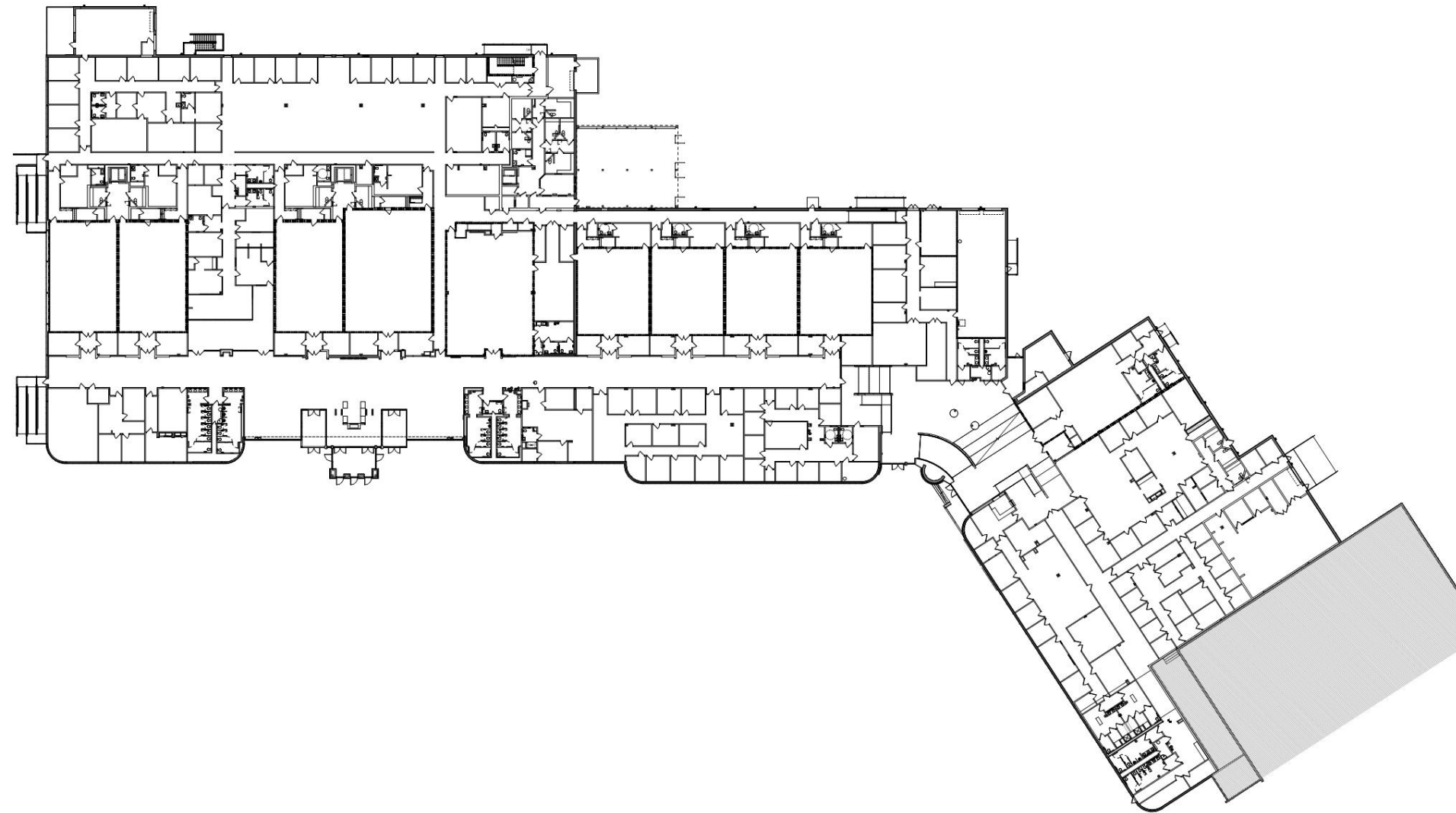


REVITALIZED BUILDING CHARACTER

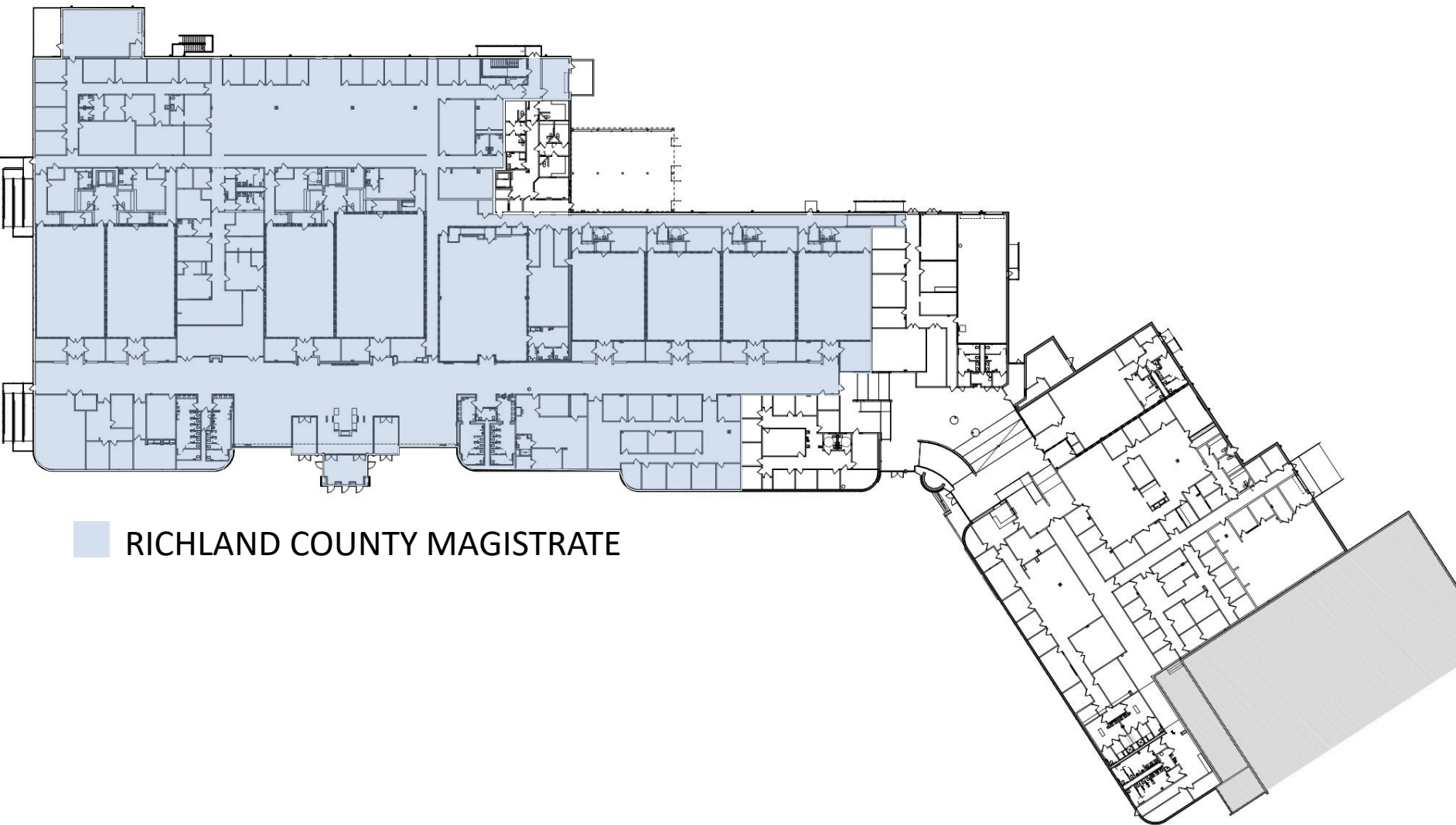


**CENTRAL
MAGISTRATE
COURT**

REVITALIZED BUILDING CHARACTER

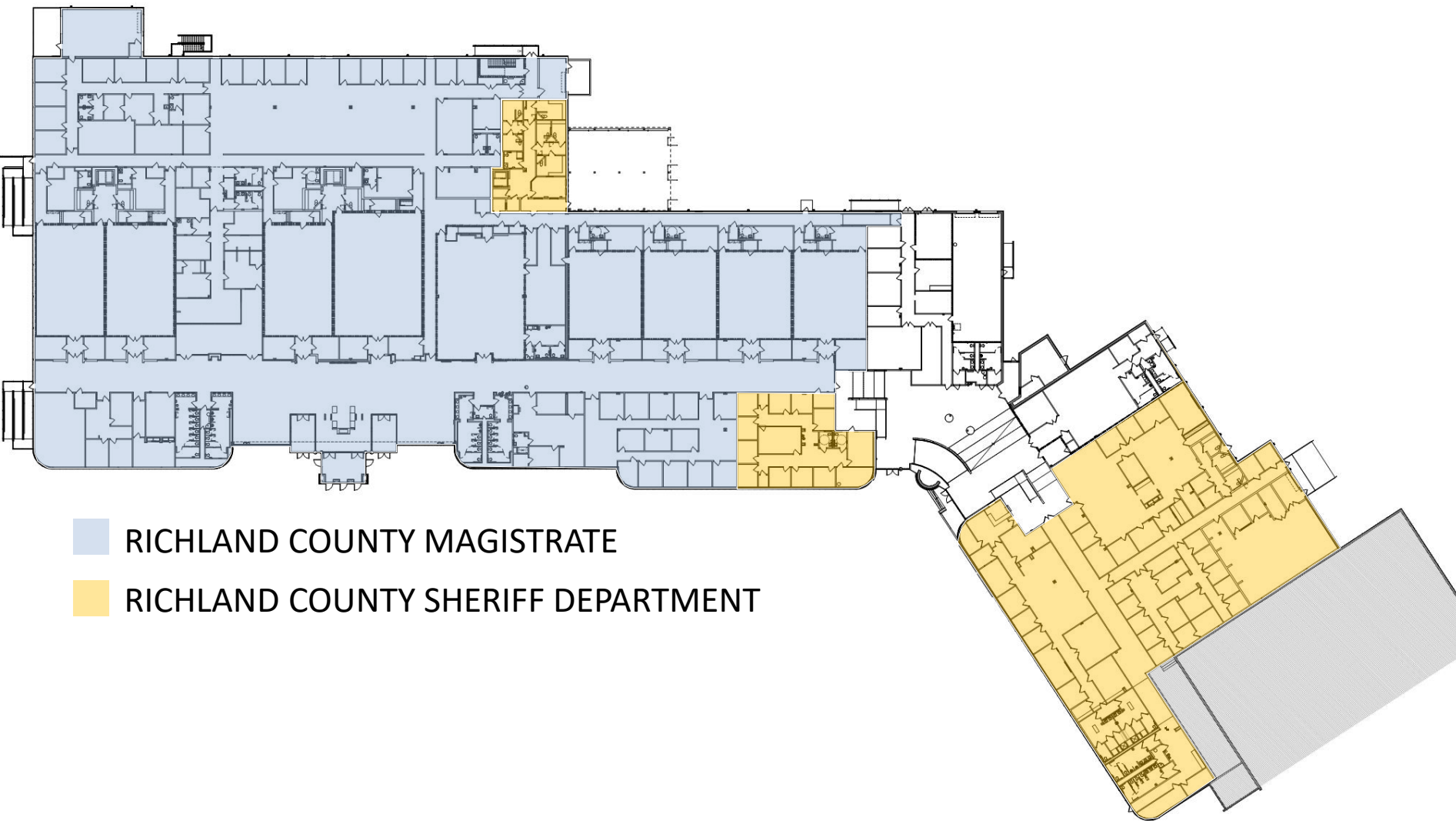


FLOOR PLAN ORGANIZATION

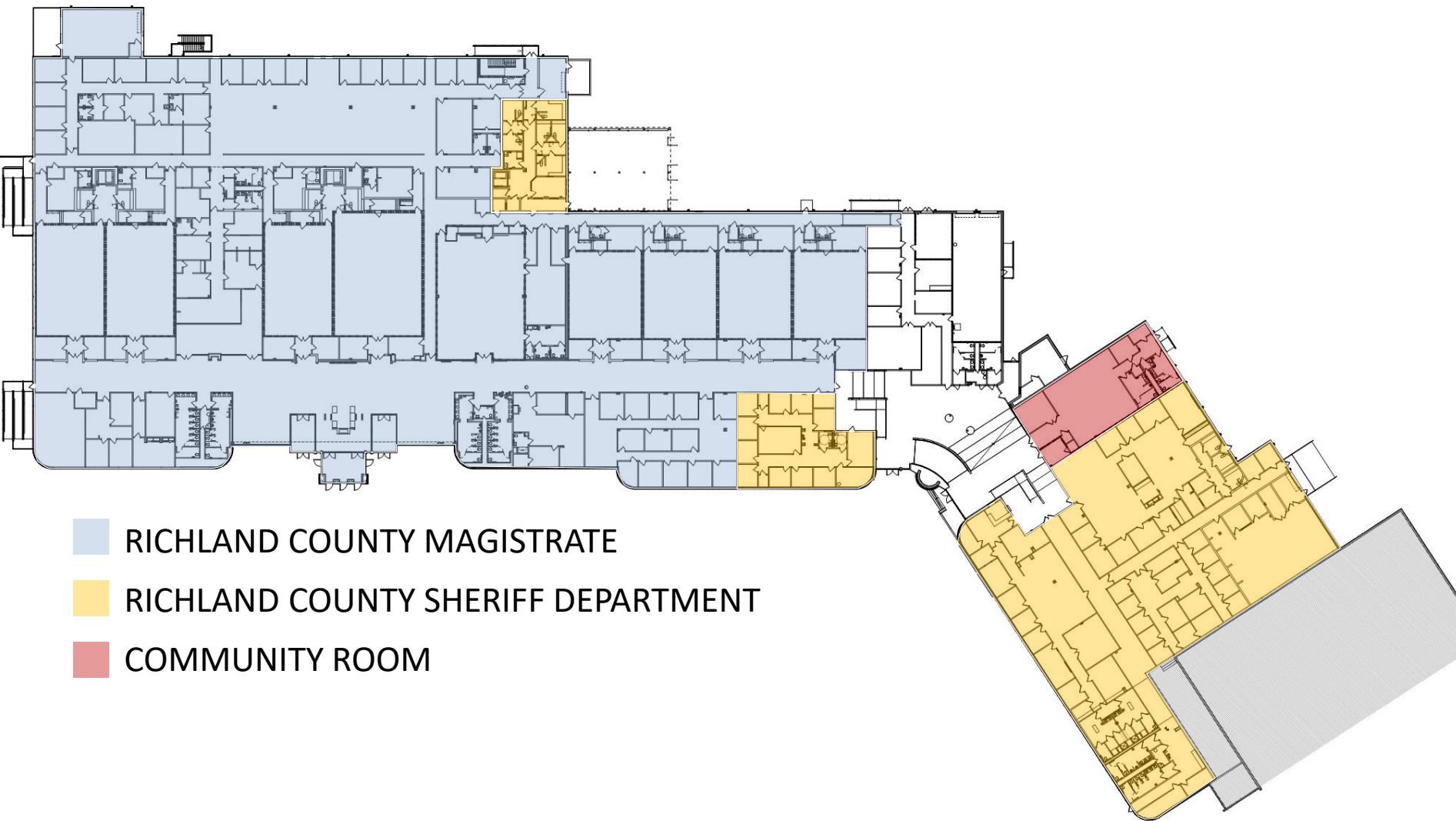


■ RICHLAND COUNTY MAGISTRATE

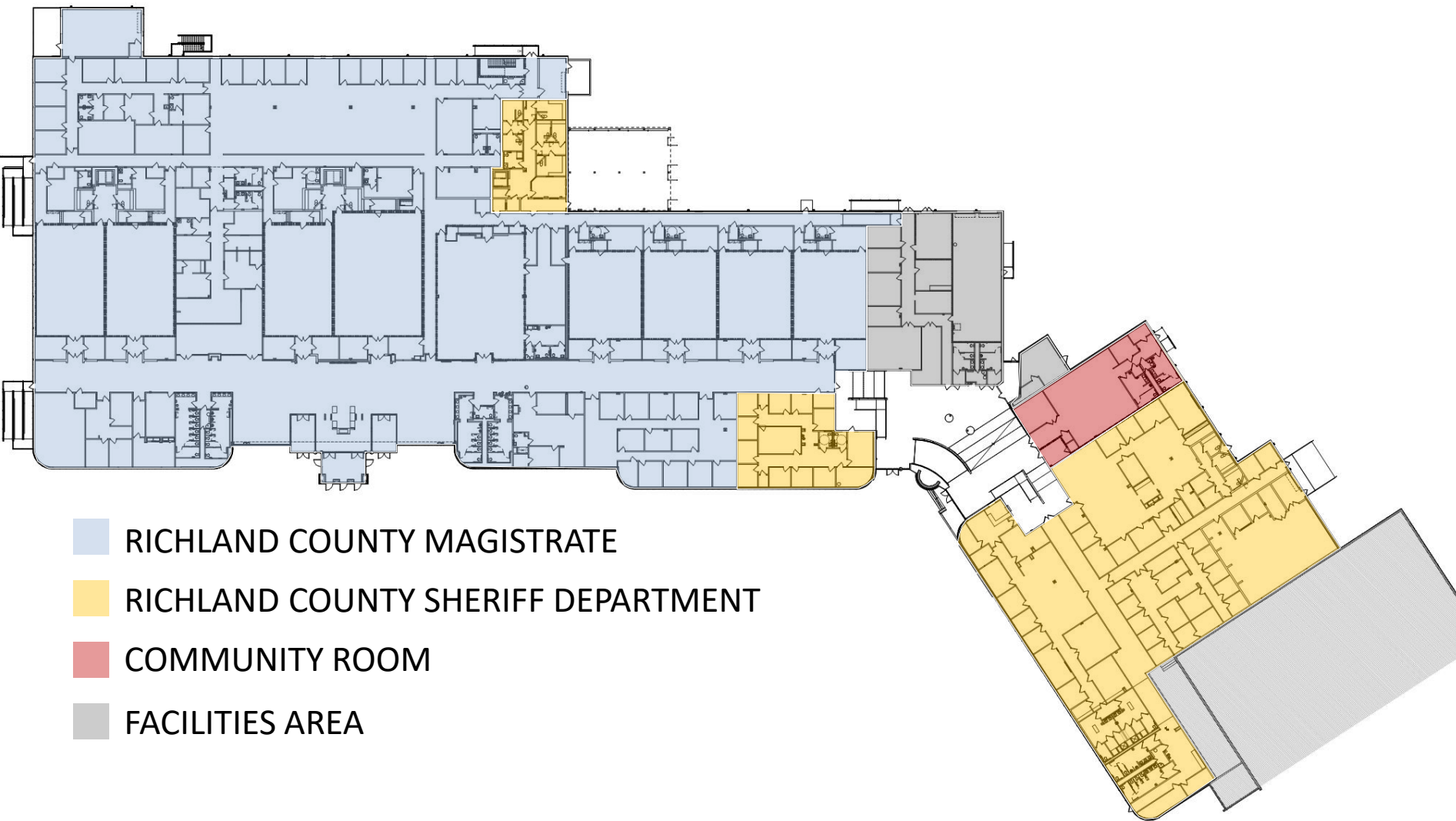
FLOOR PLAN ORGANIZATION



FLOOR PLAN ORGANIZATION



FLOOR PLAN ORGANIZATION



FLOOR PLAN ORGANIZATION



BIG BOX

STRIP MALL

STRIP MALL

CONVERTING STRIP MALL TO COURTHOUSE



EXISTING BIG BOX
STRUCTURE
CLEARANCE
OF 21'-0" A.F.F.

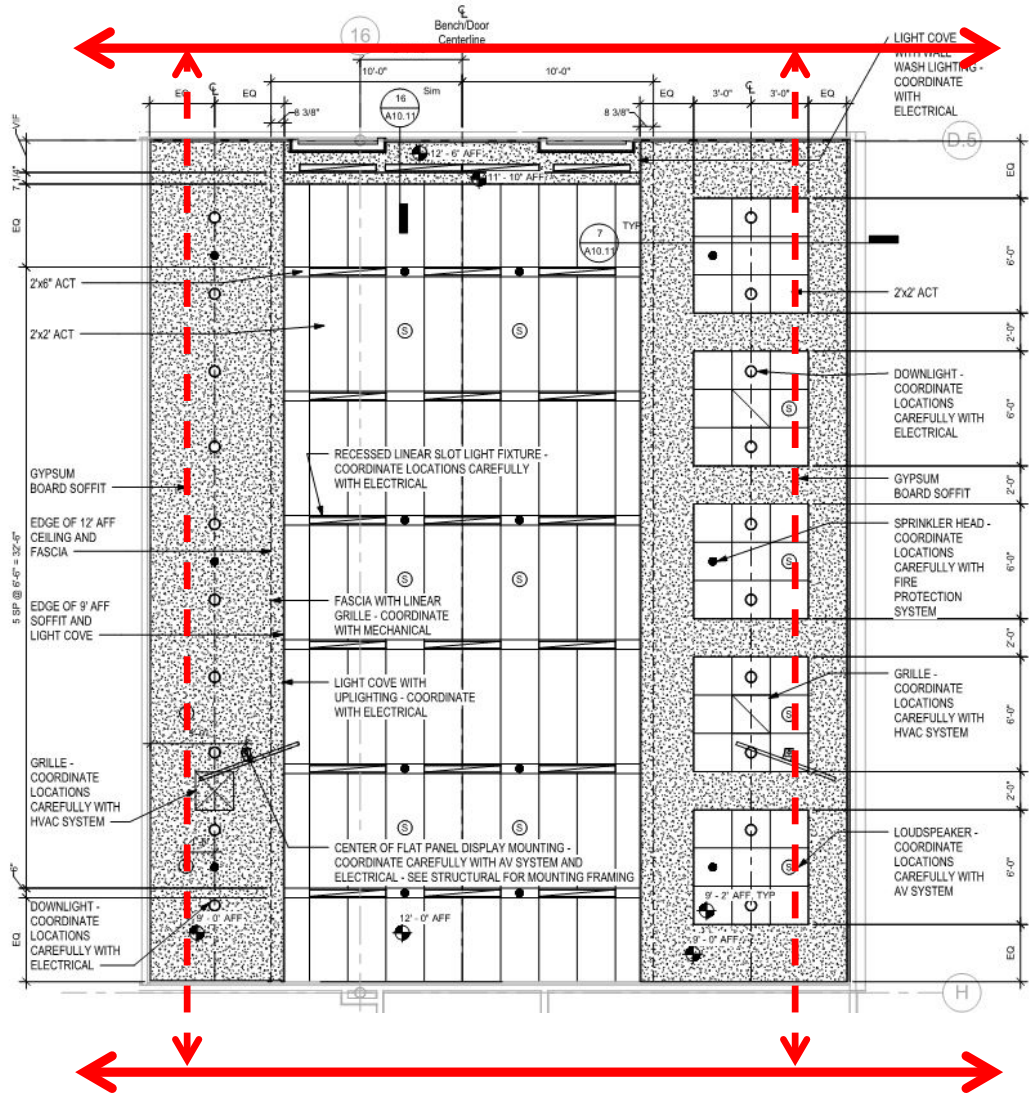


EXISTING STRIP MALL
STRUCTURE
CLEARANCE
OF 12'-6" A.F.F.

STRUCTURAL HEIGHT

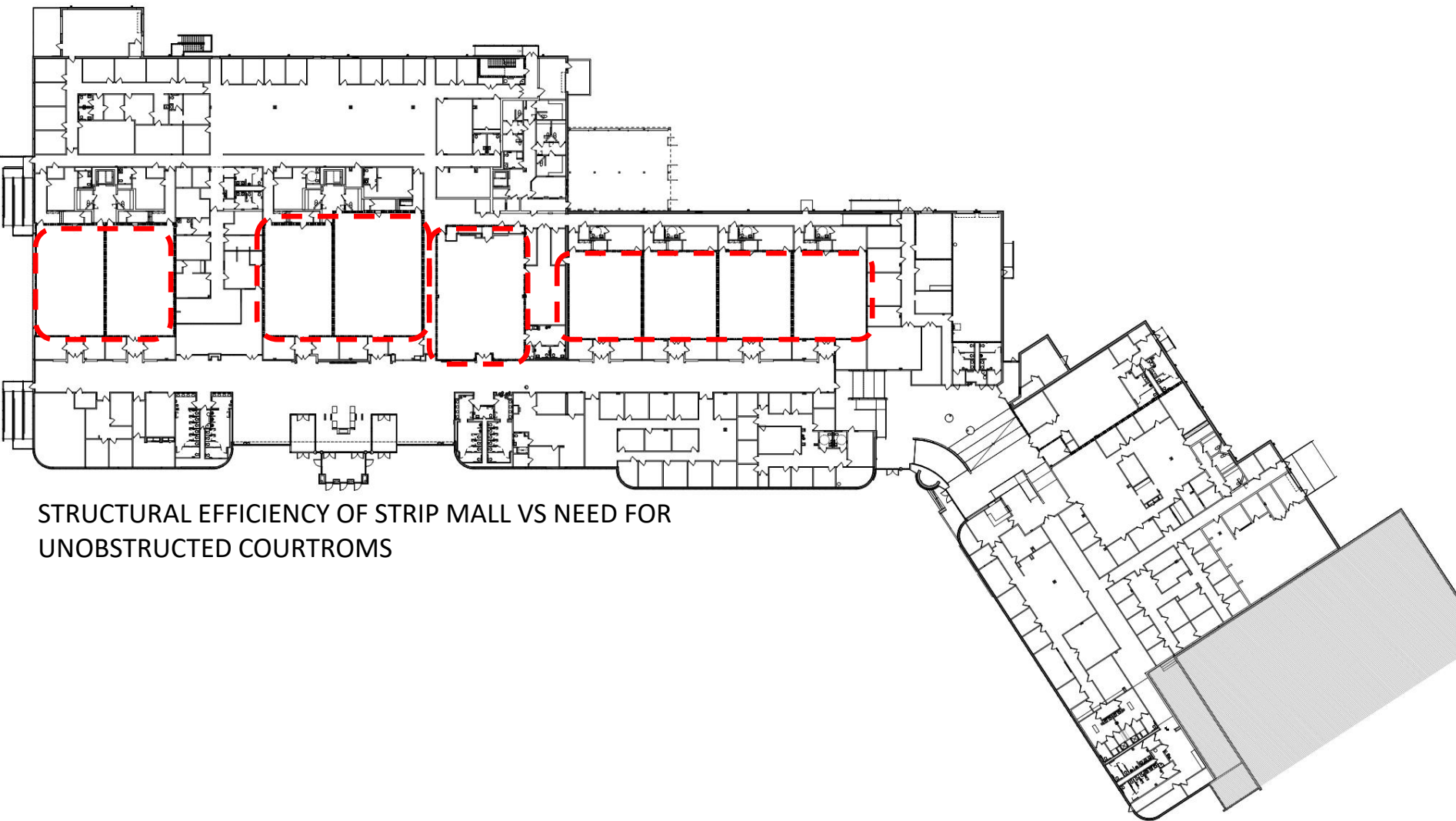


EXISTING BIG BOX
STRUCTURE CLEARANCE
OF 21'-0" A.F.F.

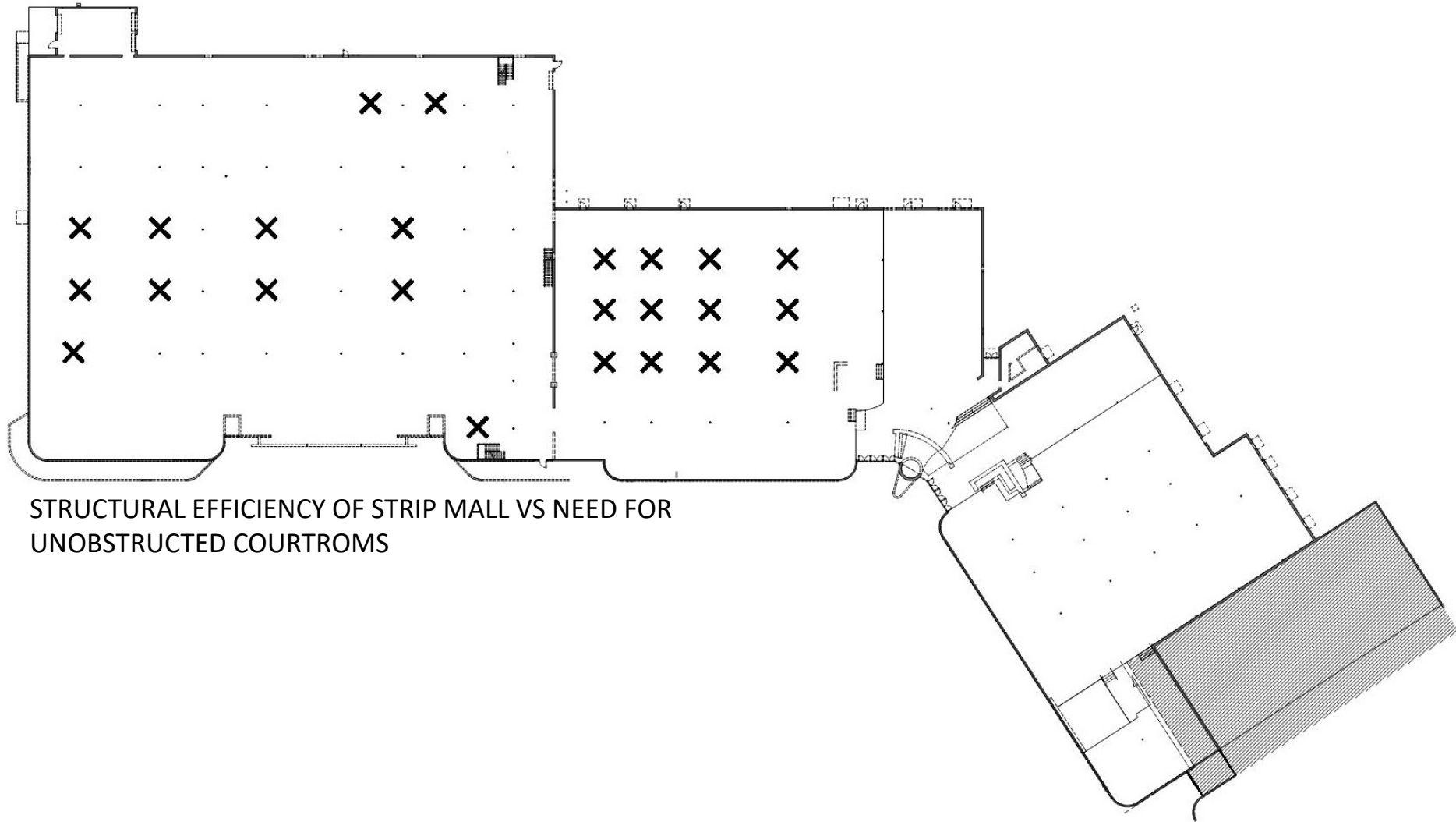


EXISTING STRIP MALL
STRUCTURE CLEARANCE
OF 12'-6" A.F.F.

STRUCTURAL HEIGHT

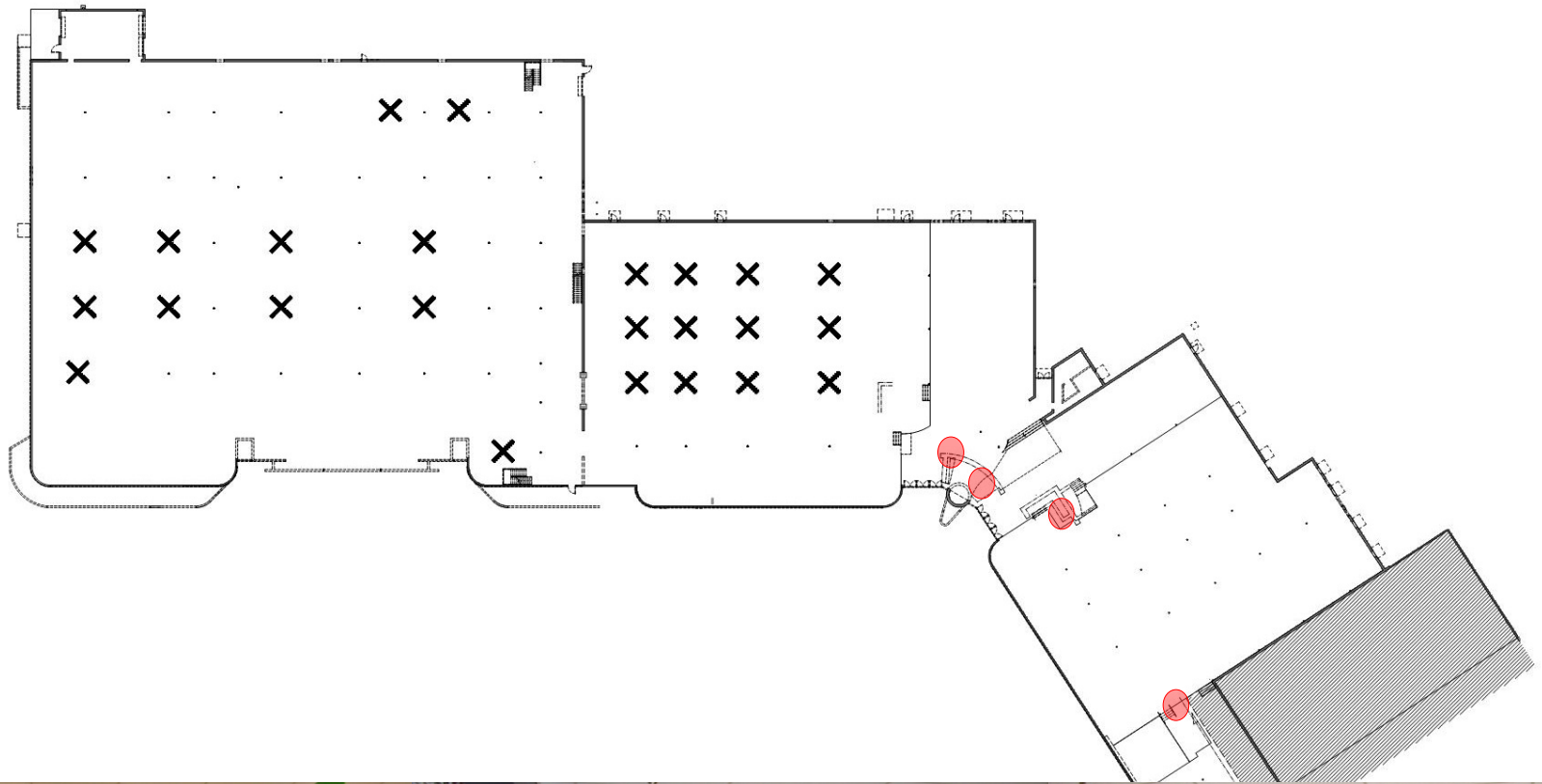


STRUCTURAL EFFICIENCY OF STRIP MALL VS NEED FOR UNOBSTRUCTED COURTROOMS



STRUCTURAL EFFICIENCY OF STRIP MALL VS NEED FOR
UNOBSTRUCTED COURTROOMS

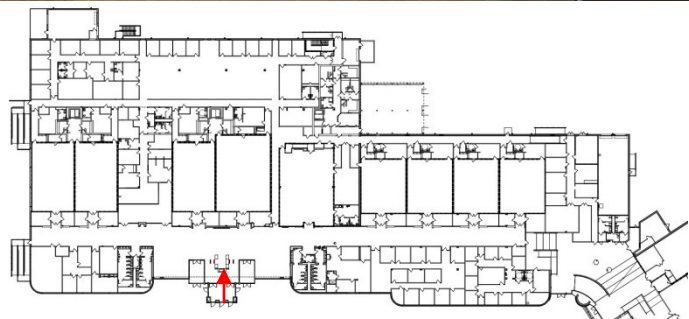
COLUMN BAYS



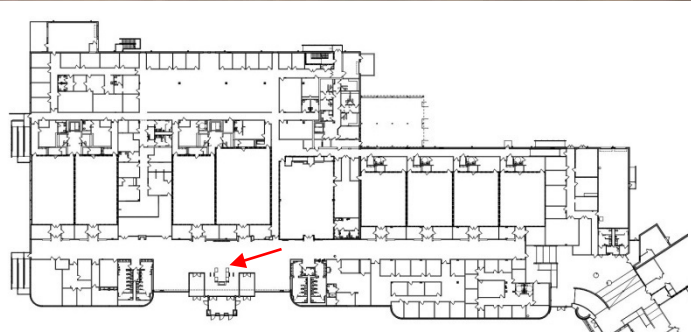
EXISTING FLOOR LEVEL CHANGES



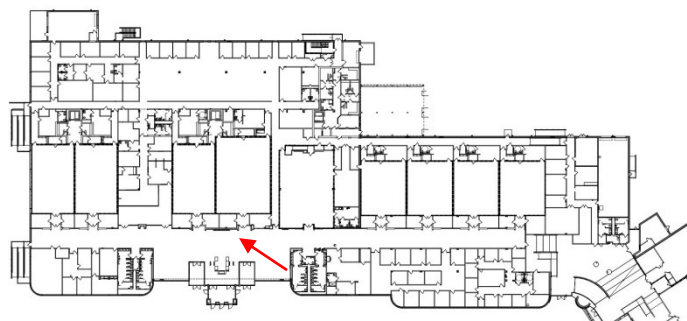
LEVEL CHANGES NOW NEW DYNAMIC LOBBY



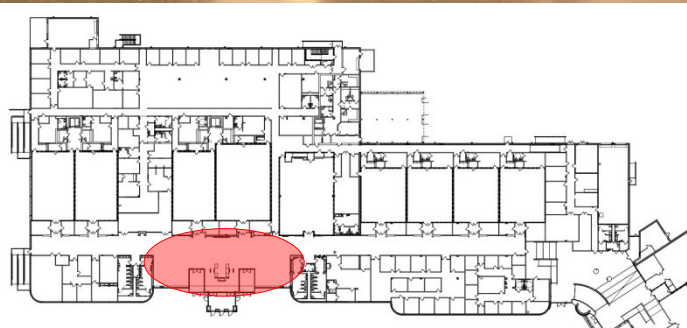
SECURITY



NEW LOBBY



NEW LOBBY



NEW LOBBY

Symbols / Logos:



Full Color County Seal



Black & White County Seal



Sheriff Badge

Colors:

Color A



Natural Satin Aluminum:

Color B



A02 Black

Color C



A01 White

Color D



W01 Wilsonart Montana Walnut

Color E



A74 Indy Blue

Color F



A51 Deep Red



Locations 1 & 5:

Primary Entrance ID
All dimensional copy to be cut from 1/4" thick alumum with Natural Satin Finish
Plaque to be etched stainless steel 32" x 54" x 1/8" thick
Richland Co. Seal to be monochromatic with brushed stainless finish
Overall Size: 18" x 1/8" thick
International corridor seal to be full color, overall size 8" diameter, 1/8" thick

Sign Type B2C
Primary Entrance ID
FullView 1 Series
V1 Mount & Silicone
Holder Profile / Finish: Square / Natural Satin Aluminum
Holder Size: 8 5/8" x 8 1/4"
Screened top insert / ADA non-tipped bottom insert
In Use Changeable Sliding Insert

Sign Type B4A
Primary Entrance Restroom ID
FullView 1 Series
Mechanically Fasten
Holder Profile / Finish: Square / Natural Satin Aluminum
Holder Size: 8 5/8" x 8 1/4"
Screened top insert / ADA Tipped bottom insert

Sign Type B4B
Primary Entrance Restroom ID
FullView 1 Series
Mechanically Fasten
Holder Profile / Finish: Square / Natural Satin Aluminum
Holder Size: 8 5/8" x 8 1/4"
Screened top insert / ADA non-tipped bottom insert

Sign Type B5
Primary Entrance ID
FullView 1 Series
V1 Mount with Silicone
Holder Profile / Finish: Square / Natural Satin Aluminum
Holder Size: 6 1/8" x 6 1/4"
Screened top insert / ADA non-tipped bottom insert

WAYFINDING SIGNAGE



RICHLAND COUNTY DECKER CENTER

CENTRAL MAGISTRATE COURT
RICHLAND COUNTY
SHERIFF'S DEPARTMENT ANNEX

ON RICHLAND COUNTY'S
INTERNATIONAL CORRIDOR

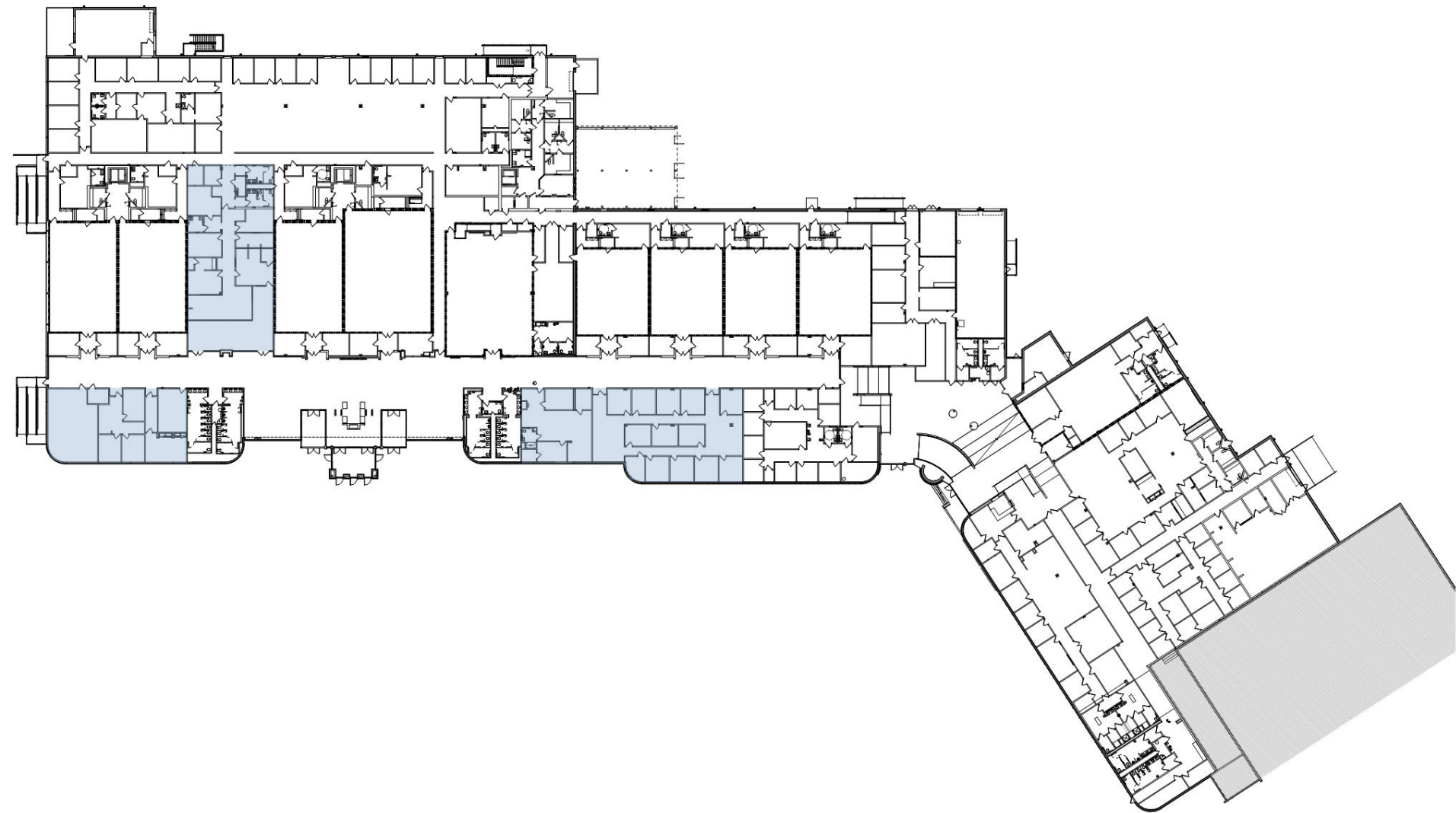


CENTRAL
MAGISTRATE
COURT

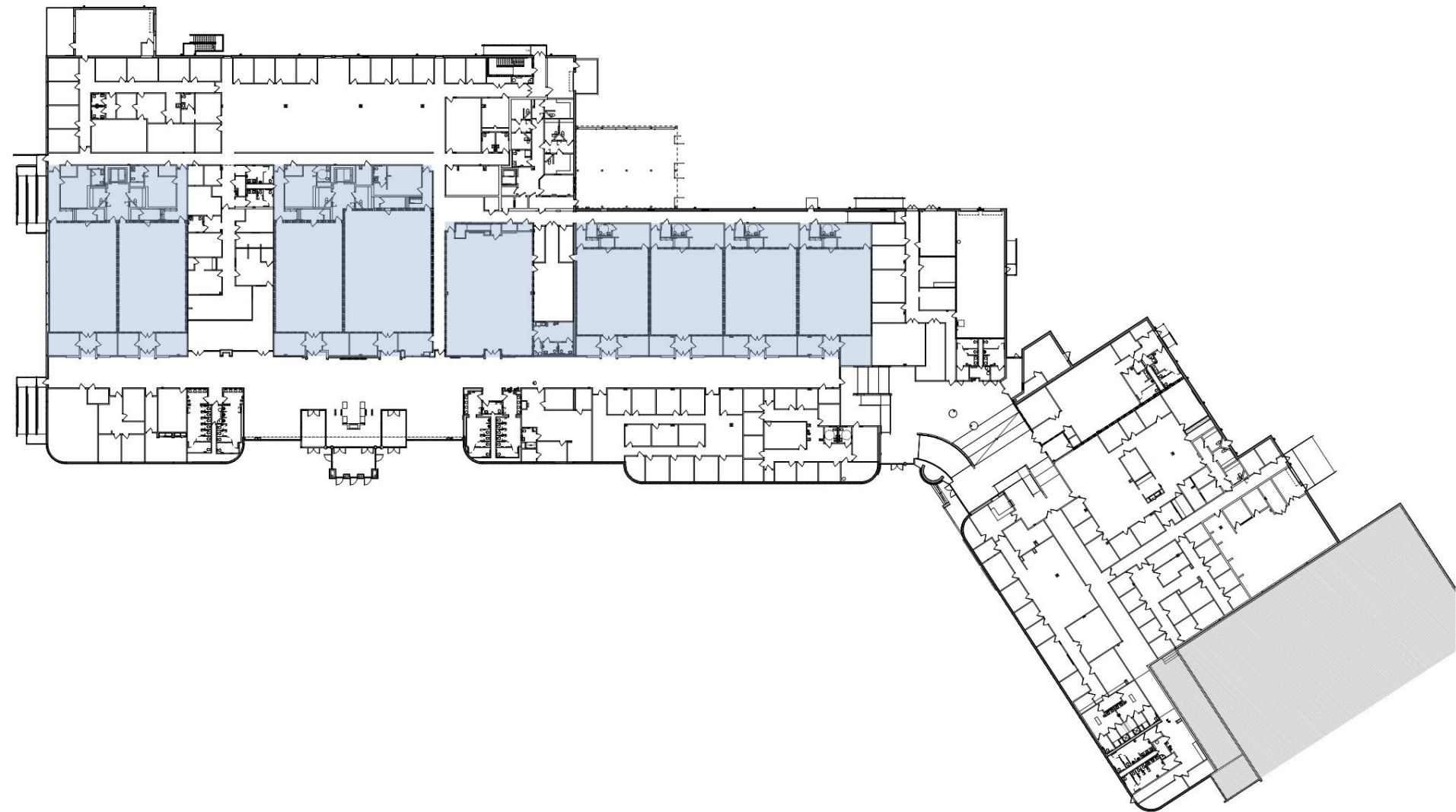
WAYFINDING SIGNAGE



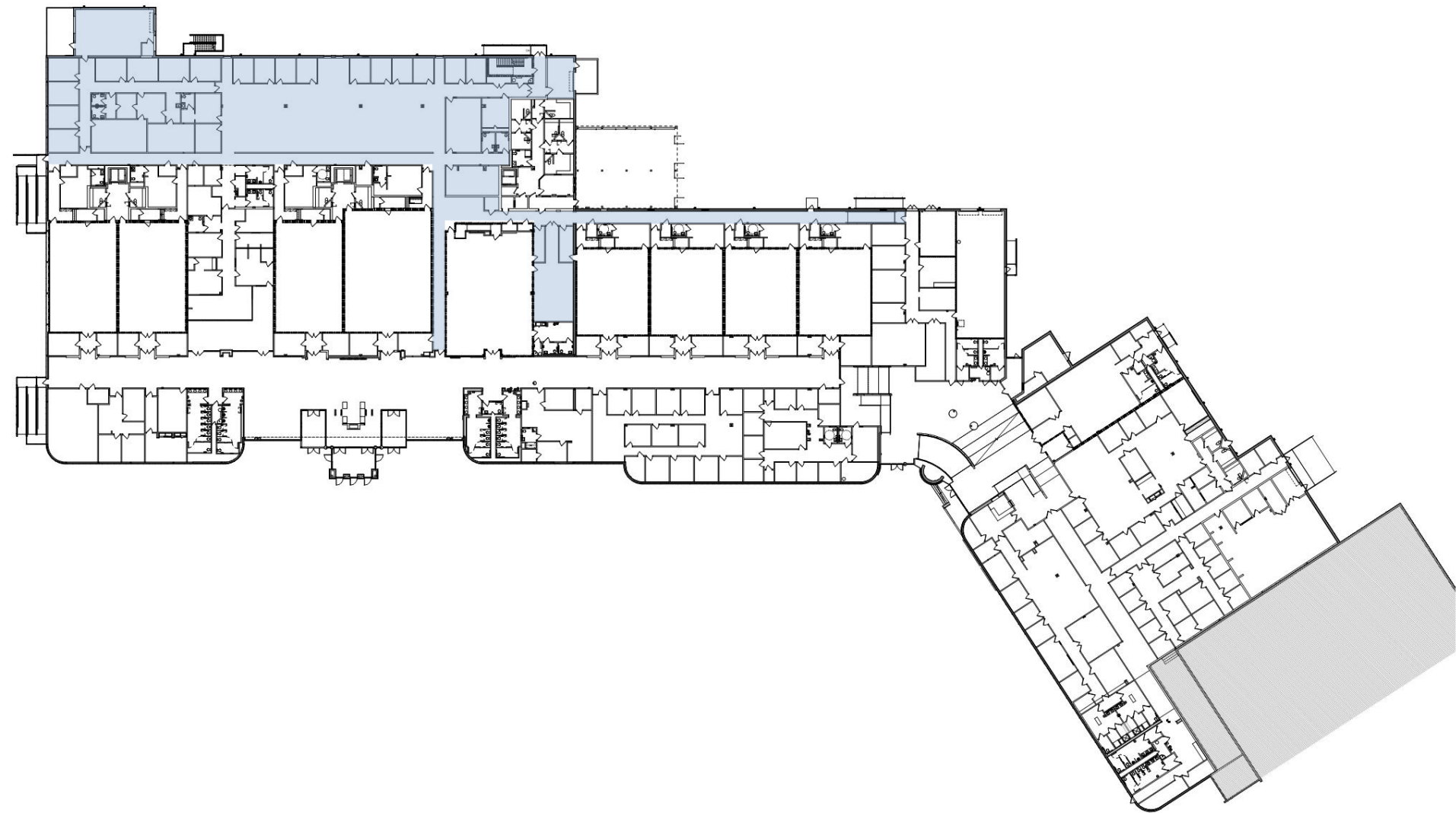
WAYFINDING SIGNAGE



PUBLIC SERVICE / SUPPORT AGENCIES / MEDIATION ROOMS



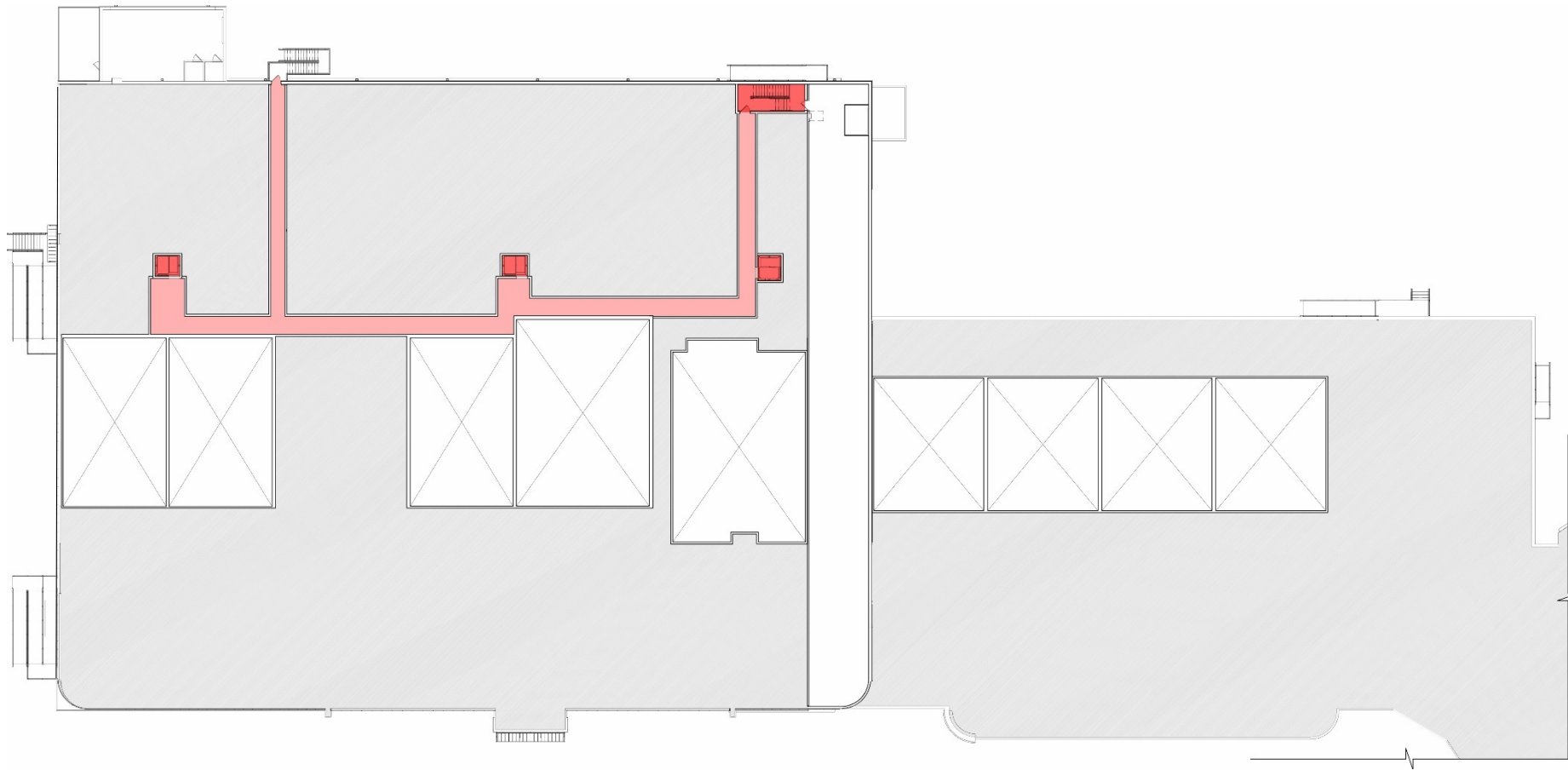
COURTROOMS / JURY ASSEMBLY



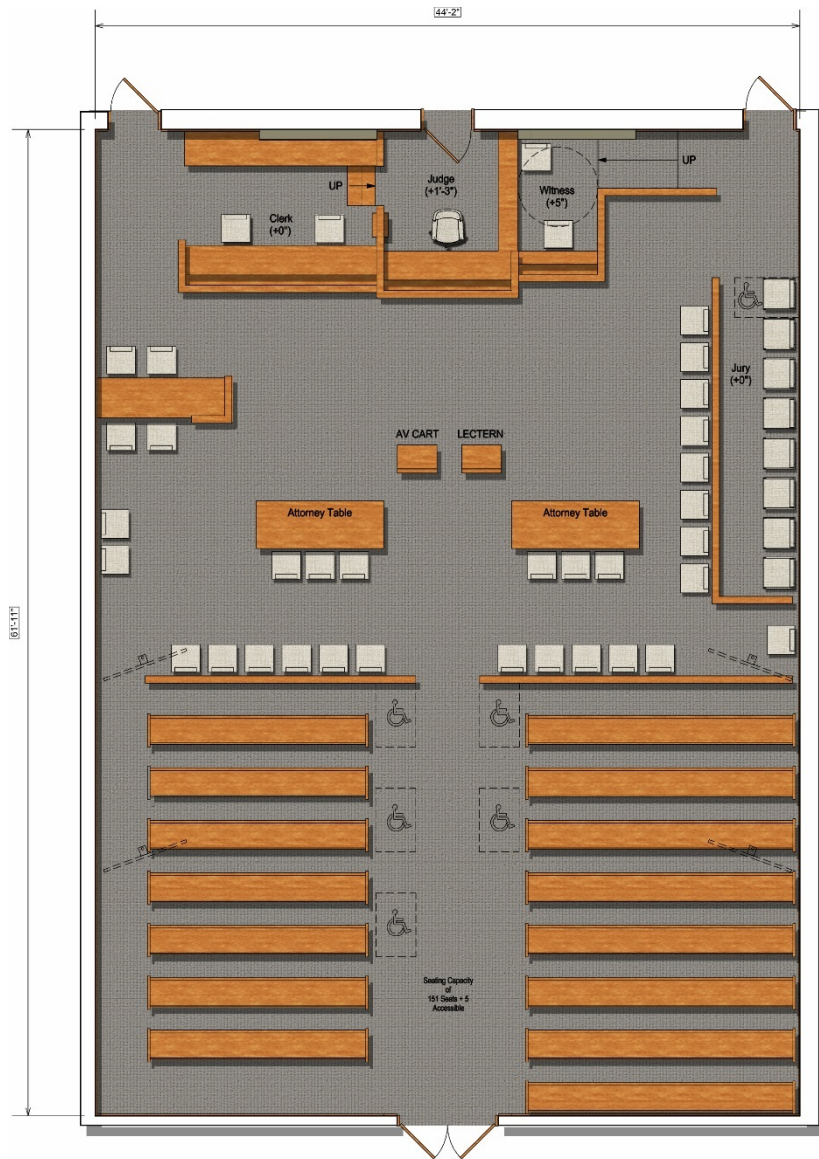
JUDGES CHAMBERS / COURT ADMINISTRATION



IN-CUSTODY AREAS – FINAL DESIGN



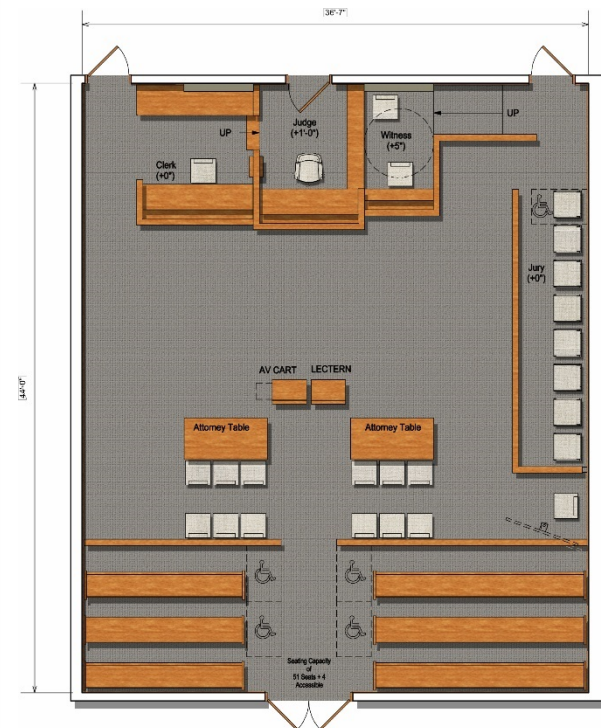
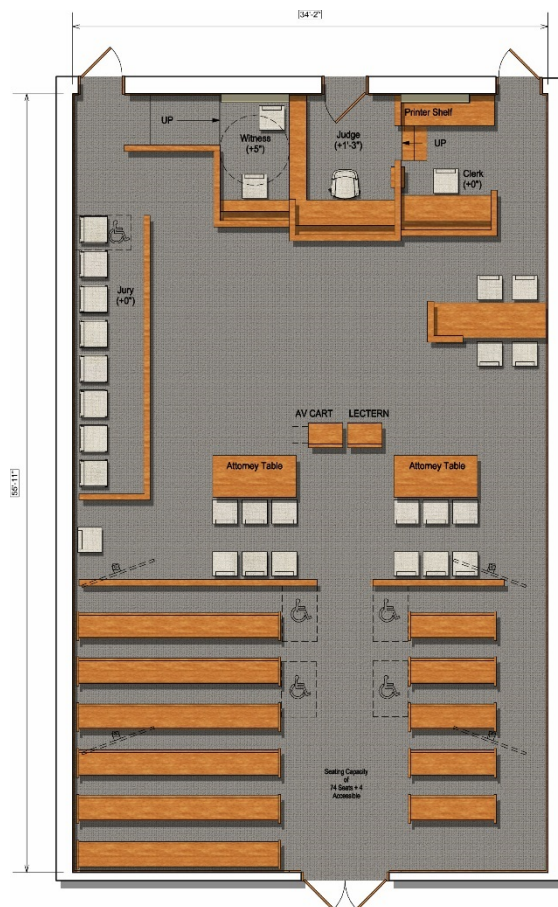
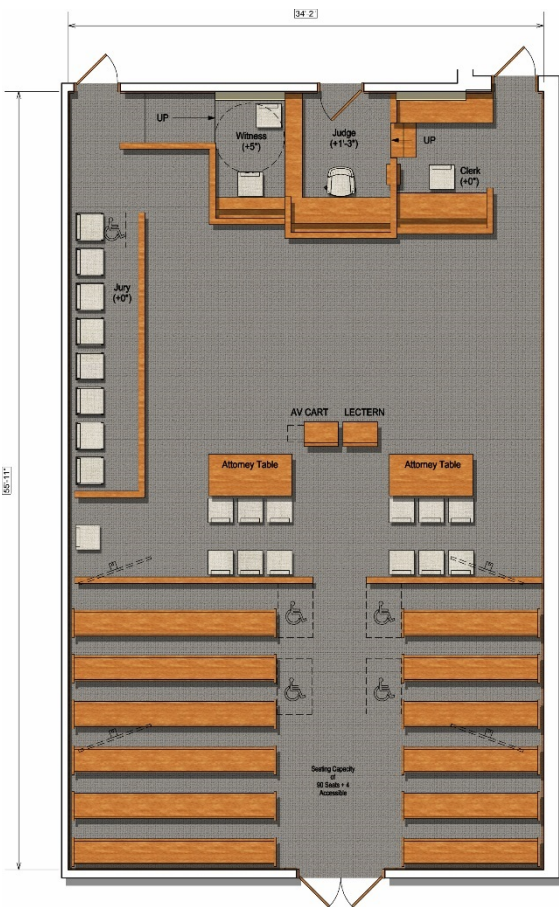
IN-CUSTODY AREAS – FINAL DESIGN



LARGE COURTROOM



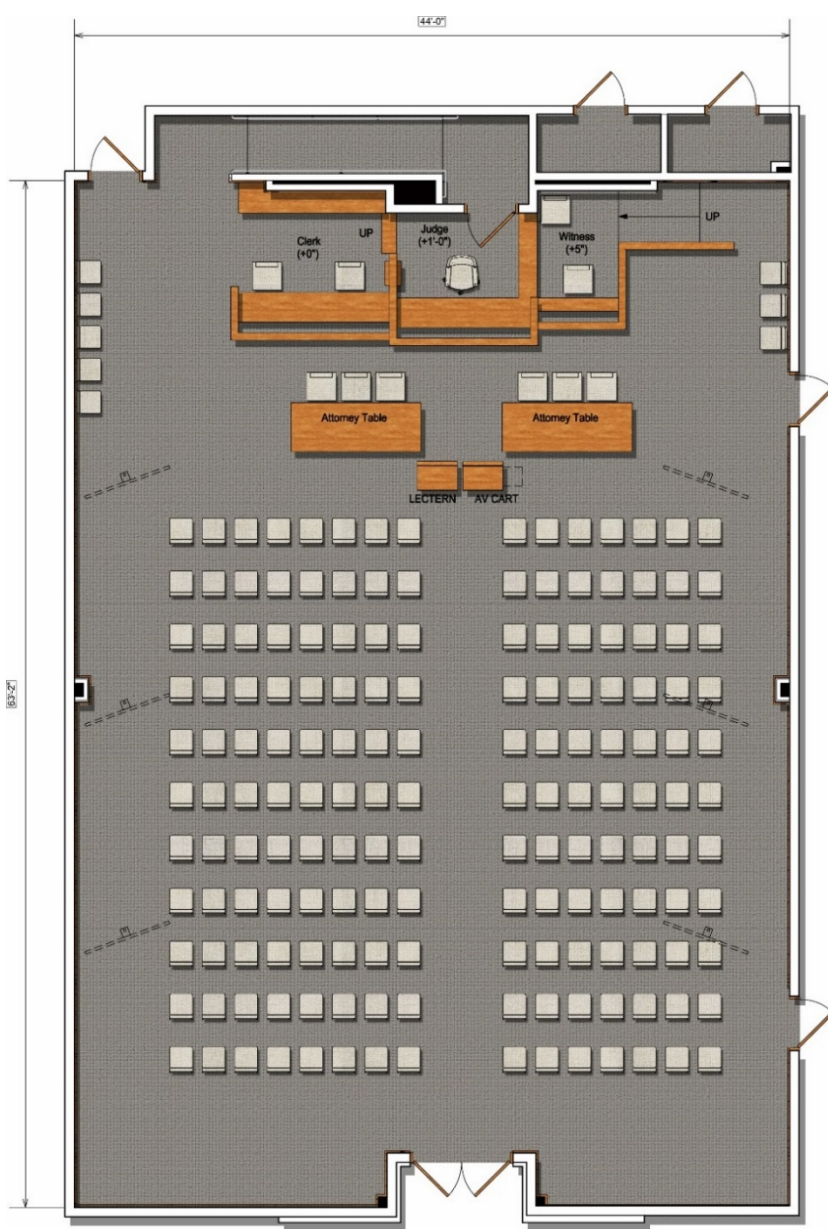
LARGE COURTROOM



STANDARD AND SMALL COURTROOMS



COURTROOM MOCKUP



JURY ASSEMBLY



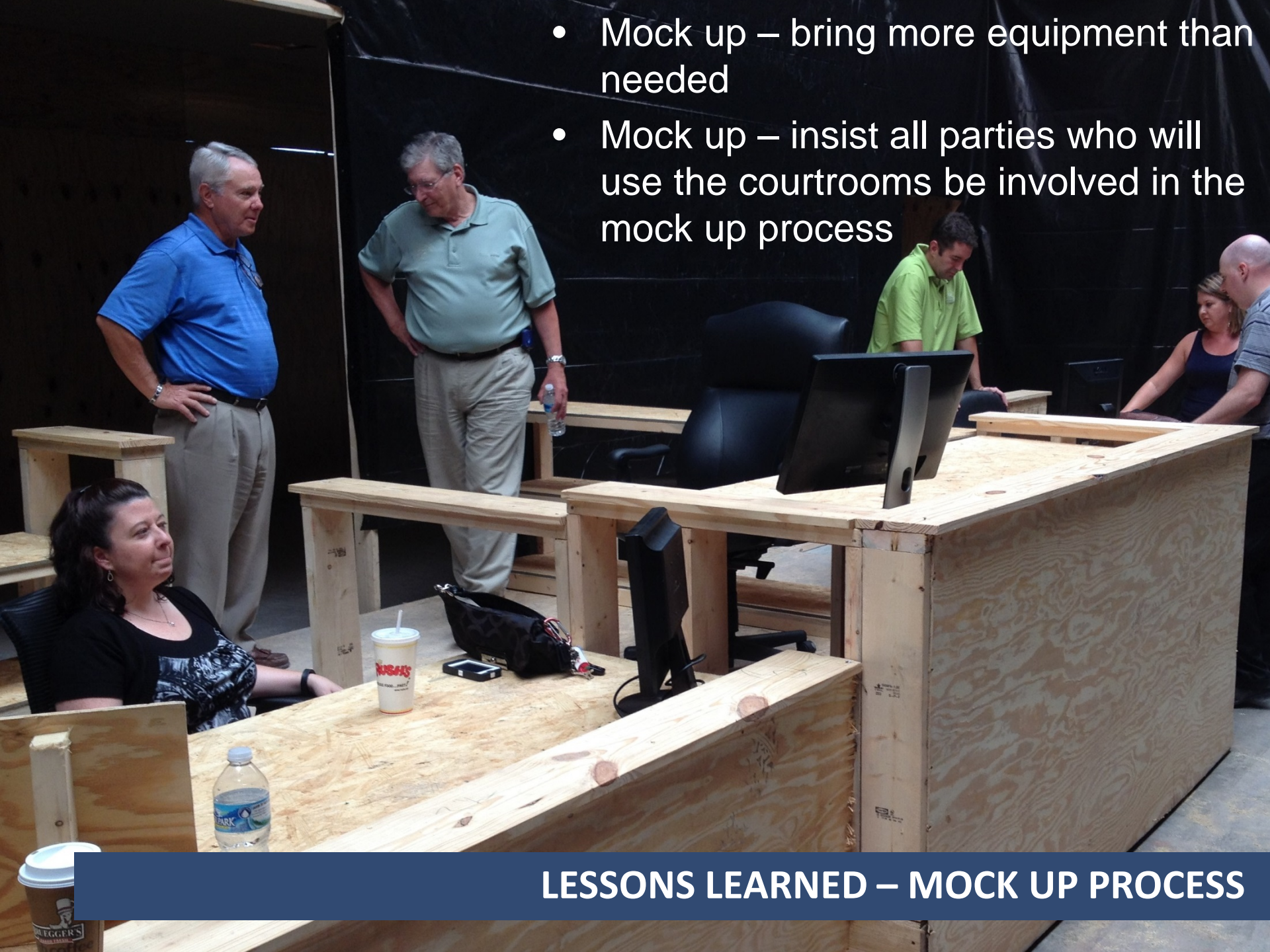
JURY ASSEMBLY

From Strip Mall to Courthouse: Bringing Justice to the Community

1. **Richland County Magistrate Court**
2. Master Planning and Programming
3. Design Phase Challenges and Innovations
4. **Construction and Lessons Learned**



- Mock up – bring more equipment than needed
- Mock up – insist all parties who will use the courtrooms be involved in the mock up process



LESSONS LEARNED – MOCK UP PROCESS



SUBURBAN STRIP MALL = EFFICIENT STRUCTURAL DESIGN
 QUICK CONSTRUCTION
 LOW COST CONSTRUCTION MATERIALS

LESSONS LEARNED – STRIP MALL CONSTRUCTION QUALITY

KNOWN/WARNING SIGNS:

1980'S STRIP MALL CONSTRUCTION

- With that came a 6 mil vapor barrier under the existing slab that had deteriorated



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SITTING UNCONDITIONED FOR 8+ YEARS

- HIGH MOISTURE CONTENT IN SLAB



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MOLD/MILDEW EVERYWHERE

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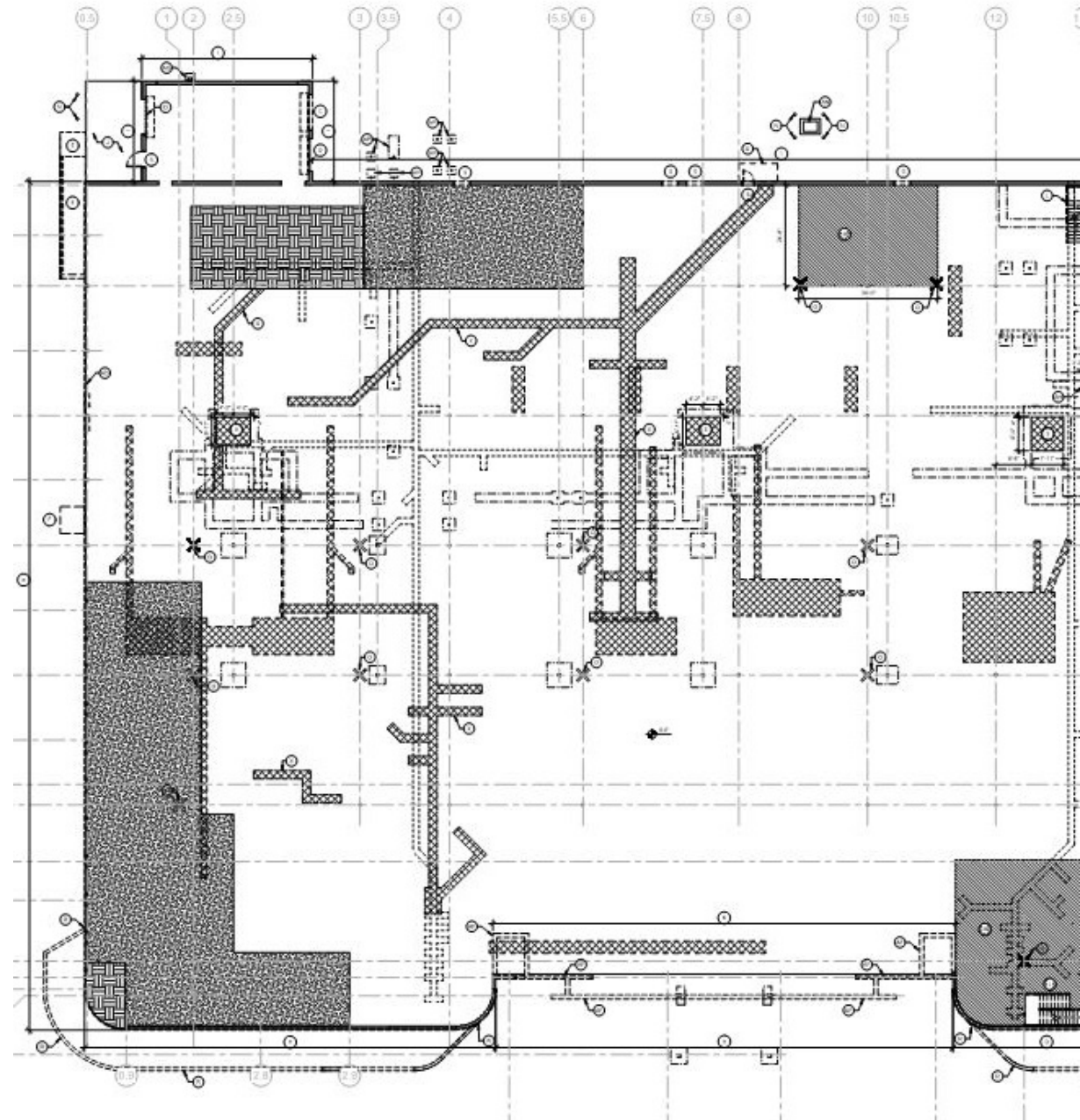
- HIGH MOISTURE CONTENT IN SLAB

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RENOVATING TO A NEW USE WITH A MUCH HIGHER EXPECTED QUALITY LEVEL

REQUIREMENT FOR AN EXCESSIVE AMOUNT OF SLAB TRENCHING AND SLAB REPAIR



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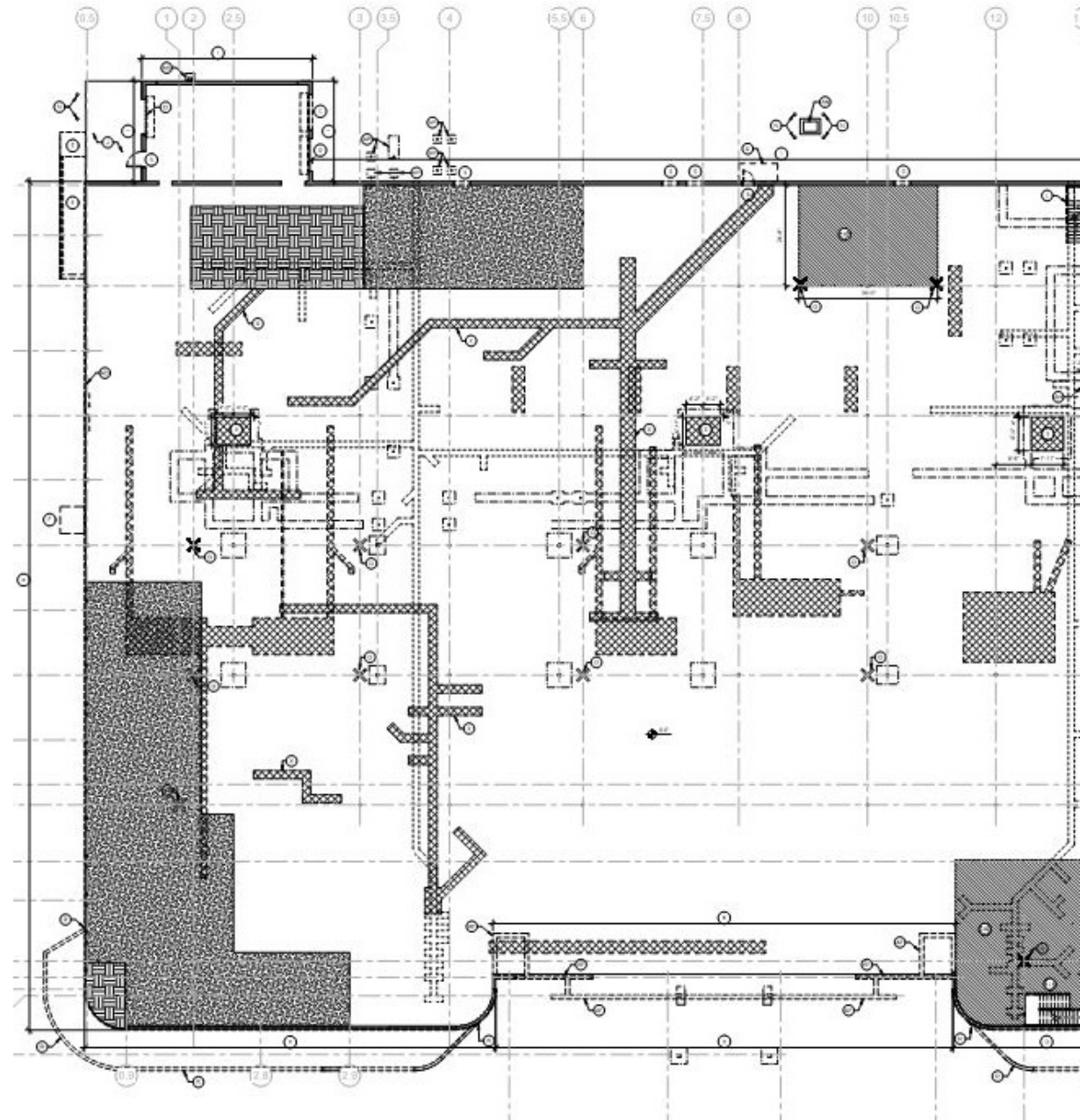
- FURTHER EVIDENCE OF MOISTURE CONCERNS

RENOVATING TO A NEW USE WITH A MUCH HIGHER EXPECTED QUALITY LEVEL

REQUIREMENT FOR AN EXCESSIVE AMOUNT OF SLAB TRENCHING AND SLAB REPAIR

BIG QUESTION

TO DEMO THE SLAB OR TO NOT DEMO THE SLAB....





LESSONS LEARNED – STRIP MALL CONSTRUCTION QUALITY

\$176,000 OF WATER PROOFING
MEMBRANE WAS NEEDED TO KEEP THE
PROJECT ON SCHEDULE DUE TO HIGH
MOISTURE CONTENT IN THE SLAB



LESSONS LEARNED – STRIP MALL CONSTRUCTION QUALITY

**Conventional
Multi-purpose Room**



**Parking Lot /
Community Festival**

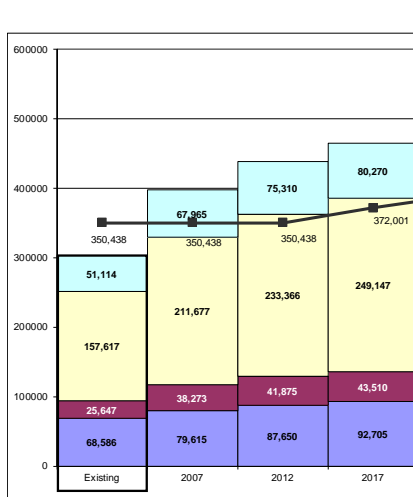


**Jury Assembly /
Commission Chamber /
Courtroom**



MULTI-USE SPACES – THINK OUTSIDE THE BOX

Success occurs when opportunity meets preparation



Category/Department	Existing	Space			% Chg./Year	
		2010	2011	2012		
Department of Social Services	Administration	2,374	2,000	2,000	2,000	-0.7%
	Legal Services	1,900	2,000	2,450	2,700	2.7%
	Fiscal	10,364	5,800	6,000	6,400	-1.9%
	Human Resources Management	150	175	175	175	0.0%
	Job Development	745	1,200	1,450	1,700	6.4%
	SNAP	6,476	6,250	6,370	6,640	0.7%
	Family Independence	3,660	4,060	6,390	8,720	4.2%
	Foster Care	2,650	3,250	3,470	3,690	2.0%
	Investigations and Foster Home Licensing	1,804	3,690	4,130	4,460	7.4%
	Treatment and Adult Protective Services	1,548	3,060	3,280	3,500	6.3%
	Support Space	5,442	8,050	8,650	9,050	3.3%
	Medicaid	4,525	5,250	5,500	6,050	1.7%
	Walton Community Action Council	250	250	250	250	0.0%
	DSS, Medicaid, & WCAC Total	41,892	47,135	50,715	53,395	1.4%
	Health and Environmental Control	Administration	4,230	4,500	4,650	4,800
Contracted Apportioning		160	300	400	500	8.0%
Information Technology		820	1,120	1,250	1,430	3.7%
Purchasing/Central Supply/Mail		2,680	2,820	2,950	3,080	0.7%
Dental Clinic		1,320	1,380	1,600	2,020	2.7%
Home Health		400	800	900	1,100	8.0%
Vital Records		480	500	600	600	1.3%
Public Health Preparedness		2,294	2,610	3,000	3,260	2.1%
Environmental Health		2,610	2,625	3,525	3,800	2.3%
Medical Services						
Disease Intervention Specialists		1,284	1,170	1,430	1,690	1.6%
Epidemiology/Disease Surveillance		300	390	520	780	8.0%
Pharmacy Services		1,320	1,380	1,480	1,710	1.5%
Adult and Children's Health Services						
Medical Records		5,760	5,300	5,500	5,700	-0.1%
Preventive Health Services						



2007

Decker Corridor Study

Richland County Space Utilization Study

2010

DHEC & DSS Space Utilization Study

2011

Decker Center Remodel Project for Central Court & Sheriff

LESSONS LEARNED – FLEXIBLE APPROACH



LESSONS LEARNED – WHEN OPPORTUNITY KNOCKS.....



THANK YOU

From Strip Mall to Courthouse: Bringing Justice to the Community

