



## V. Summary of Existing Building Areas and Building Evaluations

### 1. Lincoln Parish Courthouse

- Ground Floor
- First Floor
- Second Floor
- Third Floor
- Fourth and Fifth Floors

### 2. Lincoln Parish Police Jury Complex

- First Floor
- Second Floor
- Third Floor

### 3. Federal Building

- Lower and Main Floor

### 4. Annex 1

- Main Floor

### 5. Annex 2

- First and Second Floor

### 6. Former County Market

- Lower Floor
- Main Floor

**LINCOLN PARISH FACILITY REVIEW**  
**SUMMARY OF EXISTING BUILDING AREAS**

Friday, December 2, 2011

Lincoln Parish Courthouse	45,855
Lincoln Parish Police Jury Complex	26,271
Federal Building	7,840
Annex 1	8,286
Annex 2	5,448
Former County Market Building	<u>46,817</u>
	140,517
Lease Space	<u>( 37,132)</u>
Total used by Parish Agencies	103,385

**OPTION 1 –**

90,600	New Building
8,286	Annex 1
7,840	Federal Building
<u>6,000</u>	New Construction at Detention Center
112,726	

**OPTION 2 –**

87,753	New & Existing Building
8,286	Annex 1
7,840	Federal Building
<u>6,000</u>	New Construction at Detention Center
109,879	

**LINCOLN PARISH FACILITIES REVIEW**  
**SUMMARY OF EXISTING BUILDING AREAS**

Tuesday, December 06, 2011

**Lincoln Parish Courthouse**

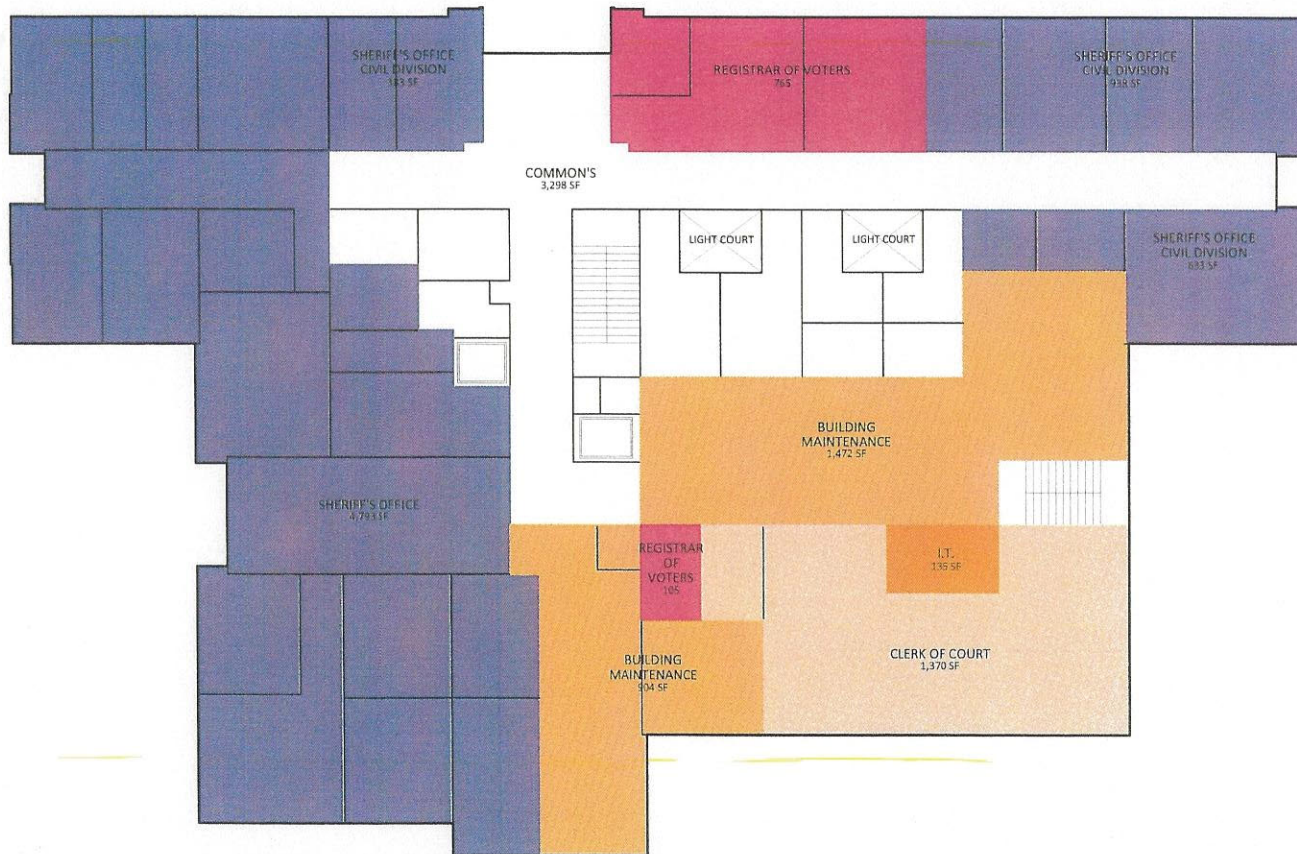
<b>Ground Floor</b>	<b>14,796</b>	
Sheriff (Criminal)		4,793
Sheriff (Civil)		1,954
Registrar of Voters		870
Clerk of Court		1,370
GIS/IT		135
Building Maintenance		2,376
Common's		3,298
<b>1st Floor</b>	<b>8,958</b>	
Clerk of Court		6,401
GIS/IT		319
Common's		2,238
<b>2nd Floor</b>	<b>9,276</b>	
Judge		3,616
District Attorney		3,989
Common's		1,671
<b>3rd Floor</b>	<b>9,276</b>	
Police Jury		4,090
Judge		2,842
Common's		1,137
Open To Courthouse Below		1,207
<b>4th Floor</b>	<b>2,449</b>	
District Attorney		515
Judge		220
Sheriff		359
Common's		1,355
<b>Penthouse</b>	<b>1,130</b>	
Policy Jury		499
Common's		631
<b>TOTAL</b>	<b>45,885</b>	<b>45,885</b>

**Lincoln Parish Courthouse Evaluation**

The existing Courthouse was constructed in 1949. The existing building is constructed of a reinforced concrete structure with brick veneer exterior walls. The existing building has a number of construction issues that include the following:

- 1 - Elevator
- 2 - ADA Accessibility
- 3 - Exterior envelope problems including windows and other fenestrations.
- 4 - Roof (only roof to have been replaced in the last 16 years was over large Courtroom).
- 5 - Aged mechanical and electrical systems (an upgrade to many of the electrical panels and HVAC equipment was done in 1995).
- 6 - Dated interior finishes.
- 7 - Plumbing issues with sewer stoppage problems on 1st and 2nd floor that continue to re-occur.
- 8 - Return air path problems on 1st floor.
- 9 - Lack of physical space.

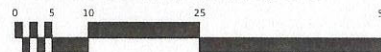
Buildings in Louisiana where the cost of renovated and/or new improvements exceed 50% of the value of the existing building have to be brought up to current code standards. This requirement will require major renovation of the entire building.

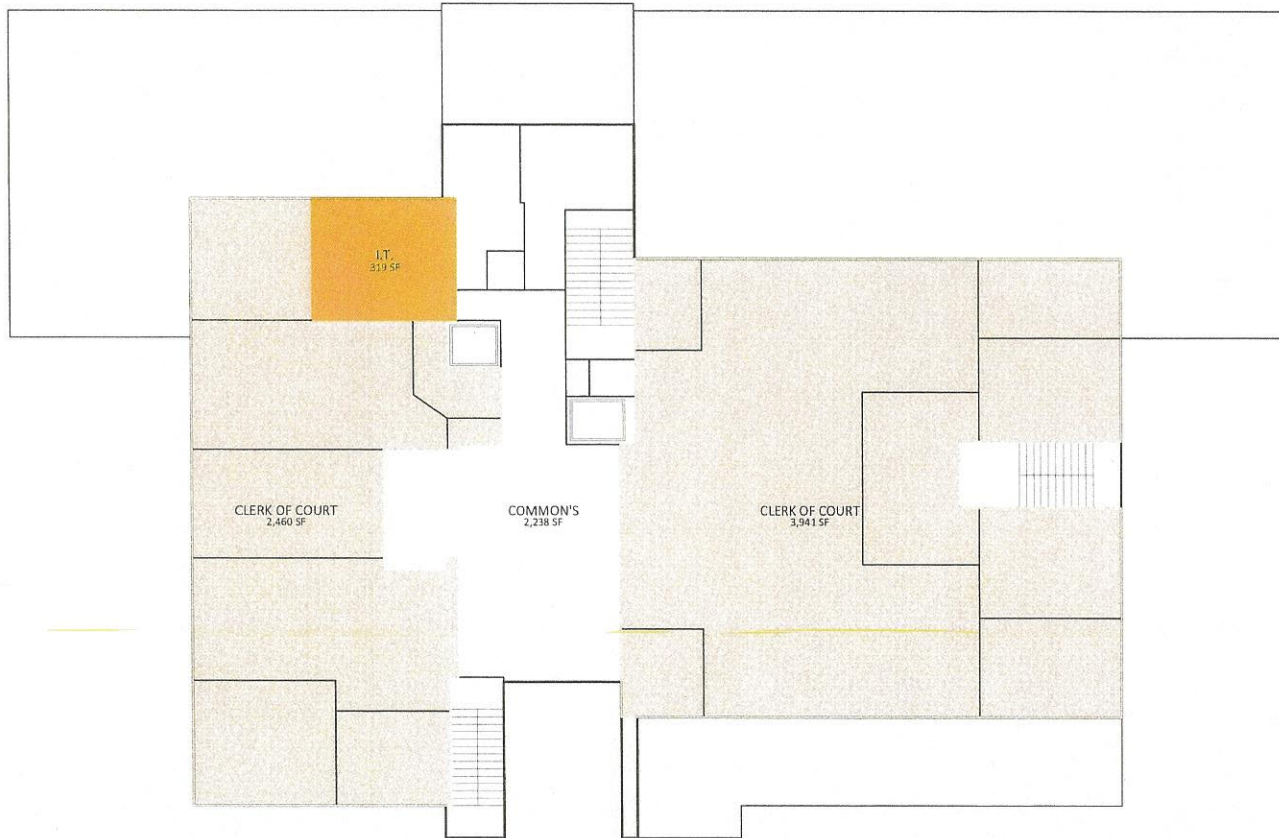


**LEGEND**

- BUILDING MAINTENANCE
- CHILD SUPPORT SERVICES
- CLERK OF COURT
- COMMON MEETING AREA  
(H.E.L.P., Sheriff, FEMA, Job Services, & Etc.)
- COMMON'S (Toilets, Corridors,  
Stairs, Elevator, Mechanical, & Etc.)
- DISTRICT ATTORNEY
- G.I.S. / I.T.
- H.E.L.P. AGENCY  
(Humanitarian Enterprises of Lincoln Parish)
- JOB SERVICE
- JUDICIAL OFFICES / COURTROOM
- LEASE SPACE  
(Aaronis, County Market, Dollar Store, DMV, & Etc.)
- 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

Lincoln Parish Courthouse  
 100 WEST TEXAS - RUSTON, LOUISIANA  
 GROUND FLOOR ..... 14,796 SF

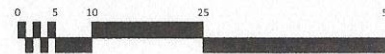


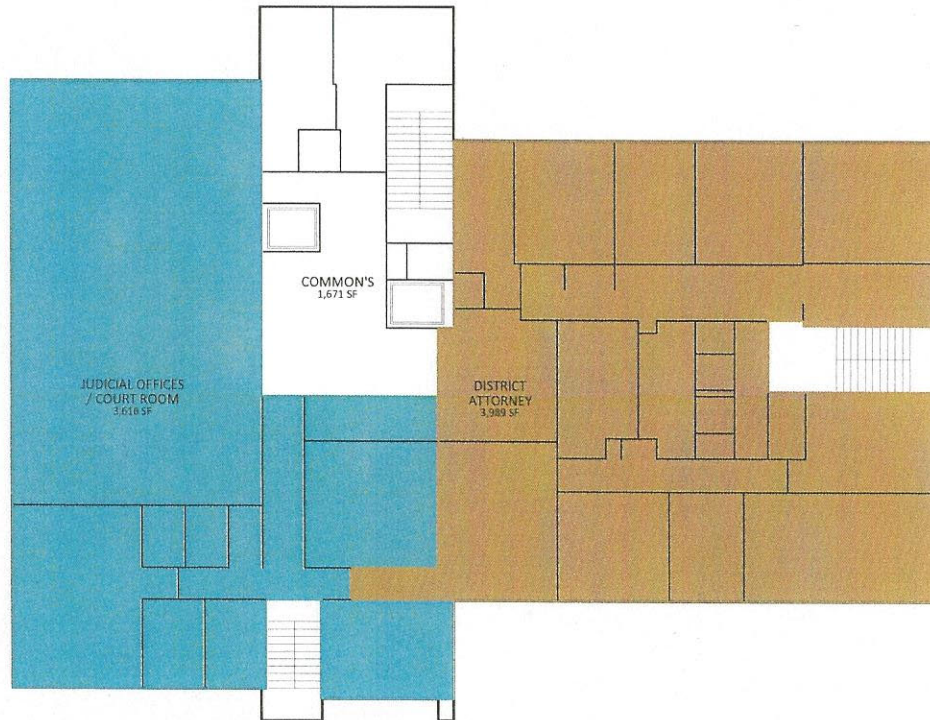


**LEGEND**

- BUILDING MAINTENANCE
- CHILD SUPPORT SERVICES
- CLERK OF COURT
- COMMON MEETING AREA  
(H.E.L.P., Sheriff, FEMA, Job Services, & Etc.)
- COMMON'S (Toilets, Corridors,  
Stairs, Elevator, Mechanical, & Etc.)
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- JOB SERVICE
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- LEASE SPACE  
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- SALES TAX
- SHERIFF'S OFFICE
- TAX ASSESSOR
- TRIAD
- TRUANCY
- VETERAN'S SERVICES
- WORK FORCE DEVELOPMENT

Lincoln Parish Courthouse  
 100 WEST TEXAS - RUSTON, LOUISIANA  
 FIRST FLOOR ..... 8,958 SF

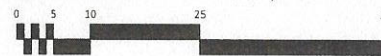


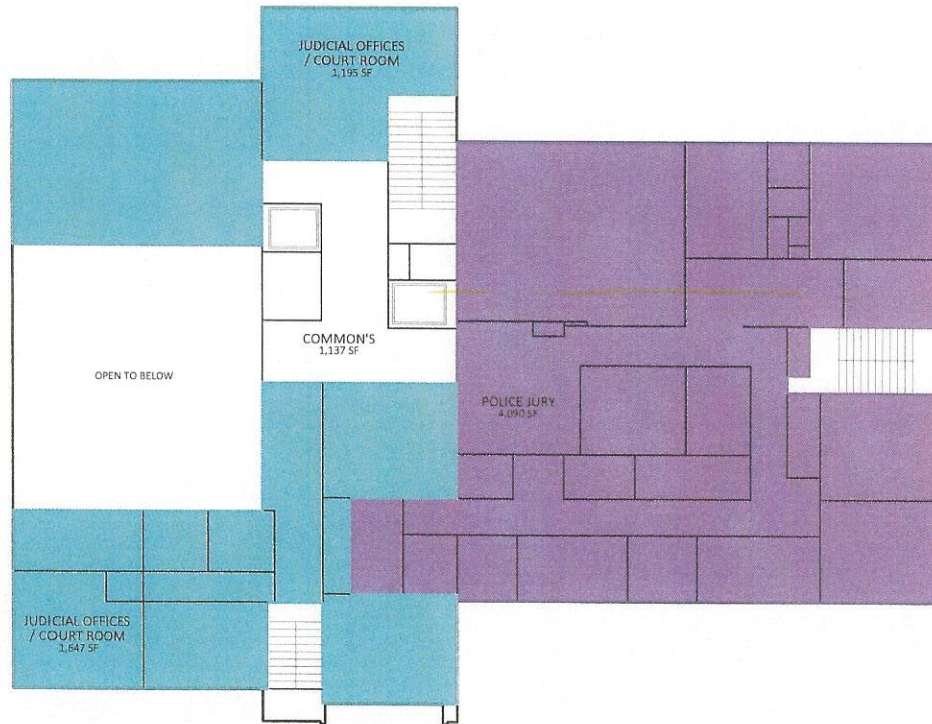


**LEGEND**

- BUILDING MAINTENANCE
- CHILD SUPPORT SERVICES
- CLERK OF COURT
- COMMON MEETING AREA  
(H.E.L.P., Sheriff, FEMA, Job Services, & Etc.)
- COMMON'S (Toilets, Corridors,  
Stairs, Elevator, Mechanical, & Etc.)
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- H.E.L.P. AGENCY  
(Humanitarian Enterprises of Lincoln Parish)
- JOB SERVICE
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- LEASE SPACE  
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- PINEY HILLS ADVOCACY CENTER
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- SALES TAX
- SHERIFF'S OFFICE
- TAX ASSESSOR
- TRIAD
- TRUANCY
- VETERAN'S SERVICES
- WORK FORCE DEVELOPMENT

Lincoln Parish Courthouse  
 100 WEST TEXAS - RUSTON, LOUISIANA  
 SECOND FLOOR ..... 9,276 SF

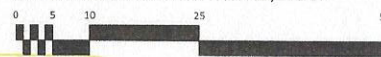




**LEGEND**

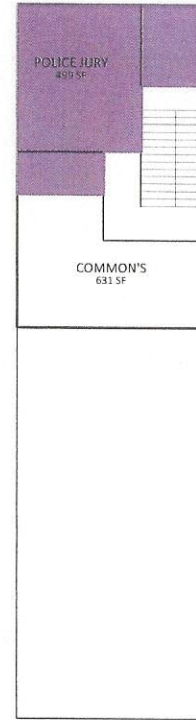
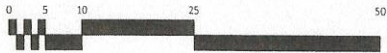
- BUILDING MAINTENANCE
- CHILD SUPPORT SERVICES
- CLERK OF COURT
- COMMON MEETING AREA  
(H.E.L.P., Sheriff, FEMA, Job Services, & Etc.)
- COMMON'S (Toilets, Corridors,  
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(Humanitarian Enterprises of Lincoln Parish)
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- LEASE SPACE  
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- SALES TAX
- SHERIFF'S OFFICE
- TAX ASSESSOR
- TRIAD
- TRUANCY
- VETERAN'S SERVICES
- WORK FORCE DEVELOPMENT

Lincoln Parish Courthouse  
 100 WEST TEXAS - RUSTON, LOUISIANA  
 THIRD FLOOR ..... 9,276 SF

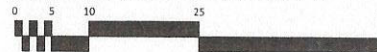




Lincoln Parish Courthouse  
100 WEST TEXAS - RUSTON, LOUISIANA  
FOURTH FLOOR ..... 2,449 SF



Lincoln Parish Courthouse  
100 WEST TEXAS - RUSTON, LOUISIANA  
PENTHOUSE ..... 1,130 SF



**LEGEND**

- BUILDING MAINTENANCE
- CHILD SUPPORT SERVICES
- CLERK OF COURT
- COMMON MEETING AREA  
(H.E.L.P., Sheriff, FEMA, Job Services, & Etc.)
- COMMON'S (Toilets, Corridors,  
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- SALES TAX
- SHERIFF'S OFFICE
- TAX ASSESSOR
- TRIAD
- TRUANCY
- VETERAN'S SERVICES
- WORK FORCE DEVELOPMENT



**LINCOLN PARISH FACILITIES REVIEW  
SUMMARY OF EXISTING BUILDING AREAS**

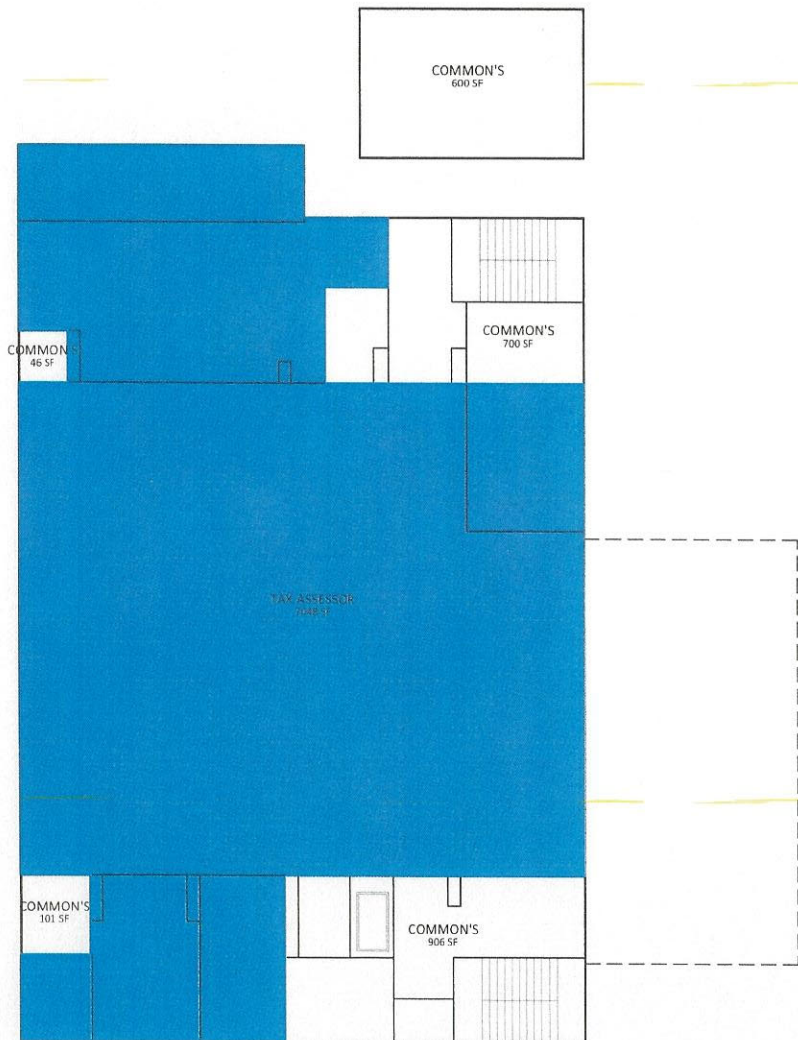
Tuesday, December 06, 2011

**Lincoln Parish Police Jury Complex**

<b>1st Floor</b>	<b>9,401</b>	
Tax Assessor		7,048
Common's		2,353
<b>2nd Floor</b>	<b>8,435</b>	
H.E.L.P. Agency		2,998
Veteran's Administration		1,060
Common's Meeting Area		986
Policy Jury		306
Common's		3,085
<b>3rd Floor</b>	<b>8,435</b>	
H.E.L.P. Agency		986
Job Service		1,408
Work Force		710
Sheriff's Office		1038
Triad		1,491
Common's		2,802
<b>TOTAL</b>	<b>26,271</b>	<b>26,271</b>

**Lincoln Parish Police Jury Complex Evaluation**

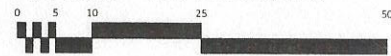
The existing building was constructed around 1980. The building is constructed of structural steel with brick veneer exterior walls. The existing building is in fairly good condition with few code related issues. Parking for the building is adequate. The first floor of the building was recently renovated for the Assessor's space. The majority of the HVAC system was replaced approximately four (4) years ago. Some renovation work is required on the second and third floor. The major issue with the building is the roof is currently in need of replacement.

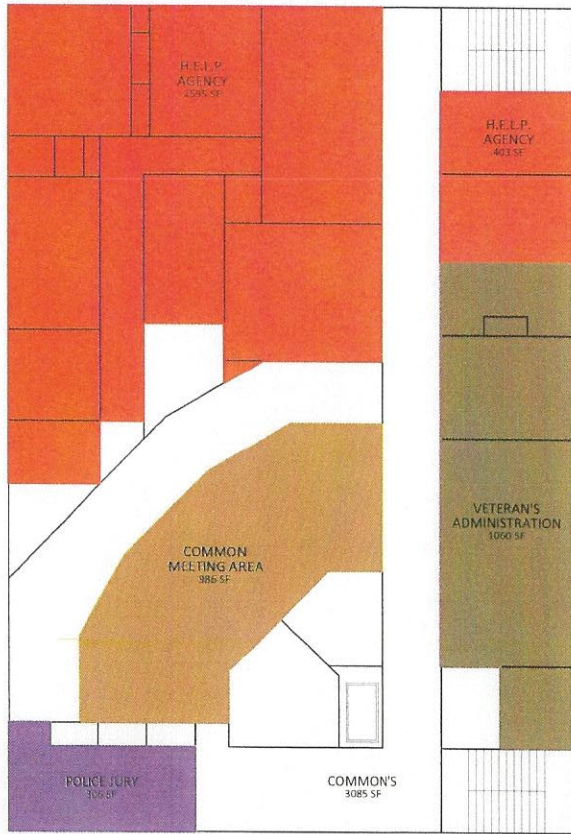


**LEGEND**

- BUILDING MAINTENANCE
- CHILD SUPPORT SERVICES
- CLERK OF COURT
- COMMON MEETING AREA  
(H.E.L.P., Sheriff, FEMA, Job Services, & Etc.)
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- SALES TAX
- SHERIFF'S OFFICE
- TAX ASSESSOR
- TRIAD
- TRUANCY
- VETERAN'S SERVICES
- WORK FORCE DEVELOPMENT

Lincoln Parish Police Jury Complex  
 307 NORTH HOMER - RUSTON, LOUISIANA  
 FIRST FLOOR 9,401 SF

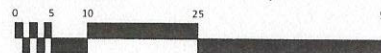


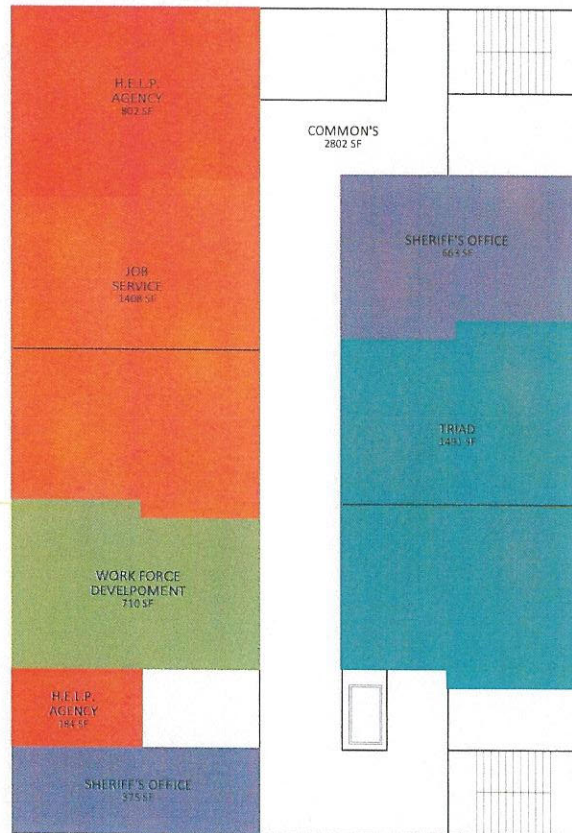


**LEGEND**



















- BUILDING MAINTENANCE
- CHILD SUPPORT SERVICES
- CLERK OF COURT
- COMMON MEETING AREA  
(H.E.L.P., Sheriff, FEMA, Job Services, & Etc.)
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(Humanitarian Enterprises of Lincoln Parish)
- JOB SERVICE
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(Aarons, County Market, Dollar Store, DMV, & Etc.)
- LSU COOPERATIVE EXTENSION
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- VETERAN'S SERVICES
- WORK FORCE DEVELOPMENT

Lincoln Parish Police Jury Complex  
 307 NORTH HOMER - RUSTON, LOUISIANA  
 SECOND FLOOR ..... 8,435 SF

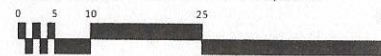




**LEGEND**

-  BUILDING MAINTENANCE
-  CHILD SUPPORT SERVICES
-  CLERK OF COURT
-  COMMON MEETING AREA (H.E.L.P., Sheriff, FEMA, Job Services, & Etc.)
-  COMMON'S (Toilets, Corridors, Stairs, Elevator, Mechanical, & Etc.)
-  DISTRICT ATTORNEY
-  G.I.S. / I.T.
-  H.E.L.P. AGENCY (Humanitarian Enterprises of Lincoln Parish)
-  JOB SERVICE
-  JUDICIAL OFFICES / COURTROOM
-  LEASE SPACE (Aarons, County Market, Dollar Store, DMV, & Etc.)
-  LSU COOPERATIVE EXTENSION
-  PINEY HILLS ADVOCACY CENTER
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-  SALES TAX
-  SHERIFF'S OFFICE
-  TAX ASSESSOR
-  TRIAD
-  TRUANCY
-  VETERAN'S SERVICES
-  WORK FORCE DEVELOPMENT

Lincoln Parish Police Jury Complex  
 307 NORTH HOMER - RUSTON, LOUISIANA  
 THIRD FLOOR ..... 8,435 SF



**LINCOLN PARISH FACILITIES REVIEW  
SUMMARY OF EXISTING BUILDING AREAS**

Tuesday, December 06, 2011

**Federal Building**

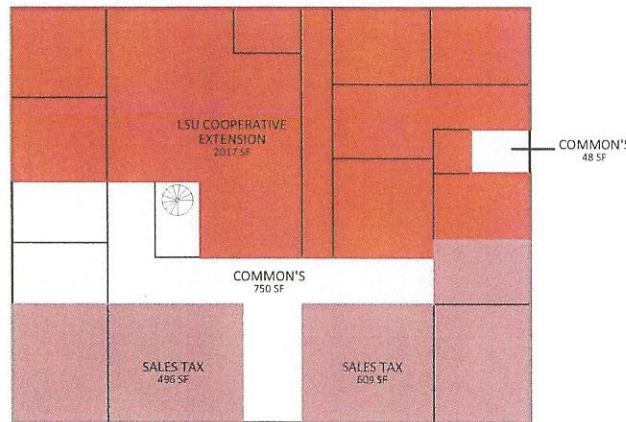
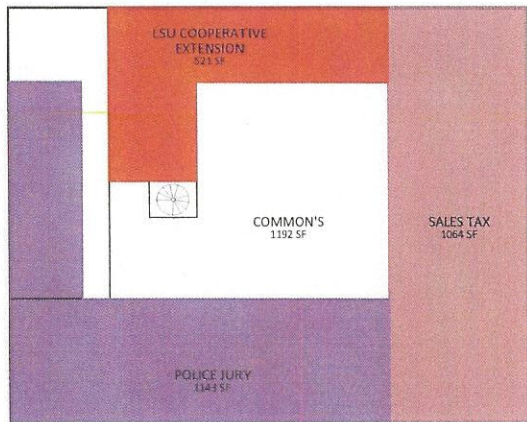
<b>Lower Floor</b>	<b>3,920</b>	
Police Jury		1,143
Sales Tax		1,064
LSU Cooperate Extension		521
Common's		1,192
<b>Main Floor</b>	<b>3,920</b>	
Sales Tax		1,105
LSU Cooperate Extension		2,017
Common's		798
<b>TOTAL</b>	<b>7,840</b>	<b>7,840</b>

**Federal Building Evaluation**

This existing building was constructed in 1909. This solid, rectangular structure was the first one to be built in Ruston with Indiana limestone. The Renaissance architecture and Anglo-American theme gives the building its stately presence and contributes to the historic flavor of downtown Ruston. The building has a number of construction issues that include the following:

- 1 - ADA accessibility.
- 2 - Exterior envelope problems including windows and fenestrations.
- 3 - Roof (The building has both sloping slate shingles and built-up roof areas. Both roofing types need complete replacement).
- 4 - Aged mechanical and electrical systems and lack of equipment control.
- 5 - Dated interior finishes that in some cases have had damage related to through wall moisture infiltration leaks, as well as roof leaks.
- 6 - Plumbing problems.

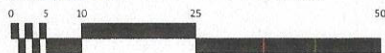
Even though the required work is both extensive and expensive on this type of structure, the Architect feels that the building should remain in use and the money spent to renovate the building.



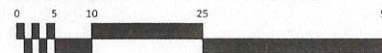
**LEGEND**

- BUILDING MAINTENANCE
- CHILD SUPPORT SERVICES
- CLERK OF COURT
- COMMON MEETING AREA (H.E.L.P., Sheriff, FEMA, Job Services, & Etc.)
- COMMON'S (Toilets, Corridors, Stairs, Elevator, Mechanical, & Etc.)
- DISTRICT ATTORNEY
- G.I.S. / I.T.
- H.E.L.P. AGENCY (Humanitarian Enterprises of Lincoln Parish)
- JOB SERVICE
- JUDICIAL OFFICES / COURTROOM
- LEASE SPACE (Aarons, County Market, Dollar Store, DMV, & Etc.)
- 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

Federal Building  
SOUTH VIENNA - RUSTON, LOUISIANA  
LOWER FLOOR 3,920 SF



Federal Building  
SOUTH VIENNA - RUSTON, LOUISIANA  
MAIN FLOOR 3,920 SF



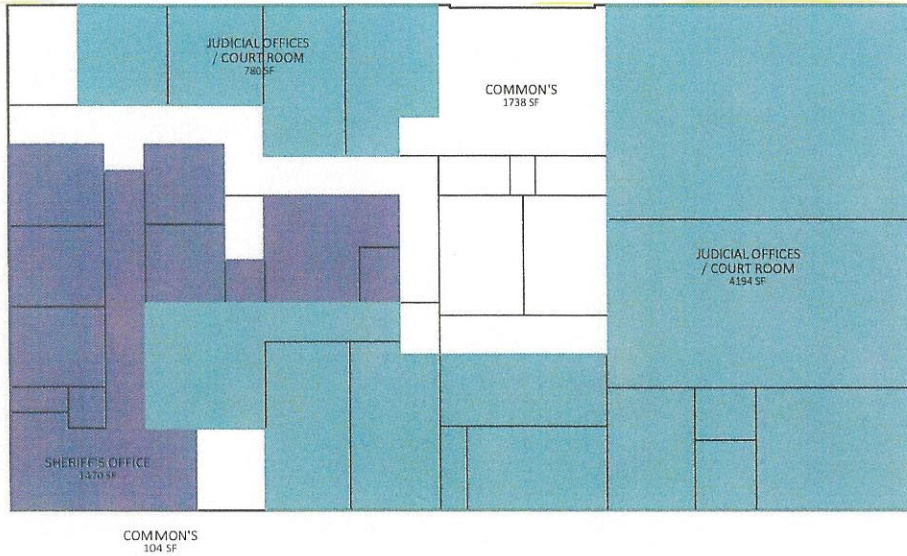
**LINCOLN PARISH FACILITIES REVIEW**  
**SUMMARY OF EXISTING BUILDING AREAS**

Tuesday, December 06, 2011

<b>Annex 1</b>	<b>8,286</b>	
Judge		4,974
Sheriff		1,470
Common's		1,842
<b>TOTAL</b>	<b>8,286</b>	<b>8,286</b>

**Annex 1 Evaluation**

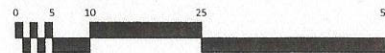
It is estimated that the existing building was constructed around 1960. The building is a wood framed building with brick veneer exterior. The building was completely renovated in 1999. The building is in relatively good condition since the renovation. The location of the building is adjacent to the main Courthouse and has adequate parking. Minor renovation would be required to house different Parish functions that currently exist in this space.



**LEGEND**

-  BUILDING MAINTENANCE
-  CHILD SUPPORT SERVICES
-  CLERK OF COURT
-  COMMON MEETING AREA  
(H.E.L.P., Sheriff, FEMA, Job Services, & Etc.)
-  COMMON'S (Toilets, Corridors,  
Stairs, Elevator, Mechanical, & Etc.)
-  DISTRICT ATTORNEY
-  G.I.S. / I.T.
-  H.E.L.P. AGENCY  
(Humanitarian Enterprises of Lincoln Parish)
-  JOB SERVICE
-  JUDICIAL OFFICES / COURTROOM
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(Aarons, County Market, Dollar Store, DMV, & Etc.)
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-  SHERIFF'S OFFICE
-  TAX ASSESSOR
-  TRIAD
-  TRUANCY
-  VETERAN'S SERVICES
-  WORK FORCE DEVELOPMENT

Lincoln Parish Courthouse Annex  
100 WEST LOUISIANA - RUSTON, LOUISIANA  
MAIN FLOOR ..... 8,286 SF





**LINCOLN PARISH FACILITIES REVIEW**  
**SUMMARY OF EXISTING BUILDING AREAS**

Tuesday, December 06, 2011

**Annex 2**

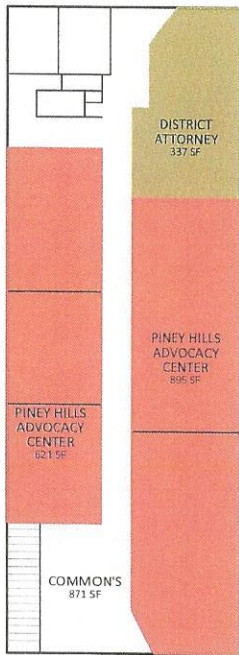
<b>1st Floor</b>	<b>2,724</b>	
Piney Hills Advocacy Center		1516
District Attorney		337
Common's		871
<b>2nd Floor</b>	<b>2,724</b>	
Truancy		1,253
Child Support Services		793
Common's		678
<b>TOTAL</b>	<b>5,448</b>	<b>5,448</b>

**Annex 2 Evaluation**

The existing building was constructed in approximately 1940. The building is a wood frame building with brick veneer exterior. The building has undergone cosmetic renovations in the past; however, the building has several construction issues. These issues include:

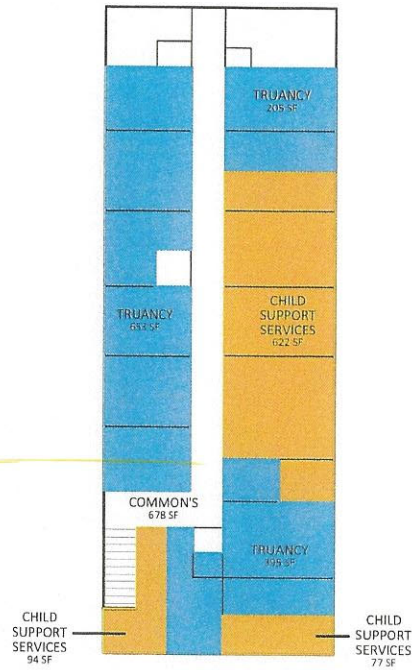
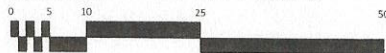
- 1 - No elevator access to the second floor
- 2 - ADA accessibility
- 3 - Stair
- 4 - Aged mechanical and electrical systems
- 5 - Dated finishes
- 6 - Exterior Envelope problems - including roof
- 7 - Inadequate parking

Due to the age and condition of the building and the difficulty and expense involved in renovating this building, the Architect would recommend that the Parish sell this building or retain the building primarily for its site use in the future.



Lincoln Parish Courthouse Annex Two  
SOUTH TRENTON - RUSTON, LOUISIANA

FIRST FLOOR . . . . . 2,724 SF



CHILD  
SUPPORT  
SERVICES  
94 SF

COMMON'S  
678 SF

TRUANCY  
652 SF

CHILD  
SUPPORT  
SERVICES  
622 SF

TRUANCY  
205 SF

CHILD  
SUPPORT  
SERVICES  
77 SF

Lincoln Parish Courthouse Annex Two  
SOUTH TRENTON - RUSTON, LOUISIANA

SECOND FLOOR . . . . . 2,724 SF



**LEGEND**

- BUILDING MAINTENANCE
- CHILD SUPPORT SERVICES
- CLERK OF COURT
- COMMON MEETING AREA  
(H.E.L.P., Sheriff, FEMA, Job Services, & Etc.)
- COMMON'S (Toilets, Corridors,  
Stairs, Elevator, Mechanical, & Etc.)
- DISTRICT ATTORNEY
- G.I.S. / I.T.
- H.E.L.P. AGENCY  
(Humanitarian Enterprises of Lincoln Parish)
- JOB SERVICE
- JUDICIAL OFFICES / COURTROOM
- LEASE SPACE  
(Aarons, County Market, Dollar Store, DMV, & Etc.)
- 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

**LINCOLN PARISH FACILITIES REVIEW**  
**SUMMARY OF EXISTING BUILDING AREAS**

Tuesday, December 06, 2011

**Former County Market**

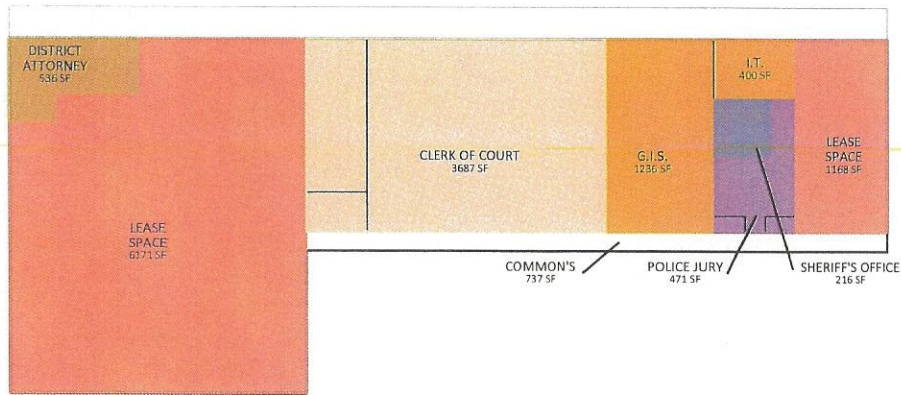
<b>Lower Floor</b>	<b>14,622</b>	
Clerk of Court		3687
GIS/IT		1636
Sheriff's Office		216
District Attorney		536
Police Jury		471
Common's		737
Lease Space		7339
<b>Main Floor</b>	<b>32,195</b>	
Police Jury		1,964
Lease Space		29,793
Common's		438
<b>TOTAL</b>	<b>46,817</b>	<b>46,817</b>

**Former County Market Evaluation**

The existing original building was constructed in the 1960's. The building is constructed of a steel frame with brick veneer and flat roof. The majority of the building is leased, with other areas used by parish agencies. The building has numerous construction issues that include the following:

- 1 - Water through wall infiltration at lower level.
- 2 - Roof and deck problems.
- 3 - Low quality original construction that has not held up well through the years.
- 4 - Inadequate structural floor framing members on east end of the building.
- 5 - Aged HVAC and electrical systems and lack of adequate control systems.
- 6 - Dated interior finishes.

Due to the age and condition of the existing building, it is recommended that the building be removed at the end of the lease periods, and that only emergency repairs be made on the building until that time.



**LEGEND**

- BUILDING MAINTENANCE
- CHILD SUPPORT SERVICES
- CLERK OF COURT
- COMMON MEETING AREA  
(H.E.L.P., Sheriff, FEMA, Job Services, & Etc.)
- COMMON'S (Toilets, Corridors,  
Stairs, Elevator, Mechanical, & Etc.)
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- TAX ASSESSOR
- TRIAD
- TRUANCY
- VETERAN'S SERVICES
- WORK FORCE DEVELOPMENT

Former County Market  
100 WEST ARIZONA - RUSTON, LOUISIANA  
LOWER FLOOR ..... 14,622 SF





**LEGEND**

- BUILDING MAINTENANCE
- CHILD SUPPORT SERVICES
- CLERK OF COURT
- COMMON MEETING AREA  
(H.E.L.P., Sheriff, FEMA, Job Services, & Etc.)
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- SALES TAX
- SHERIFF'S OFFICE
- TAX ASSESSOR
- TRIAD
- TRUANCY
- VETERAN'S SERVICES
- WORK FORCE DEVELOPMENT

**Former County Market**  
 100 WEST ARIZONA - RUSTON, LOUISIANA  
 MAIN FLOOR ..... 32,195 SF

