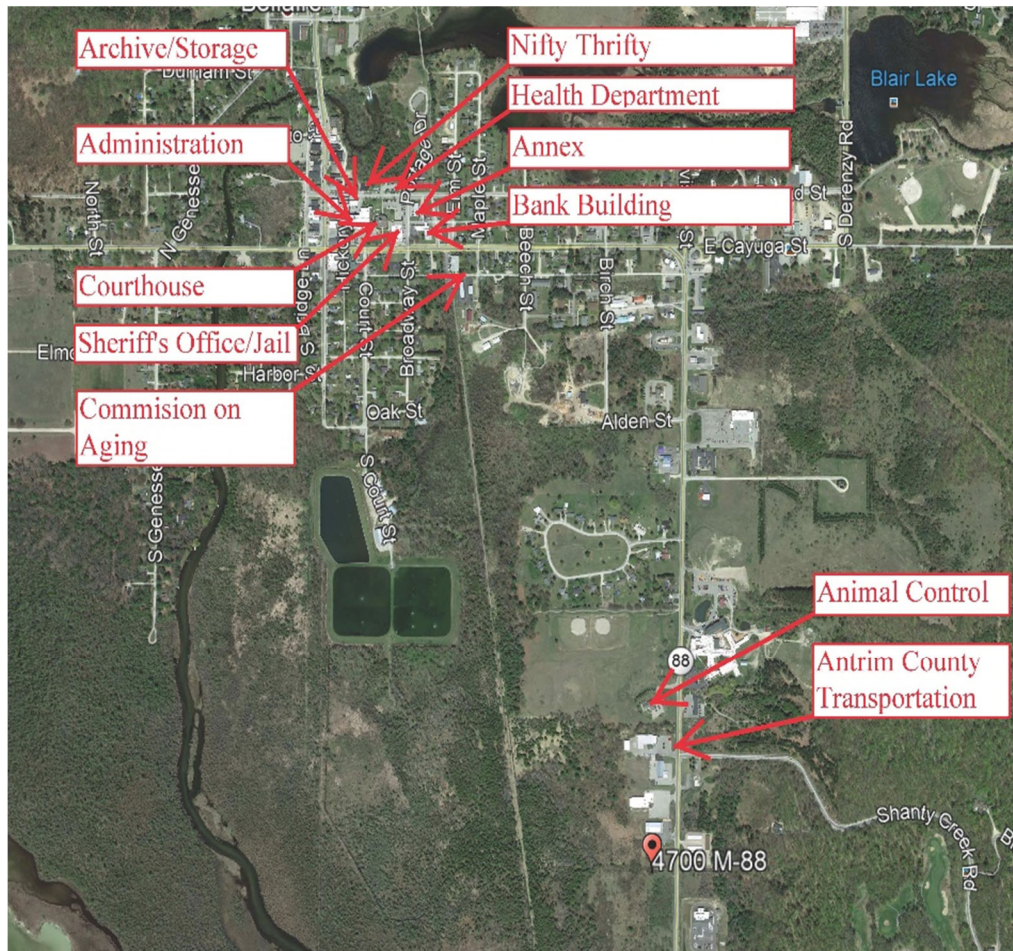


Antrim County Facilities Master Plan

Final Report



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Executive Summary

1. Master Plan Goals and Objectives:

- **Goals:**
 - Define a 20 Year Facilities Master Plan, Probable Cost and Implementation/Phasing Plan to address your current and future space and facility needs.
- **Objectives:**
 - Confirm the Master Plan Delivery System, Components and Obtain Data/Information Components (Step 1).
 - Complete Strategic Planning to define historical and future influences/trends that define how you do business (Step 2).
 - *Analytics and Projection Modeling*
 - Complete Staff and Architectural Space Programming to define your 10 and 20 year needs (Step 3).
 - *Staff Program*
 - *Architectural Space Program*
 - *Parking Projections*
 - Define a means to address the established needs, Probable Cost and Implementation Plan (Step 4).
 - *Charrette*
 - *Commissioners' Workshop*
 - *Public Informational Meeting*
 - *Statement of Probable Cost*
 - *Implementation/Phasing Plan*

2. Master Plan Components:

The Antrim County Facilities Master Plan consists of five component groups and the approach and methodology varied dependent upon the group:

- **Group 1 Components:**
 - Complete Methodology
 - *Administration Building*
 - *Sheriff's Office/Jail*
 - *Courthouse*
 - *Annex*
 - *Archive/Storage Building*
- **Group 2 Components:**
 - Abbreviated Methodology (Definition of Major Space Needs and Facility Evaluation)
 - *Commission on Aging*
 - *Animal Control*
 - *Antrim County Transportation*
- **Group 3 Components:**
 - Facility Evaluation Only
 - *Bank Building*
 - *Health Department*
 - *Nifty Thrifty*
- **Group 4 Components:**
 - Programming Only – Optional Components
 - *Antrim County Conservation District*
 - *Commission on Aging - Adult Day Care*
- **Group 5 Components:**
 - Area Definition Only – Tenant Space
 - *Community Mental Health (CMH)*
 - *Health and Human Services (HHS)*

3. Approach and Methodology (Appendix A):

The Byce Team utilized a four step approach and methodology to achieve the goals and objectives of the master plan. This process progressively evolved the information and incorporated inherent checks and balances to confirm the major conclusions of each step.

Step 1: Pre-Project	Organization of the project, establish the administrative procedures, obtain data and questionnaires.
Step 2: Strategic Planning & Facility Systems Evaluation	Complete analytics, establish space standards and conduct existing space evaluations, complete facility systems evaluations and projection modeling.
Step 3: Services System Evaluation & Programming	Complete service evaluations, staff and architectural space programming and parking projections.
Step 4: Master Planning	Conduct charrette to define potential options to address current and future space needs. Complete post-charrette information including establishing probable costs for each option, implementation/phasing plan and draft/final reports, as well as public and Commissioner presentations.

4. Analytics (Appendix B):

Analytics were completed to translate and analyze historical data related to population, court caseload and a jail statistics. This data was then projected to define a potential future perspective of the population of Antrim County, potential court caseload and number of beds that may be needed in the jail. It should be noted that historical caseload data for the 86th District Court was not received. Consequently, this Court was assumed to be consistent with the conclusions of the 13th Circuit Court as a low caseload growth. Four algorithms (Models) were utilized to generate different projection conclusions. It was determined during the course of the project and at the Charrette to utilize the Exponential Model (High) as the Master Planning Model:

Antrim County Population Projections				
Estimated 2018	2028		2038	
	Low	High	Low	High
23,144	24,887	25,233	26,114	28,112

Analysis of the population historical data and projections concluded that Antrim County could be classified as a low to moderate growth community.

Total Caseload Summary			
Court	Estimated 2018	2028	2038
13 th Circuit	241	254	274
Probate	501	522	531
Probate - Family Division	308	324	335
Total	1,050	1,100	1,140

Analysis of the court caseload historical data and projections concluded that the court structure is not anticipated to change and there is no evidence to suggest a future court would be need or that the current status of the Judges would change.

Antrim County Jail Projection Modeling												
Adult Bookings, ALOS & ADP Projections: Detention Housing and Staff												
Projection Models	2028						2038					
	Annual Bookings	Daily Bookings	ALOS	ADP	CF	Beds	Annual Bookings	Daily Bookings	ALOS	ADP	CF	Beds
Model 1:	973	2.67	10	46	15%	53	907	3.00	11	48	15%	55
Model 2:	1,270	3.48	11	50	15%	58	1387	3.80	12	54	15%	62
Average	1121.5	3.08	10.5	48	15%	55.2	1147	3.4	11.5	51	15%	58.7
Notes:	(1).	(2).	(1).	(3).	(4).	(5).	(1).	(2).	(1).	(3).	(4).	(5).

Notes:

(1). Projected Annual Bookings

(2). Daily Booking = Annual Projected Bookings/365.

(3). ADP = Daily Booking Projections.

(4). Classification Factor (CF) = 5%.

(5). Beds = ADP X CF

	2028 Planning Model
	2038 Planning Model

Analysis of the jail historical data and projections concluded that the County should consider increasing the current jail capacity of 56 beds to 60 to 72 beds in the future with a minimum of eight classification cell blocks ranging from minimum to maximum security.

5. Space Terminology:

Abbreviations are utilized by the existing space evaluation, projection modeling and architectural space program to define specific types of space:

- **Net Square Feet (NSF)** = Area defining the interior dimension of a space.
- **Department Gross Square Feet (DGSF)** = NSF + Walls defining the spaces and internal circulation within a department to access each space.
- **Building Gross Square Feet (BGSF)** = DGSF + General Circulation to access each Department and the width of exterior walls.
- **Grossing Factor:** a multiplier applied to the NSF to determine a DGSF planning area and to DGSF to define the BGSF.

6. Space Standards (Appendix C):

Space standards define the size of each space necessary to efficiently and effectively perform a task or function. These standards are utilized to complete the existing space evaluation and architectural space programming.

7. Existing Space and Operations Evaluation (Appendix D):

The existing space evaluation was conducted based upon a rating methodology of 0 (Non Existent) to 9-10 (Appropriate) for each space and facility included in the Group 1 Components. The existing net square feet (NSF) currently occupied was then adjusted based upon the established space standards to achieve minimal operational efficiency. The adjusted NSF is then adjusted to the necessary department gross square feet (DGSF):

REF	Component	Existing NSF	Rating	Adjusted NSF	Adjusted DGSF	Rating Description
A.	Administration Bldg.	22,341	5.2	28,286	34,567	Marginal
B.	Courthouse	17,878	5.7	20,800	24,840	Marginal
C.	Sheriff's Office/Jail	10,600	4.4	23,692	30,520	Unsuitable
D.	Remote Buildings	31,900	7.9	32,609	35,759	Adequate
Total SF, Average Rating		82,719	5.8	105,387	125,686	Marginal

The Operations were evaluated based upon a rating methodology of 1-2 (Unacceptable) to 9-10 (Appropriate) for each facility. The space evaluation and operations ratings were then combined to establish an overall rating for each facility:

REF	Component	Space Evaluation Rating	Operations Evaluation Rating	Total Rating	Rating Description
A.	Administration Bldg.	5.2	6.5	5.9	Marginal
B.	Courthouse	5.7	5.5	5.6	Marginal
C.	Sheriff's Office/Jail	4.4	3.5	4.0	Unsuitable
D.	Remote Buildings	7.9	8.0	8.0	Adequate
Average Rating		5.8	5.9	5.8	Marginal

8. Jail Evaluation:

Each space in the jail was also evaluated based upon the Michigan Jail Standards and the major conclusions can be summarized as follows:

- **Security Garage**
 - Inadequate space – Dangerous for staff. Pull in back out, not drive through
- **Processing Area**
 - Marginally Compliant
- **Detoxification/Holding Cells**
 - Limited isolation flexibility, no padded cells, poor condition and visible from – Staff Intensive.
- **Control Centers**
 - Building configuration requires 2 minimum
 - staff intensive Limited Visibility of jail
- **Housing**
 - Double bunking exceeds 75% of rated capacity
 - Limited cells, Approximately 74% dorms
 - Limited Classification Capability
- **Program Spaces**
 - Utilize Indoor Recreation, library in corridor and half of visitation - Inadequate
- **Multipurpose Room/Outdoor Recreation**
 - No Outdoor Recreation, Indoor Recreation - Marginal
- **Inmate Classification**
 - No Dedicated Space, Utilize Booking
- **Correctional Officer Duty Stations**
 - Work space is marginal and no storage
- **Public Lobby/Waiting**
 - Multiple locations, confusing to general public
- **Visiting Accommodations**
 - Marginal
 - All Space Multi-Use
- **Dayrooms**
 - Only 2 Dayrooms, Dayrooms in Dormitory
 - Adequate for those available
- **Medical Examination and Treatment Rooms**
 - Adequate, but difficult to supervise, includes Medical Providers office and storage
- **Administrative and Clerical Space**
 - Marginal, lack storage, some spaces are significantly undersized

9. Facility Systems Evaluation (Appendix E):

Evaluation of the structural, architectural, mechanical/plumbing/fire protection and electrical systems for each facility included in Groups 1 – 3 were evaluated and corrective work established, as well as the related costs:

Antrim County Facilities Master Plan										
Facility Evaluation Probable Cost Summary										
REF	Component	System						Total		Notes:
		Architectural/ Structural		Mechanical/ Plumbing/ Fire Protection		Electrical				
		Low	High	Low	High	Low	High	Low	High	
A.	Administration Bldg.	\$ 4,000,000	\$ 4,500,000	\$ 12,000	\$ 15,000	\$ 40,000	\$ 50,000	\$ 4,052,000	\$ 4,565,000	(1).
B.	Courthouse	\$ 190,000	\$ 210,000	\$ 90,000	\$ 100,000	\$ -	\$ -	\$ 280,000	\$ 310,000	
C.	Sheriff's Office/Jail	\$ 180,000	\$ 200,000	\$ 18,000	\$ 20,000	\$ 20,000	\$ 30,000	\$ 218,000	\$ 250,000	(2).
1.	Annex	\$ 80,000	\$ 100,000	\$ -	\$ -	\$ 25,000	\$ 35,000	\$ 105,000	\$ 135,000	
2.	Archive/Storage	\$ 90,000	\$ 110,000	\$ 20,000	\$ 30,000	\$ -	\$ -	\$ 110,000	\$ 140,000	
Subtotal		\$ 4,540,000	\$ 5,120,000	\$ 140,000	\$ 165,000	\$ 85,000	\$ 115,000	\$ 4,765,000	\$ 5,400,000	
D.	Remote Buildings									
1.	Animal Control	\$ -	\$ -	\$ 4,000	\$ 5,000	\$ -	\$ -	\$ 4,000	\$ 5,000	
2.	Antrim County Transportation	\$ 300,000	\$ 320,000	\$ 20,000	\$ 30,000	\$ 50,000	\$ 60,000	\$ 370,000	\$ 410,000	(3).
3.	Commission on Aging	\$ -	\$ -	\$ 2,000	\$ 2,500	\$ -	\$ -	\$ 2,000	\$ 2,500	
4.	Bank Building	\$ 550,000	\$ 600,000	\$ 150,000	\$ 200,000	\$ 20,000	\$ 30,000	\$ 720,000	\$ 830,000	(4).
5.	Health Department	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
6.	Nifty Thrifty	\$ 180,000	\$ 200,000	\$ -	\$ -	\$ -	\$ -	\$ 180,000	\$ 200,000	
Subtotal		\$ 1,030,000	\$ 1,120,000	\$ 176,000	\$ 237,500	\$ 70,000	\$ 90,000	\$ 1,276,000	\$ 1,447,500	
Total		\$ 5,570,000	\$ 6,240,000	\$ 316,000	\$ 402,500	\$ 155,000	\$ 205,000	\$ 6,041,000	\$ 6,847,500	
General Notes:										
1. Estimates are based upon 2018 anticipated costs and may need to be revised based upon date of implementation (Inflationary factors).										
2. The means of delivering the project may alter the anticipated cost.										
3. Costs assume no mitigation of hazardous materials is required.										
4. Costs are "Hard Construction" only and do not include soft costs such as design, permitting, funding, etc.										
5. Scope of Work and related costs do not include potential renovation, addition or new construction related to the direction established by the master plan										
Notes:										
(1). Architecture includes anticipated security system: Access control; CCTV in public areas, points of public contact and stairs; metal detector										
(2) Does not include security system upgrades anticipated to be done as part of the recommended option.										
(3). Includes replacement roof system and structural load bearing capacity improvement to support the new roof system.										
(4). Includes architectural/finish upgrades.										

10. Projection Modeling (Appendix F):

Projection modeling was completed based upon the adjusted existing DGSE, staff and the four algorithms used to establish the population projections, as well as an average for each milestone period of ten (2028) and twenty (2038) years. Projection modeling establishes a perspective of the potential staff and space needs of the County based upon the current population ratio to staff and the current space ratio to staff. Projection modeling is a tool utilized to evaluate the conclusions of the staff and space programming:

Component	Existing Adjusted		2028 (Exponential)		2038 (Exponential)	
	Staff	DGSE	Staff	DGSE	Staff	DGSE
A. Administration Bldg.	64.5	34,567	69.9	37,470	77.9	41,760
B. Courthouse	28.0	24,840	30.4	26,927	33.8	30,010
C. Sheriff's Office and Jail	70.5	30,521	76.4	33,084	85.2	36,872
D. Remote Buildings	35.5	37,543	38.5	36,906	42.9	41,132
Total	198.5	127,471	215.2	134,387	239.8	149,774

11. Staff Program (Appendix G):

The staff program defines the anticipated staff that may be needed in ten (2028) and twenty (2038) years. It should be noted that the staff program is utilized as a planning tool to establish the architectural space program and is not a hiring mandate:

Component	2018	2028	2038
A. Administration Bldg.	64.5	75	75.5
B. Courthouse	28	28	28
C. Sheriff's office and Jail	70.5	73	74
D. Remote Bldgs.	35.5	37.5	37.5
Total	198.5	213.5	215

12. Architectural Space Program (Appendix H):

The architectural space program defines the anticipated space that may be needed in ten (2028) and twenty (2038) years:

Component	Existing Adjusted		2028		2038	
	Staff	DGSF	Staff	DGSF	Staff	DGSF
A. Administration Bldg.	64.5	34,567	75.0	38,509	75.5	39,412
B. Courthouse	28.0	24,840	28.5	25,833	28.5	25,928
C. Sheriff's Office and Jail	70.5	30,521	73.0	36,637	74	37,580
D. Remote Buildings	35.5	37,543	37.5	35,558	37.5	36,319
Total	198.5	127,471	214	136,558	215.5	139,239
Commission on Aging – Adult Daycare	N/A	N/A	2.5	2,439	2.5	2,439
Antrim County Conservation District	N/A	N/A	5.5	1,524	5.5	1,680
Total	N/A	N/A	8	3,963	8	4,119

- Does Not Include Bank Building
- Does Not Include Nifty Thrifty
- Does Not Include Health Department:
- Does not Include Antrim County Conservation District (Separate Program)
- Does Not Include Commission on Aging Adult Day Care (Separate Program)
- Does Not Include Health and Human Services: 6,525 SF
- Does Not Include Community Mental Health: 7,411 SF

- **Existing Building Gross Square Feet (BGSF)**
 - Administration Building: 46,716 BGSF
 - Courthouse: 25,969 BGSF
 - Sheriff's Office and Jail: 14,205
 - Annex (Investigations, Patrol and Circuit Court Probation); 2,176 BGSF
 - Archive/Storage Building: 6,299 BGSF
 - Animal Control: 6,101 BGSF
 - Antrim County Transportation (ACT): 15,636 BGSF (Includes vehicular out building: 2,814 BGSF)
 - Commission on Aging: 6,440
 - Health Department: 6,386
 - Nifty Thrifty: 2,345 BGSF
 - Bank Building: 8,575 BGSF (Does not included canopy: 638 BGSF)

13. Existing, Projected and Programmed Evaluation (Appendix I):

An evaluation of the existing adjusted space, projection modeling, staff and architectural space programs was conducted to confirm the conclusions of the staff and space programming:

Component	Existing Adjusted		Projection Modeling				Programmed			
			2028		2038		2028		2038	
	Staff	DGSF	Staff	DGSF	Staff	DGSF	Staff	DGSF	Staff	DGSF
A. Administration Bldg.	64.5	34,567	69.9	37,470	77.9	41,760	75.0	38,509	75.5	39,412
B. Courthouse	28.0	24,840	30.4	26,927	33.8	30,010	28.5	25,833	28.5	25,928
C. Sheriff's Office and Jail	70.5	30,521	76.4	33,084	85.2	36,872	73.0	36,637	74	37,580
D. Remote Buildings	35.5	37,543	38.5	36,906	42.9	41,132	37.5	35,558	37.5	36,319
Total	198.5	127,471	215.2	134,387	239.8	149,774	214	136,558	215.5	139,239

The deviation between the projection modeling and programmed is typical since the projection modeling assumes a constant growth ratio consistent with population and staff. The staff and architectural space programs focus on the specific details of each department/division and consider current trends such as digitizing records that may require less records storage space in the future, as well as other similar factors.

14. Parking Projections (Appendix J):

Parking projections are based upon the 2038 staff program and include parking spaces for staff, visitors and special events such as Commissioner's meetings and training. A non-concurrent use factor (NCUF) is applied assuming that not all spaces will be required at any one time. This factor adjusts the total number of spaces at each facility in Group 1 to that recommended:

Component	Subtotal	NCUF	2038	Exiting
A. Administration Bldg.	180	51%	158.8	110
B. Courthouse	154.5	53%	71.2	61
C. Sheriff's Office and Jail	116	52%	82.0	51
Total	450	52%	312.0	222

The 2038 projected parking needs exceed that currently available on campus and suggests that the County should consider adding approximately 90 spaces to the campus and/or explore other provisions to address the parking needs in close proximity.

15. Charrette (Appendix K):



A charrette is a concentrated period of design and/or decision making with all the users, stakeholders and decision makers. The charrette philosophy, goals and objectives can be summarized as follows:









- **Charrette Philosophy:**
 - *There are No dumb ideas!*
 - *Everyone has a say.*
 - *Leave no stone unturned.*
 - *Build Consensus for Conclusions.*
 - *Everyone will know the What, Why and When.*
- **Charrette Goals and Objectives:**
 - *Establish a 20 Year Facility Master Plan.*
 - *Define Implementation/Priorities.*
 - *Build Consensus for Conclusions*
 - *Answer the "Big Picture" Questions:*
 - *How big is it?*
 - *What will it look like?*
 - *What are our Priorities?*



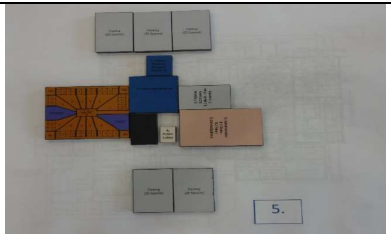
The Antrim County Facilities Master Plan Charrette was conducted over two and one half days and six sessions:

Day/Session	Attendees	Building Options	Site Options
Day 1 – May 14th, 2018			
• Morning Session: Present and Review Draft of Major Conclusions	20		
• Afternoon Session 1: Administration, ACT and Commission on Aging Charrette	16	12	17
• Afternoon Session 2: Courthouse and Circuit Court Probation Charrette	9	3	7
Day 2 – May 15th, 2018			
• Morning Session: Sheriff's Office and Jail Charrette	8	9	6
• Afternoon Session: Site /Campus Master Plan Charrette	14	5	22
Day 3 – May 16th, 2018			
• Morning Session: Wrap-Up	21		
Total		29	52














During the Wrap-Up session the morning of day 3, the building and site options were discussed and the general consensus of the attendees was to explore five potential options in greater detail:

Charrette - Master Plan Option A	
<ul style="list-style-type: none"> • Description <ul style="list-style-type: none"> - <i>Construct new 2 story Confinement Housing, Sheriff's Office and Jail. Addition and renovate the existing Jail</i> <ul style="list-style-type: none"> ▪ <i>Includes Prosecutor and Circuit Court Probation and Probation/Parole.</i> - <i>Renovation of the Administration Building.</i> <ul style="list-style-type: none"> ▪ <i>Addition or Construct Remote Tenant Building at Bank/Annex Location.</i> - <i>Construct Additional Campus Parking and Site Improvements.</i> - <i>Courthouse Minor Renovation/Reallocation of Space. Construct Connector to Jail</i> - <i>Construction of ACT Enclosed Vehicular Storage.</i> - <i>Construction of Commission on Aging Adult Day Care.</i> - <i>Implementation of Facility Corrective Work.</i> 	 <p>Building/Site Option 3</p>  <p>Building/Site Option 4</p>

Master Plan Option A Continued			
			Building/Site Option 5
Charrette - Master Plan Option B			
<ul style="list-style-type: none">Description<ul style="list-style-type: none">- Renovate Administration Building for Sheriff's Office and Jail.<ul style="list-style-type: none">▪ Includes Prosecutor, Circuit Court Probation and Probation/Parole.- Construct new Administration Building.<ul style="list-style-type: none">▪ Includes Tenant Space and Antrim County Conservation District.- Construct Additional Campus Parking and Site Improvements- Courthouse Minor Renovation/Reallocation of Space.- Construction of ACT Enclosed Vehicular Storage- Construction of Commission on Aging Adult Day Care.- Implementation of Facility Corrective Work.			
			Building/Site Option 7
			
			Building/Site Option 15
			
Building/Site Option 16	Building/Site Option 17	Building/Site Option 18	
Charrette - Master Plan Option C			
<ul style="list-style-type: none">Description<ul style="list-style-type: none">- Demolish Existing Bank Building/Annex Buildings and Construct New 1 or 2 Story Sheriff's Office and Jail Between Grove and Depot Street<ul style="list-style-type: none">▪ Includes Prosecutor, Circuit Court Probation and Probation/Parole.- Renovation and Addition of Administration building.<ul style="list-style-type: none">▪ Includes Tenant Space and Antrim County Conservation District.- Construct Additional Campus Parking and Site Improvements.- Courthouse Minor Renovation/Reallocation of Space.<ul style="list-style-type: none">▪ Possible Sallyport and Holding Addition.- Construction of ACT Enclosed Vehicular Storage- Construction of Commission on Aging Adult Day Care.- Implementation of Facility Corrective Work.			
			Building/Site Option 19
			
			Building/Site Option 20

Charrette - Master Plan Option D	
<ul style="list-style-type: none"> Description <ul style="list-style-type: none"> - Demolish Existing Bank/Annex Buildings and Construct New 2 Story Sheriff's Office and Jail Between Grove and Depot Street <ul style="list-style-type: none"> Includes Prosecutor and Circuit Court Probation. - Renovation and Addition of Administration building. <ul style="list-style-type: none"> Includes Tenant Space. - Construct Additional Campus Parking and Site Improvements. - Courthouse Minor Renovation/Reallocation of Space. - Construction of ACT Enclosed Vehicular Storage. - Construction of Commission on Aging Adult Day Care. - Implementation of Facility Corrective Work. 	 <p>Building/Site Option 22</p>
Charrette - Master Plan Option E	
<ul style="list-style-type: none"> Description <ul style="list-style-type: none"> - Demolish Existing Bank/Annex Buildings and Construct New 2 Story Sheriff's Office and Jail Between Grove and Depot Street <ul style="list-style-type: none"> Includes Prosecutor, Circuit Court Probation and Probation/Parole. - Renovation and Addition of Administration building. <ul style="list-style-type: none"> Includes Tenant Space and Antrim County Conservation District. - Construct Additional Campus Parking and Site Improvements. - Courthouse Minor Renovation/Reallocation of Space. - Construction of ACT Enclosed Vehicular Storage. - Construction of Commission on Aging Adult Day Care. - Implementation of Facility Corrective Work 	 <p>Building/Site Option 23 (5)</p>  <p>Building/Site Option 23 (5)</p>

Advantages and Disadvantages of each option can be summarized as follows:

Antrim County Facilities Master Plan Charrette Options Advantages and Disadvantages Summary									
Option A		Option B		Option C		Option D		Option E	
Advantages	Disadvantages	Advantages	Disadvantages	Advantages	Disadvantages	Advantages	Disadvantages	Advantages	Disadvantages
<ul style="list-style-type: none"> Logical Sequence of Construction. Users Maintain Operation During Construction. Could Maintain Grove and Depot Streets. Opportunity to Connect Jail to Courthouse for Secure Prisoner Movement to Courts. Opportunity for Future Development of Existing Campus. Potentially Lower Cost than New Construction. Additional parking for Village Events. 	<ul style="list-style-type: none"> Minimal Opportunity for Green Space Expansion/Improvements. Minimal Opportunity for Jail Expansion. Minimal Opportunity at Current Campus. Potential Issues with Seismic Design/ Code Compliance. 	<ul style="list-style-type: none"> Logical Sequence of Construction. Users Maintain Operation During Construction. Could Maintain Grove and Depot Streets. Opportunity to Connect Jail to Courthouse for Secure Prisoner Movement to Courts. Allows of Future Opportunity at Current Campus. Opportunity to Expand Green Space. Additional parking for Village Events. 	<ul style="list-style-type: none"> Highest Single Phase Implementation Cost. <ul style="list-style-type: none"> Requires Administration Building and Sheriff's Office/Jail to be done at the same time. Potentially challenging Design of Jail due to Existing Building Limitations. Longest Continuous Construction Duration (26 to 30 Months). Minimal Opportunity for Jail Expansion Potential Issues with Seismic Design/ Code Compliance. 	<ul style="list-style-type: none"> Logical Sequence of Construction. Could Maintain Grove and Depot Streets. Opportunity for Green Space Expansion/Improvements. Opportunity to Connect Jail to Courthouse for Secure Prisoner Movement to Courts. Allows for Future Campus Opportunities. Lower Single Phase Implementation Cost. Additional parking for Village Events. 	<ul style="list-style-type: none"> No Opportunity to Connect Jail to Courthouse for Secure Movement of Prisoners to Court. Minimal Opportunity for Jail Expansion. Disruption of Patrol and Investigations Operations. No Opportunity to Connect Jail to Courthouse for Secure Prisoner Movement to Courts. Could Require Sallyport/holding addition to Courthouse. Limited Opportunity for Future Existing Campus Development. 	<ul style="list-style-type: none"> Logical Sequence of Construction. Users Maintain Operation During Construction. Opportunity to Connect Jail to Courthouse for Secure Prisoner Movement to Courts. Opportunity for Green Space Expansion/ Development. Opportunity for Future Existing Campus Development. Allows of Future Opportunity at Current Campus. Additional parking for Village Events. 	<ul style="list-style-type: none"> Requires Abandoning Grove Street. Disruption of Patrol and Investigations Operations. Potentially Higher Construction Cost than Renovation Potentially Challenging Grove Street Closing Process. Potential Required Improvements to Depot Street. 	<ul style="list-style-type: none"> Logical Sequence of Construction. Users Maintain Operation During Construction. Maintains Groove and Depot Streets. Maximum Opportunity for Green Space Expansion/Development. Maximum Opportunity for Future Development of Existing Campus. Maximum Design Flexibility of Sheriff's Office/Jail. Maximum Expansion Opportunity of Sheriff's Office/Jail. Additional parking for Village Events. 	<ul style="list-style-type: none"> No Opportunity to Connect Jail to Courthouse for Secure Prisoner Movement to Courts. <ul style="list-style-type: none"> Could Require Sallyport holding addition to Courthouse. Could Require Additional Transport Staff. Potentially Higher Construction Cost than Renovation. May Increase Response Time to Courthouse Dependent Up Number of Courthouse Staff. Potential Issues with Public Perception. Potential Decentralizing Service Issues.
									
									
									

16. Commissioners' Workshop (Appendix L):

After completion of the Charrette, a publicly advertised and open to the public Commissioners' Workshop was conducted to review the five master plan options. The goal of this workshop was to narrow down the potential options, define priorities and a preferred master plan, as well as a means to implement/phase the master plan. Tools utilized included preliminary costs structured as a "Shopping List" of the master plan components and an Options Matrix to explore alternative ways to construct a master plan. After review of master plan options A-E the Commissioners directed the Byce Team to develop a master plan F to represent the preferred option as follows:

- **New Sheriff's Office/Jail**
 - *Master Plan Option C or D based upon determination of Grove Street Closure.*
 - *Demolition of Grove Street Annex.*
- **Preliminary Design of Master Plan F** to Refine Scope of Work Details, Cost and Financing.
- **Administration Building Space Reallocation and Security System.**
 - *Determination of the future of the CMH Tenant Space.*
 - *Relocation of maintenance to Archive/Storage Building.*
- **Relocation of Prosecutor** to either Sheriff's Office/Jail or Administration Building dependent upon Preliminary Design Scope of Work Details.
- **Courthouse Corrective Work and Space Reallocation**
 - *Relocation of Circuit Court Probation to Courthouse.*
- **Bank Building**
 - *Determination of Demolition Administration Building Renovation based upon Preliminary Design Scope of Work.*
- **Antrim County Transportation Corrective Work.**
- **Demolition of Nifty Thrifty** and Construction of Parking.
- **Antrim County Area Transportation** Enclosed Parking.
- **Determination of the future of the CMH Tenant Space and Health Department Lease Space**

The Commissioners' Workshop concluded with the decision by the Commissioners to notify, advertise and conduct a Public Informational Meeting with the intent of informing the public of the initial conclusions of the master plan study, obtain public opinions, comments and suggestions.

17. Public Informational Meeting (Appendix M):

A flyer was developed and issued to all the Township Trustees for posting to inform the public of the meeting. Also this public informational meeting was advertised three consecutive weeks prior to the meeting in the Antrim Review. Fifty-eight (58) people acknowledged attendance on the sign-in sheet. A power point presentation of the major conclusions of the master plan was presented by the Byce Team. The public asked questions and made comments during the presentation, as well as during the open forum conducted at the end of the presentation. The questions, comments and discussions are summarized by the Public Informational Meeting Memorandum included at the end of Appendix M. It was the general consensus of those in attendance to move the Sheriff's Office/Jail and possibly the County Administration and Courthouse to the remote site adjacent to the Animal Control Center.

18. Post Public Informational Meeting (Appendix N):

After receipt of comments at the Public Informational Meeting, the Commissioners requested the Byce Team to develop Master Plans Option G - Sheriff's Office/Jail, County Administration and Courthouse at Remote Site and Option H - Sheriff's Office/Jail at Remote Site. County Administration and Courthouse to Remain at Current Site. Post authorization, the Village of Bellaire submitted option W-W (Master Plan Option I) for consideration and the Commissioners directed the Byce Team to develop this option as well including the related project description, statement of probable cost and implementation plan:

Option G - Sheriff's Office/Jail, County Administration and Courthouse at Remote Site:

- **New Sheriff's Office/Jail**
 - *New Sheriff's Office/Jail on the Remote Site North of the Animal Control Facility.*
 - *Demolition and Sale of Grove Street Annex Property.*
 - *Demolition and Sale of Sheriff's Office/Jail Property.*
- **New Courthouse**

- *New Courthouse on Remote Site Next to Sheriff's Office/Jail.*
- *As-Is Sale of Courthouse and Property.*
- **Bank Building**
 - *As-Is Sale of Existing Bank Building/Property.*
- **New Administration Building:**
 - *New Administration Building on Remote Site North of Animal Control Facility.*
 - *Includes CMH, HHS and Antrim County Conservation District Tenant Space.*
 - *Demolition of Administration Building for Sale of Property.*
- **Antrim County Transportation Corrective Work.**
- **Sale of Nifty Thrifty Property.**
- **Antrim County Area Transportation Enclosed Vehicle Parking.**

Option H - Sheriff's Office/Jail at Remote Site. County Administration and Courthouse to Remain at Current Site:

- **Preliminary Design of Master Plan H to Refine Scope of Work Details, Cost and Financing.**
- **New Sheriff's Office/Jail**
 - *New Sheriff's Office/Jail on the Remote Site West of the Animal Control Facility.*
 - *Demolition of Grove Street Annex and Site Development/Parking or Greenspace.*
- **Administration Renovation**
 - *Determination of the future of the CMH Tenant Space*
 - *Relocation of Maintenance to Archive/Storage Building.*
- **Relocation of Prosecutor to either Sheriff's Office/Jail or Administration Building**
- **Courthouse Corrective Work, Space Reallocation and Sallyport/Holding Addition**
 - *Relocation of Circuit Court Probation to Courthouse.*
 - *Vehicular Sallyport/Holding Addition.*
- **Bank Building**
 - *Demolition and Site Development/Parking*
- **Demolition of Nifty Thrifty and Site Development/Parking.**
- **Antrim County Area Transportation Corrective Work and Enclosed Vehicle Parking.**

Option I: Bellaire Option W-W:

- **New Sheriff's Office/Jail**
 - *New Sheriff's Office/Jail on the Remote Site West of the Animal Control Facility.*
 - *Demolition of Grove Street Annex.*
 - *Demolition of Sheriff's Office/Jail.*
- **Courthouse**
 - *Space Reallocation, Corrective Work and Sallyport/Holding Addition.*
 - *Inclusion of Circuit Court Probation.*
- **New Administration Building:**
 - *Closure of Grove Street.*
 - *New Administration Building at the Current Square Footage/Area, West of Depot Street with Walking Path.*
 - *Inclusion of Prosecutor.*
 - *Site Improvements.*
 - *Sale of Administration Building/Property – Demolition and Site Improvements by Others.*
- **As-Is Sale of the Nifty Thrifty Property.**
- **Demolition of the Bank Building.**
- **Antrim County Area Transportation Corrective Work and Enclosed Vehicle Parking.**

19. Statement of Probable Costs (Appendix O):

The statement of probable costs are defined by three major components:

- **Hard Construction Cost:** Also known as “Bricks and Mortar”, these costs include the actual cost of new construction, renovation, remodel and/or additions, as well as the related site improvements.
- **Soft Costs Construction Related:** These costs are related to design, bidding, permitting and financing the project. Included in this cost group are things such as soil borings, surveys, design fees, as well as financing, permitting, attorney fees, etc.

- **Soft Costs Occupancy Related:** These costs are associated with occupying the building and include furniture, equipment, audio/visual, as well as information technology, telephone, security, etc.
- **Inflationary Factor:** Inflationary Factors adjust the 2018 Hard Construction Costs to the anticipated start date of the proposed implementation phase and consider additional inflationary costs that may be incurred as part of the phase duration.

The probable costs developed are based upon RSMeans Cost Data and historical hard construction square foot cost. These costs also include contingencies appropriate for the level of design completed and the aggregate sum of these costs equals the total anticipated project budget:

Option F: Sheriff's Office/Jail, County Administration and Courthouse at Current Site				
Component		Range of Probable Cost		
		Low	Mean	High
I.	Phase 1: 2018 - 2020			
A.	Master Plan F Preliminary Design	\$ 35,150	\$ 38,000	\$ 40,850
B.	New Sheriff's Office and Jail	\$ 21,458,295	\$ 23,198,157	\$ 24,938,019
C.	Administration Building Space Reallocation and Security System	\$ 243,163	\$ 262,879	\$ 282,595
D.	Relocation of Prosecutor to either Sheriff's Office or Administration Building	\$ 2,372	\$ 2,564	\$ 2,757
E.	Courthouse Corrective Work and Space Reallocation	\$ 458,065	\$ 428,098	\$ 428,098
F.	Bank Building Demolition and Site/Parking Improvements	\$ 182,900	\$ 197,729	\$ 212,559
Subtotal		\$22,379,945	\$ 24,127,428	\$ 25,904,878
II.	Phase 2: 5 to 10 Years			
A.	Administration Renovation	\$ 14,321,179	\$ 15,482,355	\$ 16,643,532
B.	Antrim County Transportation Corrective Work	\$ 85,272	\$ 92,186	\$ 99,100
Subtotal		\$ 14,406,451	\$ 15,574,541	\$ 16,742,632
III.	Phase 3: 10 to 20 Years			
A.	Demolition of Nifty Thrifty and Construction of parking Lot	\$ 93,624	\$ 101,215	\$ 108,806
B.	Antrim County Transportation Enclosed Vehicular Parking	\$ 397,140	\$ 429,341	\$ 461,541
Subtotal		\$ 490,764	\$ 530,556	\$ 570,347
Option G: Sheriff's Office/Jail, County Administration and Courthouse at Remote Site				
Component		Range of Probable Cost		
		Low	Mean	High
I.	Phase 1: 1 - 5 Years			
A.	Master Plan G Preliminary Design	\$ 44,400	\$ 48,000	\$ 51,600
B.	New Sheriff's Office/Jail on a Remote Site	\$ 21,733,462	\$ 23,495,634	\$ 25,257,807
C.	Courthouse Space Reallocation, Corrective Work and Sallyport/Holding Addition.	\$ 2,505,009	\$ 2,708,118	\$ 2,911,227
D.	Administration Building Space Reallocation and Basic Security System.	\$ 243,163	\$ 262,879	\$ 282,595
E.	As - Is Sale of Existing Bank Building	\$ (254,953)	\$ (275,625)	\$ (296,297)
Subtotal		\$24,271,080	\$ 26,239,006	\$ 28,206,931

II.	Phase 2: 5 to 10 Years			
A.	New Administration Building on a Remote Site	\$ 26,087,510	\$ 28,202,714	\$ 30,317,917
B.	Antrim County Transportation Corrective Work	\$ 85,272	\$ 92,186	\$ 99,100
Subtotal		\$26,172,782	\$ 28,294,900	\$ 30,417,017
III.	Phase 3: 10 to 20 Years			
A.	New Courthouse including Circuit Court Probation and Prosecutor's Office on a Remote Site Next to New Sheriff's Office/Jail	\$ 19,386,328	\$ 20,958,193	\$ 22,530,057
B.	As-Is Sale of Nifty Thrifty Property.	\$ -	\$ -	\$ -
C.	Antrim County Transportation Enclosed Vehicular Parking	\$ 397,140	\$ 429,341	\$ 461,541
Subtotal		\$19,783,469	\$ 21,387,534	\$ 22,991,599
Option H: Sheriff's Office/Jail at Remote Site. County Administration and Courthouse to Remain at Current Site				
Component		Range of Probable Cost		
		Low	Mean	High
I.	Phase 1: 1 - 5 Years			
A.	Master Plan H Preliminary Design	\$ 37,925	\$ 41,000	\$ 44,075
B.	New Sheriff's Office and Jail	\$ 21,761,553	\$ 23,526,003	\$ 25,290,453
C.	Administration Building Space Reallocation and Security System	\$ 243,163	\$ 262,879	\$ 282,595
D.	Relocation of Prosecutor to either Sheriff's Office or Administration Building	\$ 2,372	\$ 2,564	\$ 2,757
E.	Courthouse Corrective Work, Space Reallocation and Sallyport Addition.	\$ 2,505,009	\$ 2,708,118	\$ 2,911,227
F.	Bank Building Demolition and Site Development/Parking	\$ 182,900	\$ 197,729	\$ 212,559
Subtotal		\$24,732,921	\$ 26,738,293	\$ 28,743,665
II.	Phase 2: 5 to 10 Years			
A.	Administration Renovation	\$ 14,321,179	\$ 15,482,355	\$ 16,643,532
B.	Antrim County Transportation Corrective Work	\$ 85,272	\$ 92,186	\$ 99,100
Subtotal		\$14,406,451	\$ 15,574,541	\$ 16,742,632
III.	Phase 3: 10 to 20 Years			
A.	Demolition of Nifty Thrifty and Construction of Parking Lot	\$ 93,624	\$ 101,215	\$ 108,806
B.	Antrim County Transportation Enclosed Vehicular Parking	\$ 397,140	\$ 429,341	\$ 461,541
Subtotal		\$ 490,764	\$ 530,556	\$ 570,347
Option I: Bellaire Option W-W				
Component		Range of Probable Cost		
		Low	Mean	High
I.	Phase 1: 1 - 5 Years			
A.	Master Plan I Preliminary Design	\$ 37,925	\$ 41,000	\$ 44,075
B.	New Sheriff's Office and Jail	\$ 21,761,553	\$ 23,526,003	\$ 25,290,453
C.	Administration Building Space Reallocation and Security System	\$ 243,163	\$ 262,879	\$ 282,595

D.	Relocation of Prosecutor to either Sheriff's Office or Administration Building	\$ 2,372	\$ 2,564	\$ 2,757
E.	Courthouse Corrective Work, Space Reallocation and Sallyport Addition.	\$ 2,505,009	\$ 2,708,118	\$ 2,911,227
Subtotal		\$24,550,022	\$ 26,540,564	\$ 28,531,106
II.	Phase 2: 5 to 10 Years			
A.	New Administration Building	\$ 21,126,554	\$ 22,839,518	\$ 24,552,482
B.	Bank Building Demolition and Site/Parking Improvements	\$ 194,118	\$ 209,857	\$ 225,596
C.	Antrim County Transportation Corrective Work	\$ 85,272	\$ 92,186	\$ 99,100
Subtotal		\$21,405,944	\$ 23,141,561	\$ 24,877,179
III.	Phase 3: 2028 - 2038			
A.	Demolition of Nifty Thrifty and Construction of parking Lot	\$ 93,624	\$ 101,215	\$ 108,806
B.	Antrim County Transportation Enclosed Vehicular Parking	\$ 397,140	\$ 429,341	\$ 461,541
Subtotal		\$ 490,764	\$ 530,556	\$ 570,347

20. Implementation/Phasing Plans (Appendix P):

Option F: Sheriff's Office/Jail, County Administration and Courthouse at Current Site								
Phase 1			Phase 2			Phase 3		
1 – 5 Years			5 – 10 Years			10 – 20 Years		
Low	Mean	High	Low	Mean	High	Low	Mean	High
\$22,379,945	\$ 24,127,428	\$ 25,904,878	\$ 14,406,451	\$ 15,574,541	\$ 16,742,632	\$490,764	\$530,556	\$570,347
<div>1. New Sheriff's Office/Jail</div> <div>a. Master Plan Option C or D based upon determination of Grove Street Closure.</div> <div>b. Demolition of Grove Street Annex.</div> <div>2. Preliminary Design of Master Plan F to Refine Scope of Work Details, Cost and Financing.</div> <div>3. Administration Building Space Reallocation and Security System.</div> <div>a. Determination of the future of the CMH Tenant Space.</div> <div>b. Relocation of maintenance to Archive/Storage Building.</div> <div>4. Relocation of Prosecutor to either Sheriff's Office/Jail or Administration Building dependent upon Preliminary Design Scope of Work Details.</div> <div>5. Courthouse Corrective Work and Space Reallocation</div> <div>a. Relocation of Circuit Court Probation to Courthouse.</div> <div>6. Bank Building</div> <div>a. Demolition based upon Sequence of Construction.</div>			<div>1. Administration Building Renovation based upon Preliminary Design Scope of Work.</div> <div>2. Antrim County Transportation Corrective Work.</div>			<div>1. Demolition of Nifty Thrifty and Construction of Parking.</div> <div>2. Antrim County Area Transportation Enclosed Parking.</div> <div>3. Determination of the future of the CMH Tenant Space and Health Department Lease Space.</div>		

Option G: Sheriff's Office/Jail, County Administration and Courthouse at Remote Site								
Phase 1			Phase 2			Phase 3		
1 – 5 Years			5 – 10 Years			10 – 20 Years		
Low	Mean	High	Low	Mean	High	Low	Mean	High
\$24,271,080	\$ 26,239,006	\$ 28,206,931	\$26,172,782	\$ 28,294,900	\$ 30,417,017	\$19,783,469	\$ 21,387,534	\$ 22,991,599

<ol style="list-style-type: none"> Preliminary Design of Master Plan G to Refine Scope of Work Details, Cost and Financing. New Sheriff's Office/Jail: <ol style="list-style-type: none"> New Sheriff's Office/Jail on the Remote Site/West of the Animal Control Facility. Demolition and Sale of Grove Street Annex Property. Demolition Sheriff's Office/Jail and Sale of Property. Courthouse Space Reallocation, Corrective Work and Sallyport/Holding Addition. Administration Building Space Reallocation and Basic Security System. Bank Building: <ol style="list-style-type: none"> As-Is Sale of Existing Bank Building/Property. 	<ol style="list-style-type: none"> New Administration Building: <ol style="list-style-type: none"> New Administration Building on Remote Site North of New Sheriff's Office/Jail and Courthouse. Includes CMH, HHS and Antrim County Conservation District Tenant Space. Demolition of Administration Building and Sale of Property. Antrim County Transportation Corrective Work. 	<ol style="list-style-type: none"> New Courthouse <ol style="list-style-type: none"> New Courthouse on Remote Site Next to Sheriff's Office/Jail with Connection. As-Is Sale of Courthouse and Property. Sale of Nifty Thrifty Property. <ol style="list-style-type: none"> As-is Sale of Existing Nifty Thrifty Building/Property Antrim County Area Transportation <ol style="list-style-type: none"> Enclosed Vehicle Parking
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Option H: Sheriff's Office/Jail at Remote Site. County Administration and Courthouse to Remain at Current Site

Phase 1			Phase 2			Phase 3		
1 – 5 Years			5 – 10 Years			10 – 20 Years		
Low	Mean	High	Low	Mean	High	Low	Mean	High
\$24,732,921	\$ 26,738,293	\$ 28,743,665	\$14,406,451	\$ 15,574,541	\$ 16,742,632	\$ 490,764	\$ 530,556	\$ 570,347
<ol style="list-style-type: none"> Preliminary Design of Master Plan H to Refine Scope of Work Details, Cost and Financing. New Sheriff's Office/Jail <ol style="list-style-type: none"> New Sheriff's Office/Jail on the Remote Site West of the Animal Control Facility. Demolition of Grove Street Annex and Site Development/Parking or Greenspace. Administration Building Space Reallocation and Security System. <ol style="list-style-type: none"> Determination of the future of the CMH Tenant Space. Relocation of Maintenance to Archive/Storage Building. Relocation of Prosecutor to either Sheriff's Office/Jail or Administration Building dependent upon Preliminary Design Scope of Work Details. Courthouse Corrective Work, Space Reallocation and Sallyport Addition <ol style="list-style-type: none"> Relocation of Circuit Court Probation to Courthouse. Vehicular Sallyport/Holding Addition. Bank Building (Sequence) 			<ol style="list-style-type: none"> Administration Building Renovation based upon Preliminary Design Scope of Work. Antrim County Transportation Corrective Work. 			<ol style="list-style-type: none"> Demolition of Nifty Thrifty and Construction of Parking. Antrim County Area Transportation Enclosed Parking. Determination of the future of the HHS Tenant Space and Health Department Lease Space. 		

Option I: Bellaire Option W-W								
Phase 1			Phase 2			Phase 3		
1 – 5 Years			5 – 10 Years			10 – 20 Years		
Low	Mean	High	Low	Mean	High	Low	Mean	High
\$24,550,022	\$ 26,540,564	\$ 28,531,106	\$21,405,944	\$ 23,141,561	\$ 24,877,179	\$ 490,764	\$ 530,556	\$ 570,347
1. Preliminary Design of Master Plan I to Refine Scope of Work Details, Cost and Financing. 2. New Sheriff's Office/Jail a. New Sheriff's Office/Jail on the Remote Site West of the Animal Control Facility. b. Demolition of Grove Street Annex and Site Development/Parking or Greenspace. 3. Administration Building Space Reallocation and Security System. a. Determination of the future of the CMH Tenant Space. b. Relocation of Maintenance to Archive/Storage Building. 4. Relocation of Prosecutor to either Sheriff's Office/Jail or Administration Building dependent upon Preliminary Design Scope of Work Details. 5. Courthouse Corrective Work, Space Reallocation and Sallyport Addition a. Relocation of Circuit Court Probation to Courthouse. b. Vehicular Sallyport/Holding Addition.			1. New Administration Building West of Depot Street based upon existing square footage/area 2. Demolition of Bank Building 3. Campus Site Improvements 4. Antrim County Transportation Corrective Work.			1. Sale or Demolition of Nifty Thrifty and possibly Construction of Parking for campus. 2. Antrim County Area Transportation Enclosed Parking. 3. Determination of the future of the HHS Tenant Space and Health Department Lease Space.		

The "Mean" Probable Costs related to the Implementation/Phasing Plans for Master Plan Options F – I can be summarized as follows:

Master Plan Option	Phase 1	Phase 2	Phase 3	Total
	Mean Cost	Mean Cost	Mean Cost	
Option F: Sheriff's Office/Jail, County Administration and Courthouse at Current Site	\$24,127,428	\$15,574,541	\$530,556	\$40,232,525
Option G: Sheriff's Office/Jail, County Administration and Courthouse at Remote Site	\$26,239,006	\$28,294,900	\$21,387,534	\$75,921,440
Option H: Sheriff's Office/Jail at Remote Site. County Administration and Courthouse to Remain at Current Site	\$26,738,293	\$15,574,541	\$530,556	\$42,843,390
Option I: Bellaire Option W-W	\$26,540,564	\$23,141,561	\$530,556	\$50,212,681

21. Transportation Cost Analysis (Appendix Q):

Since Master Plan Options G – I locate the Sheriff's Office and Jail on a remote site, a sallypot and holding area is anticipated to be constructed as an addition to the courthouse for the efficient, safe and secure transport of prisoners from the jail to the courts. The cost of this item is included in the Statement of Probable Cost for each option noted. Also, selection of one of these options for implementation needs to consider the annual cost of transportation and supervision of the prisoners from the jail to the courthouse and in the new holding area. The initial startup is anticipated to include acquisition of a second transportation vehicle, as well as portables, weapons, vests and other related equipment needed by the transportation officers. The first year Capital Outlay for these items is estimated at \$50,000. Furthermore, selection of one of these options needs to consider the annual transportation costs such as additional Corrections Deputies (2) including salaries, benefits and insurance, as well as uniforms, gas and vehicle maintenance. The annual first year transportation costs are estimated at \$148,086.84.

It should be noted that these costs will be in perpetuity and subject to annual inflationary factors throughout the life cycle of the facilities separation on different sites.

22. Conclusion: This Master Plan Study concluded with the summary of Master Plan Options F - I for implementation consideration by the Commissioner's.

23. Geotechnical Exploration (Appendix R):

A Geotechnical Exploration of the proposed new Sheriff's Office/Jail site, adjacent/contiguous to Animal Control, was completed and the report dated March 14th, 2019. Evaluation of this report by the Byce Team concluded that the findings and conclusions do not appear to alter the assumptions made and the related costs defined by the Statement of Probable Cost associated with options defined at this site.

Appendix A: Approach and Methodology

Antrim County Facilities Master Plan

Approach and Methodology

STEP 1: PRE - PROJECT

- Project “Kick-Off-Meeting”
 - Define Project Committee, Roles and Lines of Communication.
 - Confirm Goals, Objectives, Approach and Methodology.
 - Confirm all Users/Stakeholders Included in the Project and Verify Contact Information.
 - Confirm Facilities and Site Options to be Included in the Project.
 - Define Review and Approval Process.
 - Confirm Schedule and Deliverables.
- Develop Master Plan Base Sheets for Existing Space Evaluation and Communication of Study Information
- Develop, Issuance and Receipt of Data/Information.
- Develop, Issuance and Receipt of Questionnaires.

STEP 2: STRATEGIC PLANNING & FACILITY SYSTEMS EVALUATION

- Complete Analytics of Historical Trends.
- Analyze Growth Influences and Operational Factors.
- Complete Population Projection Models.
- Define Space Standards.
- Complete Existing Space Analysis.
- Conduct User/Stakeholders Interviews.
- Complete 10 (2028) and 20 (2038) Staff, Beds, Courts and Space Projection Models.
- Complete Operations/Service Providing System Analysis.
- Complete Facility Systems Evaluation.
- Meet with Users/Stakeholders and Committee as required to Review and Confirm Conclusions as Required.
- Complete Phase Summary and Review with Users/Stakeholders and Committee.
- Present Conclusions to the Committee and Commissioners as Required.

STEP 4: MASTER PLANNING

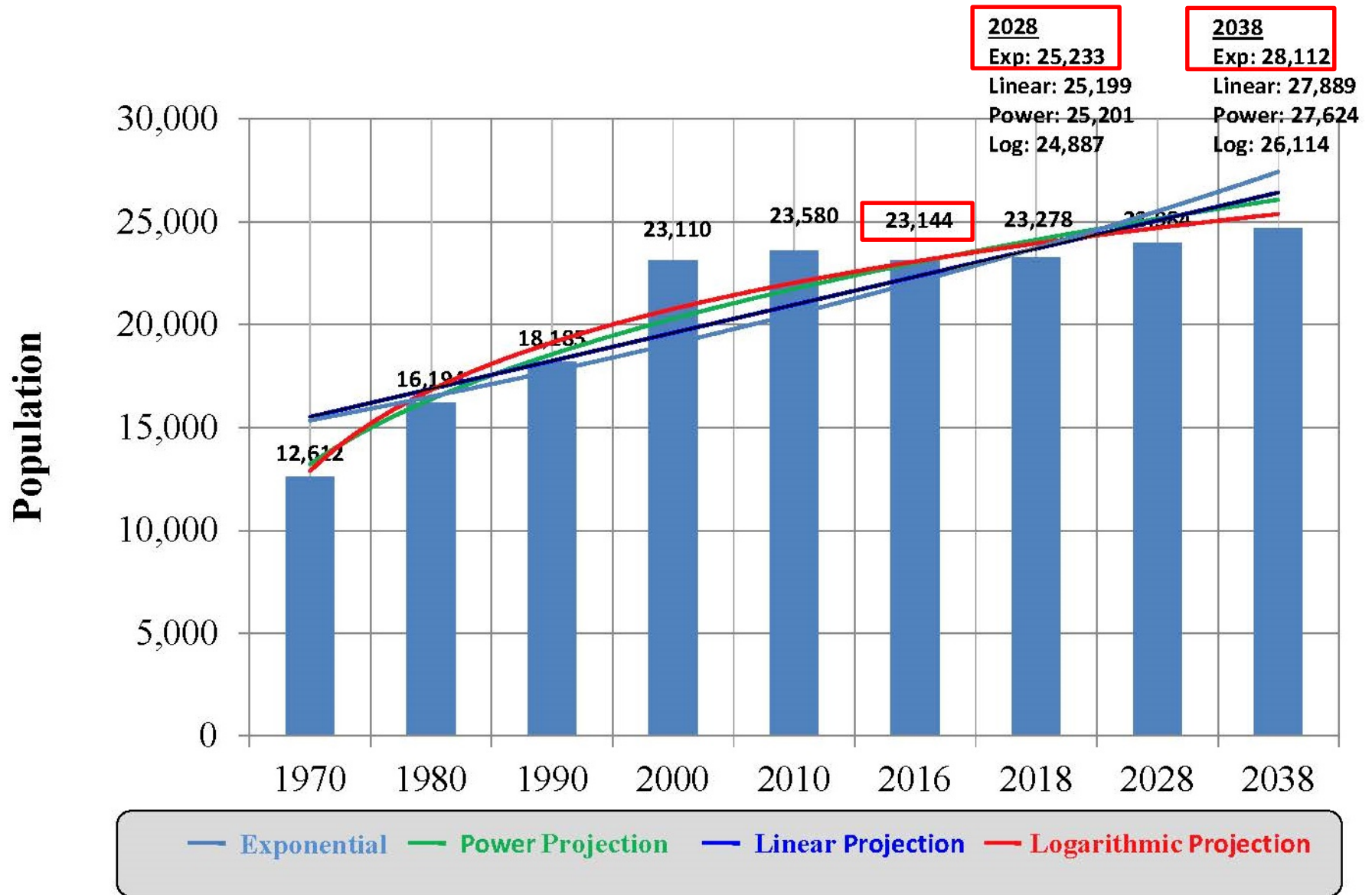
- Pre-Charrette:
 - Develop Workshop Tools.
- Charrette (Users/Stakeholders and Committee):
 - Exploration Options to Address Space/Facility Needs and Beneficial Operational Scenarios.
 - Discussion of Costs, Implementation /Phasing Plans, Priorities and Funding.
- Post-Charrette:
 - Refine and Finalize Master Plan Graphics.
 - Statement of Probable Project Budget and Funding Options.
 - Implementation/Phasing Plan and Schedule.
- Complete Phase Summary and Review with Users/Stakeholders and Committee.
- Draft and Final Report.
- Present Conclusions to the Committee and Commissioners as Required.

STEP 3: SERVICES SYSTEM EVALUATION & PROGRAMMING

- Conduct “Visioning” Meeting with Users/Stakeholders and Committee to Discuss How you are currently doing business and How that May or Should Change in the Future to Better Provide Services.
- Develop Detailed 10 (2028) and 20 (2038) Staff and Space Programs.
- Define 2037 Parking Needs.
- Define Critical Adjacencies Necessary for Operational and Service Efficiencies.
- Meet with Users/Stakeholders and Committee as required to Review and Confirm Conclusions as Required.
- Complete Phase Summary and Review with Users/Stakeholders and Committee.
- Present Conclusions to the Committee and Commissioners as Required.

Appendix B: Analytics

Analytics - Population



Analytics – Courts Historical Data Summary

Component	2012	2013	2014	2015	2016	2017	Period Average	Notes
13th Circuit Court								
Civil Total Case Load	160	204	100	193	100		151.4	(1).
Criminal Total Case Load	94	78	106	93	79		90	(1).
Total	254	282	206	286	179		241.4	
Probate Court – Family Division								
Family Cases Total Case Load	243	228	214	218	218		224.2	
Protection Orders Total Dispositions	92	87	89	80	78		85.2	
Total	335	315	303	298	296		309.4	
Probate Court								
Juvenile	160	140	175	166	178		163.8	(2).
Other	32	33	29	30	15		27.8	(2).
Total	192	173	204	196	193		191.6	(2).
Total Probate Court Case Load	527	488	507	494	489		501	(2).
86th District Court								
Civil Total Case Load								
Criminal Total Case Load								
Total								

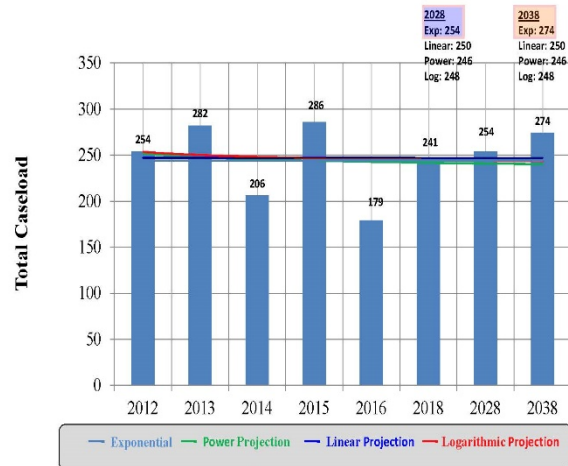
Notes:

(1). 2016 Clerk Annual Report terminology changed from total case load. Assumes total case load = Pending cases, New Cases/ and Reopened Cases.

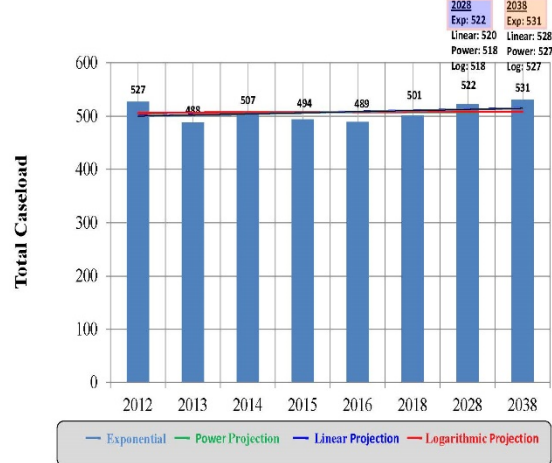
(2). Information provided by Probate Court, not included in Clerk Annual Reports

Analytics – Courts Projections Summary

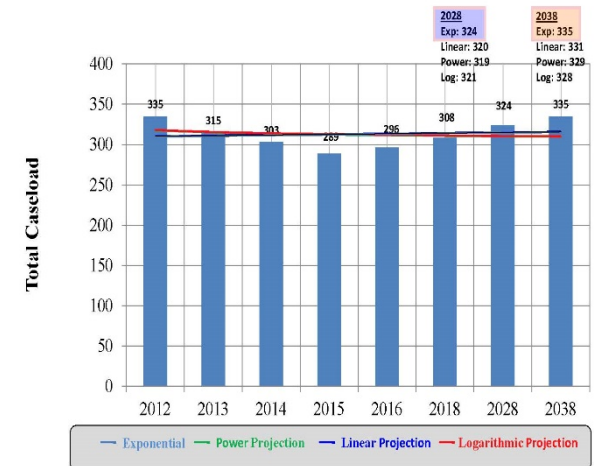
Courts Projection – 13th Circuit Court Total Caseload



Courts Projection – Probate Court Total Caseload



Courts Projection – Probate Court Family Division Total Caseload



Total Caseload Summary

Court	Estimated 2018	2028	2038
13 th Circuit	241	254	274
Probate	501	522	531
Probate - Family Division	308	324	335
Total	1,050	1,100	1,140

Analytics – Jail Historical Data Summary

Component		2010		2011		2012		2013		2014		2015		2016		2017		Period Average		Notes
A. Bookings																				
0.1	Adult Bookings	984		1,003		1,203		1,143		1,111		1,034		844		901		1,027.88		
0.2	Juvenile Bookings	20		11		15		8		6		3		7		3		9.13		
0.3	Total Inmate Bookings	1,004		1,014		1,218		1,151		1,117		1,037		851		904		1,037.00		
0.4	Adult/Juvenile	Adult	Juv.	Adult	Juv.	Adult	Juv.	Adult	Juv.	Adult	Juv.	Adult	Juv.	Adult	Juv.	Adult	Juv.	Adult	Juv.	
0.5	Ratio	98.0%	2.0%	98.9%	1.1%	98.8%	1.2%	99.3%	0.7%	99.5%	0.5%	99.7%	0.3%	99.2%	0.8%	99.7%	0.3%	99.1%	0.9%	
0.6	Average Bookings per Month	83.67		84.5		101.50		95.92		93.08		86.42		70.92		75.33		86.42		
0.7	Average Bookings per Day	2.75		2.78		3.34		3.15		3.06		2.84		2.33		2.48		2.84		
B. Average Daily Population (ADP)																				
0.1	Total Average Daily Population	43.16		41.8		46.02		43.00		42.00		45.00		36.00		26.00		40.37		
0.2	Average Daily Population of Male	38.64		36.18		38.89		37.00		36.00		38.00		29.00		22.00		34.46		
0.3	Average Daily Population of Female	4.52		5.62		7.13		6.00		6.00		7.00		7.00		4.00		5.91		
0.4	ADP Sentenced Male	21.7		18		18.45		18.00		17.00		17.00		14.00		10.00		16.77		
0.5	ADP un-sentenced Male	16.94		18.18		20.26		19.00		19.00		21.00		15.00		12.00		17.67		
0.6	ADP Female	4.52		5.62		7.13		6.00		6.00		7.00		7.00		4.00		5.91		
0.7	ADP Sentenced Female	2.09		3.7		3.90		3.00		3.00		3.00		4.00		2.00		3.09		
0.8	ADP un-sentenced Female	2.43		1.92		3.27		3.00		3.00		4.00		3.00		2.00		2.83		
0.9	Average Daily Population	Male	Female	Male	Female	Male	Female	Male	Female	Male	Female	Male	Female	Male	Female	Male	Female	Male	Female	
0.10	Ratio	89.5%	10.5%	86.6%	13.4%	84.5%	15.5%	86.0%	14.0%	85.7%	14.3%	84.4%	15.6%	80.6%	19.4%	84.6%	15.4%	85.2%	12.8%	
0.11	ADP Sentenced	Male	Female	Male	Female	Male	Female	Male	Female	Male	Female	Male	Female	Male	Female	Male	Female	Male	Female	
0.12	Ratio	56.2%	46.2%	49.8%	65.8%	47.4%	54.7%	48.6%	50.0%	47.2%	50.0%	44.7%	42.9%	48.3%	57.1%	45.5%	50.0%	48.5%	45.8%	
0.13	ADP Un-Sentenced	Male	Female	Male	Female	Male	Female	Male	Female	Male	Female	Male	Female	Male	Female	Male	Female	Male	Female	
0.14	Ratio	43.8%	53.8%	50.2%	34.2%	52.1%	45.9%	51.4%	50.0%	52.8%	50.0%	55.3%	57.1%	51.7%	42.9%	54.5%	50.0%	51.5%	41.7%	
C. Releases																				
0.1	Total Number of Annual Releases	930		1,029		1,216		1,154		1,219		998		880		909		1,041.88		
0.2	Total Average Releases per Month	77.50		85.75		101.33		96.17		101.58		83.17		73.33		75.75		86.82		
0.3	Total Average Releases per Day	2.55		2.82		3.33		3.16		3.34		2.73		2.41		2.49		2.85		
D. Transportation																				
0.1	Annual Number of Inmates Transported to MI DOC	30		19		31				20		27		24				25.17		
E. Average length of Stay																				
0.1	Sentenced Male and Female																			
0.2	Un-sentenced Male and Female																			
0.3	Total Average Length of Stay	11.00		9.00		10.00		10.00		9.00		11.00		9.00		7.00		9.50		
F. Criminal Arrests																				
0.1	Total Annual Criminal Arrests	546				763.00		623.00		604.00		517.00		444.00				582.83		
G. Meals																				
0.1	Total Annual Meals Served			44,409		49,150		45,498		45,095								46,038		

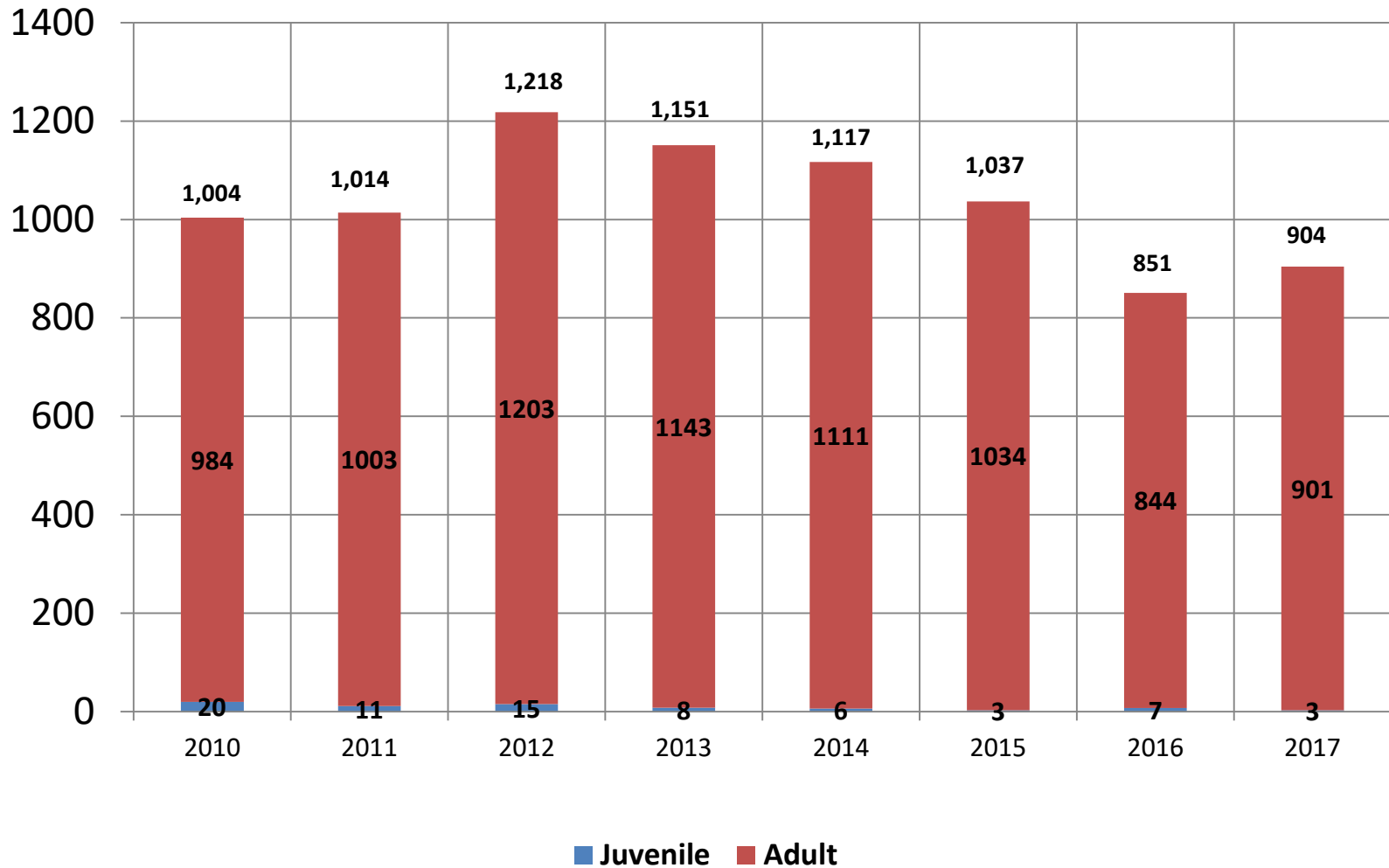
Notes:

Analytics – Jail Historical Data Summary

Year/Race	Under 17	Ratio	17-24	Ratio	25-29	Ratio	30-34	Ratio	35-39	Ratio	40-44	Ratio	45-49	Ratio	50-54	Ratio	55-59	Ratio	60-64	Ratio	65 & over	Ratio	Total	
Total Booked		1,154		1,154		1,154		1,154		1,154		1,154		1,154		1,154		1,154		1,154		1,154	Inmates	Ratio
2013																								1,154
Black	0	0.00%	4	0.35%	7	0.61%	2	0.17%	4	0.35%	2	0.17%	0	0.00%	0	0.00%	0	0.00%	0	0.00%	0	0.00%	19	1.65%
American Indian/Alaskan	0	0.00%	0	0.00%	0	0.00%	0	0.00%	0	0.00%	1	0.09%	0	0.00%	0	0.00%	0	0.00%	0	0.00%	0	0.00%	1	0.09%
Unknown	0	0.00%	7	0.61%	5	0.43%	0	0.00%	0	0.00%	0	0.00%	0	0.00%	0	0.00%	0	0.00%	0	0.00%	0	0.00%	12	1.04%
Other	0	0.00%	7	0.61%	6	0.52%	3	0.26%	7	0.61%	3	0.26%	3	0.26%	4	0.35%	1	0.09%	1	0.09%	0	0.00%	35	3.03%
White	1	0.09%	201	17.42%	185	16.03%	148	12.82%	164	14.21%	85	7.37%	108	9.36%	61	5.29%	57	4.94%	43	3.73%	30	2.60%	1,083	93.85%
White/Hispanic	0	0.00%	0	0.00%	0	0.00%	0	0.00%	0	0.00%	0	0.00%	1	0.09%	0	0.00%	0	0.00%	0	0.00%	0	0.00%	1	0.09%
Total	1	0.09%	219	18.98%	203	17.59%	153	13.26%	175	15.16%	91	7.89%	112	9.71%	65	5.63%	58	5.03%	44	3.81%	30	2.60%	1,151	99.74%
2014/Booked		1,077		1,077		1,077		1,077		1,077		1,077		1,077		1,077		1,077		1,077		1,077		1,077
Black	0	0.00%	1	0.09%	5	0.46%	2	0.19%	1	0.09%	0	0.00%	0	0.00%	0	0.00%	0	0.00%	0	0.00%	0	0.00%	9	0.84%
American Indian/Alaskan	0	0.00%	3	0.28%	4	0.37%	2	0.19%	0	0.00%	1	0.09%	1	0.09%	0	0.00%	1	0.09%	0	0.00%	0	0.00%	12	1.11%
Unknown	0	0.00%	2	0.19%	0	0.00%	0	0.00%	0	0.00%	0	0.00%	0	0.00%	1	0.09%	0	0.00%	1	0.09%	1	0.09%	5	0.46%
Other	0	0.00%	1	0.09%	4	0.37%	3	0.28%	1	0.09%	1	0.09%	2	0.19%	0	0.00%	1	0.09%	0	0.00%	0	0.00%	13	1.21%
White	2	0.19%	179	16.62%	188	17.46%	172	15.97%	126	11.70%	100	9.29%	105	9.75%	76	7.06%	40	3.71%	21	1.95%	27	2.51%	1,036	96.19%
White/Hispanic	0	0.00%	1	0.09%	1	0.09%	0	0.00%	0	0.00%	0	0.00%	0	0.00%	0	0.00%	0	0.00%	0	0.00%	0	0.00%	2	0.19%
Total	2	0.19%	187	17.36%	202	18.76%	179	16.62%	128	11.88%	102	9.47%	108	10.03%	77	7.15%	42	3.90%	22	2.04%	28	2.60%	1,077	100.00%
2015		1,000		1,000		1,000		1,000		1,000		1,000		1,000		1,000		1,000		1,000		1,000		1,000
Black	0	0.00%	4	0.40%	5	0.50%	5	0.50%	0	0.00%	0	0.00%	1	0.10%	2	0.20%	0	0.00%	0	0.00%	0	0.00%	17	1.70%
American Indian/Alaskan	0	0.00%	5	0.50%	1	0.10%	0	0.00%	0	0.00%	3	0.30%	0	0.00%	0	0.00%	0	0.00%	0	0.00%	0	0.00%	9	0.90%
Unknown	0	0.00%	1	0.10%	3	0.30%	0	0.00%	1	0.10%	0	0.00%	0	0.00%	0	0.00%	0	0.00%	0	0.00%	1	0.10%	6	0.60%
Other	1	0.00%	1	0.00%	7	0.00%	4	0.00%	3	0.00%	1	0.00%	1	0.00%	2	0.00%	1	0.00%	0	0.00%	0	0.00%	21	0.00%
White	1	0.10%	190	19.00%	139	13.90%	157	15.70%	117	11.70%	103	10.30%	98	9.80%	54	5.40%	39	3.90%	35	3.50%	11	1.10%	944	94.40%
White/Hispanic	0	0.00%	0	0.00%	1	0.10%	1	0.10%	0	0.00%	0	0.00%	1	0.10%	0	0.00%	0	0.00%	0	0.00%	0	0.00%	3	0.30%
Total	2	0.10%	201	20.00%	156	14.90%	167	16.30%	121	11.80%	107	10.60%	101	10.00%	58	5.60%	40	3.90%	35	3.50%	12	1.20%	1,000	97.90%
2016		867		867		867		867		867		867		867		867		867		867		867		867
Black	2	0.23%	1	0.12%	4	0.46%	5	0.58%	1	0.12%	2	0.23%	1	0.12%	2	0.23%	0	0.00%	0	0.00%	0	0.00%	18	2.08%
American Indian/Alaskan	0	0.00%	0	0.00%	0	0.00%	0	0.00%	1	0.12%	0	0.00%	2	0.23%	0	0.00%	0	0.00%	0	0.00%	0	0.00%	3	0.35%
Unknown	0	0.00%	0	0.00%	0	0.00%	2	0.23%	1	0.12%	0	0.00%	0	0.00%	0	0.00%	0	0.00%	1	0.12%	0	0.00%	4	0.46%
Other	0	0.00%	1	0.12%	1	0.12%	2	0.23%	5	0.58%	1	0.12%	0	0.00%	4	0.46%	0	0.00%	1	0.12%	0	0.00%	15	1.73%
White	5	0.58%	169	19.49%	132	15.22%	148	17.07%	119	13.73%	59	6.81%	74	8.54%	55	6.34%	43	4.96%	17	1.96%	6	0.69%	827	95.39%
White/Hispanic	0	0.00%	0	0.00%	0	0.00%	0	0.00%	0	0.00%	0	0.00%	0	0.00%	0	0.00%	0	0.00%	0	0.00%	0	0.00%	0	0.00%
Total	7	0.81%	171	19.72%	137	15.80%	157	18.11%	127	14.65%	62	7.15%	77	8.88%	61	7.04%	43	4.96%	19	2.19%	6	0.69%	867	100.00%
2017		904		904		904		904		904		904		904		904		904		904		904		904
Black	0	0.00%	5	0.55%	5	0.55%	2	0.22%	0	0.00%	2	0.22%	0	0.00%	0	0.00%	4	0.44%	0	0.00%	0	0.00%	18	1.99%
American Indian/Alaskan	0	0.00%	6	0.66%	3	0.33%	1	0.11%	0	0.00%	5	0.55%	1	0.11%	0	0.00%	3	0.33%	0	0.00%	0	0.00%	19	2.10%
Unknown	0	0.00%	3	0.33%	2	0.22%	0	0.00%	0	0.00%	0	0.00%	0	0.00%	0	0.00%	0	0.00%	0	0.00%	1	0.11%	6	0.66%
Other	0	0.00%	5	0.55%	9	1.00%	5	0.55%	3	0.33%	2	0.22%	2	0.22%	0	0.00%	4	0.44%	0	0.00%	0	0.00%	30	3.32%
White	3	0.33%	147	16.26%	138	15.27%	160	17.70%	93	10.29%	81	8.96%	78	8.63%	58	6.42%	43	4.76%	31	3.43%	15	1.66%	847	93.69%
White Hispanic	0	0.00%	0	0.00%	1	0.11%	0	0.00%	1	0.11%	0	0.00%	0	0.00%	0	0.00%	0	0.00%	0	0.00%	0	0.00%	2	0.22%
Total	3	0.33%	161	18.36%	153	17.48%	166	18.58%	97	10.73%	88	9.96%	81	8.96%	58	6.42%	50	5.97%	31	3.43%	16	1.77%	922	101.99%

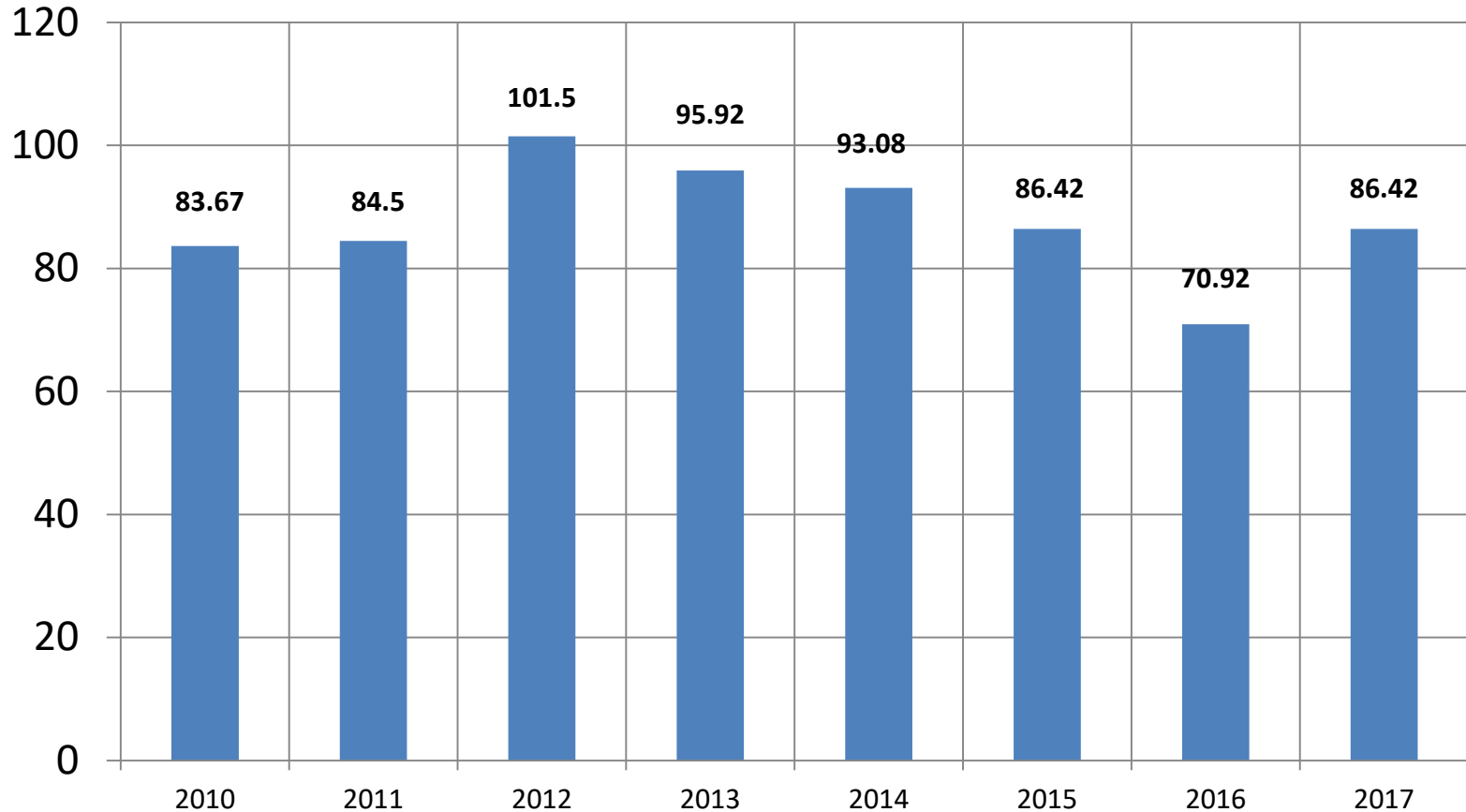
Analytics – Jail

Historical Annual Jail Bookings



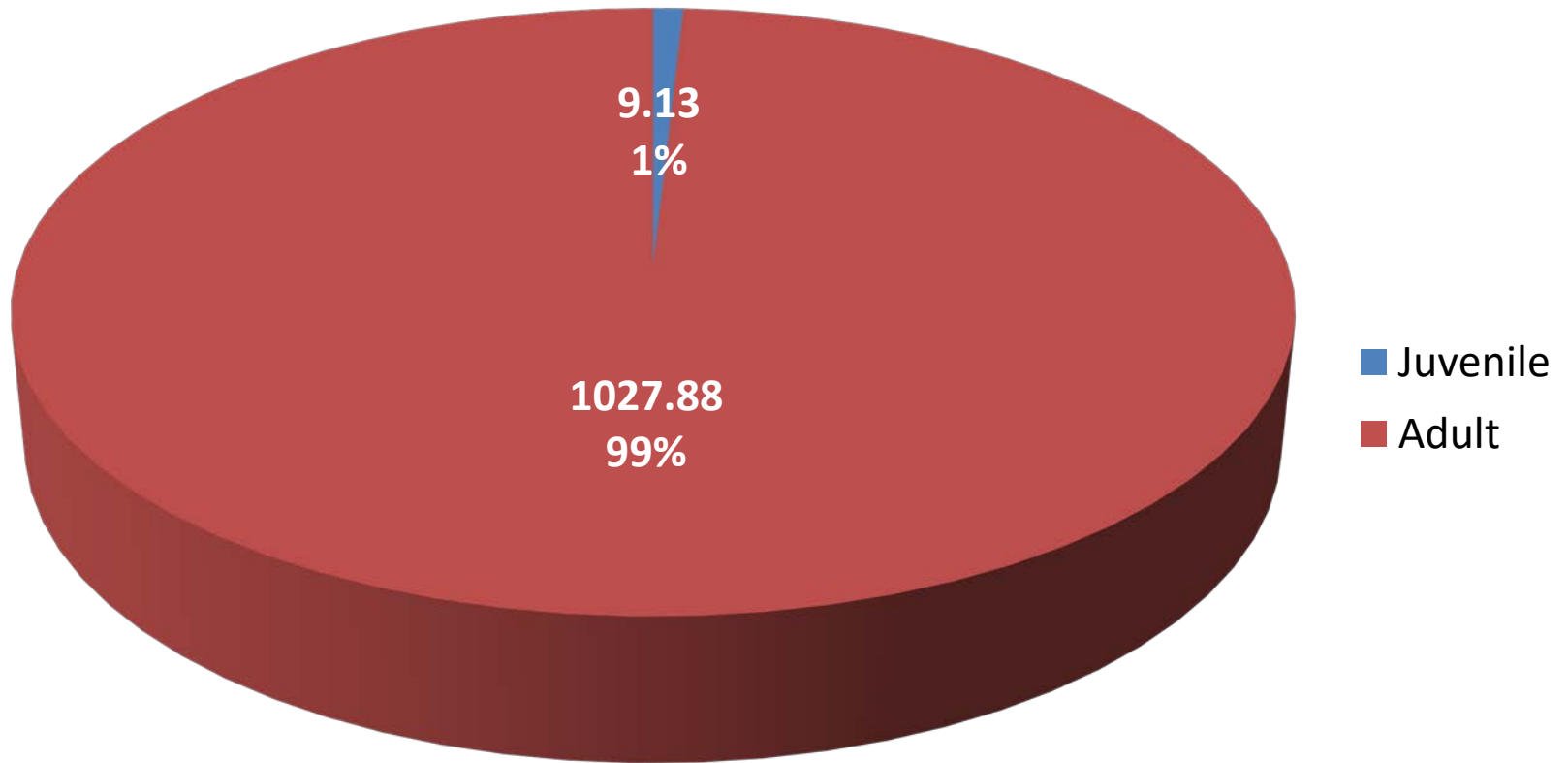
Analytics – Jail

Historical Average Monthly Total Jail Bookings



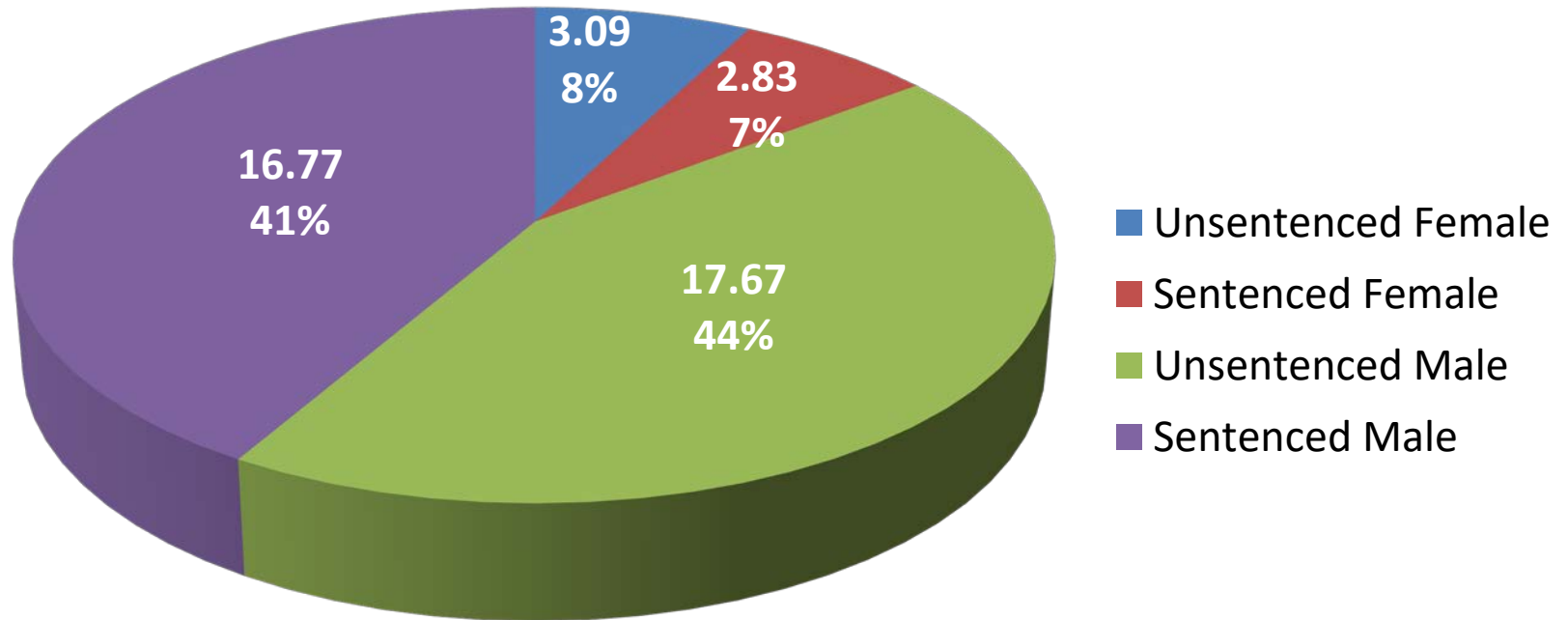
Analytics - Jail

Jail Admission Breakdown: Average 2010 - 2017



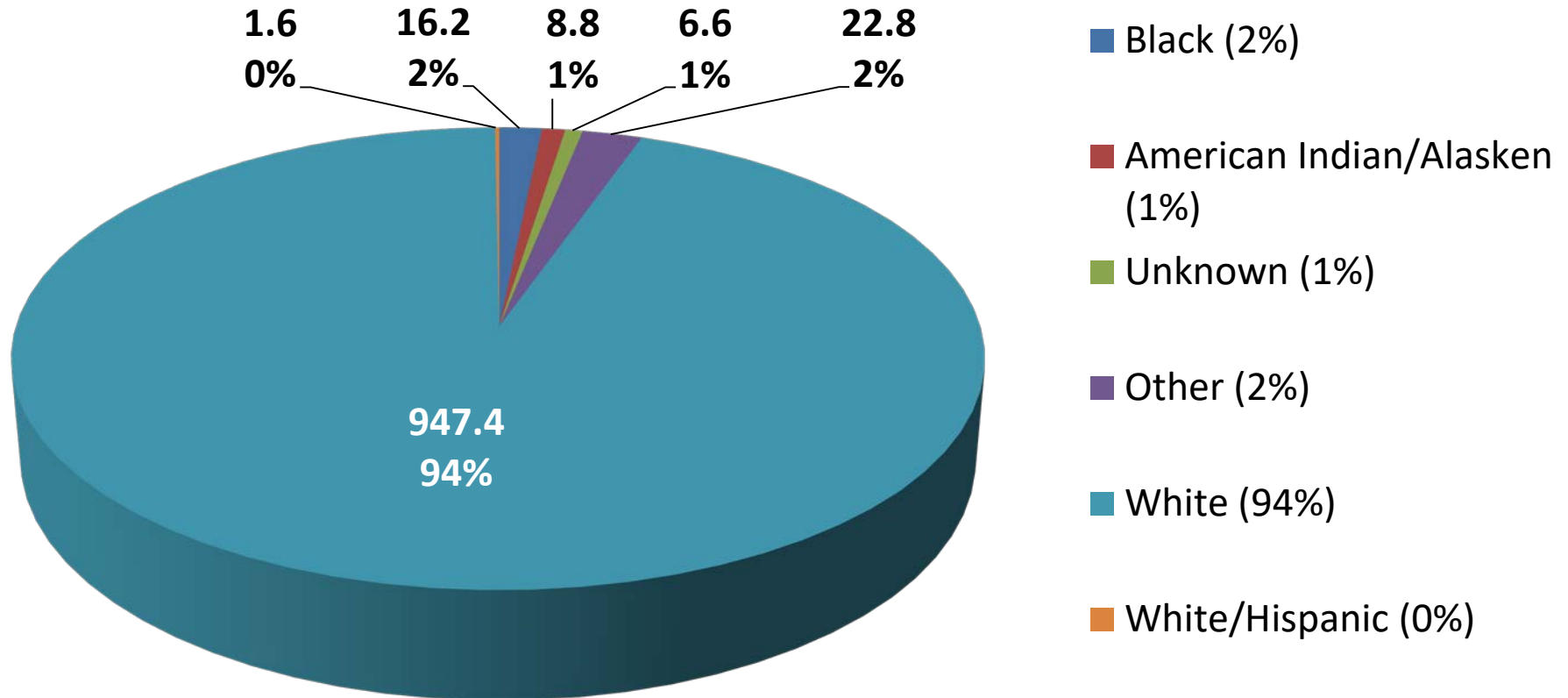
Analytics - Jail

Male/Female Sentenced and Un-Sentenced 2010 – 2017 Average



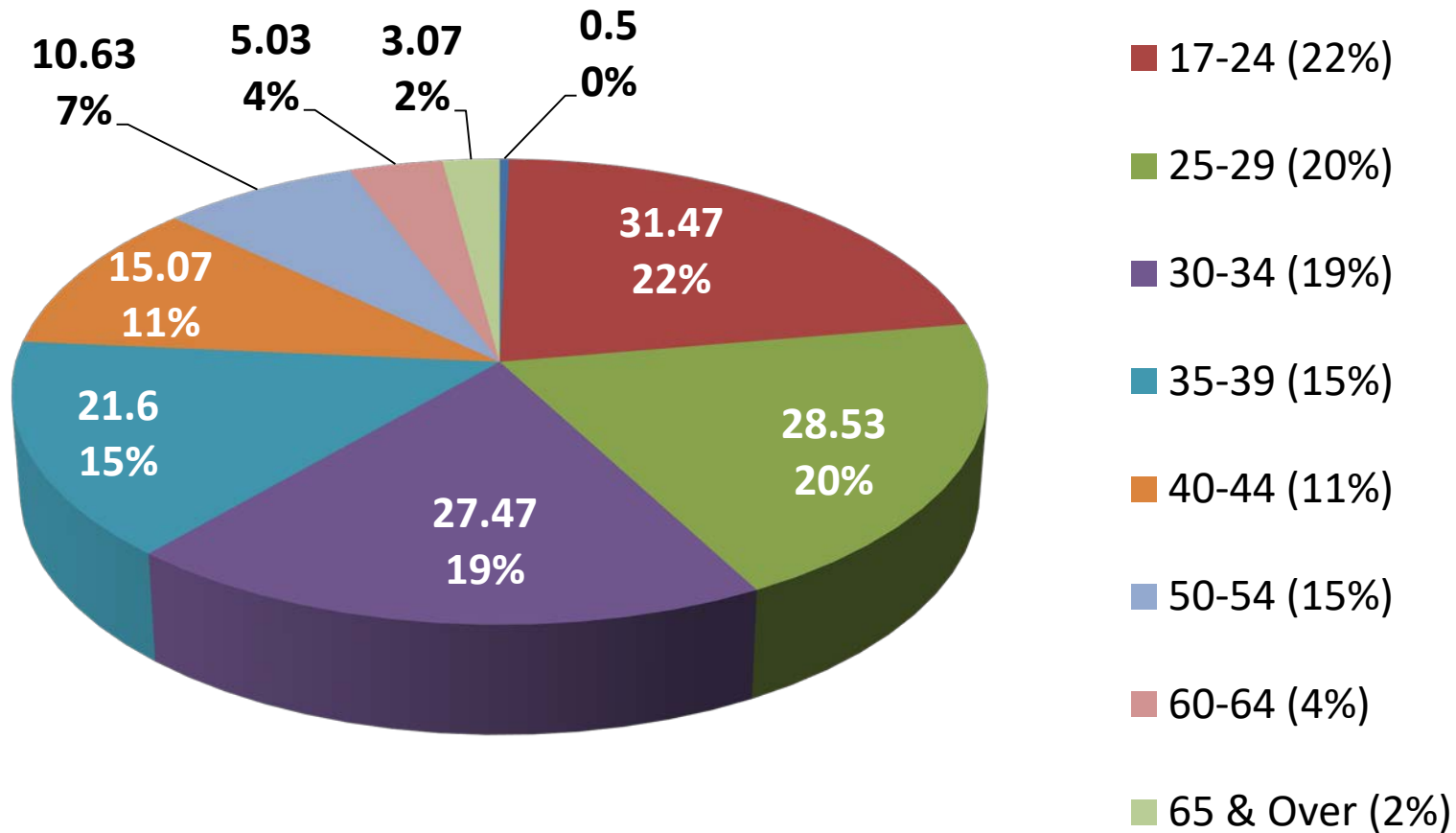
Analytics - Jail

Racial Mix
2010 – 2017 Average



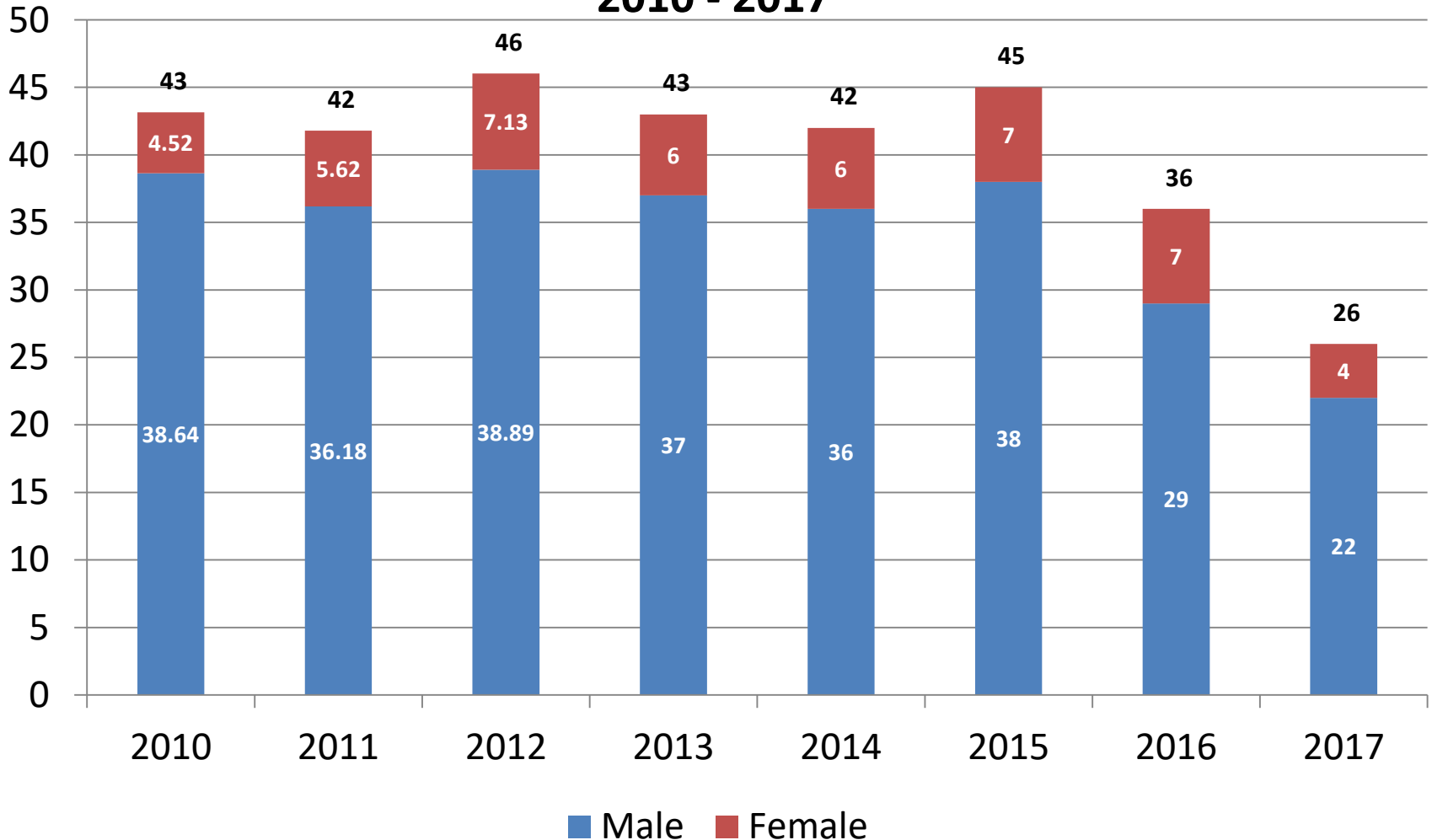
Analytics - Jail

Age Group Mix 2010 – 2017 Average



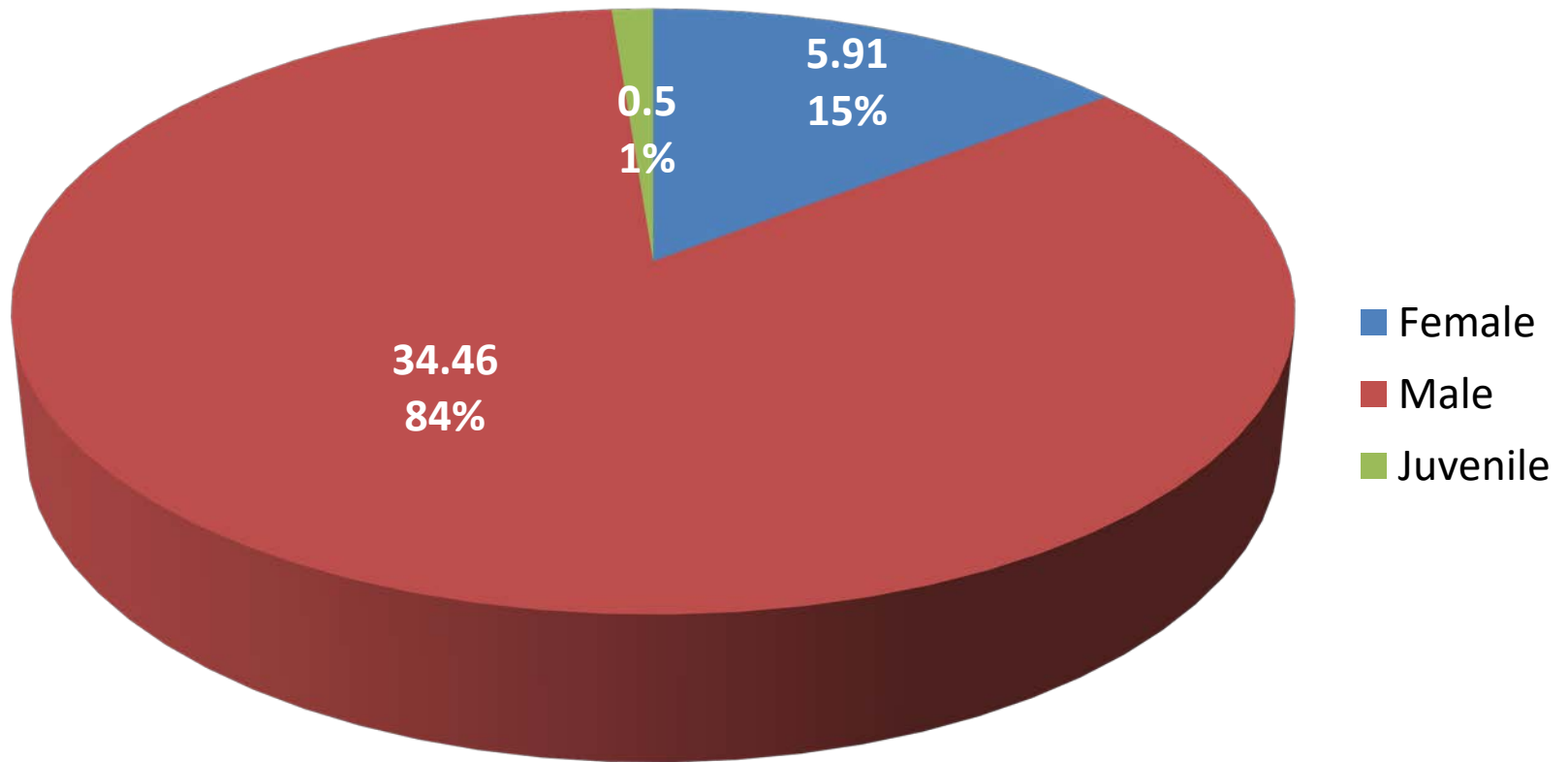
Analytics - Jail

**Historical Annual Average Daily Population (ADP)
2010 - 2017**



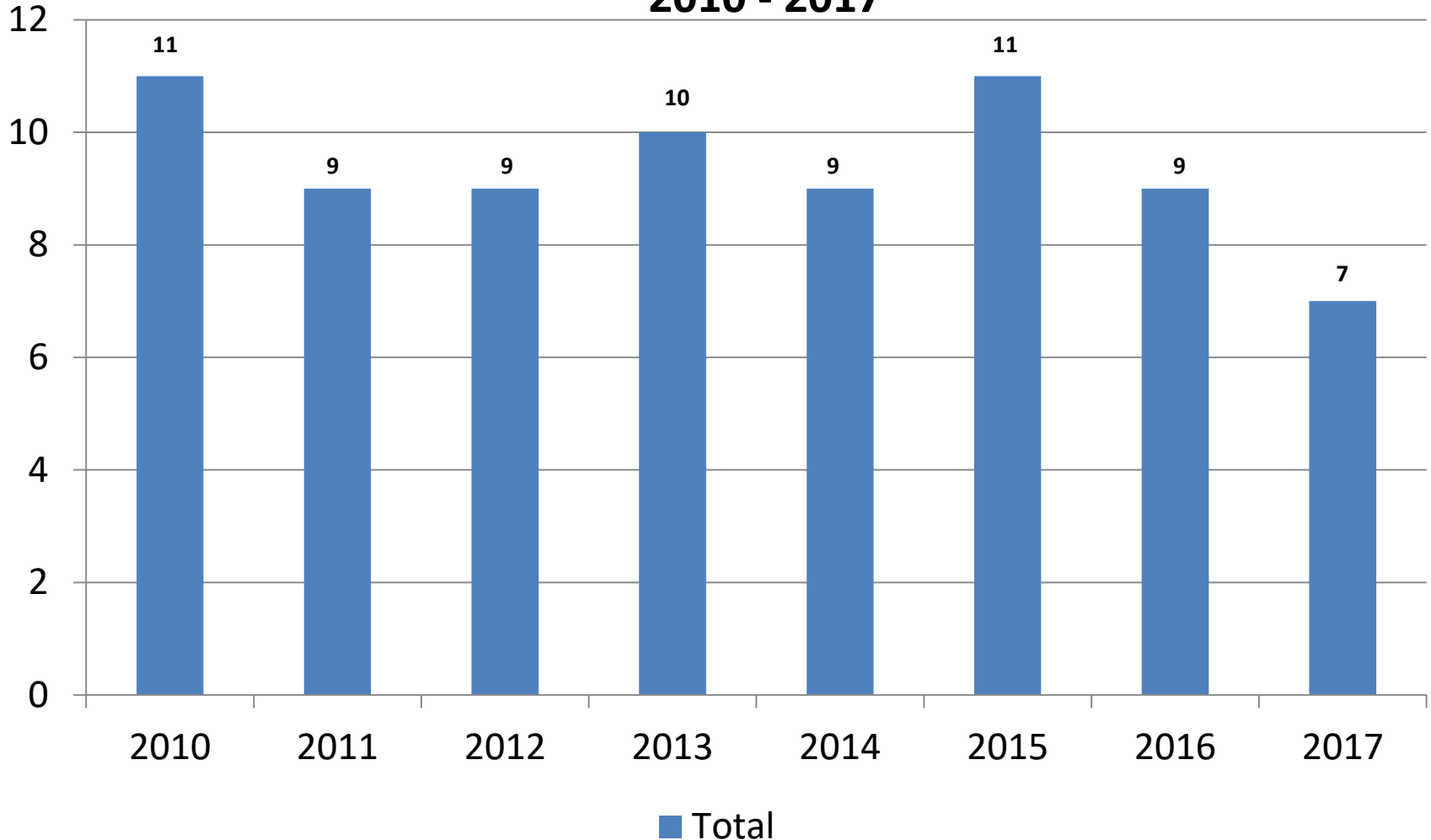
Analytics - Jail

Male/Female Average Daily Population 2010 – 2017 Average



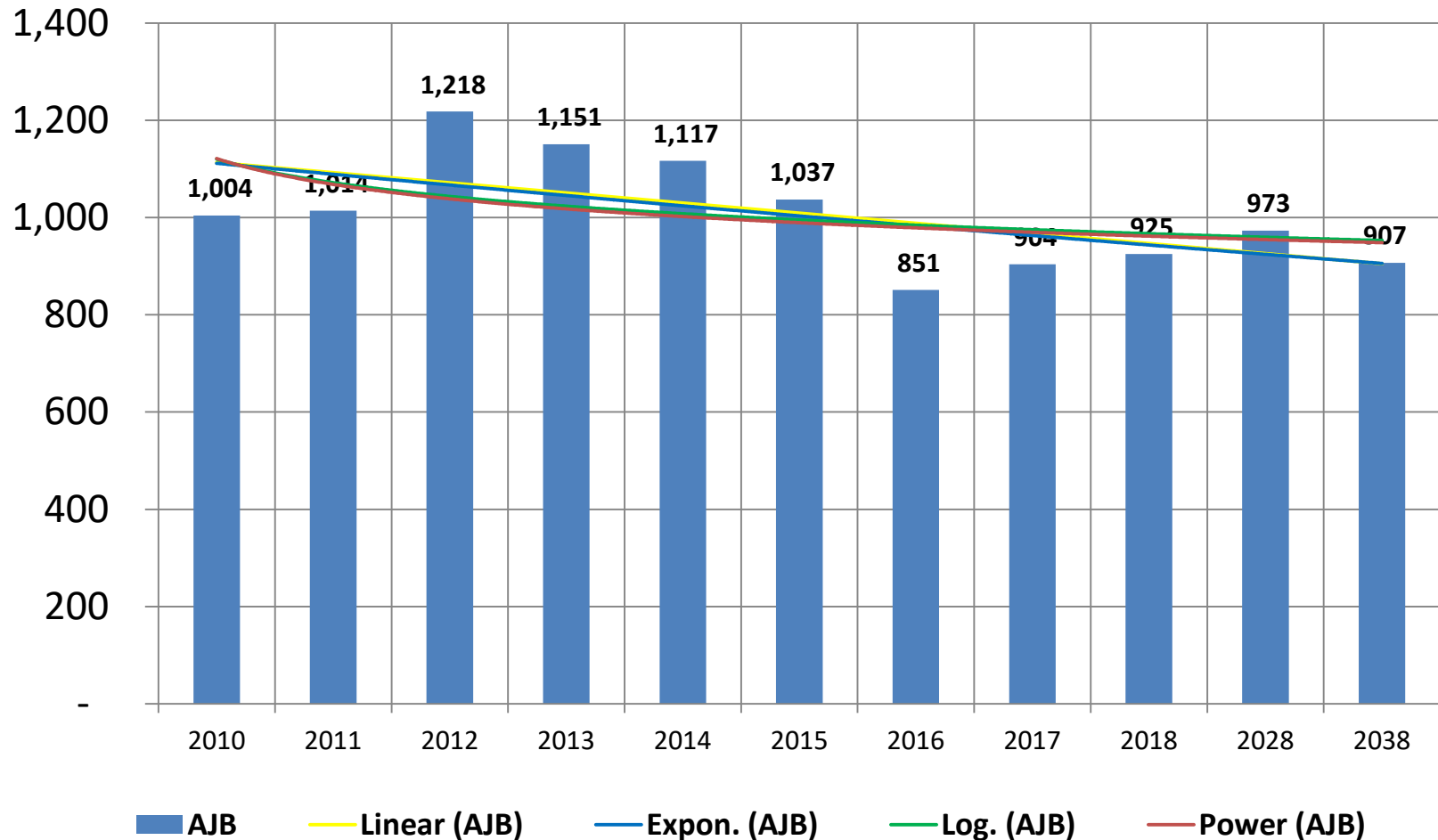
Analytics - Jail

**Historical Annual Average Length of Stay - Days (AOLS)
2010 - 2017**



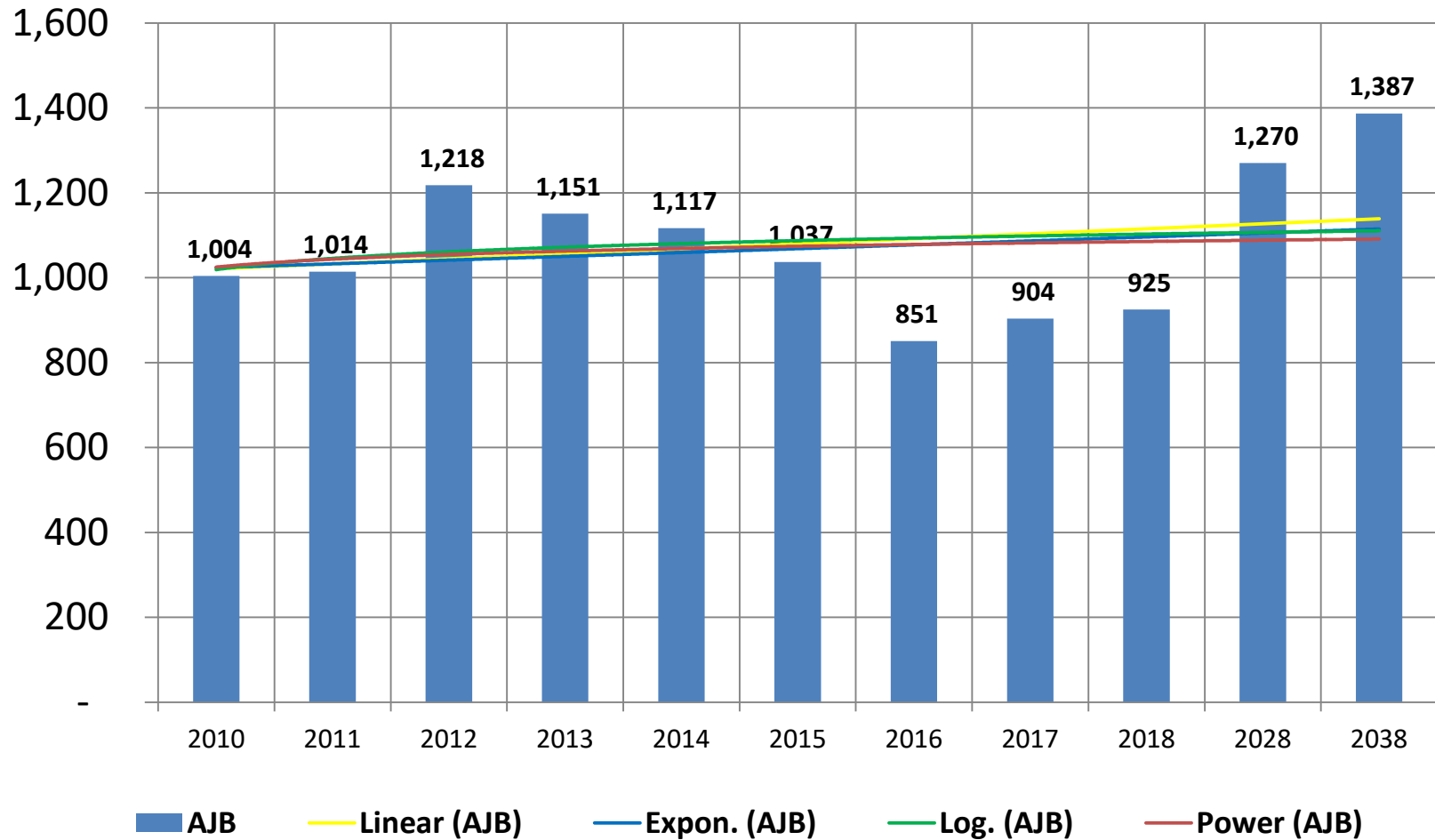
Analytics - Jail

Annual Jail Bookings Projection (AJB): Model 1



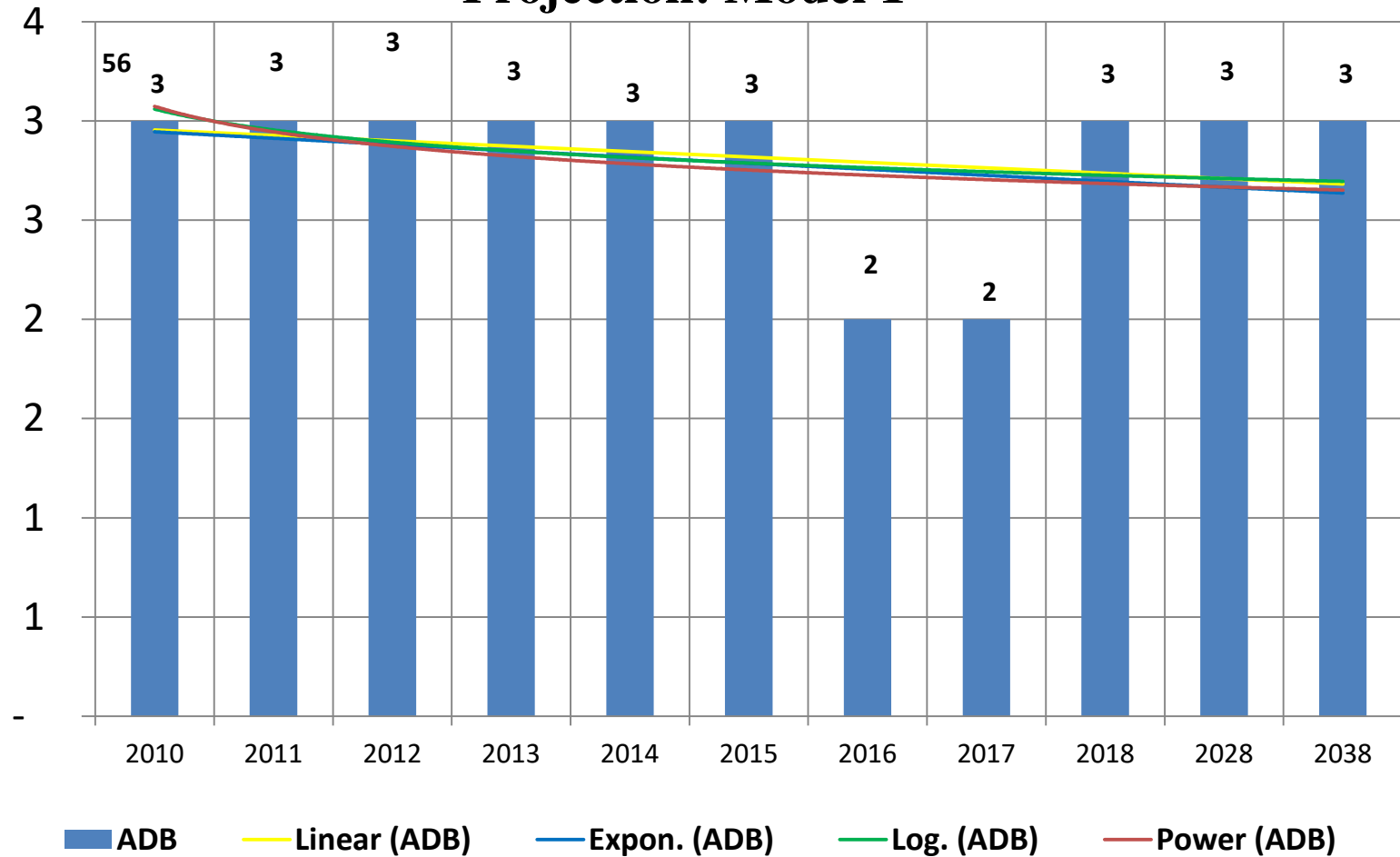
Analytics - Jail

Annual Jail Bookings Projection (AJB): Model 2



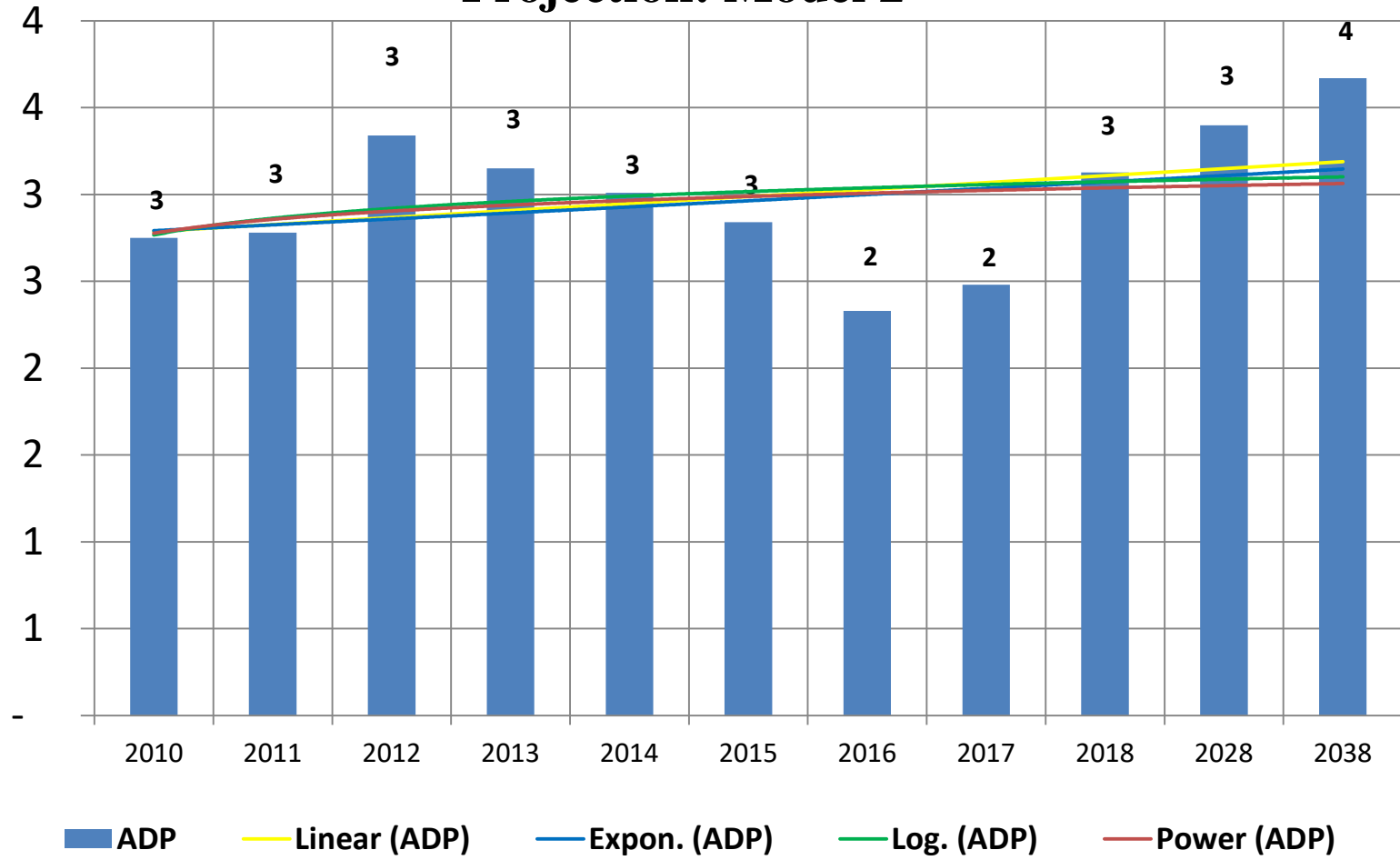
Analytics - Jail

Average Daily Bookings (ADB) Projection: Model 1



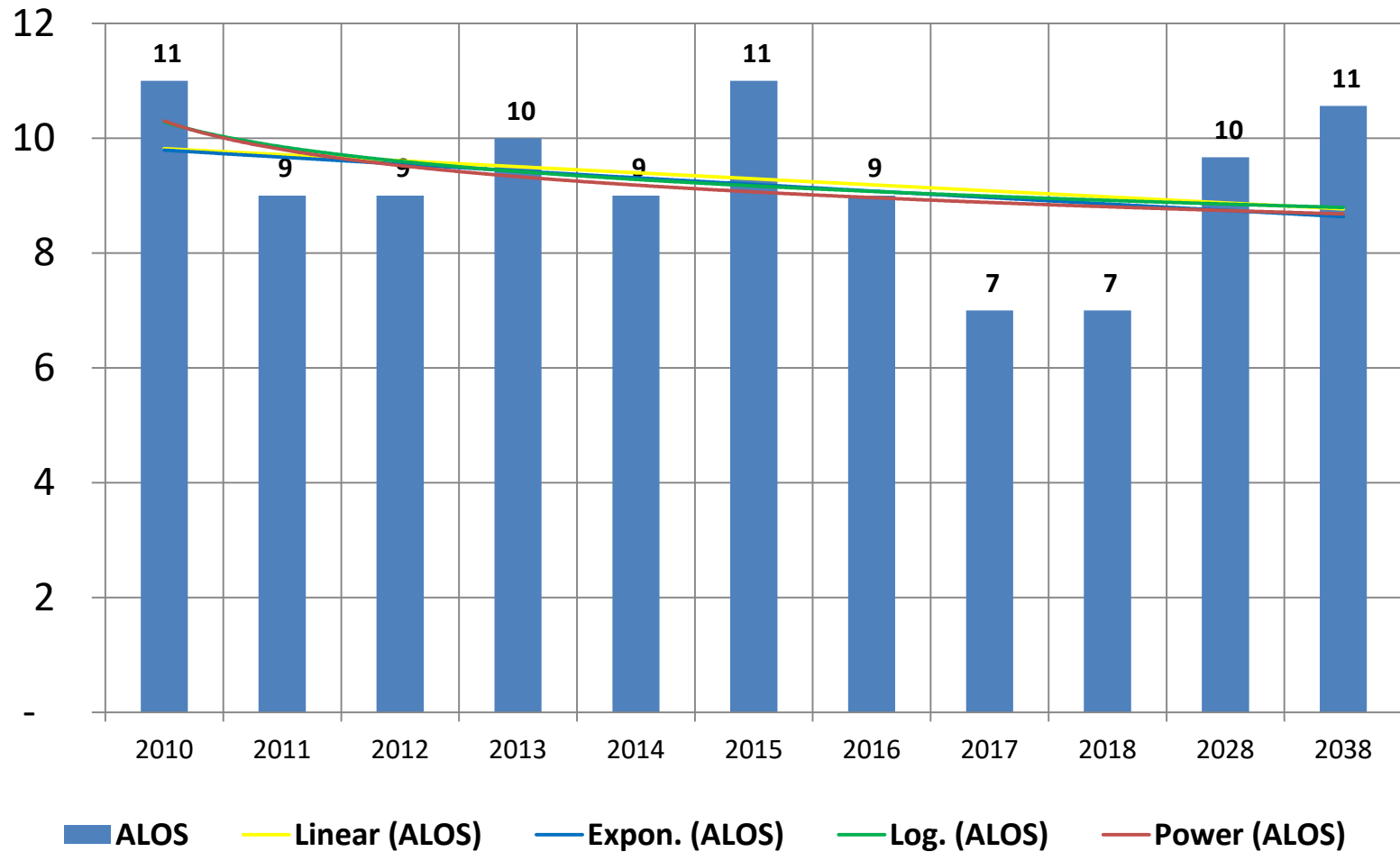
Analytics - Jail

Average Daily Bookings (ADB) Projection: Model 2



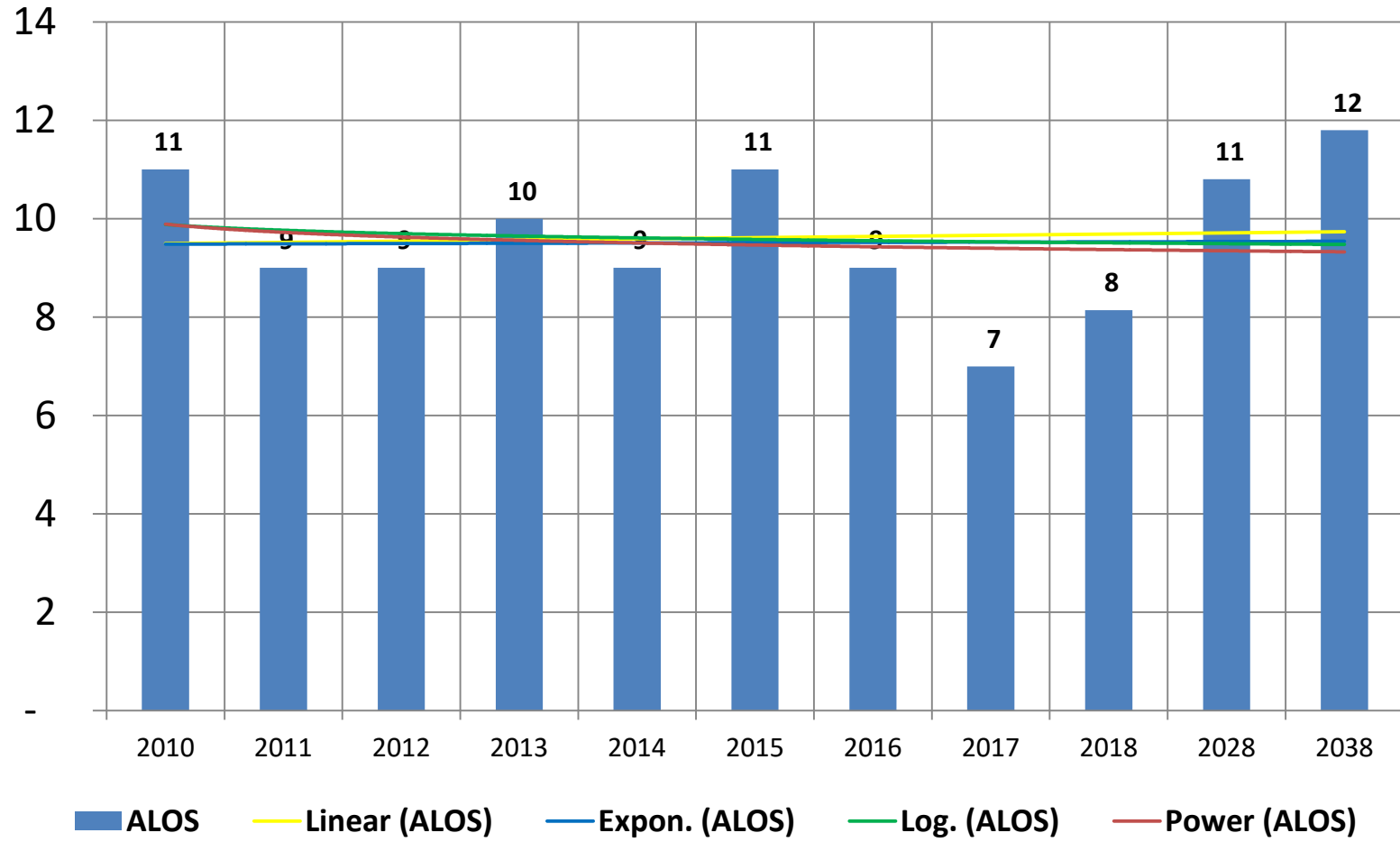
Analytics - Jail

Average Length of Stay (ALOS) Projection: Model 1



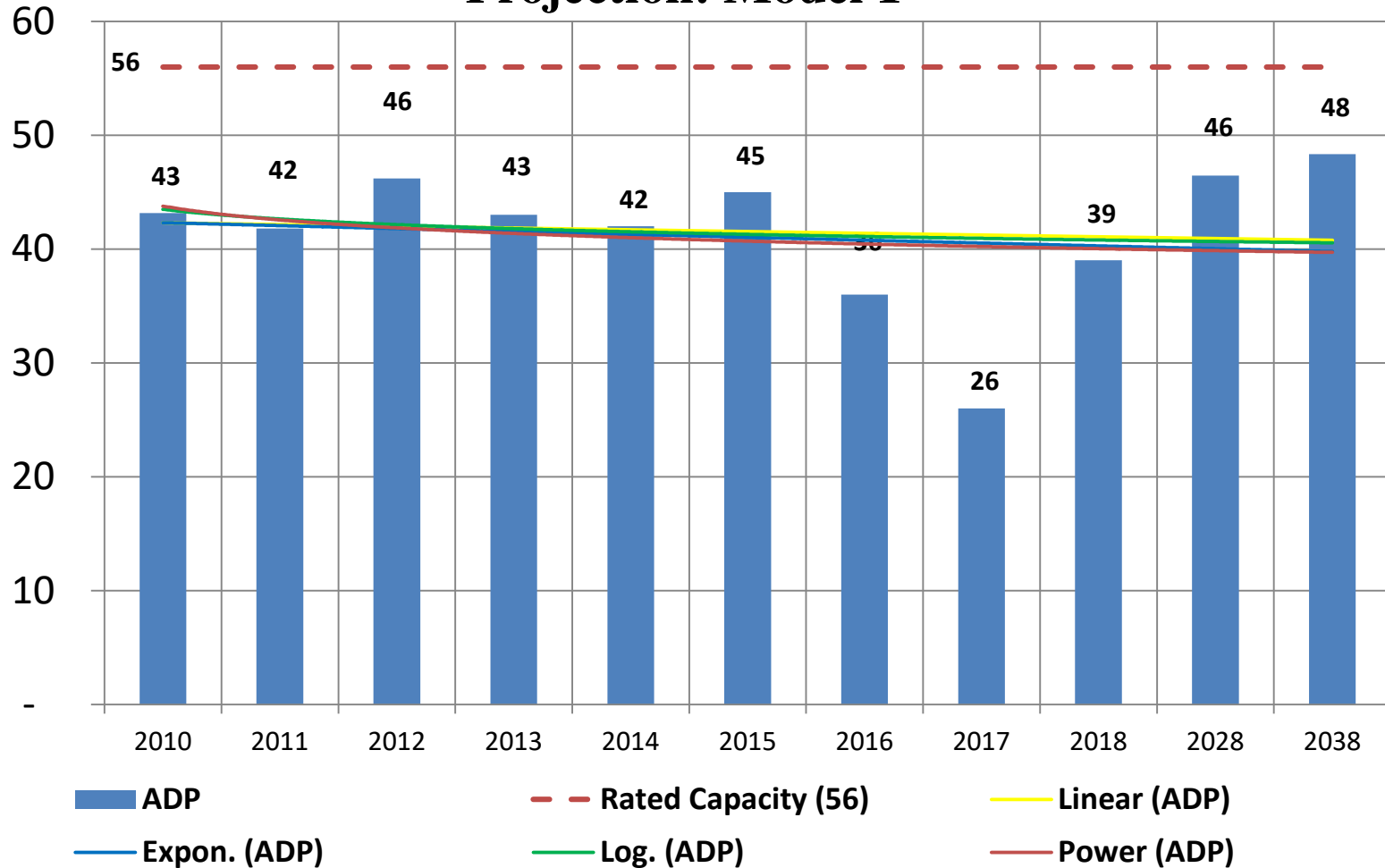
Analytics - Jail

Average Length of Stay (ALOS) Projection: Model 2



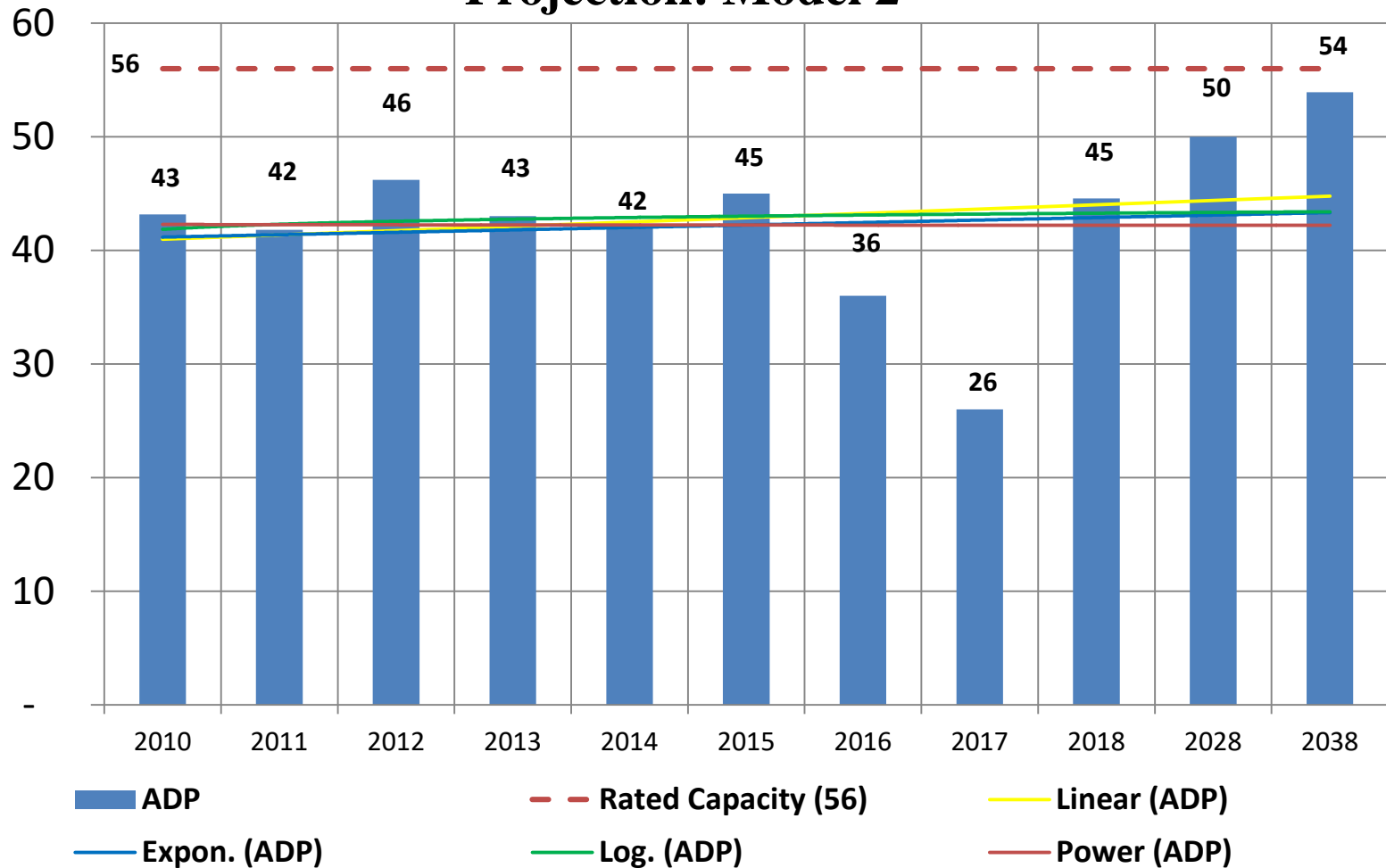
Analytics - Jail

Average Daily Population (ADP) Projection: Model 1



Analytics - Jail

Average Daily Population (ADP) Projection: Model 2



Analytics - Jail

Antrim County Jail Projection Modeling												
Adult Bookings, ALOS & ADP Projections: Detention Housing and Staff												
Projection Models	2028						2038					
	Annual Bookings	Daily Bookings	ALOS	ADP	CF	Beds	Annual Bookings	Daily Bookings	ALOS	ADP	CF	Beds
Model 1:	973	2.67	10	46	15%	53	907	3.00	11	48	15%	55
Model 2:	1,270	3.48	11	50	15%	58	1387	3.80	12	54	15%	62
Average	1121.5	3.08	10.5	48	15%	55.2	1147	3.4	11.5	51	15%	58.7
Notes:	(1).	(2).	(1).	(3).	(4).	(5).	(1).	(2).	(1).	(3).	(4).	(5).

Notes:

(1). Projected Annual Bookings

(2). Daily Booking = Annual Projected Bookings/365.

(3). ADP = Daily Booking Projections.

(4). Classification Factor (CF) = 5%.

(5). Beds = ADP X CF

	2028 Planning Model
	2038 Planning Model

Total Recommended: <u>60</u> to <u>72</u> Beds		
Male	Female	Juvenile
50 to 59	9 to 11	1 to 2

- Current Capacity: 56 Beds

Appendix C: Space Standards

Antrim County Facilities Master Plan

Existing Space Evaluation and Architectural Space Programming Space Standards

Space Standard		Net Square Feet (nsf)
A. Offices and Workstations		
1. Private Office Type “A” (Modified) a. Judge		300nsf
2. Private Office Type “A” a. County Administrator		240nsf
3. Private Office Type “B” a. Sheriff b. Directors/Department Heads c. Deputy County Administrator d. Human Resources Director e. County Clerk f. Finance Director g. Abstractor h. Court Administrator i. Prosecuting Attorney	j. Director of IT k. Chief Building Official l. Dams/Drains m. Register of Deeds n. Treasurer o. Veterans Affairs p. Judge Magistrate q. Housing Director r. Probation s. Emergency Services Coordinator	192nsf
4. Private Office Type “B” (Modified) a. Assistant Directors b. Victim Assistance c. Deputy/Assist. Prosecuting Attorney d. Veterans Service Officer e. Friends of the Court	f. Probation Supervisor g. Under Sheriff h. Jail Commander i. Matron	168nsf
5. Private Office Type “C” a. Administrative Assistant b. Office Manager c. Human Resource Assistant d. Deputy Clerk – Accounts Payable e. Detective Sergeant f. Deputy Clerk g. Dispatch Sergeant	g. Education Director h. Outreach Coordinator i. Development Director j. Capital Campaign Manager k. Building Inspector/Plan Review l. Chief Deputy m. Probation	120nsf
6. Workstation Type “D” a. IT Analyst b. Detective c. Chief Deputy Clerk d. Assistant Abstractor	e. Accounting Clerk f. Deputy/Sergeant g. IT Technician h. GIS Technician	96nsf

7. Workstation Type “E” a. Abstract Assistant b. Planning Specialist c. Office Assistant d. Receptionist/Clerical e. Clerk f. Admin. Assistant g. Deputy Clerk	h. Staff Assistant i. Shift Sergeant j. Detective (Office of Workstation) k. Secretary/Clerical l. Civil Processing m. Dispatch Station	80nsf
8. Workstation Type “E” (Modified) a. Lab Technician b. Property Room/Crime Scene Sergeant c. Inspectors		60nsf
9. Workstation Type “F” a. Part Time Staff/Intern b. Public Data Stations c. Report Writing	d. Accounting Tech. (Cashier) e. Flex Workstation f. General Maintenance	48nsf
B. Conference/Meeting Rooms		
1. Seating for 2 - 4		120nsf
2. Seating for 4 - 6		150nsf
3. Seating for 6 - 8		180nsf
4. Seating for 8 - 10		210nsf
5. Seating for 10 - 12		240nsf
6. Seating for 12 - 14		280nsf
7. Seating for 14 - 16		320nsf
8. Seating for more than 16 persons		<i>Approximately 18-20nsf per person</i>
C. Conference/Training		
1. Large room (150 persons)		3,000nsf
2. Medium room (70 persons)		1,400nsf
3. Small room (35 persons)		750nsf
D. Court and Hearing Rooms		
1. Large Courtroom/Jury (Gallery Seating for 130-140, 12 man jury with 2 alternates)		3,300nsf
2. Medium Courtroom/Jury (Gallery Seating for 60-70, 6 man jury with 2 alternates)		1,600nsf
3. Small Courtroom/Hearing (Gallery Seating for 30-40, 5 man jury with 2 alternates/optional)		1,425nsf
4. Video Arraignment		Varies
E. Adult Detention	Michigan Standards	ACA Standards
1. One Man Cell Accessible	80 nsf - no standard	80nsf
2. One Man Accessible (HC) with Shower	89 nsf – no standard	106nsf
3. One Man Cell with Shower	61 nsf	94nsf

E. Adult Detention (Continued)	Michigan Standards	ACA Standards
4. One Man Cell	52 nsf	70nsf
5. Two Man Accessible (HC) Cell	80 nsf	80nsf
6. Two Man Accessible (HC) Cell with Shower	89 nsf	106nsf
7. Two Man Cell	65 nsf	94nsf
8. Two Man Cell with Shower	80 nsf	103nsf
9. Four Man Accessible (HC) Cell	208 nsf	188nsf
10. Four Man Accessible (HC) with Shower	208 nsf	197nsf
11. Four Man Cell with Shower	208 nsf	194nsf
12. Four Man Cell	208 nsf	185nsf
13. Eight Man Accessible (HC) Cell with Shower	416 nsf	372nsf
14. Eight Man Cell with Shower	416 nsf	366nsf
15. Dayroom	20 nsf per Inmate Served	35nsf per Inmate Served
16. Indoor Recreation	No standard	15nsf per Inmate, 500SF Min.
17. Outdoor Recreation	No standard	15nsf per Inmate, 750SF Min.
18. Program/Classroom	Same as multi-purpose	15nsf per person min.
19. Kitchen	12 to 15 nsf per inmate served dependent upon bulk purchasing	12 to 15nsf per inmate served dependent upon bulk purchasing
20. Multi-Purpose	600	600
F. Miscellaneous		
1. Workroom/Galley		120nsf
2. Unisex (Handicap Accessible)		63nsf
3. Public Toilet Rooms		67nsf per w.c.
4. Stairs		144nsf per floor
5. Elevator		64nsf per floor
6. Elevator Equipment		80nsf
7. Janitor's Closet		60
8. Hard Interview		80 – 100nsf
9. Soft Interview		160 – 200nsf
10. Evidence Storage		14nsf per Office
11. Fitness		7 to 10nsf per total staff
12. Armory		6nsf per total Patrol Staff
13. Locker Room		5nsf per Staff
14. Toilets/Shower		4nsf per Staff
15. EOC/EMA Bunkroom		64nsf
16. Sallyport (24' W x 26' W)		624

SPACE STANDARDS

SPACE: PRIVATE OFFICE “A”

A.1 240 Square Feet

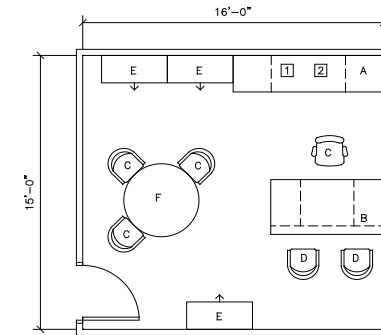
Plan View, Furniture and Equipment

- A. Credenza- shown with PC (1) and Printer (2)
- B. Double Pedestal Desk- 36” x 72”
- C. Desk Chair
- D. Guest Chairs, Qty. -2
- E. Bookshelf Units, Qty. -3
- F. Conference Table, Qty. -1
- G. Conference Chairs, Qty. -3

Storage

File	156”
Drawer	136”
Bookshelf	368”

*Additional filing could replace bookshelves



SPACE STANDARDS

SPACE: PRIVATE OFFICE “A”

A.2 240 Square Feet

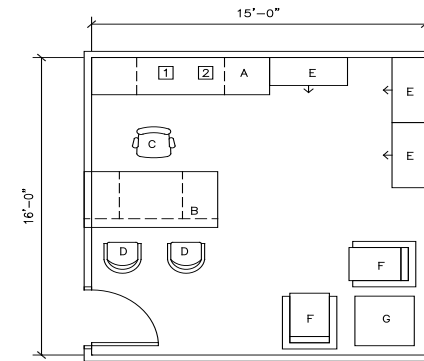
Plan View, Furniture and Equipment

- A. Credenza- shown with PC (1) and Printer (2)
- B. Double Pedestal Desk- 36” x 72”
- C. Desk Chair
- D. Guest Chairs, Qty. -2
- E. Bookshelf Units, Qty. -3
- F. Lounge Seating, Qty. -2
- G. Coffee Table, Qty. -1

Storage

File	156”
Drawer	136”
Bookshelf	368”

*Additional filing could replace bookshelves



SPACE STANDARDS

SPACE: PRIVATE OFFICE “A”

A.3 240 Square Feet

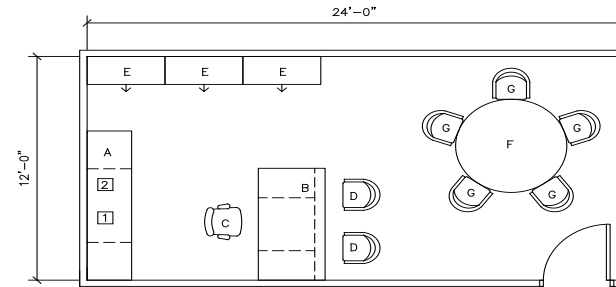
Plan View, Furniture and Equipment

- A. Credenza- shown with PC (1) and Printer (2)
- B. Double Pedestal Desk- 36” x 72”
- C. Desk Chair
- D. Guest Chairs, Qty. -2
- E. Bookshelf Units, Qty. -3
- F. Conference Table, Qty. -1
- G. Conference Chairs, Qty. -5

Storage

File	156”
Drawer	136”
Bookshelf	368”

*Additional filing could replace bookshelves



SPACE STANDARDS

SPACE: PRIVATE OFFICE “B”

B.1 192 Square Feet

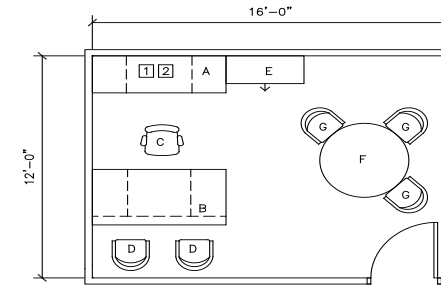
Plan View, Furniture and Equipment

- A. Credenza- shown with PC (1) and Printer (2)
- B. Double Pedestal Desk- 36” x 72”
- C. Desk Chair
- D. Guest Chairs, Qty. -2
- E. Bookshelf Unit, Qty. -1
- F. Conference Table, Qty. -1
- G. Conference Chairs, Qty. -4-5

Storage

File	156”
Drawer	136”
Bookshelf	368”

*Additional filing could replace bookshelves



SPACE STANDARDS

SPACE: PRIVATE OFFICE “B”

B.2 192 Square Feet

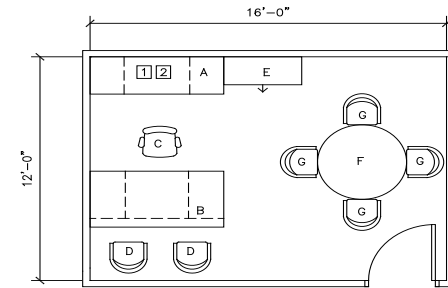
Plan View, Furniture and Equipment

- A. Credenza- shown with PC (1) and Printer (2)
- B. Double Pedestal Desk- 36” x 72”
- C. Desk Chair
- D. Guest Chairs, Qty. -2
- E. Bookshelf Units, Qty. -1
- F. Conference Table, Qty. -1
- G. Conference Chairs, Qty. -3-4

Storage

File	156”
Drawer	136”
Bookshelf	368”

*Additional filing could replace bookshelves



SPACE STANDARDS

SPACE: PRIVATE OFFICE “B”

B.3 192 Square Feet

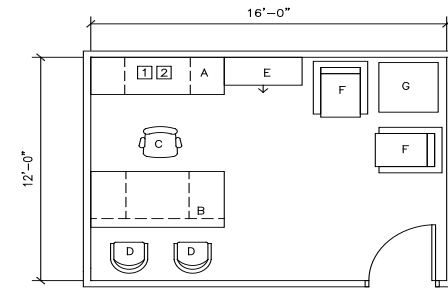
Plan View, Furniture and Equipment

- A. Credenza- shown with PC (1) and Printer (2)
- B. Double Pedestal Desk- 36” x 72”
- C. Desk Chair
- D. Guest Chairs, Qty. -2
- E. Bookshelf Unit, Qty. -1
- F. Lounge Seating, Qty. -2
- G. End Table, Qty. -1

Storage

File	156”
Drawer	136”
Bookshelf	368”

*Additional filing could replace bookshelves



SPACE STANDARDS

SPACE: PRIVATE OFFICE “C”

C.1 120 Square Feet

Plan View, Furniture and Equipment

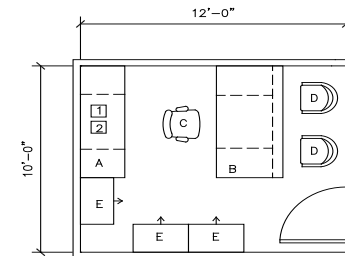
- A. Credenza- shown with PC (1) and Printer (2)
- B. Double Pedestal Desk- 30” x 60”
- C. Desk Chair
- D. Guest Chairs, Qty. -2
- E. Bookshelf Units, Qty. -3

Storage

File	144”
Drawer	112”
Bookshelf	408”

*Additional filing could replace bookshelves

NOTE: This layout will accommodate either an open or semi-private office also.



SPACE STANDARDS

SPACE: PRIVATE OFFICE “C”

C.2 120 Square Feet

Plan View, Furniture and Equipment

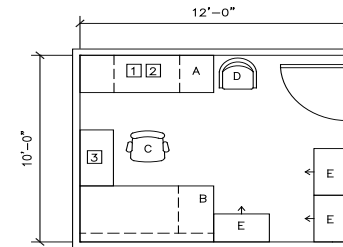
- A. Credenza- shown with PC (1) and Printer (2) and Typewriter (3)
- B. Double Pedestal Desk- 36” x 72” with Return
- C. Desk Chair
- D. Guest Chairs, Qty. -2
- E. Bookshelf Units, Qty. -2

Storage

File	116”
Drawer	56”
Bookshelf	408”

*Additional filing could replace bookshelves

NOTE: This layout will accommodate either an open or semi-private office also.



SPACE STANDARDS

SPACE: PRIVATE OFFICE “C”

C.3 120 Square Feet

Plan View, Furniture and Equipment

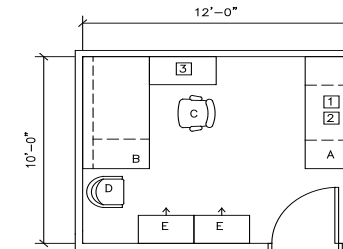
- A. Credenza- shown with PC (1) and Printer (2) and Typewriter (3)
- B. Double Pedestal Desk- 36” x 72” with Return
- C. Desk Chair
- D. Guest Chairs, Qty. -2
- E. Bookshelf Units, Qty. -2

Storage

File	116”
Drawer	56”
Bookshelf	272”

*Additional filing could replace bookshelves

NOTE: This layout will accommodate either an open or semi-private office also.



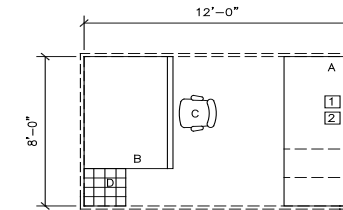
SPACE STANDARDS

SPACE: WORKSTATION “D”

D.1 96 Square Feet

Plan View, Furniture and Equipment

- A. Work Surface 36” x 96”- shown with PC (1) and Printer (2)
- B. Drafting Table or Large Work Surface
- C. Desk Chair
- D. Rolled Drawing, Qty.-1



Storage

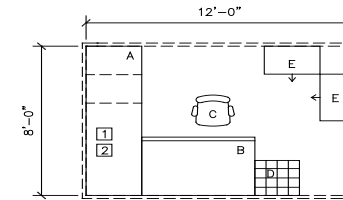
File	84"
Drawer	56"

NOTE: This layout will accommodate a private office also.

SPACE STANDARDS

SPACE: WORKSTATION “D”

D.2 96 Square Feet



Plan View, Furniture and Equipment

- A. Work Surface 30" x 96"- shown with PC (1) and Printer (2)
- B. Drafting Table or Large Work Surface
- C. Desk Chair
- D. Rolled Drawing, Qty.-1
- E. Bookshelves, Qty.-2

Storage

File	66"
Drawer	44"
Bookshelf	272"

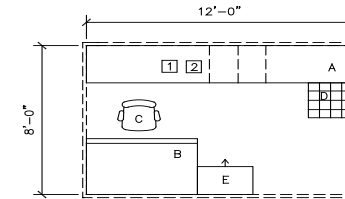
*Additional filing could replace bookshelves.

NOTE: This layout will accommodate either an open or semi-private office also.

SPACE STANDARDS

SPACE: WORKSTATION “D”

D.3 96 Square Feet



Plan View, Furniture and Equipment

- A. Work Surface 24” x 144”- shown with PC (1) and Printer (2)
- B. Drafting Table or Large Work Surface
- C. Desk Chair
- D. Rolled Drawing, Qty.-1
- E. Bookshelf Unit, Qty.-1

Storage

File	66”
Drawer	44”
Bookshelf	136”

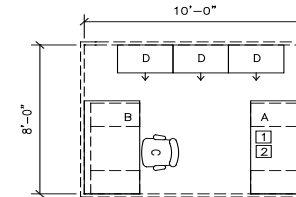
*Additional filing could replace bookshelves.

NOTE: This layout will accommodate either an open or semi-private office also.

SPACE STANDARDS

SPACE: WORKSTATION “E”

E.1 80 Square Feet



Plan View, Furniture and Equipment

- A. Credenza- shown with PC (1) and Printer (2)
- B. Double Pedestal Desk- 30" x 60"
- C. Desk Chair
- D. Bookshelf Units, Qty.-3

Storage

File	132"
Drawer	88"
Bookshelf	408"

*Additional filing could replace bookshelves.

NOTE: This layout will accommodate a private office also.

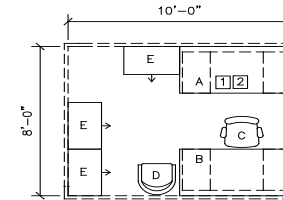
SPACE STANDARDS

SPACE: WORKSTATION “E”

E.2 80 Square Feet

Plan View, Furniture and Equipment

- A. Credenza- shown with PC (1) and Printer (2)
- B. Double Pedestal Desk- 30” x 60”
- C. Desk Chair
- D. Guest Chair, Qty.-1
- E. Bookshelf Units, Qty.-3



Storage

File	132"
Drawer	88"
Bookshelf	408"

*Additional filing could replace bookshelves.

NOTE: This layout will accommodate a private office also.

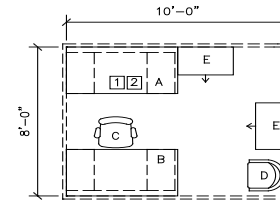
SPACE STANDARDS

SPACE: WORKSTATION “E”

E.3 80 Square Feet

Plan View, Furniture and Equipment

- A. Credenza- shown with PC (1) and Printer (2)
- B. Double Pedestal Desk- 30” x 60”
- C. Desk Chair
- D. Guest Chair, Qty.-1
- E. Bookshelf Units, Qty.-2



Storage

File	132"
Drawer	88"
Bookshelf	272"

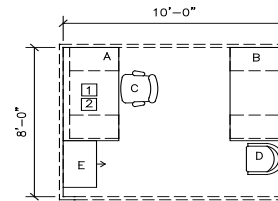
*Additional filing could replace bookshelves.

NOTE: This layout will accommodate a private office also.

SPACE STANDARDS

SPACE: WORKSTATION “E”

E.4 80 Square Feet



Plan View, Furniture and Equipment

- A. Credenza- shown with PC (1) and Printer (2)
- B. Double Pedestal Desk- 30" x 60"
- C. Desk Chair
- D. Guest Chair, Qty.-1
- E. Bookshelf Units, Qty.-1

Storage

File	132"
Drawer	88"
Bookshelf	136"

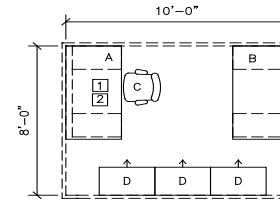
*Additional filing could replace bookshelves.

NOTE: This layout will accommodate a private office also.

SPACE STANDARDS

SPACE: WORKSTATION “E”

E.5 80 Square Feet



Plan View, Furniture and Equipment

- A. Credenza- shown with PC (1) and Printer (2)
- B. Double Pedestal Desk- 30" x 60"
- C. Desk Chair
- D. Bookshelf Units, Qty.-3

Storage

File	132"
Drawer	88"
Bookshelf	408"

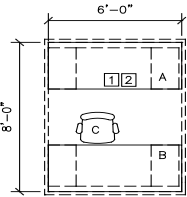
*Additional filing could replace bookshelves.

NOTE: This layout will accommodate a private office also.

SPACE STANDARDS

SPACE: WORKSTATION “F”

F.1 48 Square Feet



Plan View, Furniture and Equipment

- A. Credenza- shown with PC (1) and Printer (2)
- B. Double Pedestal Desk- 33”, 36” X 72”
- C. Desk Chair

Storage

File	132”
Drawer	88”

SPACE STANDARDS

SPACE: WORKSTATION “F”

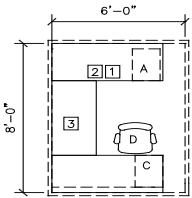
F.2 48 Square Feet

Plan View, Furniture and Equipment

- A. Work Surface 24” x 48”, shown with Typewriter (3)
- B. Desk with PC (1) and Return, shown with Printer (2)
- C. Desk Chair

Storage

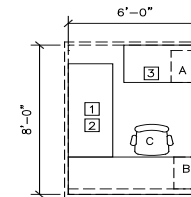
- File 22”
- Drawer 44”



SPACE STANDARDS

SPACE: WORKSTATION “F”

F.3 48 Square Feet



Plan View, Furniture and Equipment

- A. Work Surface 24" x 60", shown with PC (1) and Printer (2)
- B. Work Surface, shown with Typewriter (3)
- C. Desk 30" x 60"
- D. Desk Chair

Storage

File	66"
Drawer	44"

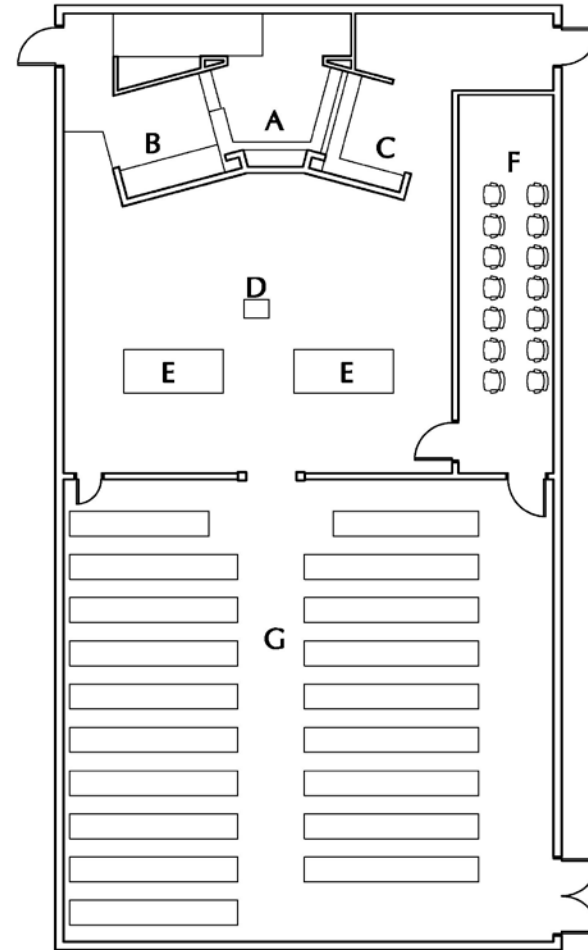
SPACE PROGRAM

SPACE: Large Courtroom

LC 3,300 Square Feet

Plan View

- A. Judges Bench
- B. Recorder
- C. Witness Stand
- D. Litigation Area
- E. Litigation Tables
- F. Jury – 12 man 2 with 2 alternates
- G. Gallery/Public Seating 130-140



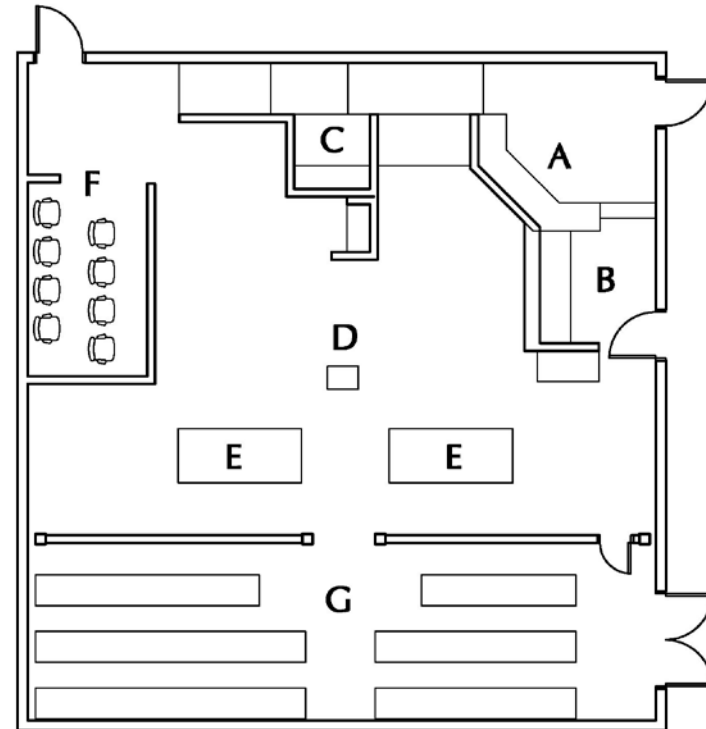
SPACE PROGRAM

SPACE: Medium Courtroom

MC 1,600 Square Feet

Plan View

- A. Judges Bench
- B. Recorder
- C. Witness Stand
- D. Litigation Area
- E. Litigation Tables
- F. Jury - 6 man 2 with 2 alternates
- G. Gallery/Public Seating 60-70



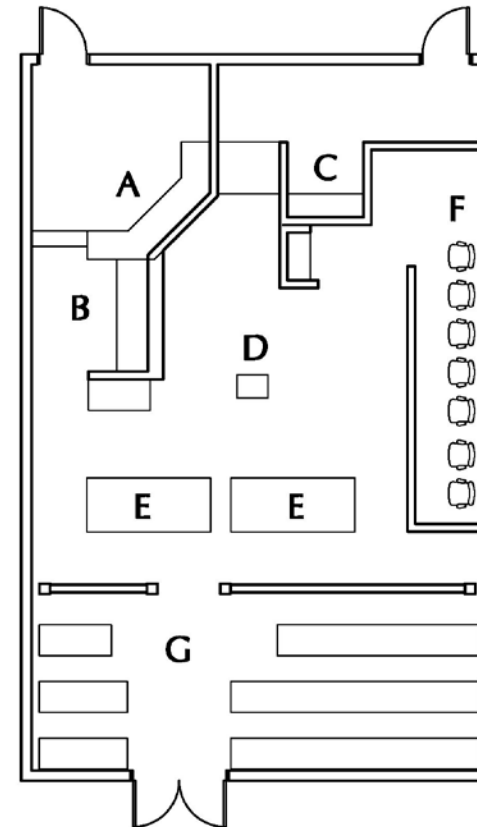
SPACE PROGRAM

SPACE: Small Courtroom

SC 1,425 Square Feet

Plan View

- A. Judges Bench
- B. Recorder
- C. Witness Stand
- D. Litigation Area
- E. Litigation Tables
- F. Jury – 5 man 2 with 2 alternates
- G. Gallery/Public Seating 30-40

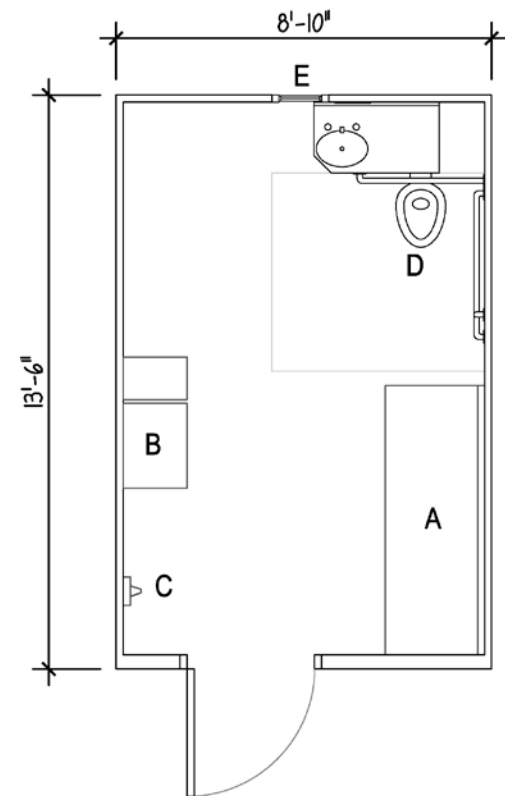


SPACE PROGRAM

SPACE: ONE MAN ACCESSIBLE CELL
120 Square Feet

Plan View

- A. Wall Mounted Bunk, Qty. -1
- B. Cell Desk With One Seat, Qty. -1
- C. Stainless Steel Robe Hook, Qty. -1
- D. Stainless Steel Toilet Sink Combo Unit, Qty. -1
- E. Window, Qty. -1



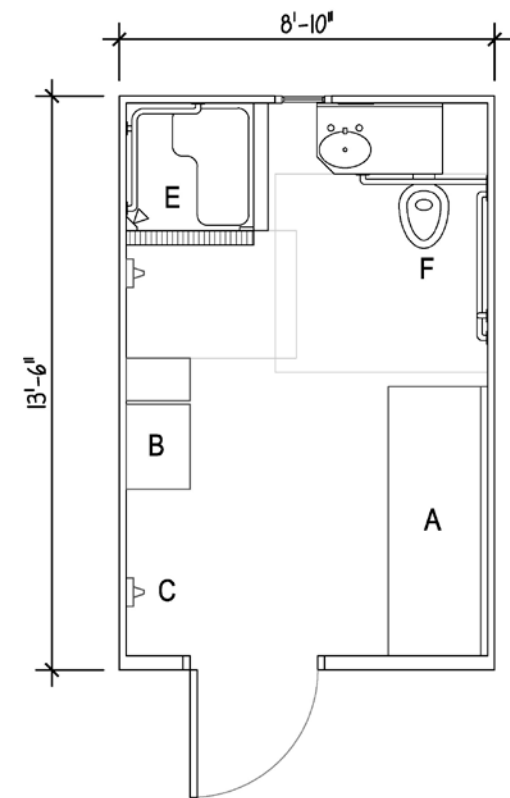
SPACE PROGRAM

SPACE: ONE MAN ACCESSIBLE CELL WITH SHOWER

120 Square Feet

Plan View

- A. Wall Mounted Bunk , Qty. -1
- B. Cell Desk With One Seat, Qty. -1
- C. Stainless Steel Robe Hook, Qty. -1
- D. Stainless Steel Robe Hook for Shower, Qty. -1
- E. Stainless Steel Accessible Shower Unit with Anti-Microbial Curtain, Qty. -1
- F. Stainless Steel Toilet Sink Combo Unit, Qty. -1
- G. Window, Qty. -1



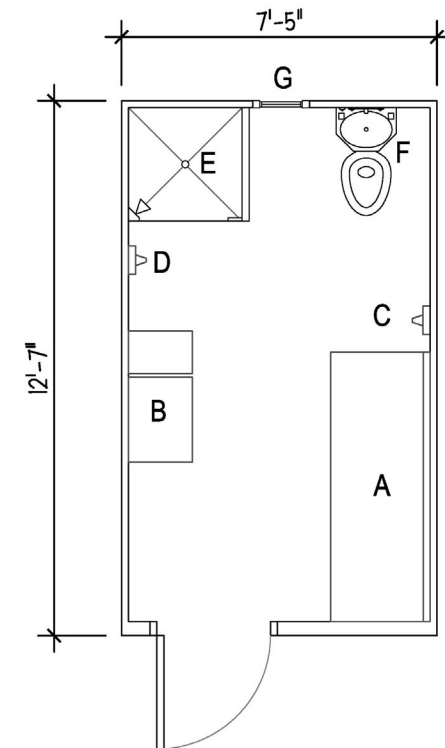
SPACE PROGRAM

SPACE: ONE MAN CELL WITH SHOWER

94 Square Feet

Plan View

- A. Wall Mounted Bunk, Qty. -1
- B. Cell Desk With One Seat, Qty. -1
- C. Stainless Steel Robe Hook, Qty. -1
- D. Stainless Steel Robe Hook for Shower, Qty. -1
- E. Stainless Steel Shower Unit with Anti-Microbial Curtain, Qty. -1
- F. Stainless Steel Toilet Sink Combo Unit, Qty. -1
- G. Window, Qty. -1



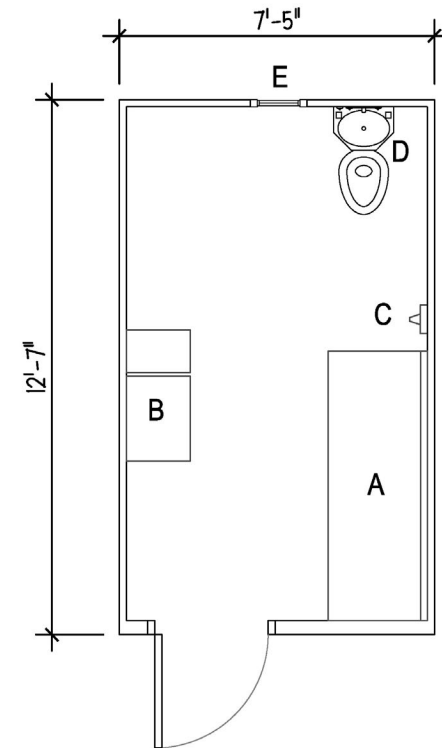
SPACE PROGRAM

SPACE: ONE MAN CELL

94 Square Feet

Plan View

- A. Wall Mounted Bunk, Qty. -1
- B. Cell Desk With One Seat, Qty. -1
- C. Stainless Steel Robe Hook , Qty. -1
- D. Stainless Steel Toilet Sink Combo Unit, Qty. -1
- E. Window, Qty. -1

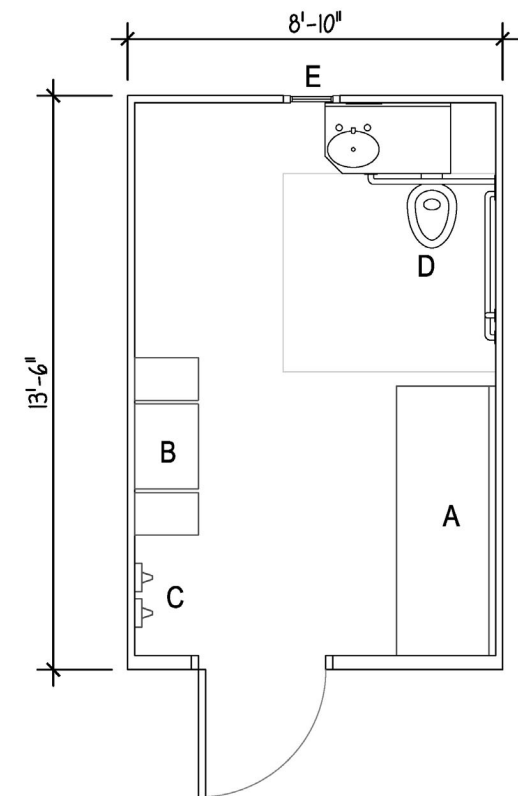


SPACE PROGRAM

SPACE: TWO MAN ACCESSIBLE CELL
120 Square Feet

Plan View

- A. Wall Mounted Bunk, Qty. -2
- B. Cell Desk With Two Seats, Qty. -1
- C. Stainless Steel Robe Hook, Qty. -2
- D. Stainless Steel Toilet Sink Combo Unit, Qty. -1
- E. Window, Qty. -1



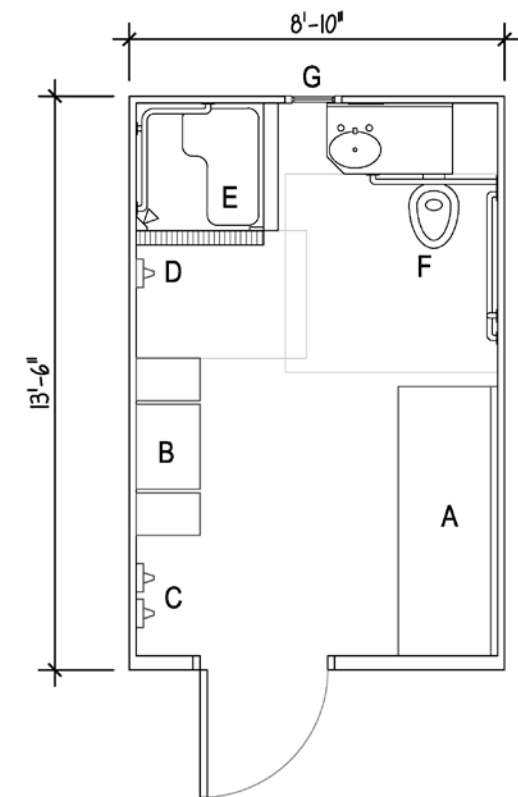
SPACE PROGRAM

SPACE: TWO MAN ACCESSIBLE CELL WITH SHOWER

120 Square Feet

Plan View

- A. Wall Mounted Bunk , Qty. -2
- B. Cell Desk With Two Seats, Qty. -1
- C. Stainless Steel Robe Hook, Qty. -2
- D. Stainless Steel Robe Hook for Shower, Qty. -1
- E. Stainless Steel Accessible Shower Unit with Anti-Microbial Curtain, Qty. -1
- F. Stainless Steel Toilet Sink Combo Unit, Qty. -1
- G. Window, Qty. -1



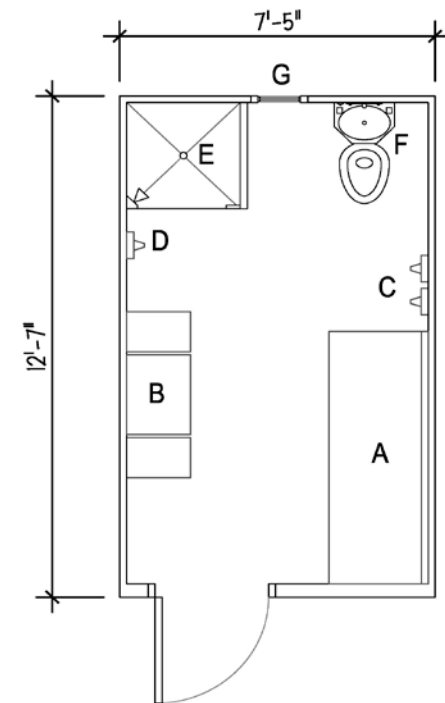
SPACE PROGRAM

SPACE: TWO MAN CELL WITH SHOWER

94 Square Feet

Plan View

- A. Wall Mounted Bunk, Qty. -2
- B. Cell Desk With Two Seats, Qty. -1
- C. Stainless Steel Robe Hook, Qty. -2
- D. Stainless Steel Robe Hook for Shower, Qty. -1
- E. Stainless Steel Shower Unit with Anti-Microbial Curtain, Qty. -1
- F. Stainless Steel Toilet Sink Combo Unit, Qty. -1
- G. Window, Qty. -1



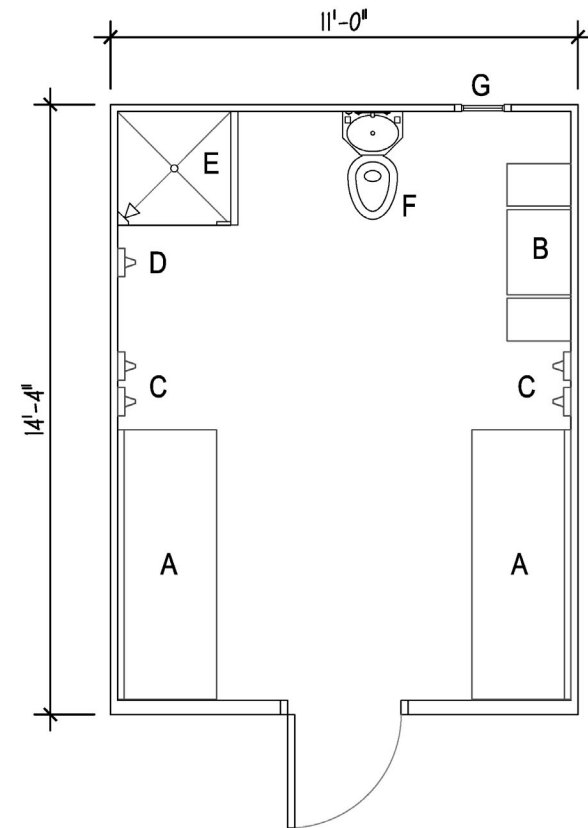
SPACE PROGRAM

SPACE: FOUR MAN CELL WITH SHOWER

158 Square Feet

Plan View

- A. Wall Mounted Bunk, Qty. -4
- B. Cell Desk With Two Seats, Qty. -1
- C. Stainless Steel Robe Hook, Qty. -4
- D. Stainless Steel Robe Hook for Shower, Qty. -1
- E. Stainless Steel Shower Unit with Anti-Microbial Curtain, Qty. -1
- F. Stainless Steel Toilet Sink Combo Unit, Qty. -1
- G. Window, Qty. -1



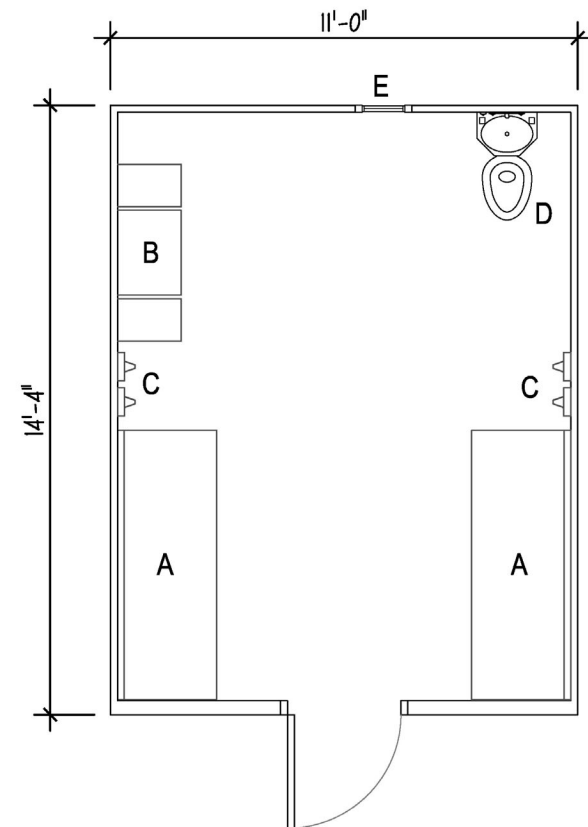
SPACE PROGRAM

SPACE: FOUR MAN CELL

158 Square Feet

Plan View

- A. Wall Mounted Bunk, Qty. -4
- B. Cell Desk With Two Seats, Qty. -1
- C. Stainless Steel Robe Hook , Qty. -4
- D. Stainless Steel Toilet Sink Combo Unit, Qty. -1
- E. Window, Qty. -1



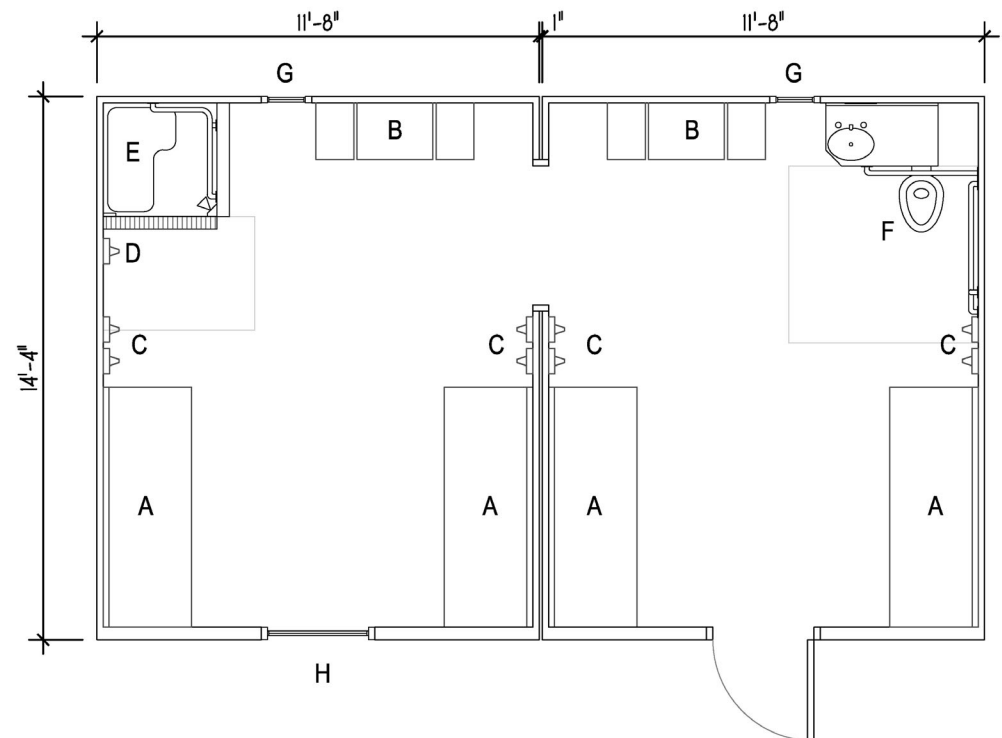
SPACE PROGRAM

SPACE: EIGHT MAN ACCESSIBLE CELL WITH SHOWER

335 Square Feet

Plan View

- A. Wall Mounted Bunk , Qty. -8
- B. Cell Desk With Two Seats, Qty. -2
- C. Stainless Steel Robe Hook, Qty. -8
- D. Stainless Steel Robe Hook for Shower, Qty. -1
- E. Stainless Steel Accessible Shower Unit with Anti-Microbial Curtain, Qty. -1
- F. Stainless Steel Accessible Toilet Sink Combo Unit, Qty. -1
- G. Window, Qty. -2
- H. Cell Interior Window, Qty. -1



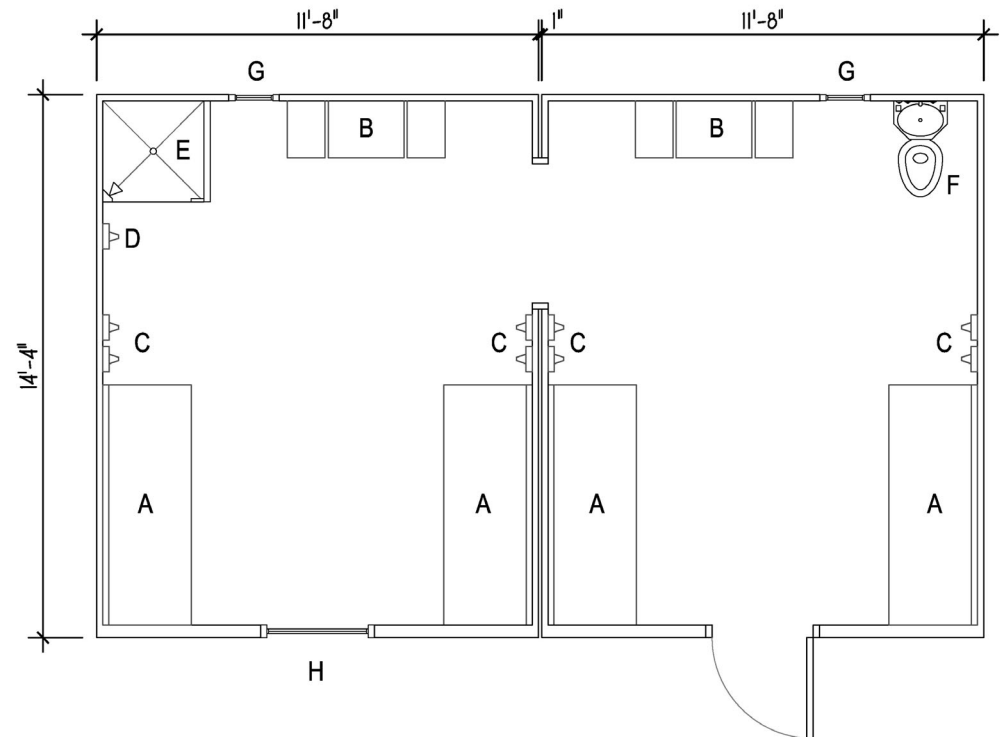
SPACE PROGRAM

SPACE: EIGHT MAN CELL WITH SHOWER

335 Square Feet

Plan View

- A. Wall Mounted Bunk, Qty. -8
- B. Cell Desk With Two Seats, Qty. -2
- C. Stainless Steel Robe Hook, Qty. -8
- D. Stainless Steel Robe Hook for Shower, Qty. -1
- E. Stainless Steel Shower Unit with Anti-Microbial Curtain, Qty. -1
- F. Stainless Steel Toilet Sink Combo Unit, Qty. -1
- G. Window, Qty. -2
- H. Cell Interior Window



SPACE PROGRAM

SPACE: JUVENILE HOUSING

Min 35 Square Feet Unencumbered Space per occupant

Living units are primarily designed for single occupancy sleeping rooms.

Each facility has at a minimum the following:

- A. Sanitation Facilities, Including access to Toilets available without staff assistance 24 hours a day**
Toilets are provided at a minimum ratio of 1 for every 12 juveniles in male facilities and 1 for 8 in female facilities.
Urinals may be substituted for up to one half of toilets in male facilities
All housing units with five or more juveniles must have a minimum of 2 toilets.
- B. A wash basin with hot and cold running water**
A housing unit must have a minimum ratio of one basin per 12 occupants.
- C. Shower Access**
Access to operable showers at a minimum ratio of one shower per 8 juveniles with water controlled temperatures ranging from 100-120 degrees Fahrenheit.
- D. Drinking Fountain Access**
- E. A bed**
A bed must be elevated from the floor, have a clean covered mattress with blankets provided as needed.
- F. A desk with a chair or stool**
Dayrooms must provide sufficient seating and writing surfaces for every juvenile using the dayroom at one time.
- G. Natural Light**
- H. Controlled Temperatures**

Appendix D: Existing Space and Operations Evaluation

Antrim County Facilities Master Plan

Existing Space Evaluation Methodology

Rating	<i>Unacceptable</i>		<i>Unsuitable</i>		<i>Marginal</i>		<i>Adequate</i>		<i>Appropriate</i>	
Score:	1	2	3	4	5	6	7	8	9	10

Score	Rating	Definition
9 - 10	Appropriate	Sufficient quantity of space; good configuration and layout; little, if any improvement required
7 - 8	Adequate	Quantity may be barely sufficient; configuration/flow are less than ideal; some renovation or expansion would enhance operations
5 - 6	Marginal	Lacks sufficient quantity of space, quality of space or both; requires some expansion or renovation to achieve minimum recommended space standards
3 - 4	Unsuitable	Poor quality and quantity of space; too small, improper layout, urgently requires improvement
1 - 2	Unacceptable	Very overcrowded; numerous difficulties and inefficiencies; considered fundamentally unacceptable for continued use
0	Non Existent	Space currently does not exist but is critical to minimum operational efficiency

Antrim County Facilities Master Plan

Existing Space Evaluation Summary

Facility: All

Department/Division: All

Ref.	Component	Existing/Adjusted				Comments
		NSF	Rating	Adjusted NSF	Adjusted DGSF	
A.	Administration Building					
1.	Abstract	728	6.6	881	1,145	<i>Marginal, Existing DGSF: 1,108</i>
2.	Accounting/Finance	285	3.6	740	962	<i>Unsuitable, Existing DGSF: 297</i>
3.	Administration/Planning	739	5.1	1,252	1,628	<i>Marginal, Existing DGSF: 950</i>
4.	Board of County Commissioners	888	1.5	1,577	1,814	<i>Unacceptable. Existing DGSF 888</i>
5.	Clerk	1,243	6.0	1,813	2,357	<i>Marginal, Existing DGSF 1,695</i>
6.	Construction/Code - Building	780	5.3	1,436	1,867	<i>Marginal, Existing DGSF 1,264</i>
7.	Dams/Drain Commissioner	106	2.3	352	405	<i>Unacceptable, Existing DGSF: 100</i>
8.	Equalization Department	663	6.4	860	1,032	<i>Marginal, Existing DGSF: 820</i>
9.	Grass River Natural Area	383	3.5	1,102	1,433	<i>Unsuitable, Existing DGSF 445</i>
10.	Housing Department	200	6.0	322	370	<i>Marginal, Existing DGSF: 200</i>
11.	Information Technology	433	3.5	1,228	1,596	<i>Unsuitable, Existing DGSF 478</i>
12.	Maintenance Department	465	2.8	1,208	1,389	<i>Unacceptable. Existing DGSF 535</i>
13.	MSU Extension	1,332	7.0	1,680	2,184	<i>Adequate, Existing DGSF: 1,492</i>
14.	Register of Deeds	981	7.2	1,180	1,534	<i>Adequate, Existing DGSF: 1,372</i>
15.	Treasurer	905	8.5	1,063	1,382	<i>Adequate, Existing DGSF: 1,370</i>
16.	Veterans Affairs	434	3.2	916	1,191	<i>Unsuitable, Existing DBSF: 450</i>
17.	Support Space	11,776	9.0	10,667	12,267	<i>Appropriate</i>
	Subtotal	22,341	5.2	28,277	34,555	<i>Does not include CMH or DHH DGSF</i>
	Building Gross Square Feet (BGSF)		15%	5,183	39,738	<i>Marginal, Existing BGSF: 46,716</i>
B.	Courthouse					
1.	13 th Circuit Court	3,050	7.8	2,774	3,190	<i>Adequate, Existing DGSF: 3,330</i>
2.	86 th District Court	3,012	7.1	3,426	3,940	<i>Adequate, Existing DGSF: 3,464</i>
3.	Friends of the Court/Victim Assist.	140	4.1	336	437	<i>Unsuitable: Existing DGSF: 140</i>
4.	Probate Court	2,490	6.3	3,385	4,401	<i>Marginal, Existing DGSF: 2,864</i>
5.	Prosecutor's Office	1,250	6.0	1,768	2,298	<i>Marginal, Existing DGSF: 1,801</i>

6.	Probation/Parole	233	1.3	647	841	<i>Unacceptable, Existing DGSF: 330</i>
7.	Support Space	7,703	7.6	8,464	9,734	<i>Adequate</i>
	Subtotal	17,878	5.7	20,800	24,840	<i>Does not include Circuit Court Probation</i>
	Building Gross Square Feet (BGSF)		15%	3,726	28,566	<i>Marginal, Existing BGSF:25,969</i>
C.	Sheriff's Office/Jail					
1.	Sheriff's Office					
0.1	Public	804	5.6	1,361	1,565	<i>Marginal, Existing DGSF 926</i>
0.2	Executive Administration	867	5.0	1,587	2,063	<i>Marginal, Existing DGSF: 997</i>
0.3	Patrol	412	1.9	3,307	4,299	<i>Unacceptable, Existing DGSF: 474</i>
0.4	Detectives/Investigations	671	1.6	3,041	3,953	<i>Unacceptable, Existing DGSF: 772</i>
0.5	911/Dispatch	866	8.2	1,054	1,212	<i>Appropriate, Existing DGSF: 1,150</i>
0.6	EOC/EMA	80	1.4	352	405	<i>Unacceptable, Existing DGSF: 92</i>
	Subtotal	3,700	4.0	10,702	13,498	<i>Unsuitable</i>
2.	Jail					
0.1	Administration	385	3.7	1,143	1,486	<i>Unsuitable, Existing DGSF: 48</i>
0.2	Intake/Booking	951	1.4	3,051	3,966	<i>Unacceptable, Existing DGSF: 1,094</i>
0.3	Medical	553	4.9	878	1,141	<i>Unsuitable, Existing DGSF: 463</i>
0.4	Kitchen/Laundry	1,071	3.8	2,242	2,803	<i>Unsuitable, Existing DGSF: 1,232</i>
0.5	Confinement Housing	3,126	7.4	4,276	5,986	<i>Adequate, Existing DGSF: 4,376</i>
0.6	Program	191	9.5	200	260	<i>Appropriate, Existing DGSF: 191</i>
0.7	Support Space	623	3.5	1,200	1,380	<i>Unsuitable, Existing DGSF: 716</i>
	Subtotal	6,900	4.9	12,990	17,023	<i>Unsuitable</i>
	Total SF, Average Rating	10,600	4.4	23,692	30,520	<i>Unsuitable</i>
	Building Gross Square Feet (BGSF)		15%	4,578	35,098	<i>Existing BSGF: 14,205 + Annex @ 2,176 = 16,381</i>
D.	Remote Buildings	<i>Animal Control, ACT and Commission on Aging address specific space issues only</i>				
1.	Animal Control	5,810	10.0	5,810	6,101	<i>Appropriate, Existing DGSF: 6,101</i>
	Building Gross Square Feet (BGSF)			5%	6,470	<i>Existing BGSF: 6,470</i>
2.	Antrim County Transportation	14,891	8.2	16,403	17,223	<i>Adequate, Existing DGSF: 15,636</i>
	Building Gross Square Feet (BGSF)			5%	18,084	<i>Existing BGSF: 15,939</i>
3.	Circuit Court Probation/Parole	857	6.7	1,042	1,355	<i>Marginal, Existing DGSF: 1,432</i>
	Building Gross Square Feet (BGSF)			5%	1,422	<i>Existing BGSF:1,479</i>
4.	Commission on Aging	5,171	5.3	6,459	7,751	<i>Marginal, Existing DGSF: 6,152</i>
	Building Gross Square Feet (BGSF)			5%	8,138	<i>Existing BGSF: 6,440</i>

5.	Archive/Storage Building	3,346	9.5	2,895	3,329	Appropriate, Existing DGSF: 3,883
Building Gross Square Feet (BGSF)				5%	3,496	Existing BGSF: 4,080
	Total SF, Average Rating	31,900	7.9	32,609	35,759	Adequate
Building Gross Square Feet (BGSF)					37,611	Existing BGSF: 38,105

Notes:

1. The existing Space Evaluation only accounts for operational deficiencies to the extent they are addressed by space adjustments. This evaluation assumes that current operational deficiencies will be addressed by the insuring design phases.

2. Terminology:

a. NSF: Net Square Footage = The actual area required for optimum performance of a function, task or duty.

b. DGSF: Departmental Gross Square Footage = The area within a Department and/or Division including

c. BGSF: Building Gross Square Footage = The sum of the DGSF, general circulation to the Departments

d. Grossing Factor: A planning multiplier of the Adjusted NSF to define the DGSF or DGSF to BGSF.

Rating	Unacceptable		Unsuitable		Marginal		Adequate		Appropriate	
Score:	1	2	3	4	5	6	7	8	9	10
Score	Rating		Definition							
9 - 10	Appropriate		Sufficient quantity of space; good configuration and layout; little, if any improvement required							
7 - 8	Adequate		Quantity may be barely sufficient; configuration/flow are less than ideal; some renovation or expansion would enhance operations							
5 - 6	Marginal		Lacks sufficient quantity of space, quality of space or both; requires some expansion or renovation to achieve minimum recommended space standards							
3 - 4	Unsuitable		Poor quality and quantity of space; too small, improper layout, urgently requires improvement							
1 - 2	Unacceptable		Very overcrowded; numerous difficulties and inefficiencies; considered fundamentally unacceptable for continued use							
0	Non Existent		Space currently does not exist but is critical to minimum operational efficiency							

Antrim County Facilities Master Plan

Existing Space Evaluation

Facility: A. Administration

Department/Division: 1. Abstract

Ref.	Component	Existing/Adjusted				Comments
		NSF	Rating	Adjusted NSF	Adjusted DGSF	
0.1	Abstractor	182	9	192		Private Office Type "B". Currently includes files
0.2	Assistant Abstractor	70	6	96		Workstation Type "D"
0.3	Clerk	48	8	60		Workstation Type "E"
0.4	Flex Workstation	42	9	48		Workstation Type "F"
0.5	Reception/Waiting					Included in Corridor
0.6	Reception Counter	84	10	60		
0.7	Public Data/Workstation	120	10	25		Currently located in office. Adjust to 2 workstations at reception counter
0.8	Meeting/Conference					Included in 0.1 due to size of staff
0.9	Files/Storage	0	0	80		Currently located in Abstractor Office
0.10	Office Supply Storage					Include in 0.14
0.11	Department Storage	25	4	40		Dispersed
0.12	Archive Storage					Located in Archive/Storage Building
0.13	Staff Toilet					Not required due to size of office
0.14	Workroom/Galley	24	2	120		Shared with Register of Deeds
0.15	Records Storage	133	8.3	160		Vault shared with Abstract. Adjust 1/2 Space
Subtotal		728	6.6	881		Marginal
DGSF Grossing Factor				30%	264	
Adjusted DGSF					1,145	Existing DGSF: 1,108

Antrim County Facilities Master Plan

Existing Space Evaluation

Facility: A. Administration

Department/Division: 2. Accounting (Finance)

Ref.	Component	Existing/Adjusted				Comments
		NSF	Rating	Adjusted NSF	Adjusted DGSF	
0.1	Finance Director	70	3.6	192		Private Office Type "B"
0.2	Accounting Clerk					Future Space
0.3	Reception/Waiting	70	8.8	80		Part of circulation path to corridor
0.4	Reception Counter					Not required due to function
0.5	Public Data/Workstation					Not required due to function
0.6	Meeting/Conference	81	4.5	180		Adjust to seating for 6 to 8
0.7	Files/Storage	24	4	60		Located in Director workspace
0.8	Office Supply Storage	5	1.7	30		Dispersed
0.9	Department Storage	5	1.7	30		Dispersed
0.10	Archive Storage					Located in Achieve/Storage Building
0.11	Staff Toilet					Not required due to size of office
0.12	Workroom/Galley	15	1.3	120		
0.13	Records Storage					Included in 0.7
0.14	Flex Workstation	15	3.2	48		Workstation Type "F"
Subtotal		285	3.6	740		Unsuitable
DGSF Grossing Factor				30%	222	
Adjusted DGSF					962	Existing DGSF: 297

Antrim County Facilities Master Plan

Existing Space Evaluation

Facility: A. Administration

Department/Division: 3. Administration/Planning

Ref.	Component	Existing/Adjusted				Comments
		NSF	Rating	Adjusted NSF	Adjusted DGSF	
0.1	County Administrator	225	10	240		Private Office Type "A"
0.2	Deputy Administrator	100	5.2	192		Private Office Type "B"
0.3	Administrative Assistant	56	4.7	120		Private Office Type "C" or Workstation
0.4	Secretary/Clerical	50	6.3	80		Workstation Type "D"
0.5	Human Resource Specialist					Future Position
0.6	Human Resource Assistant					Future Position
0.7	Reception/Waiting	40	5	80		Currently part of circulation pattern
0.8	Reception Counter					Not required due to function of office. Future transaction window at 0.4
0.9	Public Data/Workstation					Note required. Planning review by others
0.10	Meeting/Conference	196	8.2	240		Shared with Breakroom. Currently used as files/storage as well. Adjust to seating for 10 to 12
0.11	Files/Storage	28	3.5	80		Dispersed
0.12	Office Supply Storage	20	5	40		Dispersed
0.13	Department Storage	18	3	60		Dispersed
0.14	Archive Storage					Included in Archive/Storage Building
0.15	Staff Toilet					Not required due to size of office
0.16	Workroom/Galley	6	0.5	120		
0.17	Records Storage					Included in 0.11
Subtotal		739	5.14	1,252		Marginal
DGSF Grossing Factor				30%	376	
Adjusted DGSF					1,628	Existing DGSF: 950

Antrim County Facilities Master Plan

Existing Space Evaluation

Facility: A. Administration

Department/Division: 4. Board of County Commissioners

Ref.	Component	Existing/Adjusted				Comments
		NSF	Rating	Adjusted NSF	Adjusted DGSF	
0.1	Commissioners' Office	0	0	192		Shared workspace, file cabinet/drawer for each commissioner
0.2	Commissioners' Meeting Room	888	9	900		Awkward configuration for A/V Presentations
0.3	Audio/Visual	0	0	25		A/V equipment
0.4	Table/Chair Storage	0	0	60		Allow for multi-use opportunities
0.5	Workroom/Galley	0	0	120		Currently shared with Admin/Planning
0.6	Office Supplies/Storage					Included in 0.1
0.7	Anti-Chambers	0	0	280		Meetings with public, closed session meetings, break area during meetings. Seating for 12 to 14
Subtotal		888	1.5	1,577		Unacceptable
DGSF Grossing Factor				15%	237	
Adjusted DGSF					1,814	Existing DGSF: 888

Antrim County Facilities Master Plan

Existing Space Evaluation

Facility: A. Administration

Department/Division: 5. Clerk

Ref.	Component	Existing/Adjusted				Comments
		NSF	Rating	Adjusted NSF	Adjusted DGSF	
0.1	County Clerk	150	7.8	192		Private Office Type "B"
0.2	Admin Assistant/Chief Deputy	60	5	120		Private Office Type "C" or workstation
0.3	Deputy II (Circuit Court Clerk/Accounts Payable/Elections)	78	9.8	80		Workstation Type "D"
0.4	Deputy I	78	9.8	80		Workstation Type "D"
0.5	Clerk II	49	6.1	80		Workstation Type "D"
0.6	Clerk I (Family Court Clerk/Fines & Cost)	66	8.3	80		Workstation Type "D"
0.7	Clerk/Clerical	36	4.5	80		Workstation Type "D"
0.8	Reception/Waiting					Included in Corridor
0.9	Reception Counter	60	10	60		
0.10	Public Data/Workstation	0	0	25		Adjust to 2 workstations at reception counter
0.11	Meeting/Conference	0	0	180		Adjust to seating for 6 to 8
0.12	Files/Storage	396	10	396		Vault
0.13	Office Supply Storage	12	6	20		Currently included in vault
0.14	Department Storage	6	1.5	40		Currently included in vault
0.15	Archive Storage					Located in Achieve/Storage Building
0.16	Staff Toilet					Not required due to size of office
0.17	Workroom/Galley	24	2	120		Includes work counter
0.18	Records Storage	228	8.8	260		Remote from office/in bldg.
Subtotal		1,243	6.0	1,813		Marginal
DGSF Grossing Factor				30%	544	
Adjusted DGSF					2,357	Existing DGSF: 1,695

Antrim County Facilities Master Plan

Existing Space Evaluation

Facility: A. Administration

Department/Division: 6. Construction Code - Building

Ref.	Component	Existing/Adjusted				Comments
		NSF	Rating	Adjusted NSF	Adjusted DGSF	
0.1	Building Official	138	7.2	192		Private Office Type "B"
0.2	Building Inspector	110	9.2	120		Private Office Type "C" or Workstation, currently includes files in office
0.3	Mechanical Inspector	25	4.2	60		Workstation Type "E" Modified
0.4	Electrical Inspector	25	4.2	60		Workstation Type "E" Modified
0.5	Plumbing Inspector	25	4.2	60		Workstation Type "E" Modified
0.6	Secretary/Clerical	36	4.5	80		Workstation Type "E"
0.7	GIS Technician	42	4.4	96		Workstation Type "D"
0.8	Reception/Waiting	120	10	120		
0.9	Reception Counter	48	10	48		
0.10	Public Data/Workstation					Included in Reception/Waiting
0.11	Meeting/Conference	0	0	180		Currently utilizes Spartan Room. Adjust to seating for 6 to 8
0.12	Files/Storage	130	7.2	180		Dispersed
0.13	Office Supply Storage	10	5	20		Dispersed
0.14	Department Storage	18	4.5	40		Dispersed
0.15	Archive Storage	12	2	60		Dispersed, Archive/Storage Building
0.16	Staff Toilet					Not required due to size of office
0.17	Workroom/Galley	41	3.4	120		Dispersed, break counter in inspectors' area
0.18	Records Storage					Included in 0.12
Subtotal		780	5.3	1,436		Marginal
DGSF Grossing Factor				30%	431	
Adjusted DGSF					1,867	Existing DGSF: 1,264

Antrim County Facilities Master Plan

Existing Space Evaluation

Facility: A. Administration

Department/Division: 7. Dams/Drains

Ref.	Component	Existing/Adjusted				Comments
		NSF	Rating	Adjusted NSF	Adjusted DGSF	
0.1	Operations of Dams	90	4.7	192	Private Office Type "B"	
0.2	Drain Commissioner				Included in 0.1	
0.3	Purchasing	0	0	80	Workstation Type "D"	
0.4	Reception/Waiting				Note Required due to function	
0.5	Reception Counter				Not Required due to function of dept.	
0.6	Public Data/Workstation				Included in 0.4	
0.7	Meeting/Conference				Not Required, Included in Support Space shared meeting room	
0.8	Files/Storage	10	3.8	40	Included in 0.1	
0.9	Office Supply Storage	3	1.5	20	Included in 0.1	
0.10	Department Storage				Included in 0.1	
0.11	Archive Storage					
0.12	Staff Toilet				Not required due to size of office	
0.13	Workroom/Galley	3	1.5	20	Dispersed	
0.14	Records Storage				Included in 0.8	

Antrim County Facilities Master Plan

Existing Space Evaluation

Facility: A. Administration

Department/Division: 8. Equalization

Ref.	Component	Existing/Adjusted				Comments
		NSF	Rating	Adjusted NSF	Adjusted DGSF	
0.1	Director	225	10	192	Private Office Type "B"	
0.2	Assistant Director	180	10	168	Private Office Type "B" Modified	
0.3	Appraiser	72	9	80	Workstation Type "E"	
0.4	Clerk	42	5.3	80	Workstation Type "E"	
0.5	GIS Technician				Included in A,6,0.7	
0.6	Reception/Waiting	0	0	40	No dedicated space	
0.7	Reception Counter				Currently not used, not required	
0.8	Public Data/Workstation				Not required	
0.9	Meeting/Conference				Included in 0.1	
0.10	Files/Storage	84	7	120	Dispersed and in offices	
0.11	Office Supply Storage	20	10	20	Dispersed	
0.12	Department Storage	20	5	40	Dispersed	
0.13	Archive Storage				Included in Archive/Storage Building	
0.14	Staff Toilet				Not Required due to size of office	
0.15	Workroom/Galley	20	1.7	120	Dispersed	
0.16	Records Storage				Included in 0.12	

Antrim County Facilities Master Plan

Existing Space Evaluation

Facility: A. Administration

Department/Division: 9. Grass River Natural Area

Ref.	Component	Existing/Adjusted				<i>Comments</i>
		NSF	Rating	Adjusted NSF	Adjusted DGSF	
0.1	Executive Director	100	4.5	194		<i>Private Office Type "B"</i>
0.2	Office Manager	150	10	120		<i>Private Office Type "C"</i>
0.3	Education Director	15	1.3	120		<i>Private Office Type "C"</i>
0.4	Outreach Coordinator	15	1.3	120		<i>Private Office Type "C"</i>
0.5	Development Director					<i>Future Position</i>
0.6	Capital Campaign Manager					<i>Future Position</i>
0.7	Reception/Waiting	0	0	80		
0.8	Reception Counter					<i>Not required due to function</i>
0.9	Public Data/Workstation					<i>Not required due to function</i>
0.10	Meeting/Conference	0	0	180		<i>Seating to 6 to 8</i>
0.11	Files/Storage	30	4.5	40		<i>Dispersed</i>
0.12	Office Supply Storage	15	7.5	20		<i>Dispersed</i>
0.13	Department Storage	28	4.7	60		<i>Dispersed, in closets across corridor</i>
0.14	Archive Storage					<i>Included in Remote Building</i>
0.15	Staff Toilet					<i>Not required due size of office</i>
0.16	Workroom/Galley	15	1.3	120		<i>Dispersed</i>
0.17	Records Storage					<i>Included in 0.11</i>
0.18	Flex Station	15	3.1	48		<i>Used by remote Staff/Program Coord.</i>
Subtotal		383	3.5	1,102		<i>Unsuitable</i>
DGSF Grossing Factor				30%	331	
Adjusted DGSF					1,433	<i>Existing DGSF: 445</i>

Antrim County Facilities Master Plan

Existing Space Evaluation

Facility: A. Administration

Department/Division: 10. Housing

Ref.	Component	Existing/Adjusted				Comments
		NSF	Rating	Adjusted NSF	Adjusted DGSF	
0.1	Director	150	7.8	192		Private Office Type "B"
0.2	Reception/Waiting	0	0	60		
0.3	Reception Counter					Not required due to function
0.4	Public Data/Workstation					Not required due to function
0.5	Meeting/Conference					Included in 0.1
0.6	Files/Storage	20	10	20		Currently in Dir. Office
0.7	Office Supply Storage	10	6.7	15		Currently in Dir. Office
0.8	Department Storage	10	6.7	15		Currently in Dir. Office
0.9	Archive Storage					Currently in Dir. Office
0.10	Staff Toilet					Not required due size of office
0.11	Workroom/Galley	10	5	20		Currently in Dir. Office
0.12	Records Storage					Currently in Dir. Office
Subtotal		200	6.0	322		Marginal
DGSF Grossing Factor				15%	48	
Adjusted DGSF					370	Existing DGSF: 200

Antrim County Facilities Master Plan

Existing Space Evaluation

Facility: A. Administration

Department/Division: 11. Information Technology

Ref.	Component	Existing/Adjusted				Comments
		NSF	Rating	Adjusted NSF	Adjusted DGSF	
0.1	Director	48	2.5	192		Private Office Type "B"
0.2	IT Technician/Network Engineer	36	3.8	96		Workstation Type "D"
0.3	Server Room	170	8.5	200		
0.4	Reception Counter					Not required due to function
0.5	Public Data/Workstation					Not required due to function
0.6	Meeting/Conference					Included in 0.1
0.7	Files/Storage	10	5	20		Located in general office
0.8	Office Supply Storage	82	6.8	120		Located remote through toilet room
0.9	Department Storage	82	4.6	180		Located remote through toilet room
0.10	Archive Storage					Not required due to function
0.11	Staff Toilet					Not required due to size of office
0.12	Workroom/Galley	5	0.4	120		Located in general office
0.13	Workroom	0	0	120		Computer repair
0.14	Computer Lab/Training	0	0	180		Seating for 6 to 8 and tutorial space
Subtotal		433	3.5	1,228		Unsuitable
DGSF Grossing Factor				30%	368	
Adjusted DGSF					1,596	Existing DGSF: 478

Antrim County Facilities Master Plan

Existing Space Evaluation

Facility: A. Administration

Department/Division: 12. Maintenance

Ref.	Component	Existing/Adjusted				<i>Comments</i>
		NSF	Rating	Adjusted NSF	Adjusted DGSF	
0.1	Director	100	5.2	192		<i>Private Office Type "B"</i>
0.2	Forman	50	6.3	80		<i>Also serves as workbench</i>
0.3	Maintenance General	0	0.0	48		<i>Workstation Type "F"</i>
0.4	Maintenance Jail					<i>Included in 0.18</i>
0.5	Janitor					<i>Included in 0.18</i>
0.6	Meeting/Conference					<i>Not required due to function</i>
0.7	Files/Storage	10	1.0	100		<i>Dispersed/Director's Office</i>
0.8	Office Supply Storage	5	2.5	20		<i>Dispersed/Director's Office</i>
0.9	Department Storage					<i>Included in 0.14</i>
0.10	Archive Storage					<i>Included in 0.14</i>
0.11	Staff Toilet					<i>Not required due to function</i>
0.12	Workroom/Galley	5	0.4	120		
0.13	Records Storage					<i>Included in 0.7</i>
0.14	Maintenance Supply Storage	80	4.4	180		<i>Currently dispersed</i>
0.15	Building Material Storage	200	6.7	300		<i>Currently dispersed.</i>
0.16	Paint Storage					<i>Included in 0.17</i>
0.17	Vehicle/Storage					<i>1,190 NSF Included in Archive/Storage Bldg.</i>
0.18	Flex Station	0	0.0	48		<i>Shared space for 0.3 - 0.5</i>
0.19	Shop	15	1.3	120		
Subtotal		465	2.8	1,208		Unacceptable
DGSF Grossing Factor				15%	181	
Adjusted DGSF					1,389	Existing DGSF: 535

Antrim County Facilities Master Plan

Existing Space Evaluation

Facility: A. Administration

Department/Division: 13. MSU Extension

Ref.	Component	Existing/Adjusted				Comments
		NSF	Rating	Adjusted NSF	Adjusted DGSF	
0.1	District Coordinator	0	0	80		Not full time staff, Workstation Type "E"
0.2	Extension Educator/Agriculture (Dairy)	180	10	120		Private Office Type "C"
0.3	4H Program Coordinator	120	10	120		Private Office Type "C"
0.4	SNAP - ED	24	2	120		Workstation in storage room. Private Office Type "C"
0.5	Farm Management	120	10	120		Private Office Type "C"
0.6	Office Manager	56	7	80		Workstation Type "E"
0.7	Secretary/Clerical	56	7	80		Workstation Type "E"
0.8	Reception/Waiting	80	10	80		
0.9	Reception Counter					At 0.7
0.10	Public Data/Workstation					Not required due top function
0.11	Meeting/Conference	180	10	180		Spartan Room, shared resource, Seating for 6 to 8
0.12	Files/Storage	36	4.5	80		Dispersed, located in common areas
0.13	Office Supply Storage	25	6.3	40		Dispersed
0.14	Department Storage	105	5.8	180		Dispersed and in storage room
0.15	Archive Storage					Remote location
0.16	Staff Toilet					Not required due to size of office
0.17	Workroom/Galley	70	5.8	120		
0.18	Records Storage					Included in 0.12
0.19	Program/Education/Classroom					Anticipated to be remote/ shared space
0.20	Kitchen/Breakroom/Meeting Room	280	10	280		Also used as shared breakroom and copy room
Subtotal		1,332	7.0	1,680		Adequate
DGSF Grossing Factor				30%	504	
Adjusted DGSF					2,184	Existing DGSF: 1,492

Antrim County Facilities Master Plan

Existing Space Evaluation

Facility: A. Administration

Department/Division: 14. Register of Deeds

Ref.	Component	Existing/Adjusted				Comments
		NSF	Rating	Adjusted NSF	Adjusted DGSF	
0.1	Register	138	7.1	192		Private Office Type "B"
0.2	Chief Deputy	90	7.5	120		Private Office Type "C" or workstation
0.3	Clerk	36	4.5	80		Workstation Type "E"
0.4	Clerk II	36	4.5	80		Workstation Type "E"
0.5	Reception/Waiting					Included in Corridor
0.6	Reception Counter	57	9.5	60		
0.7	Public Data/Workstation	194	10	120		Located in Office, shared with Abstract
0.8	Meeting/Conference	96	10	0		In common area, not required
0.9	Files/Storage	120	8.6	160		
0.10	Office Supply Storage					Included in 0.9
0.11	Department Storage	30	7.5	40		Dispersed
0.12	Archive Storage					Included in Archive/Storage Building
0.13	Staff Toilet					Not required due to size of Office
0.14	Workroom/Galley	15	1.3	120		Dispersed/Shared with Abstract
0.15	Records Storage	133	8.3	160		Shared vault with Abstract, Adjust 1/2 Space
0.16	Flex Workstation	36	7.5	48		Workstation Type "F"
Subtotal		981	7.2	1,180		Adequate
DGSF Grossing Factor				30%	354	
Adjusted DGSF					1,534	Existing DGSF: 1,372

Antrim County Facilities Master Plan

Existing Space Evaluation

Facility: A. Administration

Department/Division: 15. Treasurer

Ref.	Component	Existing/Adjusted				<i>Comments</i>
		NSF	Rating	Adjusted NSF	Adjusted DGSF	
0.1	Treasurer	135	7	192		<i>Private Office Type "B"</i>
0.2	Deputy Treasurer	112	9.3	120		<i>Private Office Type "C" or Workstation</i>
0.3	Deputy II	64	8	80		<i>Workstation Type "E"</i>
0.4	Deputy II	42	5.3	80		<i>Workstation Type "E"</i>
0.5	Clerk II					<i>Future Position</i>
0.6	Clerk III					<i>Future Position</i>
0.7	Reception/Waiting					<i>Included in Corridor</i>
0.8	Reception Counter	120	10	60		
0.9	Public Data/Workstation	30	10	25		<i>Currently located in office. Adjust to 2 workstations at reception counter</i>
0.10	Meeting/Conference					<i>Included in 0.1</i>
0.11	Files/Storage	306	10	306		<i>Located in Vault</i>
0.12	Office Supply Storage					<i>Included in 0.11</i>
0.13	Department Storage					<i>Included in 0.11</i>
0.14	Archive Storage					<i>Included in Archive/Storage Building</i>
0.15	Staff Toilet					<i>Not required due to size of Office</i>
0.16	Workroom/Galley	32		120		<i>Dispersed</i>
0.17	Flex Workstation	64	8	80		<i>Workstation Type "E"</i>
Subtotal		905	8.45	1,063		Adequate
DGSF Grossing Factor				30%	319	
Adjusted DGSF					1,382	Existing DGSF: 1,370

Antrim County Facilities Master Plan

Existing Space Evaluation

Facility: A. Administration

Department/Division: 16. Veterans Affairs

Ref.	Component	Existing/Adjusted				Comments
		NSF	Rating	Adjusted NSF	Adjusted DGSF	
0.1	Director	143	7.4	192		Private Office Type "B"
0.2	Veteran's Service Officer	76	4.5	168		Private Office Type "B" (Modified)
0.3	Support Staff	100	6	168		Private Office Type "B" (Modified)
0.4	Reception/Waiting	100	10	80		Files currently in area
0.5	Reception Counter					Not required due to function
0.6	Public Data/Workstation	0	0	48		
0.7	Meeting/Conference					Included in 0.1, 0.2 and 0.3
0.8	Files/Storage	0	0	80		Dispersed and in 0.4
0.9	Office Supply Storage	0	0	20		Dispersed
0.10	Department Storage	0	0	40		
0.11	Archive Storage					Included in 0.8
0.12	Staff Toilet					Not required due to size of Office
0.13	Workroom/Galley	15	1.3	120		Dispersed and in 0.1
0.14	Records Storage					Included in 0.8
Subtotal		434	3.2	916		Unsuitable
DGSF Grossing Factor				30%	275	
Adjusted DGSF					1,191	Existing DGSF: 450

Antrim County Facilities Master Plan

Existing Space Evaluation

Facility: A. Administration

Department/Division: 17. Support Space

Ref.	Component	Existing/Adjusted				Comments
		NSF	Rating	Adjusted NSF	Adjusted DGSF	
0.1	Mechanical	936	9.4	1,000		
0.2	Electrical					Included in 0.1
0.3	Fire Suppression Riser Room					Not required, non-sprinklered building
0.4	Electrical Panel Closets					Dispersed panels
0.5	Emergency Generator					
0.6	Building Storage					Included in A, 12. Maintenance
0.7	Maintenance/Material					Included in A, 12. Maintenance
0.8	Stairs	1,152	10	1,152		4 Stairs per floor, 2 flights each
0.9	Elevator	96	10	96		Need upgrade to Electronics for ADA compliance
0.10	Elevator Equipment	63	10	63		
0.11	Communications Closets					Dispersed and in Server Room
0.12	Shared Meeting/Conference Rooms	546	5	1,092		Currently seating for 24 to 30. Adjust to add second Meeting/Conference Room of same size
0.13	Janitor	112	9.3	120		One per floor
0.14	Receiving	500	10	500		Currently used for supply story/receiving
0.15	Men's Public Toilet Rooms	320	10	320		1 per floor, 160 SF each
0.16	Women's Public Toilet Rooms	320	10	320		1 per floor, 160 SF each
0.17	Staff Toilet	33	4.9	67		First Floor, not ADA accessible
0.18	Staff Toilet	63	9.4	67		First floor
0.19	Staff Breakroom	203	8.5	240		
0.20	Shared Copy/Mail	225	10	225		Located near major users
0.21	General Circulation/Vestibules	7,207	10	5,405		First Floor: 3,377, Second Floor 3,830. Adjust to 6' corridors
Subtotal		11,776	9.0	10,667		Appropriate
DGSF Grossing Factor				15%	1,600	1,476 Linear Feet of exterior walls
Adjusted DGSF					12,267	

Antrim County Facilities Master Plan

Existing Space Evaluation

Facility: B. Courthouse

Department/Division: 1. 13th Circuit Court

Ref.	Component	Existing/Adjusted				Comments
		NSF	Rating	Adjusted NSF	Adjusted DGSF	
0.1	Court Administrator (Micki Hocking)					
0.2	Thomas Powers, Judge	280	9.3	300		Private Office Type "A" (Modified). Access through courtroom/not separate
0.3	Kevin Elsenheimer, Judge					Shared with 0.2
0.4	Judge Toilet	44	6.6	67		Not ADA accessible
0.5	Judge Robing					Included in 0.2
0.6	Judge Chambers					Included in 0.2, utilize courtroom
0.7	Courtroom	486	10	400		Awkward configuration. Total 2,023
0.8	Judges Bench	153	9.6	160		Not ADA accessible
0.9	Witness Stand					Not ADA accessible, included in 0.8
0.10	Jury Box	264	10	200		Awkward configuration
0.11	Litigation	560	10	460		
0.12	Gallery/Public Seating	560	10	500		Seating for 60 to 70
0.13	Sound Control Vestibule	0	0	100		
0.14	Jury Room	467	10	320		Includes lounge, Adjust to seating for 14-16
0.15	Jury Toilet	55	8.2	67		Not ADA accessible
0.16	Trial Evidence Storage	0	0	80		
0.17	Attorney Conference	181	10	120		Located on first floor
Subtotal		3,050	7.8	2,774		Adequate
DGSF Grossing Factor				15%	416	
Adjusted DGSF					3,190	Existing DGSF: 3,330

Antrim County Facilities Master Plan

Existing Space Evaluation

Facility: B. Courthouse

Department/Division: 2. 86th District Court

Ref.	Component	Existing/Adjusted				Comments
		NSF	Rating	Adjusted NSF	Adjusted DGSF	
0.1	Thomas Philips, Judge	371	10	300		Remote from courtroom. Includes reception and closet. Private Office "A"
0.2	Michael Stepka, Judge					Shared with 0.1
0.3	Traffic Clerk	64	8	80		Workstation Type "E"
0.4	Civil Clerk	210	10	80		Workstation Type "E"
0.5	Court Administrator			192		Private Office Type "B"
0.6	Probation	0	0	240		2 offices at 120 HSF each
0.7	Judge Magistrate					Utilizes office in Courts Office/security
0.8	Judge Toilet	39	5.8	67		Not ADA
0.9	Judge Robing					Included in 0.1
0.10	Judge Chambers					Included in 0.1 utilize courtroom
0.11	Courtroom					Awkward configuration. Total 1,742
0.12	Judges Bench	195	9.8	200		Not ADA accessible
0.13	Witness Stand					Included in 0.12, Not ADA accessible
0.14	Jury Box	210	10	200		Includes circulation to Jury Room
0.15	Litigation	409	10	400		
0.16	Gallery/Public Seating	672	10	600		Seating for 70 to 80
0.17	Sound Control Vestibule	0	0	100		No second means of egress
0.18	Jury Room	275	10	240		Includes lounge
0.19	Jury Toilet	50	7.5	67		Not ADA accessible
0.20	Trial Evidence Storage	0	0	80		
0.21	Attorney Conference	203	10	120		Located on first floor
0.22	Records/Files	128	7.1	180		Remote/Not ADA accessible
0.23	Department Storage/Supplies	66	5.5	120		Dispersed
0.24	Transaction Counter	120	7.5	160		Includes workstations
Subtotal		3,012	7.1	3,426		Adequate
DGSF Grossing Factor				15%	514	
Adjusted DGSF					3,940	Existing DGSF: 3,464

Antrim County Facilities Master Plan

Existing Space Evaluation

Facility: B. Courthouse

Department/Division: 3. Friends of the Court

Ref.	Component	Existing/Adjusted				Comments
		NSF	Rating	Adjusted NSF	Adjusted DGSF	
0.1	Friends of the Court Staff	70	4.1	168		Shard Office with 0.2(1/2) space. Adjust to Private Office Type "B" (Modified)
0.2	Victim Assistance	70	4.1	168		Shard Office with 0.1(1/2) space. Adjust to Private Office Type "B" (Modified)
0.4	Reception/Waiting					Provided in adjacent corridor
0.5	Reception Counter					Not required due to function
0.6	Public Data/Workstation					Not required due to function
0.7	Meeting/Conference					Included in 0.1 and 0.2
0.8	Files/Storage					Included in 0.1 and 0.2
0.9	Office Supply Storage					Included in 0.1 and 0.2
0.10	Department Storage					Included in 0.1 and 0.2
0.11	Archive Storage					Included in 0.1 and 0.2
0.12	Staff Toilet					Not required due to size of Office
0.13	Workroom/Galley					Included in 0.1 and 0.2
0.14	Records Storage					Included in 0.1 and 0.2
	Subtotal	140	4.1	336		Unsuitable
	DGSF Grossing Factor			30%	100.8	
	Adjusted DGSF				437	Existing DGSF: 140

Antrim County Facilities Master Plan

Existing Space Evaluation

Facility: B. Courthouse

Department/Division: 4. Probate Court

Ref.	Component	Existing/Adjusted				Comments
		NSF	Rating	Adjusted NSF	Adjusted DGSF	
0.1	Judge	253	8.4	300		Private Office Type "A"
0.2	Court Administrator	209	10	192		Private Office Type "B"
0.3	Court Reporter/Judicial Secretary	180	10	168		Private Office Type "B" (Modified)
0.4	Probation Officer	182	10	168		Private Office Type "B" (Modified)
0.5	Juvenile Register	40	5	80		Workstation Type "E"
0.6	Probate Register	40	5	80		Workstation Type "E"
0.7	Deputy Register	40	5	80		Workstation Type "E"
0.8	Judge Toilet	28	4.2	67		Not ADA accessible
0.9	Judge Robing					Included in 0.1
0.10	Judge Chambers					Included in 0.1, utilize courtroom
0.11	Courtroom	173	10	173		Awkward configuration. Total 977
0.12	Judges Bench	200	10	200		Not ADA accessible
0.13	Witness Stand					Included in 0.12, not ADA accessible
0.14	Jury Box	196	9.8	200		
0.15	Litigation	256	6.4	400		Access to Gallery through litigation
0.16	Gallery/Public Seating	152	7.6	200		
0.17	Sound Control Vestibule	0	0	100		
0.18	Jury Room	160	8.9	180		Current seating for 4 to 6, tight space
0.19	Jury Toilet	39	5.8	67		Not ADA accessible
0.20	Register Files/Storage	180	8.6	210		High density files
0.21	Register Workroom/Galley	32	2.7	120		Dispersed
0.22	Trial Evidence Storage	0	0	80		
0.23	Office Files/Storage	30	3.8	80		Dispersed
0.24	Office Workroom/Galley	20	1.6	120		
0.25	Attorney Conference	80	6.7	120		
Subtotal		2,490	6.3	3,385		Marginal
DGSF Grossing Factor				30%	1,016	
Adjusted DGSF					4,401	Existing DGSF: 2,864

Antrim County Facilities Master Plan

Existing Space Evaluation

Facility: B. Courthouse

Department/Division: 5. Prosecutor's Office

Ref.	Component	Existing/Adjusted				Comments
		NSF	Rating	Adjusted NSF	Adjusted DGSF	
0.1	Prosecuting Attorney	219	10	192		Private Office Type "B"
0.2	Chief Assistant Prosecuting Attorney	210	10	168		Private Office Type "B" (Modified)
0.3	Assistant Prosecuting Attorney	196	10	168		Remote, adjust to Private Office Type "B" (Modified)
0.4	Administrative Assistant	48	4	120		Private Office Type "C" or workstation
0.5	Legal Secretary	48	6	80		Workstation Type "E"
0.6	Support Staff	48	6	80		Workstation Type "E"
0.7	Child Support Coordinator/Victim Advocate	48	6	80		Workstation Type "E"
0.8	Reception/Waiting	25	3.1	80		
0.9	Reception Counter	20	5	40		Included in staff workstation
0.10	Public Data/Workstation					Not required due to function of Office
0.11	Meeting/Conference	0	0	180		Seating for 6 to 8
0.12	Files/Storage	210	8.7	240		Dispersed
0.13	Office Supply Storage	15	3.8	40		Dispersed
0.14	Department Storage	38	6.3	60		Dispersed
0.15	Archive Storage					Included in 0.12
0.16	Staff Toilet					Not required due to size of Office
0.17	Workroom/Galley	5	0.4	120		Dispersed
0.18	Records Storage					Included in 0.12
0.19	Volunteer Prosecutor	120	10	120		Remote workstation
	Subtotal	1,250	6.0	1,768		Marginal
	DGSF Grossing Factor			30%	530	
	Adjusted DGSF				2,298	Existing DGSF: 1,801

Antrim County Facilities Master Plan

Existing Space Evaluation

Facility: B. Courthouse

Department/Division: 6. Probation/Parole

Ref.	Component	Existing/Adjusted				Comments
		NSF	Rating	Adjusted NSF	Adjusted DGSF	
0.1	Probation/Parole Officer	210	5.8	360		Three Staff in combined space of 330 NSF.Adjust to Private Office Type "C"
0.2	Reception/Waiting					Located in corridor
0.3	Reception Counter					Not required due to function
0.4	Public Data/Workstation					Not required due to function
0.5	Meeting/Conference					Not required due to function
0.6	Files/Storage					Included in 0.1
0.7	Office Supply Storage	12	0.3	40		Dispersed
0.8	Department Storage	6	0.1	60		
0.9	Archive Storage					
0.10	Staff Toilet					
0.11	Workroom/Galley	5	0.4	120		Dispersed
0.12	Records Storage					
0.13	Drug Test Toilet	0	0	67		Utilize public toilet
Subtotal		233	1.3	647		Unacceptable
DGSF Grossing Factor				30%	194	
Adjusted DGSF					841	Existing DGSF: 330

Antrim County Facilities Master Plan

Existing Space Evaluation

Facility: B. Courthouse

Department/Division: 7. Support Space

Ref.	Component	Existing/Adjusted				Comments
		NSF	Rating	Adjusted NSF	Adjusted DGSF	
0.1	Mechanical	425	7.1	600		<i>Includes Electrical and Compressor</i>
0.2	Electrical					<i>Included in 0.1</i>
0.3	Fire Suppression Riser Room					<i>Non-Sprinklered</i>
0.4	Electrical Panel Closets					<i>Dispersed, in walls</i>
0.5	Emergency Generator					
0.6	Building Storage	0	0	200		
0.7	Maintenance/Material	0	0	100		
0.8	Exterior Stairs	294	10	294		<i>Metal stairs on exterior of building</i>
0.9	Interior Stairs	1,670	10	1,670		
0.10	Elevator	60	10	60		
0.11	Elevator Equipment					<i>Included in 0.1</i>
0.12	Communications Closets					<i>Not required due to size of building</i>
0.13	IT/Computer Equipment Room					<i>Located in each department/central at Admin.</i>
0.14	Telephone	18	10	18		<i>Closet</i>
0.15	Janitor	44	2.4	180		<i>2 janitor closets, not ADA accessible</i>
0.16	Law Library	270	10	270		
0.17	Security Office	196	9.8	200		<i>Access through courtroom</i>
0.18	Security Screening	224	10	224		<i>Remote form ADA access. Not ideal location</i>
0.19	Vestibules	192	7.4	260		<i>Environmental control. Not located at first floor HC entrance. Door separation not ADA accessible</i>
0.20	General Circulation	3,519	10	3,519		<i>Includes court lobbies</i>
0.21	Public Toilets	791	9.1	869		<i>varying degree of ADA accessible</i>
Subtotal		7,703	7.6	8,464		Adequate
DGSF Grossing Factor				15%	1,270	
Adjusted DGSF					9,734	

Antrim County Facilities Master Plan

Existing Space Evaluation

Facility: C. Sheriff's Office/Jail

Department/Division: 1. Public

Ref.	Component	Existing/Adjusted				<i>Comments</i>
		NSF	Rating	Adjusted NSF	Adjusted DGSF	
0.1	Entrance Vestibule	80	8	100		<i>Separated</i>
0.2	Public Lobby/Waiting	248	8.3	300		<i>Separated</i>
0.3	Men's Restroom	42	6.3	67		<i>Not ADA accessible</i>
0.4	Women's Restroom	66	9.9	67		<i>Not ADA accessible</i>
0.5	Janitor's Closet	68	5.7	120		<i>2 Janitor's Closets</i>
0.6	Public Contact Visitation	0	0	120		
0.7	Public Video Visitation	0	0	80		<i>Adjust to 4 stations</i>
0.8	Inmate Non-Contact Visitation	60	10	60		
0.9	Attorney/Public Visitation	60	10	60		<i>Included in</i>
0.10	Sex Register	0	0	120		
0.11	Information Booth/Reception					<i>Not required/potential future component</i>
0.12	Central Control	180	9	200		
0.13	Central Control Toilet	0	0	67		<i>Remote, uses staff toilet</i>
0.14	Lobby Control					<i>Remote</i>
0.15	Video Arraignment Court					<i>Not required/potential future component</i>
Subtotal		804	5.6	1,361		Marginal
DGSF Grossing Factor				15%	204	
Adjusted DGSF					1,565	Existing DGSF: 926

Antrim County Facilities Master Plan

Existing Space Evaluation

Facility: C. Sheriff's Office

Department/Division: 2. Executive Administration

Ref.	Component	Existing/Adjusted				Comments
		NSF	Rating	Adjusted NSF	Adjusted DGSF	
0.1	Sheriff	140	7.3	192		Private Office Type "B"
0.2	Under Sheriff	66	3.9	168		Located in Annex/remote. Private Office Type "B" (Modified)
0.3	Office Manager	140	10	120		Private Office Type "C"
0.4	Clerk	48	6	80		Workstation Type "E"
0.5	Transcription	98	10	80		Workstation Type "E"
0.6	Reception/Waiting					Included in 1.2 above
0.7	Conference Room	126	7	180		Awkward configuration, adjust to seating for 6 to 8
0.8	Audio/Visual	0	0	20		
0.9	Workroom/Galley	15	1.3	120		Dispersed
0.10	Files/Records Room	40	5	80		Dispersed
0.11	Office Supplies	12	3	40		Dispersed
0.12	Staff Toilet	52	7.8	67		
0.13	Departmental Storage	15	2.5	60		Dispersed
0.14	Break Room	115	5.6	200		Awkward configuration
0.15	Quartermaster Storage	0	0	180		
Subtotal		867	5.0	1,587		Marginal
DGSF Grossing Factor				30%	476	
Adjusted DGSF					2,063	Existing DGSF: 997

Antrim County Facilities Master Plan

Existing Space Evaluation

Facility: C. Sheriff's Office

Department/Division: 3. Patrol

Ref.	Component	Existing/Adjusted				<i>Comments: Under Sheriff included in C.2. includes Civil Process</i>
		NSF	Rating	Adjusted NSF	Adjusted DGSF	
0.1	Sergeants	75	3.1	240		Adjust to 3 Type "E" Workstations
0.2	Deputies					Shared Space
0.3	Reserves					Shared Space
0.4	Court Security Officers					Included in B. Courthouse
0.5	Civil Processing	54	6.8	80		Workstation Type "E"
0.6	Squad Room	0	0	180		Seating for 6 to 8
0.7	Report Writing	36	1.9	192		Located in circulation pattern, includes files
0.8	Library					Not required
0.9	Training Room (EOC)	0	0	600		
0.10	Training Room Table Chair	0	0	80		
0.11	Men's Lockers	91		175		Lockers for 35
0.12	Men's Toilets/Showers	0	0	290		
0.13	Women's Lockers	40	8	50		Lockers for 30% of staff/10
0.14	Women's Toilets/Showers	0	0	140		
0.15	Fitness	0	0	600		
0.16	Armory	32	2	160		
0.17	Department Storage	15	0.8	180		Dispersed
0.18	Training Storage	0	0	60		
0.20	Dive Storage					Not Required
0.22	Kitchen/Vending					Included in 1.14
0.23	Reserve Storage					Not Required
0.24	DARE Office	30	3.8	80		Shared Space with 0.25
0.25	Transcription Workstation	30	3.8	80		Workstation Type "E"
0.26	Workroom/Galley	9	0.8	120		
Subtotal		412	1.9	3,307		Unacceptable
DGSF Grossing Factor				30%	992	
Adjusted DGSF					4,299	Existing DGSF: 474

Antrim County Facilities Master Plan

Existing Space Evaluation

Facility: C. Sheriff's Office

Department/Division: 4. Detectives/Investigation

Ref.	Component	Existing/Adjusted				Comments
		NSF	Rating	Adjusted NSF	Adjusted DGSF	
0.1	Detective Sergeants	25	2.1	120		Office Type "C" or workstation
0.2	Detectives	50	2.6	192		2 Workstations Type "D"
0.3	Conference/War Room	0	0	180		Seating for 6 to 8
0.4	Records	26	4.3	60		Dispersed
0.5	Hard Interview	105	10	100		
0.6	Viewing Room	0	0	80		
0.7	Soft Interview	0	0	160		
0.8	Voice Stress Analysis	20	2.5	80		
0.9	Evidence Transfer Vestibule	25	3.1	80		Located in Archive/Storage Building
0.10	Evidence Transfer Lockers	9	2.5	36		Located in Archive/Storage Building
0.11	General Evidence Storage	236	5.9	400		Located in Archive/Storage Building
0.12	Drug Storage	0	0	120		Located in Archive/Storage Building
0.13	Gun Storage	0	0	100		Located in Archive/Storage Building
0.14	Cash Storage	0	0	40		Located in Archive/Storage Building
0.15	Large Evidence Storage	120	0.6	200		Located in Archive/Storage Building
0.16	Evidence Processing Station	25	1.8	140		Located in Archive/Storage Building
0.17	Detainee/Witness/Staff Toilet	0	0	67		
0.18	Departmental Storage	30	0	80		
0.20	Evidence Lab					Included in .16
0.22	Lab Station					Included in .16
0.23	Drying Room	0	0	30		
0.24	Digital Storage	0	0	40		
0.25	Computer Forensics Lab	0	0	96		Currently in 0.2
0.26	Vehicle Processing	0	0	640		Utilizes sallyport
Subtotal		671	1.6	3,041		Unacceptable
DGSF Grossing Factor				30%	912	
Adjusted DGSF					3,953	Existing DGSF: 772

Antrim County Facilities Master Plan

Existing Space Evaluation

Facility: C. Sheriff's Office

Department/Division: 5. 911/Dispatch

Ref.	Component	Existing/Adjusted				Comments
		NSF	Rating	Adjusted NSF	Adjusted DGSF	
0.1	Sergeants	130	10	120		Private Office Type "C"
0.2	Lead Dispatcher	56	7	80		1, Dispatch Station Type "E"
0.3	Dispatchers	112	7	160		2, Dispatch Station Type "E"
0.4	Dispatch Center	132	5.1	260		
0.5	Breakroom	169	10	140		
0.6	Toilet	60	9	67		Combined with 0.8
0.7	Dispatch Equipment	147	10	147		
0.8	Lockers	60	7.5	80		Combined with 0.6
Subtotal		866	8.2	1,054		Appropriate
DGSF Grossing Factor				15%	158	
Adjusted DGSF					1,212	Existing DGSF: 1,150

Antrim County Facilities Master Plan

Existing Space Evaluation

Facility: C. Sheriff's Office

Department/Division: 6. EOC/EMA

Ref.	Component	Existing/Adjusted				Comments
		NSF	Rating	Adjusted NSF	Adjusted DGSF	
0.1	Emergency Services Coordinator	80	4.2	192		
0.2	Assistant Coordinator					<i>Future position</i>
0.3	EOC Room					<i>Utilize training room</i>
0.4	Reception/Waiting					<i>Not required</i>
0.5	Reception Counter					<i>Not required</i>
0.6	Public Data/Workstation					<i>Not required</i>
0.7	Meeting/Conference					<i>Utilize training room</i>
0.8	Files/Storage	0	0	80		
0.9	Office Supply Storage					<i>Included in 0.8</i>
0.10	Department Storage					<i>Included in 0.8</i>
0.11	Archive Storage					<i>Included in 0.8</i>
0.12	Staff Toilet					<i>Note required due to size of office</i>
0.13	Workroom/Galley					<i>Included in 0.1</i>
0.14	Records Storage					<i>Included in 0.8</i>
0.15	EOC Storage	0	0	80		
0.16	Bunk Room					<i>Future/Optional component</i>
0.17	Kitchen/Breakroom					<i>Included in C.2.14</i>
0.18	Lockers					<i>Included in 0.16</i>
Subtotal		80	1.4	352		Unacceptable
DGSF Grossing Factor				15%	53	
Adjusted DGSF					405	Existing DGSF: 92

Antrim County Facilities Master Plan

Existing Space Evaluation

Facility: C. Jail

Department/Division: 1. Administration

Ref.	Component	Existing/Adjusted				<i>Comments</i>
		NSF	Rating	Adjusted NSF	Adjusted DGSF	
0.1	Jail Commander	170	10	168		<i>Private Office Type "B" (Modified)</i>
0.2	Matron	0	0	168		<i>Private Office Type "B" (Modified)</i>
0.3	Sergeant	0	0	240		<i>Workstation Type "E" shared space</i>
0.4	CERT. Corrections					<i>Shared Space</i>
0.5	Corrections Officers					<i>Shared Space</i>
0.6	Corporals	70	5	140		<i>Shared Space</i>
0.7	Breakroom	0	0	120		
0.8	Lockers	0	0	80		
0.9	Reception/Waiting					<i>Not required due to function</i>
0.10	Reception Counter					<i>Not required due to function</i>
0.11	Public Data/Workstation					<i>Not required due to function</i>
0.12	Meeting/Conference					<i>Not required due to function</i>
0.13	Files/Storage	75	7.5	100		
0.14	Office Supply Storage					<i>Included in 0.13</i>
0.15	Department Storage	40	6.7	60		
0.16	Archive Storage					<i>Included in 0.13</i>
0.17	Staff Toilet	30	4.4	67		
0.18	Workroom/Galley					<i>Included in 0.3</i>
0.20	Records Storage					<i>Included in 0.13</i>
Subtotal		385	3.7	1,143		<i>Unsuitable</i>
DGSF Grossing Factor				30%	343	
Adjusted DGSF					1,486	<i>Existing DGSF: 48</i>

Antrim County Facilities Master Plan

Existing Space Evaluation

Facility: C. Jail

Department/Division: 2. Intake/Booking

Ref.	Component	Existing/Adjusted				Comments
		NSF	Rating	Adjusted NSF	Adjusted DGSF	
0.1	Intake Officers					Shared space
0.2	Vehicular Sallyport	552	8.8	624		
0.3	Hazardous Material Storage	6	0.7	80		Currently in sallyport
0.4	Material Storage	0	0	120		Currently in sallyport
0.5	Tool Room/Storage	6	0.6	100		Currently in sallyport
0.6	Maintenance and Office	0	0	120		Private Office Type "C"
0.7	Vehicular Wash					Included in 0.2
0.8	Vehicular Maintenance					Included in 0.2
0.9	Equipment/Parts Storage	0	0	100		
0.10	Book-In Counter	112	8	140		Includes I.D.
0.11	Open Booking/Processing Area	0	0	120		
0.12	Breathalyzer					Included in 0.10
0.13	Phot/Mug Shot					Included in 0.10
0.14	Finger Printing					Included in 0.10
0.15	Live Scan					Included in 0.10
0.16	Drunk Tanks	0	0	180		
0.17	Temporary Holding (Dirty Bullpen)	0	0	120		
0.18	Interview Room/Video/Attorney					Included in C.1
0.20	Attorney Interviews					Included in C.1
0.22	Hard Interview Rooms	0	0	80		
0.23	Staff Toilets	0	0	67		
0.24	Arraignment/Video Court Room					Not required
0.25	Holding	104	4.3	240		Adjust to 2 holding cells
0.26	Mental Health	0	0	120		
0.27	Mental Health unit					Future Component
0.28	Special Holding Cells- for Court					Not required
0.29	Special Holding Cells	104	8.7	120		Detox.

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Antrim County Facilities Master Plan

Existing Space Evaluation

Facility: C. Jail

Department/Division: 3. Medical

Ref.	Component	Existing/Adjusted				Comments
		NSF	Rating	Adjusted NSF	Adjusted DGSF	
0.1	Doctor/Nurse	120	10	120		Private Office Type "C"
0.2	Nurse's Station	0	0	80		Workstation Type "E"
0.3	Counselor	0	0	120		Private Office Type "C"
0.4	Waiting	0	0	80		
0.5	Doctors/Examination	144	10	120		
0.6	Detainee Toilet	84	10	67		
0.7	Staff Toilet	0	0	67		
0.8	Drug/Medical Storage	55	9.2	60		
0.9	Isolation Cells	150	10	104		Remote Cell and Segregation, 52nsf each
0.10	Supplies Storage					Included in 0.8
0.11	Medical Records	0	0	60		
0.12	Testing Lab					Included in 0.8
0.13	Secure Exam					included in 0.5
0.14	Medical Dispensing Room					included in 0.8
Subtotal		553	4.92	878		Unsuitable
DGSF Grossing Factor				30%	263	
Adjusted DGSF					1,141	Existing DGSF: 463

Antrim County Facilities Master Plan

Existing Space Evaluation

Facility: C. Jail

Department/Division: 4. Kitchen/Laundry

Ref.	Component	Existing/Adjusted				Comments
		NSF	Rating	Adjusted NSF	Adjusted DGSF	
0.1	Kitchen/Office	15	1.3	120		Private Office Type "C"
0.2	Dietitian					Include din 0.1
0.3	Food Preparation	323	6.5	500		
0.4	Cooler/Freezer	160	10	160		Exterior
0.5	Dry Food Storage/Pantry	200	10	200		
0.6	Staff Toilet	30	4.5	67		
0.7	Locker/Employee	0	0	60		
0.8	Locker/Trustee					Not Required
0.9	Trustee Toilet	0	0	67		
0.10	Janitor	0	0	60		
0.11	Staff Dining/Breakroom					Not Required
0.12	Dish Washing	91	5.4	168		
0.13	Commissary	0	0	180		
0.14	Dock and Staging Area	0	0	200		
0.15	Laundry	120	6	200		
0.16	Mattress Storage	102	7.3	140		
0.17	Storage	30	2.5	120		
	Subtotal	1,071	3.8	2,242		Unsuitable
	DGSF Grossing Factor			25%	561	
	Adjusted DGSF				2,803	Existing DGSF: 1,232

Antrim County Facilities Master Plan

Existing Space Evaluation

Facility: C. Jail

Department/Division: 5. Confinement Housing

Ref.	Component	Existing/Adjusted				Comments
		NSF	Rating	Adjusted NSF	Adjusted DGSF	
0.1	Pod Control					Included in 1.12, remote
0.2	Toilet					Included in 1.12, remote
0.3	Electronics Room					Included in 5.7
0.4	Cell Block A					Work Release Dorm - 6 prisoners
0.5	2 Man Cells	154	10	130		2, 2 person cells, 65nsf per cell
0.6	2 Man Cell ADA Accessible	56	7	80		No ADA accessible 2 person cell
0.7	Dayroom	158	10	120		20 nsf per person
0.8	Cell Block Toilet/Shower	49	6.1	80		
0.9	Cell Block B					Dorm - 5 prisoners
0.10	Dorm	212	5.9	360		5 prisoners, 72 nsf per prisoner
0.12	Dayroom					No dayroom
0.13	Cell Block Toilet	51	5.7	90		No ADA fixtures
0.14	Cell Block C					Dorm - 5 prisoners
0.15	Dorm	212	5.9	360		5 prisoners, 72 nsf per prisoner
0.16	Dayroom					No dayroom
0.17	Cell Block Toilet	51	5.7	90		No ADA fixtures
0.18	Cell Block D					Dorm - 9 prisoners
0.19	Dorm	444	6.9	648		9 prisoners, 72 nsf per prisoner
0.20	Dayroom					No dayroom
0.22	Cell Block Toilet	126	10	126		
0.24	Cell Block E					5 Cells - 10 Prisoners
0.25	2 Man Cells	272	10	260		4 Cells at 65 SF each
0.26	2 Man Cell HC	71	8.8	80		No ADA Accessible Cell
0.27	Dayroom	169	8.5	200		20nsf per prisoner
0.28	Cell Block Toilet	54	6	90		
0.29	Cell Block F					Dorm - 16 Prisoners
0.30	Dorm	778	6.8	1,152		16 prisoners, 72 nsf per prisoner
0.32	Dayroom	215	6.7	320		20nsf per prisoner

0.33	Cell Block Toilet	54	6	90		
0.34	Cell Block G					<i>Future</i>
0.35	2 Man Cells					<i>Future</i>
0.36	2 Man Cell					<i>Future</i>
0.37	Dayroom					<i>Future</i>
0.39	Cell Block Toilet					<i>Future</i>
0.40	Cell Block H					<i>Future</i>
0.41	2 Man Cells					<i>Future</i>
0.42	2 Man Cell					<i>Future</i>
0.43	Dayroom					<i>Future</i>
0.44	Cell Block Toilet					<i>Future</i>
0.46	Work Release					<i>Included in Cell Block A</i>
0.47	Indoor Recreation					<i>Included in C.6</i>
0.48	Indoor/Outdoor Recreation					<i>No Standard</i>
0.49	Indoor/Outdoor Storage					<i>Not Required</i>
0.50	Indoor/Outdoor Recreation Toilet					<i>Not Required</i>
Subtotal		3,126	7.4	4,276		<i>Adequate</i>
DGSF Grossing Factor				40%	1,710	
Adjusted DGSF					5,986	<i>Existing DGSF: 4,376</i>

Antrim County Facilities Master Plan

Existing Space Evaluation

Facility: C. Jail

Department/Division: 6. Program

Ref.	Component	Existing/Adjusted				Comments
		NSF	Rating	Adjusted NSF	Adjusted DGSF	
0.1	Educator/Counselor					<i>Not required, future component</i>
0.2	Multipurpose/Classroom					<i>Not required, future component</i>
0.3	Storage					<i>Not required, future component</i>
0.4	Classroom/Library	191	9.5	200		<i>Also serves as corridor to kitchen</i>
0.5	Indoor Recreation/Multi-Purpose					
Subtotal		191	9.5	200		<i>Appropriate</i>
DGSF Grossing Factor				30%	60	
Adjusted DGSF					260	<i>Existing DGSF: 191</i>

Antrim County Facilities Master Plan

Existing Space Evaluation

Facility: C. Sheriff's Office/Jail

Department/Division: 7. Support Space

Ref.	Component	Existing/Adjusted				Comments
		NSF	Rating	Adjusted NSF	Adjusted DGSF	
0.1	Mechanical	515	8	640		Primarily roof top units
0.2	Electrical					Included in 0.1
0.3	Fire Suppression Riser Room	35	5.8	60		Access through workspace
0.4	Electrical Panel Closets					Dispersed, no dedicated rooms
0.5	Emergency Generator					Exterior
0.6	Building Storage	63	3.1	200		
0.7	Maintenance/Material	0	0	180		
0.8	Stairs					Not required, single story
0.9	Elevator					Not required, single story
0.10	Elevator Equipment					Not required, single story
0.11	Communications Closets					Not required due to size of facility
0.12	IT/Computer Equipment Room	10	0.8	120		Dispersed
0.13	Janitor					Included in each division as noted
0.14						
0.15						
0.16						
0.17						
0.18						
0.20						
0.22						
0.23						
0.24						
0.25						
0.26						
Subtotal		623	3.54	1,200		Unsuitable
DGSF Grossing Factor				15%	180	
Adjusted DGSF					1,380	Existing DGSF: 716

Antrim County Facilities Master Plan

Existing Space Evaluation

Facility: D. Remote Buildings

Department/Division: ***1. Animal Control***

Ref.	Component	Existing/Adjusted				Comments
		NSF	Rating	Adjusted NSF	Adjusted DGSF	
0.1	Animal Control	5,810	10	5,810		
	Subtotal	5,810	10	5,810		Appropriate
	DGSF Grossing Factor			5%	291	
	Adjusted DGSF				6,101	Existing DGSF: 6,101

Antrim County Facilities Master Plan

Existing Space Evaluation

Facility: D. Remote Buildings

Department/Division: 2. Antrim County Transportation

Ref.	Component	Existing/Adjusted				Comments
		NSF	Rating	Adjusted NSF	Adjusted DGSF	
0.1	Main Building	12,211	10	12,211		
0.2	Remote Vehicular Storage	2,680	6.4	4,192		Adjust for 2 additional bays
Subtotal		14,891	8.2	16,403		Adequate
DGSF Grossing Factor				5%	820	
Adjusted DGSF					17,223	Existing BGSF: 15,636

Antrim County Facilities Master Plan

Existing Space Evaluation

Facility: D. Remote Buildings

Department/Division: 3. Circuit Court Probation/Parole

Ref.	Component	Existing/Adjusted				Comments
		NSF	Rating	Adjusted NSF	Adjusted DGSF	
0.1	Supervisor	195	10	168		Private Office Type "B" (Modified)
0.2	Reception/Clerical	84	10	80		Workstation Type "E"
0.3	Reception/Waiting	156	7.8	200		
0.4	Reception Counter					Included in 0.2
0.5	Public Data/Workstation					Included in 0.3
0.6	Meeting/Conference	240	10	180		Includes files/storage and breakroom. Adjust to seating for 6 to 8.
0.7	Files/Storage	45	5.6	80		Dispersed and in open area
0.8	Office Supply Storage	15	7.5	20		Dispersed and in cabinets
0.9	Department Storage	20	3.3	60		Dispersed
0.10	Archive Storage					Included in 0.7
0.11	Staff Toilet	35	5.2	67		Not ADA accessible
0.12	Workroom/Galley	32	2.7	120		Dispersed
0.13	Records Storage					Included in 0.7
0.14	Drug Test Toilet	35	5.2	67		Not ADA accessible
	Subtotal	857	6.7	1,042		Marginal
	DGSF Grossing Factor			30%	313	
	Adjusted DGSF				1,355	Existing DGSF: 1,432

Antrim County Facilities Master Plan

Existing Space Evaluation

Facility: D. Remote Buildings

Department/Division: 4. Commission on Aging

Ref.	Component	Existing/Adjusted				Comments
		NSF	Rating	Adjusted NSF	Adjusted DGSF	
0.1	Director	168	8.8	192		Private Office Type "B"
0.2	Clerk II	60	7.5	80		Workstation Type "E"
0.3	Clerical Assistant	60	7.5	80		Workstation Type "E"
0.4	Activities/Event Coordinator	60	7.5	80		Workstation Type "E"
0.5	Food Service Coordinator	25	3.1	80		Workstation Type "E"
0.6	Assistant Cook					No dedicated space/shared space
0.7	Assistant Cook					No dedicated space/shared space
0.8	Kitchen Assistant					No dedicated space/shared space
0.9	Meal Site Coordinator	25	3.1	80		Workstation Type "E"
0.10	CENA/CAN					No dedicated space/shared space
0.11	Homemaker	25	3.1	80		Workstation Type "E"
0.12	Files/Storage	30	3.8	80		Dispersed
0.13	Office Supply Storage	30	5	60		Dispersed
0.14	Department Storage	30	3.8	80		Dispersed
0.15	Archive Storage					Included in 0.12
0.16	Staff Toilet					Not required due to size of Office
0.17	Workroom/Galley	10	0.8	120		
0.18	Records Storage					Included in 0.12
0.20	Computer Lab	0	0	180		Currently overlaps with counseling
0.22	Chamber of Commerce	216	10	216		
0.23	Program/Support Space	5,171	10	5,171		
Subtotal		5,171	5.3	6,459		Marginal
DGSF Grossing Factor				20%	1,292	
Adjusted DGSF					7,751	Existing BGSF: 6,152

Antrim County Facilities Master Plan

Existing Space Evaluation

Facility: D. Remote Buildings

Department/Division: 5. Archive/Storage Building

Ref.	Component	Existing/Adjusted				Comments
		NSF	Rating	Adjusted NSF	Adjusted DGSF	
0.1	Vehicle/Maintenance Storage	1,086	9	1,200		
0.2	Investigations Evidence					Included in C.4 (540 DGSF)
0.3	Archive Records	2,260	10	1,695		Currently Approx. 75% utilized
0.4						
0.5						
0.6						
0.7						
0.8						
0.9						
0.10						
0.11						
0.12						
0.13						
0.14						
0.15						
0.16						
0.17						
0.18						
0.20						
0.22						
0.23						
0.24						
0.25						
0.26						
Subtotal		3,346	9.5	2,895		Appropriate
DGSF Grossing Factor				15%	434.25	
Adjusted DGSF					3,329	Existing DGSF: 3,883 (BGSF 4,080)

Antrim County Facilities Master Plan

Existing Operations Evaluation Methodology

Rating	<i>Unacceptable</i>		<i>Unsuitable</i>		<i>Marginal</i>		<i>Adequate</i>		<i>Appropriate</i>	
Score:	1	2	3	4	5	6	7	8	9	10

Score	Rating	Definition
9 - 10	Appropriate	No operational deficiencies related to space, space configuration or critical adjacencies. Operational deficiencies are not anticipated to result in legal liability or life safety issues
7 - 8	Adequate	Few/Minor operational deficiencies related to space, space configuration or critical adjacencies. Operational deficiencies are not anticipated to result in legal liability or life safety issues
5 - 6	Marginal	Some operational deficiencies related to space, space configuration or critical adjacencies. Operational deficiencies are not anticipated to result in legal liability or life safety issues
3 - 4	Unsuitable	Numerous operational deficiencies related to space, space configuration or critical adjacencies. Operational deficiencies may result in legal liability or life safety issues
1 - 2	Unacceptable	Significant operational deficiencies related to space, space configuration or critical adjacencies. Operational deficiencies may result in legal liability or life safety issues

Existing Operations Evaluation Summary

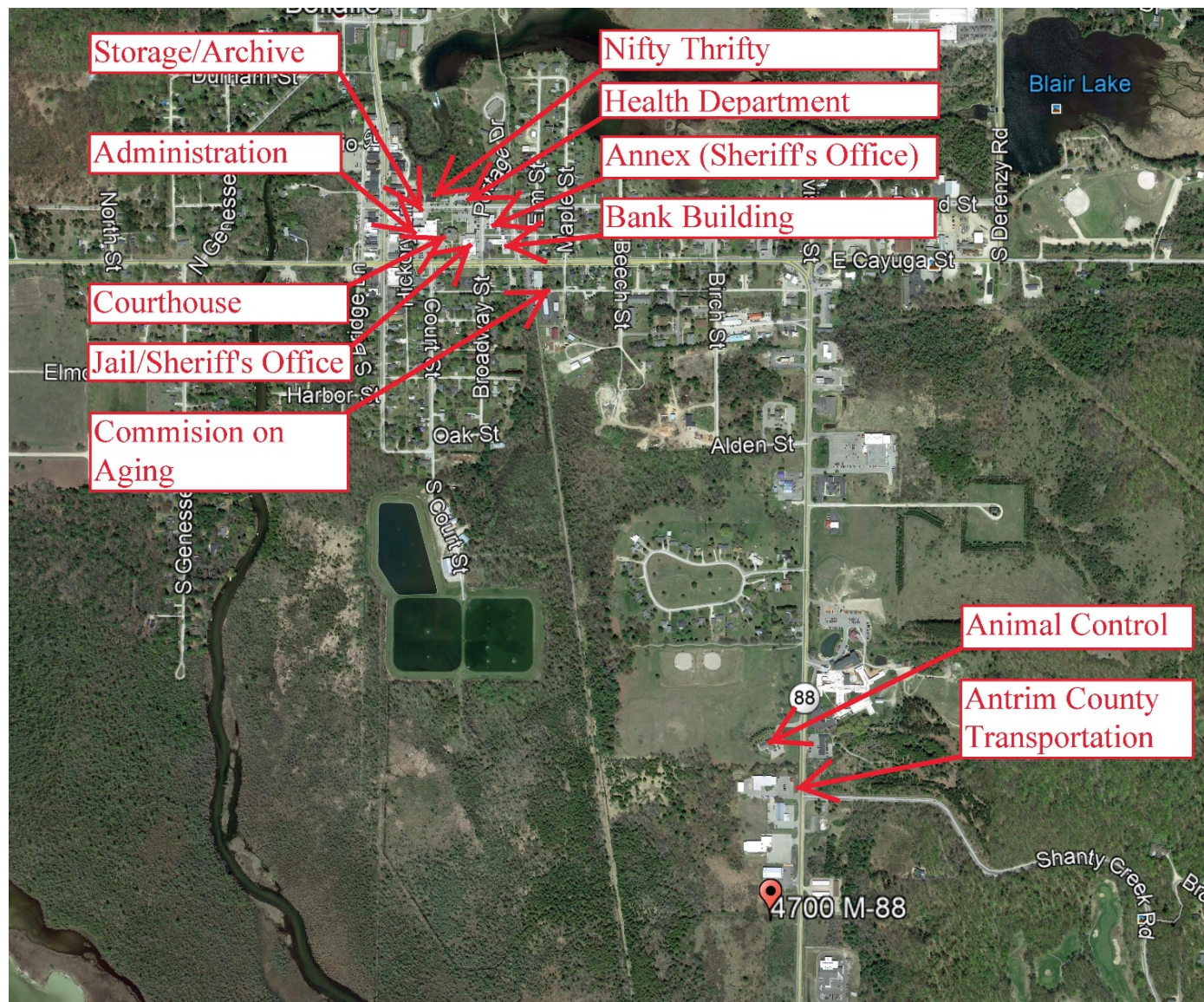
REF	Component	Space Evaluation Rating	Operations Evaluation Rating	Total Rating	Rating Description
A.	Administration Bldg.	5.2	6.5	5.9	<i>Marginal</i>
B.	Courthouse	5.7	5.5	5.6	<i>Marginal</i>
C.	Sheriff's Office/Jail	4.4	3.5	4.0	<i>Unsuitable</i>
D.	Remote Buildings	7.9	8.0	8.0	<i>Adequate</i>
Total Average		5.8	5.9	5.8	<i>Marginal</i>

- *Does Not Include Nifty Thrifty*
- *Does Not Include Health Department*
- *Does not Include Antrim County Conservation District (Separate Program)*
- *Does Not Include Commission on Aging Adult Day Care (Separate Program)*
- *Does Not Include Health and Human Services: 6,525 SF*
- *Does Not Include Community Mental Health: 7,411 SF*

<i>Rating</i>	
9-10	<i>Appropriate</i>
7-8	<i>Adequate</i>
5-6	<i>Marginal</i>
3-4	<i>Unsuitable</i>
1-2	<i>Unacceptable</i>
0	<i>Non Existent</i>

Appendix E: Existing Systems Evaluation

Existing Facility Systems Evaluation



Existing Facility Systems Evaluation

- **Facilities**

- *Administration Building*
- *Jail/Sheriff's Office*
- *Courthouse*
- *Annex*
- *Storage/Archive Building*
- *Bank Building*
- *Health Department*
- *Nifty Thrifty*
- *Commission on Aging*
- *Animal Control*
- *Antrim County Transportation*

- **Systems Evaluated**

- *Architectural/Structural*
- *Mechanical/Plumbing/Fire Protection*
- *Electrical*

- **Evaluation Components**

- *Current System/Major Components*
- *Current System/Major Component Life Cycle*
- *Replacement/Corrective Work Recommendations*
- *Anticipated Replacement/Corrective Work Cost*
 - *Hard Construction Only, No Soft Costs*

Existing Facility Systems Evaluation: A. Administration Building



Architectural/Structural

- **Existing System/Major Component Summary**
 - *Structure: Steel columns beams and bar joists.*
 - *Shell: Pre-cast aggregate concrete panels (uninsulated), aluminum and HM doors, windows and storefront.*
 - *Interiors: CUM/Movable wall panels.*
- **Current System/Component Life Cycle Summary**
 - *Structure: 50 to 75 years.*
 - *Shell: 30 to 50 years, doors and windows – 15 to 20 years.*
 - *Interiors: 10 to 15 years – Varies based upon installation.*
- **Recommended Replacement/Corrective Work Summary**
 - *Replace deteriorated aggregate wall panels with Exterior Insulation Finish and install new sealants.*
 - *Replace exterior doors, windows and sealants.*
 - *Replace movable partitions with acoustical stud/gyp. bd. framing, upgrade finishes as required for new wall construction.*
 - *Install security system and renovate reception counters.*
 - *Toilet room ADA upgrades.*
- **Anticipated Cost of Replacement/Corrective Work**
 - *\$4,000,000 to \$4,500,000*

Existing Facility Systems Evaluation: A. Administration Building

Mechanical/Plumbing/Fire Protection



- **Existing System/Major Component Summary**
 - *Electric water heaters*
 - *Air handling unit (cooling coil replaced 2012)*
 - *Heating boilers: Hot water*
 - *Air conditioning: DX condensing unit*
- **Current System/Component Life Cycle Summary**
 - *Electric Water Heaters: Life 20 years*
 - *Air handling unit (AHU): Age 42 years*
 - *Coil life 40 years*
 - *Heating Boilers: Age 2 years, Life 20-25 years*
 - *AC Condensing Unit: Age 6 years, Life 20-25 years*
- **Recommended Replacement/Corrective Work Summary**
 - *AHU hot water heating coil*
- **Anticipated Cost of Replacement/Corrective Work Summary**
 - *\$12,000 to \$15,000.*

Electrical



- **Existing System/Major Component Summary**
 - *800A, 480Y/277V Electric Service*
 - *15KW Emergency Generator*
 - *Fluorescent Lighting System*
 - *Fire Alarm, Manual System, Speaker Strobes*
 - *Communications, Fiber Optic, Multiple Locations*
- **Current System/Component Life Cycle Summary**
 - *Electrical Gear: Moderate Condition, 30 Year Life*
 - *Generator: Poor Condition, 30 Year Life*
 - *Lighting System: Good Condition, 20 Year Life*
 - *Fire Alarm, 1980's: Moderate Condition, 20 Year Life*
 - *Communications: Good Condition, 20 Year Life*
- **Recommended Replacement/Corrective Work Summary**
 - *Replace generator, separate life safety and stand by loads between two transfer switches.*
- **Anticipated Cost of Replacement/Corrective Work Summary**
 - *\$40,000 - \$50,000*

Existing Facility Systems Evaluation: B. Courthouse

Architectural/Structural

- **Existing System/Major Component Summary**
 - *Structure: Load bearing masonry and trusses.*
 - *Shell: Aluminum and wood doors and windows.*
 - *Interiors: CUM/Movable wall panels.*
- **Current System/Component Life Cycle Summary**
 - *Structure: 100 to 150 years.*
 - *Shell: 100 to 50 years, doors and windows – 15 to 20 years.*
 - *Interiors: 10 to 15 years – Varies based upon installation date/type.*
- **Recommended Replacement/Corrective Work Summary**
 - *Replace windows, refinish historic doors.*
 - *Replace exterior sealants.*
 - *Tuck point limestone.*
 - *Install ADA/Code compliant exterior handrails*
- **Anticipated Cost of Replacement/Corrective Work Summary**
 - *\$190,000 to \$210,000*



Existing Facility Systems Evaluation: B. Courthouse

Mechanical/Plumbing/Fire Protection



- **Existing System/Major Component Summary**
 - *Gas water heater*
 - *Air handling unit (heating and cooling)*
 - *Heating boilers*
 - *Air cooled chiller*
- **Current System/Component Life Cycle Summary**
 - *AHU: Age 27 years, Life 40 years*
 - *Heating boilers: One is newer and one needs replacing*
 - *Air cooled chiller: Poor condition*
- **Recommended Replacement/Corrective Work Summary**
 - *Replace boiler to match newer unit.*
 - *Replace air cooled chiller*
- **Anticipated Cost of Replacement/Corrective Work Summary**
 - *\$90,000 to \$100,000*

Existing Facility Systems Evaluation: B. Courthouse

Electrical



- **Existing System/Major Component Summary**
 - *1000A, 208Y/120V Electric Service*
 - *2200W Emergency Lighting Inverter*
 - *Fluorescent Lighting System*
 - *Fire Alarm System, Automatic Type*
 - *Communications, Fiber Optic*
- **Current System/Component Life Cycle Summary**
 - *Electrical Gear: Installed in 1991, 30 Year Life*
 - *Lighting Inverter: Replacing Batteries Every 5 Years*
 - *Lighting System: Good Condition, 20 Year Life*
 - *Fire Alarm System: Good Condition, 20 Year Life*
 - *Communications: Good Condition, 20 Year Life*
- **Recommended Replacement/Corrective Work Summary**
 - *None.*
- **Anticipated Cost of Replacement/Corrective Work Summary**
 - *\$0*



Existing Facility Systems Evaluation: C. Sheriff's Office/Jail



Architectural/Structural

- **Existing System/Major Component Summary**
 - *Structure: Load bearing masonry, steel and metal trusses.*
 - *Shell: Aluminum and HM doors and windows.*
 - *Interiors: CUM and stud wall construction.*
- **Current System/Component Life Cycle Summary**
 - *Structure: 40 to 50 years.*
 - *Shell: 40 to 50 years, doors and windows – 15 to 20 years.*
 - *Interiors: 10 to 15 years – Varies based upon installation date/type.*
- **Recommended Replacement/Corrective Work Summary**
 - *Tuck point and replace existing spalled and deteriorate masonry.*
 - *Replace exterior doors. Windows and sealant.*
- **Anticipated Cost of Replacement/Corrective Work Summary**
 - *\$180,000 to \$200,000*

Existing Facility Systems Evaluation: C. Sheriff's Office/Jail

Mechanical/Plumbing/Fire Protection



- **Existing System/Major Component Summary**
 - *Gas water heater*
 - *Roof top units (heating and cooling)*
 - *Air handling unit (heating only)*
 - *Heater boilers: Hot water*
- **Current System/Component Life Cycle Summary**
 - *Gas water heater: Age 6 years, Life 20 years*
 - *Roof top units: Age 6 years, Life 20-25 years*
 - *AHU: Poor condition*
 - *Heating Boilers: Age 6 years, Life 20-25 years*
- **Recommended Replacement/Corrective Work Summary**
 - *AHU and add AC*
- **Anticipated Cost of Replacement/Corrective Work Summary**
 - *\$18,000 to \$20,000*

Existing Facility Systems Evaluation: C. Sheriff's Office/Jail

Electrical



- **Existing System/Major Component Summary**
 - 400A, 240/120V + 400A, 480Y/277V Electric Services
 - 100KW Emergency Generator, 240/120V
 - Fluorescent Lighting System
 - Fire Alarm System,
 - Communications, Fiber Optic
- **Current System/Component Life Cycle Summary**
 - Electrical Gear: Poor Condition, Installed in 1982
 - Generator: Good Condition, Installed in 2000
 - Lighting System: Good Condition, Installed in 2000
 - Fire Alarm: Moderate Condition, Installed in 1982
 - Communications: Good Condition, Installed in 2000
- **Recommended Replacement/Corrective Work Summary**
 - Remove 240/120V electric service. Refeed from 480Y/277V service, new transformer. Replace 240/120V electrical panels.
- **Anticipated Cost of Replacement/Corrective Work Summary**
 - \$20,000 - \$30,000

Existing Facility Systems Evaluation: 1. Annex

Architectural/Structural



- **Existing System/Major Component Summary**
 - *Structure: Studs and trusses.*
 - *Shell: Brick veneer/Wood, aluminum and wood doors and frames.*
 - *Interiors: Studs and gyp. bd. walls.*
- **Current System/Component Life Cycle Summary**
 - *Structure: 20 to 30 years.*
 - *Shell: 10 to 15 years, doors and windows – 15 to 20 years.*
 - *Interiors: 10 to 15 years – Varies based upon installation date/type.*
- **Recommended Replacement/Corrective Work Summary**
 - *Replace wood siding with metal or aluminum.*
 - *Replace exterior doors and windows with HM /Aluminum and install new sealants.*
 - *Replace rain water drainage system.*
 - *Install new roof system, flashing and parapet caps.*
- **Anticipated Cost of Replacement/Corrective Work Summary**
 - *\$80,000 to \$100,000*

Existing Facility Systems Evaluation: 1. Annex

Mechanical/Plumbing/Fire Protection



- **Existing System/Major Component Summary**
 - *Perimeter hot water heating*
 - *Roof top units (cooling only)*
 - *Heater boiler: Hot water*
- **Current System/Component Life Cycle Summary**
 - *Roof top units: Age 2 years, Life 20-25 years*
 - *Heating boiler: Age 2 years, Life 20-25 years*
- **Recommended Replacement/Corrective Work Summary**
 - *None*
- **Anticipated Cost of Replacement/Corrective Work Summary**
 - *\$0*

Existing Facility Systems Evaluation: 1. Annex

Electrical



- **Existing System/Major Component Summary**
 - *(6) 100A, 240/120V Electric Services*
 - *Emergency Light Fixtures with Battery Backup*
 - *Fluorescent Lighting System*
- **Current System/Component Life Cycle Summary**
 - *Electrical Gear: Poor Condition, 30 Year Life*
 - *Battery Emergency Lighting: 5 Year Life*
 - *Lighting System: Poor Condition, 20 Year Life*
- **Recommended Replacement/Corrective Work Summary**
 - *Remove electric meters and consolidate to one electric service.*
 - *Replace exit signage and emergency lighting.*
 - *Upgrade lighting to new technology.*
- **Anticipated Cost of Replacement/Corrective Work Summary**
 - *\$25,000 - \$35,000*

Existing Facility Systems Evaluation: 2. Archive/Storage Building



Architectural/Structural

- **Existing System/Major Component Summary**
 - *Load bearing CMU.*
 - *Wood rafters, mono-sloped roof.*
 - *CMU and concrete floor slab.*
- **Current System/Component Life Cycle Summary**
 - *Structure: 30 to 50 years.*
 - *Shell: 30 to 50 years.*
 - *Interiors: 30 to 50 years.*
- **Recommended Replacement/Corrective Work Summary**
 - *Roof replacement.*
 - *Scrape, prime, paint and install perforated aluminum soffit.*
 - *Install exterior insulation finish system on shell.*
 - *Replacement of HM doors, frames and hardware.*
- **Anticipated Cost of Replacement/Corrective Work Summary**
 - *\$90,000 to \$110,000*

Existing Facility Systems Evaluation: 2. Archive/Storage Building

Mechanical/Plumbing/Fire Protection



- **Existing System/Major Component Summary**
 - *Gas fired Unit heaters (garage area)*
 - *Gas furnace (record storage area)*
- **Current System/Component Life Cycle Summary**
 - *Gas unit heaters: Age 27 years, Life 20-25 years*
 - *Gas furnace: Age 27 years, Life 20-25 years*
- **Recommended Replacement/Corrective Work Summary**
 - *Replace equipment as needed*
- **Anticipated Cost of Replacement/Corrective Work Summary**
 - *\$20,000 to \$30,000*

Existing Facility Systems Evaluation: 2. Archive/Storage Building

Electrical



- **Existing System/Major Component Summary**
 - 300A, 240/120V Electric Service
 - Fluorescent & Metal Halide Lighting System
 - Emergency Light Fixtures with Battery Backup
 - Fire Alarm System, Smoke Detectors
- **Current System/Component Life Cycle Summary**
 - Electrical Gear: Installed in 1991, Moderate Condition, 30 Year Life
 - Lighting System: Moderate Condition, 20 Year Life
 - Emergency Lighting with Batteries; 5 Year Life
 - Fire Alarm System: Moderate Condition, 20 Year Life
- **Recommended Replacement/Corrective Work Summary**
 - None.
- **Anticipated Cost of Replacement/Corrective Work Summary**
 - \$0



Existing Facility Systems Evaluation: D.1 Animal Control

Architectural/Structural



- **Existing System/Major Component Summary**
 - *Stud and CMU with brick veneer and EIFS.*
 - *Wood trusses and asphalt shingles.*
- **Current System/Component Life Cycle Summary**
 - *Structure: 30 to 50 years.*
 - *Shell: 15 to 50 years.*
 - *Interiors: 15 to 20 years.*
 - *Item*
- **Recommended Replacement/Corrective Work Summary**
 - *None*
- **Anticipated Cost of Replacement/Corrective Work**
 - *\$0*

Existing Facility Systems Evaluation: D.1 Animal Control

Mechanical/Plumbing/Fire Protection



- **Existing System/Major Component Summary**
 - *Gas water heater*
 - *Gas furnaces*
 - *Air-cooled condensing units*
- **Current System/Component Life Cycle Summary**
 - *Gas Water Heater: Life 20 years*
 - *Gas furnace: Age <5 years, Life 20-25 years*
 - *Condensing units: Life 20-25 years*
- **Recommended Replacement/Corrective Work Summary**
 - *Replace exterior trench drain*
- **Anticipated Cost of Replacement/Corrective Work Summary**
 - *\$4,000 to \$5,000*

Existing Facility Systems Evaluation: D.1 Animal Control

Electrical



- **Existing System/Major Component Summary**
 - *400A, 240/120V Electric Service*
 - *Fluorescent Lighting System*
 - *Communications, Fiber Optic*
- **Current System/Component Life Cycle Summary**
 - *Electrical Gear: Good Condition, 30 Year Life*
 - *Lighting System: Moderate Condition, 20 Year Life*
 - *Communications: Good Condition, 20 Year Life*
- **Recommended Replacement/Corrective Work Summary**
 - *None.*
- **Anticipated Cost of Replacement/Corrective Work Summary**
 - *\$0*



Existing Facility Systems Evaluation: D.2 Antrim County Transportation



Architectural/Structural

- **Existing System/Major Component Summary**
 - *Structure/Shell: Main building: Pre-engineered metal building.*
 - *Structure/Shell: Out building: Heavy timber framing with metal siding/trim.*
 - *Interiors: Concrete slab, CMU and stud with gyp. bd. interiors.*
- **Current System/Component Life Cycle Summary**
 - *Structure/Shell: 15 to 30 years.*
 - *Interiors: 15 to 30 years.*
- **Recommended Replacement/Corrective Work Summary**
 - *Main building roof system*
 - *Storefront construction*
- **Anticipated Cost of Replacement/Corrective Work Summary**
 - *\$300,000 to \$320,000*

Existing Facility Systems Evaluation: D.2 Antrim County Transportation

Mechanical/Plumbing/Fire Protection



- **Existing System/Major Component Summary**
 - *Gas water heater*
 - *Gas furnaces*
 - *Air-cooled condensing units*
 - *Gas unit heater*
- **Current System/Component Life Cycle Summary**
 - *Gas Water Heater: Life 20 years*
 - *Gas furnace: Age <5 years, Life 20-25 years*
 - *Condensing units: Age 18 years, Life 20-25 years*
 - *Gas unit heaters: Life 20-25 years*
- **Recommended Replacement/Corrective Work Summary**
 - *Trench drains in unheated bus garage need to be replace.*
- **Anticipated Cost of Replacement/Corrective Work Summary**
 - *\$20,000 to \$30,000*

Existing Facility Systems Evaluation: D.2 Antrim County Transportation

Electrical



- **Existing System/Major Component Summary**
 - *400A & 200A, 240/120V Electric Services*
 - *20-30KW Emergency Generator*
 - *Fluorescent Lighting System*
 - *Communications, Fiber Optic*
- **Current System/Component Life Cycle Summary**
 - *Electrical Gear: Poor Condition, 30 Year Life*
 - *Generator: Newer, Good Condition, 20 Year Life*
 - *Lighting System: Moderate Condition, 20 Year Life*
 - *Communications: Good Condition, 20 Year Life*
- **Recommended Replacement/Corrective Work Summary**
 - *Consolidate electric services and replace downstream panels and gear.*
- **Anticipated Cost of Replacement/Corrective Work Summary**
 - *\$50,000 - \$60,000*

Existing Facility Systems Evaluation: D.3 Commission on Aging

Architectural/Structural

- **Existing System/Major Component Summary**
 - *Structure: load bearing studs, wood trusses, and brick veneer*
- **Current System/Component Life Cycle Summary**
 - *Structure: 30 to 50 years.*
 - *Shell: 15 to 50 years.*
 - *Interiors: 15 to 30 years.*
- **Recommended Replacement/Corrective Work Summary**
 - *None*
- **Anticipated Cost of Replacement/Corrective Work Summary**
 - *\$0*



Existing Facility Systems Evaluation: D.3 Commission on Aging

Mechanical/Plumbing/Fire Protection



- **Existing System/Major Component Summary**
 - *Gas water heater*
 - *Gas furnaces*
 - *Air-cooled condensing units*
- **Current System/Component Life Cycle Summary**
 - *Gas Water Heater: Age 6 years, Life 20 years*
 - *Gas furnace: Age <5 years, Life 20-25 years*
 - *Condensing units (2): Age <5 years, Life 20-25 years*
 - *Condensing units (1): Poor condition*
- **Recommended Replacement/Corrective Work Summary**
 - *Replace 1 condensing unit*
- **Anticipated Cost of Replacement/Corrective Work Summary**
 - *\$2,000 to \$2,500*

Existing Facility Systems Evaluation: D.3 Commission on Aging

Electrical



- **Existing System/Major Component Summary**
 - 400A, 240/120V Electric Service
 - (2) 200A Generator Connection Cabinets
 - Battery Powered Emergency Light Fixtures
 - Fluorescent Lighting System
 - Communications, Fiber Optic
- **Current System/Component Life Cycle Summary**
 - Electrical Gear: Newer, Good Condition, 30 Year Life
 - Emergency Lighting: Newer, 5 Year Life
 - Lighting System: Moderate Condition, 20 Year Life
 - Communications: Newer, Good Condition, 20 Year Life
- **Recommended Replacement/Corrective Work Summary**
 - None.
- **Anticipated Cost of Replacement/Corrective Work Summary**
 - \$0

Existing Facility Systems Evaluation: D.4 Bank Building



Architectural/Structural

- **Existing System/Major Component Summary**
 - *Structure: Load bearing studs with wood trusses.*
 - *Shell: Brick veneers with plaster, metal mansard parapet and membrane roof.*
 - *Interiors: Stud and gyp. bd. construction with wood doors/frames and a variety of finish types.*
- **Current System/Component Life Cycle Summary**
 - *Structure: 30 to 50 years.*
 - *Shell: 15 to 30 years.*
 - *Interiors: 150 to 20 years.*
- **Recommended Replacement/Corrective Work Summary**
 - *Replace roof system and mansard.*
 - *Demolish drive thru canopy.*
 - *Replace windows and doors and address shell deterioration issues.*
 - *Replace interior finishes*
- **Anticipated Cost of Replacement/Corrective Work Summary**
 - *\$550,000 to \$600,000*

Existing Facility Systems Evaluation: D.4 Bank Building

Mechanical/Plumbing/Fire Protection



- **Existing System/Major Component Summary**
 - *Roof top units*
 - *Electric baseboard heat*
 - *Gas furnace*
 - *Through wall air conditioners*
- **Current System/Component Life Cycle Summary**
 - *Roof top units: Age 20 years, Life 20-25 years*
 - *Gas furnace: Age <5 years, Life 20-25 years*
 - *Through wall air conditioners: Life 15-20 years*
- **Recommended Replacement/Corrective Work Summary**
 - *Provide new mechanical system when the building is repurposed.*
- **Anticipated Cost of Replacement/Corrective Work Summary**
 - *\$150,000 to \$200,000 dependent upon selected system.*

Existing Facility Systems Evaluation: D.4 Bank Building

Electrical



- **Existing System/Major Component Summary**
 - *(2) 400A, 240V Electric Services*
 - *Fluorescent & Incandescent Lighting System*
 - *EM Lighting, wired as unswitched normal power.*
 - *Communications, Telephone Punchblocks*
- **Current System/Component Life Cycle Summary**
 - *Electrical Gear: Moderate Condition, 30 Year Life*
 - *Lighting System: Good Condition, 20 Year Life*
 - *Communications: Poor Condition, 20 Year Life*
- **Recommended Replacement/Corrective Work Summary**
 - *Install small generator and transfer switch for emergency lighting.*
 - *Install fiber optic/ethernet communications system.*
- **Anticipated Cost of Replacement/Corrective Work Summary**
 - *\$20,000 - \$30,000*

Existing Facility Systems Evaluation: D.5 Health Department



Architectural/Structural

- **Existing System/Major Component Summary**
 - *Structure: load bearing studs*
 - *Shell: brick veneer/stone accent, aluminum and insulated glazing windows and doors*
 - *Interiors: Stud with gyp. bd. partitions, knock-down metal frames and solid core doors and a variety of finishes*
- **Current System/Component Life Cycle Summary**
 - *Structure: 30 to 50 years.*
 - *Shell: 15 to 30 years.*
 - *Interiors: 15 to 30 years.*
- **Recommended Replacement/Corrective Work Summary**
 - *None*
- **Anticipated Cost of Replacement/Corrective Work Summary**
 - *\$0*

Existing Facility Systems Evaluation: D.5 Health Department

Mechanical/Plumbing/Fire Protection



- **Existing System/Major Component Summary**
 - *Electric water heater*
 - *Gas furnaces*
 - *Air-cooled condensing units*
- **Current System/Component Life Cycle Summary**
 - *Electric Water Heaters: Age 17 years, Life 20 years*
 - *Gas furnace: Age 17 years, Life 20-25 years*
 - *Condensing units: Age 17 years, Life 20-25 years*
- **Recommended Replacement/Corrective Work Summary**
 - *None*
- **Anticipated Cost of Replacement/Corrective Work Summary**
 - *\$0*

Existing Facility Systems Evaluation: D.5 Health Department

Electrical



- **Existing System/Major Component Summary**
 - *400A, 240/120V Electric Service*
 - *Fluorescent Lighting System*
 - *Emergency Light Fixtures with Battery Backup*
 - *Fire Alarm System, Zoned*
 - *Communication, Fiber Optic*
- **Current System/Component Life Cycle Summary**
 - *Electrical Gear: Good Condition, 30 Year Life*
 - *Lighting System: Moderate Condition, 20 Year Life*
 - *Emergency Lighting with Batteries; 5 Year Life*
 - *Fire Alarm System: Moderate Condition 20 Year Life*
- **Recommended Replacement/Corrective Work Summary**
 - *None.*
- **Anticipated Cost of Replacement/Corrective Work Summary**
 - *\$0*

Existing Facility Systems Evaluation: D.6 Nifty Thrifty



Architectural/Structural

- **Existing System/Major Component Summary**
 - *Structure: Load bearing CMU with mono-slopped wood rafters and stud constructed addition.*
 - *Shell: CMU with partial metal siding. Non-insulated wood windows.*
 - *Interiors: Wood stud with gyp. bd. furred exterior walls with gyp. bd.*
- **Current System/Component Life Cycle Summary**
 - *Structure: 30 to 50 years.*
 - *Shell: 10 to 20 years.*
 - *Interiors: 15 to 20 years.*
- **Recommended Replacement/Corrective Work Summary**
 - *Replace roof and trim.*
 - *Install new exterior windows and doors.*
 - *Install exterior insulation system at exterior CMU walls.*
 - *Interior finish system upgrades.*
- **Anticipated Cost of Replacement/Corrective Work Summary**
 - *\$180,000 to \$200,000*



Existing Facility Systems Evaluation: D.6 Nifty Thrifty

Mechanical/Plumbing/Fire Protection



- **Existing System/Major Component Summary**
 - *Gas furnace*
 - *Through wall air conditioner*
- **Current System/Component Life Cycle Summary**
 - *Gas furnace: Age 3 years, Life 20-25 years*
 - *Through wall air conditioners: Life 15-20 year*
- **Recommended Replacement/Corrective Work Summary**
 - *None*
- **Anticipated Cost of Replacement/Corrective Work Summary**
 - *\$0*

Existing Facility Systems Evaluation: D.6 Nifty Thrifty



Electrical

- **Existing System/Major Component Summary**
 - *100A, 240/120V Electric Service*
 - *Fluorescent & Metal Halide Lighting System*
 - *Telephone Communications*
- **Current System/Component Life Cycle Summary**
 - *Electrical Gear: Installed in 1977, Moderate Condition, 30 Year Life*
 - *Lighting System: Moderate Condition, 20 Year Life*
 - *Communications: Moderate Condition, 20 Year Life*
- **Recommended Replacement/Corrective Work Summary**
 - *None.*
- **Anticipated Cost of Replacement/Corrective Work Summary**
 - *\$0*

Existing Systems Evaluation – Probable Cost Summary

Antrim County Facilities Master Plan

Facility Evaluation Probable Cost Summary

REF	Component	System						Total		Notes:
		Architectural/ Structural		Mechanical/ Plumbing/ Fire Protection		Electrical				
		Low	High	Low	High	Low	High	Low	High	
A.	Administration Bldg.	\$ 4,000,000	\$ 4,500,000	\$ 12,000	\$ 15,000	\$ 40,000	\$ 50,000	\$ 4,052,000	\$ 4,565,000	(1).
B.	Courthouse	\$ 190,000	\$ 210,000	\$ 90,000	\$ 100,000	\$ -	\$ -	\$ 280,000	\$ 310,000	
C.	Sheriff's Office/Jail	\$ 180,000	\$ 200,000	\$ 18,000	\$ 20,000	\$ 20,000	\$ 30,000	\$ 218,000	\$ 250,000	(2).
1.	Annex	\$ 80,000	\$ 100,000	\$ -	\$ -	\$ 25,000	\$ 35,000	\$ 105,000	\$ 135,000	
2.	Archive/Storage	\$ 90,000	\$ 110,000	\$ 20,000	\$ 30,000	\$ -	\$ -	\$ 110,000	\$ 140,000	
Subtotal		\$ 4,540,000	\$ 5,120,000	\$ 140,000	\$ 165,000	\$ 85,000	\$ 115,000	\$ 4,765,000	\$ 5,400,000	
D.	Remote Buildings									
1.	Animal Control	\$ -	\$ -	\$ 4,000	\$ 5,000	\$ -	\$ -	\$ 4,000	\$ 5,000	
2.	Antrim County Transportation	\$ 300,000	\$ 320,000	\$ 20,000	\$ 30,000	\$ 50,000	\$ 60,000	\$ 370,000	\$ 410,000	(3).
3.	Commission on Aging	\$ -	\$ -	\$ 2,000	\$ 2,500	\$ -	\$ -	\$ 2,000	\$ 2,500	
4.	Bank Building	\$ 550,000	\$ 600,000	\$ 150,000	\$ 200,000	\$ 20,000	\$ 30,000	\$ 720,000	\$ 830,000	(4).
5.	Health Department	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
6.	Nifty Thrifty	\$ 180,000	\$ 200,000	\$ -	\$ -	\$ -	\$ -	\$ 180,000	\$ 200,000	
Subtotal		\$ 1,030,000	\$ 1,120,000	\$ 176,000	\$ 237,500	\$ 70,000	\$ 90,000	\$ 1,276,000	\$ 1,447,500	
Total		\$ 5,570,000	\$ 6,240,000	\$ 316,000	\$ 402,500	\$ 155,000	\$ 205,000	\$ 6,041,000	\$ 6,847,500	

General Notes:

1. Estimates are based upon 2018 anticipated costs and may need to be revised based upon date of implementation (Inflationary factors).
2. The means of delivering the project may alter the anticipated cost.
3. Costs assume no mitigation of hazardous materials is required.
4. Costs are "Hard Construction" only and do not include soft costs such as design, permitting, funding, etc.
5. Scope of Work and related costs do not include potential renovation, addition or new construction related to the direction established by the master plan

Notes:

- (1). Architecture includes anticipated security system: Access control; CCTV in public areas, points of public contact and stairs; metal detector
- (2). Does not include security system upgrades anticipated to be done as part of the recommended option.
- (3). Includes replacement roof system and structural load bearing capacity improvement to support the new roof system.
- (4). Includes architectural/finish upgrades.

Existing Systems Evaluation – Probable Cost Summary

Ref.	Component	Low	High
A.	Administration Building	\$4,052,000	\$ 4,565,000
B.	Courthouse	\$ 280,000	\$ 310,000
C.	Sheriff's Office/Jail	\$ 218,000	\$ 250,000
1.	Annex	\$ 105,000	\$ 135,000
2.	Archive/Storage	\$ 110,000	\$ 140,000
Subtotal		\$4,765,000	\$ 5,400,000
D.	Remote Buildings		
1.	Animal Control	\$ 4,000	\$ 5,000
2.	Antrim County Transportation	\$ 370,000	\$ 410,000
3.	Commission on Aging	\$ 2,000	\$ 2,500
4.	Bank Building	\$ 720,000	\$ 830,000
5.	Health Department	\$ -	\$ -
6.	Nifty Thrifty	\$ 180,000	\$ 200,000
Subtotal		\$1,276,000	\$ 1,447,500
Total		\$6,041,000	\$ 6,847,500

Appendix F: Projection Modeling

Antrim County - County Facilities Master Plan Population, Staff and Space Projections																								
REF.	Component	Existing Population: 2018		2027										2037										Notes
				Logarithmic:		Linear:		Exponential:		Power		Average:		Logarithmic:		Linear:		Exponential:		Power		Average:		
		23,278		24,877		25,199		25,233		25,201		25,128		26,114		27,889		28,122		27,624		27,437		
		Staff	Adjusted DGSF	Staff	DGSF	Staff	DGSF	Staff	DGSF	Staff	DGSF	Staff	DGSF	Staff	DGSF	Staff	DGSF	Staff	DGSF	Staff	DGSF	Staff	DGSF	
A. Co. Admin. Bldg.																								
1.	Abstract	2.5	1,145	2.7	1,224	2.7	1,240	2.7	1,241	2.7	1,240	2.7	1,236	2.8	1,285	3.0	1,372	3.0	1,384	3.0	1,359	2.9	1,350	(1).
2.	Accounting/Finance	1.5	962	1.6	1,028	1.6	1,041	1.6	1,043	1.6	1,041	1.6	1,038	1.7	1,079	1.8	1,153	1.8	1,162	1.8	1,142	1.8	1,134	(1).
3.	Administration/ Planning	5.0	1,628	5.3	1,739	5.4	1,762	5.4	1,764	5.4	1,762	5.4	1,757	5.6	1,826	6.0	1,950	6.0	1,966	5.9	1,931	5.9	1,918	(3).(8)
4.	Board of County Commissioners	9.0	1,814	9.6	1,938	9.7	1,963	9.8	1,966	9.7	1,963	9.7	1,958	10.1	2,034	10.8	2,173	10.9	2,191	10.7	2,152	10.6	2,138	
5.	Clerk	5.5	2,357	5.9	2,519	6.0	2,551	6.0	2,555	6.0	2,552	5.9	2,544	6.2	2,644	6.6	2,824	6.6	2,847	6.5	2,797	6.5	2,778	(1).(8)
6.	Construction/Code - Building	6.5	1,867	6.9	1,995	7.0	2,021	7.0	2,024	7.0	2,021	7.0	2,015	7.3	2,094	7.8	2,237	7.9	2,255	7.7	2,215	7.7	2,200	(1).(2).(5).(9)
7.	Dams/Drain Commissioner	2.0	405	2.1	433	2.2	438	2.2	439	2.2	438	2.2	437	2.2	454	2.4	485	2.4	489	2.4	480	2.4	477	(1).
8.	Equalization Department	3.0	1,032	3.2	1,103	3.2	1,117	3.3	1,119	3.2	1,117	3.2	1,114	3.4	1,158	3.6	1,236	3.6	1,247	3.6	1,225	3.5	1,216	(2).(5)
9.	Grass River Nature Area	4.0	1,433	4.3	1,531	4.3	1,551	4.3	1,553	4.3	1,551	4.3	1,546	4.5	1,607	4.8	1,716	4.8	1,731	4.7	1,700	4.7	1,689	
10.	Housing Department	0.5	370	0.5	396	0.5	401	0.5	401	0.5	401	0.5	400	0.6	415	0.6	444	0.6	447	0.6	439	0.6	436	
11.	Information Technology	2.0	1,596	2.1	1,706	2.2	1,728	2.2	1,730	2.2	1,728	2.2	1,723	2.2	1,791	2.4	1,913	2.4	1,929	2.4	1,894	2.4	1,882	
12.	Maintenance Department	6.5	1,389	6.9	1,485	7.0	1,504	7.0	1,506	7.0	1,504	7.0	1,500	7.3	1,558	7.8	1,664	7.9	1,678	7.7	1,649	7.7	1,637	(1).
13.	MSU Extension	6.5	2,184	6.9	2,334	7.0	2,364	7.0	2,367	7.0	2,364	7.0	2,358	7.3	2,450	7.8	2,617	7.9	2,638	7.7	2,592	7.7	2,574	
14.	Register of Deeds	3.5	1,534	3.7	1,639	3.8	1,661	3.8	1,663	3.8	1,661	3.8	1,656	3.9	1,721	4.2	1,838	4.2	1,853	4.2	1,820	4.1	1,808	
15.	Treasurer	4.0	1,382	4.3	1,477	4.3	1,496	4.3	1,498	4.3	1,496	4.3	1,492	4.5	1,550	4.8	1,656	4.8	1,669	4.7	1,640	4.7	1,629	
16.	Veterans Affairs	2.5	1,203	2.7	1,285	2.7	1,302	2.7	1,303	2.7	1,302	2.7	1,298	2.8	1,349	3.0	1,441	3.0	1,453	3.0	1,427	2.9	1,417	
17.	Support Space	0.0	12,267	0.0	13,110	0.0	13,279	0.0	13,297	0.0	13,280	0.0	13,242	0.0	13,762	0.0	14,697	0.0	14,820	0.0	14,557	0.0	14,459	
	Subtotal	64.5	34,567	68.9	36,941	69.8	37,420	69.9	37,470	69.8	37,422	69.6	37,313	72.4	38,778	77.3	41,414	77.9	41,760	76.5	41,021	76.0	40,743	
		10 Year Planning Model						Table Notes										(10). 2 Part Time Staff in 2018						
		20 Year Planning Model						(1). Part Time Staff at .5										(11). Either 1 Full Time Staff or 2 Part Time Staff based upon Funding Source/Capabilities						
General Notes:								(2). Currently in Remote Building																
1. Refer to Appendix D: Existing Space Evaluation for Notes and Detail								(3). Includes Human Resource Specialist										(12). 2 Full Time and 1 Part Time Staff in 2018						
2. Refer to Appendix G: Staff Program for Notes and Detail								(4). Includes Medical Examiner										(13). Does Not Include Approx. 117 Volunteers in 2018						
4. Does not Include Tenant Spaces:								(5). GIS Moved form Equalization to Construction/Code - Building in 2018										(14). Does Not Include Reserves						
a. Community Mental Health (CMH): 7,411 DGSF								(6). Includes Kitchen/Nurse/Recreational/Zero Tolerance																
b. Health and Humane Services (HHS): 6,525 (Adjusted)								(7). Part of/Managed by Sheriff's Office																
								(8). In Process of Hiring at Time of Master Planning Effort																
								(9). Mechanical Inspections currently preformed by Building Official																

Antrim County - County Facilities Master Plan Population, Staff and Space Projections																								
REF.	Component	Existing Population: 2018		2027										2037										Notes
				Logarithmic:		Linear:		Exponential:		Power		Average:		Logarithmic:		Linear:		Exponential:		Power		Average:		
		23,278		24,877		25,199		25,233		25,201		25,128		26,114		27,889		28,122		27,624		27,437		
		Staff	Adjusted DGSF	Staff	DGSF	Staff	DGSF	Staff	DGSF	Staff	DGSF	Staff	DGSF	Staff	DGSF	Staff	DGSF	Staff	DGSF	Staff	DGSF	Staff	DGSF	
B. Courthouse																								
1.	13 th Circuit Court	2.0	3,190	2.1	3,409	2.2	3,453	2.2	3,458	2.2	3,454	2.2	3,444	2.2	3,579	2.4	3,822	2.4	3,854	2.4	3,786	2.4	3,760	(1).
2.	86 th District Court	6.5	3,940	6.9	4,211	7.0	4,265	7.0	4,271	7.0	4,265	7.0	4,253	7.3	4,420	7.8	4,720	7.9	4,760	7.7	4,675	7.7	4,644	(1).
3.	Friends of the Court	2.0	437	2.1	467	2.2	473	2.2	473	2.2	473	2.2	472	2.2	490	2.4	523	2.4	528	2.4	518	2.4	515	
4.	Probate Court	7.0	4,401	7.5	4,703	7.6	4,764	7.6	4,770	7.6	4,764	7.6	4,750	7.9	4,937	8.4	5,272	8.5	5,316	8.3	5,222	8.3	5,187	
5.	Prosecutor’s Office	7.5	2,298	8.0	2,456	8.1	2,488	8.1	2,491	8.1	2,488	8.1	2,481	8.4	2,578	9.0	2,754	9.1	2,777	8.9	2,728	8.8	2,709	
6.	Probation/Parole	3.0	841	3.2	899	3.2	911	3.3	912	3.2	911	3.2	908	3.4	944	3.6	1,008	3.6	1,016	3.6	998	3.5	991	
7.	Support Space	0.0	9,734	0.0	10,402	0.0	10,537	0.0	10,551	0.0	10,538	0.0	10,507	0.0	10,919	0.0	11,662	0.0	11,759	0.0	11,551	0.0	11,473	
	Subtotal	28.0	24,840	29.9	26,547	30.3	26,890	30.4	26,927	30.3	26,892	30.2	26,814	31.4	27,867	33.5	29,761	33.8	30,010	33.2	29,478	33.0	29,279	
C. Sheriff/Jail																								
1.	Sheriff's Office	37.5	13,498	40.1	14,425	40.6	14,612	40.6	14,632	40.6	14,613	40.5	14,570	42.1	15,142	44.9	16,172	45.3	16,307	44.5	16,018	44.2	15,910	
2.	Jail	33.0	17,023	35.3	18,192	35.7	18,428	35.8	18,453	35.7	18,429	35.6	18,376	37.0	19,097	39.5	20,395	39.9	20,565	39.2	20,201	38.9	20,065	(2). (10).
	Subtotal	70.5	30,521		32,618	76.3	33,040	76.4	33,084	76.3	33,042	76.1	32,946	79.1	34,239	84.5	36,567	85.2	36,872	83.7	36,219	83.1	35,974	
D. Remote Buildings																								
1.	Animal Control	3.0	6,470	3.2	6,914	3.2	7,004	3.3	7,013	3.2	7,004	3.2	6,984	3.4	7,258	3.6	7,752	3.6	7,816	3.6	7,678	3.5	7,626	(7).
2.	Antrim County Transportation	13.0	18,084	13.9	19,326	14.1	19,576	14.1	19,603	14.1	19,578	14.0	19,521	14.6	20,287	15.6	21,666	15.7	21,847	15.4	21,460	15.3	21,315	(1),(4). (11).
3.	Circuit Court Probation/Parole	1.5	1,355	1.6	1,448	1.6	1,467	1.6	1,469	1.6	1,467	1.6	1,463	1.7	1,520	1.8	1,623	1.8	1,637	1.8	1,608	1.8	1,597	(1).
4.	Commission on Aging	18.0	8,138	19.2	8,697	19.5	8,810	19.5	8,821	19.5	8,810	19.4	8,785	20.2	9,129	21.6	9,750	21.7	9,831	21.4	9,657	21.2	9,592	(1). (12). (13).
5.	Archive/Storage	0.0	3,496	0.0	3,736	0.0	3,785	0.0	3,790	0.0	3,785	0.0	3,774	0.0	3,922	0.0	4,189	0.0	4,223	0.0	4,149	0.0	4,121	
	Subtotal	35.5	37,543	37.9	40,122	38.4	36,857	38.5	36,906	38.4	36,860	38.3	36,752	39.8	38,195	42.5	40,791	42.9	41,132	42.1	40,404	41.8	40,130	(1).
	Total	198.5	127,471	136.8	136,227	214.9	134,206	215.2	134,387	214.9	134,217	214.3	133,825	222.7	139,079	237.8	148,533	239.8	149,774	235.6	147,121	234.0	146,127	(1).
		10 Year Planning Model						Table Notes										(10). 2 Part Time Staff in 2018						
		20 Year Planning Model						(1). Part Time Staff at .5										(11). Either 1 Full Time Staff or 2 Part Time Staff based upon Funding Source/Capabilities						
General Notes:								(2). Currently in Remote Building										Source/Capabilities						
1. Refer to Appendix D: Existing Space Evaluation for Notes and Detail								(3). Includes Human Resource Specialist										(12). 2 Full Time and 1 Part Time Staff in 2018						
2. Refer to Appendix G: Staff Program for Notes and Detail								(4). Includes Medical Examiner										(13). Does Not Include Approx. 117 Volunteers in 2018						
								(5). GIS Moved form Equalization to Construction/Code - Building in 2018										(14). Does Not Include Reserves						
								(6). Includes Kitchen/Nurse/Recreational/Zero Tolerance																
								(7). Part of/Managed by Sheriff's Office																
								(8). In Process of Hiring at Time of Master Planning Effort																
								(9). Mechanical Inspections currently preformed by Building Official																

Appendix G: Staff Program

Antrim County - County Facilities Master Plan
Staffing Program Summary

Department: All

Division: All

Staff Positions		2018 Staff Positions	Projected Staff				
		Number	2023	2028	2033	2038	Notes
A. County Administration Building							
1.	Abstract	2.5	2.5	3	3	3	(1).
2.	Accounting/Finance	1.5	1.5	2	2	2	(1).
3.	Administration/Planning	5	5	5.5	6	6	(3).(8).
4.	Board of County Commissioners	9	9	9	9	9	
5.	Clerk	5.5	5.5	6	6	6	(1).(8).
6.	Construction/Code - Building	6.5	7.5	8	8	8	(1).(2).(5).(9).
7.	Dams/Drain Commissioner	2.0	2.0	2.0	2.0	2.0	(1).
8.	Equalization Department	3	4	4	4	4	(2).(5).
9.	Grass River Nature Area	4	5	6	6	6	
10.	Housing Department	0.5	0.5	0.5	0.5	0.5	
11.	Information Technology	2	2	2	2	2	
12.	Maintenance Department	6.5	9.5	9.5	9.5	9.5	(1).
13.	MSU Extension	6.5	6.5	6.5	6.5	6.5	
14.	Register of Deeds	3.5	3.5	4	4	4	
15.	Treasurer	4	4	4	4	4	
16.	Veterans Affairs	2.5	3	3	3	3	
	Subtotal	64.5	71	75	75.5	75.5	
B. Courthouse							
1.	13 th Circuit Court	2	2	2	2	2	(1).
2.	86 th District Court	6.5	6.5	6.5	6.5	6.5	(1).
3.	Friends of the Court/Victim Assistance	2	2	2	2	2	
4.	Probate Court	7	7	7	7	7	
5.	Probation/Parole	3	3	3	3	3	
6.	Prosecutor's Office	7.5	7.5	8	8	8	
	Subtotal	28	28	28.5	28.5	28.5	

C. Sheriff/Jail							
1.	Administration	5	5	5	5	5	
2.	Civil Process	1	1.5	2	2	2	(2).(10).
3.	Corrections/Jail	19	19	19	19	19	
4.	Court Security	3	3	3	3	3	
5.	Detectives/Investigations	5	5	5	5	5	(2).
6.	911/Dispatch	10	10	10	10	10	
7.	Patrol	13	13	14	14	15	(14).
8.	EOC/EMA	0.5	1.0	1.0	1.0	1.0	
9.	Support	14	14	14	14	14	(6).
	Subtotal	70.5	71.5	73	73	74	
D. Remote Buildings							
1.	Animal Control	3	3	3	3	3	(7).
2.	Antrim County Transportation	13	15	15	15	15	(1).(4).(11).
3.	Circuit Court Probation/Parole	1.5	1.5	1.5	1.5	1.5	(1).
4.	Commission on Aging	18	18	18	18	18	(1).(12). (13).
	Subtotal	35.5	37.5	37.5	37.5	37.5	(1).
	Total All	198.5	208	214	214.5	215.5	(1).
Table Notes:				General Notes:			
(1). Part Time Staff at .5 each				1. Staff Program Based Upon Projection Modeling as			
(2). Currently in Remote Building				Modified by Direct Programming			
(3). Includes Human Resource Specialist					10 Year Planning Model		
(4). Includes Medical Examiner					20 Year Planning Model		
(5). GIS Moved form Equalization to Construction/Code - Building in 2018				(14). Does Not Include Reserves			
(6). Includes Kitchen/Nurse/Recreational/Zero Tolerance							
(7). Part of/Managed by Sheriff's Office							
(8). In Process of Hiring at Time of Master Planning Effort							
(9). Mechanical Inspections currently preformed by Building Official							
(10). 2 Part Time Staff in 2018							
(11). Either 1 Full Time Staff or 2 Part Time Staff based upon Funding Source/Capabilities							
(12). 2 Full Time and 1 Part Time Staff in 2018							
(13). Does Not Include Approx. 117 Volunteers in 2018							

Antrim County - County Facilities Master Plan
Staffing Program

Building: A. County Administration

Departments: All

Staff Positions		2018 Staff Positions	Projected Staff				
		Number	2023	2028	2033	2038	Notes
1. Abstract							
0.1	Abstractor	1	1	1	1	1	
0.2	Assistant Abstractor	1	1	1	1	1	
0.3	Clerk	0.5	0.5	1	1	1	(1).
	Subtotal	2.5	2.5	3	3	3	
2. Accounting (Finance)							
0.1	Finance Director	1	1	1	1	1	
0.2	Accounting Clerk	0.5	0.5	1	1	1	
	Subtotal	1.5	1.5	2	2	2	
3. Administration/Planning							
0.1	County Administrator	1	1	1	1	1	
0.2	Deputy Administrator	1	1	1	1	1	
0.3	Administrative Assistant	1	1	1	1	1	
0.4	Secretary/Clerical	1	1	1	1	1	
0.5	Human Resource Specialist	1	1	1	1	1	(8).
0.6	Human Resource Assistant	0	0	0.5	1	1	
	Subtotal	5	5	5.5	6	6	
4. Board of County Commissioners							
0.1	Commissioners	9	9	9	9	9	
	Subtotal	9	9	9	9	9	
5. Clerk							
0.1	County Clerk	1	1	1	1	1	
0.2	Admin Assistant/Chief Deputy	1	1	1	1	1	
0.3	Deputy II (Circuit Court Clerk/Accounts Payable/Elections)	2	2	2	2	2	
0.4	Deputy I	0	0	0	0	0	
0.5	Clerk II	0	0	0	0	0	
0.6	Clerk I (Family Court Clerk/Fines & Cost)	1	1	1	1	1	

0.7	Clerk/Clerical	0.5	0.5	1	1	1	(8).
	Subtotal	5.5	5.5	6	6	6	
6. Construction/Code - Building							
0.1	Building Official	1	1	1	1	1	
0.2	Building Inspector	1	1	1	1	1	
0.3	Mechanical Inspector	0	0.5	1	1	1	(9).
0.4	Electrical Inspector	1	1	1	1	1	
0.5	Plumbing Inspector	0.5	1	1	1	1	
0.6	Secretary/Clerical	2	2	2	2	2	
0.7	GIS Technician	1	1	1	1	1	(5).
	Subtotal	6.5	7.5	8	8	8	
7. Dams/Drain Commission							
0.1	Operations of Dams	0.5	0.5	0.5	0.5	0.5	
0.2	Drain Commissioner	0.5	0.5	0.5	0.5	0.5	
0.3	Purchasing	1	1	1	1	1	
	Subtotal	2.0	2.0	2.0	2.0	2.0	
8. Equalization Department							
0.1	Director	1	1	1	1	1	
0.2	Assistant Director	1	1	1	1	1	
0.3	Appraiser	1	1	1	1	1	
0.4	Clerk	0	1	1	1	1	
0.5	GIS Technician	0	0	0	0	0	(5).
	Subtotal	3	4	4	4	4	
9. Grass River Natural Area							
0.1	Executive Director	1	1	1	1	1	
0.2	Office Manager	1	1	1	1	1	
0.3	Education Director	1	1	1	1	1	
0.4	Outreach Coordinator	1	1	1	1	1	
0.5	Development Director	0	0.5	1	1	1	
0.6	Capital Campaign Manager	0	0.5	1	1	1	
	Subtotal	4	5	6	6	6	
10. Housing Department							
0.1	Director	0.5	0.5	0.5	0.5	0.5	
	Subtotal	0.5	0.5	0.5	0.5	0.5	

11. Information Technology							
0.1	Director	1	1	1	1	1	
0.2	IT Technician/Network Engineer	1	1	1	1	1	
	Subtotal	2	2	2	2	2	
12. Maintenance							
0.1	Director	1	1	1	1	1	
0.2	Forman	1	1	1	1	1	
0.3	Maintenance General	1	4	4	4	4	
0.4	Maintenance Jail	1	1	1	1	1	
0.5	Janitor	2.5	2.5	2.5	2.5	2.5	(1).
	Subtotal	6.5	9.5	9.5	9.5	9.5	
13. MSU Extension							
0.1	District Coordinator	0.5	0.5	0.5	0.5	0.5	(1).
0.2	Extension Educator/Agriculture (Dairy)	1	1	1	1	1	
0.3	4H Program Coordinator	1	1	1	1	1	
0.4	SNAP - ED	1	1	1	1	1	(8).
0.5	Farm Management	1	1	1	1	1	
0.6	Office Manager	1	1	1	1	1	
0.7	Secretary/Clerical	1	1	1	1	1	
	Subtotal	6.5	6.5	6.5	6.5	6.5	
14. Register of Deeds							
0.1	Register	1	1	1	1	1	
0.2	Chief Deputy	1	1	1	1	1	
0.3	Clerk	1.5	1.5	2	2	2	(1).
	Subtotal	3.5	3.5	4	4	4	
15. Treasurer							
0.1	Treasurer	1	1	1	1	1	
0.2	Deputy Treasurer	1	1	1	1	1	
0.3	Deputy II	2	2	2	2	2	
0.4	Clerk II	0	0	0	0	0	
0.5	Clerk III	0	0	0	0	0	
	Subtotal	4	4	4	4	4	
16. Veterans Affairs							
0.1	Director	1	1	1	1	1	

0.2	Veterans Service Officer	0.5	1	1	1	1	
0.3	Support Staff	1	1	1	1	1	
	Subtotal	2.5	3	3	3	3	
Building: B. Courthouse							
Departments: All							
Staff Positions		2018 Staff Positions	Projected Staff				
		Number	2023	2028	2033	2038	Notes
1. 13th Circuit Court							
0.1	Court Administrator (Micki Hocking)	1	1	1	1	1	
0.2	Thomas Powers, Judge	0.5	0.5	0.5	0.5	0.5	
0.3	Kevin Elsenheimer, Judge	0.5	0.5	0.5	0.5	0.5	
	Subtotal	2	2	2	2	2	
2. 86th District Court							
0.1	Thomas Philips, Judge	0.5	0.5	0.5	0.5	0.5	
0.2	Michael Stepka, Judge	0.5	0.5	0.5	0.5	0.5	
0.3	Traffic Clerk	1	1	1	1	1	
0.4	Civil Clerk	1	1	1	1	1	
0.5	Court Administrator	1	1	1	1	1	
0.6	Probation	2	2	2	2	2	
0.7	Judge Magistrate	0.5	0.5	0.5	0.5	0.5	
	Subtotal	6.5	6.5	6.5	6.5	6.5	
3. Friends of the Court							
0.1	Julia Conway	1	1	1	1	1	
0.2	Tracie Mullenm	1	1	1	1	1	
	Subtotal	2	2	2	2	2	
4. Probate Court							
0.1	Judge	1	1	1	1	1	
0.2	Court Administrator	1	1	1	1	1	
0.3	Court Reporter/Judicial Secretary	1	1	1	1	1	
0.4	Probation Officer	1	1	1	1	1	
0.5	Juvenile Register	1	1	1	1	1	
0.6	Probate Register	1	1	1	1	1	
0.7	Deputy Register	1	1	1	1	1	
	Subtotal	7	7	7	7	7	

5. Probation/Parole							
0.1	Probation/Parole Officer	3	3	3	3	3	
	Subtotal	3	3	3	3	3	
6. Prosecutor's Office							
0.1	Prosecuting Attorney	1	1	1	1	1	
0.2	Chief Assistant Prosecuting Attorney	1	1	1	1	1	
0.3	Assistant Prosecuting Attorney	1.5	1.5	2	2	2	(1).
0.4	Administrative Assistant	1	1	1	1	1	
0.5	Legal Secretary	1	1	1	1	1	
0.6	Support Staff	1	1	1	1	1	
0.7	Child Support Coordinator/Victim Advocate	1	1	1	1	1	
	Subtotal	7.5	7.5	8	8	8	
Building: C. Sheriff's Office and Jail							
Departments: All							
Staff Positions		2018 Staff Positions	Projected Staff				
		Number	2023	2028	2033	2038	Notes
1. Administration							
0.1	Sheriff	1	1	1	1	1	
0.2	Under Sheriff	1	1	1	1	1	
0.3	Office Manager	1	1	1	1	1	
0.4	Clerk	1	1	1	1	1	
0.5	Transcription	1	1	1	1	1	
	Subtotal	5	5	5	5	5	
2. Civil Process (Currently in Remote Building)							
0.1	Civil Processing Clerks/Officers	1	1.5	2	2	2	(10).
	Subtotal	1	1.5	2	2	2	
3. Corrections/Jail							
0.1	Sergeant	1	1	1	1	1	
0.2	CERT. Corrections	8	8	8	8	8	
0.3	Corrections Officers	6	6	6	6	6	
0.2	Corporals	4	4	4	4	4	
	Subtotal	19	19	19	19	19	
4. Court Security							
0.1	Court Security Officers	3	3	3	3	3	

	Subtotal	3	3	3	3	3	
5. Detectives/Investigations (Remote Bldg.)							
0.1	Sergeants	1	1	1	1	1	
0.2	Deputies/Detectives	4	4	4	4	4	
	Subtotal	5	5	5	5	5	
6. 911/Dispatch							
0.1	Sergeants	1	1	1	1	1	
0.2	Lead Dispatcher	1	1	1	1	1	
0.3	Dispatchers	8	8	8	8	8	
	Subtotal	10	10	10	10	10	
7. Patrol							
0.1	Sergeants	4	4	4	4	4	
0.2	Deputies	9	9	10	10	11	
0.3	Reserves	0	0	0	0	0	(14).
	Subtotal	13	13	14	14	15	
8. EOC/EMA							
0.1	Emergency Services Coordinator	0.5	1	1	1	1	
0.2	Assistant Coordinator	0	0	0	0	0	
	Subtotal	0.5	1	1	1	1	
9. Support							
0.1	Cooks	2	2	2	2	2	
0.2	Nurse	1	1	1	1	1	
0.3	Zero Tolerance	3	3	3	3	3	
0.4	Recreational Officer	1	1	1	1	1	
0.5	Snowmobile/Marine	7	7	7	7	7	
	Subtotal	14	14	14	14	14	
Building: D. Remote							
Departments: All							
Staff Positions		2018 Staff Positions	Projected Staff				Notes
		Number	2023	2028	2033	2038	
1. Animal Control							
0.1	Animal Control Officer	3	3	3	3	3	(7).
	Subtotal	3	3	3	3	3	
2. Antrim County Transportation							

0.1	Director	1	1	1	1	1	
0.2	Operations Manager	0	1	1	1	1	
0.3	Secretary/Clerical	0.5	1	1	1	1	(1). (11).
0.4	Mechanic	1	1	1	1	1	
0.5	Dispatcher	1	1	1	1	1	
0.6	Driver/Dispatcher	0	0	0	0	0	
0.7	Driver	2	2	2	2	2	
0.8	Part Time Driver	5	5	5	5	5	(1).
0.9	Part Time Driver/Mechanic	0.5	1	1	1	1	(1). (11).
0.10	Part Time Driver/Dispatcher	1.5	1.5	1.5	1.5	1.5	(1).
0.11	Medical Examiner	0.5	0.5	0.5	0.5	0.5	(3).
	Subtotal	13	15	15	15	15	
3. Circuit Court Probation/Parole							
0.1	Supervisor	1	1	1	1	1	
0.2	Reception/Clerical	0.5	0.5	0.5	0.5	0.5	(1).
	Subtotal	1.5	1.5	1.5	1.5	1.5	
4. Commission on Aging							
0.1	Director	1	1	1	1	1	
0.2	Clerk II	1	1	1	1	1	(1).
0.3	Clerical Assistant	2.5	2.5	2.5	2.5	2.5	(12).
0.4	Activates/Event Coordinator	1	1	1	1	1	
0.5	Food Service Coordinator	1	1	1	1	1	
0.6	Assistant Cook	1	1	1	1	1	
0.7	Assistant Cook	0.5	0.5	0.5	0.5	0.5	
0.8	Kitchen Assistant	0.5	0.5	0.5	0.5	0.5	
0.9	Meal Site Coordinator	0.5	0.5	0.5	0.5	0.5	
0.10	CENA/CAN	5	5	5	5	5	
0.11	Homemaker	4	4	4	4	4	
	Subtotal	18	18	18	18	18	(13).
5. Sheriff Detectives and Patrol (Included in C above)							

Appendix H: Architectural Space Program

Antrim County Facilities Master Plan

Architectural Space Program Summary

Department: All

Division: All

Ref.	Component	NSF	2028 Program				2038 Program				Comments
			Staff	No. of Spaces	Total NSF	Total DGSF	Staff	No. of Spaces	Total NSF	Total DGSF	
A.	Administration Building										
1.	Abstract	N/A	3.0	9	953	1,239	3.0	7	973	1,265	<i>May be combined with Equalization</i>
2.	Accounting/Finance	N/A	2.0	6	738	959	2.0	6	748	972	<i>Refer to each Department/Division</i>
3.	Administration/Planning	N/A	5.5	14	1,759	2,287	6.0	14	1,799	2,339	<i>Refer to each Department/Division</i>
4.	Board of County Commissioners	N/A	9.0	6	1,692	1,946	9.0	6	1,892	2,176	<i>Refer to each Department/Division</i>
5.	Clerk	N/A	6.0	18	1,944	2,527	6.0	18	2,004	2,605	<i>Refer to each Department/Division</i>
6.	Construction/Code - Bldg.	N/A	8.0	17	1,576	2,049	8.0	17	1,616	2,101	<i>Includes GIS, may be moved to Equalization/Abstract</i>
7.	Dams/Drain Commissioner	N/A	2.0	5	392	451	2.0	5	422	485	<i>Refer to each Department/Division</i>
8.	Equalization Department	N/A	4.0	12	900	1,170	4.0	12	940	1,222	<i>Refer to each Department/Division</i>
9.	Grass River Natural Area	N/A	6.0	12	1,332	1,732	6.0	12	1,372	1,784	<i>Refer to each Department/Division</i>
10.	Housing Department	N/A	0.5	5	352	405	0.5	5	362	416	<i>Refer to each Department/Division</i>
11.	Information Technology	N/A	2.0	11	1,314	1,708	2.0	10	1,344	1,747	<i>Refer to each Department/Division</i>
12.	Maintenance Department	N/A	9.5	11	1,278	1,470	9.5	11	1,348	1,550	<i>Refer to each Department/Division</i>
13.	MSU Extension	N/A	6.5	14	1,790	2,327	6.5	14	1,840	2,392	<i>Refer to each Department/Division</i>
14.	Register of Deeds	N/A	4.0	13	1,367	1,777	4.0	13	1,397	1,816	<i>Refer to each Department/Division</i>
15.	Treasurer	N/A	4.0	12	1,177	1,530	4.0	12	1,217	1,582	<i>Refer to each Department/Division</i>
16.	Veterans Affairs	N/A	3.0	9	1,104	1,435	3.0	9	1,124	1,461	<i>Refer to each Department/Division</i>
17.	Support Space	N/A	0.0	25	10799	13,498	0.0	25	10,799	13,498	<i>Assumes reduced width of corridors</i>
Subtotal			75.0	199	30,467	38,509	75.5	196	31,197	39,412	<i>Refer to each Department/Division</i>
Building Gross Square Feet					15%	44,286				45,324	<i>Existing BGSF: 46,716</i>
B.	Courthouse										
1.	13 th Circuit Court	N/A	2.0	12	3,074	3,381	2.0	12	3,074	3,381	<i>Existing DGSF: 3,330</i>
2.	86 th District Court	N/A	6.5	20	3,426	3,769	6.5	20	3,426	3,769	<i>Existing DGSF: 3,464</i>

3.	Friends of the Court	N/A	2.0	3	416	478	2.0	3	416	478	<i>Existing DGSF: 140</i>
4.	Probate Court	N/A	7.0	21	3,265	3,592	7.0	21	3,265	3,592	<i>Existing DGSF: 2,864</i>
5.	Prosecutor's Office	N/A	8.0	19	1,963	2,257	8.0	19	2,023	2,326	<i>Existing DGSF: 1,801</i>
6.	Probation/Parole	N/A	3.0	8	787	1,023	3.0	8	807	1,049	<i>Existing DGSF: 330</i>
7.	Support Space	N/A	0.0	24	8,717	11,332	0.0	24	8,717	11,332	
Subtotal			28.5	107.0	21,648	25,833	28.5	107	21,728	25,928	
Building Gross Square Feet					15%	29,707				29,187	<i>Existing BGSF: 25,969</i>
C.	Sheriff's Office/Jail										
1.	Sheriff's Office										
0.1	Public	N/A	0.0	10	1,174	1,350	0.0	10	1,174	1,350	<i>Refer to each Department/Division</i>
0.2	Executive Administration	N/A	5.0	16	1,904	2,190	5.0	16	1,954	2,247	<i>Refer to each Department/Division</i>
0.3	Patrol	N/A	19.0	27	3,505	4,557	20.0	27	3,525	4,583	<i>Includes Court Security and Civil Processing Staff</i>
0.4	Detectives/Investigations	N/A	5.0	25	2,753	3,166	5.0	25	2,833	3,258	<i>Refer to each Department/Division</i>
0.5	911/Dispatch	N/A	10.0	10	1,307	1,699	10.0	11	1,467	1,907	<i>Refer to each Department/Division</i>
0.6	EOC/EMA	N/A	1.0	3	272	313	1.0	4	432	497	<i>Refer to each Department/Division</i>
Subtotal			40.0	91	10,915	13,274	41.0	93	11,385	13,842	<i>Refer to each Department/Division</i>
2.	Jail										
0.1	Administration	N/A	19.0	5	780	1,014	19.0	5	800	1,040	<i>Refer to each Department/Division</i>
0.2	Intake/Booking	N/A	0.0	27	5,160	5,934	0.0	29	5,424	6,238	<i>Staff included in C.2</i>
0.3	Medical	N/A	1.0	8	627	721	1.0	8	627	721	<i>Includes Nurse staff</i>
0.4	Kitchen/Laundry	N/A	2.0	14	2,514	3,143	2.0	14	2,514	3,143	<i>Refer to each Department/Division</i>
0.5	Confinement Housing	N/A	-	43	8,654	9,952	-	43	8,654	9,952	<i>Refer to each Department/Division</i>
0.6	Program	N/A	-	3	1,240	1,426	-	3	1,240	1,426	<i>Refer to each Department/Division</i>
0.7	Support Space	N/A	11.0	4	1,020	1,173	11.0	4	1,060	1,219	<i>Refer to each Department/Division</i>
Subtotal			33.0	104	19,995	23,363	33.0	106	20,319	23,738	<i>Refer to each Department/Division</i>
Total			73.0	195	30,910	36,637	74.0	199	31,704	37,580	<i>Refer to each Department/Division</i>
Building Gross Square Feet (Included in DGSF)					0%	36,637				37,580	<i>Existing BSGF: 14,205 + Annex @ 2,176 = 16,381</i>
D.	Remote Buildings										
1.	Animal Control	N/A	3.0	Exist.	5,810	6,101	3.0	Exist.	5,810	6,101	<i>Refer to each Department/Division</i>
Subtotal			3.0	Exist.	5,810	6,101	3.0	Exist.	5,810	6,101	
Building Gross Square Feet					5%	6,470				6,470	<i>Existing BGSF: 6,470</i>

2.	Antrim County Transportation	N/A	15.0	Exist.	16,403	17,223	15.0	Exist.	16,403	17,223	Refer to each Department/Division
Subtotal			15.0	Exist.	16,403	17,223	15.0	Exist.	16,403	17,223	
Building Gross Square Feet					15%	18,600				18,600	Existing BGSF: 15,939
Ref.	Component	NSF	2028 Program				2038 Program				Comments
			Staff	No. of Spaces	Total NSF	Total DGSF	Staff	No. of Spaces	Total NSF	Total DGSF	
3.	Circuit Court Probation/Parole	N/A	1.5	11	1,270	1,461	1.5	11	1,350	1,553	Refer to each Department/Division
Subtotal			1.5	11	1,270	1,461	1.5	11	1,350	1,553	Existing DGSF: 1,432
Building Gross Square Feet					15%	1,680				1,785	Include with Courthouse Addition
4.	Commission on Aging	N/A	18	14	6,499	7,474	18	14	6,719	7,727	Does not include volunteers
Subtotal			18.0	14	6,499	7,474	18	14	6,719	7,727	Existing BGSF: 6,440
Building Gross Square Feet					5%	7,848				8,113	BGSF applies to new construction
5.	Archive/Storage Building	N/A	0.0	Exist.	2,859	3,329	0.0	Exist.	2,859	3,329	
Subtotal			0.0	Exist.	2,859	3,329	0	Exist.	2,859	3,329	
Building Gross Square Feet					22%	4,080				4,080	Existing BGSF: 4,080
E.	Other Programs										
1.	Dept. of Health and Human Services	N/A	29.5	Exist.	Exist.	6,525	29.5	Exist.	Exist.		Adjusted form existing 6,025 DGFS
Subtotal			29.5	Exist.	Exist.	6,525	29.5	Exist.	Exist.	6,525	Existing DGSF: 6,025
Building Gross Square Feet					15%	7,504				7,504	BGSF applies to new construction
2.	Community Mental Health	N/A	32	Exist.	Exist.	7,411	32	Exist.	Exist.	7,411	Refer to each Department/Division
Subtotal			32	Exist.	Exist.	7,411	32	Exist.	Exist.	7,411	Existing DGSF: 7,411
Building Gross Square Feet					15%	8,523				8,523	BGSF applies to new construction
3.	Antrim County Conservation District	N/A	5.5	9	1,172	1,524	6.5	10	1,292	1,680	Assumes use of shared meeting/conference spaces
Subtotal			5.5	9.0	1,172	1,524	6.5	10	1,292	1,680	Include in A. Admin. Bldg.
Building Gross Square Feet					15%	1,752				1,932	New Component
4.	Commission on Aging - Adult Day Care	N/A	2.5	15	1,876	2,439	2.5	15	1,876	2,439	Separate building or addition to existing
Subtotal			2.5	15	1,876	2,439	2.5	15	1,876	2,439	Staff per shift
Building Gross Square Feet					15%	2,805				2,805	New Component

Antrim County Facilities Master Plan
Architectural Space Program

Facility: A. Administration

Department/Division: 1. Abstract

Ref.	Component	NSF	2028 Program				2038 Program				Comments
			Staff	No. of Spaces	Total NSF	Total DGSF	Staff	No. of Spaces	Total NSF	Total DGSF	
0.1	Abstractor	192	1	1	192		1	1	192		Private Office Type "B"
0.2	Assistant Abstractor	96	1	1	96		1	1	96		Workstation Type "D"
0.3	Clerk	80	1	1	80		1	1	80		Workstation Type "E"
0.4	Reception/Waiting	80	0	0	0		0	0	0		Included in Corridor
0.5	Reception Counter	60	0	1	60		0	1	60		Included in Corridor
0.6	Public Data/Workstation	25	0	1	25		0	1	25		2 workstations at reception counter
0.7	Meeting/Conference	120	0	0	0		0	0	0		Included in 0.1 due to size of staff
0.8	Files/Storage	Varies	0	1	85		0	0	90		
0.9	Office Supply Storage	30	0	0	0		0	0	0		Included in 0.13
0.10	Department Storage	Varies	0	0	45				50		Shelving
0.11	Archive Storage		0	0	0		0	0	0		Located in Archive/Storage Building
0.12	Staff Toilet	67	0	0	0		0	0	0		Not required due to size of office
0.13	Workroom/Galley	120	0	1	120		0	1	120		Base/Wall cabinets, sink, copier
0.14	Records Storage	Varies	0	1	170				180		Vault shared with Abstract. 1/2 Space
0.15	Flex/Future Workstation	80	0	1	80		0	1	80		Workstation Type "E"
Subtotal			3.0	9	953		3.0	7	973		
Grossing Factor					30%	286				292	
Total Departmental Gross Square Feet (DGSF)						1,239				1,265	

Antrim County Facilities Master Plan
Architectural Space Program

Facility: A. Administration

Department/Division: 2. Accounting (Finance)

Ref.	Component	NSF	2028 Program				2038 Program				Comments
			Staff	No. of Spaces	Total NSF	Total DGSF	Staff	No. of Spaces	Total NSF	Total DGSF	
0.1	Finance Director	192	1	1	192		1	1	192		Private Office Type "B"
0.2	Accounting Clerk	96	1	1	96		1	1	96		Workstation Type "D"
0.3	Reception/Waiting	80	0	0	0		0	0	0		Included in Corridor
0.4	Reception Counter	60	0	0	0		0	0	0		Not required due to function
0.5	Public Data/Workstation	0	0	0	0		0	0	0		Not required due to function
0.6	Meeting/Conference	180	0	1	180		0	1	180		Seating for 6 to 8
0.7	Files/Storage	Varies	0	1	70		0	1	80		Secure room
0.8	Office Supply Storage	Varies	0	0	0		0	0	0		Included in 0.12
0.9	Department Storage	Varies	0	0	0		0	0	0		Included in 0.12
0.10	Archive Storage	0	0	0	0		0	0	0		Located in Achieve/Storage Building
0.11	Staff Toilet	67	0	0	0		0	0	0		Not required due to size of office
0.12	Workroom/Galley	120	0	1	120		0	1	120		Base/Wall cabinets, sink, copier
0.13	Records Storage	Varies	0	0	0		0	0	0		Included in 0.7
0.14	Flex/Future Workspace	80	0	1	80		0	1	80		Workstation Type "E"
Subtotal			2	6	738		2	6	748		
Grossing Factor					30%	221				224	
Total Departmental Gross Square Feet (DGSF)						959				972	

Antrim County Facilities Master Plan

Architectural Space Program

Facility: A. Administration

Department/Division: 3. Administration/Planning

Ref.	Component	NSF	2028 Program				2038 Program				Comments
			Staff	No. of Spaces	Total NSF	Total DGsf	Staff	No. of Spaces	Total NSF	Total DGsf	
0.1	County Administrator	240	1	1	240		1	1	240		Private Office Type "A"
0.2	Deputy Administrator	192	1	1	192		1	1	192		Private Office Type "B"
0.3	Administrative Assistant	120	1	1	120		1	1	120		Private Office Type "C" or Workstation
0.4	Secretary/Clerical	80	1	1	80		1	1	80		Workstation Type "D"
0.5	Human Resource Specialist	192	1	1	192		1	1	192		Private Office Type "B"
0.6	Human Resource Assistant	168	0.5	1	168		1	1	168		Private Office Type "B" (Modified)
0.7	Reception/Waiting	80	0	1	80		0	1	80		
0.8	Reception Counter		0	0	0		0	0	0		Included in 0.4
0.9	Public Data/Workstation		0	0	0		0	0	0		Note required due to function of office
0.10	Meeting/Conference	240	0	1	240		0	1	240		Seating for 10 to 12
0.11	Files/Storage	Varies	0	1	100		0	1	120		
0.12	Office Supply Storage		0	0	0		0	0	0		Included in 0.16
0.13	Department Storage	Varies	0	1	80		0	1	100		
0.14	Archive Storage		0	1	0		0	1	0		Located in Archive/Storage Building
0.15	Staff Toilet	67	0	1	67		0	1	67		Not required due to size of office
0.16	Workroom/Galley	120	0	1	120		0	1	120		Base/Wall cabinets, sink, copier
0.17	Records Storage	Varies	0	0	0		0	0	0		Included in 0.11
0.18	Flex/Future Workstation	80	0	1	80		0	1	80		Workstation Type "D"
Subtotal			5.5	14	1,759		6.0	14	1,799		
Grossing Factor					30%	528				540	
Total Departmental Gross Square Feet (DGsf)						2,287				2,339	

Antrim County Facilities Master Plan

Architectural Space Program

Facility: A. Administration

Department/Division: 4. Board of County Commissioners

Ref.	Component	NSF	2028 Program				2038 Program				Comments
			Staff	No. of Spaces	Total NSF	Total DGsf	Staff	No. of Spaces	Total NSF	Total DGsf	
0.1	Commissioners' Office	192	9	1	192		9	1	192		Shared workspace, file cabinet/drawer for each commissioner
0.2	Commissioners' Meeting Room	Varies	0	1	1,000		0	1	1,200		
0.3	Audio/Visual	40	0	1	40		0	1	40		
0.4	Table/Chair Storage	60	0	1	60		0	1	60		
0.5	Workroom/Galley	120	0	1	120		0	1	120		Base/Wall cabinets, sink, copier
0.6	Office Supplies/Storage	20	0	0	0		0	0	0		Included in 0.5
0.7	File/Storage	40	0	0	0		0	0	0		
0.8	Anti-Chambers	280	0	1	280		0	1	280		Seating for 12 to 14, Conference/meeting Space
Subtotal			9	6	1,692		9	6	1,892		
Grossing Factor					15%	254				284	
Total Departmental Gross Square Feet (DGsf)						1,946				2,176	

Antrim County Facilities Master Plan

Architectural Space Program

Facility: A. Administration

Department/Division: 5. Clerk

Ref.	Component	NSF	2028 Program				2038 Program				Comments
			Staff	No. of Spaces	Total NSF	Total DGSF	Staff	No. of Spaces	Total NSF	Total DGSF	
0.1	County Clerk	192	1	1	192		1	1	192		Private Office Type "B"
0.2	Admin Assistant/Chief Deputy	120	1	1	120		1	1	120		Private Office Type "C" or workstation
0.3	Deputy II (Circuit Court Clerk/Accounts Payable/Elections)	80	2	2	160		2	2	160		Workstation Type "D"
0.4	Deputy I	80	0	1	80		0	1	80		Flex/Future Workstation Type "D"
0.5	Clerk II	80	0	0	0		0	0	0		Workstation Type "D"
0.6	Clerk I (Family Court Clerk/Fines & Cost)	80	1	1	80		1	1	80		Workstation Type "D"
0.7	Clerk/Clerical	80	1	1	80		1	1	80		Workstation Type "D"
0.8	Reception/Waiting		0	1	0		0	1	0		Included in Corridor
0.9	Reception Counter	60	0	1	60		0	1	60		
0.10	Public Data/Workstation	25	0	1	25		0	1	25		2 workstations at reception counter
0.11	Meeting/Conference	180	0	1	180		0	1	180		Adjust to seating for 6 to 8
0.12	Files/Storage	Varies	0	1	420		0	1	440		Vault
0.13	Office Supply Storage	Varies	0	1	30		0	1	40		Currently included in vault
0.14	Department Storage	Varies	0	1	50		0	1	60		Currently included in vault
0.15	Archive Storage		0	1	0		0	1	0		Located in Achieve/Storage Building
0.16	Staff Toilet	67	0	1	67		0	1	67		Not required due to size of office
0.17	Workroom/Galley	120	0	1	120		0	1	120		Base/Wall cabinets, sink, copier
0.18	Records Storage	Varies	0	1	280		0	1	300		Remote from office/in bldg.
Subtotal			6.0	18	1,944		6.0	18	2,004		
Grossing Factor					30%	583				601	
Total Departmental Gross Square Feet (DGSF)						2,527				2,605	

Antrim County Facilities Master Plan

Architectural Space Program

Facility: A. Administration

Department/Division: 6. Construction Code - Building

Ref.	Component	NSF	2028 Program				2038 Program				Comments
			Staff	No. of Spaces	Total NSF	Total DGSF	Staff	No. of Spaces	Total NSF	Total DGSF	
0.1	Building Official	192	1	1	192		1	1	192		Private Office Type "B"
0.2	Building Inspector	120	1	1	120		1	1	120		Private Office Type "C" or Workstation
0.3	Mechanical Inspector	60	1	1	60		1	1	60		Workstation Type "E" Modified
0.4	Electrical Inspector	60	1	1	60		1	1	60		Workstation Type "E" Modified
0.5	Plumbing Inspector	60	1	1	60		1	1	60		Workstation Type "E" Modified
0.6	Secretary/Clerical	80	2	2	160		2	2	160		Workstation Type "E"
0.7	GIS Technician	96	1	1	96		1	1	96		Workstation Type "D". May be moved to Equalization.
0.8	Reception/Waiting	120	0	1	120		0	1	120		Permit application counter
0.9	Reception Counter	48	0	1	48		0	1	48		Incorporated with reception position
0.10	Public Data/Workstation		0	1	0		0	1	0		Included in 0.8
0.11	Meeting/Conference	180	0	1	180		0	1	180		Seating for 6 to 8
0.12	Files/Storage	Varies	0	1	200		0	1	220		Includes large format printer/scanner
0.13	Office Supply Storage	Varies	0	1	30		0	1	40		Shelving
0.14	Department Storage	Varies	0	1	50		0	1	60		Shelving
0.15	Archive Storage	Varies	0	0	0		0	0	0		Located in Archive/Storage Building
0.16	Staff Toilet	67	0	0	0		0	0	0		Not required due to size of office
0.17	Workroom/Galley	120	0	1	120		0	1	120		Base/Wall cabinets, sink, copier
0.18	Records Storage		0	0	0		0	0	0		Included in 0.12
0.19	Flex/Future	80	0	1	80		0	1	80		Workstation Type "E"
Subtotal			8.0	17	1,576		8.0	17	1,616		
Grossing Factor					30%	473				485	
Total Departmental Gross Square Feet (DGSF)						2,049				2,101	

Antrim County Facilities Master Plan

Architectural Space Program

Facility: A. Administration

Department/Division: 7. Dams/Drains

Ref.	Component	NSF	2028 Program				2038 Program				Comments
			Staff	No. of Spaces	Total NSF	Total DGSF	Staff	No. of Spaces	Total NSF	Total DGSF	
0.1	Operations of Dams	192	0.5	1	192		0.5	1	192		Private Office Type "B"
0.2	Drain Commissioner		0.5	0	0		0.5	0	0		Included in 0.1
0.3	Purchasing	80	1	1	80		1	1	80		Workstation Type "D"
0.4	Reception/Waiting		0	0	0		0	0	0		Note Required due to function
0.5	Reception Counter		0	0	0		0	0	0		Not Required due to function of dept.
0.6	Public Data/Workstation		0	0	0		0	0	0		Included in 0.4
0.7	Meeting/Conference		0	0	0		0	0	0		Not Required, Included in Support Space shared meeting room
0.8	Files/Storage	Varies	0	1	40		0	1	50		Shelving
0.9	Office Supply Storage	20	0	0	0		0	0	0		Included in 0.13
0.10	Department Storage	Varies	0	1	20		0	1	40		Included in 0.1
0.11	Archive Storage		0	0	0		0	0	0		Located in Archive/Storage Building
0.12	Staff Toilet	67	0	0	0		0	0	0		Not required due to size of office
0.13	Workroom/Galley	60	0	1	60		0	1	60		Base/Wall cabinets, sink, copier
0.14	Records Storage		0	0	0		0	0	0		Included in 0.8
Subtotal			2.0	5	392		2.0	5	422		
Grossing Factor					15%	59				63	
Total Departmental Gross Square Feet (DGSF)						451				485	

Antrim County Facilities Master Plan

Architectural Space Program

Facility: A. Administration

Department/Division: 8. Equalization

Ref.	Component	NSF	2028 Program				2038 Program				Comments
			Staff	No. of Spaces	Total NSF	Total DGSF	Staff	No. of Spaces	Total NSF	Total DGSF	
0.1	Director	192	1	1	192		1	1	192		Private Office Type "B"
0.2	Assistant Director	168	1	1	168		1	1	168		Private Office Type "B" Modified
0.3	Appraiser	80	1	1	80		1	1	80		Workstation Type "E"
0.4	Clerk	80	1	1	80		1	1	80		Workstation Type "E"
0.5	GIS Technician		0	0	0		0	0	0		Included in A,6,0.7
0.6	Reception/Waiting	60	0	1	60		0	1	60		Seating for 2 to 4
0.7	Reception Counter		0	1	0		0	1	0		Currently not used, not required
0.8	Public Data/Workstation		0	1	0		0	1	0		Not required due to function of office
0.9	Meeting/Conference		0	1	0		0	1	0		Included in 0.1
0.10	Files/Storage	Varies	0	1	120		0	1	140		
0.11	Office Supply Storage	Varies	0	0	0		0	0	0		Included in 0.15
0.12	Department Storage	Varies	0	1	40		0	1	60		Shelving
0.13	Archive Storage		0	0	0		0	0	0		Included in Archive/Storage Building
0.14	Staff Toilet	67	0	0	0		0	0	0		Not Required due to size of office
0.15	Workroom/Galley	80	0	1	80		0	1	80		Base/Wall cabinets, sink, copier
0.16	Records Storage		0	0	0		0	0	0		Included in 0.12
0.17	Flex/Future Workspace	80	0	1	80		0	1	80		Workstation Type "E"
Subtotal			4.0	12	900		4.0	12	940		
Grossing Factor					30%	270				282	
Total Departmental Gross Square Feet (DGSF)						1,170				1,222	

Antrim County Facilities Master Plan

Architectural Space Program

Facility: A. Administration

Department/Division: 9. Grass River Natural Area

Ref.	Component	NSF	2028 Program				2038 Program				Comments
			Staff	No. of Spaces	Total NSF	Total DGSF	Staff	No. of Spaces	Total NSF	Total DGSF	
0.1	Executive Director	192	1	1	192		1	1	192		Private Office Type "B"
0.2	Office Manager	120	1	1	120		1	1	120		Private Office Type "C"
0.3	Education Director	120	1	1	120		1	1	120		Private Office Type "C"
0.4	Outreach Coordinator	120	1	1	120		1	1	120		Private Office Type "C"
0.5	Development Director	120	1	1	120		1	1	120		Private Office Type "C"
0.6	Capital Campaign Manager	120	1	1	120		1	1	120		Private Office Type "C"
0.7	Reception/Waiting	80	0	1	80		0	1	80		
0.8	Reception Counter		0	0	0		0	0	0		Adjacent to 0.7
0.9	Public Data/Workstation		0	0	0		0	0	0		Could be accommodated in 0.7
0.10	Meeting/Conference	180	0	1	180		0	1	180		Seating to 6 to 8
0.11	Files/Storage	Varies	0	1	40		0	1	60		Shelving
0.12	Office Supply Storage	Varies	0	0	0		0	0	0		Included in 0.16
0.13	Department Storage	Varies	0	1	40		0	1	60		Could combine with 0.11
0.14	Archive Storage		0	0	0		0	0	0		Included in Remote Parks Building
0.15	Staff Toilet	67	0	0	0		0	0	0		Not required due size of office
0.16	Workroom/Galley	120	0	1	120		0	1	120		Base/Wall cabinets, sink, copier
0.17	Records Storage		0	0	0		0	0	0		Included in 0.11
0.18	Flex/Future Workstation	80	0	1	80		0	1	80		Workstation Type "E"
Subtotal			6.0	12	1,332		6.0	12	1,372		
Grossing Factor					30%	400				412	
Total Departmental Gross Square Feet (DGSF)						1,732				1,784	

Antrim County Facilities Master Plan

Architectural Space Program

Facility: A. Administration

Department/Division: 10. Housing

Ref.	Component	NSF	2028 Program				2038 Program				Comments
			Staff	No. of Spaces	Total NSF	Total DGSF	Staff	No. of Spaces	Total NSF	Total DGSF	
0.1	Director	192	0.5	1	192		0.5	1	192		Private Office Type "B"
0.2	Reception/Waiting	60	0	1	60		0	1	60		
0.3	Reception Counter		0	0	0		0	0	0		Not required due to function
0.4	Public Data/Workstation		0	0	0		0	0	0		Not required due to function
0.5	Meeting/Conference		0	0	0		0	0	0		Included in 0.1
0.6	Files/Storage	20	0	1	20		0	1	20		
0.7	Office Supply Storage	15	0	0	0		0	0	0		Included in 0.11
0.8	Department Storage	Varies	0	1	20		0	1	30		Shelving
0.9	Archive Storage		0	0	0		0	0	0		Included in Archive/Storage Building
0.10	Staff Toilet		0	0	0		0	0	0		Not Required due to size of office
0.11	Workroom/Galley	60	0	1	60		0	1	60		Base/Wall cabinets, sink, copier
0.12	Records Storage		0	0	0		0	0	0		Included in 0.8
Subtotal			0.5	5	352		0.5	5	362		
Grossing Factor					15%	53				54	
Total Departmental Gross Square Feet (DGSF)						405				416	

Antrim County Facilities Master Plan
Architectural Space Program

Facility: A. Administration

Department/Division: 11. Information Technology

Ref.	Component	NSF	2028 Program				2038 Program				Comments
			Staff	No. of Spaces	Total NSF	Total DGSF	Staff	No. of Spaces	Total NSF	Total DGSF	
0.1	Director	192	1	1	192		1	1	192		Private Office Type "B"
0.2	IT Technician/Network Engineer	96	1	1	96		1	1	96		Workstation Type "D"
0.3	Server Room	200	0	1	200		0	1	200		
0.4	Reception Counter		0	0	0		0	0	0		Not required due to function
0.5	Public Data/Workstation		0	0	0		0	0	0		Not required due to function
0.6	Meeting/Conference		0	0	0		0	0	0		Included in 0.1
0.7	Files/Storage	Varies	0	1	30		0	1	40		Shelving
0.8	Office Supply Storage	Varies	0	0	0		0	0	0		Included in 0.12
0.9	Department Storage	Varies	0	1	200		0	1	220		Shelving
0.10	Archive Storage		0	1	0		0	0	0		Included in Archive/Storage Building
0.11	Staff Toilet	67	0	0	0		0	0	0		Not required due to size of office
0.12	Workroom/Galley	120	0	1	120		0	1	120		Base/Wall cabinets, sink, copier
0.13	Workroom	120	0	1	120		0	1	120		Computer repair
0.14	Computer Lab/Training	180	0	1	180		0	1	180		Seating for 6 to 8 and tutorial space
0.15	Training Storage	80	0	1	80		0	1	80		
0.16	Flex/Future Workstation	96	0	1	96		0	1	96		Workstation Type "D"
Subtotal			2.0	11	1,314		2.000	10	1,344		
Grossing Factor					30%	394				403.2	
Total Departmental Gross Square Feet (DGSF)						1,708				1,747	

Antrim County Facilities Master Plan

Architectural Space Program

Facility: A. Administration

Department/Division: 12. Maintenance

Ref.	Component	NSF	2028 Program				2038 Program				Comments
			Staff	No. of Spaces	Total NSF	Total DGSF	Staff	No. of Spaces	Total NSF	Total DGSF	
0.1	Director	192	1	1	192		1	1	192		<i>Private Office Type "B"</i>
0.2	Forman	80	1	1	80		1	1	80		<i>Also serves as workbench</i>
0.3	Maintenance General	48	4	1	48		4	1	48		<i>Workstation Type "F" shared</i>
0.4	Maintenance Jail	48	1	0	0		1	0	0		<i>Included in Jail</i>
0.5	Janitor	48	2.5	0	0		2.5	0	0		<i>Included in 0.18</i>
0.6	Meeting/Conference		0	1	0		0	1	0		<i>Not required due to function</i>
0.7	Files/Storage	Varies	0	1	120		0	1	140		<i>Shelving</i>
0.8	Office Supply Storage	Varies	0	1	30		0	1	40		<i>Shelving</i>
0.9	Department Storage		0	0	0		0	0	0		<i>Included in 0.14</i>
0.10	Archive Storage		0	0	0		0	0	0		<i>Included in Archive/Storage Building</i>
0.11	Staff Toilet		0	0	0		0	0	0		<i>Not required due to function</i>
0.12	Workroom/Galley	120	0	1	120		0	1	120		
0.13	Records Storage		0	0	0		0	0	0		<i>Included in 0.7</i>
0.14	Maintenance Supply	Varies	0	1	200		0	1	220		<i>Currently dispersed</i>
0.15	Building Material Storage	Varies	0	1	320		0	1	340		<i>Currently dispersed.</i>
0.16	Paint Storage		0	0	0		0	0	0		<i>Included in 0.15</i>
0.17	Vehicle Storage		0	0	0		0	0	0		<i>1,190 NSF Included in Archive/Storage Bldg.</i>
0.18	Flex Station	48	0	1	48		0	1	48		<i>Shared space for 0.3 - 0.5</i>
0.19	Shop	120	0	1	120		0	1	120		
Subtotal			9.5	11	1,278		9.5	11	1,348		
Grossing Factor					15%	192				202	
Total Departmental Gross Square Feet (DGSF)						1,470				1,550	

Antrim County Facilities Master Plan

Architectural Space Program

Facility: A. Administration

Department/Division: 13. MSU Extension

Ref.	Component	NSF	2028 Program				2038 Program				Comments
			Staff	No. of Spaces	Total NSF	Total DGSF	Staff	No. of Spaces	Total NSF	Total DGSF	
0.1	District Coordinator	80	0.5	1	80		0.5	1	80		<i>Not full time staff, Workstation Type "E"</i>
0.2	Educator/Agriculture	120	1	1	120		1	1	120		<i>Private Office Type "C"</i>
0.3	4H Program Coordinator	120	1	1	120		1	1	120		<i>Private Office Type "C"</i>
0.4	SNAP - ED	120	1	1	120		1	1	120		<i>Private Office Type "C"</i>
0.5	Farm Management	120	1	1	120		1	1	120		<i>Private Office Type "C"</i>
0.6	Office Manager	80	1	1	80		1	1	80		<i>Workstation Type "E"</i>
0.7	Secretary/Clerical	80	1	1	80		1	1	80		<i>Workstation Type "E"</i>
0.8	Reception/Waiting	80	0	1	80		0	1	80		
0.9	Reception Counter		0	0	0		0	0	0		<i>At 0.7</i>
0.10	Public Data/Workstation		0	0	0		0	0	0		<i>Included in 0.8</i>
0.11	Meeting/Conference	180	0	1	180		0	1	180		<i>Seating for 6 to 8</i>
0.12	Files/Storage	Varies	0	1	100		0	1	120		<i>Dispersed, located in common areas</i>
0.13	Office Supply Storage	Varies	0	1	90		0	1	100		<i>Dispersed</i>
0.14	Department Storage	Varies	0	1	200		0	1	220		<i>Dispersed and in storage room</i>
0.15	Archive Storage		0	0	0		0	0	0		<i>Remote location</i>
0.16	Staff Toilet	67	0	0	0		0	0	0		<i>Not required due to size of office</i>
0.17	Workroom/Galley	120	0	1	120		0	1	120		<i>Base/Wall cabinets, sink, copier</i>
0.18	Records Storage		0	0	0		0	0	0		<i>Included in 0.12</i>
0.19	Program/Education/ Classroom		0	0	0		0	0	0		<i>Shared Meeting Space</i>
0.20	Kitchen and Education Room	300	0	1	300		0	1	300		<i>Teaching/Education Space</i>
Subtotal			6.5	14	1,790		6.5	14	1,840		
				0	30%	537				552	
					0	2,327				2,392	

Antrim County Facilities Master Plan

Architectural Space Program

Facility: A. Administration

Department/Division: 14. Register of Deeds

Ref.	Component	NSF	2028 Program				2038 Program				Comments
			Staff	No. of Spaces	Total NSF	Total DGSF	Staff	No. of Spaces	Total NSF	Total DGSF	
0.1	Register	192	1	1	192		1	1	192		Private Office Type "B"
0.2	Chief Deputy	120	1	1	120		1	1	120		Private Office Type "C" or workstation
0.3	Clerk	80	1	1	80		1	1	80		Workstation Type "E"
0.4	Clerk II	80	1	1	80		1	1	80		Workstation Type "E"
0.5	Reception/Waiting		0	0	0		0	0	0		Included in Corridor
0.6	Reception Counter	60	0	1	60		0	1	60		
0.7	Public Data/Workstation	120	0	1	120		0	1	120		Research stations
0.8	Meeting/Conference	0	0	0	0		0	0	0		In common area, not required
0.9	Files/Storage	Varies	0	1	180		0	1	190		
0.10	Office Supply Storage		0	0	0		0	0	0		Included in 0.9
0.11	Department Storage	Varies	0	1	40		0	1	50		Dispersed
0.12	Archive Storage		0	0	0		0	0	0		Included in Archive/Storage Building
0.13	Staff Toilet	67	0	1	67		0	1	67		Not required due to size of Office
0.14	Workroom/Galley	120	0	1	120		0	1	120		Base/Wall cabinets, sink, copier
0.15	Records Storage	Varies	0	1	180		0	1	190		Shared vault with Abstract, Adjust 1/2
0.16	Flex Workstation	48	0	1	48		0	1	48		Workstation Type "F"
0.17	Flex/Future Workstation	80	0	1	80		0	1	80		
Subtotal			4.0	13	1,367		4.0	13	1,397		
Grossing Factor					30%	410				419	
Total Departmental Gross Square Feet (DGSF)						1,777				1,816	

Antrim County Facilities Master Plan

Architectural Space Program

Facility: A. Administration

Department/Division: 15. Treasurer

Ref.	Component	NSF	2028 Program				2038 Program				Comments
			Staff	No. of Spaces	Total NSF	Total DGSF	Staff	No. of Spaces	Total NSF	Total DGSF	
0.1	Treasurer	192	1	1	192		1	1	192		Private Office Type "B"
0.2	Deputy Treasurer	120	1	1	120		1	1	120		Private Office Type "C" or Workstation
0.3	Deputy II	80	1	1	80		1	1	80		Workstation Type "E"
0.4	Deputy II	80	1	1	80		1	1	80		Workstation Type "E"
0.5	Clerk II	80	0	0	0		0	0	0		Future Position
0.6	Clerk III	80	0	0	0		0	0	0		Future Position
0.7	Reception/Waiting		0	0	0		0	0	0		Included in Corridor
0.8	Reception Counter	60	0	1	60		0	1	60		
0.9	Public Data/Workstation	25	0	1	25		0	1	25		2 workstations at reception counter
0.10	Meeting/Conference		0	0	0		0	0	0		Included in 0.1
0.11	Files/Storage	Varies	0	1	320		0	1	340		Secure fire proof vault
0.12	Office Supply Storage		0	0	0		0	0	0		Included in 0.16
0.13	Department Storage	Varies	0	1	20		0	1	40		Shelving, could be combined with 0.11
0.14	Archive Storage		0	1	0		0	1	0		Included in Archive/Storage Building
0.15	Staff Toilet	67	0	0	0		0	0	0		Not required due to size of Office
0.16	Workroom/Galley	120	0	1	120		0	1	120		Dispersed
0.17	Flex Workstation	80	0	1	80		0	1	80		Workstation Type "E"
0.18	Flex/Future Workstation	80	0	1	80		0	1	80		Workstation Type "E"
Subtotal			4.0	12	1,177		4.0	12	1,217		
Grossing Factor					30%	353				365	
Total Departmental Gross Square Feet (DGSF)						1,530				1,582	

Antrim County Facilities Master Plan

Architectural Space Program

Facility: A. Administration

Department/Division: 16. Veterans Affairs

Ref.	Component	NSF	2028 Program				2038 Program				Comments
			Staff	No. of Spaces	Total NSF	Total DGSF	Staff	No. of Spaces	Total NSF	Total DGSF	
0.1	Director	192	1	1	192		1	1	192		Private Office Type "B"
0.2	Veterans' Service Officer	168	1	1	168		1	1	168		Private Office Type "B" (Modified)
0.3	Support Staff	168	1	1	168		1	1	168		Private Office Type "B" (Modified)
0.4	Reception/Waiting	80	0	1	80		0	1	80		Files currently in area
0.5	Reception Counter	60	0	0	0		0	0	0		Not required due to function
0.6	Public Data/Workstation	48	0	1	48		0	1	48		Include in 0.4
0.7	Meeting/Conference		0	0	0		0	0	0		Included in 0.1, 0.2 and 0.3
0.8	Files/Storage	Varies	0	1	100		0	1	110		Dispersed and in 0.4
0.9	Office Supply Storage		0	0	0		0	0	0		Included in 0.13
0.10	Department Storage	Varies	0	1	60		0	1	70		
0.11	Archive Storage		0	0	0		0	0	0		Included in 0.8
0.12	Staff Toilet		0	0	0		0	0	0		Not required due to size of Office
0.13	Workroom/Galley	120	0	1	120		0	1	120		Dispersed and in 0.1
0.14	Records Storage		0	0	0		0	0	0		Included in 0.8
0.15	Flex/Future Office	168	0	1	168		0	1	168		
Subtotal			3.0	9	1,104		3.0	9	1,124		
Grossing Factor					30%	331				337	
Total Departmental Gross Square Feet (DGSF)						1,435				1,461	

Antrim County Facilities Master Plan

Architectural Space Program

Facility: A. Administration

Department/Division: 17. Support Space

Ref.	Component	NSF	2028 Program				2038 Program				Comments
			Staff	No. of Spaces	Total NSF	Total DGSF	Staff	No. of Spaces	Total NSF	Total DGSF	
0.1	Mechanical	1,200	0	1	1,200		0	1	1,200		
0.2	Electrical	200	0	1	200		0	1	200		<i>Included in 0.1</i>
0.3	Fire Riser Room	80	0	1	80		0	1	80		<i>Anticipated sprinklered building</i>
0.4	Electrical/IT Panel Closets	80	0	4	320		0	4	320		<i>2 per floor</i>
0.5	Emergency Generator		0	0	-		0	0	-		<i>Exterior</i>
0.6	Building Storage		0	0	-		0	0	-		<i>Included in A, 12. Maintenance</i>
0.7	Maintenance/Material		0	0	-		0	0	-		<i>Included in A, 12. Maintenance</i>
0.8	Stairs	1,152	0	1	1,152		0	1	1,152		<i>4 Stairs per floor, 2 flights each</i>
0.9	Elevator	96	0	1	96		0	1	96		<i>Anticipate existing to remain</i>
0.10	Elevator Equipment	63	0	1	63		0	1	63		
0.11	Communications Closets		0	1	-		0	1	-		<i>Dispersed and in Server Room</i>
0.12	Shared Meeting/ Conference Rooms	800	0	2	1,600		0	2	1,600		<i>30 to 40 each, sub dividable</i>
0.13	Janitor	120	0	1	120		0	1	120		<i>One per floor</i>
0.14	Receiving	500	0	1	500		0	1	500		<i>Anticipate existing to remain</i>
0.15	Men's Toilet Rooms	320	0	1	320		0	1	320		<i>1 group per floor, 160 SF each</i>
0.16	Women's Toilet Rooms	320	0	1	320		0	1	320		<i>1 group per floor, 160 SF each</i>
0.17	Staff Toilet	67	0	4	268		0	4	268		<i>ADA accessible, 2 per floor near Breakroom</i>
0.19	Breakroom	240	0	2	480		0	2	480		<i>1 per floor, kitchenette and vending</i>
0.20	Shared Copy/Mail	240	0	2	480		0	2	480		
Subtotal			0.0	25	7,199		0.0	25	7,199		
0.21	General Circulation			50%	3,600				3600		<i>Included in Grossing Factor</i>
Subtotal			0.0	25	10,799		0.0	25	10,799		
Grossing Factor					25%	2,700				2,700	
Total Departmental Gross Square Feet (DGSF)						13,498				13,498	

Antrim County Facilities Master Plan

Architectural Space Program

Facility: B. Courthouse

Department/Division: 1. 13th Circuit Court

Ref.	Component	NSF	2028 Program				2038 Program				Comments
			Staff	No. of Spaces	Total NSF	Total DGSF	Staff	No. of Spaces	Total NSF	Total DGSF	
0.1	Court Administrator	192	1	0	0		1	0	0		Remote location
0.2	Thomas Powers, Judge	300	0.5	1	300		0.5	1	300		Private Office Type "A" (Modified).
0.3	Kevin Elsenheimer, Judge		0.5	1	0		0.5	1	0		Shared with 0.2
0.4	Judge Toilet	67	0	1	67		0	1	67		Not ADA accessible
0.5	Judge Robing		0	0	0		0	0	0		Included in 0.2
0.6	Judge Chambers		0	0	0		0	0	0		Included in 0.2, utilize courtroom
0.7	Courtroom	400	0	0	0		0	0	0		Included in grossing factor
0.8	Judges Bench	160	0	1	160		0	1	160		ADA accessible
0.9	Witness Stand		0	0	0		0	0	0		ADA accessible, included in 0.8
0.10	Jury Box	200	0	1	200		0	1	200		ADA accessible
0.11	Litigation	460	0	1	460		0	1	460		
0.12	Gallery/Public Seating	500	0	1	500		0	1	500		Seating for 60 to 70
0.13	Sound Control Vestibule	100	0	1	100		0	1	100		
0.14	Jury Room	320	0	1	320		0	1	320		Includes lounge, Adjust to seating for 14-16
0.15	Jury Toilet	67	0	1	67		0	1	67		Not ADA accessible
0.16	Files/Storage	80	0	0	0		0	0	0		Remote location
0.17	Workroom/Galley	120	0	0	0		0	0	0		Included in 0.1
0.18	Trial Evidence Storage	780	0	1	780		0	1	780		
0.19	Attorney Conference	120	0	1	120		0	1	120		
Subtotal			2	12	3,074		2	12	3,074		
Grossing Factor					10%	307				307	
Total Departmental Gross Square Feet (DGSF)						3,381				3,381	Existing DGSF: 3,330

Antrim County Facilities Master Plan

Architectural Space Program

Facility: B. Courthouse

Department/Division: 2. 86th District Court

Ref.	Component	NSF	2028 Program				2038 Program				Comments
			Staff	No. of Spaces	Total NSF	Total DGSF	Staff	No. of Spaces	Total NSF	Total DGSF	
0.1	Thomas Philips, Judge	300	0.5	1	300		0.5	1	300		Private Office "A"
0.2	Michael Stepka, Judge		0.5	1	0		0.5	1	0		Shared with 0.1
0.3	Traffic Clerk	80	1	1	80		1	1	80		Workstation Type "E"
0.4	Civil Clerk	80	1	1	80		1	1	80		Workstation Type "E"
0.5	Court Administrator	192	1	1	192		1	1	192		Private Office Type "B"
0.6	Probation	240	2	1	240		2	1	240		2 offices at 120 HSF each
0.7	Judge Magistrate		0.5	1	0		0.5	1	0		Included in 0.1
0.8	Judge Toilet	67	0	1	67		0	1	67		ADA Accessible
0.9	Judge Robing		0	0	0		0	0	0		Included in 0.1
0.10	Judge Chambers		0	0	0		0	0	0		Included in 0.1 utilize courtroom
0.11	Courtroom		0	0	0		0	0	0		Included in grossing factor
0.12	Judges Bench	200	0	1	200		0	1	200		ADA accessible
0.13	Witness Stand		0	0	0		0	0	0		ADA accessible Included in 0.12
0.14	Jury Box	200	0	1	200		0	1	200		ADA accessible
0.15	Litigation	400	0	1	400		0	1	400		
0.16	Gallery/Public Seating	600	0	1	600		0	1	600		Seating for 70 to 80
0.17	Sound Control Vestibule	100	0	1	100		0	1	100		
0.18	Jury Room	240	0	1	240		0	1	240		
0.19	Jury Toilet	67	0	1	67		0	1	67		ADA accessible
0.20	Trial Evidence Storage	80	0	1	80		0	1	80		
0.21	Attorney Conference	120	0	1	120		0	1	120		
0.22	Records/Files	180	0	1	180		0	1	180		ADA accessible
0.23	Department Stor./Supplies	120	0	1	120		0	1	120		
0.24	Transaction Counter	160	0	1	160		0	1	160		Includes workstations
Subtotal			6.5	20	3,426		6.5	20	3,426		
Grossing Factor					10%	343				343	
Total Departmental Gross Square Feet (DGSF)						3,769				3,769	Existing DGSF: 3,464

Antrim County Facilities Master Plan
Architectural Space Program

Facility: B. Courthouse

Department/Division: 3. Friends of the Court

Ref.	Component	NSF	2028 Program				2038 Program				Comments
			Staff	No. of Spaces	Total NSF	Total DGSF	Staff	No. of Spaces	Total NSF	Total DGSF	
0.1	Friends of the Court Staff	168	1	1	168		1	1	168		Private Office Type "B" (Modified)
0.2	Victim Assistance	168	1	1	168		1	1	168		Private Office Type "B" (Modified)
0.4	Reception/Waiting		0	0	0		0	0	0		Utilize corridor
0.5	Reception Counter		0	0	0		0	0	0		Not Required
0.6	Public Data/Workstation		0	0	0		0	0	0		Not Required
0.7	Meeting/Conference		0	0	0		0	0	0		Included in 0.1 and 0.2
0.8	Files/Storage		0	0	0		0	0	0		Included in 0.1 and 0.2
0.9	Office Supply Storage		0	0	0		0	0	0		Included in 0.1 and 0.2
0.10	Department Storage		0	0	0		0	0	0		Included in 0.1 and 0.2
0.11	Archive Storage		0	0	0		0	0	0		Included in 0.1 and 0.2
0.12	Staff Toilet	67	0	0	0		0	0	0		Not required due to size of Office
0.13	Workroom/Galley	120	0	0	0		0	0	0		Included in 0.1 and 0.2
0.14	Records Storage		0	0	0		0	0	0		Included in 0.1 and 0.2
0.15	Flex/Future Workstation	80	0	1	80		0	1	80		
Subtotal			2.0	3	416		2.00	3	416		
Grossing Factor					15%	62				62	
Total Departmental Gross Square Feet (DGSF)						478				478	

Antrim County Facilities Master Plan

Architectural Space Program

Facility: B. Courthouse

Department/Division: 4. Probate Court/Family Division

Ref.	Component	NSF	2028 Program				2038 Program				Comments
			Staff	No. of Spaces	Total NSF	Total DGSF	Staff	No. of Spaces	Total NSF	Total DGSF	
0.1	Judge	300	1	1	300		1	1	300		Private Office Type "A"
0.2	Court Administrator	192	1	1	192		1	1	192		Private Office Type "B"
0.3	Court Reporter/Secretary	168	1	1	168		1	1	168		Private Office Type "B" (Modified)
0.4	Probation Officer	168	1	1	168		1	1	168		Private Office Type "B" (Modified)
0.5	Juvenile Register	80	1	1	80		1	1	80		Workstation Type "E"
0.6	Probate Register	80	1	1	80		1	1	80		Workstation Type "E"
0.7	Deputy Register	80	1	1	80		1	1	80		Workstation Type "E"
0.8	Judge Toilet	67	0	1	67		0	1	67		ADA accessible
0.9	Judge Robing		0	0	0		0	0	0		Included in 0.1
0.10	Judge Chambers		0	0	0		0	0	0		Included in 0.1, utilize courtroom
0.11	Courtroom	173	0	1	173		0	1	173		Included in grossing factor
0.12	Judges Bench	200	0	1	200		0	1	200		ADA accessible
0.13	Witness Stand		0	0	0		0	0	0		Included in 0.12, ADA accessible
0.14	Jury Box	200	0	1	200		0	1	200		ADA accessible
0.15	Litigation	400	0	1	400		0	1	400		Access to Gallery through litigation
0.16	Gallery/Public Seating	200	0	1	200		0	1	200		
0.17	Sound Control Vestibule	100	0	1	100		0	1	100		
0.18	Jury Room	180	0	1	180		0	1	180		Current seating for 4 to 6
0.19	Jury Toilet	67	0	1	67		0	1	67		ADA accessible
0.20	Register Files/Storage	210	0	1	210		0	1	210		High density files
0.21	Register Workroom/Galley	120	0	1	120		0	1	120		Base/wall cabinets, sink, copier
0.22	Trial Evidence Storage	80	0	1	80		0	1	80		
0.23	Office Files/Storage	80	0	1	80		0	1	80		
0.24	Attorney Conference	120	0	1	120		0	1	120		
Subtotal			7.0	21	3,265		7.0	21	3265		
Grossing Factor					10%	327				327	
Total Departmental Gross Square Feet (DGSF)						3,592				3,592	Existing DGSF: 2,864

Antrim County Facilities Master Plan

Architectural Space Program

Facility: B. Courthouse

Department/Division: 5. Prosecutor's Office

Ref.	Component	NSF	2028 Program				2038 Program				Comments
			Staff	No. of Spaces	Total NSF	Total DGSF	Staff	No. of Spaces	Total NSF	Total DGSF	
0.1	Prosecuting Attorney	192	1	1	192		1	1	192		Private Office Type "B"
0.2	Chief Assistant Prosecuting Attorney	168	1	1	168		1	1	168		Private Office Type "B" (Modified)
0.3	Assistant Prosecuting Attorney	168	2	2	336		2	2	336		Private Office Type "B" (Modified)
0.4	Administrative Assistant	120	1	1	120		1	1	120		Private Office Type "C" or workstation
0.5	Legal Secretary	80	1	1	80		1	1	80		Workstation Type "E"
0.6	Support Staff	80	1	1	80		1	1	80		Workstation Type "E"
0.7	Child Support Coordinator/Victim Advocate	80	1	1	80		1	1	80		Workstation Type "E"
0.8	Reception/Waiting	80	0	1	80		0	1	80		
0.9	Reception Counter	40	0	1	40		0	1	40		Included in staff workstation
0.10	Public Data/Workstation		0	1	0		0	1	0		Not required
0.11	Meeting/Conference	200	0	1	200		0	1	200		Seating for 8 to 10
0.12	Files/Storage	Varies	0	1	260		0	1	280		
0.13	Office Supply Storage	Varies	0	1	60		0	1	80		Shelving
0.14	Department Storage	Varies	0	1	80		0	1	100		Shelving
0.15	Archive Storage		0	1	0		0	1	0		Included in 0.12
0.16	Staff Toilet	67	0	1	67		0	1	67		Not required due to size of Office
0.17	Workroom/Galley	120	0	1	120		0	1	120		Base/Wall Cabinets, sink, copier
0.18	Records Storage		0	1	0		0	1	0		Included in 0.12
0.19	Volunteer Prosecutor	0	0	0	0		0	0	0		Included in 0.3
Subtotal			8.0	19	1,963		8.0	19	2,023		
Grossing Factor					15%	294				303	
Total Departmental Gross Square Feet (DGSF)						2,257				2,326	Existing DGSF: 1,801

Antrim County Facilities Master Plan
Architectural Space Program

Facility: B. Courthouse

Department/Division: 6. Probation/Parole

Ref.	Component	NSF	2028 Program				2038 Program				Comments
			Staff	No. of Spaces	Total NSF	Total DGSF	Staff	No. of Spaces	Total NSF	Total DGSF	
0.1	Probation/Parole Officer	120	3	3	360		3	3	360		Private Office Type "C"
0.2	Reception/Waiting		0	0	0		0	0	0		Located in corridor
0.3	Reception Counter		0	0	0		0	0	0		Not required due to function
0.4	Public Data/Workstation		0	0	0		0	0	0		Not required due to function
0.5	Meeting/Conference		0	0	0		0	0	0		Not required due to function
0.6	Files/Storage		0	0	0		0	0	0		Included in 0.1
0.7	Office Supply Storage	Varies	0	1	50		0	1	60		
0.8	Department Storage	Varies	0	1	70		0	1	80		
0.9	Archive Storage		0	0	0		0	0	0		
0.10	Staff Toilet		0	0	0		0	0	0		
0.11	Workroom/Galley	120	0	1	120		0	1	120		
0.12	Records Storage		0	0	0		0	0	0		
0.13	Drug Test Toilet	67	0	1	67		0	1	67		
0.14	Flex/Future Officer	120	0	1	120		0	1	120		Private Office Type "C"
Subtotal			3	8	787		3	8	807		
Grossing Factor					30%	236				242	
Total Departmental Gross Square Feet (DGSF)						1,023				1,049	Existing DGSF: 330

Antrim County Facilities Master Plan

Architectural Space Program

Facility: B. Courthouse

Department/Division: 7. Support Space

Ref.	Component	NSF	2028 Program				2038 Program				Comments
			Staff	No. of Spaces	Total NSF	Total DGSF	Staff	No. of Spaces	Total NSF	Total DGSF	
0.1	Mechanical	600	0	1	600		0	1	600		<i>Included in 0.1</i>
0.2	Electrical		0	0	0		0	0	0		<i>Included in 0.1</i>
0.3	Fire Suppression Riser Room		0	0	0		0	0	0		<i>Not anticipated to be Sprinklered</i>
0.4	Electrical Panel Closets		0	0	0		0	0	0		<i>Dispersed, in walls</i>
0.5	Emergency Generator		0	0	0		0	0	0		
0.6	Building Storage	200	0	1	200		0	1	200		
0.7	Maintenance/Material	100	0	1	100		0	1	100		
0.8	Exterior Stairs	294	0	1	294		0	1	294		<i>Metal stairs on exterior of building</i>
0.9	Interior Stairs	1,670	0	1	1670		0	1	1670		<i>Existing to Remain</i>
0.10	Elevator	60	0	3	180		0	3	180		<i>1 per floor</i>
0.11	Elevator Equipment		0	1	0		0	1	0		<i>Included in 0.1</i>
0.12	Sallyport	720	0	1	720		0	1	720		<i>Included based upon Charrette</i>
0.13	IT/Computer Equipment Room		0	1	0		0	1	0		<i>Located in each department/central at Admin.</i>
0.14	Telephone	18	0	1	18		0	1	18		<i>Closet</i>
0.15	Janitor	60	0	1	60		0	1	60		<i>1 per floor</i>
0.16	Law Library	270	0	1	270		0	1	270		
0.17	Security Office	200	0	1	200		0	1	200		
0.18	Security Screening	224	0	1	224		0	1	224		
0.19	Vestibules	260	0	1	260		0	1	260		<i>Existing to Remain</i>
0.20	General Circulation	3,519	0	1	3,519		0	1	3,519		<i>Existing to Remain</i>
0.21	Public Toilets	67	0	6	402		0	6	402		<i>2 per floor</i>
Subtotal			0.0	24	8,717		0.0	24	8,717		<i>Maintenance staff in A.12</i>
Grossing Factor					30%	2,615				2,615	
Total Departmental Gross Square Feet (DGSF)						11,332				11,332	

Antrim County Facilities Master Plan

Architectural Space Program

Facility: C. Sheriff's Office

Department/Division: 1. Public

Ref.	Component	NSF	2028 Program				2038 Program				Comments
			Staff	No. of Spaces	Total NSF	Total DGSF	Staff	No. of Spaces	Total NSF	Total DGSF	
0.1	Entrance Vestibule	100	0	1	100		0	1	100		
0.2	Public Lobby/Waiting	300	0	1	300		0	1	300		
0.3	Men's Restroom	67	0	1	67		0	1	67		
0.4	Women's Restroom	67	0	1	67		0	1	67		
0.5	Janitor's Closet	60	0	1	60		0	1	60		
0.6	Public Contact Visitation	0	0	0	0		0	0	0		<i>Included in Program</i>
0.7	Public Video Visitation	100	0	1	100		0	1	100		<i>4 Stations at 25 SF each</i>
0.8	Inmate Non-Contact Visitation	80	0	1	80		0	1	80		<i>Attorney visitation</i>
0.9	Attorney/Public Visitation	80	0	1	80		0	1	80		
0.10	Sex Register	120	0	1	120		0	1	120		<i>Included in vestibule to secure circulation</i>
0.11	Information Booth/Reception	0	0	0	0		0	0	0		
0.12	Central Control	0	0	0	0		0	0	0		<i>Located at reception workstation, monitored form CC-1</i>
0.13	Central Control Toilet	67	0	0	0		0	0	0		
0.14	Lobby Control	0	0	0	0		0	0	0		
0.15	Video Arraignment Court	200	0	1	200		0	1	200		<i>Access form secure vestibule and secure circulation</i>
Subtotal			0.0	10	1,174		0.0	10	1,174		
Grossing Factor					15%	176				176	
Total Departmental Gross Square Feet (DGSF)						1,350				1,350	

Antrim County Facilities Master Plan

Architectural Space Program

Facility: C. Sheriff's Office

Department/Division: 2. Executive Administration

Ref.	Component	NSF	2028 Program				2038 Program				Comments
			Staff	No. of Spaces	Total NSF	Total DGSF	Staff	No. of Spaces	Total NSF	Total DGSF	
0.1	Sheriff	192	1	1	192		1	1	192		Private Office Type "B"
0.2	Under Sheriff	168	1	1	168		1	1	168		Private Office Type "B" (Modified)
0.3	Office Manager	120	1	1	120		1	1	120		Private Office Type "C" or workstation
0.4	Clerk	80	1	1	80		1	1	80		Workstation Type "E"
0.5	Transcription	80	1	1	80		1	1	80		Workstation Type "E"
0.6	Reception/Waiting	100	0	1	100		0	1	100		Includes permitting and finger print area
0.7	Conference Room	180	0	1	180		0	1	180		Seating for 6 to 8
0.8	Audio/Visual	80	0	1	80		0	1	80		Share with Training
0.9	Workroom/Galley	120	0	1	120		0	1	120		
0.10	Files/Records Room	Varies	0	1	180		0	1	200		
0.11	Office Supplies	0	0	1	0		0	1	0		Included in 0.16
0.12	Staff Toilet	67	0	2	134		0	2	134		
0.13	Departmental Storage	Varies	0	1	80		0	1	100		
0.14	Break Room	200	0	1	200		0	1	200		
0.15	Quartermaster Storage	Varies	0	1	190		0	1	200		
0.16	Workroom/Galley										
Subtotal			5.0	16	1,904		5.0	16	1,954		
Grossing Factor					15%	286				293	
Total Departmental Gross Square Feet (DGSF)						2,190				2,247	

Antrim County Facilities Master Plan

Architectural Space Program

Facility: C. Sheriff's Office

Department/Division: 3. Patrol

Ref.	Component	NSF	2028 Program				2038 Program				Comments
			Staff	No. of Spaces	Total NSF	Total DGSF	Staff	No. of Spaces	Total NSF	Total DGSF	
0.1	Sergeants	80	4	4	320		4	4	320		Workstation Type "E" combined
0.2	Deputies	0	10	0	0		11	0	0		Shared Space
0.3	Reserves	0	0	0	0		0	0	0		Shared Space
0.4	Court Security Officers	0	3	0	0		3	0	0		Included in B. Courthouse
0.5	Civil Processing	80	2	2	160		2	2	160		
0.6	Squad Room	180	0	1	180		0	1	180		Seating for 6 to 8
0.7	Report Writing	25	0	6	150		0	6	150		6 stations, includes transcription
0.8	Training Room (EOC)	800	0	1	800		0	1	800		Sub dividable, seating for 40 to 60
0.9	Table/Chair Storage	80	0	1	80		0	1	80		Access from 0.8
0.10	Men's Lockers	175	0	1	175		0	1	175		18" x 18" lockers
0.11	Men's Toilets/Showers	290	0	1	290		0	1	290		wc, urinal, 2 lav, 1 shower
0.12	Women's Lockers	50	0	1	50		0	1	50		18" x 18" lockers
0.13	Women's Toilets/Showers	140	0	1	140		0	1	140		wc, 1 lav, 1 shower
0.14	Fitness	400	0	1	400		0	1	400		
0.15	Armory	160	0	1	160		0	1	160		Gun cleaning station
0.16	Department Storage	Varies	0	1	200		0	1	220		Shelving
0.17	Training Storage	60	0	1	60		0	1	60		Access form 0.8
0.18	Dive Storage	0	0	1	0		0	1	0		Include din 0.16
0.20	Breakroom	180	0	1	180		0	1	180		wall/base cabinets, sink, microwave, ref.
0.22	DARE Officer	80	0	1	80		0	1	80		Staff included in 0.2
0.23	Reserve Storage	80	0	1	80		0	1	80		Shelving
0.24	Defensive Tactics Training	0	0	0	0		0	0	0		Included in 0.14 or Indoor/Outdoor Recreation
Subtotal			19	27	3,505		20	27	3,525		
Grossing Factor					30%	1,052				1,058	
Total Departmental Gross Square Feet (DGSF)						4,557				4,583	

Antrim County Facilities Master Plan

Architectural Space Program

Facility: C. Sheriff's Office

Department/Division: 4. Detectives/Investigation

Ref.	Component	NSF	2028 Program				2038 Program				Comments
			Staff	No. of Spaces	Total NSF	Total DGSE	Staff	No. of Spaces	Total NSF	Total DGSE	
0.1	Sergeants	120	1	1	120		1	1	120		Private office Type "C"/Workstation
0.2	Deputies/Detectives	96	4	4	384		4	4	384		Workstation Type "D"
0.3	Conference/War Room	180	0	1	180		0	1	180		Smart boards and trackable wall surface
0.4	Records	Varies	0	1	80		0	1	100		Files
0.5	Hard Interview	80	0	1	80		0	1	80		
0.6	Viewing Room	80	0	1	80		0	1	80		Viewing equipment and work counter
0.7	Soft Interview	160	0	1	160		0	1	160		Soft Seating
0.8	Voice Stress Analysis	80	0	1	80		0	1	80		
0.9	Evidence Transfer Vestibule	80	0	1	80		0	1	80		Workstation counter and sink
0.10	Evidence Transfer Lockers	36	0	1	36		0	1	36		10 linear feet, variable size lockers
0.11	General Evidence Storage	Varies	0	1	440		0	1	480		Shelving
0.12	Drug Storage	80	0	1	80		0	1	80		Shelving
0.13	Gun Storage	80	0	1	80		0	1	80		
0.14	Cash Storage	40	0	1	40		0	1	40		Secure locker/safe
0.15	Large Evidence Storage	Varies	0	1	220		0	1	240		Shelving
0.16	Evidence Processing	120	0	1	120		0	1	120		Workstation with central table
0.17	Detainee Toilet	67	0	1	67		0	1	67		ADA accessible
0.18	Departmental Storage	80	0	1	80		0	1	80		Shelving
0.20	Evidence Lab	180	0	1	180		0	1	180		Wall/base cabinets, sink, fume hood
0.22	Lab Station	0	0	0	0		0	0	0		Included in 0.20
0.23	Drying Room	30	0	1	30		0	1	30		2 drying cabinets
0.24	Digital Storage	40	0	1	40		0	1	40		Shelving
0.25	Computer Forensics Lab	96	0	1	96		0	1	96		Workstation Type "D"
0.26	Vehicle Processing	640	0	0	0		0	0	0		Included in sallyport
Subtotal			5	25	2,753		5	25	2,833		
Grossing Factor					15%	413				425	
Total Departmental Gross Square Feet (DGSE)						3,166				3,258	

Antrim County Facilities Master Plan

Architectural Space Program

Facility: C. Sheriff's Office

Department/Division: 5. 911/Dispatch

Ref.	Component	NSF	2028 Program				2038 Program				Comments
			Staff	No. of Spaces	Total NSF	Total DGSF	Staff	No. of Spaces	Total NSF	Total DGSF	
0.1	Sergeants	120	1	1	120		1	1	120		Private Office Type "C"
0.2	Lead Dispatcher	80	1	1	80		1	1	80		Dispatch Station Type "E"
0.3	Dispatchers	160	8	2	320		8	3	480		Dispatch Station Type "E"
0.4	Dispatch Center	260	0	1	260		0	1	260		Support space for dispatch
0.5	Breakroom	140	0	1	140		0	1	140		Full kitchen and vending
0.6	Toilet	67	0	1	67		0	1	67		ADA accessible
0.7	Dispatch Equipment	160	0	1	160		0	1	160		
0.8	Lockers	80	0	1	80		0	1	80		
0.9	Training Station	80	0	1	80		0	1	80		Dispatch Station Type "E"
Subtotal			10	10	1,307		10	11	1,467		
Grossing Factor					30%	392				440	
Total Departmental Gross Square Feet (DGSF)						1,699				1,907	

Antrim County Facilities Master Plan

Architectural Space Program

Facility: C. Sheriff's Office

Department/Division: 6. EOC/EMA

Ref.	Component	NSF	2028 Program				2038 Program				Comments
			Staff	No. of Spaces	Total NSF	Total DGSF	Staff	No. of Spaces	Total NSF	Total DGSF	
0.1	Emergency Services Coordinator	192	1	1	192		1	1	192		Private Office Type "B"
0.2	Assistant Coordinator	120	0	0	0		0	1	120		Private Office Type "C" or Workstation - Future
0.3	EOC Room	0	0	0	0		0	0	0		Included in Training Room C.3.08
0.4	Reception/Waiting	0	0	0	0		0	0	0		Included in C.2.06
0.5	Reception Counter		0	0	0		0	0	0		Not required due to function
0.6	Public Data/Workstation		0	0	0		0	0	0		Not required due to function
0.7	Meeting/Conference		0	0	0		0	0	0		Included in C.2.07
0.8	Files/Storage	Varies	0	1	40		0	1	60		Could be combined with 0.10
0.9	Office Supply Storage		0	0	0		0	0	0		
0.10	Department Storage	Varies	0	1	40		0	1	60		Could be combined with 0.8
0.11	Archive Storage	0	0	0	0		0	0	0		Included in Archive/Storage Building
0.12	Staff Toilet	67	0	0	0		0	0	0		Included in Administration
0.13	Workroom/Galley	120	0	0	0		0	0	0		Included in 0.1
0.14	Records Storage	0	0	0	0		0	0	0		Included in 0.8
0.15	EOC Storage	0	0	0	0		0	0	0		Included in 0.10
0.16	Bunk Room	0	0	0	0		0	0	0		Could be combined with 0.10
0.17	Kitchen/Breakroom	0	0	0	0		0	0	0		Included in C.3.20
0.18	Lockers	0	0	0	0		0	0	0		Included in C.3 patrol
Subtotal			1.0	3	272		1.0	4	432		
Grossing Factor					15%	41				65	
Total Departmental Gross Square Feet (DGSF)						313				497	

Antrim County Facilities Master Plan

Architectural Space Program

Facility: C. Jail

Department/Division: I. Administration

Ref.	Component	NSF	2028 Program				2038 Program				Comments
			Staff	No. of Spaces	Total NSF	Total DGSF	Staff	No. of Spaces	Total NSF	Total DGSF	
0.1	Jail Commander	192	0	1	192		0	1	192		
0.2	Matron	168	0	1	168		0	1	168		
0.3	Sergeant	120	1	1	120		1	1	120		<i>Shared correction officer workspace</i>
0.4	CERT. Corrections	0	8	0	0		8	0	0		<i>Staff could vary dependent upon final design</i>
0.5	Corrections Officers	0	6	0	0		6	0	0		<i>Staff could vary dependent upon final design</i>
0.6	Corporals	0	4	0	0		4	0	0		
0.7	Breakroom	160	0	1	160		0	1	160		<i>Base/wall cabinets, sink, microwave, ref.and vending</i>
0.8	Lockers	100	0	1	100		0	1	100		<i>Corrections staff</i>
0.9	Reception/Waiting	0	0	0	0		0	0	0		<i>Included in C.2.06</i>
0.10	Reception Counter	0	0	0	0		0	0	0		<i>Not required due to function</i>
0.11	Public Data/Workstation	0	0	0	0		0	0	0		<i>Not required due to function</i>
0.12	Meeting/Conference	0	0	0	0		0	0	0		<i>Included in C.2.07</i>
0.13	Files/Storage	0	0	0	0		0	0	0		<i>Included in C.2.10</i>
0.14	Office Supply Storage	0	0	0	0		0	0	0		<i>Included in 0.3</i>
0.15	Department Storage	Varies	0	0	40		0	0	60		<i>Included in 0.13</i>
0.16	Archive Storage	0	0	0	0		0	0	0		<i>Included in 0.13</i>
0.17	Staff Toilet	67	0	0	0		0	0	0		<i>Included in Intake/Booking</i>
0.18	Workroom/Galley	0	0	0	0		0	0	0		<i>Included in 0.3</i>
0.20	Records Storage	0	0	0	0		0	0	0		<i>Included in 0.13</i>
Subtotal			19.0	5	780		19.0	5	800		
Grossing Factor					30%	234				240	
Total Departmental Gross Square Feet (DGSF)						1,014				1,040	

Antrim County Facilities Master Plan

Architectural Space Program

Facility: C. Jail

Department/Division: 2. Intake/Booking

Ref.	Component	NSF	2028 Program				2038 Program				Comments
			Staff	No. of Spaces	Total NSF	Total DGSF	Staff	No. of Spaces	Total NSF	Total DGSF	
0.1	Intake Officers	0	0	0	0		0	0	0		<i>included in C.1</i>
0.2	Vehicular Sallyport	864	0	2	1,728		0	2	1,728		<i>2 bays 2 cars deep. Includes vehicular wash and Maintenance</i>
0.3	Hazardous Material Storage	80	0	1	80		0	1	80		<i>Adjacent to Sallyport</i>
0.4	Material Storage	120	0	1	120		0	1	120		<i>Adjacent to Sallyport</i>
0.5	Tool Room/Storage	100	0	1	100		0	1	100		<i>Adjacent to Sallyport</i>
0.6	Maintenance and Office	120	0	1	120		0	1	120		<i>Private Office Type "C"</i>
0.9	Equipment/Parts Storage	100	0	1	100		0	1	100		
0.10	Book-In Counter	140	0	1	140		0	1	140		<i>Includes live scan and mug shot</i>
0.11	Open Booking	400	0	1	400		0	1	400		<i>Processing area</i>
0.12	Breathalyzer	80	0	1	80		0	1	80		
0.16	Drunk Tanks	180	0	2	360		0	2	360		<i>Includes secure toilet/sink unit</i>
0.17	Dirty Bullpen	160	0	1	160		0	1	160		<i>Includes secure toilet/sink unit</i>
0.18	Interview Room	80	0	1	80		0	1	80		
0.20	Attorney Interviews	80	0	1	80		0	1	80		<i>Adjacent to C.1.09</i>
0.23	Staff Toilets	67	0	1	67		0	1	67		
0.29	Holding Cells	82	0	4	328		0	6	492		<i>Includes toilet</i>
0.30	Padded Holding Cells	115	0	2	230		0	2	230		
0.31	Toilet for Padded Cell	160	0	1	160		0	1	160		<i>Toilet/Sink unit and shower</i>
0.32	Toilet/Dressing	67	0	1	67		0	1	67		<i>Strip search</i>
0.36	Property Storage	Varies	0	1	600		0	1	700		<i>Included bedding storage</i>
0.39	Storage	100	0	1	100		0	1	100		
0.44	Janitor's Closet	60	0	1	60		0	1	60		
Subtotal			0.0	27	5,160		0.0	29	5,424		
Grossing Factor					15%	774				814	
Total Departmental Gross Square Feet (DGSF)						5,934				6,238	

Antrim County Facilities Master Plan
Architectural Space Program

Facility: C. Jail

Department/Division: 3. Medical

Ref.	Component	NSF	2028 Program				2038 Program				Comments
			Staff	No. of Spaces	Total NSF	Total DGSF	Staff	No. of Spaces	Total NSF	Total DGSF	
0.1	Doctor/Nurse	0	1	0	0		1	0	0		Included in 0.2
0.2	Nurse's Station	120	0	1	120		0	1	120		
0.3	Counselor	120	0	0	0		0	0	0		Contract Staff
0.4	Waiting	80	0	1	80		0	1	80		
0.5	Doctors/Examination	140	0	1	140		0	1	140		
0.6	Detainee Toilet	80	0	1	80		0	1	80		Includes shower
0.7	Staff Toilet	67	0	1	67		0	1	67		
0.8	Drug/Medical Storage	60	0	1	60		0	1	60		
0.9	Isolation Cells	0	0	0	0		0	0	0		Included in Intake/Booking
0.10	Supplies Storage	20	0	1	20		0	1	20		
0.11	Medical Records	60	0	1	60		0	1	60		
0.12	Testing Lab	0	0	0	0		0	0	0		Included in 0.8
0.13	Secure Exam	0	0	0	0		0	0	0		Included in 0.5
0.14	Medical Dispensing Room	0	0	0	0		0	0	0		Included in 0.8
0.15	Barber/Hair Cut	0	0	0	0		0	0	0		Included in 0.13
Subtotal			1.0	8	627		1.0	8	627		
Grossing Factor					15%	94				94	
Total Departmental Gross Square Feet (DGSF)						721				721	

Antrim County Facilities Master Plan

Architectural Space Program

Facility: C. Jail

Department/Division: 4. Kitchen/Laundry

Ref.	Component	NSF	2028 Program				2038 Program				Comments
			Staff	No. of Spaces	Total NSF	Total DGSF	Staff	No. of Spaces	Total NSF	Total DGSF	
0.1	Kitchen/Office	120	2	1	120		2	1	120		Private Office Type "C"
0.2	Dietitian	0	0	0	0		0	0	0		Included in 0.1
0.3	Food Preparation	1000	0	1	1000		0	1	1000		
0.4	Cooler/Freezer	120	0	2	240		0	2	240		160 NSF ea.
0.5	Dry Food Storage	100	0	1	100		0	1	100		
0.6	Non-Dry Food Storage	0	0	0	0		0	0	0		Included in 0.5
0.7	Staff Toilet	67	0	1	67		0	1	67		
0.8	Locker/Employee	40	0	1	40		0	1	40		
0.9	Locker/Trustee	0	0	0	0		0	0	0		
0.10	Trustee Toilet	67	0	1	67		0	1	67		
0.11	Janitor	60	0	1	60		0	1	60		
0.12	Staff Dining/Breakroom	120	0	1	120		0	1	120		
0.13	Dish Washing	140	0	1	140		0	1	140		
0.14	Commissary	160	0	1	160		0	1	160		
0.15	Dock and Staging Area	200	0	1	200		0	1	200		
0.16	Laundry	200	0	1	200		0	1	200		Includes commercial and residential equipment, chemical storage
Subtotal			2	14	2,514		2	14	2,514		
Grossing Factor					25%	629				629	
Total Departmental Gross Square Feet (DGSF)						3,143				3,143	

Antrim County Facilities Master Plan

Architectural Space Program

Facility: C. Jail

Department/Division: 5. Confinement Housing

Ref.	Component	NSF	2028 Program				2038 Program				Comments: 56 to 80 total beds
			Staff	No. of Spaces	Total NSF	Total DGSF	Staff	No. of Spaces	Total NSF	Total DGSF	
0.1	Pod Control (CC-1)	440	0	1	440		0	1	440		Staff included in C.1
0.2	Toilet	67	0	1	67		0	1	67		
0.3	Electronics Room	160	0	1	160		0	1	160		
0.4	Cell Block A										4, 2 Man Cells, 8 Prisoners
0.5	2 Man Cells	101	0	3	303		0	3	303		3, 2 Man Cells
0.6	2 Man Cell ADA Accessible	118	0	1	118		0	1	118		1, 2 Man ADA Accessible Cells
0.7	Dayroom	280	0	1	280		0	1	280		Based upon 35sf per inmate
0.8	Cell Block Toilet	67	0	0	0		0	0	0		Included in each cell
0.9	Cell Block B										4, 2 Man Cells, 8 Prisoners
0.10	2 Man Cells	101	0	3	303		0	3	303		3, 2 Man Cells
0.11	2 Man Cell ADA Accessible	118	0	1	118		0	1	118		1, 2 Man ADA Accessible Cells
0.12	Dayroom	280	0	1	280		0	1	280		Based upon 35sf per inmate
0.13	Cell Block Toilet	67	0	0	0		0	0	0		Included in each cell
0.14	Cell Block C										4, 2 Man Cells, 8 Prisoners
0.15	2 Man Cells	101	0	3	303		0	3	303		3, 2 Man Cells
0.16	2 Man Cell	118	0	1	118		0	1	118		1, 2 Man ADA Accessible Cells
0.17	Dayroom	280	0	1	280		0	1	280		Based upon 35sf per inmate
0.18	Cell Block Toilet	67	0	0	0		0	0	0		Included in each cell
0.20	Cell Block D										Dorm, Max 24 beds
0.22	Dorm	540	0	1	540		0	1	540		Double Bunked for up to 24 beds
0.23	Dayroom	840	0	1	840		0	1	840		35nsf max. 24 beds
0.24	Cell Block Toilet	110	0	0	0		0	0	0		2 toilet. 1 Lav, 2 showers
0.25	Cell Block E										4, 2 Man Cells, 8 Prisoners
0.26	2 Man Cells	101	0	3	303		0	3	303		3, 2 Man Cells

0.27	2 Man Cell	118	0	1	118		0	1	118		<i>1, 2 Man ADA Accessible Cells</i>
0.28	Dayroom	280	0	1	280		0	1	280		<i>Based upon 35sf per inmate</i>
0.29	Cell Block Toilet	67	0	0	0		0	0	0		<i>Included in each cell</i>
0.30	Cell Block F										4, 2 Man Cells, 8 Prisoners
0.31	2 Man Cells	101	0	3	303		0	3	303		<i>3, 2 Man Cells</i>
0.32	2 Man Cell	118	0	1	118		0	1	118		<i>1, 2 Man ADA Accessible Cells</i>
0.33	Dayroom	280	0	1	280		0	1	280		<i>Based upon 35sf per inmate</i>
0.34	Cell Block Toilet	67	0	0	0		0	0	0		<i>Included in each cell</i>
0.35	Cell Block G										4, 2 Man Cells, 8 Prisoners
0.36	2 Man Cells	101	0	3	303		0	3	303		<i>3, 2 Man Cells</i>
0.37	2 Man Cell	118	0	1	118		0	1	118		<i>1, 2 Man ADA Accessible Cells</i>
0.39	Dayroom	280	0	1	280		0	1	280		<i>Based upon 35sf per inmate</i>
0.40	Cell Block Toilet	67	0	0	0		0	0	0		<i>Included in each cell</i>
0.41	Cell Block H										4, 2 Man Cells, 8 Prisoners
0.42	2 Man Cells	101	0	3	303		0	3	303		<i>3, 2 Man Cells</i>
0.43	2 Man Cell	118	0	1	118		0	1	118		<i>1, 2 Man ADA Accessible Cells</i>
0.44	Dayroom	280	0	1	280		0	1	280		<i>Based upon 35sf per inmate</i>
0.46	Cell Block Toilet	67	0	0	0		0	0	0		<i>Included in each cell</i>
0.47	Work Release	0	0	0	0		0	0	0		<i>Included in dorm or cell block</i>
0.48	Indoor Recreation	0	0	0	0		0	0	0		<i>Included in 0.49</i>
0.49	Indoor/Outdoor Recreation	1500	0	1	1500		0	1	1500		<i>Based upon maximum of 80 beds</i>
0.50	Indoor/Outdoor Storage	120	0	1	120		0	1	120		
0.51	Indoor/Outdoor Recreation Toilet	80	0	1	80		0	1	80		<i>Includes shower</i>
Subtotal		-	43	8,654		0	43	8,654			
Grossing Factor				15%	1,298				1,298		
Total Departmental Gross Square Feet (DGSF)					9,952				9,952		

Antrim County Facilities Master Plan

Architectural Space Program

Facility: C. Jail

Department/Division: 6. Program

Ref.	Component	NSF	2028 Program				2038 Program				Comments
			Staff	No. of Spaces	Total NSF	Total DGSF	Staff	No. of Spaces	Total NSF	Total DGSF	
0.1	Educator/Counselor	120	0	0	0		0	0	0		<i>Outsourced staff</i>
0.2	Multipurpose/Classroom	200	0	1	200		0	1	200		<i>Based upon ACA Standards, 70 prisoners</i>
0.3	Storage	40	0	1	40		0	1	40		
0.4	Classroom/Library	0	0	0	0		0	0	0		<i>Include in 0.2</i>
0.5	Indoor Recreation/Multi-Purpose	1000	0	1	1000		0	1	1000		<i>Based upon ACA Standards</i>
Subtotal			-	3	1,240		0	3	1,240		
Grossing Factor					15%	186				186	
Total Departmental Gross Square Feet (DGSF)						1,426				1,426	

Antrim County Facilities Master Plan

Architectural Space Program

Facility: C. Sheriff's Office/Jail

Department/Division: 7. Support Space

Ref.	Component	NSF	2028 Program				2038 Program				Comments
			Staff	No. of Spaces	Total NSF	Total DGSF	Staff	No. of Spaces	Total NSF	Total DGSF	
0.1	Cooks	120	0	0	0		0	0	0		Staff included in C.4
0.2	Nurse	120	0	0	0		0	0	0		Staff Included in C.3
0.3	Zero Tolerance	80	3	0	0		3	0	0		No dedicated space/shared
0.4	Recreation Officer	80	1	0	0		1	0	0		No dedicated space/shared
0.5	Snowmobile/Marine	80	7	0	0		7	0	0		No dedicated space/shared
0.6	Mechanical	500	0	1	500		0	1	500		Assumes primarily roof top or ground mounted DX /HVAC equipment
0.7	Electrical	180	0	1	180		0	1	180		Assumed not required due to min.size
0.8	Fire Riser Room	60	0	0	0		0	0	0		Included in 0.6
0.9	Electrical Panel Closets	60	0	0	0		0	0	0		
0.10	Emergency Generator	0	0	0	0		0	0	0		Exterior, switch gear in 0.7
0.11	Building Storage	Varies	0	1	200		0	1	240		
0.12	Maintenance/Material	0	0	0	0		0	0	0		Included in Archive/Storage Bldg.
0.13	Stairs	144	0	0	0		0	0	0		Applies to 2 story options
0.14	Elevator	80	0	0	0		0	0	0		Applies to 2 story options
0.15	Elevator Equipment	60	0	0	0		0	0	0		Applies to 2 story options
0.16	Communications Closets	60	0	0	0		0	0	0		Assumed not required due to min.size
0.17	IT/Computer Equipment Room	140	0	1	140		0	1	140		Central server and phone
0.18	Janitor	60	0	0	0		0	0	0		Included in Department/Division
0.19	Security Electronics	0	0	0	0		0	0	0		Included in C.5
Subtotal			11	4	1,020		11	4	1,060		
Grossing Factor					15%	153				159	
Total Departmental Gross Square Feet (DGSF)						1,173				1,219	

Antrim County Facilities Master Plan

Architectural Space Program

Facility: D. Remote Buildings

Department/Division: As Noted

Ref.	Component	NSF	2028 Program				2038 Program				Comments
			Staff	No. of Spaces	Total NSF	Total DGSF	Staff	No. of Spaces	Total NSF	Total DGSF	
1.	Animal Control		3.0	Exist.	5,810	6,101	3.0	Exist.	5,810	6,101	
	Subtotal		3.0	Exist.	5,810	6,101	3.0	Exist.	5,810	6,101	
	Building Gross Square Feet				5%	6,470				6,470	<i>Existing BGSF: 6,470</i>
2.	Antrim County Transportation		15.0	Exist.	16,403	17,223	15.0	Exist.	16,403	17,223	<i>Includes add. enclosed parking bays</i>
	Subtotal		15.0	Exist.	16,403	17,223	15.0	Exist.	16,403	17,223	<i>Addition of 4 enclosed parking bays</i>
	Building Gross Square Feet				5%	18,600				18,600	<i>Existing BGSF: 15,636</i>
5.	Archive/Storage Building		0.0	Exist.	2,859	3,329	0.0	Exist.	2,859	3,329	
	Subtotal		0.0	Exist.	2,859	3,329	0.0	Exist.	2,859	3,329	<i>Existing DGSF: 3,883</i>
	Building Gross Square Feet				5%	4,080				4,080	<i>Existing BGSF: 4,080</i>
	Subtotal		18	Exit.	25,072		18	Ext.	25,072	26,653	
	Total Departmental Gross Square Feet (DGSF)					26,653					
	Total Building Gross Square Feet (BGSF)					29,150				29,150	<i>Total Existing BGSF: 26,186</i>

Antrim County Facilities Master Plan
Architectural Space Program

Facility: D. Remote Buildings

Department/Division: 3. Circuit Court Probation/Parole

Ref.	Component	NSF	2028 Program				2038 Program				Comments
			Staff	No. of Spaces	Total NSF	Total DGSF	Staff	No. of Spaces	Total NSF	Total DGSF	
0.1	Supervisor	168	1	1	168		1	1	168		Private Office Type "B" (Modified)
0.2	Reception/Clerical	80	0.5	1	80		0.5	1	80		Workstation Type "E"
0.3	Reception/Waiting	200	0	1	200		0	1	200		Seating for 10 to 12
0.4	Reception Counter		0	0	0		0	0	0		Included in 0.2
0.5	Public Data/Workstation		0	0	0		0	0	0		Included in 0.3
0.6	Meeting/Conference	180	0	1	180		0	1	180		Seating for 6 to 8.
0.7	Files/Storage	Varies	0	1	100		0	1	140		Dispersed and in open area
0.8	Office Supply Storage	Varies	0	1	40		0	1	60		Dispersed and in cabinets
0.9	Department Storage	Varies	0	1	80		0	1	100		Dispersed
0.10	Archive Storage		0	0	0		0	0	0		Included in 0.7
0.11	Staff Toilet	67	0	1	67		0	1	67		Not ADA accessible
0.12	Workroom/Galley	120	0	1	120		0	1	120		Base/Wall cabinets, sink, copier
0.13	Records Storage		0	0	0		0	0	0		Included in 0.7
0.14	Drug Test Toilet	67	0	1	67		0	1	67		Not ADA accessible
0.15	Flex/Future Officer	168	0	1	168		0	1	168		Private Office Type "B" (Modified)
Subtotal			1.5	11	1,270		1.5	11	1,350		
Grossing Factor					15%	191				203	
Total Departmental Gross Square Feet (DGSF)						1,461				1,553	

Antrim County Facilities Master Plan

Architectural Space Program

Facility: D. Remote Buildings

Department/Division: 4. Commission on Aging

Ref.	Component	NSF	2028 Program				2038 Program				Comments
			Staff	No. of Spaces	Total NSF	Total DGSF	Staff	No. of Spaces	Total NSF	Total DGSF	
0.1	Director	192	1	1	192		1	1	192		Private Office Type "B"
0.2	Clerk II	80	1	1	80		1	1	80		Workstation Type "E"
0.3	Clerical Assistant	80	2.5	3	240		2.5	3	240		Workstation Type "E"
0.4	Activities/Event Coordinator	80	1	1	80		1	1	80		Workstation Type "E"
0.5	Food Service Coordinator	80	1	1	80		1	1	80		Workstation Type "E"
0.6	Assistant Cook	48	1	0	0		1	0	0		No dedicated space/shared space
0.7	Assistant Cook	48	0.5	0	0		0.5	0	140		No dedicated space/shared space
0.8	Kitchen Assistant	48	0.5	0	0		0.5	0	60		No dedicated space/shared space
0.9	Meal Site Coordinator	80	0.5	1	80		0.5	1	100		Workstation Type "E"
0.10	CENA/CAN	48	5	0	0		5	0	0		No dedicated space/shared space
0.11	Homemaker	80	4	1	80		4	1	80		Workstation Type "E"
0.12	Files/Storage	80	0	1	80		0	1	80		Dispersed
0.13	Office Supply Storage	60	0	0	0		0	0	0		Dispersed
0.14	Department Storage	80	0	1	80		0	1	80		Dispersed
0.15	Archive Storage		0	0	0		0	0	0		Included in 0.12
0.16	Staff Toilet	67	0	0	0		0	0	0		Not required due to size of Office
0.17	Workroom/Galley	120	0	1	120		0	1	120		
0.18	Records Storage		0	0	0		0	0	0		Included in 0.12
0.20	Computer Lab	180	0	0	0		0	0	0		Included in Admin. IT
0.22	Chamber of Commerce	216	0	1	216		0	1	216		Does not include Twp. Staff
0.23	Program/Support Space	5,171	0	1	5,171		0	1	5,171		
Subtotal			18	14	6,499		18	14	6,719		
Grossing Factor					15%	975				1,008	
Total Departmental Gross Square Feet (DGSF)						7,474				7,727	Existing BGSF: 6,440

Antrim County Facilities Master Plan

Architectural Space Program

Facility: E. Other Programs

Department/Division: 4. Antrim County Conservation District

Ref.	Component	NSF	2028 Program				2038 Program				Comments
			Staff	No. of Spaces	Total NSF	Total DGSF	Staff	No. of Spaces	Total NSF	Total DGSF	
0.1	Director	192	1	1	192		1	1	192		
0.2	Staff Offices	120	4	4	480		5	5	600		Included future office
0.3	Intern	80	0.5	1	80		0.5	1	80		
0.4	Workroom/Galley	120	0	1	120		0	1	120		
0.5	Files/Office Supplies	100	0	1	100		0	1	100		
0.6	Department Storage	200	0	1	200		0	1	200		
Subtotal			5.5	9	1,172		6.5	10	1,292		
Grossing Factor					30%	352			30%	388	
Total Departmental Gross Square Feet (DGSF)						1,524				1,680	New Component

Antrim County Facilities Master Plan
Architectural Space Program

Facility: E Other Programs

Department/Division: 5. Commission on Aging - Adult Daycare

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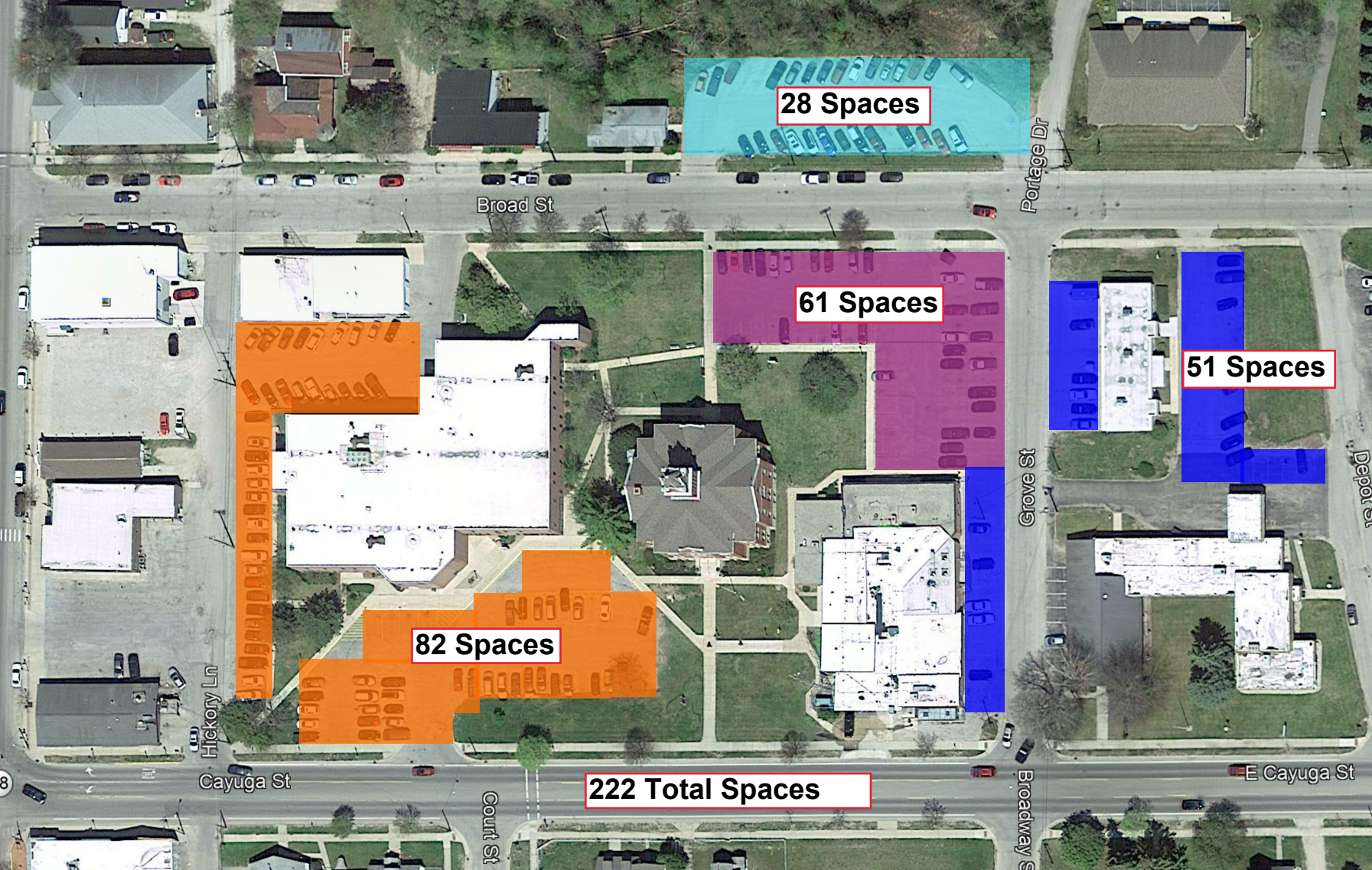
***Appendix I: Space Evaluation. Projection Modeling and Programming
Analysis***

Existing, Projected and Programmed Evaluation

Component	Existing Adjusted		Projection Modeling				Programmed			
			2028		2038		2028		2038	
	Staff	DGSF	Staff	DGSF	Staff	DGSF	Staff	DGSF	Staff	DGSF
A. Administration Bldg.	64.5	34,567	69.9	37,470	77.9	41,760	75.0	30,467	75.5	39,412
B. Courthouse	28.0	24,840	30.4	26,927	33.8	30,010	28.5	25,833	28.5	25,928
C. Sheriff's Office and Jail	70.5	30,521	76.4	33,084	85.2	36,872	73.0	36,637	74	37,580
D. Remote Buildings	35.5	37,543	38.5	36,906	42.9	41,132	37.5	35,587	37.5	35,932
Total	198.5	127,471	215.2	134,387	239.8	149,774	214	128,524	215.5	138,932

- *Does Not Include Bank Building: 8,575 BGSF*
- *Does Not Include Nifty Thrifty: 2,345 BGSF*
- *Does Not Include Health Department: 6,386 BGSF*
- *Does not Include Antrim County Conservation District (Separate Program)*
- *Does Not Include Commission on Aging Adult Day Care (Separate Program)*
- *Does Not Include Health and Human Services: 6,525 SF*
- *Does Not Include Community Mental Health: 7,411 SF*

Appendix J: Parking Projections



28 Spaces

61 Spaces

51 Spaces

82 Spaces

222 Total Spaces

Broad St

Portage Dr

Grove St

Depot St

Hickory Ln

Cayuga St

Court St

Broadway St

E Cayuga St

Antrim County Facilities Master Plan
2038 Parking Projections

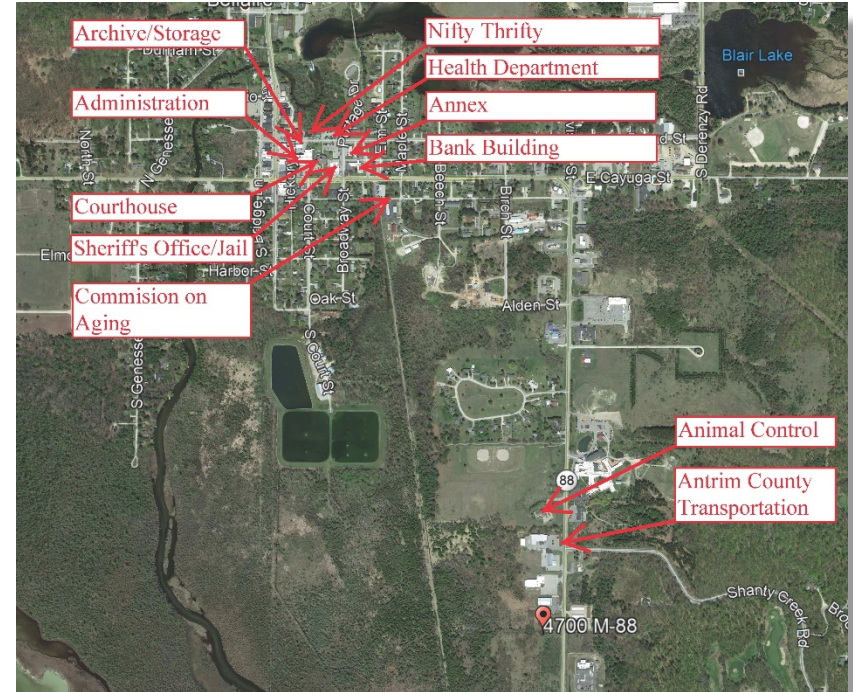
Component		Projected Parking			Existing	Notes
		Subtotal	Non-Concurrent Use Factor (1).	Total		
Administration Building						
1.	Abstract					
a.	Staff	3	95%	2.9		
b.	Visitors	2	35%	0.7		
c.	Special Events	0	25%	0.0		
2.	Accounting/Finance					
a.	Staff	2	95%	1.9		
b.	Visitors	1	35%	0.4		
c.	Special Events/Vehicles	0	25%	0.0		
3.	Administration/Planning					
a.	Staff	6	95%	5.7		
b.	Visitors	4	35%	1.4		
c.	Special Events/Vehicles	0	25%	0.0		
4.	Board of County Commissioners					
a.	Staff	9	95%	8.6		
b.	Visitors	2	35%	0.7		
c.	Special Events/Vehicles	30	0%	0.0		(1).
5.	Clerk					
a.	Staff	6	95%	5.7		
b.	Visitors	6	35%	2.1		
c.	Special Events/Vehicles	0	25%	0.0		
6.	Construction/Code - Building					
a.	Staff	8	95%	7.6		
b.	Visitors	4	35%	1.4		
c.	Special Events/Vehicles	0	25%	0.0		
7.	Dams/Drain Commissioner					
a.	Staff	2	95%	1.9		
b.	Visitors	0	35%	0.0		
c.	Special Events/Vehicles	0	25%	0.0		
8.	Equalization Department					
a.	Staff	4	95%	3.8		
b.	Visitors	2	35%	0.7		
c.	Special Events/Vehicles	0	25%	0.0		
9.	Grass River Nature Area					
a.	Staff	6	95%	9.0		
b.	Visitors	2	35%	0.0		
c.	Special Events/Vehicles	0	25%	0.0		
10.	Housing Department					
a.	Staff	0.5	95%	0.5		
b.	Visitors	2	35%	0.7		

c.	Special Events/Vehicles	0	25%	0.0		
11.	Information Technology					
a.	Staff	2	95%	1.9		
b.	Visitors	1	35%	0.4		
c.	Special Events/Vehicles	0	25%	0.0		
12.	Maintenance Department					
a.	Staff	9.5	95%	9.0		
b.	Visitors	1	35%	0.4		
c.	Special Events/Vehicles	2	25%	0.5		(2).
13.	MSU Extension					
a.	Staff	6.5	95%	6.2		
b.	Visitors	12	35%	4.2		
c.	Special Events/Vehicles	0	25%	0.0		
14.	Register of Deeds					
a.	Staff	4	95%	3.8		
b.	Visitors	6	35%	2.1		
c.	Special Events/Vehicles	0	25%	0.0		
15.	Treasurer					
a.	Staff	4	95%	3.8		
b.	Visitors	6	35%	2.1		
c.	Special Events/Vehicles		25%	0.0		
16.	Veterans Affairs	0				
a.	Staff	3	95%	2.9		
b.	Visitors	4	35%	1.4		
c.	Special Events/Vehicles	0	25%	0.0		
17.	Health and Human Services					
a.	Staff	29.5	95%	28.0		(6).
b.	Visitors	10	35%	3.5		
c.	Special Events/Vehicles	0	25%	0.0		
18.	Community Mental Health	0				
a.	Staff	32	95%	30.4		
b.	Visitors	8	35%	2.8		
c.	Special Events/Vehicles	0	25%	0.0		
Subtotal		242	51%	158.8	110	
B. Courthouse						
1.	13th Circuit Court					
a.	Staff	2	95%	1.9		
b.	Visitors	6	35%	2.1		
c.	Special Events/Vehicles	30	35%	10.5		(3).
2.	86th District Court					
a.	Staff	6.5	95%	6.2		
b.	Visitors	6	35%	2.1		
c.	Special Events/Vehicles	30	35%	10.5		
3.	Friends of the Court/Victim Assistance					
a.	Staff	2	95%	1.9		

	b.	Visitors	4	35%	1.4		
	c.	Special Events/Vehicles	0	25%	0.0		
4.	Probate Court						
	a.	Staff	7	95%	6.7		
	b.	Visitors	6	35%	2.1		
	c.	Special Events/Vehicles	30	35%	10.5		
5.	Probation/Parole						
	a.	Staff	3	95%	2.9		
	b.	Visitors	8	35%	2.8		
	c.	Special Events/Vehicles	0	25%	0.0		
6.	Prosecutor's Office						
	a.	Staff	8	95%	7.6		
	b.	Visitors	6	35%	2.1		
	c.	Special Events/Vehicles	0	25%	0.0		
Subtotal			154.5	53%	71.2	61	
Sheriff's Office/Jail							
1.	Sheriff's Office						
	a.	Staff	41	95%	39.0		
	b.	Visitors	4	35%	1.4		
	c.	Special Events/Vehicles	30	25%	7.5		(4).
2.	Jail						
	a.	Staff	33	95%	31.4		
	b.	Visitors	8	35%	2.8		(5).
	c.	Special Events/Vehicles	0	25%	0.0		
Subtotal			116	52%	82.0	51	
Total Campus			513	52%	312.0	222	

Appendix K: Charrette

Antrim County Facilities Master Plan



Charrette

May 14th, 15th, and 16th 2018

Master Plan Goals and Objectives

- **Goals:**

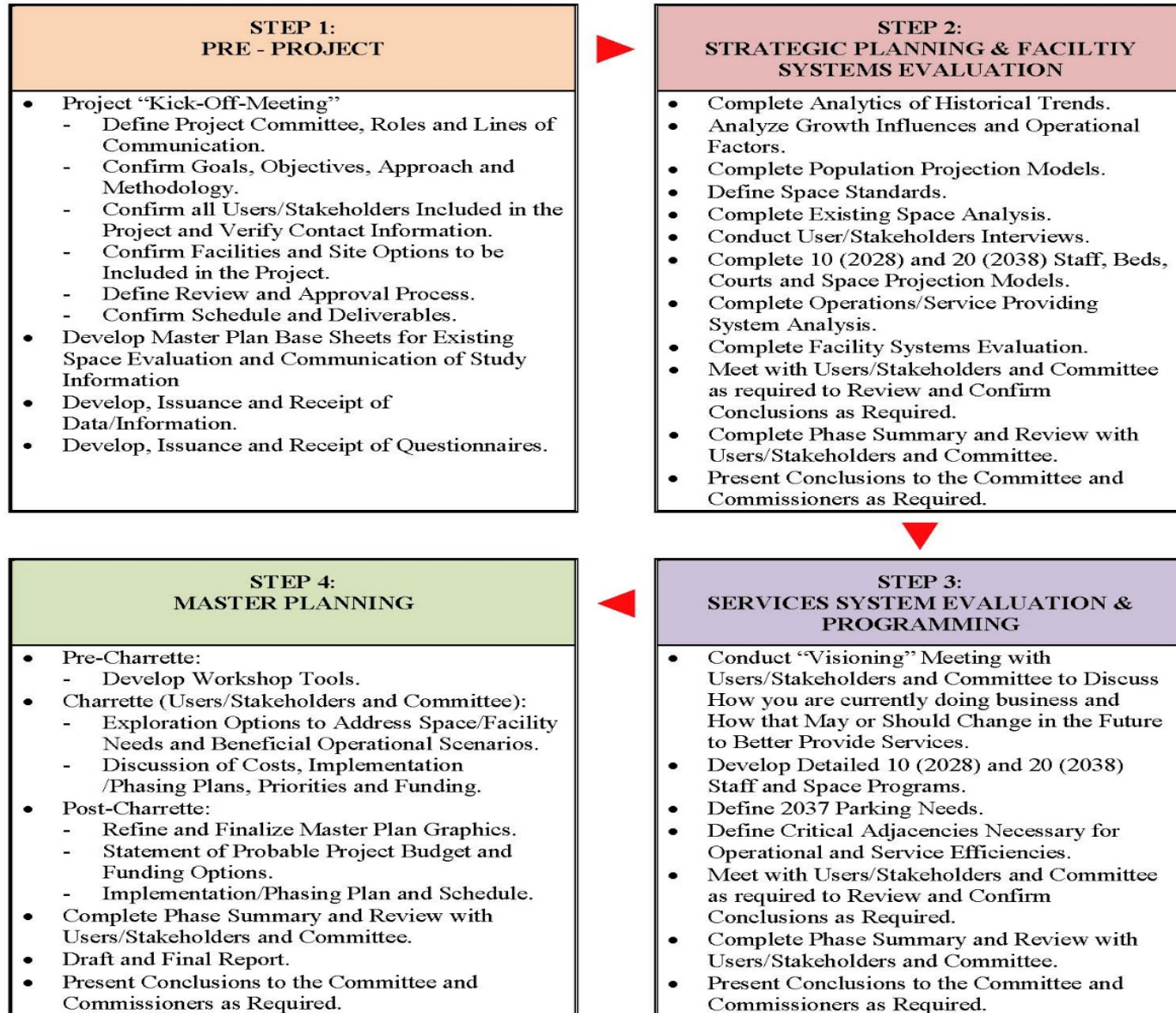
- Define a 20 Year Facilities Master Plan, Probable Cost and Implementation/Phasing Plan to address your current and future space and facility needs.

Master Plan = A 30,000 Foot “Big Picture” Perspective of Your Needs and Means to Achieve Them.

- **Objectives:**

- Confirm the Master Plan Delivery System, Components and Obtain Data/Information Components **(Step 1): Completed**
- Complete Strategic Planning to define historical and future influences/trends that define how you do business **(Step 2): Draft Completed**
 - *Analytics*
 - *Projection Modeling*
 - *Existing Space Evaluation*
 - *Existing Facility Evaluation*
- Complete Staff and Architectural Space Programming to define your 10 and 20 year needs **(Step 3): Draft Completed**
 - *Staff Program*
 - *Architectural Space Program*
 - *Parking Projections*
- Define a means to address the established needs, Probable Cost and Implementation Plan **(Step 4):**
 - *Charrette In Process*
 - *Statement of Probable Cost*
 - *Implementation/Phasing Plan*

Master Plan Approach and Methodology



Master Plan Components

- **Group 1 Components:**

- Complete Methodology
 - *Administration Building*
 - *Sheriff's Office/Jail*
 - *Courthouse*
 - *Annex*
 - *Archive/Storage Building*

- **Group 2 Components:**

- Abbreviated Methodology
(Definition of Major Space Needs and Facility Evaluation)
 - *Commission on Aging*
 - *Animal Control*
 - *Antrim County Transportation*

- **Group 3 Components:**

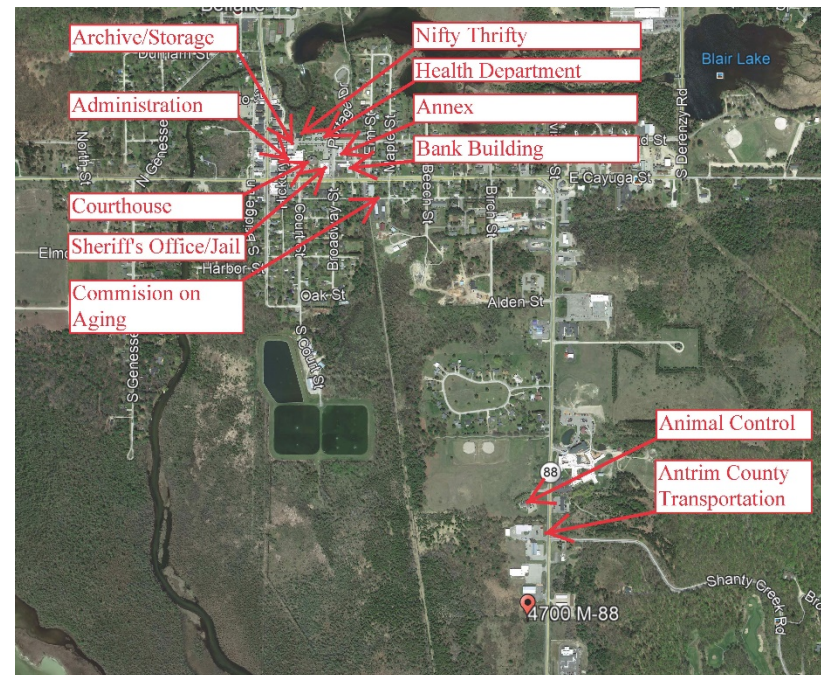
- Facility Evaluation Only
 - *Bank Building*
 - *Health Department*
 - *Nifty Thrifty*

- **Group 4 Components:**

- Programming Only – Optional Components
 - *Antrim County Conservation District*
 - *Commission on Aging - Adult Day Care*

- **Group 5 Components:**

- Area Definition Only – Tenant Space
 - *Community Mental Health (CMH)*
 - *Health and Human Services (HHS)*



Agenda: Day 1

Day 1: May 14th, 2018

Day 1: Morning Session: Major Conclusions Overview	<i>Representatives of All User Groups</i>
Meet and Greet	8:00am – 8:15am
Introductions	8:15am – 8:30am
Charrette Approach and Methodology	8:30am – 8:40am
Presentation of Major Conclusions – Analytics, Space Standards, Existing Space Evaluation	8:40am – 9:45am
Break	9:45am – 10:00am
Presentation of Major Conclusions – Systems Evaluation: Jail	10:00am – 10:45am
Presentation of Major Conclusions – Systems Evaluation: Other Buildings	10:45am – 11:30am
Presentation of Major Conclusions – Projection Modeling, Staff and Space Programs, Summary Evaluation and Parking Projections	11:30am – 12:00noon
Lunch	12:00noon – 1:00pm

Day 1: May 14th, 2018

Day 1: Afternoon Session: Administration, Commission on Aging, ACT and Courthouse Charrette and Campus Master Plan	<i>Representatives of Administration, Commission on Aging, ACT User Groups</i>
Visioning Session	1:00pm – 1:30pm
Building Charrette	1:30pm – 2:30pm
Site Charrette	2:30pm – 3:00pm
Consensus Building/Session Wrap-Up	3:00pm – 3:30pm
Courthouse and Campus Master Plan	<i>Courthouse User group</i>
Visioning Session	3:30pm – 4:00pm
Building Charrette	4:00pm – 4:30pm
Site Charrette	4:30pm – 5:00pm
Consensus Building/Session Wrap-Up	5:00pm – 5:30pm
Adjourn	5:30pm

Agenda: Days 2 and 3

Day 2: May 15th, 2018

Day 2: Morning Session: Sheriff's Office and Jail Charrette and Campus Master Plan	<i>Representatives of Sheriff's Office and Jail User Group</i>
Visioning Session	8:00am – 9:00am
Building Charrette	9:00am – 10:00am
Break	10:00am – 10:15am
Building Charrette (If Needed)	10:00am – 10:30am
Site Charrette	10:30am – 11:30am
Consensus Building/Session Wrap-Up	11:30am – 12:00noon
Lunch	12:00noon – 1:00pm
Day 2: Afternoon Session: Campus Master Plan Charrette	<i>Representatives of all User Groups</i>
Summary of Previous User Group Sessions	1:00pm – 1:30pm
Campus Master Plan Charrette	1:30pm – 3:00PM
Break	3:00pm – 3:15pm
Campus Master Plan Charrette	3:15pm – 4:00pm
Consensus Building/Session Wrap-Up	4:00pm – 5:30pm
Adjourn	5:30pm

Day 3: May 16th, 2018

Day 3: Morning Session: Wrap-Up	<i>Representatives of all User Groups</i>
Summary of Day 1 and 2 Conclusions	8:00am – 10:00am
Break	10:00am – 10:15am
Site/Building Master Plan Consensus Building	10:15am – 11:00am
Next Steps	11:00am – 12:00noon
Adjourn	12:00noon

Charrette: Draft Major Conclusions Overview

Day 1: May 14th, 2018

Day 1: Morning Session: Major Conclusions Overview	<i>Representatives of All User Groups</i>
Meet and Greet	8:00am – 8:15am
Introductions	8:15am – 8:30am
Charrette Approach and Methodology	8:30am – 8:40am
Presentation of Major Conclusions – Analytics, Space Standards, Existing Space Evaluation	8:40am – 9:45am
Break	9:45am – 10:00am
Presentation of Major Conclusions – Systems Evaluation: Jail	10:00am – 10:45am
Presentation of Major Conclusions – Systems Evaluation: Other Buildings	10:45am – 11:30am
Presentation of Major Conclusions – Projection Modeling, Staff and Space Programs, Summary Evaluation and Parking Projections	11:30am – 12:00noon
Lunch	12:00noon – 1:00pm

BYCE ENGINEERS & ARCHITECTS
DATE: 5/14/2018
PROJECT: ANTRIM COUNTY
DRAWN BY: AM

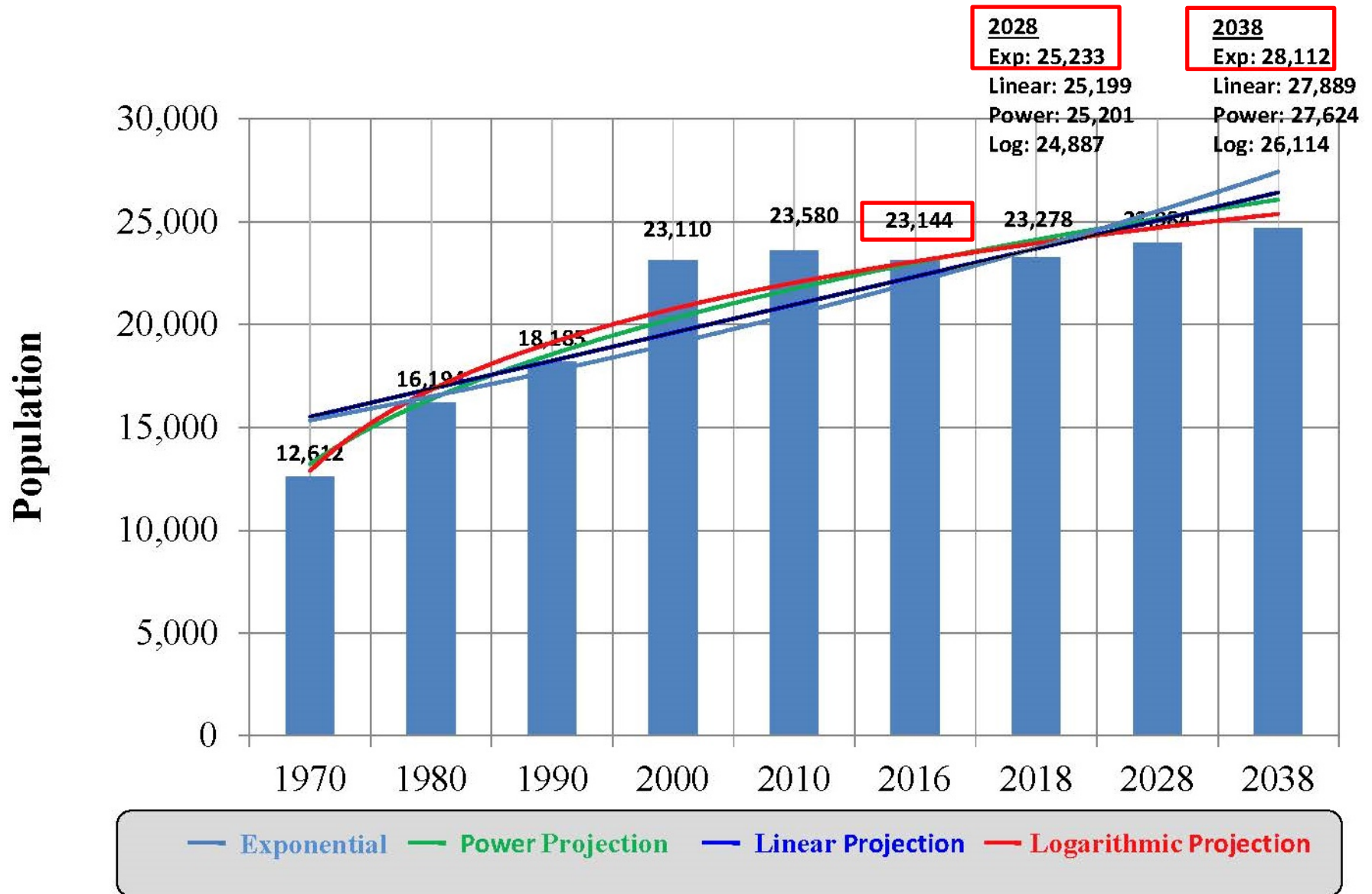
SecurityStructure

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Kristen Betsy			
Devi Vitale			

- **Attendance: 20**



Analytics - Population



Analytics – Courts Historical Data Summary

Component	2012	2013	2014	2015	2016	2017	Period Average	Notes
13th Circuit Court								
Civil Total Case Load	160	204	100	193	100		151.4	(1).
Criminal Total Case Load	94	78	106	93	79		90	(1).
Total	254	282	206	286	179		241.4	
Probate Court – Family Division								
Family Cases Total Case Load	243	228	214	218	218		224.2	
Protection Orders Total Dispositions	92	87	89	80	78		85.2	
Total	335	315	303	298	296		309.4	
Probate Court								
Juvenile	160	140	175	166	178		163.8	(2).
Other	32	33	29	30	15		27.8	(2).
Total	192	173	204	196	193		191.6	(2).
Total Probate Court Case Load	527	488	507	494	489		501	(2).
86th District Court								
Civil Total Case Load								
Criminal Total Case Load								
Total								

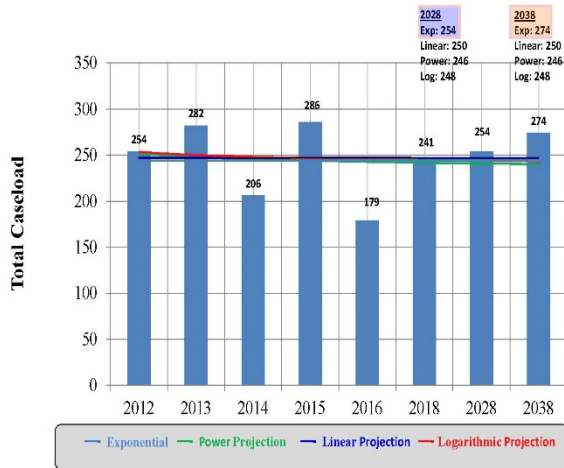
Notes:

(1). 2016 Clerk Annual Report terminology changed from total case load. Assumes total case load = Pending cases, New Cases/ and Reopened Cases.

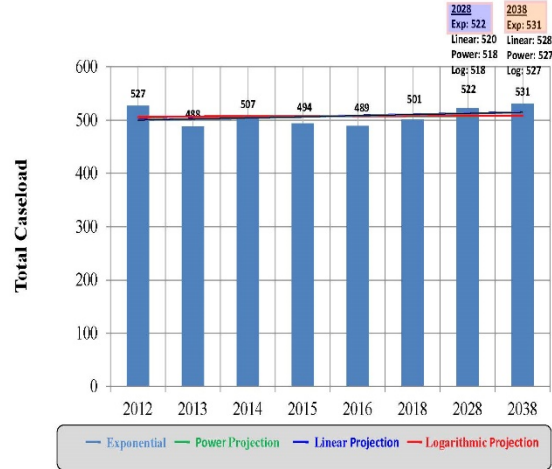
(2). Information provided by Probate Court, not included in Clerk Annual Reports

Analytics – Courts Projections Summary

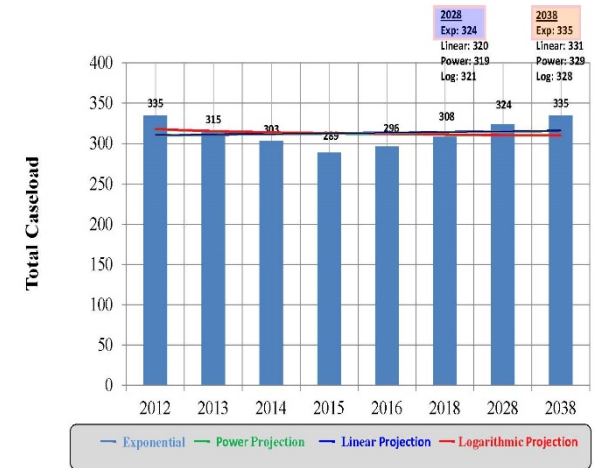
Courts Projection – 13th Circuit Court Total Caseload



Courts Projection – Probate Court Total Caseload



Courts Projection – Probate Court Family Division Total Caseload



Total Caseload Summary

Court	Estimated 2018	2028	2038
13 th Circuit	241	254	274
Probate	501	522	531
Probate - Family Division	308	324	335
Total	1,050	1,100	1,140

Analytics – Jail Historical Data Summary

Component		2010		2011		2012		2013		2014		2015		2016		2017		Period Average		Notes
A.	Bookings																			
0.1	Adult Bookings	984		1,003		1,203		1,143		1,111		1,034		844		901		1,027.88		
0.2	Juvenile Bookings	20		11		15		8		6		3		7		3		9.13		
0.3	Total Inmate Bookings	1,004		1,014		1,218		1,151		1,117		1,037		851		904		1,037.00		
0.4	Adult/Juvenile	Adult	Juv.	Adult	Juv.	Adult	Juv.	Adult	Juv.	Adult	Juv.	Adult	Juv.	Adult	Juv.	Adult	Juv.	Adult	Juv.	
0.5	Ratio	98.0%	2.0%	98.9%	1.1%	98.8%	1.2%	99.3%	0.7%	99.5%	0.5%	99.7%	0.3%	99.2%	0.8%	99.7%	0.3%	99.1%	0.9%	
0.6	Average Bookings per Month	83.67		84.5		101.50		95.92		93.08		86.42		70.92		75.33		86.42		
0.7	Average Bookings per Day	2.75		2.78		3.34		3.15		3.06		2.84		2.33		2.48		2.84		
B.	Average Daily Population (ADP)																			
0.1	Total Average Daily Population	43.16		41.8		46.02		43.00		42.00		45.00		36.00		26.00		40.37		
0.2	Average Daily Population of Male	38.64		36.18		38.89		37.00		36.00		38.00		29.00		22.00		34.46		
0.3	Average Daily Population of Female	4.52		5.62		7.13		6.00		6.00		7.00		7.00		4.00		5.91		
0.4	ADP Sentenced Male	21.7		18		18.45		18.00		17.00		17.00		14.00		10.00		16.77		
0.5	ADP un-sentenced Male	16.94		18.18		20.26		19.00		19.00		21.00		15.00		12.00		17.67		
0.6	ADP Female	4.52		5.62		7.13		6.00		6.00		7.00		7.00		4.00		5.91		
0.7	ADP Sentenced Female	2.09		3.7		3.90		3.00		3.00		3.00		4.00		2.00		3.09		
0.8	ADP un-sentenced Female	2.43		1.92		3.27		3.00		3.00		4.00		3.00		2.00		2.83		
0.9	Average Daily Population	Male	Female	Male	Female	Male	Female	Male	Female	Male	Female	Male	Female	Male	Female	Male	Female	Male	Female	
0.10	Ratio	89.5%	10.5%	86.6%	13.4%	84.5%	15.5%	86.0%	14.0%	85.7%	14.3%	84.4%	15.6%	80.6%	19.4%	84.6%	15.4%	85.2%	12.8%	
0.11	ADP Sentenced	Male	Female	Male	Female	Male	Female	Male	Female	Male	Female	Male	Female	Male	Female	Male	Female	Male	Female	
0.12	Ratio	56.2%	46.2%	49.8%	65.8%	47.4%	54.7%	48.6%	50.0%	47.2%	50.0%	44.7%	42.9%	48.3%	57.1%	45.5%	50.0%	48.5%	45.8%	
0.13	ADP Un-Sentenced	Male	Female	Male	Female	Male	Female	Male	Female	Male	Female	Male	Female	Male	Female	Male	Female	Male	Female	
0.14	Ratio	43.8%	53.8%	50.2%	34.2%	52.1%	45.9%	51.4%	50.0%	52.8%	50.0%	55.3%	57.1%	51.7%	42.9%	54.5%	50.0%	51.5%	41.7%	
C.	Releases																			
0.1	Total Number of Annual Releases	930		1,029		1,216		1,154		1,219		998		880		909		1,041.88		
0.2	Total Average Releases per Month	77.50		85.75		101.33		96.17		101.58		83.17		73.33		75.75		86.82		
0.3	Total Average Releases per Day	2.55		2.82		3.33		3.16		3.34		2.73		2.41		2.49		2.85		
D.	Transportation																			
0.1	Annual Number of Inmates Transported to MI DOC	30		19		31		20		27		24						25.17		
E.	Average length of Stay																			
0.1	Sentenced Male and Female																			
0.2	Un-sentenced Male and Female																			
0.3	Total Average Length of Stay	11.00		9.00		10.00		10.00		9.00		11.00		9.00		7.00		9.50		
F.	Criminal Arrests																			
0.1	Total Annual Criminal Arrests	546				763.00		623.00		604.00		517.00		444.00				582.83		
G.	Meals																			
0.1	Total Annual Meals Served			44,409		49,150		45,498		45,095								46,038		

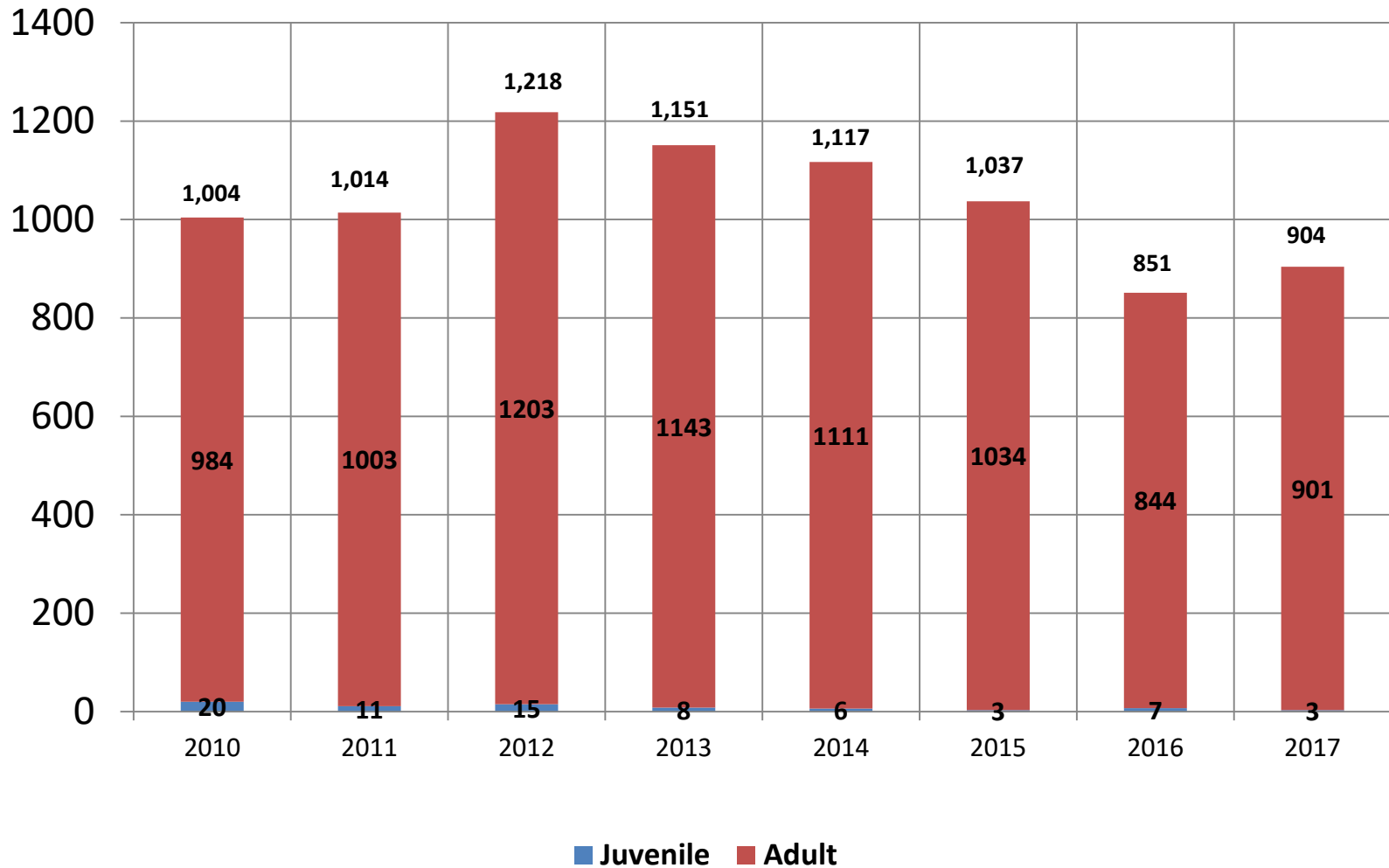
Notes:

Analytics – Jail Historical Data Summary

Year/Race	Under 17	Ratio	17-24	Ratio	25-29	Ratio	30-34	Ratio	35-39	Ratio	40-44	Ratio	45-49	Ratio	50-54	Ratio	55-59	Ratio	60-64	Ratio	65 & over	Ratio	Total	
Total Booked		1,154		1,154		1,154		1,154		1,154		1,154		1,154		1,154		1,154		1,154		1,154	Inmates	Ratio
2013																							1,154	
Black	0	0.00%	4	0.35%	7	0.61%	2	0.17%	4	0.35%	2	0.17%	0	0.00%	0	0.00%	0	0.00%	0	0.00%	0	0.00%	19	1.65%
American Indian/Alaskan	0	0.00%	0	0.00%	0	0.00%	0	0.00%	0	0.00%	1	0.09%	0	0.00%	0	0.00%	0	0.00%	0	0.00%	0	0.00%	1	0.09%
Unknown	0	0.00%	7	0.61%	5	0.43%	0	0.00%	0	0.00%	0	0.00%	0	0.00%	0	0.00%	0	0.00%	0	0.00%	0	0.00%	12	1.04%
Other	0	0.00%	7	0.61%	6	0.52%	3	0.26%	7	0.61%	3	0.26%	3	0.26%	4	0.35%	1	0.09%	1	0.09%	0	0.00%	35	3.03%
White	1	0.09%	201	17.42%	185	16.03%	148	12.82%	164	14.21%	85	7.37%	108	9.36%	61	5.29%	57	4.94%	43	3.73%	30	2.60%	1,083	93.85%
White/Hispanic	0	0.00%	0	0.00%	0	0.00%	0	0.00%	0	0.00%	0	0.00%	1	0.09%	0	0.00%	0	0.00%	0	0.00%	0	0.00%	1	0.09%
Total	1	0.09%	219	18.98%	203	17.59%	153	13.26%	175	15.16%	91	7.89%	112	9.71%	65	5.63%	58	5.03%	44	3.81%	30	2.60%	1,151	99.74%
2014/Booked		1,077		1,077		1,077		1,077		1,077		1,077		1,077		1,077		1,077		1,077		1,077		1,077
Black	0	0.00%	1	0.09%	5	0.46%	2	0.19%	1	0.09%	0	0.00%	0	0.00%	0	0.00%	0	0.00%	0	0.00%	0	0.00%	9	0.84%
American Indian/Alaskan	0	0.00%	3	0.28%	4	0.37%	2	0.19%	0	0.00%	1	0.09%	1	0.09%	0	0.00%	1	0.09%	0	0.00%	0	0.00%	12	1.11%
Unknown	0	0.00%	2	0.19%	0	0.00%	0	0.00%	0	0.00%	0	0.00%	0	0.00%	1	0.09%	0	0.00%	1	0.09%	1	0.09%	5	0.46%
Other	0	0.00%	1	0.09%	4	0.37%	3	0.28%	1	0.09%	1	0.09%	2	0.19%	0	0.00%	1	0.09%	0	0.00%	0	0.00%	13	1.21%
White	2	0.19%	179	16.62%	188	17.46%	172	15.97%	126	11.70%	100	9.29%	105	9.75%	76	7.06%	40	3.71%	21	1.95%	27	2.51%	1,036	96.19%
White/Hispanic	0	0.00%	1	0.09%	1	0.09%	0	0.00%	0	0.00%	0	0.00%	0	0.00%	0	0.00%	0	0.00%	0	0.00%	0	0.00%	2	0.19%
Total	2	0.19%	187	17.36%	202	18.76%	179	16.62%	128	11.88%	102	9.47%	108	10.03%	77	7.15%	42	3.90%	22	2.04%	28	2.60%	1,077	100.00%
2015		1,000		1,000		1,000		1,000		1,000		1,000		1,000		1,000		1,000		1,000		1,000		1,000
Black	0	0.00%	4	0.40%	5	0.50%	5	0.50%	0	0.00%	0	0.00%	1	0.10%	2	0.20%	0	0.00%	0	0.00%	0	0.00%	17	1.70%
American Indian/Alaskan	0	0.00%	5	0.50%	1	0.10%	0	0.00%	0	0.00%	3	0.30%	0	0.00%	0	0.00%	0	0.00%	0	0.00%	0	0.00%	9	0.90%
Unknown	0	0.00%	1	0.10%	3	0.30%	0	0.00%	1	0.10%	0	0.00%	0	0.00%	0	0.00%	0	0.00%	0	0.00%	1	0.10%	6	0.60%
Other	1	0.00%	1	0.00%	7	0.00%	4	0.00%	3	0.00%	1	0.00%	1	0.00%	2	0.00%	1	0.00%	0	0.00%	0	0.00%	21	0.00%
White	1	0.10%	190	19.00%	139	13.90%	157	15.70%	117	11.70%	103	10.30%	98	9.80%	54	5.40%	39	3.90%	35	3.50%	11	1.10%	944	94.40%
White/Hispanic	0	0.00%	0	0.00%	1	0.10%	1	0.10%	0	0.00%	0	0.00%	1	0.10%	0	0.00%	0	0.00%	0	0.00%	0	0.00%	3	0.30%
Total	2	0.10%	201	20.00%	156	14.90%	167	16.30%	121	11.80%	107	10.60%	101	10.00%	58	5.60%	40	3.90%	35	3.50%	12	1.20%	1,000	97.90%
2016		867		867		867		867		867		867		867		867		867		867		867		867
Black	2	0.23%	1	0.12%	4	0.46%	5	0.58%	1	0.12%	2	0.23%	1	0.12%	2	0.23%	0	0.00%	0	0.00%	0	0.00%	18	2.08%
American Indian/Alaskan	0	0.00%	0	0.00%	0	0.00%	0	0.00%	1	0.12%	0	0.00%	2	0.23%	0	0.00%	0	0.00%	0	0.00%	0	0.00%	3	0.35%
Unknown	0	0.00%	0	0.00%	0	0.00%	2	0.23%	1	0.12%	0	0.00%	0	0.00%	0	0.00%	0	0.00%	1	0.12%	0	0.00%	4	0.46%
Other	0	0.00%	1	0.12%	1	0.12%	2	0.23%	5	0.58%	1	0.12%	0	0.00%	4	0.46%	0	0.00%	1	0.12%	0	0.00%	15	1.73%
White	5	0.58%	169	19.49%	132	15.22%	148	17.07%	119	13.73%	59	6.81%	74	8.54%	55	6.34%	43	4.96%	17	1.96%	6	0.69%	827	95.39%
White/Hispanic	0	0.00%	0	0.00%	0	0.00%	0	0.00%	0	0.00%	0	0.00%	0	0.00%	0	0.00%	0	0.00%	0	0.00%	0	0.00%	0	0.00%
Total	7	0.81%	171	19.72%	137	15.80%	157	18.11%	127	14.65%	62	7.15%	77	8.88%	61	7.04%	43	4.96%	19	2.19%	6	0.69%	867	100.00%
2017		904		904		904		904		904		904		904		904		904		904		904		904
Black	0	0.00%	5	0.55%	5	0.55%	2	0.22%	0	0.00%	2	0.22%	0	0.00%	0	0.00%	4	0.44%	0	0.00%	0	0.00%	18	1.99%
American Indian/Alaskan	0	0.00%	6	0.66%	3	0.33%	1	0.11%	0	0.00%	5	0.55%	1	0.11%	0	0.00%	3	0.33%	0	0.00%	0	0.00%	19	2.10%
Unknown	0	0.00%	3	0.33%	2	0.22%	0	0.00%	0	0.00%	0	0.00%	0	0.00%	0	0.00%	0	0.00%	0	0.00%	1	0.11%	6	0.66%
Other	0	0.00%	5	0.55%	9	1.00%	5	0.55%	3	0.33%	2	0.22%	2	0.22%	0	0.00%	4	0.44%	0	0.00%	0	0.00%	30	3.32%
White	3	0.33%	147	16.26%	138	15.27%	160	17.70%	93	10.29%	81	8.96%	78	8.63%	58	6.42%	43	4.76%	31	3.43%	15	1.66%	847	93.69%
White Hispanic	0	0.00%	0	0.00%	1	0.11%	0	0.00%	1	0.11%	0	0.00%	0	0.00%	0	0.00%	0	0.00%	0	0.00%	0	0.00%	2	0.22%
Total	3	0.33%	161	18.36%	153	17.48%	166	18.58%	97	10.73%	88	9.96%	81	8.96%	58	6.42%	50	5.97%	31	3.43%	16	1.77%	922	101.99%

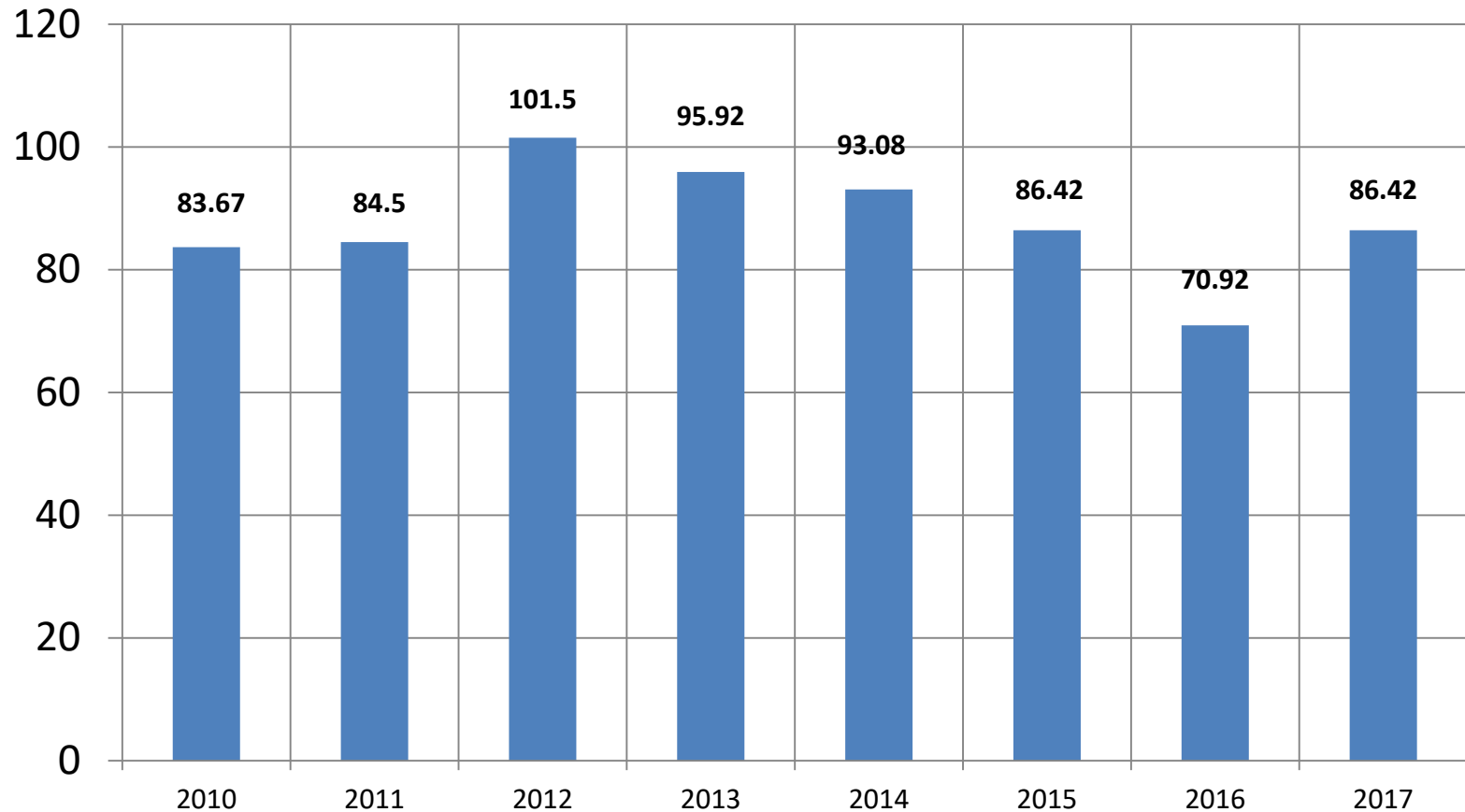
Analytics – Jail

Historical Annual Jail Bookings



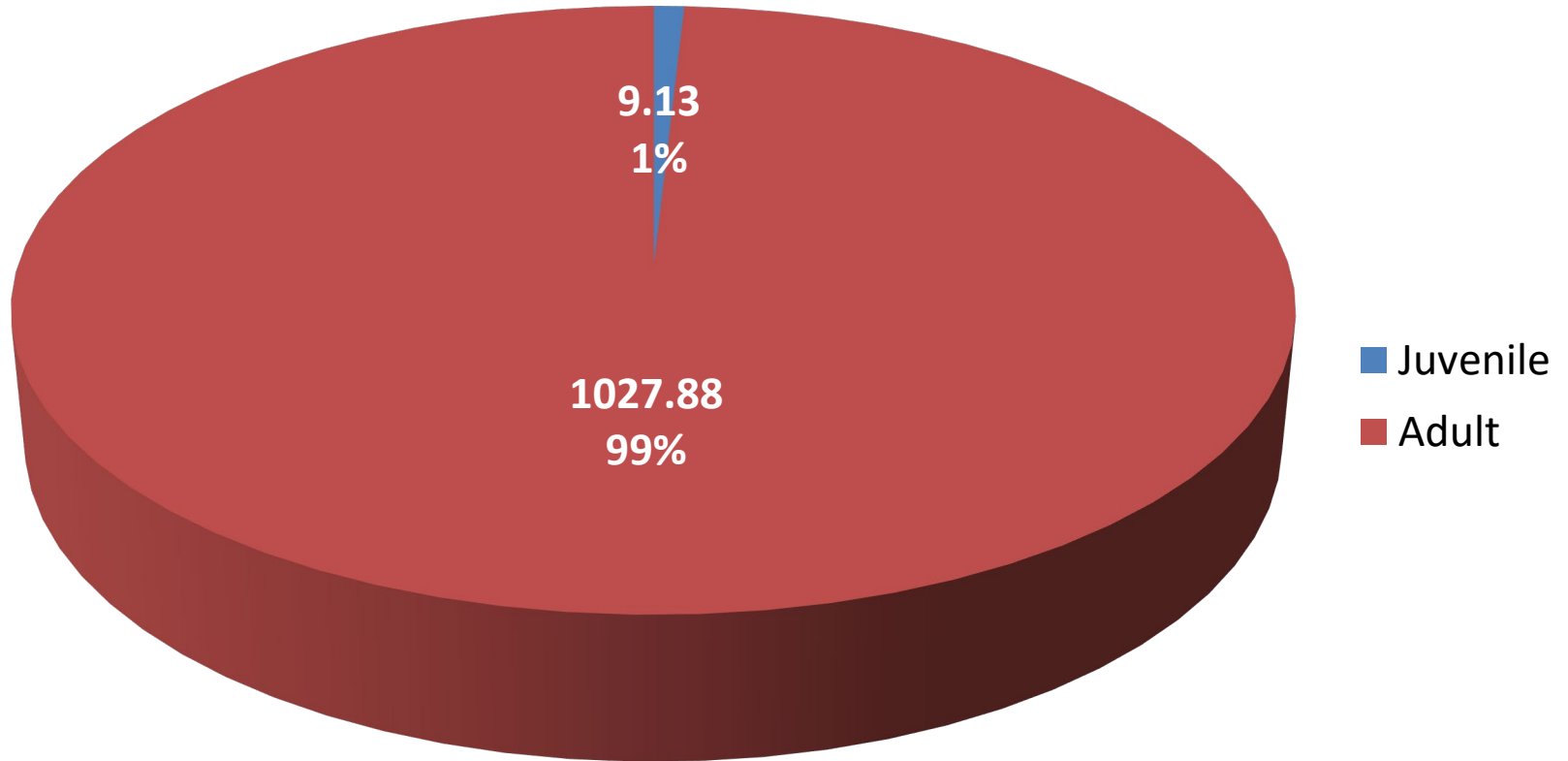
Analytics – Jail

Historical Average Monthly Total Jail Bookings



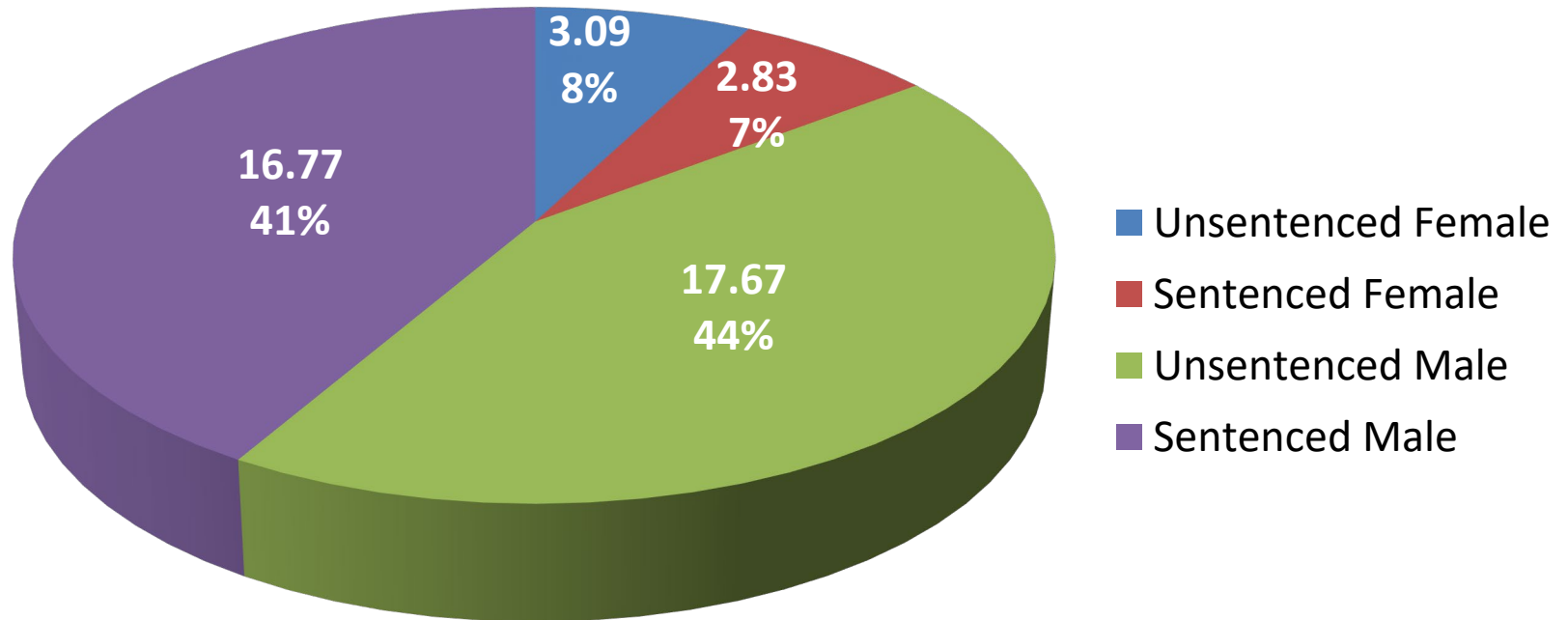
Analytics - Jail

Jail Admission Breakdown: Average 2010 - 2017



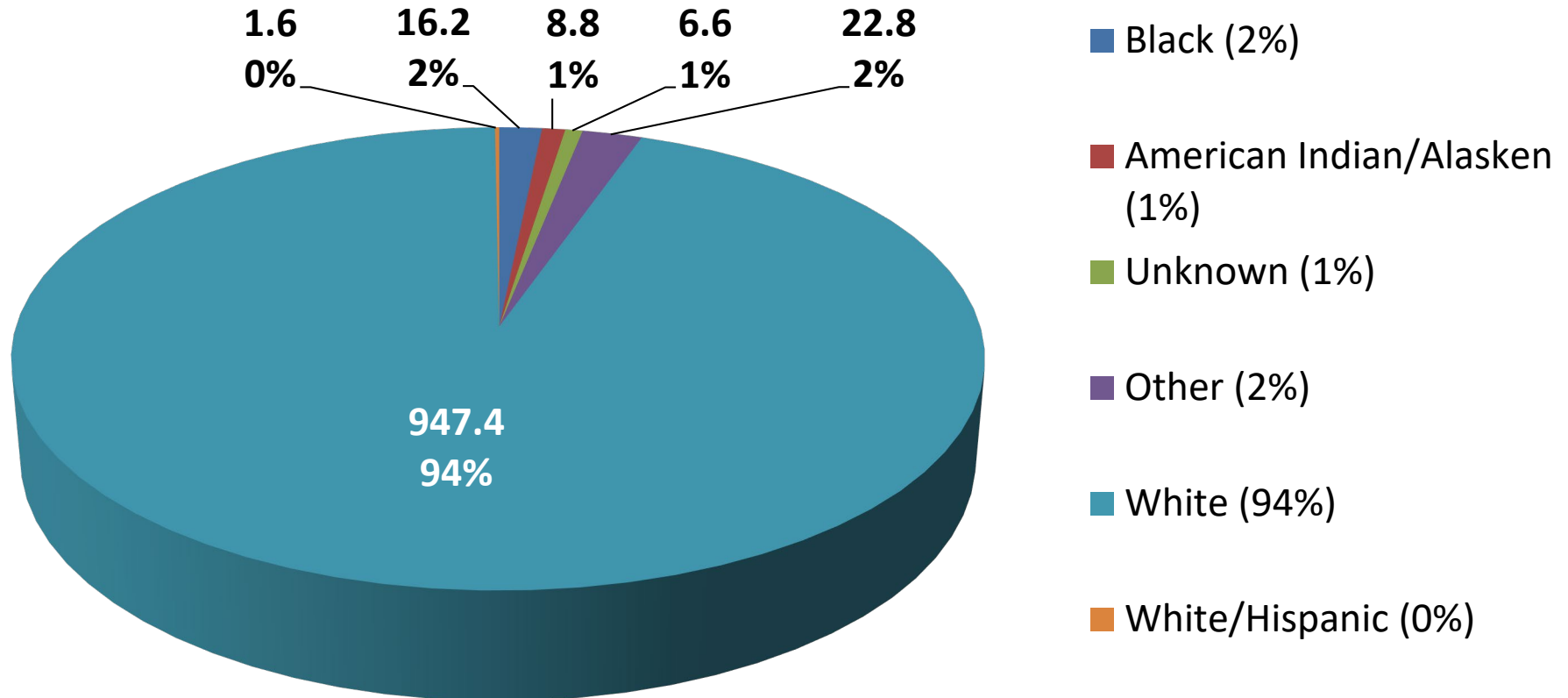
Analytics - Jail

Male/Female Sentenced and Un-Sentenced 2010 – 2017 Average



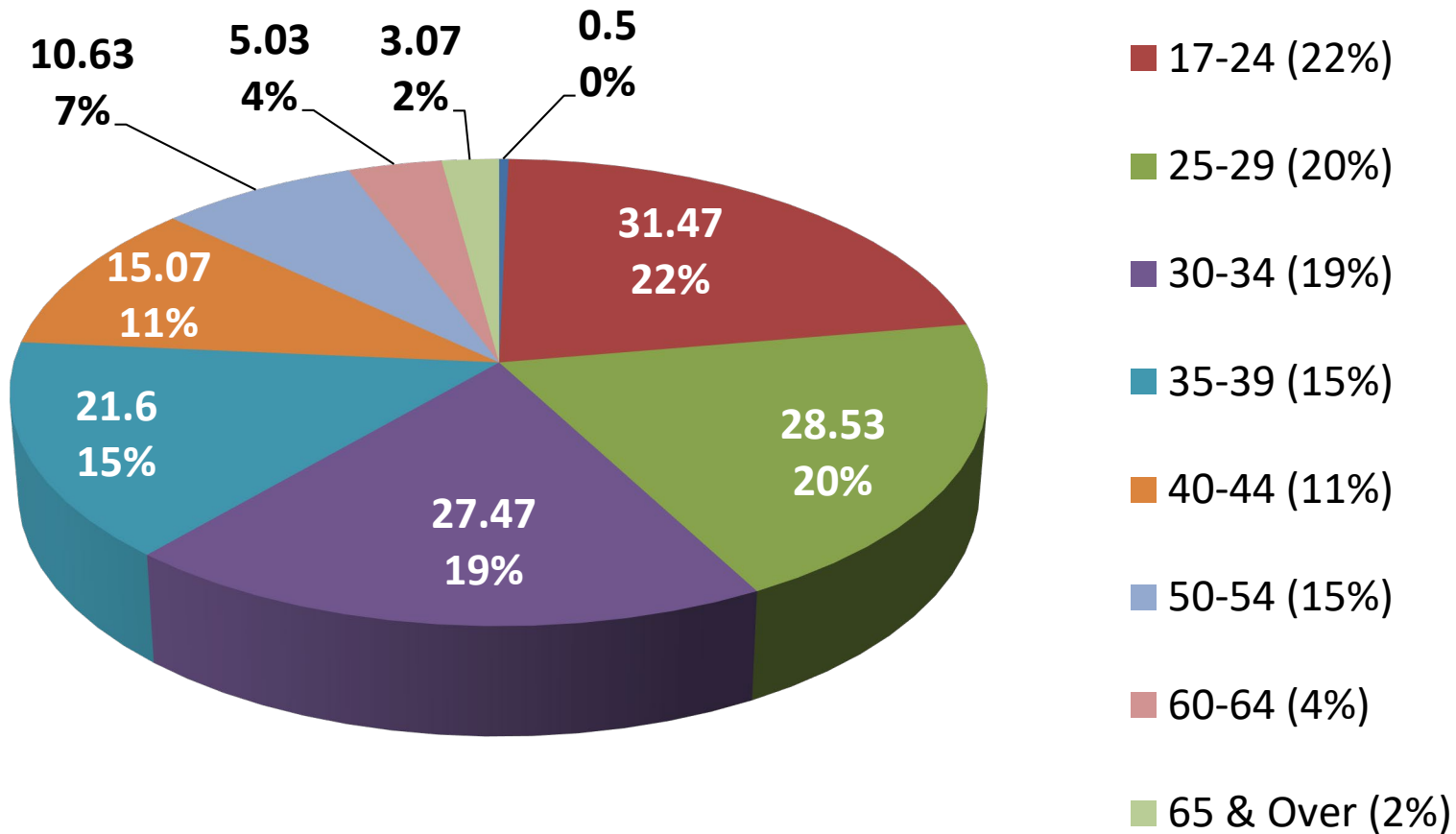
Analytics - Jail

Racial Mix
2010 – 2017 Average



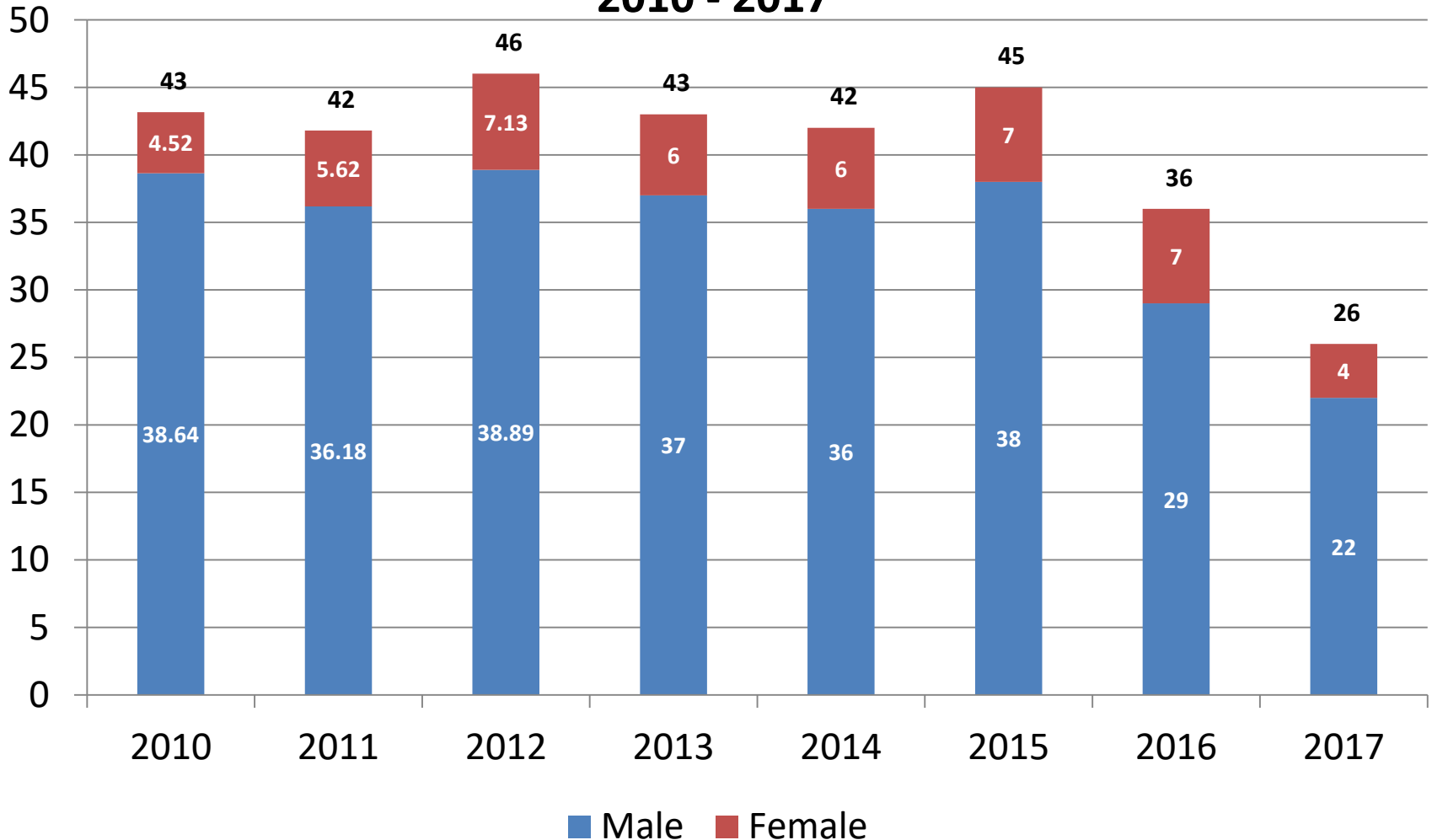
Analytics - Jail

Age Group Mix 2010 – 2017 Average



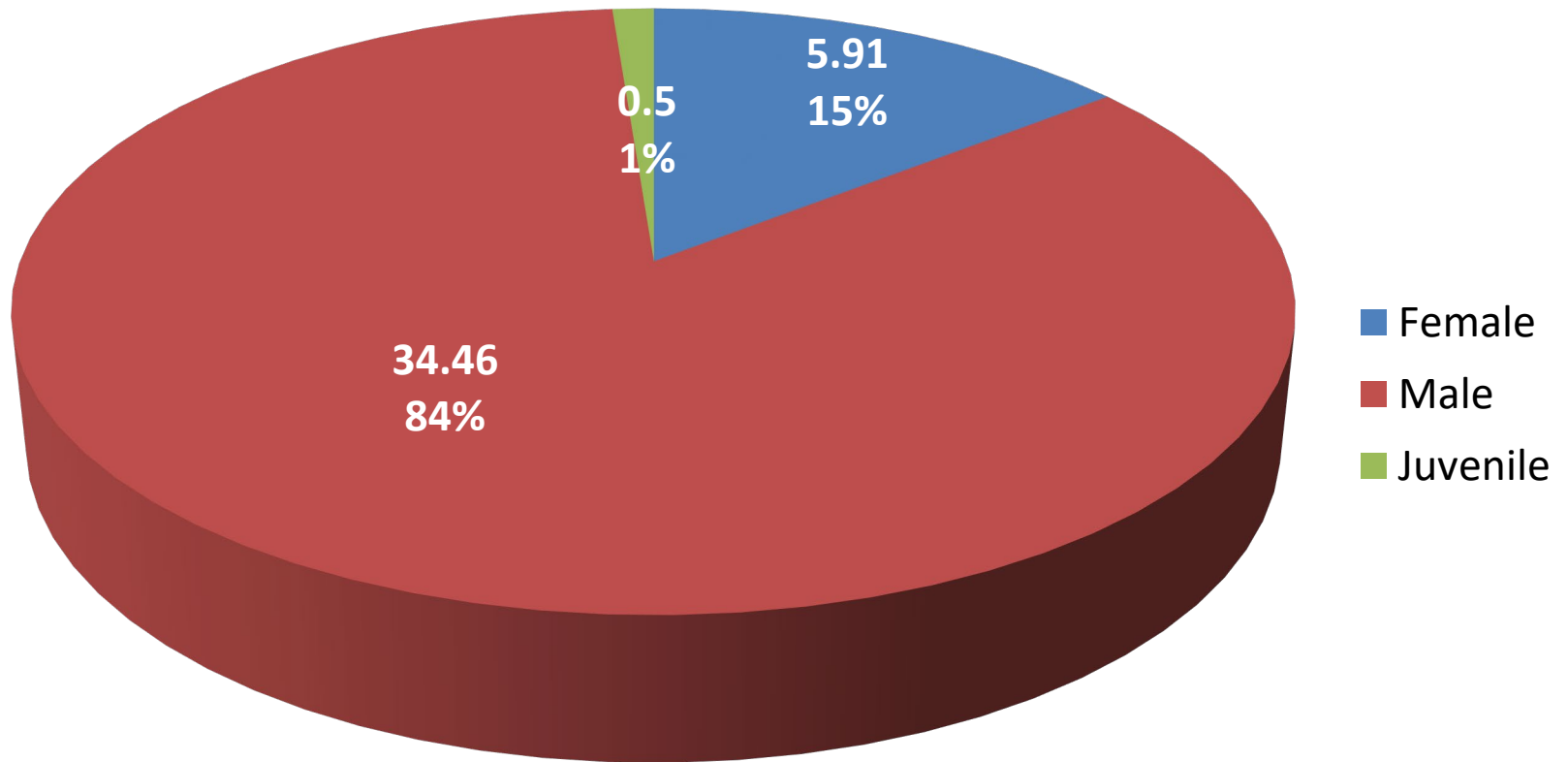
Analytics - Jail

**Historical Annual Average Daily Population (ADP)
2010 - 2017**



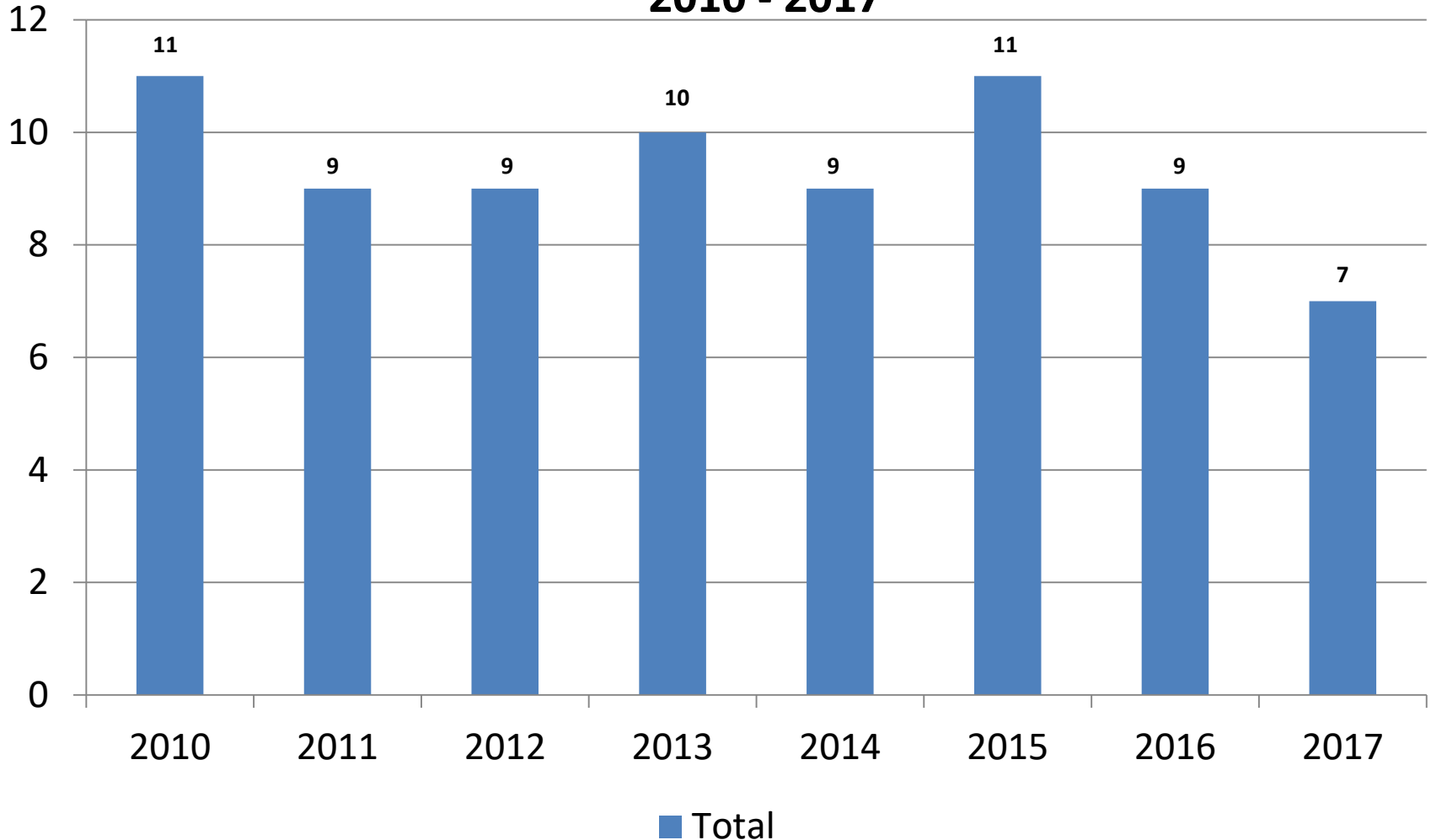
Analytics - Jail

Male/Female Average Daily Population 2010 – 2017 Average



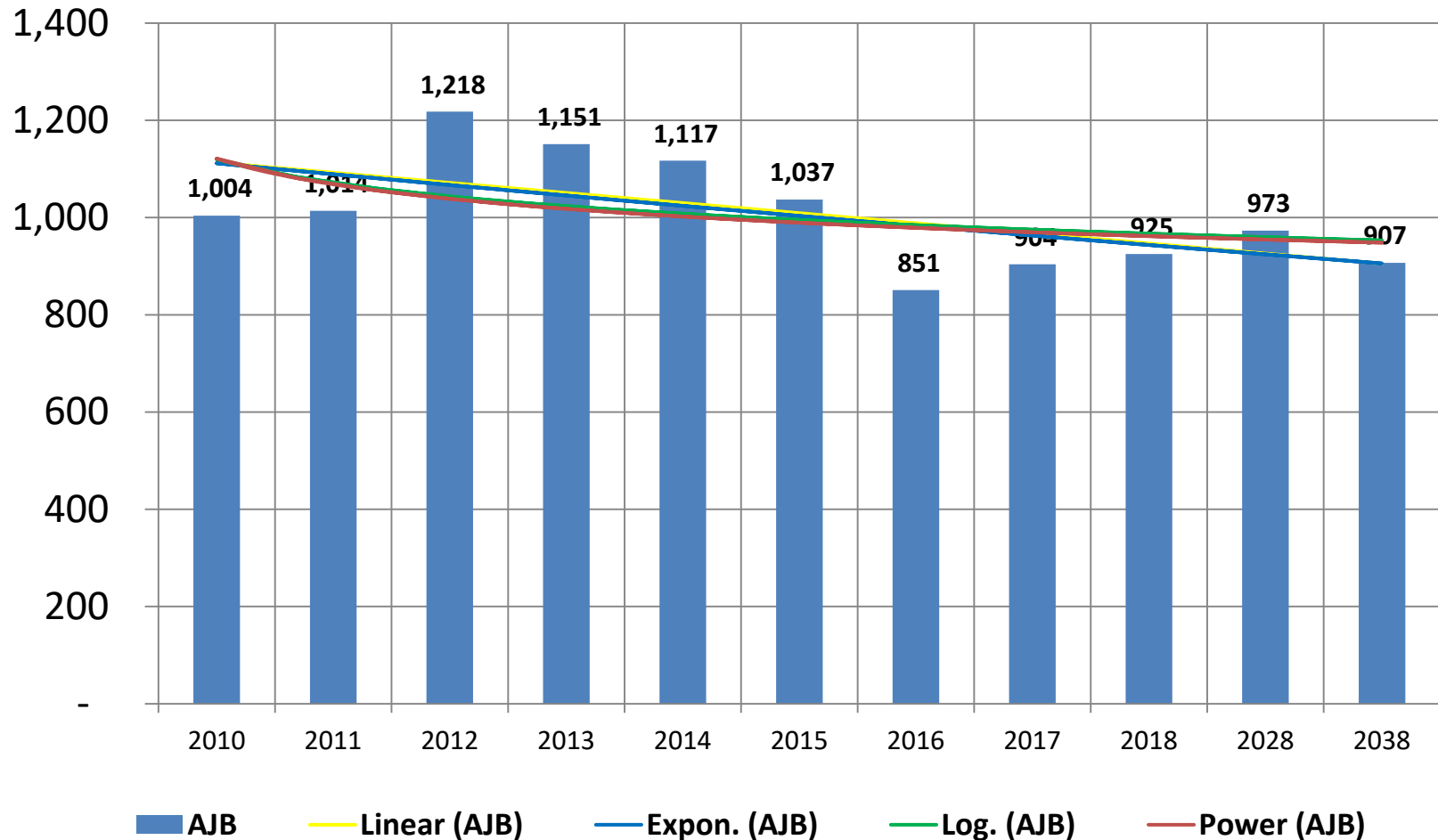
Analytics - Jail

**Historical Annual Average Length of Stay - Days (AOLS)
2010 - 2017**



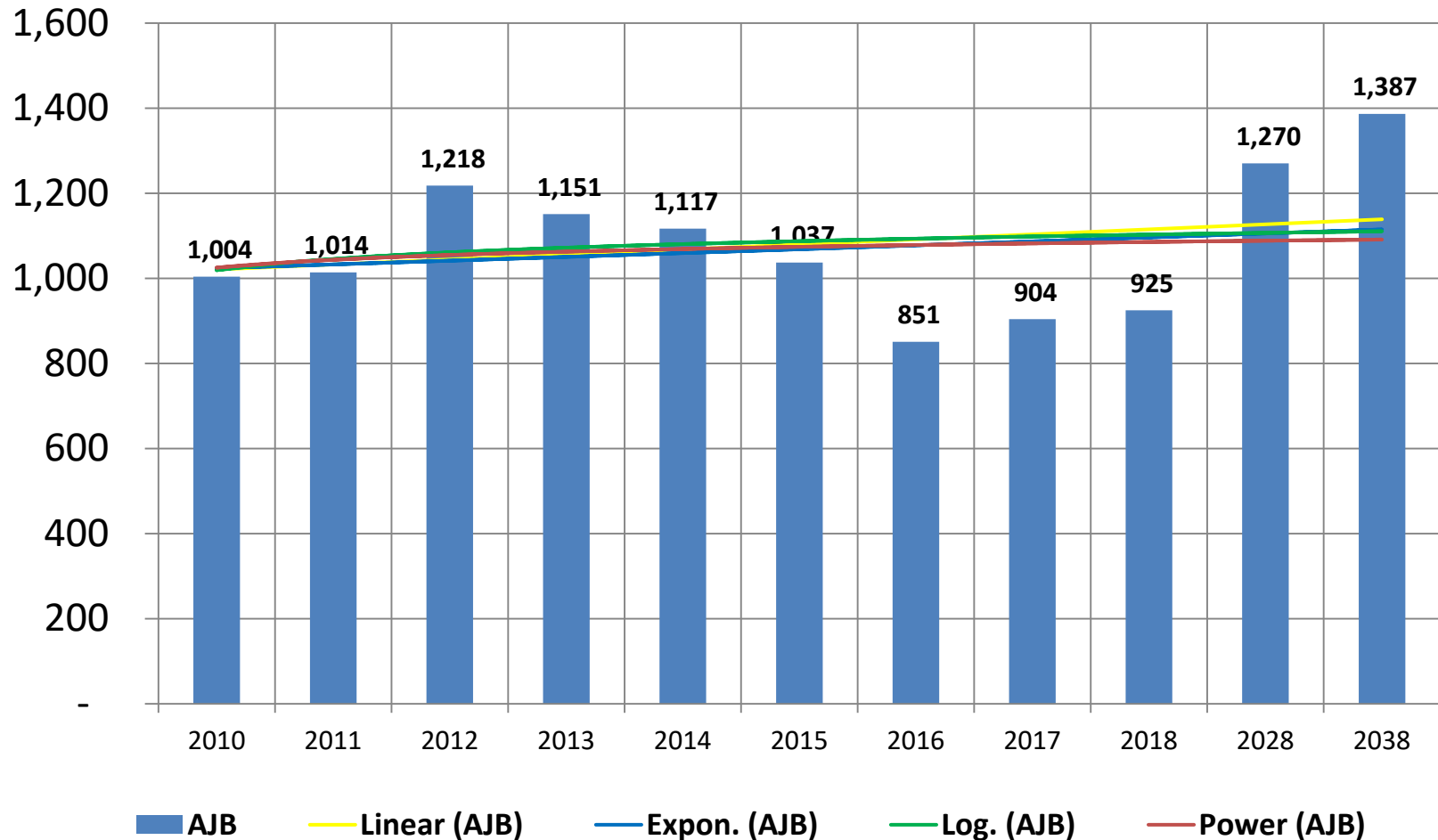
Analytics - Jail

Annual Jail Bookings Projection (AJB): Model 1



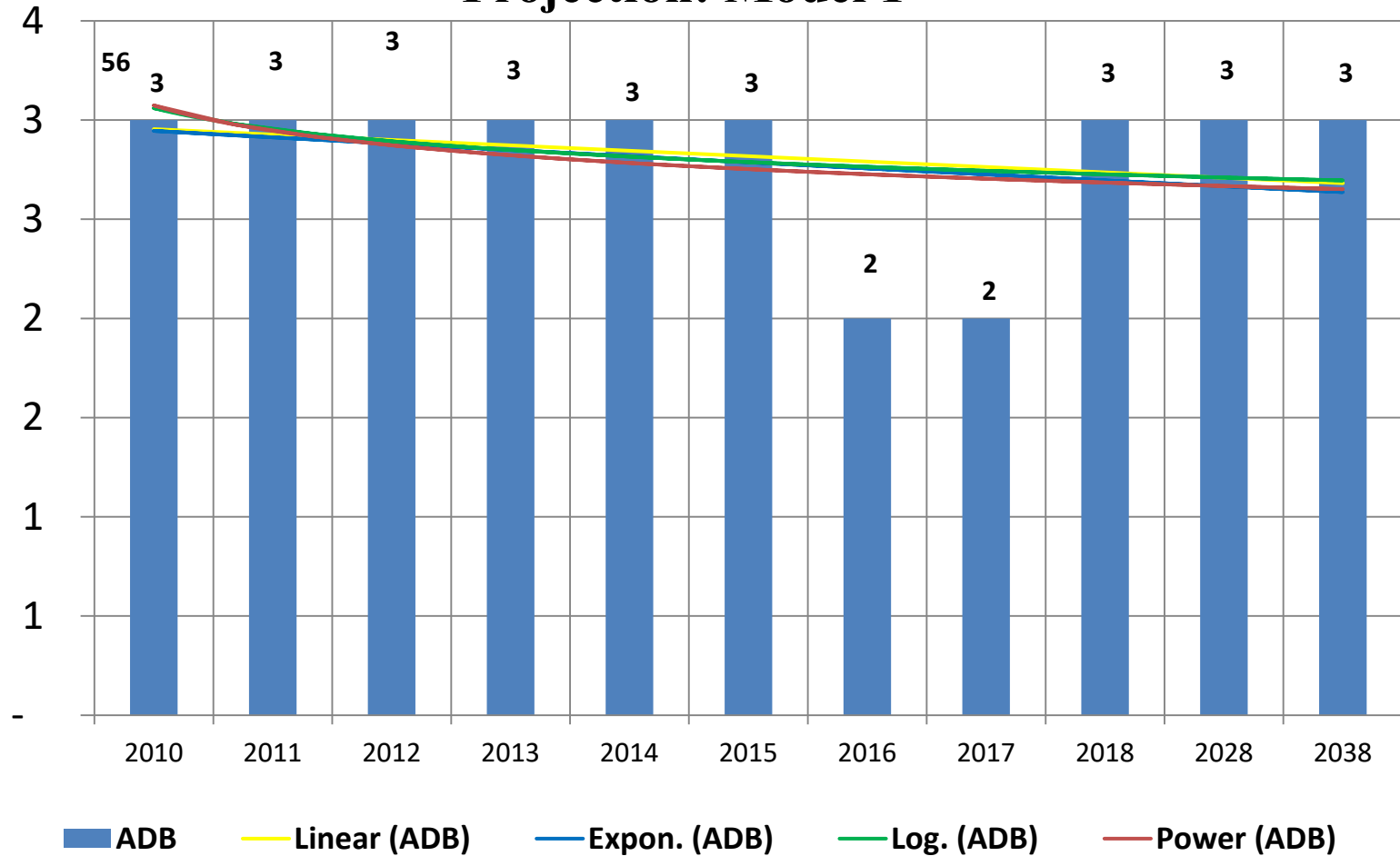
Analytics - Jail

Annual Jail Bookings Projection (AJB): Model 2



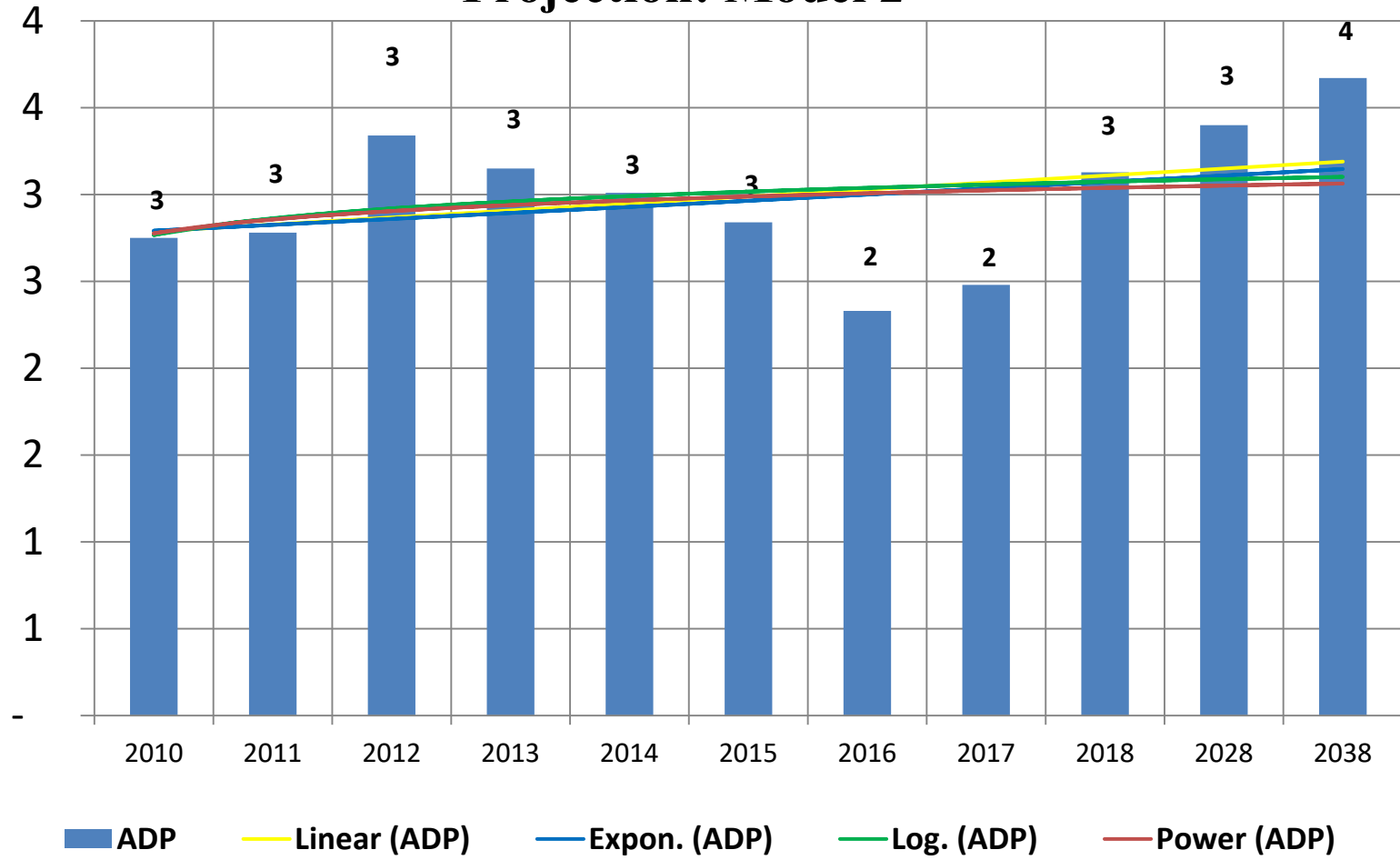
Analytics - Jail

Average Daily Bookings (ADB) Projection: Model 1



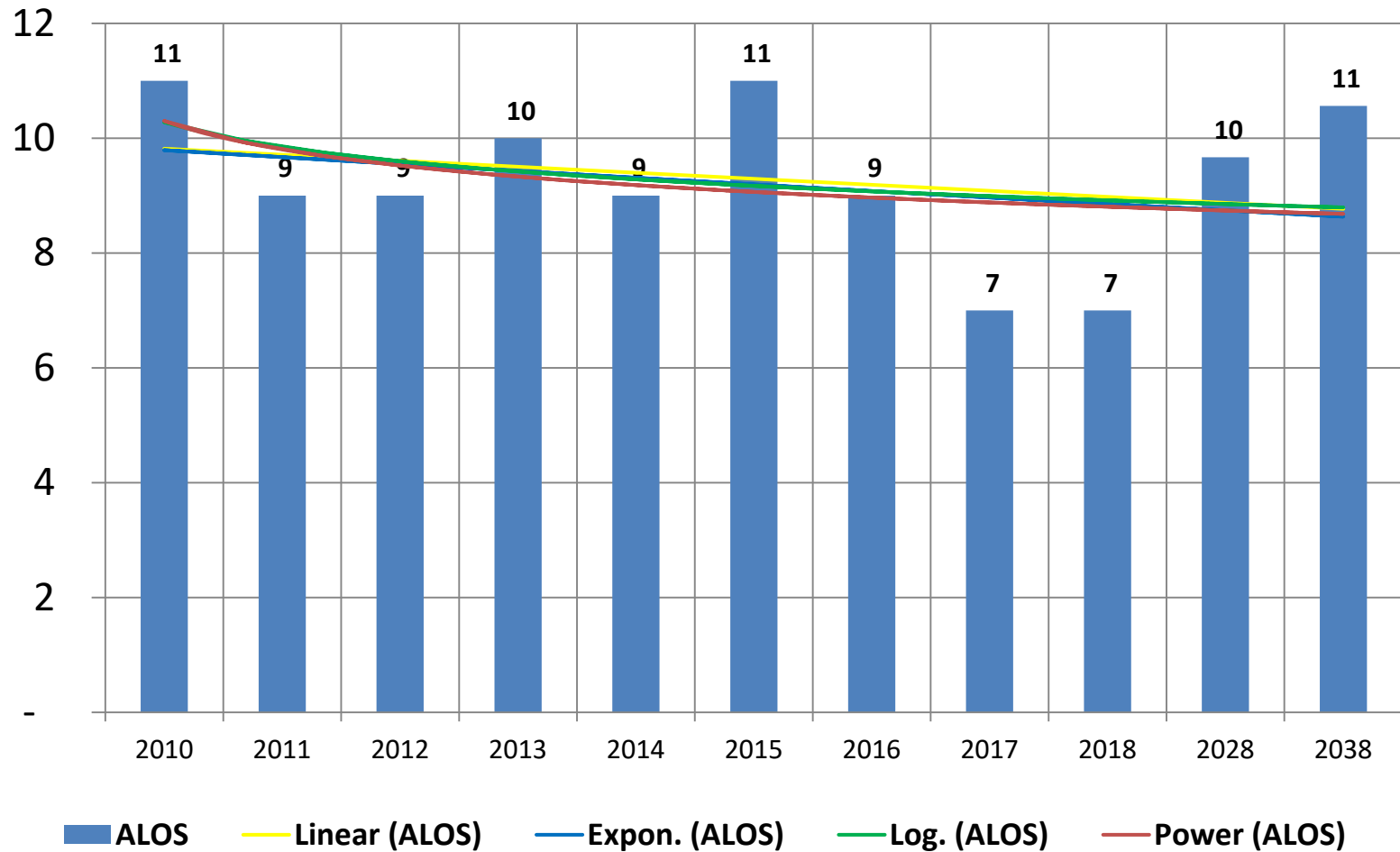
Analytics - Jail

Average Daily Bookings (ADB) Projection: Model 2



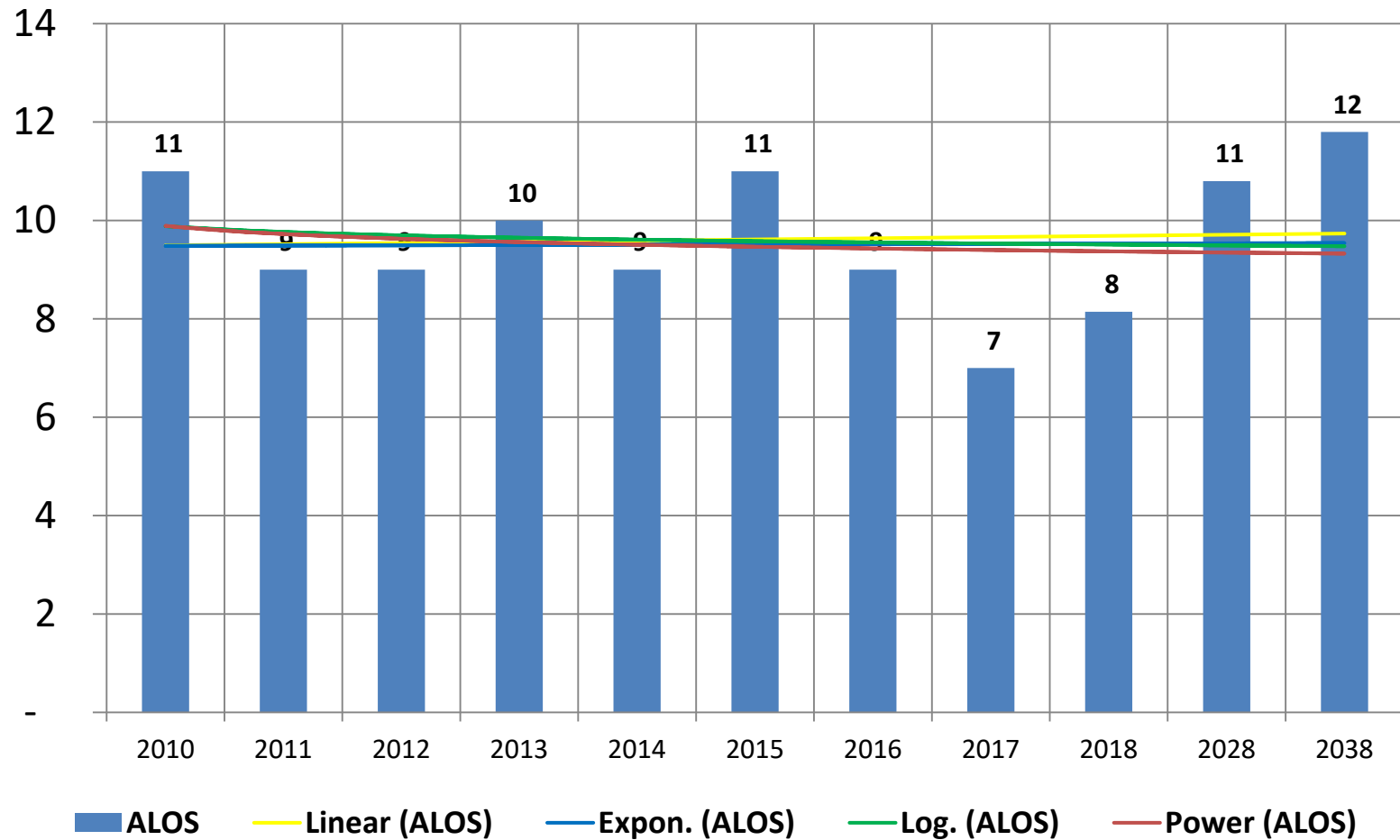
Analytics - Jail

Average Length of Stay (ALOS) Projection: Model 1



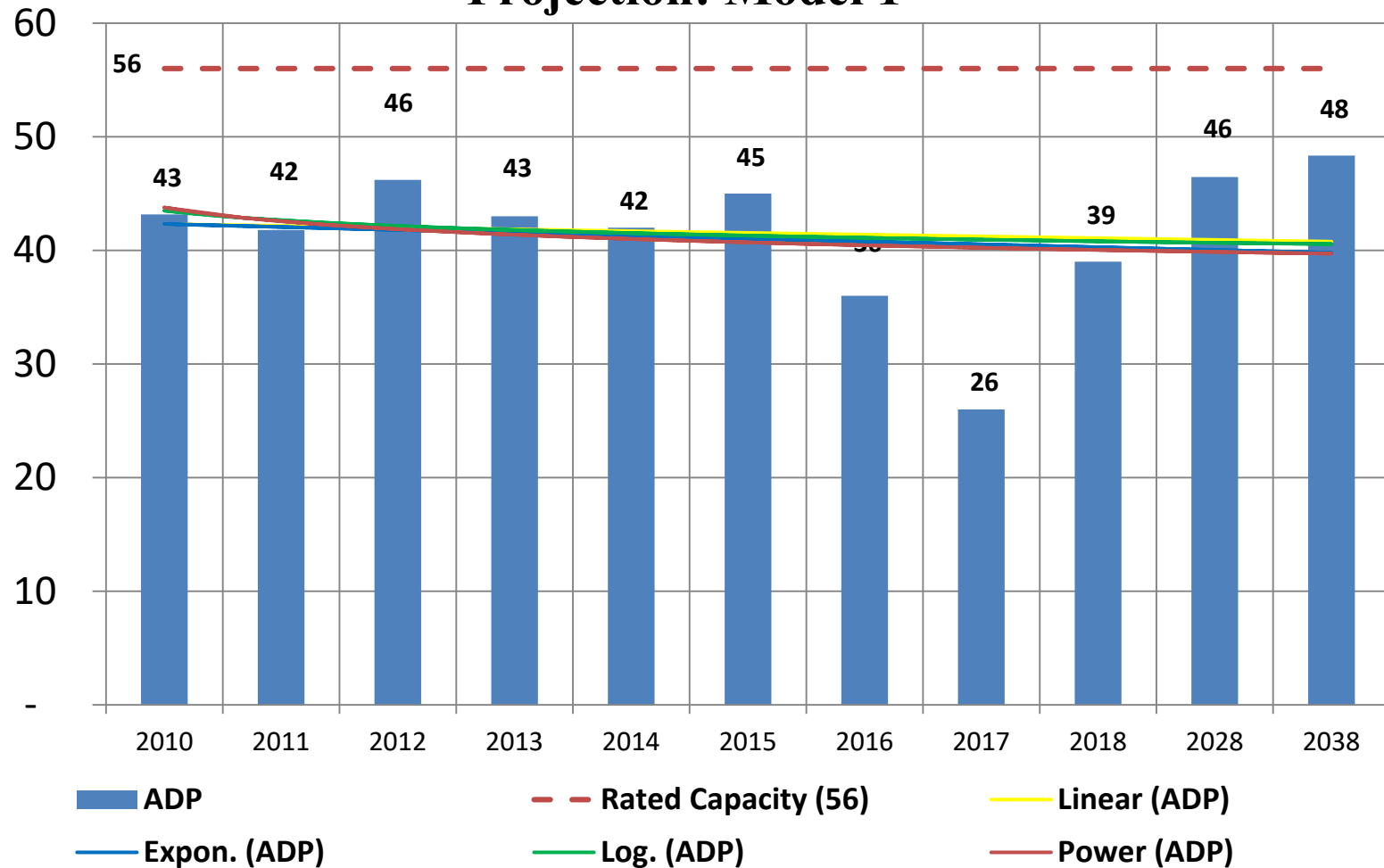
Analytics - Jail

Average Length of Stay (ALOS) Projection: Model 2



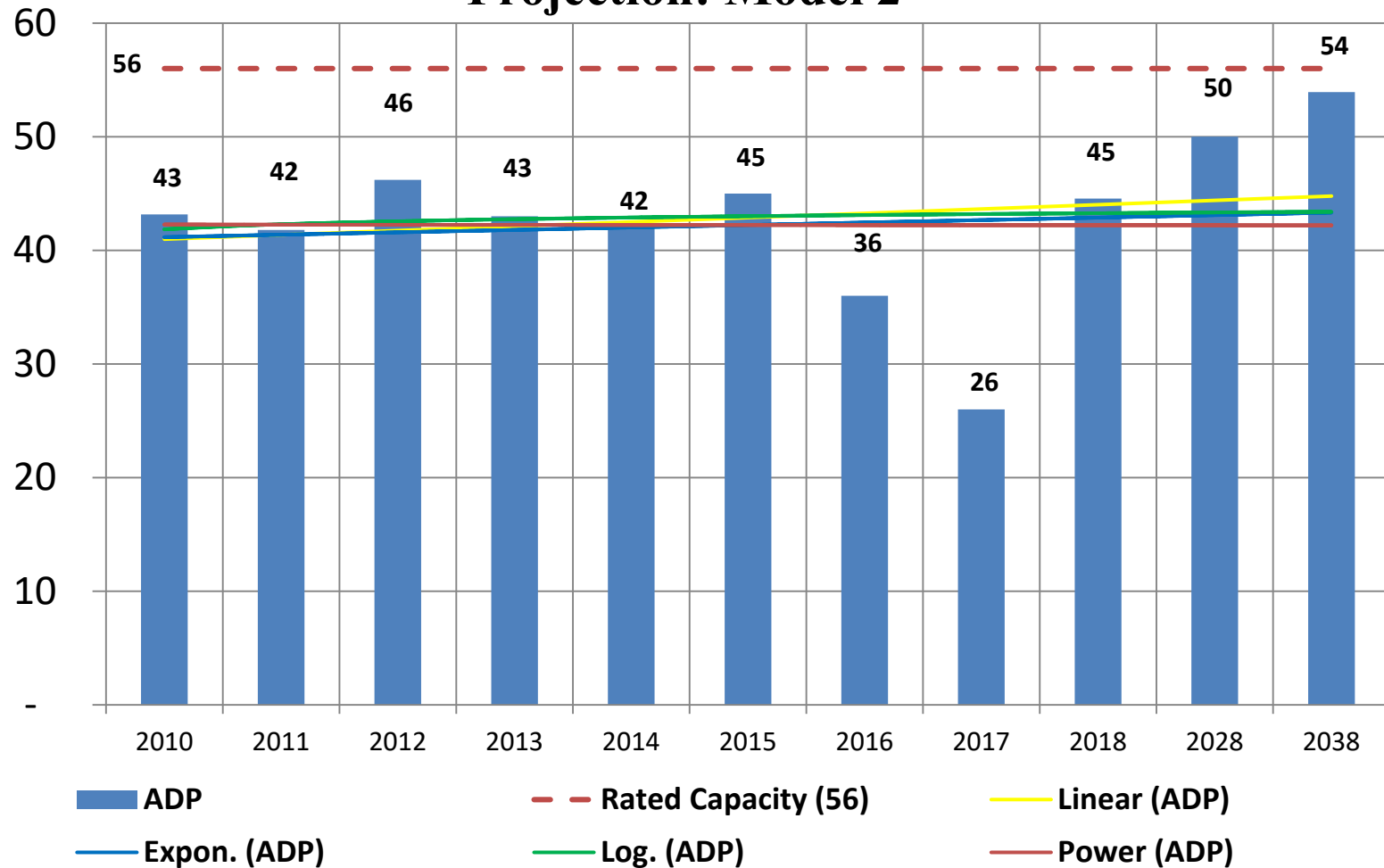
Analytics - Jail

Average Daily Population (ADP) Projection: Model 1



Analytics - Jail

Average Daily Population (ADP) Projection: Model 2



Analytics - Jail

Antrim County Jail Projection Modeling												
Adult Bookings, ALOS & ADP Projections: Detention Housing and Staff												
Projection Models	2028						2038					
	Annual Bookings	Daily Bookings	ALOS	ADP	CF	Beds	Annual Bookings	Daily Bookings	ALOS	ADP	CF	Beds
Model 1:	973	2.67	10	46	15%	53	907	3.00	11	48	15%	55
Model 2:	1,270	3.48	11	50	15%	58	1387	3.80	12	54	15%	62
Average	1121.5	3.08	10.5	48	15%	55.2	1147	3.4	11.5	51	15%	58.7
Notes:	(1).	(2).	(1).	(3).	(4).	(5).	(1).	(2).	(1).	(3).	(4).	(5).

Notes:

(1). Projected Annual Bookings

(2). Daily Booking = Annual Projected Bookings/365.

(3). ADP = Daily Booking Projections.

(4). Classification Factor (CF) = 5%.

(5). Beds = ADP X CF

	2028 Planning Model
	2038 Planning Model

Total Recommended: <u>60</u> to <u>72</u> Beds		
Male	Female	Juvenile
50 to 59	9 to 11	1 to 2

- Current Capacity: 56 Beds

Space Terminology

- **Net Square Feet (NSF)** = *Area defining the interior dimension of a space.*
- **Department Gross Square Feet (DGSF)** = *NSF + Walls defining the spaces and internal circulation within a department to access each space.*
- **Building Gross Square Feet (BGSF)** = *DGSF + General Circulation to access each Department and the width of exterior walls.*
- **Grossing Factor:** *a multiplier applied to the NSF to determine a DGSF planning area and to DGSF to define the BGSF.*

Space Standards

Antrim County Facilities Master Plan

Existing Space Evaluation and Architectural Space Programming Space Standards

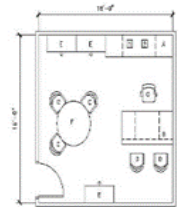
Space Standard		Net Square Feet (nsf)
A. Offices and Workstations		
1. Private Office Type "A" (Modified)		300nsf
a. Judge		
2. Private Office Type "A"		240nsf
a. County Administrator		
3. Private Office Type "B"		192nsf
a. Sheriff	j. Director of IT	
b. Directors/Department Heads	k. Chief Building Official	
c. Deputy County Administrator	l. Dams/Drains	
d. Human Resources Director	m. Register of Deeds	
e. County Clerk	n. Treasurer	
f. Finance Director	o. Veterans Affairs	
g. Abstractor	p. Judge Magistrate	
h. Court Administrator	q. Housing Director	
i. Prosecuting Attorney	r. Probation	
	s. Emergency Services Coordinator	
4. Private Office Type "B" (Modified)		168nsf
a. Assistant Directors	f. Probation Supervisor	
b. Victim Assistance	g. Under Sheriff	
c. Deputy/Assist. Prosecuting Attorney	h. Jail Commander	
d. Veterans Service Officer	i. Matron	
e. Friends of the Court		
5. Private Office Type "C"		120nsf
a. Administrative Assistant	g. Education Director	
b. Office Manager	h. Outreach Coordinator	
c. Human Resource Assistant	i. Development Director	
d. Deputy Clerk – Accounts Payable	j. Capital Campaign Manager	
e. Detective Sergeant	k. Building Inspector/Plan Review	
f. Deputy Clerk	l. Chief Deputy	
g. Dispatch Sergeant	m. Probation	
6. Workstation Type "D"		96nsf
a. IT Analyst	e. Accounting Clerk	
b. Detective	f. Deputy/Sergeant	
c. Chief Deputy Clerk	g. IT Technician	
d. Assistant Abstractor	h. GIS Technician	
7. Workstation Type "E"		80nsf
a. Abstract Assistant	h. Staff Assistant	
b. Planning Specialist	i. Shift Sergeant	
c. Office Assistant	j. Detective (Office of Workstation)	
d. Receptionist/Clerical	k. Secretary/Clerical	
e. Clerk	l. Civil Processing	
f. Admin. Assistant	m. Dispatch Station	
g. Deputy Clerk		
8. Workstation Type "E" (Modified)		60nsf
a. Lab Technician		
b. Property Room/Crime Scene Sergeant		
c. Inspectors		
9. Workstation Type "F"		48nsf
a. Part Time Staff/Intern	d. Accounting Tech. (Cashier)	
b. Public Data Stations	e. Flex Workstation	
c. Report Writing	f. General Maintenance	
B. Conference/Meeting Rooms		
1. Seating for 2 - 4		120nsf
2. Seating for 4 - 6		150nsf
3. Seating for 6 - 8		180nsf
4. Seating for 8 - 10		210nsf
5. Seating for 10 - 12		240nsf
6. Seating for 12 - 14		280nsf
7. Seating for 14 - 16		320nsf
8. Seating for more than 16 persons		Approximately 18-20nsf per person
C. Conference/Training		
1. Large room (150 persons)		3,000nsf
2. Medium room (70 persons)		1,400nsf
3. Small room (35 persons)		750nsf
D. Court and Hearing Rooms		
1. Large Courtroom/Jury (Gallery Seating for 130-140, 12 man jury with 2 alternates)		3,300nsf
2. Medium Courtroom/Jury (Gallery Seating for 60-70, 6 man jury with 2 alternates)		1,600nsf
3. Small Courtroom/Hearing (Gallery Seating for 30-40, 5 man jury with 2 alternates/optional)		1,425nsf
4. Video Arraignment		Varies
E. Adult Detention		
	Michigan Standards	ACA Standards
1. One Man Cell Accessible	80 nsf - no standard	80nsf
2. One Man Accessible (HC) with Shower	89 nsf - no standard	106nsf
3. One Man Cell with Shower	61 nsf	94nsf

SPACE: PRIVATE OFFICE "A"

A.1 240 Square Feet

Plan View, Furniture and Equipment

- A. Credenza- shown with PC (1) and Printer (2)
- B. Double Pedestal Desk- 36" x 72"
- C. Desk Chair
- D. Guest Chairs, Qty. -2
- E. Bookshelf Units, Qty. -3
- F. Conference Table, Qty. -1
- G. Conference Chairs, Qty. -3



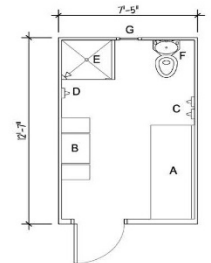
SPACE PROGRAM

SPACE: TWO MAN CELL WITH SHOWER

94 Square Feet

Plan View

- A. Wall Mounted Bunk, Qty. -2
- B. Cell Desk With Two Seats, Qty. -1
- C. Stainless Steel Robe Hook, Qty. -2
- D. Stainless Steel Robe Hook for Shower, Qty. -1
- E. Stainless Steel Shower Unit with Anti-Microbial Curtain, Qty. -1
- F. Stainless Steel Toilet Sink Combo Unit, Qty. -1
- G. Window, Qty. -1



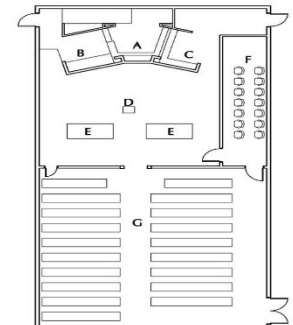
SPACE PROGRAM

SPACE: Large Courtroom

LC 3,300 Square Feet

Plan View

- A. Judges Bench
- B. Recorder
- C. Witness Stand
- D. Litigation Area
- E. Litigation Tables
- F. Jury - 12 man 2 with 2 alternates
- G. Gallery/Public Seating 130-140



Existing Space Evaluation Methodology

Antrim County Facilities Master Plan										
<i>Existing Space Evaluation Methodology</i>										
Rating	<i>Unacceptable</i>		<i>Unsuitable</i>		<i>Marginal</i>		<i>Adequate</i>		<i>Appropriate</i>	
Score:	1	2	3	4	5	6	7	8	9	10
Score	Rating		Definition							
9 - 10	Appropriate		Sufficient quantity of space; good configuration and layout; little, if any improvement required							
7 - 8	Adequate		Quantity may be barely sufficient; configuration/flow are less than ideal; some renovation or expansion would enhance operations							
5 - 6	Marginal		Lacks sufficient quantity of space, quality of space or both; requires some expansion or renovation to achieve minimum recommended space standards							
3 - 4	Unsuitable		Poor quality and quantity of space; too small, improper layout, urgently requires improvement							
1 - 2	Unacceptable		Very overcrowded; numerous difficulties and inefficiencies; considered fundamentally unacceptable for continued use							
0	Non Existent		Space currently does not exist but is critical to minimum operational efficiency							

Existing Space Evaluation

Antrim County Facilities Master Plan

Existing Space Evaluation Summary

Facility:

Department/Division:

Ref.	Component	Existing/Adjusted				Comments
		NSF	Rating	Adjusted NSF	Adjusted DGSF	
A.	Administration Building					
1.	Abstract	728	6.6	881	1,145	Marginal, Existing DGSF: 1,108
2.	Accounting/Finance	285	3.6	740	962	Unsuitable, Existing DGSF: 297
3.	Administration/Planning	739	5.1	1,252	1,628	Marginal, Existing DGSF: 950
4.	Board of County Commissioners	888	1.5	1,577	1,814	Unacceptable. Existing DGSF 888
5.	Clerk	1,243	6.0	1,813	2,357	Marginal, Existing DGSF 1,695
6.	Construction/Code - Building	780	5.3	1,436	1,867	Marginal, Existing DGSF 1,264
7.	Dams/Drain Commissioner	106	2.3	352	405	Unacceptable, Existing DGSF: 100
8.	Equalization Department	663	6.4	860	1,032	Marginal, Existing DGSF: 820
9.	Grass River Natural Area	383	3.5	1,102	1,433	Unsuitable, Existing DGSF 445
10.	Housing Department	200	6.0	322	370	Marginal, Existing DGSF: 200
11.	Information Technology	433	3.5	1,228	1,596	Unsuitable, Existing DGSF 478
12.	Maintenance Department	465	2.8	1,208	1,389	Unacceptable. Existing DGSF 535
13.	MSU Extension	1,332	7.0	1,680	2,184	Adequate, Existing DGSF: 1,492
14.	Register of Deeds	981	7.2	1,180	1,534	Adequate, Existing DGSF: 1,372
15.	Treasurer	905	8.5	1,063	1,382	Adequate, Existing DGSF: 1,370
16.	Veterans Affairs	434	3.2	925	1,203	Unsuitable, Existing DBSF: 450
17.	Support Space	11,776	9.0	10,667	12,267	Appropriate
	Subtotal	22,341	5.2	28,286	34,567	Does not include CMH or DHH DGSF
	Building Gross Square Feet (BGSF)		15%	5,185	39,752	Marginal, Existing BGSF: 46,716
B.	Courthouse					
1.	13 th Circuit Court	3,050	7.8	2,774	3,190	Adequate, Existing DGSF: 3,330
2.	86 th District Court	3,012	7.1	3,426	3,940	Adequate, Existing DGSF: 3,464
3.	Friends of the Court/Victim Assist.	140	4.1	336	437	Unsuitable: Existing DGSF: 140
4.	Probate Court	2,490	6.3	3,385	4,401	Marginal, Existing DGSF: 2,864
5.	Prosecutor's Office	1,250	6.0	1,768	2,298	Marginal, Existing DGSF: 1,801

- Does Not Include Nifty Thrifty:
- Does Not Include Health Department:
- Does not Include Antrim County Conservation District (Separate Program)
- Does Not Include Commission on Aging Adult Day Care (Separate Program)
- Does Not Include Health and Human Services: 6,525 SF
- Does Not Include Community Mental Health: 7,411 SF

Existing Space Evaluation

6.	Probation/Parole	233	1.3	647	841	Unacceptable, Existing DGSF: 330
7.	Support Space	7,703	7.6	8,464	9,734	Adequate
	Subtotal	17,878	5.7	20,800	24,840	Does not include Circuit Court Probation
	Building Gross Square Feet (BGSF)		15%	3,726	28,566	Marginal, Existing BGSF: 25,969
C.	Sheriff's Office/Jail					
1.	Sheriff's Office					
0.1	Public	804	5.6	1,361	1,565	Marginal, Existing DGSF 926
0.2	Executive Administration	867	5.0	1,587	2,063	Marginal, Existing DGSF: 997
0.3	Patrol	412	1.9	3,307	4,299	Unacceptable, Existing DGSF: 474
0.4	Detectives/Investigations	671	1.6	3,041	3,953	Unacceptable, Existing DGSF: 772
0.5	911/Dispatch	866	8.2	1,054	1,212	Appropriate, Existing DGSF: 1,150
0.6	EOC/EMA	80	1.4	352	405	Unacceptable, Existing DGSF: 92
	Subtotal	3,700	4.0	10,702	13,498	Unsuitable
2.	Jail					
0.1	Administration	385	3.7	1,143	1,486	Unsuitable, Existing DGSF: 48
0.2	Intake/Booking	951	1.4	3,051	3,966	Unacceptable, Existing DGSF: 1,094
0.3	Medical	553	4.9	878	1,141	Unsuitable, Existing DGSF: 463
0.4	Kitchen/Laundry	1,071	3.8	2,242	2,803	Unsuitable, Existing DGSF: 1,232
0.5	Confinement Housing	3,126	7.4	4,276	5,986	Adequate, Existing DGSF: 4,376
0.6	Program	191	9.5	200	260	Appropriate, Existing DGSF: 191
0.7	Support Space	623	3.5	1,200	1,380	Unsuitable, Existing DGSF: 716
	Subtotal	6,900	4.9	12,990	17,023	Unsuitable
	Total SF, Average Rating	10,600	4.4	23,692	30,520	Unsuitable
	Building Gross Square Feet (BGSF)		15%	4,578	35,098	Existing BSGF: 14,205 + Annex @ 2,176 = 16,381
D.	Remote Buildings	Animal Control, ACT and Commission on Aging address specific space issues only				
1.	Animal Control	5,810	10.0	5,810	6,101	Appropriate, Existing DGSF: 6,101
	Building Gross Square Feet (BGSF)			5%	6,470	Existing BGSF: 6,470
2.	Antrim County Transportation	14,891	8.2	16,403	17,223	Adequate, Existing DGSF: 15,636
	Building Gross Square Feet (BGSF)			5%	18,084	Existing BGSF: 15,939
3.	Circuit Court Probation/Parole	857	6.7	1,042	1,355	Marginal, Existing DGSF: 1,432
	Building Gross Square Feet (BGSF)			5%	1,422	Existing BGSF: 1,479
4.	Commission on Aging	5,171	5.3	6,459	7,751	Marginal, Existing DGSF: 6,152
	Building Gross Square Feet (BGSF)			5%	8,138	Existing BGSF: 6,440

Existing Space Evaluation

5.	Archive/Storage Building	3,346	9.5	2,895	3,329	<i>Appropriate, Existing DGSF: 3,883</i>
	Building Gross Square Feet (BGSF)			5%	3,496	<i>Existing BGSF: 4,080</i>
	Total SF, Average Rating	31,900	7.9	32,609	35,759	<i>Adequate</i>
	Building Gross Square Feet (BGSF)				37,611	<i>Existing BGSF: 38,105</i>

Notes:

1. The existing Space Evaluation only accounts for operational deficiencies to the extent they are addressed by space adjustments. This evaluation assumes that current operational deficiencies will be addressed by the insuring design phases.

2. Terminology:

a. NSF: Net Square Footage = The actual area required for optimum performance of a function, task or duty.

b. DGSF: Departmental Gross Square Footage = The area within a Department and/or Division including

c. BGSF: Building Gross Square Footage = The sum of the DGSF, general circulation to the Departments

d. Grossing Factor: A planning multiplier of the Adjusted NSF to define the DGSF or DGSF to BGSF.

Rating	Unacceptable		Unsuitable		Marginal		Adequate		Appropriate	
Score:	1	2	3	4	5	6	7	8	9	10
Score	Rating		Definition							
9 - 10	Appropriate		Sufficient quantity of space; good configuration and layout; little, if any improvement required							
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1 - 2	Unacceptable		Very overcrowded; numerous difficulties and inefficiencies; considered fundamentally unacceptable for continued use							
0	Non Existent		Space currently does not exist but is critical to minimum operational efficiency							

Existing Space Evaluation

Existing Space Evaluation Summary					
REF	Component	Existing NSF	Rating	Adjusted NSF	Adjusted DGSF
A.	Administration Bldg.	22,341	5.2	28,286	34,567
B.	Courthouse	17,878	5.7	20,800	24,840
C.	Sheriff's Office and Jail	10,600	4.4	23,692	30,520
D.	Remote Buildings	31,900	7.9	32,609	35,759
Total SF, Rating Average		82,719	5.8	105,387	125,686

- Does Not Include Nifty Thrifty
- Does Not Include Health Department
- Does not Include Antrim County Conservation District (Separate Program)
- Does Not Include Commission on Aging Adult Day Care (Separate Program)
- Does Not Include Health and Human Services: 6,525 SF
- Does Not Include Community Mental Health: 7,411 SF

Rating	
9-10	Appropriate
7-8	Adequate
5-6	Marginal
3-4	Unsuitable
1-2	Unacceptable
0	Non Existent

[illegible]

Michigan Department of Corrections: Codes and Standards

- A. Security Garage**
- B. Safety Vestibule**
- C. Processing Area**
- D. Detoxification Cells**
- E. Holding Cells**
- F. Processing Storage**
- G. Control Centers**
- H. Corrections Officer Duty Stations**
- I. Housing**
- J. Food Preparation and Service Area**
- K. Public Lobby or Waiting Area**
- L. Visiting Accommodations**
- M. Laundry**
- N. Day Rooms**
- O. Multi-Purpose Room**
- P. Outside Exercise Area**
- Q. Medical Examination and Treatment Room**
- R. Administrative and Clerical Space**
- S. Security Perimeter Walls**
- T. Inmate Classification Area**
- U. Inmate Program Areas**
- V. Elevator**
- W. Exits**

Michigan Department of Corrections: Inmate Housing

- **High Security Cells**

- *> 10% capacity*
- *> 72 sq. ft. of floor space*
- *Combination plumbing fixture*
- *Perforated steel-bottomed bed*
- *Steel table, seat, mirror*

- **Medium Security Cells**

- *> 52 sq. ft. of floor area*
- *> 72 sq. ft. of floor area*
- *Double-bunking statute: > 65 sq. ft. of floor area and additional dayroom space = 20 sq. ft./inmate*
- *Multiple-occupancy statute: > 52 sq. ft. of floor area/inmate additional dayroom space = 20 sq. ft./inmate*

- **Low Security Areas**

- *> 52 sq. ft. of floor area (cell) if a dayroom is provided and directly accessible*
- *> 72 sq. ft. of floor space (cell) if no dayroom is provided*
- *Double-bunking statute: same as medium security areas*
- *Multiple-occupancy statute: same as medium security areas*

- **Double-bunking**

- *Shall not exceed 75% of the total rated capacity*

- **Dormitory Capacity**

- *Shall not exceed 40% of the total rated capacity*

Antrim County Jail Deficiencies Summary

- **Security Garage**
 - *Inadequate space – Dangerous for staff. Pull in back out, not drive through*
- **Processing Area**
 - *Marginally Compliant*
- **Detoxification/Holding Cells**
 - *Limited isolation flexibility, no padded cells, poor condition and visible from – Staff Intensive.*
- **Control Centers**
 - *Building configuration requires 2 minimum - staff intensive Limited Visibility of jail*
- **Housing**
 - *Double bunking exceeds 75% of rated capacity*
 - *Limited cells, Approximately 74% dorms*
 - *Limited Classification Capability*
- **Program Spaces**
 - *Utilize Indoor Recreation, library in corridor and half of visitation - Inadequate*
- **Multipurpose Room/Outdoor Recreation**
 - *No Outdoor Recreation, Indoor Recreation*
 - *Marginal*
- **Inmate Classification**
 - *No Dedicated Space, Utilize Booking*
- **Correctional Officer Duty Stations**
 - *Work space is marginal and no storage*
- **Public Lobby/Waiting**
 - *Multiple locations, confusing to general public*
- **Visiting Accommodations**
 - *Marginal*
 - *All Space Multi-Use*
- **Dayrooms**
 - *Only 2 Dayrooms, Dayrooms in Dormitory*
 - *Adequate for those available*
- **Medical Examination and Treatment Rooms**
 - *Adequate, but difficult to supervise, includes Medical Providers office and storage*
- **Administrative and Clerical Space**
 - *Marginal, lack storage, some spaces are significantly undersized*

Compliance with Michigan Department of Corrections Jail Standards

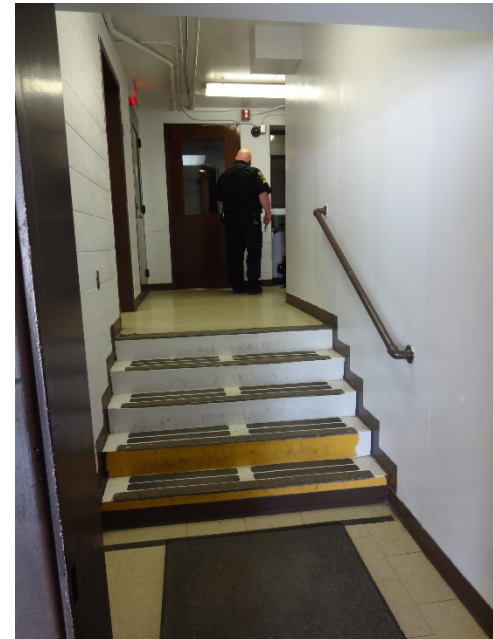
A. Security Garage

- *Very low ceiling height*
- *Not large enough – Safety Issue*
- *Marginal Size*
- *Pull-in/Back-out configuration*
- *Materials stored in Sallyport*



B. A Safety Vestibule

- *Marginally Compliant*
- *Not ADA Compliant*
- *Steps difficult to navigate with Inmates*



Compliance with Michigan Department of Corrections Jail Standards

C. Processing Area

- *Marginally Compliant*
- *Very Congested!*
- *Inadequate Storage*
- *Inadequate Toilet/Shower/Changing*



D. Detoxification Cells

- *No Photo due to Inmates in Cells*
- *Only One Cell*
- *No Male/Female Separation*
- *Environment not Negative Pressure*



Compliance with Michigan Department of Corrections Jail Standards

E. Holding Cells

- *No Photo due to Inmates in Cells*
- *Only One Cell*
- *No Male Female Separation*
- *Environment not Negative Pressure*

F. Processing Storage

- *Too Small*
- *Also serves as storage room*
- *Not Compliant*



Compliance with Michigan Department of Corrections Jail Standards

G. Control Center

- *Marginal in Size*
- *Limited Visibility of Jail*



H. Corrections Office Duty Stations

- *Control Center is Only Duty Station – Inadequate, should not conflict Control Center*

Compliance with Michigan Department of Corrections Jail Standards

I. Housing

- *High percent of Dormitory (74%) does not Exceed 75%*
- *Poor Visibility*
- *No visibility from Central Control*
- *Staff Intensive to Operate*
- *Limited Classification*



J. Food Preparation and Service Area

- *Food Prep Area Adequate*
- *Storage Inadequate*
- *Office Space Inadequate*
- *Freezer & Cooler Outside*
- *Decent Condition*
- *Needs More Storage!*



Compliance with Michigan Department of Corrections Jail Standards

K. Public Lobby or Waiting Area

- *Jail - Adequate*
- *Sheriff – Too Small*
- *2 Lobbies, Confusing*



L. Visiting Accommodations

- *Totally Inadequate*
- *Serves Multiple Functions*
- *Requires Staff Supervision*



Compliance with Michigan Department of Corrections Jail Standards

M. Laundry

- *Inadequate*
- *Tight Space*
- *No Folding Work Area*
- *Limited Storage*



N. Dayrooms

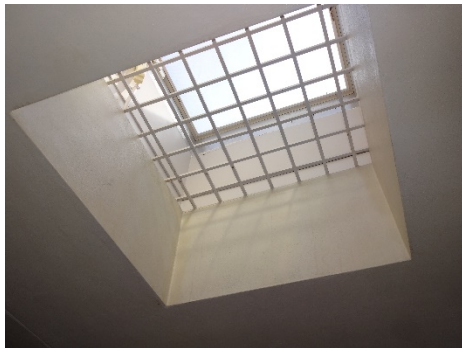
- *Adequate*



Compliance with Michigan Department of Corrections Jail Standards

O. Multi-Purpose Room

- *Adequate*
- *Doors in Poor Condition*
- *Inadequate Visibility*



P. Outside Exercise Area

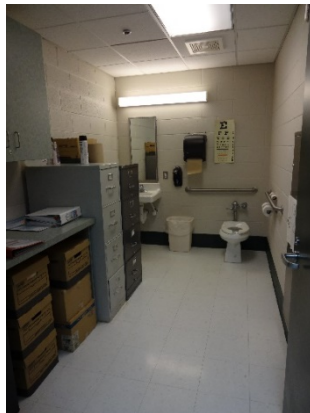
- *None Available*



Compliance with Michigan Department of Corrections Jail Standards

Q. Medical Examination and Treatment Room

- *Adequate*
- *Storage and Records Inadequate*



R. Administrative and Clerical Space

- *Clerks Area Too Small*
- *Many Offices Too Small*
- *Inadequate Records Storage*



Compliance with Michigan Department of Corrections Jail Standards

S. Security Perimeter Walls

- *Walls are Adequate*
- *Doors and Windows in Poor Condition*



T. Inmate Classification Area

- *Non Existent*

Compliance with Michigan Department of Corrections Jail Standards

U. Inmate Program Areas

- *Shared with Visitation*
- *Library Space Available, Very Small, Odd Shape*



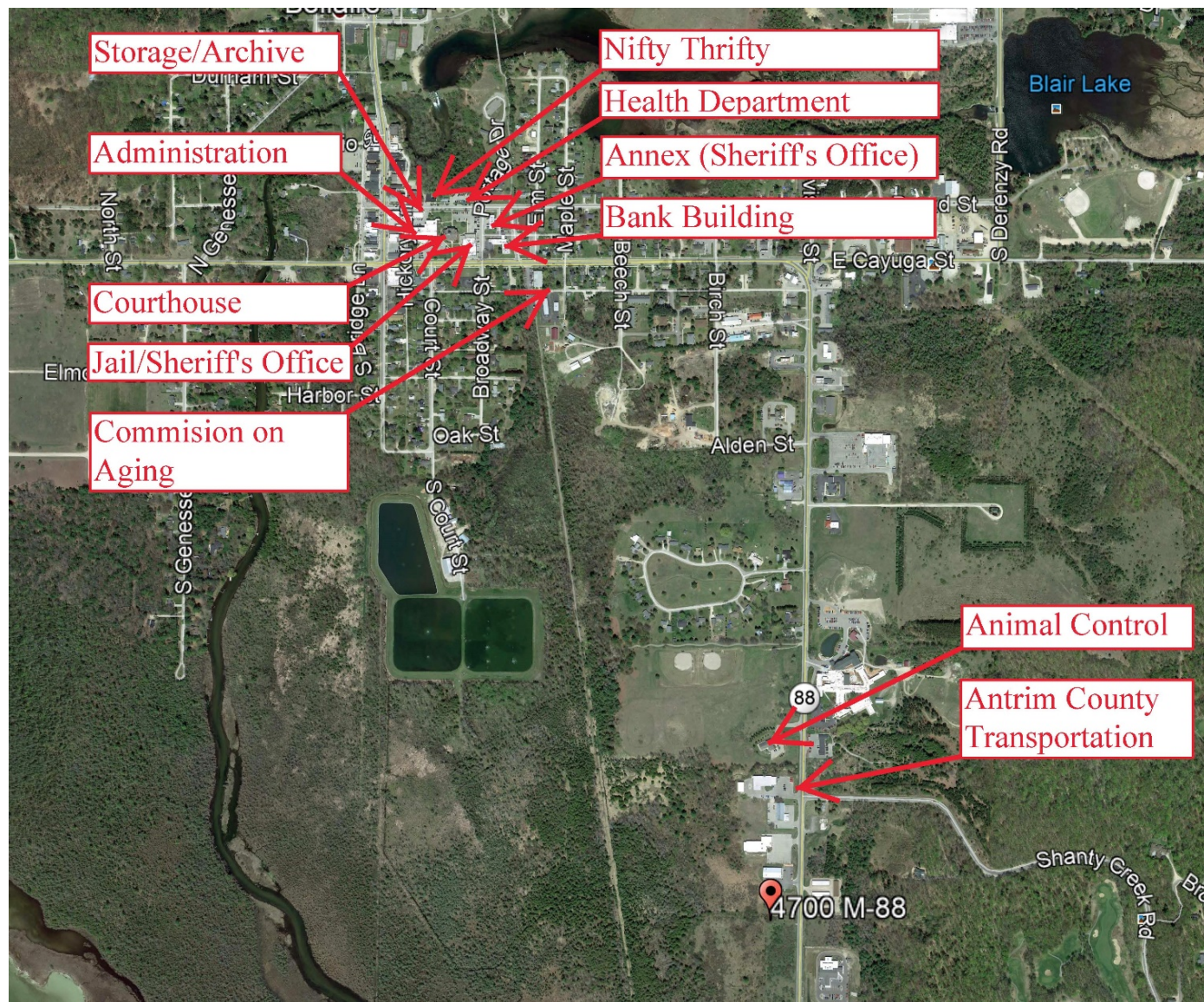
V. Elevator

- *None, Not Required*

W. Exits

- *Marginally Adequate*
- *No Outdoor Fenced in Area Available*
- *Requires Intense Staff Assistance*

Existing Facility Systems Evaluation



Existing Facility Systems Evaluation

- **Facilities**

- *Administration Building*
- *Jail/Sheriff's Office*
- *Courthouse*
- *Annex*
- *Storage/Archive Building*
- *Bank Building*
- *Health Department*
- *Nifty Thrifty*
- *Commission on Aging*
- *Animal Control*
- *Antrim County Transportation*

- **Systems Evaluated**

- *Architectural/Structural*
- *Mechanical/Plumbing/Fire Protection*
- *Electrical*

- **Evaluation Components**

- *Current System/Major Components*
- *Current System/Major Component Life Cycle*
- *Replacement/Corrective Work Recommendations*
- *Anticipated Replacement/Corrective Work Cost*
 - *Hard Construction Only, No Soft Costs*

Existing Facility Systems Evaluation: A. Administration Building



Architectural/Structural

- **Existing System/Major Component Summary**
 - *Structure: Steel columns beams and bar joists.*
 - *Shell: Pre-cast aggregate concrete panels (uninsulated), aluminum and HM doors, windows and storefront.*
 - *Interiors: CUM/Movable wall panels.*
- **Current System/Component Life Cycle Summary**
 - *Structure: 50 to 75 years.*
 - *Shell: 30 to 50 years, doors and windows – 15 to 20 years.*
 - *Interiors: 10 to 15 years – Varies based upon installation.*
- **Recommended Replacement/Corrective Work Summary**
 - *Replace deteriorated aggregate wall panels with Exterior Insulation Finish and install new sealants.*
 - *Replace exterior doors, windows and sealants.*
 - *Replace movable partitions with acoustical stud/gyp. bd. framing, upgrade finishes as required for new wall construction.*
 - *Install security system and renovate reception counters.*
 - *Toilet room ADA upgrades.*
- **Anticipated Cost of Replacement/Corrective Work**
 - *\$4,000,000 to \$4,500,000*

Existing Facility Systems Evaluation: A. Administration Building

Mechanical/Plumbing/Fire Protection



- **Existing System/Major Component Summary**
 - *Electric water heaters*
 - *Air handling unit (cooling coil replaced 2012)*
 - *Heating boilers: Hot water*
 - *Air conditioning: DX condensing unit*
- **Current System/Component Life Cycle Summary**
 - *Electric Water Heaters: Life 20 years*
 - *Air handling unit (AHU): Age 42 years*
 - *Coil life 40 years*
 - *Heating Boilers: Age 2 years, Life 20-25 years*
 - *AC Condensing Unit: Age 6 years, Life 20-25 years*
- **Recommended Replacement/Corrective Work Summary**
 - *AHU hot water heating coil*
- **Anticipated Cost of Replacement/Corrective Work Summary**
 - *\$12,000 to \$15,000.*



Electrical



- **Existing System/Major Component Summary**
 - *800A, 480Y/277V Electric Service*
 - *15KW Emergency Generator*
 - *Fluorescent Lighting System*
 - *Fire Alarm, Manual System, Speaker Strobes*
 - *Communications, Fiber Optic, Multiple Locations*
- **Current System/Component Life Cycle Summary**
 - *Electrical Gear: Moderate Condition, 30 Year Life*
 - *Generator: Poor Condition, 30 Year Life*
 - *Lighting System: Good Condition, 20 Year Life*
 - *Fire Alarm, 1980's: Moderate Condition, 20 Year Life*
 - *Communications: Good Condition, 20 Year Life*
- **Recommended Replacement/Corrective Work Summary**
 - *Replace generator, separate life safety and stand by loads between two transfer switches.*
- **Anticipated Cost of Replacement/Corrective Work Summary**
 - *\$40,000 - \$50,000*

Existing Facility Systems Evaluation: B. Courthouse



Architectural/Structural

- **Existing System/Major Component Summary**
 - *Structure: Load bearing masonry and trusses.*
 - *Shell: Aluminum and wood doors and windows.*
 - *Interiors: CUM/Movable wall panels.*
- **Current System/Component Life Cycle Summary**
 - *Structure: 100 to 150 years.*
 - *Shell: 100 to 50 years, doors and windows – 15 to 20 years.*
 - *Interiors: 10 to 15 years – Varies based upon installation date/type.*
- **Recommended Replacement/Corrective Work Summary**
 - *Replace windows, refinish historic doors.*
 - *Replace exterior sealants.*
 - *Tuck point limestone.*
 - *Install ADA/Code compliant exterior handrails*
- **Anticipated Cost of Replacement/Corrective Work Summary**
 - *\$190,000 to \$210,000*

Existing Facility Systems Evaluation: B. Courthouse

Mechanical/Plumbing/Fire Protection



- **Existing System/Major Component Summary**
 - *Gas water heater*
 - *Air handling unit (heating and cooling)*
 - *Heating boilers*
 - *Air cooled chiller*
- **Current System/Component Life Cycle Summary**
 - *AHU: Age 27 years, Life 40 years*
 - *Heating boilers: One is newer and one needs replacing*
 - *Air cooled chiller: Poor condition*
- **Recommended Replacement/Corrective Work Summary**
 - *Replace boiler to match newer unit.*
 - *Replace air cooled chiller*
- **Anticipated Cost of Replacement/Corrective Work Summary**
 - *\$90,000 to \$100,000*

Existing Facility Systems Evaluation: B. Courthouse

Electrical



- **Existing System/Major Component Summary**
 - *1000A, 208Y/120V Electric Service*
 - *2200W Emergency Lighting Inverter*
 - *Fluorescent Lighting System*
 - *Fire Alarm System, Automatic Type*
 - *Communications, Fiber Optic*
- **Current System/Component Life Cycle Summary**
 - *Electrical Gear: Installed in 1991, 30 Year Life*
 - *Lighting Inverter: Replacing Batteries Every 5 Years*
 - *Lighting System: Good Condition, 20 Year Life*
 - *Fire Alarm System: Good Condition, 20 Year Life*
 - *Communications: Good Condition, 20 Year Life*
- **Recommended Replacement/Corrective Work Summary**
 - *None.*
- **Anticipated Cost of Replacement/Corrective Work Summary**
 - *\$0*



Existing Facility Systems Evaluation: C. Sheriff's Office/Jail



Architectural/Structural

- **Existing System/Major Component Summary**
 - *Structure: Load bearing masonry, steel and metal trusses.*
 - *Shell: Aluminum and HM doors and windows.*
 - *Interiors: CUM and stud wall construction.*
- **Current System/Component Life Cycle Summary**
 - *Structure: 40 to 50 years.*
 - *Shell: 40 to 50 years, doors and windows – 15 to 20 years.*
 - *Interiors: 10 to 15 years – Varies based upon installation date/type.*
- **Recommended Replacement/Corrective Work Summary**
 - *Tuck point and replace existing spalled and deteriorate masonry.*
 - *Replace exterior doors. Windows and sealant.*
- **Anticipated Cost of Replacement/Corrective Work Summary**
 - *\$180,000 to \$200,000*

Existing Facility Systems Evaluation: C. Sheriff's Office/Jail

Mechanical/Plumbing/Fire Protection



- **Existing System/Major Component Summary**
 - *Gas water heater*
 - *Roof top units (heating and cooling)*
 - *Air handling unit (heating only)*
 - *Heater boilers: Hot water*
- **Current System/Component Life Cycle Summary**
 - *Gas water heater: Age 6 years, Life 20 years*
 - *Roof top units: Age 6 years, Life 20-25 years*
 - *AHU: Poor condition*
 - *Heating Boilers: Age 6 years, Life 20-25 years*
- **Recommended Replacement/Corrective Work Summary**
 - *AHU and add AC*
- **Anticipated Cost of Replacement/Corrective Work Summary**
 - *\$18,000 to \$20,000*

Existing Facility Systems Evaluation: C. Sheriff's Office/Jail

Electrical



- **Existing System/Major Component Summary**
 - 400A, 240/120V + 400A, 480Y/277V Electric Services
 - 100KW Emergency Generator, 240/120V
 - Fluorescent Lighting System
 - Fire Alarm System,
 - Communications, Fiber Optic
- **Current System/Component Life Cycle Summary**
 - Electrical Gear: Poor Condition, Installed in 1982
 - Generator: Good Condition, Installed in 2000
 - Lighting System: Good Condition, Installed in 2000
 - Fire Alarm: Moderate Condition, Installed in 1982
 - Communications: Good Condition, Installed in 2000
- **Recommended Replacement/Corrective Work Summary**
 - Remove 240/120V electric service. Refeed from 480Y/277V service, new transformer. Replace 240/120V electrical panels.
- **Anticipated Cost of Replacement/Corrective Work Summary**
 - \$20,000 - \$30,000

Existing Facility Systems Evaluation: 1. Annex

Architectural/Structural



- **Existing System/Major Component Summary**
 - *Structure: Studs and trusses.*
 - *Shell: Brick veneer/Wood, aluminum and wood doors and frames.*
 - *Interiors: Studs and gyp. bd. walls.*
- **Current System/Component Life Cycle Summary**
 - *Structure: 20 to 30 years.*
 - *Shell: 10 to 15 years, doors and windows – 15 to 20 years.*
 - *Interiors: 10 to 15 years – Varies based upon installation date/type.*
- **Recommended Replacement/Corrective Work Summary**
 - *Replace wood siding with metal or aluminum.*
 - *Replace exterior doors and windows with HM /Aluminum and install new sealants.*
 - *Replace rain water drainage system.*
 - *Install new roof system, flashing and parapet caps.*
- **Anticipated Cost of Replacement/Corrective Work Summary**
 - *\$80,000 to \$100,000*

Existing Facility Systems Evaluation: 1. Annex

Mechanical/Plumbing/Fire Protection



- **Existing System/Major Component Summary**
 - *Perimeter hot water heating*
 - *Roof top units (cooling only)*
 - *Heater boiler: Hot water*
- **Current System/Component Life Cycle Summary**
 - *Roof top units: Age 2 years, Life 20-25 years*
 - *Heating boiler: Age 2 years, Life 20-25 years*
- **Recommended Replacement/Corrective Work Summary**
 - *None*
- **Anticipated Cost of Replacement/Corrective Work Summary**
 - *\$0*

Existing Facility Systems Evaluation: 1. Annex

Electrical



- **Existing System/Major Component Summary**
 - *(6) 100A, 240/120V Electric Services*
 - *Emergency Light Fixtures with Battery Backup*
 - *Fluorescent Lighting System*
- **Current System/Component Life Cycle Summary**
 - *Electrical Gear: Poor Condition, 30 Year Life*
 - *Battery Emergency Lighting: 5 Year Life*
 - *Lighting System: Poor Condition, 20 Year Life*
- **Recommended Replacement/Corrective Work Summary**
 - *Remove electric meters and consolidate to one electric service.*
 - *Replace exit signage and emergency lighting.*
 - *Upgrade lighting to new technology.*
- **Anticipated Cost of Replacement/Corrective Work Summary**
 - *\$25,000 - \$35,000*



Existing Facility Systems Evaluation: 2. Archive/Storage Building



Architectural/Structural

- **Existing System/Major Component Summary**
 - *Load bearing CMU.*
 - *Wood rafters, mono-sloped roof.*
 - *CMU and concrete floor slab.*
- **Current System/Component Life Cycle Summary**
 - *Structure: 30 to 50 years.*
 - *Shell: 30 to 50 years.*
 - *Interiors: 30 to 50 years.*
- **Recommended Replacement/Corrective Work Summary**
 - *Roof replacement.*
 - *Scrape, prime, paint and install perforated aluminum soffit.*
 - *Install exterior insulation finish system on shell.*
 - *Replacement of HM doors, frames and hardware.*
- **Anticipated Cost of Replacement/Corrective Work Summary**
 - *\$90,000 to \$110,000*

Existing Facility Systems Evaluation: 2. Archive/Storage Building

Mechanical/Plumbing/Fire Protection



- **Existing System/Major Component Summary**
 - *Gas fired Unit heaters (garage area)*
 - *Gas furnace (record storage area)*
- **Current System/Component Life Cycle Summary**
 - *Gas unit heaters: Age 27 years, Life 20-25 years*
 - *Gas furnace: Age 27 years, Life 20-25 years*
- **Recommended Replacement/Corrective Work Summary**
 - *Replace equipment as needed*
- **Anticipated Cost of Replacement/Corrective Work Summary**
 - *\$20,000 to \$30,000*

Existing Facility Systems Evaluation: 2. Archive/Storage Building

Electrical



- **Existing System/Major Component Summary**
 - 300A, 240/120V Electric Service
 - Fluorescent & Metal Halide Lighting System
 - Emergency Light Fixtures with Battery Backup
 - Fire Alarm System, Smoke Detectors
- **Current System/Component Life Cycle Summary**
 - Electrical Gear: Installed in 1991, Moderate Condition, 30 Year Life
 - Lighting System: Moderate Condition, 20 Year Life
 - Emergency Lighting with Batteries; 5 Year Life
 - Fire Alarm System: Moderate Condition, 20 Year Life
- **Recommended Replacement/Corrective Work Summary**
 - None.
- **Anticipated Cost of Replacement/Corrective Work Summary**
 - \$0



Existing Facility Systems Evaluation: D.1 Animal Control

Architectural/Structural



- **Existing System/Major Component Summary**
 - *Stud and CMU with brick veneer and EIFS.*
 - *Wood trusses and asphalt shingles.*
- **Current System/Component Life Cycle Summary**
 - *Structure: 30 to 50 years.*
 - *Shell: 15 to 50 years.*
 - *Interiors: 15 to 20 years.*
 - *Item*
- **Recommended Replacement/Corrective Work Summary**
 - *None*
- **Anticipated Cost of Replacement/Corrective Work**
 - *\$0*

Existing Facility Systems Evaluation: D.1 Animal Control

Mechanical/Plumbing/Fire Protection



- **Existing System/Major Component Summary**
 - *Gas water heater*
 - *Gas furnaces*
 - *Air-cooled condensing units*
- **Current System/Component Life Cycle Summary**
 - *Gas Water Heater: Life 20 years*
 - *Gas furnace: Age <5 years, Life 20-25 years*
 - *Condensing units: Life 20-25 years*
- **Recommended Replacement/Corrective Work Summary**
 - *Replace exterior trench drain*
- **Anticipated Cost of Replacement/Corrective Work Summary**
 - *\$4,000 to \$5,000*

Existing Facility Systems Evaluation: D.1 Animal Control

Electrical



- **Existing System/Major Component Summary**
 - *400A, 240/120V Electric Service*
 - *Fluorescent Lighting System*
 - *Communications, Fiber Optic*
- **Current System/Component Life Cycle Summary**
 - *Electrical Gear: Good Condition, 30 Year Life*
 - *Lighting System: Moderate Condition, 20 Year Life*
 - *Communications: Good Condition, 20 Year Life*
- **Recommended Replacement/Corrective Work Summary**
 - *None.*
- **Anticipated Cost of Replacement/Corrective Work Summary**
 - *\$0*



Existing Facility Systems Evaluation: D.2 Antrim County Transportation



Architectural/Structural

- **Existing System/Major Component Summary**
 - *Structure/Shell: Main building: Pre-engineered metal building.*
 - *Structure/Shell: Out building: Heavy timber framing with metal siding/trim.*
 - *Interiors: Concrete slab, CMU and stud with gyp. bd. interiors.*
- **Current System/Component Life Cycle Summary**
 - *Structure/Shell: 15 to 30 years.*
 - *Interiors: 15 to 30 years.*
- **Recommended Replacement/Corrective Work Summary**
 - *Main building roof system*
 - *Storefront construction*
- **Anticipated Cost of Replacement/Corrective Work Summary**
 - *\$300,000 to \$320,000*

Existing Facility Systems Evaluation: D.2 Antrim County Transportation

Mechanical/Plumbing/Fire Protection



- **Existing System/Major Component Summary**
 - *Gas water heater*
 - *Gas furnaces*
 - *Air-cooled condensing units*
 - *Gas unit heater*
- **Current System/Component Life Cycle Summary**
 - *Gas Water Heater: Life 20 years*
 - *Gas furnace: Age <5 years, Life 20-25 years*
 - *Condensing units: Age 18 years, Life 20-25 years*
 - *Gas unit heaters: Life 20-25 years*
- **Recommended Replacement/Corrective Work Summary**
 - *Trench drains in unheated bus garage need to be replace.*
- **Anticipated Cost of Replacement/Corrective Work Summary**
 - *\$20,000 to \$30,000*

Existing Facility Systems Evaluation: D.2 Antrim County Transportation

Electrical



- **Existing System/Major Component Summary**
 - *400A & 200A, 240/120V Electric Services*
 - *20-30KW Emergency Generator*
 - *Fluorescent Lighting System*
 - *Communications, Fiber Optic*
- **Current System/Component Life Cycle Summary**
 - *Electrical Gear: Poor Condition, 30 Year Life*
 - *Generator: Newer, Good Condition, 20 Year Life*
 - *Lighting System: Moderate Condition, 20 Year Life*
 - *Communications: Good Condition, 20 Year Life*
- **Recommended Replacement/Corrective Work Summary**
 - *Consolidate electric services and replace downstream panels and gear.*
- **Anticipated Cost of Replacement/Corrective Work Summary**
 - *\$50,000 - \$60,000*

Existing Facility Systems Evaluation: D.3 Commission on Aging

Architectural/Structural

- **Existing System/Major Component Summary**
 - *Structure: load bearing studs, wood trusses, and brick veneer*
- **Current System/Component Life Cycle Summary**
 - *Structure: 30 to 50 years.*
 - *Shell: 15 to 50 years.*
 - *Interiors: 15 to 30 years.*
- **Recommended Replacement/Corrective Work Summary**
 - *None*
- **Anticipated Cost of Replacement/Corrective Work Summary**
 - *\$0*



Existing Facility Systems Evaluation: D.3 Commission on Aging

Mechanical/Plumbing/Fire Protection



- **Existing System/Major Component Summary**
 - *Gas water heater*
 - *Gas furnaces*
 - *Air-cooled condensing units*
- **Current System/Component Life Cycle Summary**
 - *Gas Water Heater: Age 6 years, Life 20 years*
 - *Gas furnace: Age <5 years, Life 20-25 years*
 - *Condensing units (2): Age <5 years, Life 20-25 years*
 - *Condensing units (1): Poor condition*
- **Recommended Replacement/Corrective Work Summary**
 - *Replace 1 condensing unit*
- **Anticipated Cost of Replacement/Corrective Work Summary**
 - *\$2,000 to \$2,500*

Existing Facility Systems Evaluation: D.3 Commission on Aging

Electrical



- **Existing System/Major Component Summary**
 - 400A, 240/120V Electric Service
 - (2) 200A Generator Connection Cabinets
 - Battery Powered Emergency Light Fixtures
 - Fluorescent Lighting System
 - Communications, Fiber Optic
- **Current System/Component Life Cycle Summary**
 - Electrical Gear: Newer, Good Condition, 30 Year Life
 - Emergency Lighting: Newer, 5 Year Life
 - Lighting System: Moderate Condition, 20 Year Life
 - Communications: Newer, Good Condition, 20 Year Life
- **Recommended Replacement/Corrective Work Summary**
 - None.
- **Anticipated Cost of Replacement/Corrective Work Summary**
 - \$0

Existing Facility Systems Evaluation: D.4 Bank Building



Architectural/Structural

- **Existing System/Major Component Summary**
 - *Structure: Load bearing studs with wood trusses.*
 - *Shell: Brick veneers with plaster, metal mansard parapet and membrane roof.*
 - *Interiors: Stud and gyp. bd. construction with wood doors/frames and a variety of finish types.*
- **Current System/Component Life Cycle Summary**
 - *Structure: 30 to 50 years.*
 - *Shell: 15 to 30 years.*
 - *Interiors: 150 to 20 years.*
- **Recommended Replacement/Corrective Work Summary**
 - *Replace roof system and mansard.*
 - *Demolish drive thru canopy.*
 - *Replace windows and doors and address shell deterioration issues.*
 - *Replace interior finishes*
- **Anticipated Cost of Replacement/Corrective Work Summary**
 - *\$550,000 to \$600,000*

Existing Facility Systems Evaluation: D.4 Bank Building

Mechanical/Plumbing/Fire Protection



- **Existing System/Major Component Summary**
 - *Roof top units*
 - *Electric baseboard heat*
 - *Gas furnace*
 - *Through wall air conditioners*
- **Current System/Component Life Cycle Summary**
 - *Roof top units: Age 20 years, Life 20-25 years*
 - *Gas furnace: Age <5 years, Life 20-25 years*
 - *Through wall air conditioners: Life 15-20 years*
- **Recommended Replacement/Corrective Work Summary**
 - *Provide new mechanical system when the building is repurposed.*
- **Anticipated Cost of Replacement/Corrective Work Summary**
 - *\$150,000 to \$200,000 dependent upon selected system.*

Existing Facility Systems Evaluation: D.4 Bank Building

Electrical



- **Existing System/Major Component Summary**
 - *(2) 400A, 240V Electric Services*
 - *Fluorescent & Incandescent Lighting System*
 - *EM Lighting, wired as unswitched normal power.*
 - *Communications, Telephone Punchblocks*
- **Current System/Component Life Cycle Summary**
 - *Electrical Gear: Moderate Condition, 30 Year Life*
 - *Lighting System: Good Condition, 20 Year Life*
 - *Communications: Poor Condition, 20 Year Life*
- **Recommended Replacement/Corrective Work Summary**
 - *Install small generator and transfer switch for emergency lighting.*
 - *Install fiber optic/ethernet communications system.*
- **Anticipated Cost of Replacement/Corrective Work Summary**
 - *\$20,000 - \$30,000*



Existing Facility Systems Evaluation: D.5 Health Department



Architectural/Structural

- **Existing System/Major Component Summary**
 - *Structure: load bearing studs*
 - *Shell: brick veneer/stone accent, aluminum and insulated glazing windows and doors*
 - *Interiors: Stud with gyp. bd. partitions, knock-down metal frames and solid core doors and a variety of finishes*
- **Current System/Component Life Cycle Summary**
 - *Structure: 30 to 50 years.*
 - *Shell: 15 to 30 years.*
 - *Interiors: 15 to 30 years.*
- **Recommended Replacement/Corrective Work Summary**
 - *None*
- **Anticipated Cost of Replacement/Corrective Work Summary**
 - *\$0*

Existing Facility Systems Evaluation: D.5 Health Department

Mechanical/Plumbing/Fire Protection



- **Existing System/Major Component Summary**
 - *Electric water heater*
 - *Gas furnaces*
 - *Air-cooled condensing units*
- **Current System/Component Life Cycle Summary**
 - *Electric Water Heaters: Age 17 years, Life 20 years*
 - *Gas furnace: Age 17 years, Life 20-25 years*
 - *Condensing units: Age 17 years, Life 20-25 years*
- **Recommended Replacement/Corrective Work Summary**
 - *None*
- **Anticipated Cost of Replacement/Corrective Work Summary**
 - *\$0*

Existing Facility Systems Evaluation: D.5 Health Department

Electrical



- **Existing System/Major Component Summary**
 - *400A, 240/120V Electric Service*
 - *Fluorescent Lighting System*
 - *Emergency Light Fixtures with Battery Backup*
 - *Fire Alarm System, Zoned*
 - *Communication, Fiber Optic*
- **Current System/Component Life Cycle Summary**
 - *Electrical Gear: Good Condition, 30 Year Life*
 - *Lighting System: Moderate Condition, 20 Year Life*
 - *Emergency Lighting with Batteries; 5 Year Life*
 - *Fire Alarm System: Moderate Condition 20 Year Life*
- **Recommended Replacement/Corrective Work Summary**
 - *None.*
- **Anticipated Cost of Replacement/Corrective Work Summary**
 - *\$0*

Existing Facility Systems Evaluation: D.6 Nifty Thrifty



Architectural/Structural

- **Existing System/Major Component Summary**
 - *Structure: Load bearing CMU with mono-slopped wood rafters and stud constructed addition.*
 - *Shell: CMU with partial metal siding. Non-insulated wood windows.*
 - *Interiors: Wood stud with gyp. bd. furred exterior walls with gyp. bd.*
- **Current System/Component Life Cycle Summary**
 - *Structure: 30 to 50 years.*
 - *Shell: 10 to 20 years.*
 - *Interiors: 15 to 20 years.*
- **Recommended Replacement/Corrective Work Summary**
 - *Replace roof and trim.*
 - *Install new exterior windows and doors.*
 - *Install exterior insulation system at exterior CMU walls.*
 - *Interior finish system upgrades.*
- **Anticipated Cost of Replacement/Corrective Work Summary**
 - *\$180,000 to \$200,000*



Existing Facility Systems Evaluation: D.6 Nifty Thrifty

Mechanical/Plumbing/Fire Protection



- **Existing System/Major Component Summary**
 - *Gas furnace*
 - *Through wall air conditioner*
- **Current System/Component Life Cycle Summary**
 - *Gas furnace: Age 3 years, Life 20-25 years*
 - *Through wall air conditioners: Life 15-20 year*
- **Recommended Replacement/Corrective Work Summary**
 - *None*
- **Anticipated Cost of Replacement/Corrective Work Summary**
 - *\$0*

Existing Facility Systems Evaluation: D.6 Nifty Thrifty



Electrical

- **Existing System/Major Component Summary**
 - *100A, 240/120V Electric Service*
 - *Fluorescent & Metal Halide Lighting System*
 - *Telephone Communications*
- **Current System/Component Life Cycle Summary**
 - *Electrical Gear: Installed in 1977, Moderate Condition, 30 Year Life*
 - *Lighting System: Moderate Condition, 20 Year Life*
 - *Communications: Moderate Condition, 20 Year Life*
- **Recommended Replacement/Corrective Work Summary**
 - *None.*
- **Anticipated Cost of Replacement/Corrective Work Summary**
 - *\$0*

Existing Systems Evaluation – Probable Cost Summary

Antrim County Facilities Master Plan

Facility Evaluation Probable Cost Summary

REF	Component	System						Total		Notes:
		Architectural/ Structural		Mechanical/ Plumbing/ Fire Protection		Electrical				
		Low	High	Low	High	Low	High	Low	High	
A.	Administration Bldg.	\$ 4,000,000	\$ 4,500,000	\$ 12,000	\$ 15,000	\$ 40,000	\$ 50,000	\$ 4,052,000	\$ 4,565,000	(1).
B.	Courthouse	\$ 190,000	\$ 210,000	\$ 90,000	\$ 100,000	\$ -	\$ -	\$ 280,000	\$ 310,000	
C.	Sheriff's Office/Jail	\$ 180,000	\$ 200,000	\$ 18,000	\$ 20,000	\$ 20,000	\$ 30,000	\$ 218,000	\$ 250,000	(2).
1.	Annex	\$ 80,000	\$ 100,000	\$ -	\$ -	\$ 25,000	\$ 35,000	\$ 105,000	\$ 135,000	
2.	Archive/Storage	\$ 90,000	\$ 110,000	\$ 20,000	\$ 30,000	\$ -	\$ -	\$ 110,000	\$ 140,000	
Subtotal		\$ 4,540,000	\$ 5,120,000	\$ 140,000	\$ 165,000	\$ 85,000	\$ 115,000	\$ 4,765,000	\$ 5,400,000	
D.	Remote Buildings									
1.	Animal Control	\$ -	\$ -	\$ 4,000	\$ 5,000	\$ -	\$ -	\$ 4,000	\$ 5,000	
2.	Antrim County Transportation	\$ 300,000	\$ 320,000	\$ 20,000	\$ 30,000	\$ 50,000	\$ 60,000	\$ 370,000	\$ 410,000	(3).
3.	Commission on Aging	\$ -	\$ -	\$ 2,000	\$ 2,500	\$ -	\$ -	\$ 2,000	\$ 2,500	
4.	Bank Building	\$ 550,000	\$ 600,000	\$ 150,000	\$ 200,000	\$ 20,000	\$ 30,000	\$ 720,000	\$ 830,000	(4).
5.	Health Department	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
6.	Nifty Thrifty	\$ 180,000	\$ 200,000	\$ -	\$ -	\$ -	\$ -	\$ 180,000	\$ 200,000	
Subtotal		\$ 1,030,000	\$ 1,120,000	\$ 176,000	\$ 237,500	\$ 70,000	\$ 90,000	\$ 1,276,000	\$ 1,447,500	
Total		\$ 5,570,000	\$ 6,240,000	\$ 316,000	\$ 402,500	\$ 155,000	\$ 205,000	\$ 6,041,000	\$ 6,847,500	

General Notes:

1. Estimates are based upon 2018 anticipated costs and may need to be revised based upon date of implementation (Inflationary factors).
2. The means of delivering the project may alter the anticipated cost.
3. Costs assume no mitigation of hazardous materials is required.
4. Costs are "Hard Construction" only and do not include soft costs such as design, permitting, funding, etc.
5. Scope of Work and related costs do not include potential renovation, addition or new construction related to the direction established by the master plan

Notes:

- (1). Architecture includes anticipated security system: Access control; CCTV in public areas, points of public contact and stairs; metal detector
- (2). Does not include security system upgrades anticipated to be done as part of the recommended option.
- (3). Includes replacement roof system and structural load bearing capacity improvement to support the new roof system.
- (4). Includes architectural/finish upgrades.

Existing Systems Evaluation – Probable Cost Summary

Ref.	Component	Low	High
A.	Administration Building	\$4,052,000	\$ 4,565,000
B.	Courthouse	\$ 280,000	\$ 310,000
C.	Sheriff's Office/Jail	\$ 218,000	\$ 250,000
1.	Annex	\$ 105,000	\$ 135,000
2.	Archive/Storage	\$ 110,000	\$ 140,000
Subtotal		\$4,765,000	\$ 5,400,000
D.	Remote Buildings		
1.	Animal Control	\$ 4,000	\$ 5,000
2.	Antrim County Transportation	\$ 370,000	\$ 410,000
3.	Commission on Aging	\$ 2,000	\$ 2,500
4.	Bank Building	\$ 720,000	\$ 830,000
5.	Health Department	\$ -	\$ -
6.	Nifty Thrifty	\$ 180,000	\$ 200,000
Subtotal		\$1,276,000	\$ 1,447,500
Total		\$6,041,000	\$ 6,847,500

Projection Modeling

Antrim County - County Facilities Master Plan Population, Staff and Space Projections

REF.	Component	Existing Population: 2018		2027										2037										Notes
				Logarithmic:		Linear:		Exponential:		Power		Average:		Logarithmic:		Linear:		Exponential:		Power		Average:		
		23,278		24,877		25,199		25,233		25,201		25,128		26,114		27,889		28,122		27,624		27,437		
		Staff	Adjusted DGSF	Staff	DGSF	Staff	DGSF	Staff	DGSF	Staff	DGSF	Staff	DGSF	Staff	DGSF	Staff	DGSF	Staff	DGSF	Staff	DGSF	Staff	DGSF	
A. Co. Admin. Bldg.																								
1.	Abstract	2.5	1,145	2.7	1,224	2.7	1,240	2.7	1,241	2.7	1,240	2.7	1,236	2.8	1,285	3.0	1,372	3.0	1,384	3.0	1,359	2.9	1,350	(1).
2.	Accounting/Finance	1.5	962	1.6	1,028	1.6	1,041	1.6	1,043	1.6	1,041	1.6	1,038	1.7	1,079	1.8	1,153	1.8	1,162	1.8	1,142	1.8	1,134	(1).
3.	Administration/ Planning	5.0	1,628	5.3	1,739	5.4	1,762	5.4	1,764	5.4	1,762	5.4	1,757	5.6	1,826	6.0	1,950	6.0	1,966	5.9	1,931	5.9	1,918	(3),(8)
4.	Board of County Commissioners	9.0	1,814	9.6	1,938	9.7	1,963	9.8	1,966	9.7	1,963	9.7	1,958	10.1	2,034	10.8	2,173	10.9	2,191	10.7	2,152	10.6	2,138	
5.	Clerk	5.5	2,357	5.9	2,519	6.0	2,551	6.0	2,555	6.0	2,552	5.9	2,544	6.2	2,644	6.6	2,824	6.6	2,847	6.5	2,797	6.5	2,778	(1),(8)
6.	Construction/Code - Building	6.5	1,867	6.9	1,995	7.0	2,021	7.0	2,024	7.0	2,021	7.0	2,015	7.3	2,094	7.8	2,237	7.9	2,255	7.7	2,215	7.7	2,200	(1),(2),(5),(9)
7.	Dams/Drain Commissioner	2.0	405	2.1	433	2.2	438	2.2	439	2.2	438	2.2	437	2.2	454	2.4	485	2.4	489	2.4	480	2.4	477	(1).
8.	Equalization Department	3.0	1,032	3.2	1,103	3.2	1,117	3.3	1,119	3.2	1,117	3.2	1,114	3.4	1,158	3.6	1,236	3.6	1,247	3.6	1,225	3.5	1,216	(2),(5)
9.	Grass River Nature Area	4.0	1,433	4.3	1,531	4.3	1,551	4.3	1,553	4.3	1,551	4.3	1,546	4.5	1,607	4.8	1,716	4.8	1,731	4.7	1,700	4.7	1,689	
10.	Housing Department	0.5	370	0.5	396	0.5	401	0.5	401	0.5	401	0.5	400	0.6	415	0.6	444	0.6	447	0.6	439	0.6	436	
11.	Information Technology	2.0	1,596	2.1	1,706	2.2	1,728	2.2	1,730	2.2	1,728	2.2	1,723	2.2	1,791	2.4	1,913	2.4	1,929	2.4	1,894	2.4	1,882	
12.	Maintenance Department	6.5	1,389	6.9	1,485	7.0	1,504	7.0	1,506	7.0	1,504	7.0	1,500	7.3	1,558	7.8	1,664	7.9	1,678	7.7	1,649	7.7	1,637	(1).
13.	MSU Extension	6.5	2,184	6.9	2,334	7.0	2,364	7.0	2,367	7.0	2,364	7.0	2,358	7.3	2,450	7.8	2,617	7.9	2,638	7.7	2,592	7.7	2,574	
14.	Register of Deeds	3.5	1,534	3.7	1,639	3.8	1,661	3.8	1,663	3.8	1,661	3.8	1,656	3.9	1,721	4.2	1,838	4.2	1,853	4.2	1,820	4.1	1,808	
15.	Treasurer	4.0	1,382	4.3	1,477	4.3	1,496	4.3	1,498	4.3	1,496	4.3	1,492	4.5	1,550	4.8	1,656	4.8	1,669	4.7	1,640	4.7	1,629	
16.	Veterans Affairs	2.5	1,203	2.7	1,285	2.7	1,302	2.7	1,303	2.7	1,302	2.7	1,298	2.8	1,349	3.0	1,441	3.0	1,453	3.0	1,427	2.9	1,417	
17.	Support Space	0.0	12,267	0.0	13,110	0.0	13,279	0.0	13,297	0.0	13,280	0.0	13,242	0.0	13,762	0.0	14,697	0.0	14,820	0.0	14,557	0.0	14,459	
	Subtotal	64.5	34,567	68.9	36,941	69.8	37,420	69.9	37,470	69.8	37,422	69.6	37,313	72.4	38,778	77.3	41,414	77.9	41,760	76.5	41,021	76.0	40,743	
	10 Year Planning Model							Table Notes							(10). 2 Part Time Staff in 2018									
	20 Year Planning Model							(1). Part Time Staff at .5							(11). Either 1 Full Time Staff or 2 Part Time Staff based upon Funding Source/Capabilities									
General Notes:								(2). Currently in Remote Building							(12). 2 Full Time and 1 Part Time Staff in 2018									
1. Refer to Appendix D: Existing Space Evaluation for Notes and Detail								(3). Includes Human Resource Specialist							(13). Does Not Include Approx. 117 Volunteers in 2018									
2. Refer to Appendix G: Staff Program for Notes and Detail								(4). Includes Medical Examiner							(14). Does Not Include Reserves									
4. Does not Include Tenant Spaces:								(5). GIS Moved from Equalization to Construction/Code - Building in 2018																
a. Community Mental Health (CMH): 7,411 DGSF								(6). Includes Kitchen/Nurse/Recreational/Zero Tolerance																
b. Health and Humane Services (HHS): 6,525 (Adjusted)								(7). Part of/Managed by Sheriff's Office																
								(8). In Process of Hiring at Time of Master Planning Effort																
								(9). Mechanical Inspections currently preformed by Building Official																

Projection Modeling

Antrim County - County Facilities Master Plan Population, Staff and Space Projections

REF.	Component	Existing Population: 2018		2027												2037												Notes
				Logarithmic:		Linear:		Exponential:		Power		Average:		Logarithmic:		Linear:		Exponential:		Power		Average:						
				23,278		24,877		25,199		25,233		25,201		25,128		26,114		27,889		28,122		27,624		27,437				
		Staff	Adjusted DGSF	Staff	DGSF	Staff	DGSF	Staff	DGSF	Staff	DGSF	Staff	DGSF	Staff	DGSF	Staff	DGSF	Staff	DGSF	Staff	DGSF	Staff	DGSF					
B. Courthouse																												
1.	13 th Circuit Court	2.0	3,190	2.1	3,409	2.2	3,453	2.2	3,458	2.2	3,454	2.2	3,444	2.2	3,579	2.4	3,822	2.4	3,854	2.4	3,786	2.4	3,760	(1).				
2.	86 th District Court	6.5	3,940	6.9	4,211	7.0	4,265	7.0	4,271	7.0	4,265	7.0	4,253	7.3	4,420	7.8	4,720	7.9	4,760	7.7	4,675	7.7	4,644	(1).				
3.	Friends of the Court	2.0	437	2.1	467	2.2	473	2.2	473	2.2	473	2.2	472	2.2	490	2.4	523	2.4	528	2.4	518	2.4	515					
4.	Probate Court	7.0	4,401	7.5	4,703	7.6	4,764	7.6	4,770	7.6	4,764	7.6	4,750	7.9	4,937	8.4	5,272	8.5	5,316	8.3	5,222	8.3	5,187					
5.	Probation/Parole	3.0	2,298	3.2	2,456	3.2	2,488	3.3	2,491	3.2	2,488	3.2	2,481	3.4	2,578	3.6	2,754	3.6	2,777	3.6	2,728	3.5	2,709					
6.	Prosecutor's Office	7.5	841	8.0	899	8.1	911	8.1	912	8.1	911	8.1	908	8.4	944	9.0	1,008	9.1	1,016	8.9	998	8.8	991					
7.	Support Space	0.0	9,734	0.0	10,402	0.0	10,537	0.0	10,551	0.0	10,538	0.0	10,507	0.0	10,919	0.0	11,662	0.0	11,759	0.0	11,551	0.0	11,473					
	Subtotal	28.0	24,840	29.9	26,547	30.3	26,890	30.4	26,927	30.3	26,892	30.2	26,814	31.4	27,867	33.5	29,761	33.8	30,010	33.2	29,478	33.0	29,279					
C. Sheriff/Jail																												
1.	Sheriff's Office	37.5	13,498	40.1	14,425	40.6	14,612	40.6	14,632	40.6	14,613	40.5	14,570	42.1	15,142	44.9	16,172	45.3	16,307	44.5	16,018	44.2	15,910					
2.	Jail	33.0	17,023	35.3	18,192	35.7	18,428	35.8	18,453	35.7	18,429	35.6	18,376	37.0	19,097	39.5	20,395	39.9	20,565	39.2	20,201	38.9	20,065	(2). (10).				
	Subtotal	70.5	30,521		32,618	76.3	33,040	76.4	33,084	76.3	33,042	76.1	32,946	79.1	34,239	84.5	36,567	85.2	36,872	83.7	36,219	83.1	35,974					
D. Remote Buildings																												
1.	Animal Control	3.0	6,470	3.2	6,914	3.2	7,004	3.3	7,013	3.2	7,004	3.2	6,984	3.4	7,258	3.6	7,752	3.6	7,816	3.6	7,678	3.5	7,626	(7).				
2.	Antrim County Transportation	13.0	18,084	13.9	19,326	14.1	19,576	14.1	19,603	14.1	19,578	14.0	19,521	14.6	20,287	15.6	21,666	15.7	21,847	15.4	21,460	15.3	21,315	(1),(4),(11).				
3.	Circuit Court Probation/Parole	1.5	1,355	1.6	1,448	1.6	1,467	1.6	1,469	1.6	1,467	1.6	1,463	1.7	1,520	1.8	1,623	1.8	1,637	1.8	1,608	1.8	1,597	(1).				
4.	Commission on Aging	18.0	8,138	19.2	8,697	19.5	8,810	19.5	8,821	19.5	8,810	19.4	8,785	20.2	9,129	21.6	9,750	21.7	9,831	21.4	9,657	21.2	9,592	(1). (12). (13).				
5.	Archive/Storage	0.0	3,496	0.0	3,736	0.0	3,785	0.0	3,790	0.0	3,785	0.0	3,774	0.0	3,922	0.0	4,189	0.0	4,223	0.0	4,149	0.0	4,121					
	Subtotal	35.5	37,543	37.9	40,122	38.4	36,857	38.5	36,906	38.4	36,860	38.3	36,752	39.8	38,195	42.5	40,791	42.9	41,132	42.1	40,404	41.8	40,130	(1).				
	Total	198.5	127,471	136.8	136,227	214.9	134,206	215.2	134,387	214.9	134,217	214.3	133,825	222.7	139,079	237.8	148,533	239.8	149,774	235.6	147,121	234.0	146,127	(1).				
	10 Year Planning Model	Table Notes												(10). 2 Part Time Staff in 2018														
	20 Year Planning Model	(1). Part Time Staff at .5												(11). Either 1 Full Time Staff or 2 Part Time Staff based upon Funding Source/Capabilities														
General Notes:		(2). Currently in Remote Building																										
1. Refer to Appendix D: Existing Space Evaluation for Notes and Detail		(3). Includes Human Resource Specialist												(12). 2 Full Time and 1 Part Time Staff in 2018														
2. Refer to Appendix G: Staff Program for Notes and Detail		(4). Includes Medical Examiner												(13). Does Not Include Approx. 117 Volunteers in 2018														
		(5). GIS Moved from Equalization to Construction/Code - Building in 2018												(14). Does Not Include Reserves														
		(6). Includes Kitchen/Nurse/Recreational/Zero Tolerance																										
		(7). Part of/Managed by Sheriff's Office																										
		(8). In Process of Hiring at Time of Master Planning Effort																										
		(9). Mechanical Inspections currently preformed by Building Official																										

Projection Modeling Summary

Component	Existing Adjusted		2028 (Exponential)		2038 (Exponential)	
	Staff	DGSF	Staff	DGSF	Staff	DGSF
A. Administration Bldg.	64.5	34,567	69.9	37,470	77.9	41,760
B. Courthouse	28.0	24,840	30.4	26,927	33.8	30,010
C. Sheriff's Office and Jail	70.5	30,521	76.4	33,084	85.2	36,872
D. Remote Buildings	35.5	37,543	38.5	36,906	42.9	41,132
Total	198.5	127,471	215.2	134,387	239.8	149,774

- *Does Not Include Bank Building: 8,575 BGSF*
- *Does Not Include Nifty Thrifty: 2,345 BGSF*
- *Does Not Include Health Department: 6,386 BGSF*
- *Does not Include Antrim County Conservation District (Separate Program)*
- *Does Not Include Commission on Aging Adult Day Care (Separate Program)*
- *Does Not Include Health and Human Services: 6,525 SF*
- *Does Not Include Community Mental Health: 7,411 SF*

Projection Modeling Used to Evaluate Staff and Architectural Space Programming

Staff Program

Antrim County - County Facilities Master Plan							
Staffing Program Summary							
Department: All							
Division: All							
Staff Positions		2018 Staff Positions	Projected Staff				Notes
		Number	2023	2028	2033	2038	
A. County Administration Building							
1.	Abstract	2.5	2.5	3	3	3	(1).
2.	Accounting/Finance	1.5	1.5	2	2	2	(1).
3.	Administration/Planning	5	5	5.5	6	6	(3).(8).
4.	Board of County Commissioners	9	9	9	9	9	
5.	Clerk	5.5	5.5	6	6	6	(1).(8).
6.	Construction/Code - Building	6.5	7.5	8	8	8	(1).(2).(5).(9).
7.	Dams/Drain Commissioner	2.0	2.0	2.0	2.0	2.0	(1).
8.	Equalization Department	3	4	4	4	4	(2).(5).
9.	Grass River Nature Area	4	5	6	6	6	
10.	Housing Department	0.5	0.5	0.5	0.5	0.5	
11.	Information Technology	2	2	2	2	2	
12.	Maintenance Department	6.5	9.5	9.5	9.5	9.5	(1).
13.	MSU Extension	6.5	6.5	6.5	6.5	6.5	
14.	Register of Deeds	3.5	3.5	4	4	4	
15.	Treasurer	4	4	4	4	4	
16.	Veterans Affairs	2.5	3	3	3	3	
	Subtotal	64.5	71	75	75.5	75.5	
B. Courthouse							
1.	13 th Circuit Court	2	2	2	2	2	(1).
2.	86 th District Court	6.5	6.5	6.5	6.5	6.5	(1).
3.	Friends of the Court/Victim Assistance	2	2	2	2	2	
4.	Probate Court	7	7	7	7	7	
5.	Probation/Parole	3	3	3	3	3	
6.	Prosecutor's Office	7.5	7.5	8	8	8	
	Subtotal	28	28	28.5	28.5	28.5	

Staff Program

C. Sheriff/Jail							
1.	Administration	5	5	5	5	5	
2.	Civil Process	1	1.5	2	2	2	(2).(10).
3.	Corrections/Jail	19	19	19	19	19	
4.	Court Security	3	3	3	3	3	
5.	Detectives/Investigations	5	5	5	5	5	(2).
6.	911/Dispatch	10	10	10	10	10	
7.	Patrol	13	13	14	14	15	(14).
8.	EOC/EMA	0.5	1.0	1.0	1.0	1.0	
9.	Support	14	14	14	14	14	(6).
	Subtotal	70.5	71.5	73	73	74	
D. Remote Buildings							
1.	Animal Control	3	3	3	3	3	(7).
2.	Antrim County Transportation	13	15	15	15	15	(1).(4).(11).
3.	Circuit Court Probation/Parole	1.5	1.5	1.5	1.5	1.5	(1).
4.	Commission on Aging	18	18	18	18	18	(1).(12). (13).
	Subtotal	35.5	37.5	37.5	37.5	37.5	(1).
	Total All	198.5	208	214	214.5	215.5	(1).
Table Notes:				General Notes:			
(1). Part Time Staff at .5 each				1. Staff Program Based Upon Projection Modeling as Modified by Direct Programming			
(2). Currently in Remote Building							
(3). Includes Human Resource Specialist				10 Year Planning Model			
(4). Includes Medical Examiner				20 Year Planning Model			
(5). GIS Moved from Equalization to Construction/Code - Building in 2018				(14). Does Not Include Reserves			
(6). Includes Kitchen/Nurse/Recreational/Zero Tolerance							
(7). Part of/Managed by Sheriff's Office							
(8). In Process of Hiring at Time of Master Planning Effort							
(9). Mechanical Inspections currently preformed by Building Official							
(10). 2 Part Time Staff in 2018							
(11). Either 1 Full Time Staff or 2 Part Time Staff based upon Funding Source/Capabilities							
(12). 2 Full Time and 1 Part Time Staff in 2018							
(13). Does Not Include Approx. 117 Volunteers in 2018							

Staff Program - Summary

Staff Program Summary			
Component	2018	2028	2038
A. Administration Bldg.	64.5	75	75.5
B. Courthouse	28	28	28
C. Sheriff's office and Jail	70.5	73	74
D. Remote Bldgs.	35.5	37.5	37.5
Total	198.5	213.5	215

- *Does Not Include Nifty Thrifty Staff*
 - *Does Not Include Health Department Staff*
 - *Does not Include Antrim County Conservation District Staff*
 - *Does Not Include Health and Human Services Staff*
 - *Does Not Include Community Mental Health Staff*
-
- *Staff Program is for Planning Purposes Only, **Not a Hiring Mandate!***
 - *Corrections staff may vary dependent upon selected Charrette building option.*

Architectural Space Program

Antrim County Facilities Master Plan

Architectural Space Program Summary

Department: All

Division: All

Ref.	Component	2028 Program				2038 Program				Comments
		Staff	No. of Spaces	Total NSF	Total DGSF	Staff	No. of Spaces	Total NSF	Total DGSF	
A.	Administration Building									
1.	Abstract	3.0	10	934	1,145	3.0	10	1,145	1,329	
2.	Accounting/Finance	2.0	8	784	962	2.0	8	962	1,116	
3.	Administration/Planning	5.5	10	1,327	1,628	6.0	10	1,628	1,888	
4.	Board of Co. Commissioners	9.0	6	1,672	1,814	9.0	6	1,814	2,104	
5.	Clerk	6.0	15	1,922	2,357	6.0	15	2,357	2,734	
6.	Construction/Code - Bldg.	8.0	15	1,522	1,867	8.0	15	1,867	2,165	
7.	Dams/Drain Commissioner	2.0	5	373	405	2.0	5	405	470	
8.	Equalization Department	4.0	9	912	1,032	4.0	9	1,032	1,197	
9.	Grass River Natural Area	6.0	11	1,168	1,433	6.0	11	1,433	1,662	
10.	Housing Department	0.5	6	341	370	0.5	6	370	430	
11.	Information Technology	2.0	9	1,302	1,596	2.0	9.0	1,596	1,852	
12.	Maintenance Department	9.5	10	1,280	1,389	9.5	10	1,389	1,611	
13.	MSU Extension	6.5	14	1,781	2,184	6.5	14	2,184	2,533	
14.	Register of Deeds	4.0	11	1,251	1,534	4.0	11	1,534	1,779	
15.	Treasurer	4.0	9	1,127	1,382	4.0	9	1,382	1,603	
16.	Veterans Affairs	3.0	9	981	1,203	3.0	9	1,203	1,395	
17.	Support Space	0.0	14.0	11307.0	12,267	0.0	14.0	12,267	14,230	
Subtotal		75.0	171	29,983	34,567	75.5	171	34,567	40,098	
Building Gross Square Feet				5%	36,295			5%	42,102	Existing BGsf: 46,716
B.	Courthouse									
1.	13 th Circuit Court	2.0	12	2,940	3,382	2.0	12	3,218	4,330	
2.	86 th District Court	6.5	16	3,632	4,176	6.5	16	3,974	5,348	
3.	Friends of the Court/Victim Assistance	2.0	2	356	463	2.0	2	390	524	
4.	Probate Court	7.0	22	3,588	4,665	7.0	22	3926.6	5,284	

Architectural Space Program

Ref.	Component	2028 Program				2038 Program				Comments
		Staff	No. of Spaces	Total NSF	Total DGSF	Staff	No. of Spaces	Total NSF	Total DGSF	
5.	Prosecutor's Office	3.0	15	2,940	3,382	3.0	15	2,051	2,666	
6.	Probation/Parole	8.0	5	3,632	4,176	8.0	5	751	976	
7.	Support Space	0.0	14	356	463	0.0	14	9,818	11,291	
Subtotal		28.5	86	17,444	20,706	28.5	86	24,128	28,815	
Building Gross Square Feet				5%	21,741			5%	30,256	Existing BGSF: 25,969
C.	Sheriff's Office/Jail									
1.	Sheriff's Office									
0.1	Public	0.0	12	1,443	1,659	0.0	12	1,579	1,816	
0.2	Executive Administration	5.0	14	1,682	2,187	5.0	14	1,841	2,393	
0.3	Patrol	19.0	17	3,505	4,557	20.0	17	3,836	4,987	Includes Court Security/Civil Proc.
0.4	Detectives/Investigations	5.0	22	3,223	4,190	5.0	22	3,528	4,586	
0.5	911/Dispatch	10.0	8	1,117	1,285	10.0	8	1,223	1,406	
0.6	EOC/EMA	1.0	3	373	429	1.0	3	408	470	
Subtotal		40.0	76	11,344	14,307	41.0	76	12,414	15,657	
2.	Jail									
0.1	Administration	0.0	9	1,212	1,575	0.0	9	1,326	1,724	Staff included in C.2.5
0.2	Intake/Booking	0.0	24	3,234	4,204	0.0	24	3,539	4,601	
0.3	Medical	0.0	10	931	1,210	0.0	10	1,018	1,324	
0.4	Kitchen/Laundry	0.0	14	2,377	2,971	0.0	14	2,601	3,251	
0.5	Confinement Housing	19.0	26	4,533	6,346	19.0	26	4,960	6,944	8 cell blocks, ACA standards, modular steel cells/rear plumbing chase, 66 to 70 beds
0.6	Program	0.0	2	212	276	0.0	2	232	302	
0.7	Support Space	14.0	5	1,272	1,463	14.0	5	1,392	1,601	
Subtotal		33.0	90	13,769	18,044	33.0	90	15,068	19,746	
Total		73.0	166	25,114	32,351	74.0	166	27,483	35,403	
Building Gross Square Feet				5%	33,969			5%	37,173	Existing BGSF: 16,381
D.	Remote Buildings									
1.	Animal Control	3.0	Exist.	5,810	6,101	3.0	Exist.	5,810	6,101	
Subtotal		3.0	Exist.	5,810	6,101	3.0	Exist.	5,810	6,101	

Architectural Space Program

Building Gross Square Feet				6,101				6,101		
Ref.	Component	2028 Program				2038 Program				Comments
		Staff	No. of Spaces	Total NSF	Total DGSF	Staff	No. of Spaces	Total NSF	Total DGSF	
2.	Antrim County Transportation	15.0	Exist.	16,403	17,223	15.0	Exist.	16,403	17,223	Includes add. vehicle bays
Subtotal		15.0	Exist.	16,403	17,223	15.0	Exist.	16,403	17,223	
Building Gross Square Feet					18,084				18,084	
3.	Circuit Court Probation/Parole	1.5	10	1,105	1,436	1.5	10	1,105	1,436	
Subtotal		1.5	10	1,105	1,436	1.5	10	1,105	1,436	
Building Gross Square Feet					1,508				1,508	
4.	Commission on Aging	18.0	Exist.	4,950	7,072	18.0	Exist.	4,950	7,072	Does not include volunteers
Subtotal		18.0	Exist.	4,950	7,072	18.0	Exist.	4,950	7,072	
Building Gross Square Feet					7,444				7,444	
5.	Archive/Storage Building	0.0	Exist.	2,859	3,329	0.0	Exist.	2,859	3,329	
Subtotal		0.0	Exist.	2,859	3,329	0.0	Exist.	2,859	3,329	
Building Gross Square Feet					4,080				4,080	
E.	Other Programs									
1.	Dept. of Health and Human Services									Adjusted from existing 6,025 DGFS
Subtotal					6,525				6,525	
Building Gross Square Feet				0%	6,525			0%	6,525	
2.	Community Mental Health									
Subtotal					7,411				7,411	
Building Gross Square Feet				0%	7411			0%	7,411	
3.	Antrim County Conservation District									Assumes use of shared meeting/conference spaces
Subtotal		5.5	9.0	1,172		6.5	10	1,292		
Building Gross Square Feet				30%	1,524			30%	1,680	
4	Commission on Aging - Adult Day Care									
Subtotal		2.5	15.0	1,876		2.5	15	1,876		Includes 1 shift of staff
Building Gross Square Feet				30%	2,439			30%	2,439	
Notes:					(2). Staff does not include volunteers or reserves					
(1). Part time staff at .5 each										

Architectural Space Program - Summary

Component	Existing Adjusted		2028		2038	
	Staff	DGSF	Staff	DGSF	Staff	DGSF
A. Administration Bldg.	64.5	34,567	75.0	38,509	75.5	39,412
B. Courthouse	28.0	24,840	28.5	25,833	28.5	25,928
C. Sheriff's Office and Jail	70.5	30,521	73.0	36,637	74	37,580
D. Remote Buildings	35.5	37,543	37.5	35,558	37.5	36,319
Total	198.5	127,471	214	136,558	215.5	139,239
Commission on Aging – Adult Daycare	N/A	N/A	2.5	2,439	2.5	2,439
Antrim County Conservation District	N/A	N/A	5.5	1,524	5.5	1,524
Total	N/A	N/A	8	3,963	8	3,963

- Does Not Include Bank Building: 8,575 BGSF
- Does Not Include Nifty Thrifty: 2,345 BGSF
- Does Not Include Health Department: 6,386 BGSF
- Does not Include Antrim County Conservation District (Separate Program):
- Does Not Include Commission on Aging Adult Day Care (Separate Program):
- Does Not Include Health and Human Services: 6,525 SF
- Does Not Include Community Mental Health: 7,411 SF

- Administration Building: 46,716 BGSF
- Courthouse: 25,969 BGSF
- Sheriff's Office and Jail: 14,205 BGSF
- Annex (Investigations, Patrol and Circuit Court Probation): 2,176 BGSF
- Archive/Storage Building: 6,299 BGSF
- Animal Control: 6,101 BGSF

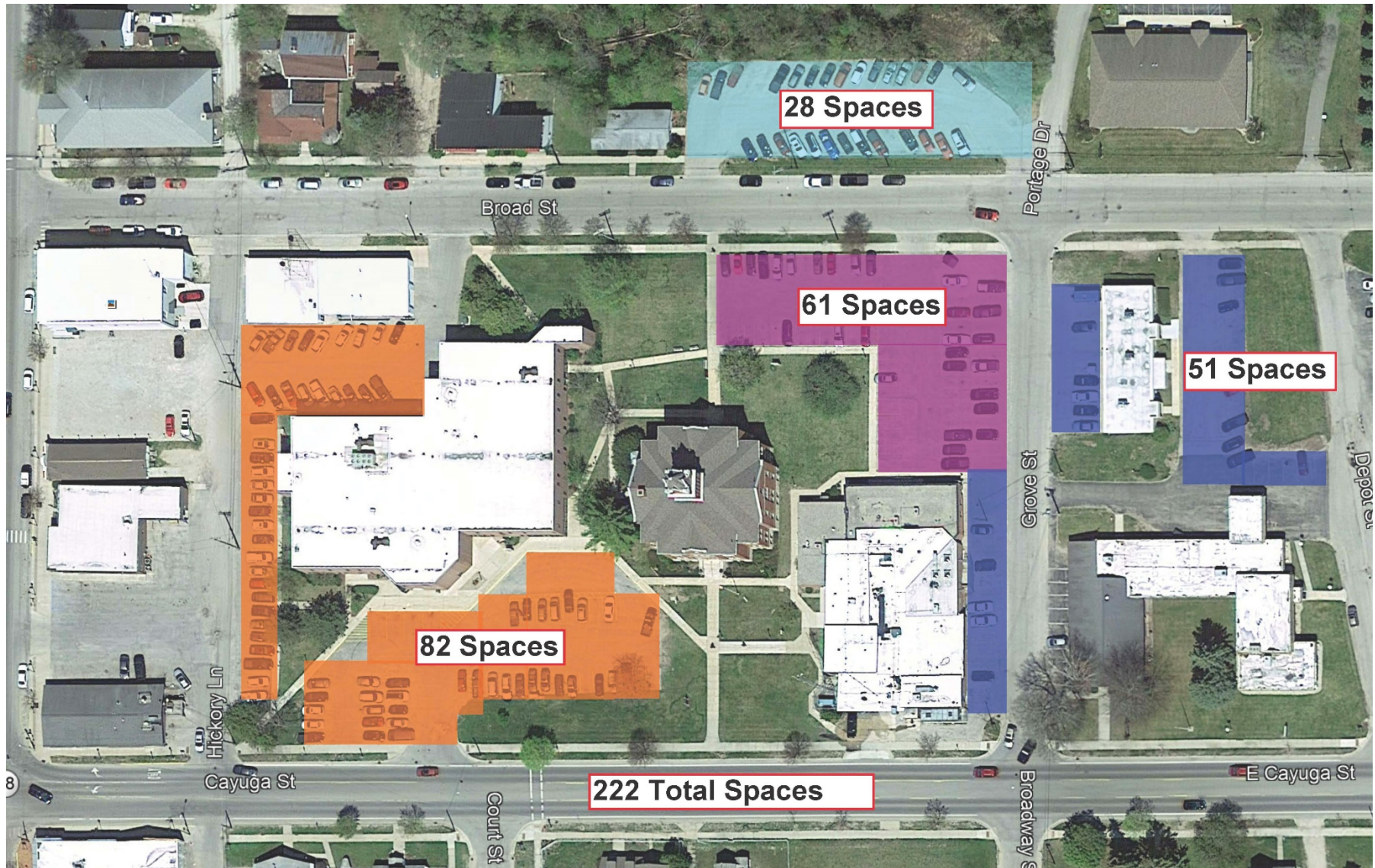
- Antrim County Transportation (ACT): 15,636 BGSF (Includes vehicular out building: 2,814 BGSF)
- Commission on Aging: 6,440
- Health Department: 6,386
- Nifty Thrifty: 2,345 BGSF
- Bank Building: 8,575 BGSF (Does not include canopy: 638 BGSF)

Existing, Projected and Programmed Evaluation

Component	Existing Adjusted		Projection Modeling				Programmed			
			2028		2038		2028		2038	
	Staff	DGSF	Staff	DGSF	Staff	DGSF	Staff	DGSF	Staff	DGSF
A. Administration Bldg.	64.5	34,567	69.9	37,470	77.9	41,760	75.0	38,509	75.5	39,412
B. Courthouse	28.0	24,840	30.4	26,927	33.8	30,010	28.5	25,833	28.5	25,928
C. Sheriff's Office and Jail	70.5	30,521	76.4	33,084	85.2	36,872	73.0	36,637	74	37,580
D. Remote Buildings	35.5	37,543	38.5	36,906	42.9	41,132	37.5	35,558	37.5	36,319
Total	198.5	127,471	215.2	134,387	239.8	149,774	214	136,558	215.5	139,239

- *Does Not Include Bank Building: 8,575 BGSF*
- *Does Not Include Nifty Thrifty: 2,345 BGSF*
- *Does Not Include Health Department: 6,386 BGSF*
- *Does not Include Antrim County Conservation District (Separate Program)*
- *Does Not Include Commission on Aging Adult Day Care (Separate Program)*
- *Does Not Include Health and Human Services: 6,525 SF*
- *Does Not Include Community Mental Health: 7,411 SF*

Parking Projections - 2038



Parking Projections - 2038

Antrim County Facilities Master Plan 2038 Parking Projections						
Component		Projected Parking			Existing	Notes
		Subtotal	Non-Concurrent Use Factor (1).	Total		
Administration Building						
1.	Abstract					
	a. Staff	3	95%	2.9		
	b. Visitors	2	35%	0.7		
	c. Special Events	0	25%	0.0		
2.	Accounting/Finance					
	a. Staff	2	95%	1.9		
	b. Visitors	1	35%	0.4		
	c. Special Events/Vehicles	0	25%	0.0		
3.	Administration/Planning					
	a. Staff	6	95%	5.7		
	b. Visitors	4	35%	1.4		
	c. Special Events/Vehicles	0	25%	0.0		
4.	Board of County Commissioners					
	a. Staff	9	95%	8.6		
	b. Visitors	2	35%	0.7		
	c. Special Events/Vehicles	30	0%	0.0		(1)
5.	Clerk					
	a. Staff	6	95%	5.7		
	b. Visitors	6	35%	2.1		
	c. Special Events/Vehicles	0	25%	0.0		
6.	Construction/Code - Building					
	a. Staff	8	95%	7.6		
	b. Visitors	4	35%	1.4		
	c. Special Events/Vehicles	0	25%	0.0		
7.	Dams/Drain Commissioner					
	a. Staff	2	95%	1.9		
	b. Visitors	0	35%	0.0		
	c. Special Events/Vehicles	0	25%	0.0		
8.	Equalization Department					
	a. Staff	4	95%	3.8		
	b. Visitors	2	35%	0.7		
	c. Special Events/Vehicles	0	25%	0.0		
9.	Grass River Nature Area					
	a. Staff	6	95%	9.0		
	b. Visitors	2	35%	0.0		
	c. Special Events/Vehicles	0	25%	0.0		
10.	Housing Department					
	a. Staff	0.5	95%	0.5		
	b. Visitors	2	35%	0.7		

c.	Special Events/Vehicles	0	25%	0.0		
11.	Information Technology					
a.	Staff	2	95%	1.9		
b.	Visitors	1	35%	0.4		
c.	Special Events/Vehicles	0	25%	0.0		
12.	Maintenance Department					
a.	Staff	9.5	95%	9.0		
b.	Visitors	1	35%	0.4		
c.	Special Events/Vehicles	2	25%	0.5		(2).
13.	MSU Extension					
a.	Staff	6.5	95%	6.2		
b.	Visitors	12	35%	4.2		
c.	Special Events/Vehicles	0	25%	0.0		
14.	Register of Deeds					
a.	Staff	4	95%	3.8		
b.	Visitors	6	35%	2.1		
c.	Special Events/Vehicles	0	25%	0.0		
15.	Treasurer					
a.	Staff	4	95%	3.8		
b.	Visitors	6	35%	2.1		
c.	Special Events/Vehicles		25%	0.0		
16.	Veterans Affairs	0				
a.	Staff	3	95%	2.9		
b.	Visitors	4	35%	1.4		
c.	Special Events/Vehicles	0	25%	0.0		
17.	Health and Human Services					
a.	Staff	29.5	95%	28.0		(6).
b.	Visitors	10	35%	3.5		
c.	Special Events/Vehicles	0	25%	0.0		
18.	Community Mental Health	0				
a.	Staff	32	95%	30.4		
b.	Visitors	8	35%	2.8		
c.	Special Events/Vehicles	0	25%	0.0		
Subtotal		242	51%	158.8	110	
B. Courthouse						
1.	13th Circuit Court					
a.	Staff	2	95%	1.9		
b.	Visitors	6	35%	2.1		
c.	Special Events/Vehicles	30	35%	10.5		(3).
2.	86th District Court					
a.	Staff	6.5	95%	6.2		
b.	Visitors	6	35%	2.1		
c.	Special Events/Vehicles	30	35%	10.5		
3.	Friends of the Court/Victim Assistance					
a.	Staff	2	95%	1.9		

NCUF: Non-Concurrent Use Factor = Assumes that not all Parking is Required Simultaneously

Parking Projections Summary - 2038

b.	Visitors	4	35%	1.4		
c.	Special Events/Vehicles	0	25%	0.0		
4.	Probate Court					
a.	Staff	7	95%	6.7		
b.	Visitors	6	35%	2.1		
c.	Special Events/Vehicles	30	35%	10.5		
5.	Probation/Parole					
a.	Staff	3	95%	2.9		
b.	Visitors	8	35%	2.8		
c.	Special Events/Vehicles	0	25%	0.0		
6.	Prosecutor's Office					
a.	Staff	8	95%	7.6		
b.	Visitors	6	35%	2.1		
c.	Special Events/Vehicles	0	25%	0.0		
	Subtotal	154.5	53%	71.2	61	
	Sheriff's Office/Jail					
1.	Sheriff's Office					
a.	Staff	41	95%	39.0		
b.	Visitors	4	35%	1.4		
c.	Special Events/Vehicles	30	25%	7.5		(4).
2.	Jail					
a.	Staff	33	95%	31.4		
b.	Visitors	8	35%	2.8		(5).
c.	Special Events/Vehicles	0	25%	0.0		
	Subtotal	116	52%	82.0	51	
	Total Campus	513	52%	312.0	222	
General Notes:						
1. Non-Concurrent Use Factor assumes the following:						
a. Not all staff, participants or visitors will be parking at the same time.						
b. Participant and Visitor parking will generally be in a common or accessible area and can overlap/be						
c. Staff parking will be isolated and/or secured from Participant and Visitor Parking.						
2. Parking Projections are based upon the 2038 Staff Program						
Table Notes:						
(1). Assumes Commissioners' Meetings occur after business hours.						
(2). Assumes parking for vehicles is included in the Archive/Storage Building.						
(3). Court Days						
(4). Assumes multi-jurisdiction training or event.						
(5). Visitation Days.						
(6). 26 full time staff and 7 part time staff.						

NCUF: Non-Concurrent Use Factor
= Assumption that not all Parking is Required Simultaneously.

- Does not include Health and Human Services
- Does Not Include Community Mental Health

Component	Subtotal	NCUF	2038	Exiting
A. Administration Bldg.	180	51%	158.8	110
B. Courthouse	154.5	53%	71.2	61
C. Sheriff's Office and Jail	116	52%	82.0	51
Total	450	52%	312.0	222

Charrette: Administration Bldg., Commission on Aging & ACT

Day 1: May 14 th , 2018	
Day 1: Afternoon Session: Administration, Commission on Aging and ACT Charrette and Campus Master Plan	<i>Representatives of Administration, Commission on Aging and ACT User Groups</i>
Visioning Session	1:00pm – 1:30pm
Building Charrette	1:30pm – 2:30pm
Site Charrette	2:30pm – 3:00pm
Consensus Building/Session Wrap-Up	3:00pm – 3:30pm

- **Visioning Session:**
 - *What should an Administration, Commission on Aging and ACT be?*
 - *What Works and What Doesn't Work?*
 - *How can we improve operations and services?*
- **Building Charrette:**
 - *Exploration of Options.*
 - *Critical Adjacencies.*
 - *Work Flow.*
- **Site Charrette:**
 - *Where are we located on the site?*
 - *Who should be next to?*
 - *How do we address our parking needs?*
 - *Public, Staff and Security.*
- **Consensus Building/Session Wrap Up:**
 - *Build Consensus for Conclusions.*
 - *Selection of Preferred Building and Site Options.*
 - *Discussion of priorities.*

BYCE
BUILDING & ARCHITECTS

ANTRIM COUNTY DISTRICT 14
2018-2019

Securitecture
BUILDING & ARCHITECTS
INNOVATIVE SOLUTIONS

DATE: 5/14/2018 PM
SESSION: 2:30pm - 3:30pm

NAME	ORGANIZATION	ROLE	PHONE	EMAIL
Mark Haynes	Antrim County	Build. Official	231-533-3273	haynesm@antrimcounty.org
Sherry A. Comben	Antrim County	Treasurer	231-533-6720	combens@antrimcounty.org
Matthew Coles	AC Admin	Dep. Admin		
Kathy Erickson	Antrim County	Registrar	231-533-6683	ericksonk@antrimcounty.org
Deborah Peters	"	Veterans	533-8499	petersd@antrimcounty.org
MELISSA ROSENAC	"	BOC	231-350-0778	mrosenac@antrimcounty.org
Brenda Ryckkers	"	BOC	231-350-0778	mrosenac@antrimcounty.org
Sheryl Gump	"	Co. Clerk	231-533-6353	gump@antrimcounty.org
Valerie Carter	Antrim County	IT	231-533-3100	carter@antrimcounty.org
Jodi Parryment	Antrim COA	Director	533-8768	parryment@antrimcounty.org
David Schultz	Village of Bellaire	President	231-676-0266	schultz@bellairvillage.com
ED				
KAREN				
Pat Hoffman	Private Const	Admin	751-535-5624	hoffman@antrimcounty.org

• Attendance: 16



• Attendance: 16

Charrette – Philosophy, Goals and Objectives

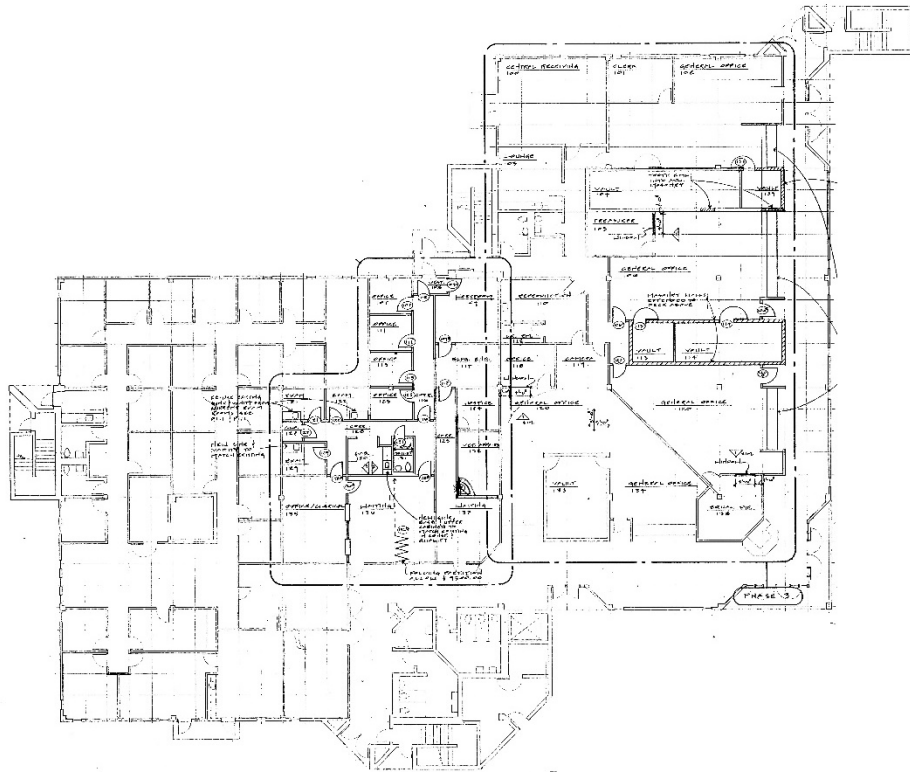
- **Charrette Philosophy:**

- *There are No dumb ideas!*
- *Everyone has a say.*
- *Leave no stone unturned.*
- *Build Consensus for Conclusions.*
- *Everyone will know the What, Why and When.*

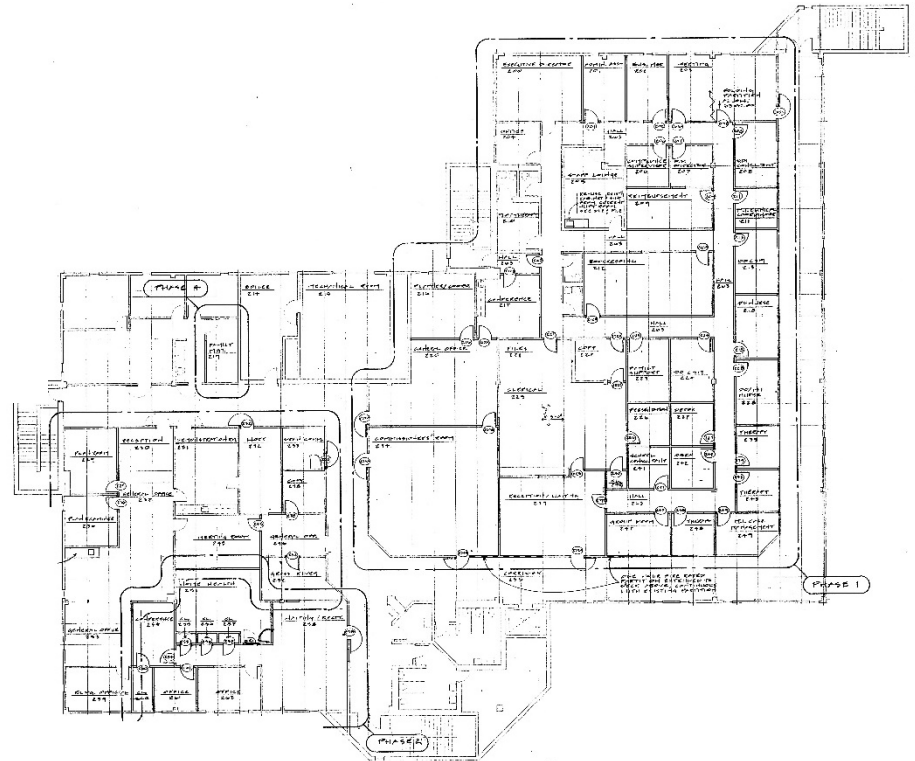
- **Charrette Goals and Objectives:**

- *Establish a 20 Year Facility Master Plan.*
- *Define Implementation/Priorities.*
- *Build Consensus for Conclusions*
- *Answer the “Big Picture” Questions:*
 - *How big is it?*
 - *What will it look like?*
 - *What are our Priorities?*

Charrette – Administration Building

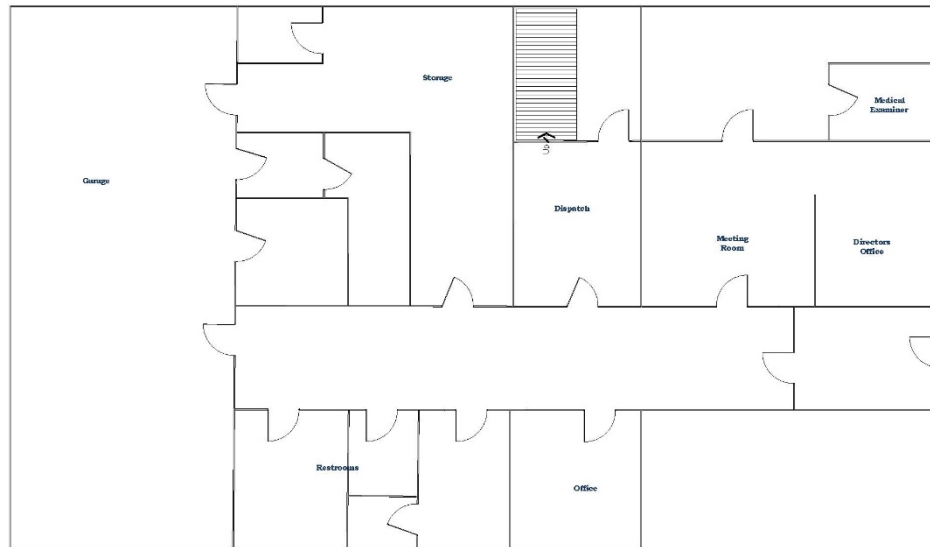


First Floor Plan

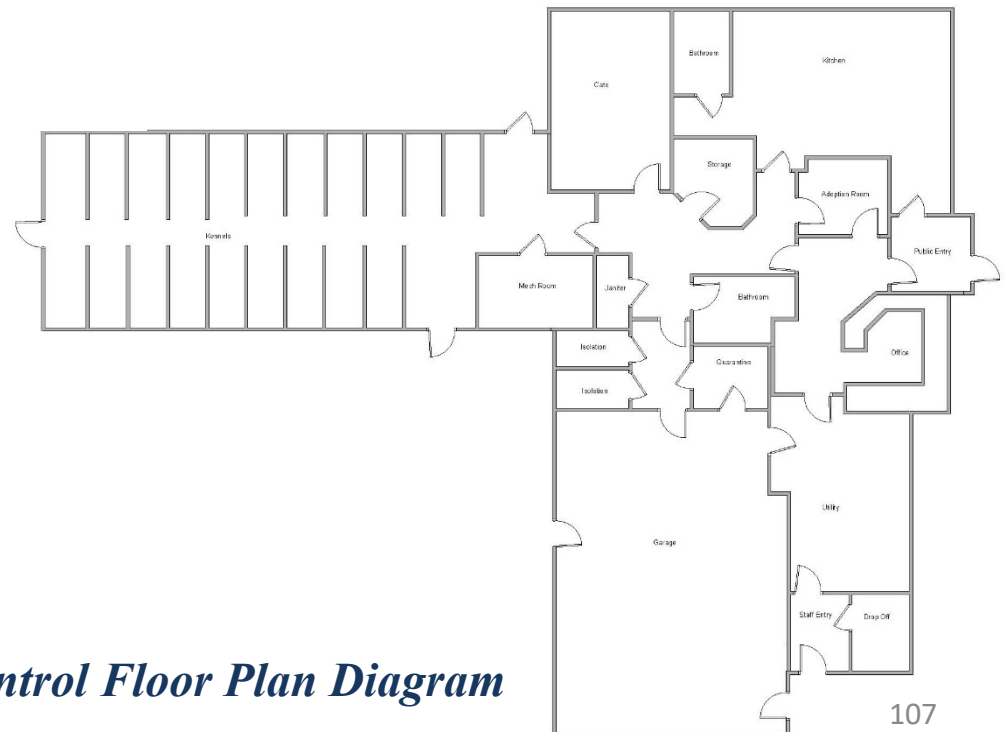


Second Floor Plan

Charrette – ACT and Animal Control Buildings



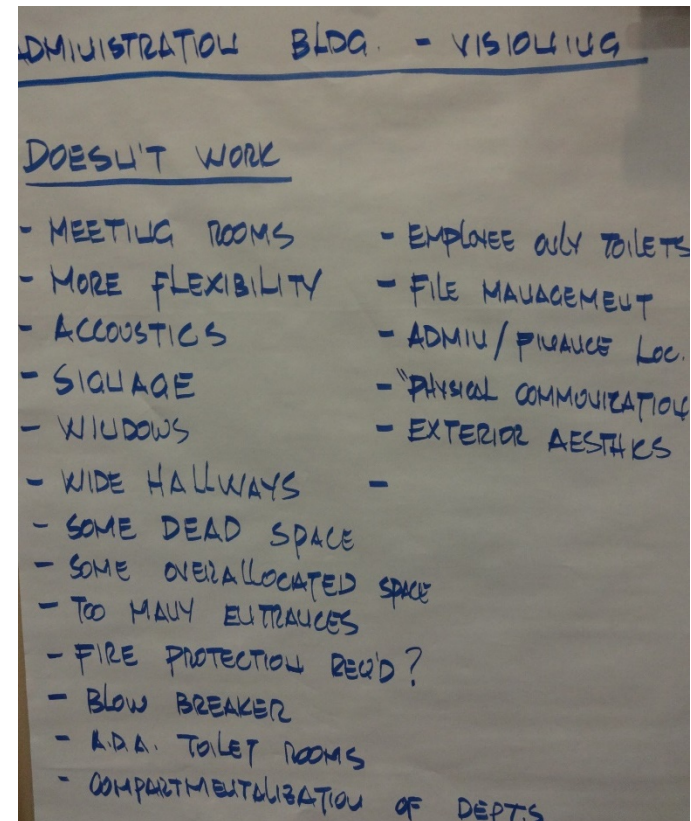
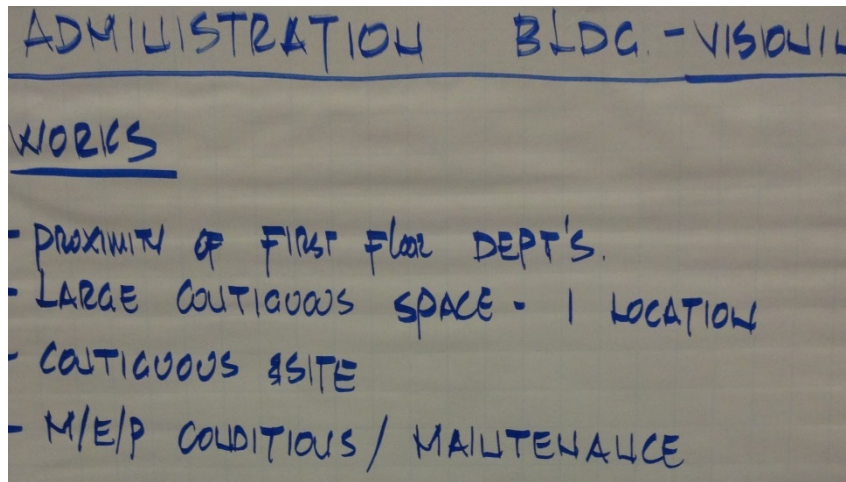
*Antrim County Transportation
Floor Plan Diagram*



Animal Control Floor Plan Diagram

Charrette – Visioning Session

- What should an Administration, Commission on Aging and ACT be?
- What Works and What Doesn't Work?
- How can we improve operations and services?





Option 1 First Floor



Option 1 Second Floor



Option 2 First Floor



Option 2 Second Floor

Charrette – Building Options



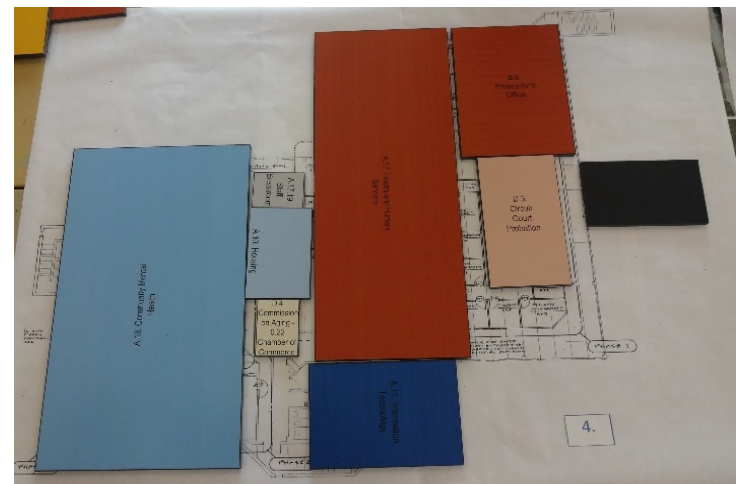
Option 3 First Floor



Option 3 Second Floor



Option 4 First Floor

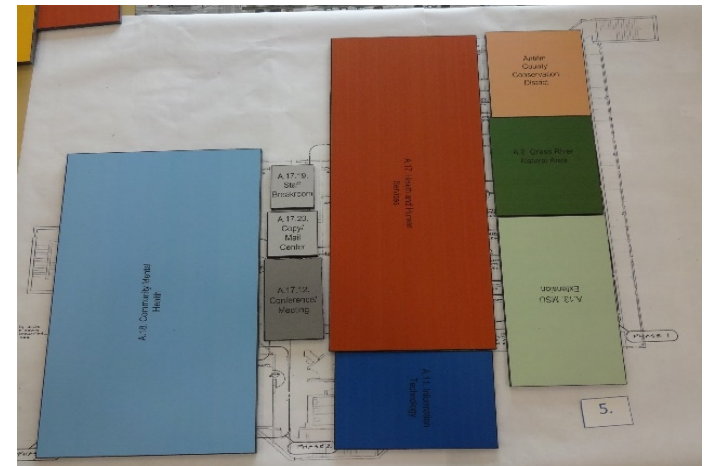


Option 4 Second Floor

Charrette – Building Options



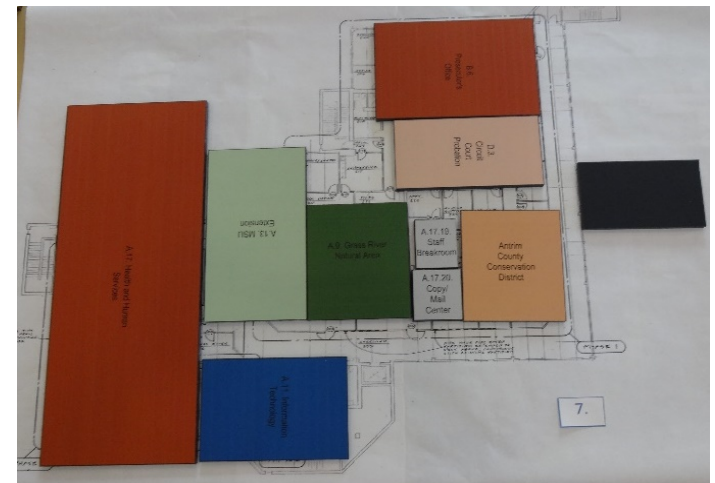
Option 5 First Floor



Option 5 Second Floor



Option 6 First Floor

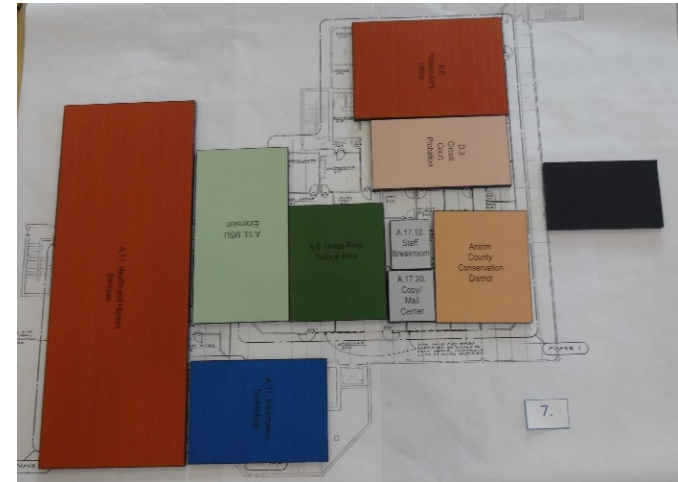


Option 6 Second Floor

Charrette – Building Options



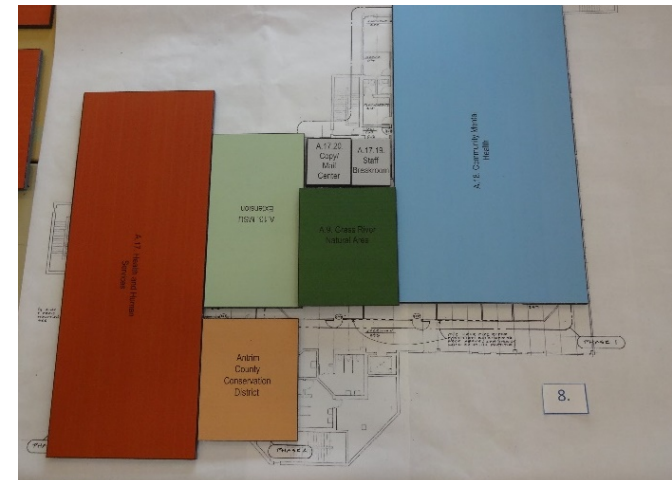
Option 7 First Floor



Option 7 Second Floor



Option 8 First Floor

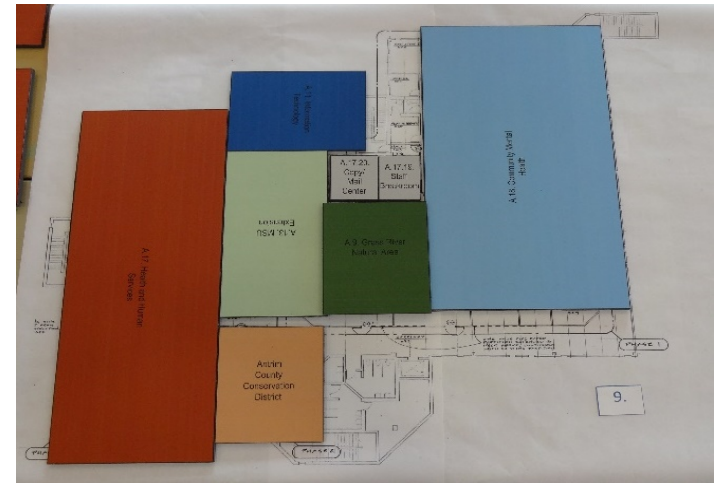


Option 8 Second Floor

Charrette – Building Options



Option 9 First Floor



Option 9 Second Floor

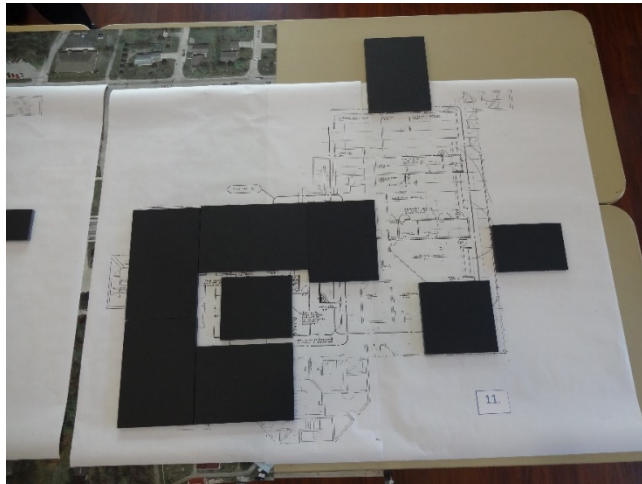


Option 10 First Floor

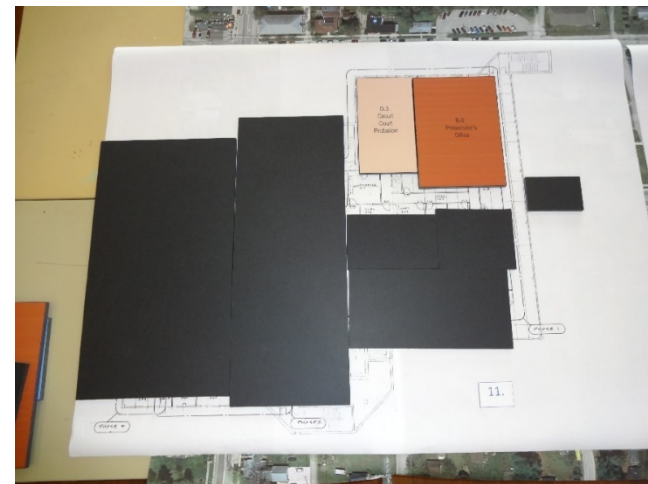


Option 10 Second Floor

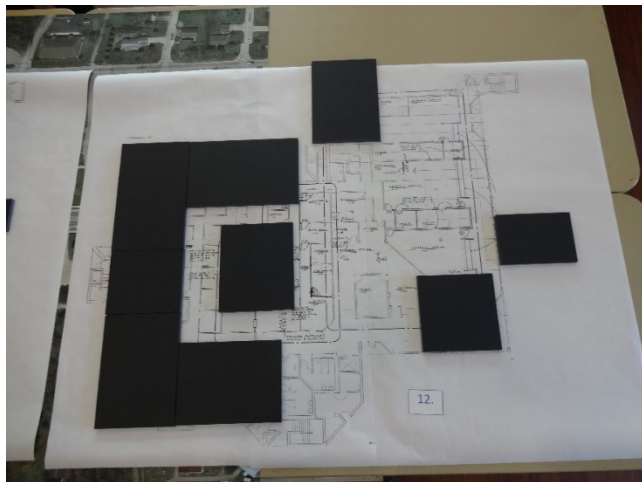
Charrette – Building Options



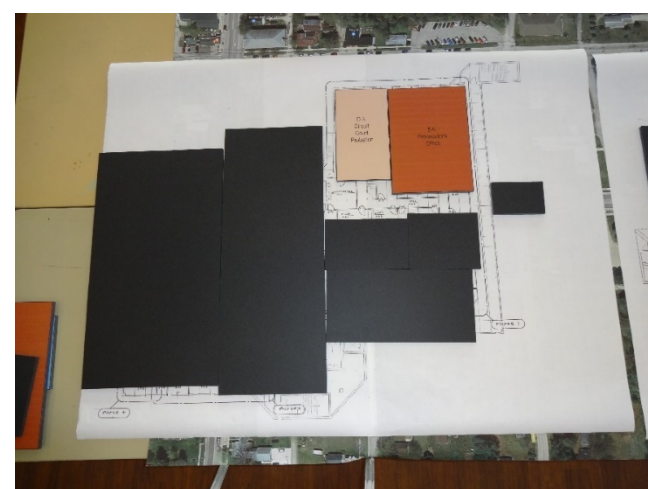
Option 11 First Floor



Option 11 Second Floor

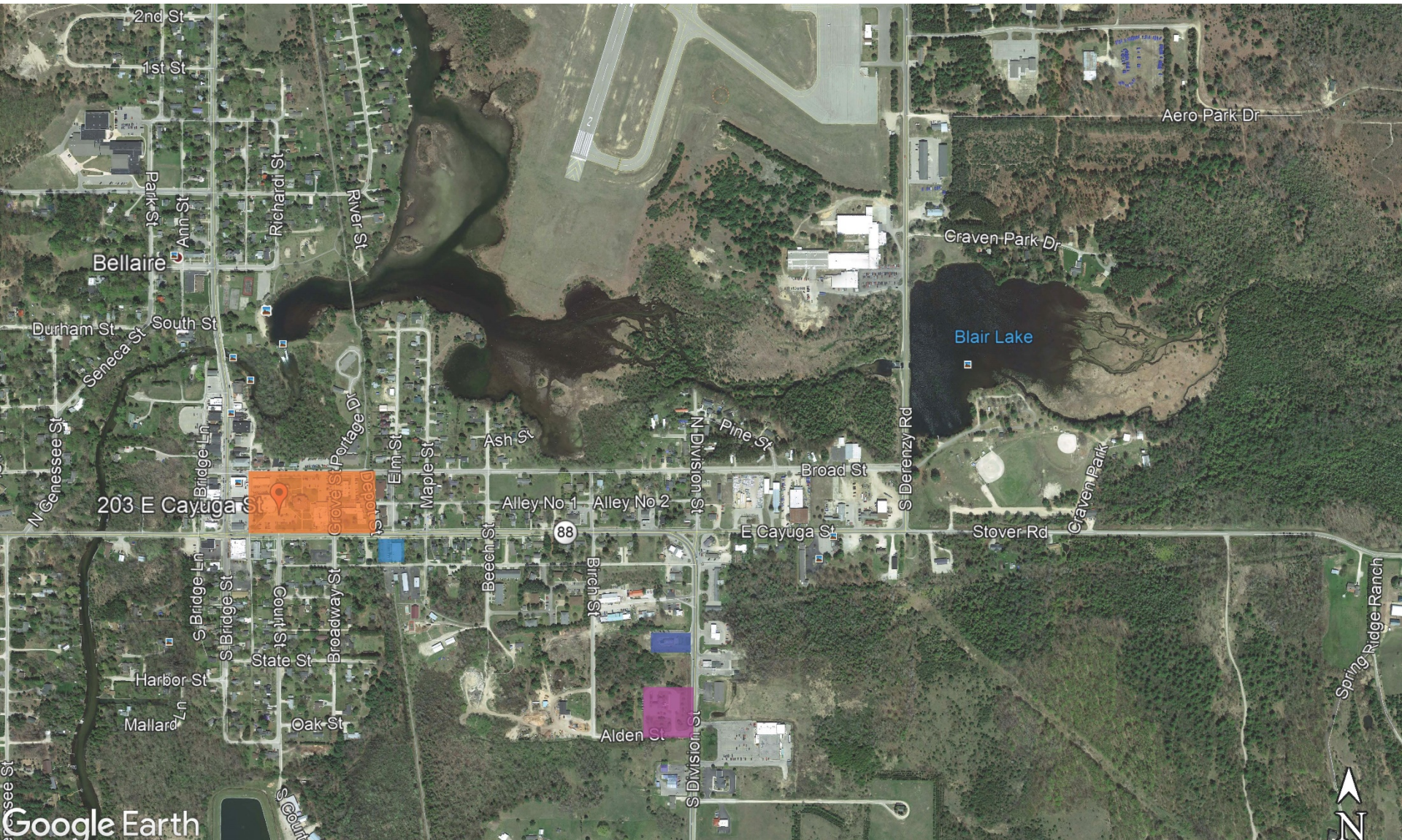


Option 12 First Floor

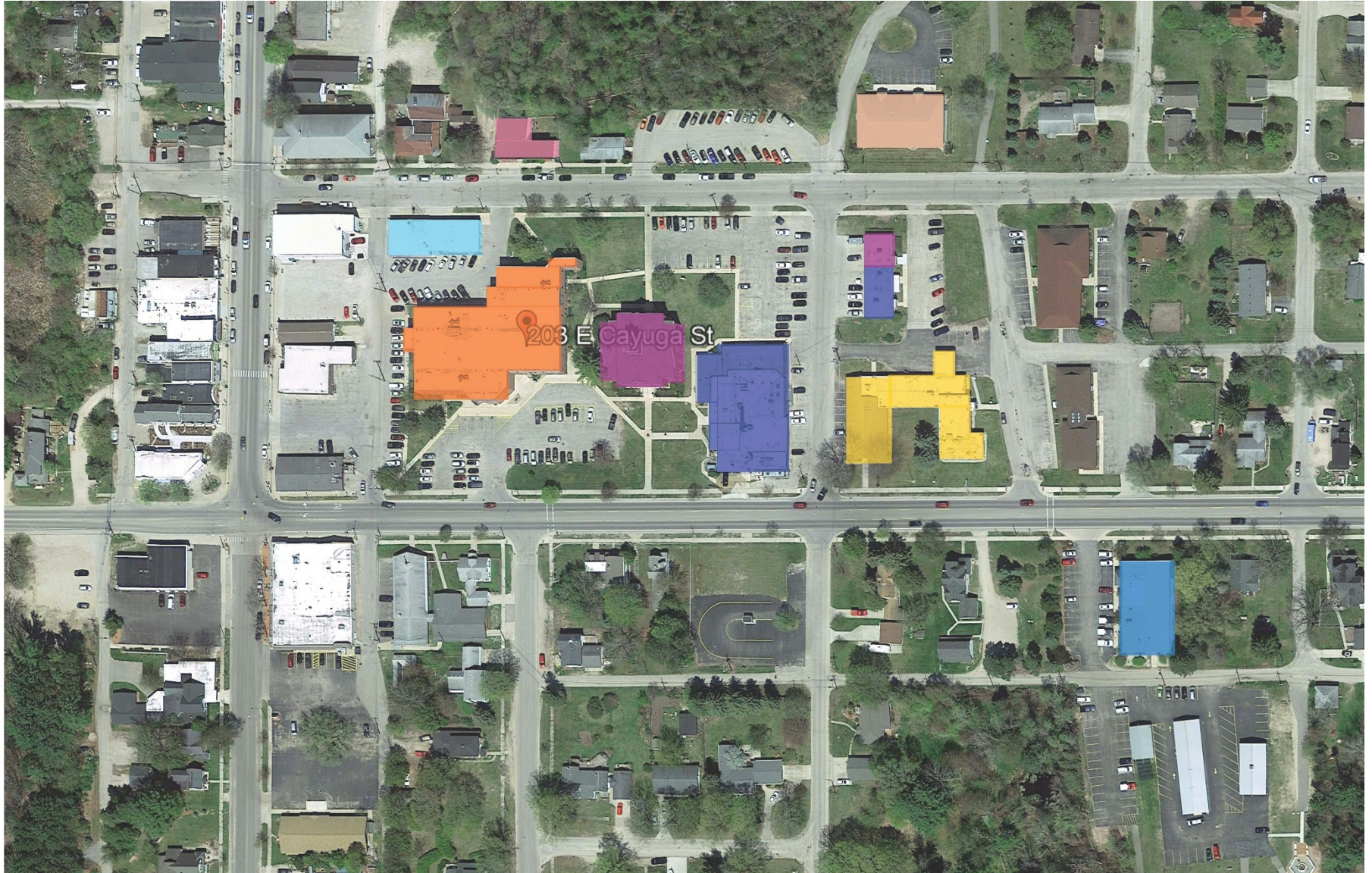


Option Second Floor

Charrette – Site/Campus Options



Charrette – Site/Campus Options



Charrette – Site/Campus Options



Option 1



Option 2



Option 3



Option 4

Charrette – Site/Campus Options



Option 5



Option 6



Option 7



Option 8

Charrette – Site/Campus Options



Option 9



Option 10

Charrette – ACT Site Options



Charrette – Antrim County Transportation



Option 1



Option 2



Option 3



Option 4

Charrette – Antrim County Transportation



Option 5



Option 6



Option 7

Charrette: Courthouse and Circuit Court Probation/Parole

Day 1: May 14th , 2018

Day 1: Afternoon Session: Courthouse Charrette and Campus Master Plan	<i>Courthouse and Circuit Court Probation/Parole User Groups</i>
Courthouse and Campus Master Plan	<i>Courthouse and Circuit Court Probation/Parole User Groups</i>
Visioning Session	3:30pm – 4:00pm
Building Charrette	4:00pm – 4:30pm
Site Charrette	4:30pm – 5:00pm
Consensus Building/Session Wrap-Up	5:00pm – 5:30pm
<i>Adjourn (or public session summarizing day's events)</i>	<i>5:30pm</i>

• Visioning Session:

- *What should a Courthouse and Circuit Court Probation be?*
- *What Works and What Doesn't Work?*
- *How can we improve operations and services?*

• Building Charrette:

- *Exploration of Options.*
- *Critical Adjacencies.*
- *Work Flow.*

• Site Charrette:

- *Where are we located on the site?*
- *Who should be next to?*
- *How do we address our parking needs?*
- *Public, Staff and Security.*

• Consensus Building/Session Wrap Up:

- *Build Consensus for Conclusions.*
- *Selection of Preferred Building and Site Options.*
- *Discussion of priorities.*

BYCE
ENGINEERS & ARCHITECTS

ANTRIM COUNTY MASTER PLAN
CHARRETTE SIGN IN SHEET

Securitecture
INNOVATIVE SOLUTIONS

DATE: 5/14/18 PM
SESSION: *Staff Office + 200 Courthouse*

Name (print)	Company	Title	Area + Phone #	Email Address
<i>Aaron Barry</i>	<i>BOC</i>	<i>BOC</i>		
<i>CHRISTIAN J. MARCUS</i>	<i>BOC</i>	<i>BOC</i>		
<i>Brenda Rickgers</i>	<i>BOC</i>	<i>BOC</i>		
<i>JIM ROSSITER</i>	<i>BOC</i>	<i>BOC</i>		
<i>Sherry Comben</i>	<i>TREKULVER</i>	<i>TREKULVER</i>		
<i>Mark Hayler</i>	<i>Build. Dept</i>	<i>Build. official</i>		
<i>Matthew Coker</i>	<i>Admin</i>	<i>Duty Admin</i>		
<i>Pete Gerwan</i>	<i>Admin</i>	<i>Administrative</i>		
<i>Bill Hefferan</i>	<i>Public</i>	<i>Cost Admin</i>		

• Attendance: 9

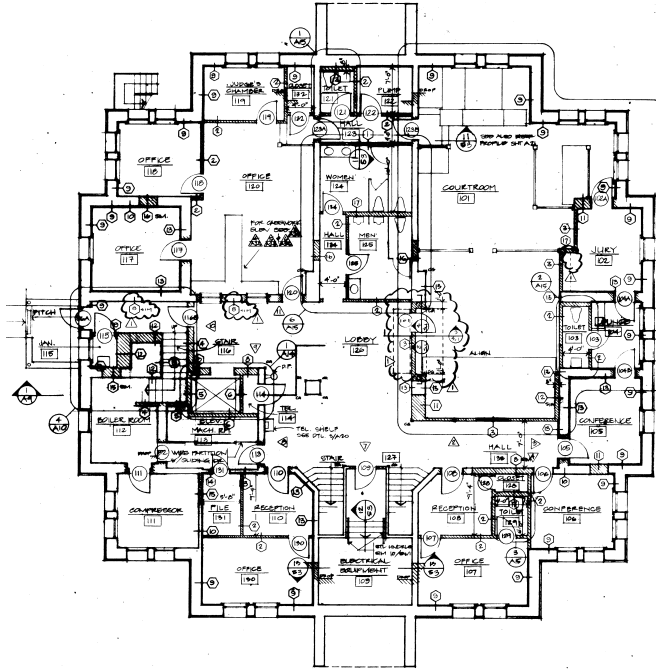
Charrette – Philosophy, Goals and Objectives

- **Charrette Philosophy:**

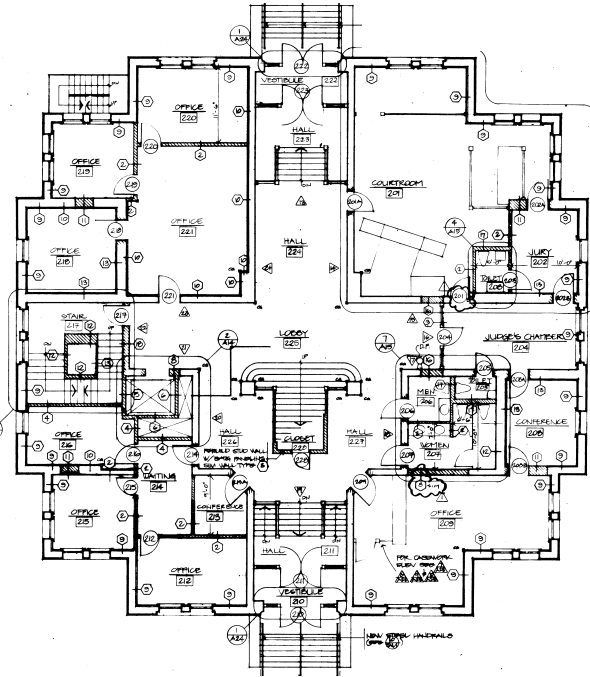
- *There are No dumb ideas!*
- *Everyone has a say.*
- *Leave no stone unturned.*
- *Build Consensus for Conclusions.*
- *Everyone will know the What, Why and When.*

- **Charrette Goals and Objectives:**

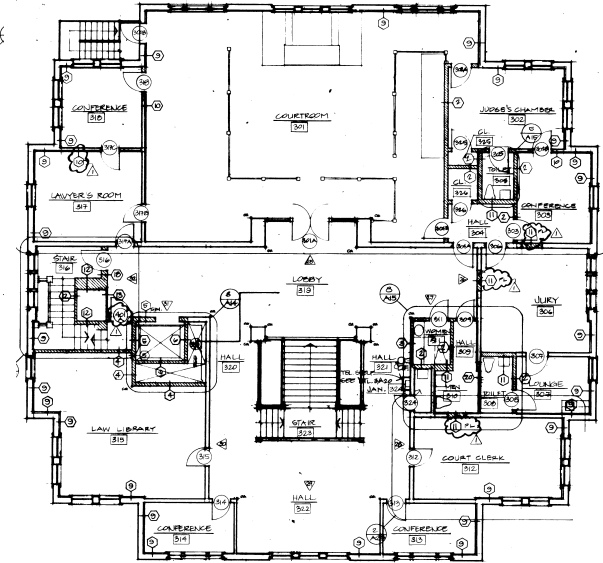
- *Establish a 20 Year Facility Master Plan.*
- *Define Implementation/Priorities.*
- *Build Consensus for Conclusions*
- *Answer the “Big Picture” Questions:*
 - *How big is it?*
 - *What will it look like?*
 - *What are our Priorities?*



First Floor Plan



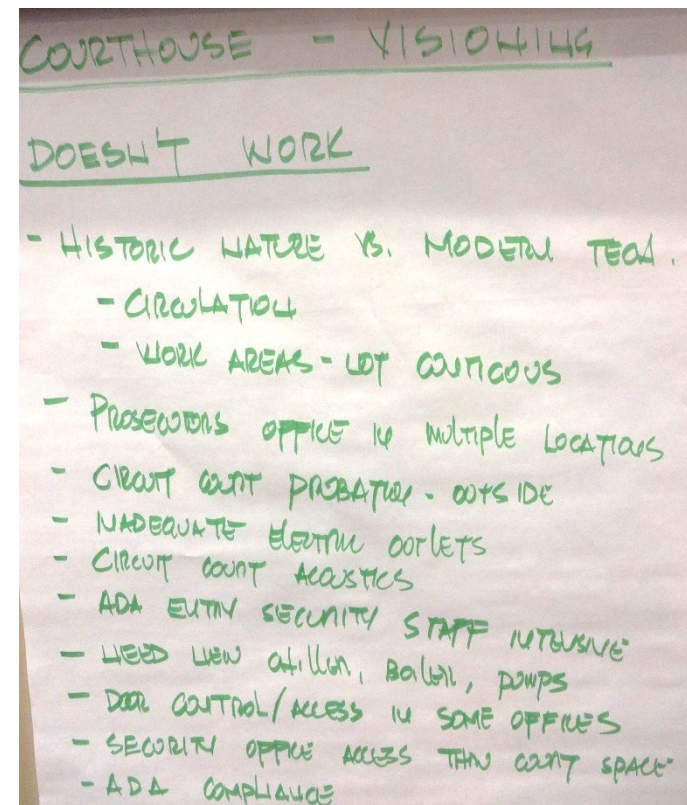
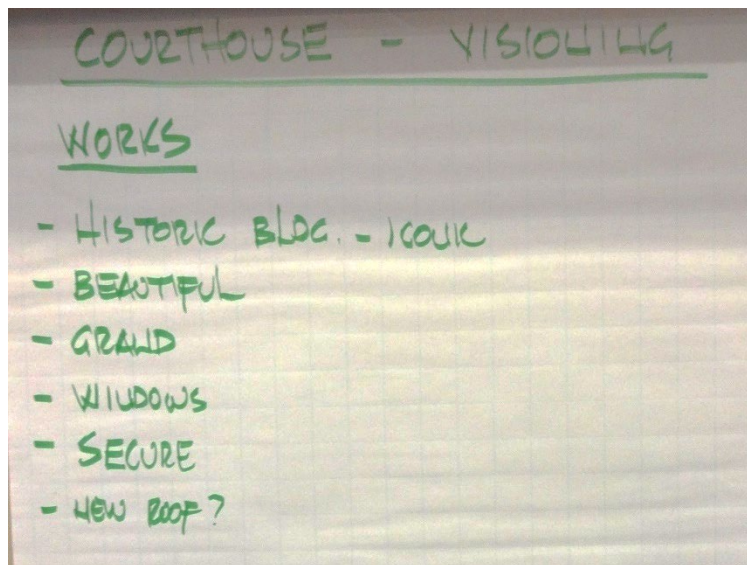
Second Floor Plan



Third Floor Plan

Charrette – Visioning Session

- What should a Courthouse and Circuit Court Probation be?
- What Works and What Doesn't Work?
- How can we improve operations and services?

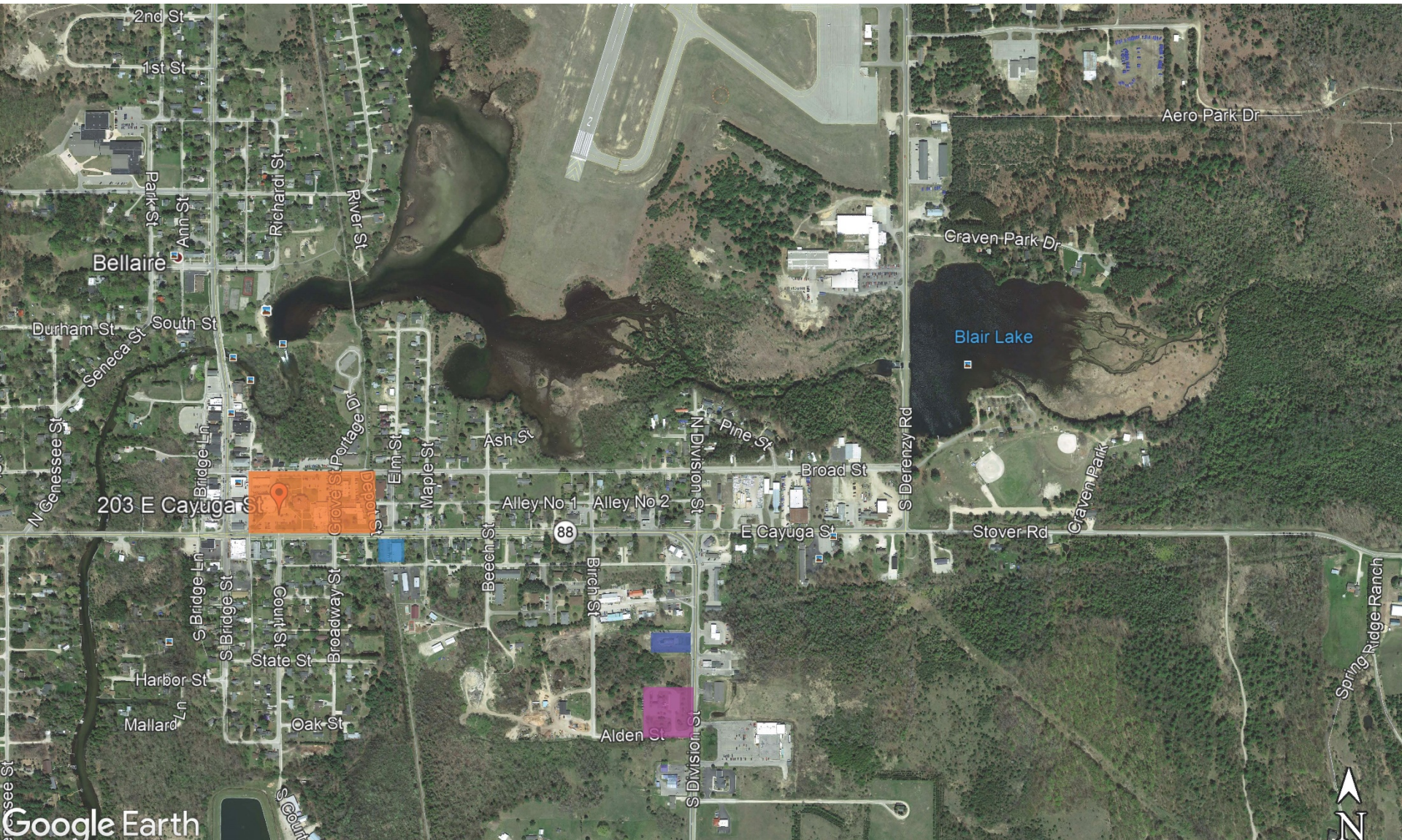


Charrette – Building Options

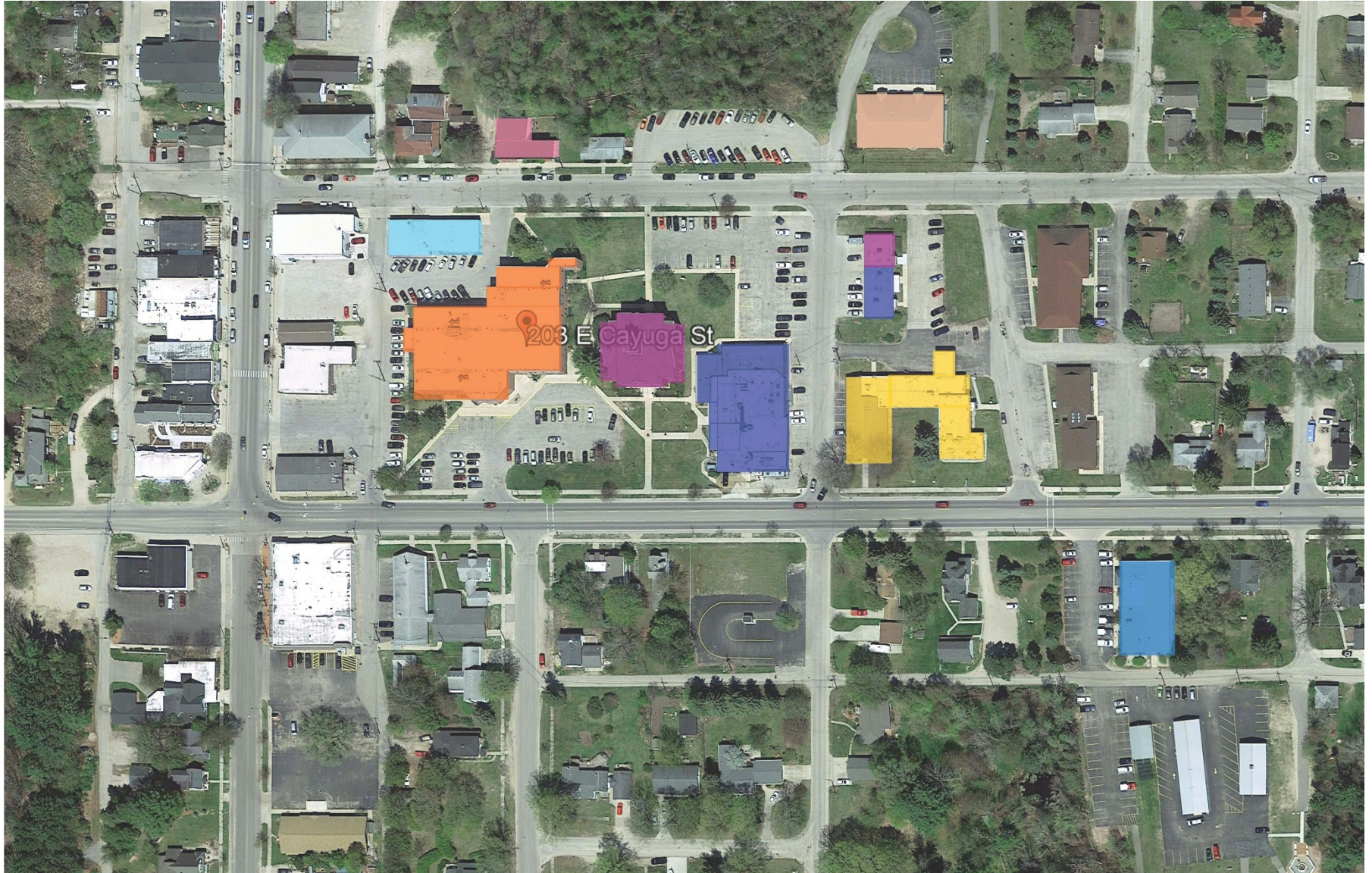


Option 1

Charrette – Site/Campus Options



Charrette – Site/Campus Options



Charrette – Site/Campus Options



Option 1



Option 2



Option 3



Option 4

Charrette – Site/Campus Options



Option 5



Option 6



Option 7

Charrette: Sheriff's Office and Jail

Day 2: May 15th, 2018

Day 2: Morning Session: Sheriff's Office and Jail Charrette and Campus Master Plan	Representatives of Sheriff's Office and Jail User Group
Visioning Session	8:00am – 9:00am
Building Charrette	9:00am – 10:00am
Break	10:00am – 10:15am
Building Charrette (If Needed)	10:00am – 10:30am
Site Charrette	10:30am – 11:30am
Consensus Building/Session Wrap-Up	11:30am – 12:00noon
Lunch	12:00noon – 1:00pm

• Visioning Session:

- What should a Sheriff's Office and Jail be?
- What Works and What Doesn't Work?
- How can we improve operations and services?

• Building Charrette:



- Exploration of Options.
- Critical Adjacencies.
- Work Flow.

• Site Charrette:

- Where are we located on the site?
- Who should be next to?
- How do we address our parking needs?
- Public, Staff and Security.

• Consensus Building/Session Wrap Up:

- Build Consensus for Conclusions.
- Selection of Preferred Building and Site Options.
- Discussion of priorities.

 DATE: 5/15/2018 SESSION: Morning - Sheriff's Office/Jail		ANTRIM COUNTY MASTER PLAN CHAIRMAN: BOB W. SHEET		 INNOVATIVE SOLUTIONS
Name (Print)	Organization	Title	Area + Phone #	Email Address
Don A. Pratt	ACSO	U/S	221.533.8627	pratt@antrimcounty.org
Don Bean	"	Sheriff	"	bean@antrimcounty.org
Todd Rawling	ACSO	Jail Admin	"	rawling@antrimcounty.org
Betsy Garwood	"	"	"	"
Karen Garry	BOC	BOC	"	"
Matthew Wolf	"	"	"	"
Guest	"	"	"	"

• Attendance: 8



Charrette – Philosophy, Goals and Objectives

- **Charrette Philosophy:**

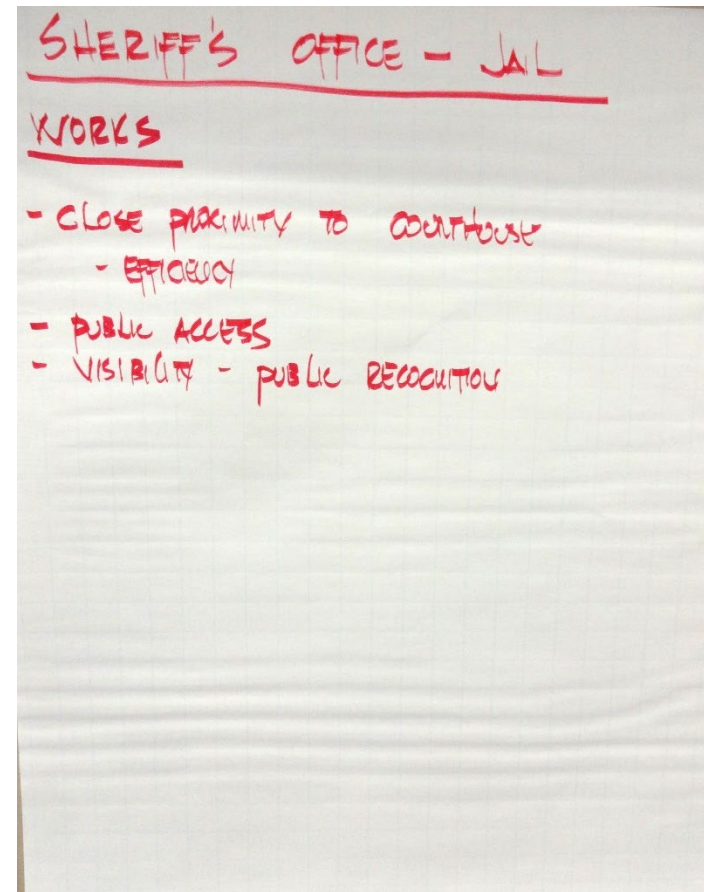
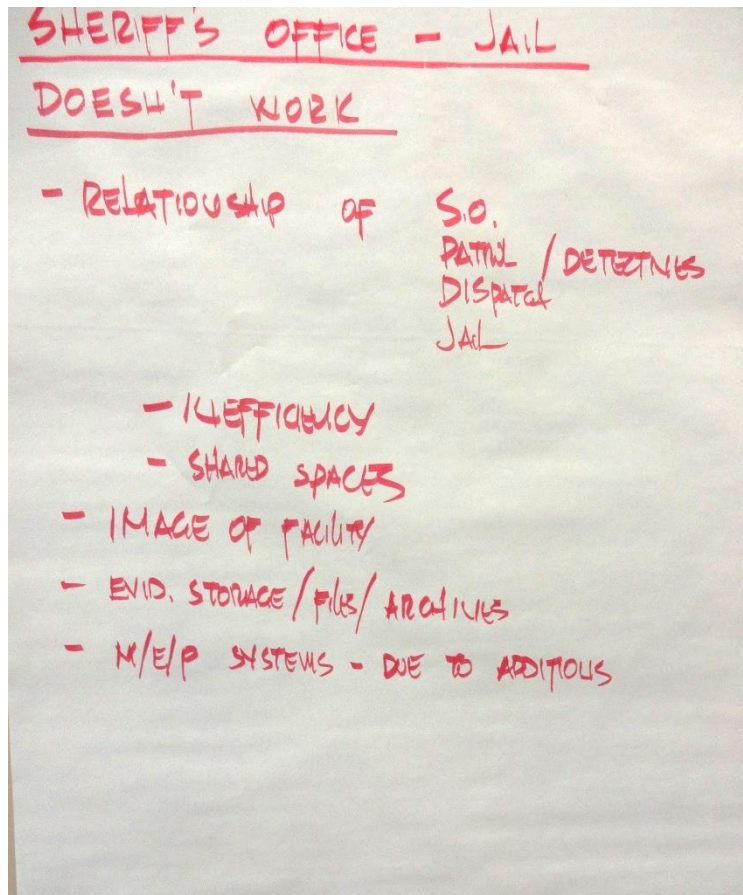
- *There are No dumb ideas!*
- *Everyone has a say.*
- *Leave no stone unturned.*
- *Build Consensus for Conclusions.*
- *Everyone will know the What, Why and When.*

- **Charrette Goals and Objectives:**

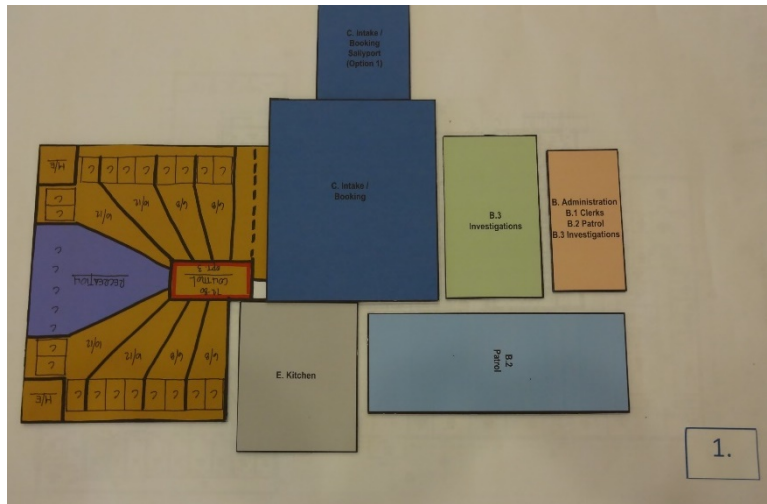
- *Establish a 20 Year Facility Master Plan.*
- *Define Implementation/Priorities.*
- *Build Consensus for Conclusions*
- *Answer the “Big Picture” Questions:*
 - *How big is it?*
 - *What will it look like?*
 - *What are our Priorities?*

Charrette – Visioning Session

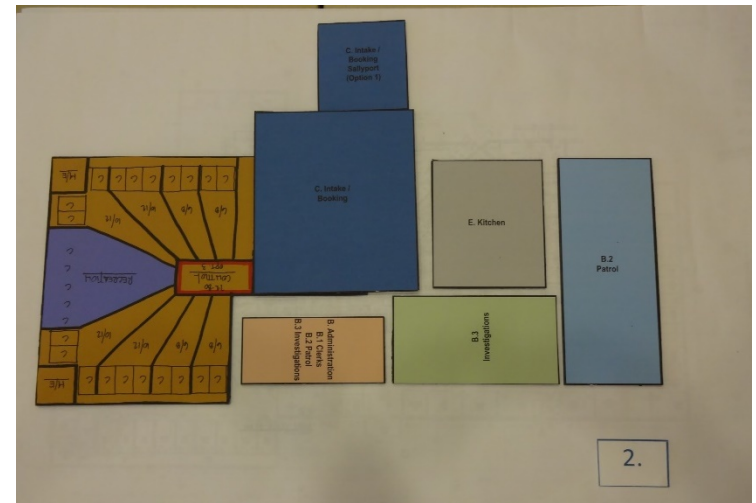
- What should a Sheriff's Office and Jail be?
- What Works and What Doesn't Work?
- How can we improve operations and services?



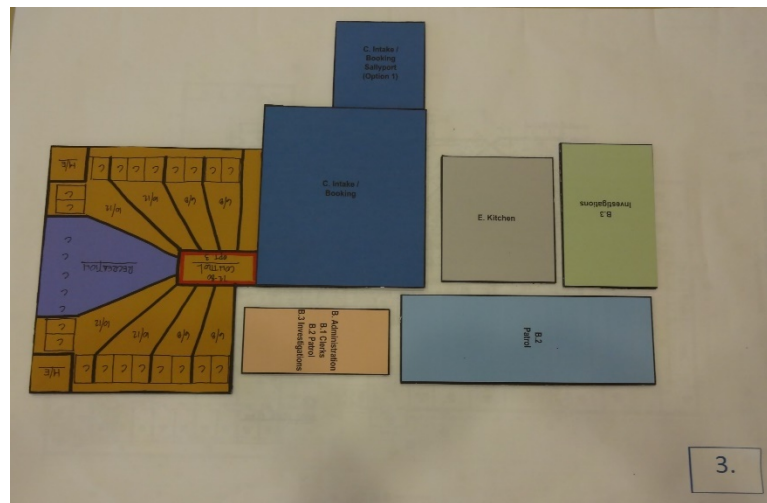
Charrette – Building Options



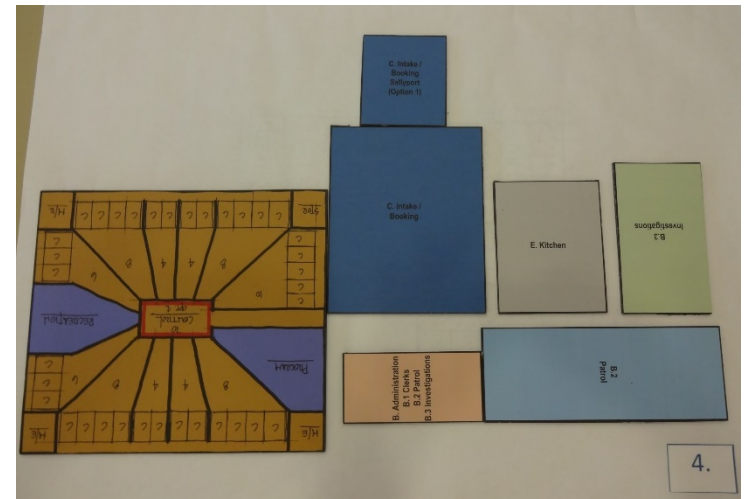
Option 1



Option 2



Option 3

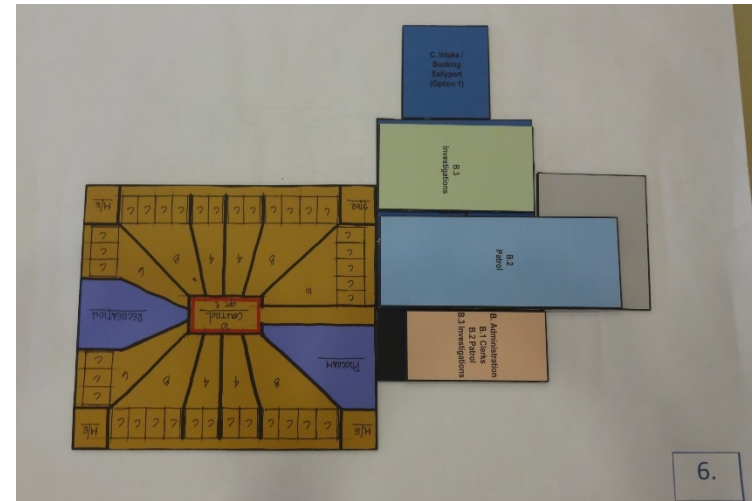


Option 4

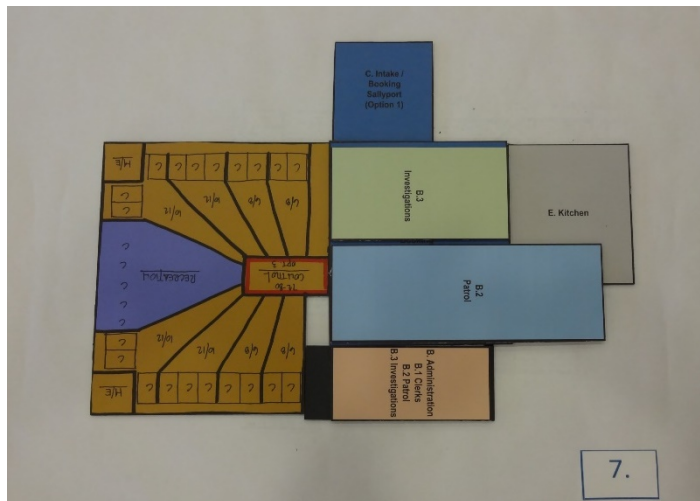
Charrette – Building Options



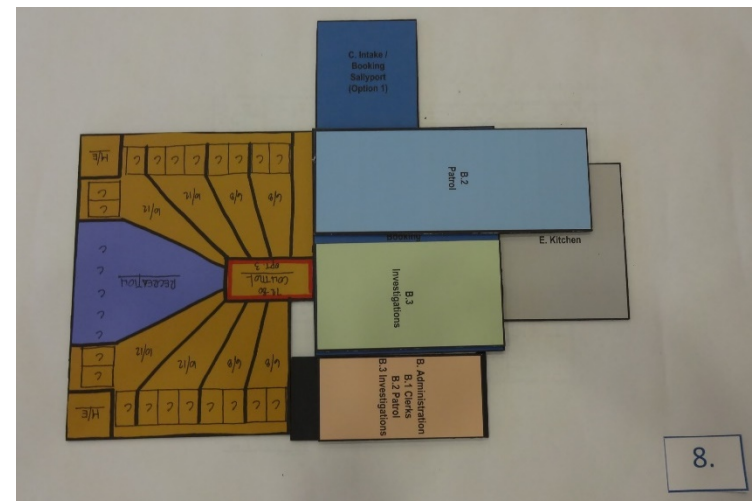
Option 5



Option 6

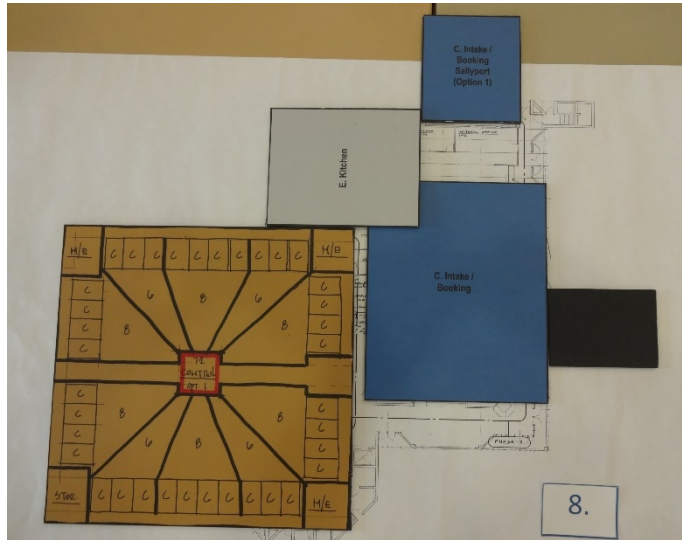


Option 7

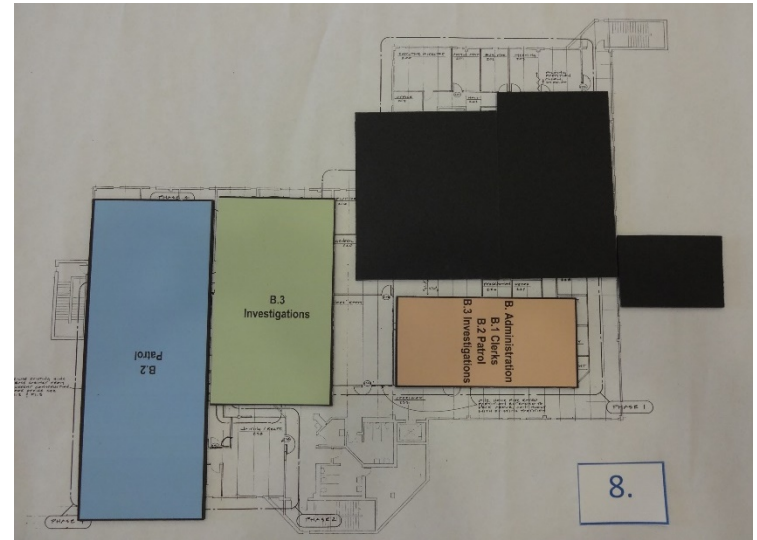


Option 8

Charrette – Building Options

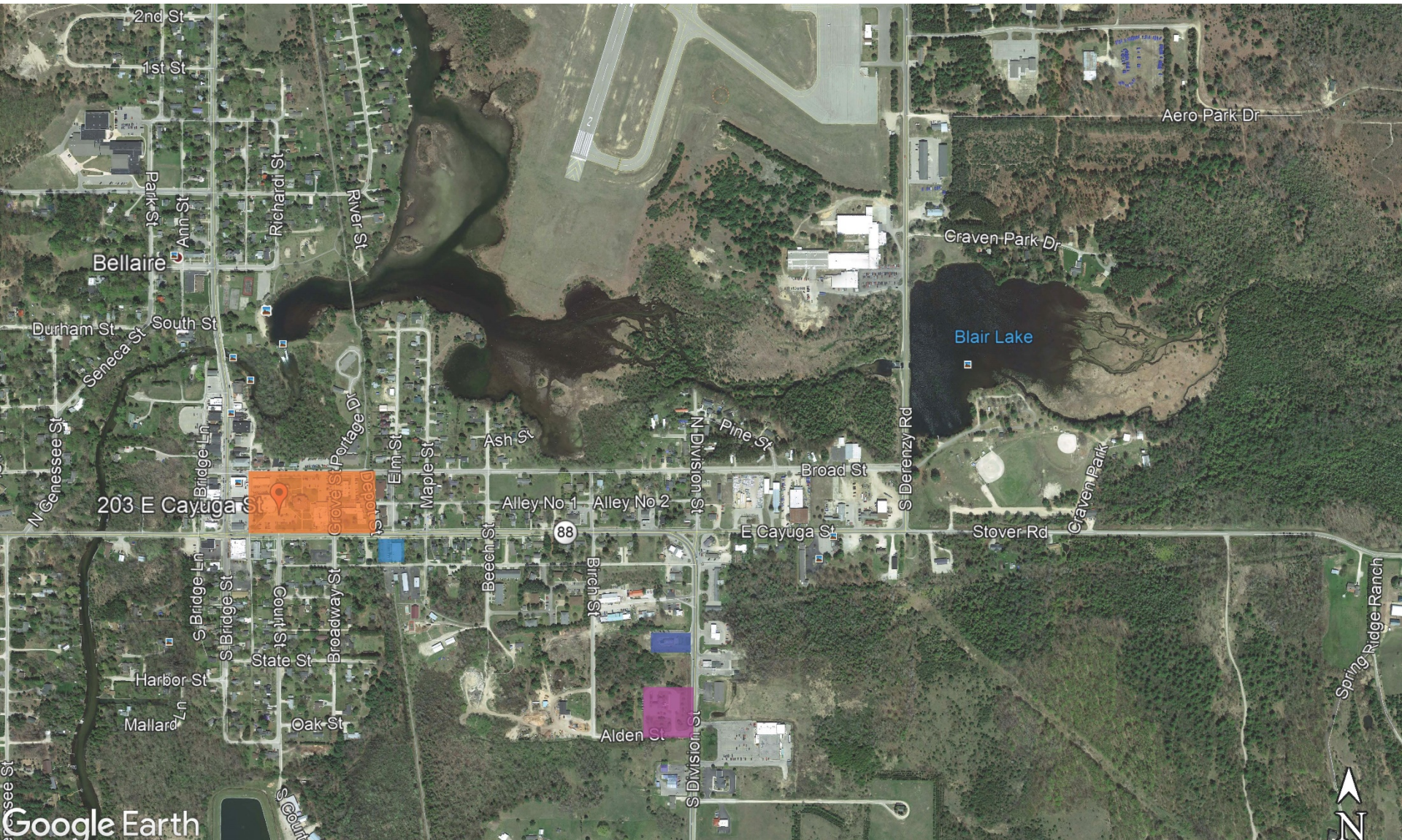


Option 9 First Floor

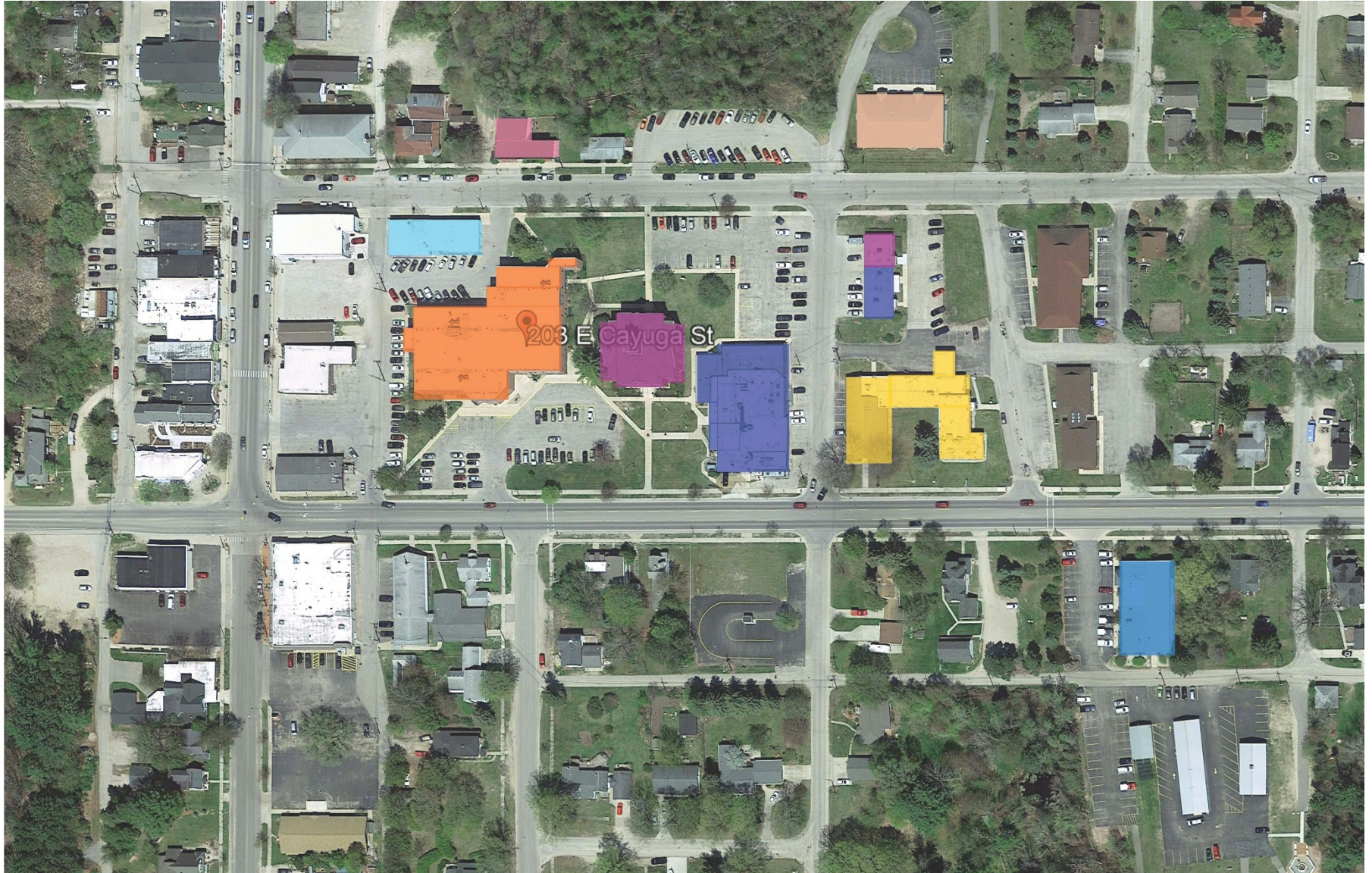


Option 9 First Floor

Charrette – Site/Campus Options



Charrette – Site/Campus Options



Charrette – Site/Campus Options



Option 1



Option 2



Option 3

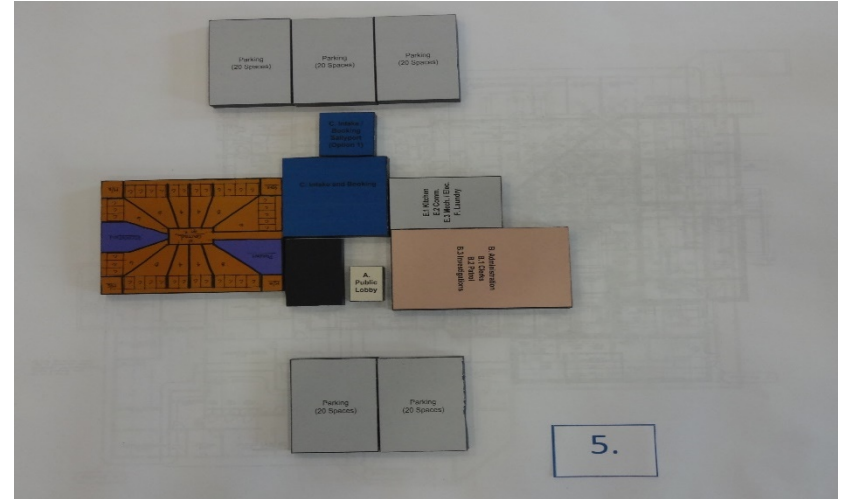


Option 4

Charrette – Site/Campus Options



Option 5



Option 5



Option 6

Charrette: Site/Campus

Day 2: May 15th, 2018

Day 2: Afternoon Session: Campus Master Plan Charrette	Representatives of all User Groups
Summary of Previous User Group Sessions	1:00pm – 1:30pm
Campus Master Plan Charrette	1:30pm – 3:00PM
Break	3:00pm – 3:15pm
Campus Master Plan Charrette	3:15pm– 4:00pm
Consensus Building/Session Wrap-Up	4:00pm – 5:30pm
Adjourn (or public session summarizing day's events)	5:30pm

BYCE
ENGINEERS & ARCHITECTS
DATE: 5/15/2018
SESSION: Afternoon - Site Masterplan

ANTHRIM COUNTY MASTER PLAN
CHARITTE SIGN IN SHEET

Securitecture
COMMUNITY SOLUTIONS

Name (Print)	Company	Title	Arrival Phone #	Email Address
MELISSA ZELENAN	ANT COUNT	BOC	231-350-7778	zelemt@antcount.org
Todd J. Smith	Antrim County	Register	231-533-6623	register@antcount.org
John Barty	BOC	BOC		
Jim Kossiter	PHO	PA	533-6860	
Sherry Comben	Treasurer	Treasurer		
Brenda Ricksburg	County	BOC		
Dave Heeres	Count	comm. s	675-7741	
Janet Koch	NLEN	comm. s	231-350-3792	janet@nlen.org
Bryan Smith	Commissioner	BOC	231-676-0726	
Christian Marcus	Commissioner	BOC	586-6653839	
Mathew Carr	AC Admin			
David Schulz	Village of Bellevue	President	231-533-8213	david@meadowbrookmch.com
Mark Hayner	Antrim County	Build. Office	522-8373	
Todd Rawling	Antrim Co Sheriff's Office Jail Admin		231-533-8627	rawlingt@antrimcounty.org

- **Attendance: 14**

• Visioning Session:

- What should a County Services Campus be?
- What Works and What Doesn't Work?
- How can we improve operations and services?
- What are critical adjacencies?
- Do we stay on the same site or move?
- How do we fit into the community?

• Campus Master Plan Charrette:

- How should the site be organized?
- Who should be next who?
- How do we address our parking needs?
- Public, Staff and Security.

• Consensus Building/Session Wrap Up:

- Build Consensus for Conclusions.
- Selection of Preferred Campus Master Plan Option.
- Discussion of priorities, phasing and potential implementation plan.



Charrette – Building Options Explored

- **Day 1 – Morning Sessions: Draft of Major Conclusions**
 - Attendees: 20
- **Day 1 – Afternoon Session 1: Administration, ACT and Commission on Aging Charrette**
 - Attendees: 16
 - Building Options: 12
 - Site Options: 10 Campus, 7 ACT
- **Day 1 – Afternoon Session 2: Courthouse and Circuit Court Probation Charrette**
 - Attendees: 9
 - Building Options: 3
 - Site Options: 7
- **Day 2 – Morning Session: Sheriff's Office and Jail Charrette**
 - Attendees: 8
 - Building Options: 9
 - Site Options: 6
- **Total:**
 - *Building Options: 24*
 - *Site Options: 23*

Charrette – Building Options Explored

- **Administration:**
 - **Renovation for Administration (Connector to Courthouse or Not?)**
 - *Addition for Tenants*
 - *Tenants in Remote Building*
 - **Renovation for Sheriff's Office and Jail.**
 - *Construct new Administration Building.*
- **Courthouse:**
 - **Renovation and Addition for Prosecutor and Circuit Court Probation.**
 - **Renovation and Remote Building for Prosecutor and Circuit Court Probation (All Probation Offices or Not?).**
- **Sheriff's Office and Jail:**
 - **Centralized**
 - *Adjacent to Courthouse (1 or 2 story option).*
 - *Remote from Courthouse on Campus (1 or 2 story option).*
 - *On a remote site.*
 - **Decentralized**
 - *Renovation and addition to Jail, connector to Courthouse.*
 - *New Sheriff's Office with Prosecutor and Probation (1 or 2 story option)*

Charrette – Philosophy, Goals and Objectives

- **Charrette Philosophy:**

- *There are No dumb ideas!*
- *Everyone has a say.*
- *Leave no stone unturned.*
- *Build Consensus for Conclusions.*
- *Everyone will know the What, Why and When.*

- **Charrette Goals and Objectives:**

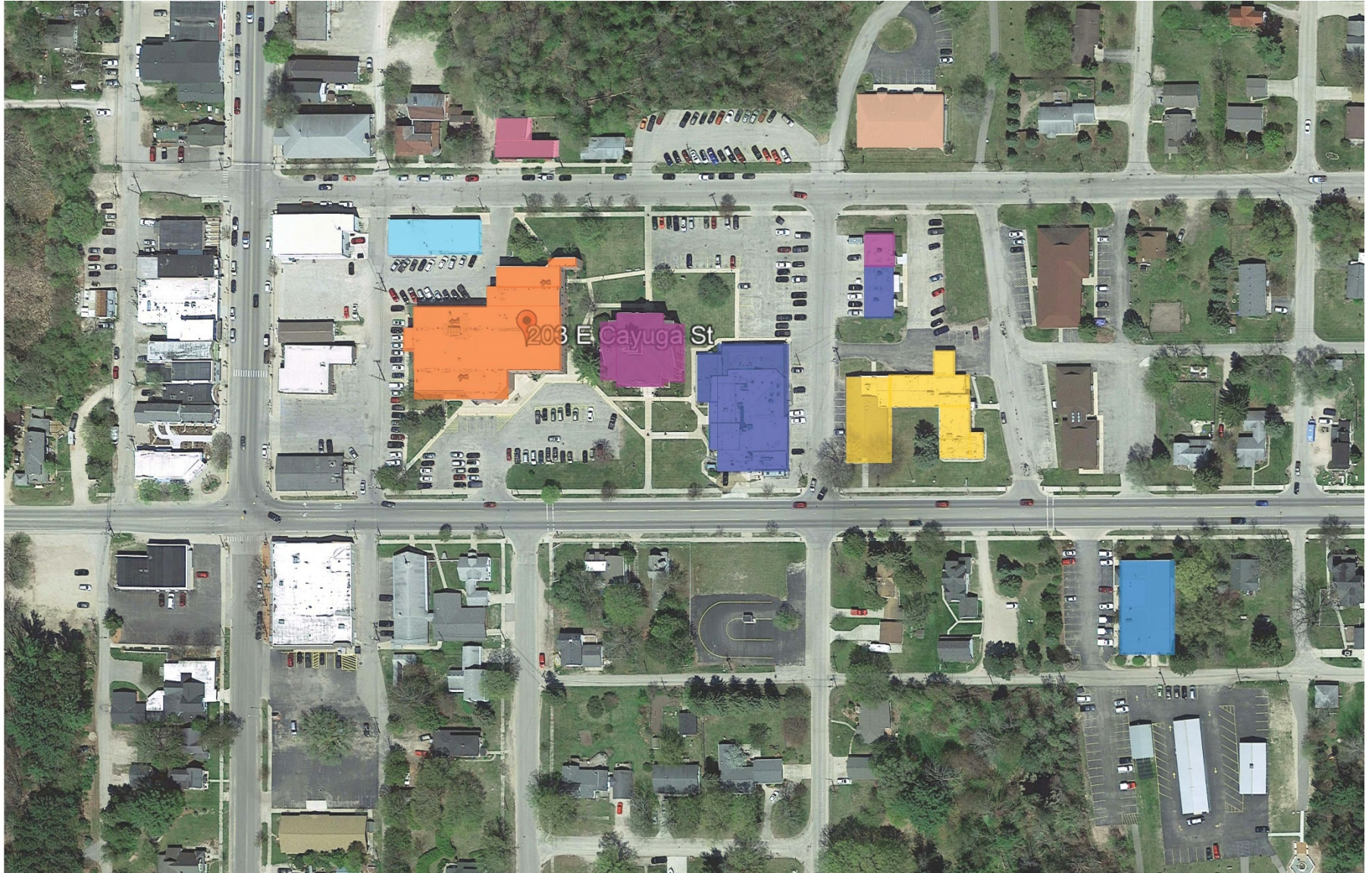
- *Establish a 20 Year Facility Master Plan.*
- *Define Implementation/Priorities.*
- *Build Consensus for Conclusions*
- *Answer the “Big Picture” Questions:*
 - *How big is it?*
 - *What will it look like?*
 - *What are our Priorities?*

Charrette – Visioning Session

- **What should a County Services Campus be?**
- **What Works and What Doesn't Work?**
- **How can we improve operations and services?**
- **What are critical adjacencies?**
- **Do we stay on the same site or move?**
- **How do we fit into the community?**

This is an aerial view of a residential neighborhood in Bellairé. The map shows a grid of streets including 2nd St, 1st St, Park St, Ann St, Richard St, River St, Durham St, South St, Seneca St, N Genesee St, Bridge Ln, S Bridge Ln, Harbor St, Mallard, Count St, Broadway St, Oak St, S Court, Elm St, Maple St, Ash St, Beech St, Birch St, Alden St, N Division St, Pine St, Broad St, E Cayuga St, S Derenzy Rd, Stover Rd, and Craven Park Dr. A large lake, Blair Lake, is visible on the right side of the map. A property at 203 E Cayuga St is highlighted in orange. Other features include a baseball field, a tennis court, and a golf course in the background. The Google Earth logo is in the bottom left corner, and a north arrow is in the bottom right corner.

Charrette – Site/Campus Options



Charrette – Site/Campus Options



Option 1



Option 2



Option 3



Option 4

Charrette – Site/Campus Options



Option 5



Option 6



Option 7



Option 8

Charrette – Site/Campus Options



Option 9



Option 10



Option 11



Option 12

Charrette – Site/Campus Options



Option 13



Option 14



Option 15



Option 16

Charrette – Site/Campus Options



Option 17



Option 18



Option 19



Option 20

Charrette – Site/Campus Options



Option 21



Option 22

Charrette – Wrap-Up

Day 3: May 16th, 2018

Day 3: Morning Session: Wrap-Up

Representatives of all User Groups

Summary of Day 1 and 2 Conclusions

8:00am – 10:00am

Break

10:00am – 10:15am

Site/Building Master Plan Consensus Building

10:15am – 11:00am

Next Steps

11:00am – 12:00noon

Adjourn

12:00noon



ANTRIM COUNTY MASTER PLAN
CHARRETTE SIGN IN SHEET



DATE: Day 3 Morning Session
SESSION:

Name (print)	Company	Title	Area + Phone #	Email Address
PETER GARRWOOD		Admin		
Ed Baetcher		BOC		
Matthew Calk		Dep. Admin		
Mark Haynes		Blg Director		
Dave Heeres		BOC		
Bryan Smith		BOC		
MELISSA ZOLENKA		BOC		
Jaren Barquy	BOC	BOC		
Patty Supack	Antrim County	Register		unepotlp@antrimcounty.org
DAWN LANANWAY	BOC	BOC		
Sheryl Cough	Antrim County	Co. Clerk		guys@antrimcounty.org
Todd Rawling	Antrim Co Sheriff	Jail Admin	231.533-8627	rawlingt@antrimcounty.org
Bill Hetherman	Antrim County	Admin	535-3624	
Christian Marcus	BOC		231.584-3200	
Sherry Comben	Treasurer	Treasurer		
David Schulz	Village of Billaire	President	533-8213	plgpres.dschohlz@billaire.michigan.com
Sheryl Cough	Antrim County	Co. Clerk		
Brenda Ricksgers	" "	BOC		
DEAN PRAIL	ACSO	US		praild@antrimcounty.org
Don Haplell	AC Finance Director	Fin Director		haplell@antrimcounty.org
arrived 10:15 am				



• Attendance: 21

Charrette – Building Options Explored

- **Day 1 – Morning Sessions: Draft of Major Conclusions**
 - *Attendees: 20*
- **Day 1 – Afternoon Session 1: Administration, ACT and Commission on Aging Charrette**
 - *Attendees: 16*
 - *Building Options: 12*
 - *Site Options: 10 Campus, 7 ACT*
- **Day 1 – Afternoon Session 2: Courthouse and Circuit Court Probation Charrette**
 - *Attendees: 9*
 - *Building Options: 3*
 - *Site Options: 7*
- **Day 2 – Morning Session: Sheriff's Office and Jail Charrette**
 - *Attendees: 8*
 - *Building Options: 9*
 - *Site Options: 6*
- **Day 2 –Afternoon Session: Site /Campus Master Plan Charrette**
 - *Attendees: 14*
 - *Building Options: 5*
 - *Site Options: 22*
- **Day 3 –Morning Session: Wrap-Up**
 - *Attendees: 21*
- **Total:**
 - *Building Options: 29*
 - *Site Options: 52*

Charrette – Building Options Explored

- **Administration:**
 - **Renovation for Administration (Connector to Courthouse or Not?)**
 - *Addition for Tenants*
 - *Tenants in Remote Building*
 - **Renovation for Sheriff's Office and Jail.**
 - *Construct new Administration Building.*
- **Courthouse:**
 - **Renovation and Addition for Prosecutor and Circuit Court Probation.**
 - **Renovation and Remote Building for Prosecutor and Circuit Court Probation (All Probation Offices or Not?).**
- **Sheriff's Office and Jail:**
 - **Centralized**
 - *Adjacent to Courthouse (1 or 2 story option).*
 - *Remote from Courthouse on Campus (1 or 2 story option).*
 - *On a remote site.*
 - **Decentralized**
 - *Renovation and addition to Jail, connector to Courthouse.*
 - *New Sheriff's Office with Prosecutor and Probation (1 or 2 story option)*

Charrette – Master Plan Option A

- **Description**

- *Construct new 2 story Confinement Housing, Sheriff's Office and Jail. Addition and renovate the existing Jail*
 - *Includes Prosecutor and Circuit Court Probation and Probation/Parole.*
- *Renovation of the Administration Building.*
 - *Addition or Construct Remote Tenant Building at Bank/Annex Location.*
- *Construct Additional Campus Parking and Site Improvements.*
- *Courthouse Minor Renovation/Reallocation of Space.*
 - *Construct Connector to Jail*
- *Construction of ACT Enclosed Vehicular Storage.*
- *Construction of Commission on Aging Adult Day Care.*
- *Implementation of Facility Corrective Work.*



Building/Site Option 3



Building/Site Option 4



Building/Site Option 5

Charrette – Master Plan Option A

- **Advantages**

- *Logical Sequence of Construction.*
- *Users Maintain Operation During Construction.*
- *Could Maintain Grove and Depot Streets.*
- *Opportunity to Connect Jail to Courthouse for Secure Prisoner Movement to Courts.*
- *Opportunity for Future Development of Existing Campus.*
- *Potentially Lower Cost than New Construction.*
- *Additional Parking for Village Events.*

- **Disadvantages**

- *Minimal Opportunity for Green Space Expansion/Improvements*
- *Minimal Opportunity for Jail Expansion.*
- *Minimal Opportunity at Current Campus.*
- *Potential Issues with Seismic Design/Code Compliance.*

Charrette – Master Plan Option B

- **Description**

- *Renovate Administration Building for Sheriff's Office and Jail.*
 - *Includes Prosecutor and Circuit Court Probation and Probation/Parole.*
- *Construct new Administration Building.*
 - *Includes Tenant Space and Antrim County Conservation District*
- *Construct Additional Campus Parking and Site Improvements*
- *Courthouse Minor Renovation/ Reallocation of Space.*
- *Construction of ACT Enclosed Vehicular Storage*
- *Construction of Commission on Aging Adult Day Care.*
- *Implementation of Facility Corrective Work.*



Building/Site Option 7



Building/Site Option 15



Building/Site Option 16



Building/Site Option 17



Building/Site Option 18

Charrette – Master Plan Option B

- **Advantages**

- *Logical Sequence of Construction.*
- *Users Maintain Operation During Construction.*
- *Could Maintain Grove and Depot Streets.*
- *Opportunity to Connect Jail to Courthouse for Secure Prisoner Movement to Courts.*
- *Allows of Future Opportunity at Current Campus.*
- *Opportunity to Expand Green Space.*
- *Additional Parking for Village Events.*

- **Disadvantages**

- *Highest Single Phase Implementation Cost.*
 - *Requires Administration Building and Sheriff's Office/Jail to be done at the same time.*
- *Potentially challenging Design of Jail due to Existing Building Limitations.*
- *Longest Continuous Construction Duration (26 to 30 Months).*
- *Minimal Opportunity for Jail Expansion.*

Charrette – Master Plan Option C

- **Description**

- *Demolish Existing Bank and Annex Buildings and Construct New 1 or 2 Story Sheriff's Office and Jail Between Grove and Depot Street*
 - *Includes Prosecutor and Circuit Court Probation and Probation/Parole*
- *Renovation and Addition of Administration Building.*
 - *Includes Tenant Space and Antrim County Conservation District*
- *Construct Additional Campus Parking and Site Improvements.*
- *Courthouse Minor Renovation/Reallocation of Space.*
 - *Possible Sallyport and Holding Addition*
- *Construction of ACT Enclosed Vehicular Storage*
- *Construction of Commission on Aging Adult Day Care.*
- *Implementation of Facility Corrective Work.*



Building/Site Option 19



Building/Site Option 20

Charrette – Master Plan Option C

- **Advantages**

- *Logical Sequence of Construction.*
- *Could Maintain Grove and Depot Streets.*
- *Opportunity for Green Space Expansion/Improvements.*
- *Opportunity to Connect Jail to Courthouse for Secure Prisoner Movement to Courts.*
- *Allows for Future Campus Opportunities.*
- *Lower Single Phase Implementation Cost.*
- *Additional Parking for Village Events.*

- **Disadvantages**

- *No Opportunity to Connect Jail to Courthouse for Secure Movement of Prisoners to Court.*
- *Minimal Opportunity for Jail Expansion.*
- *Disruption of Patrol and Investigations Operations.*
- *No Opportunity to Connect Jail to Courthouse for Secure Prisoner Movement to Courts.*
 - *Could Require Sallyport/holding addition to Courthouse.*
- *Limited Opportunity for Future Existing Campus Development.*

Charrette – Master Plan Option D

- **Description**

- *Demolish Existing Bank/Annex Buildings and Construct New 2 Story Sheriff's Office and Jail Between Grove and Depot Street*
 - *Includes Prosecutor, Circuit Court Probation and Probation/Parole.*
- *Renovation and Addition of Administration building.*
 - *Includes Tenant Space and Antrim County Conservation District.*
- *Construct Additional Campus Parking and Site Improvements.*
- *Courthouse Minor Renovation/Reallocation of Space.*
- *Construction of ACT Enclosed Vehicular Storage.*
- *Construction of Commission on Aging Adult Day Care.*
- *Implementation of Facility Corrective Work.*



Building/Site Option 22

Charrette – Master Plan Option D

- **Advantages**

- *Logical Sequence of Construction.*
- *Users Maintain Operation During Construction.*
- *Opportunity to Connect Jail to Courthouse for Secure Prisoner Movement to Courts.*
- *Opportunity for Green Space Expansion/Development.*
- *Opportunity for Future Existing Campus Development.*
- *Allows of Future Opportunity at Current Campus.*
- *Additional Parking for Village Events.*

- **Disadvantages**

- *Requires Abandoning Grove Street.*
- *Disruption of Patrol and Investigations Operations.*
- *Potentially Higher Construction Cost than Renovation.*
- *Potentially Challenging Grove Street Closing Process.*
- *Potential Required Improvements to Depot Street.*

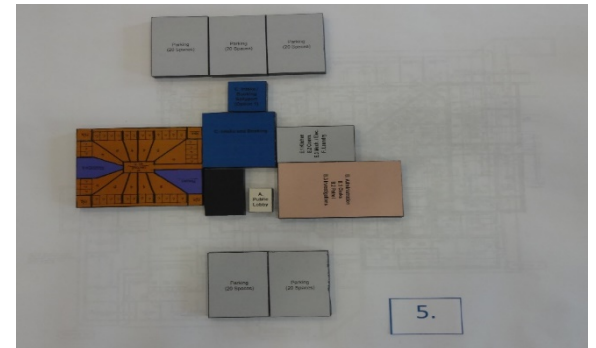
Charrette – Master Plan Option E

- **Description**

- *Construct New Sheriff's Office and Jail at a Remote Site.*
- *Renovation and Addition of Administration Building.*
 - *Includes Tenant Space and Antrim County Conservation District*
- *Construct Additional Campus Parking and Site Improvements.*
- *Courthouse Minor Renovation/Reallocation of Space.*
 - *Addition of Sallyport/Holding, Prosecutor Circuit Court Probation and Probation/Parole.*
- *Construction of ACT Enclosed Vehicular Storage*
- *Construction of Commission on Aging Adult Day Care.*
- *Implementation of Facility Corrective Work.*



Building/Site Option 23 (5)



Building/Site Option 23 (5)

Charrette – Master Plan Option E

• Advantages

- *Logical Sequence of Construction.*
- *Users Maintain Operation During Construction.*
- *Maintains Groove and Depot Streets.*
- *Maximum Opportunity for Green Space Expansion/Development.*
- *Maximum Opportunity for Future Development of Existing Campus.*
- *Maximum Design Flexibility of Sheriff's Office/Jail.*
- *Maximum Expansion Opportunity of Sheriff's Office/Jail.*
- *Additional Parking for Village Events.*

• Disadvantages


- *No Opportunity to Connect Jail to Courthouse for Secure Prisoner Movement to Courts.*
 - *Could Require Sallyport/holding addition to Courthouse.*
 - *Could Require Additional Transport Staff.*
- *Potentially Higher Construction Cost than Renovation.*
- *May Increase Response Time to Courthouse Dependent Up Number of Courthouse Staff.*
- *Potential Issues with Public Perception.*
- *Potential Decentralizing Service Issues.*


Next Steps




- **Final Review and Confirmation of Strategic Planning and Programming Information.**
- **Completion of Step 4: Master Planning – Post Charrette:**
 - *Refine and Finalize Master Plan Options Summary.*
 - *Statement of Probable Project Budget and Funding Options.*
 - *Implementation/Phasing Plan and Schedule.*
- **Complete Draft and Final Report.**
- **Present Conclusions to the Committee and Commissioners as Required.**

Antrim County Facilities Master Plan

Draft Report













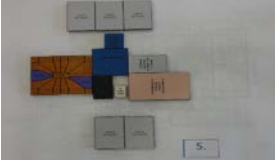








Date:

Index to Report

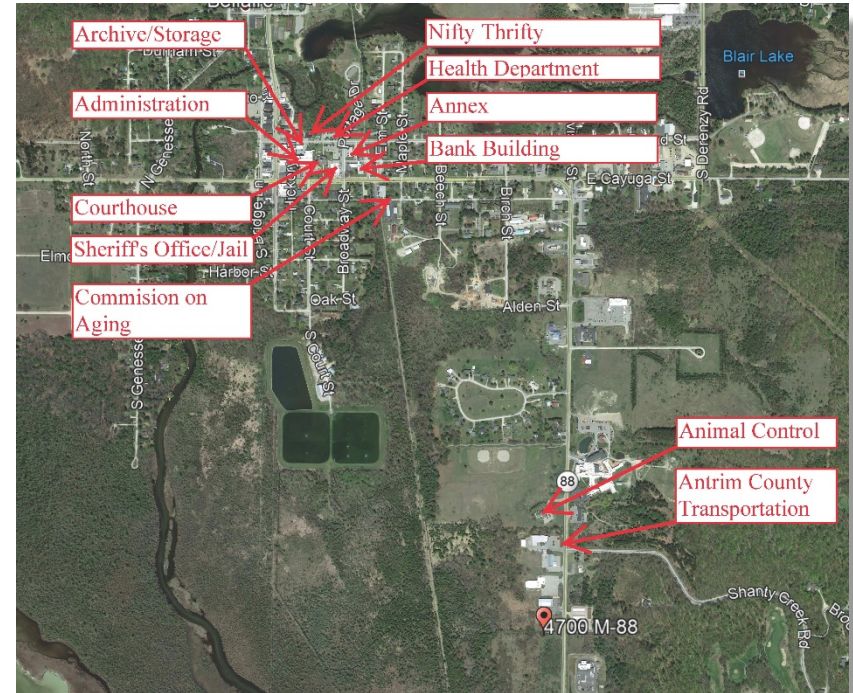
Executive Summary		
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2. Approach and Methodology.....	Page	TBC
3. Analytics.....	Pages	TBC
4. Space Terminology.....	Page	TBC
5. Space Standards.....	Page	TBC
6. Existing Space Evaluation Methodology.....	Page	TBC
7. Existing Space Evaluation.....	Pages	TBC
8. Jail Evaluation.....	Pages	TBC
9. Facility Systems Evaluation.....	Pages	TBC
10. Projection Modeling.....	Page	TBC
11. Staff Program.....	Page	TBC
12. Architectural Space Program.....	Pages	TBC
13. Existing, Projected and Program Evaluation.....	Pages	TBC
14. Parking Projections.....	Pages	TBC
15. Charrette.....	Page	TBC
16. Master Plan Graphics.....	Pages	TBC
17. Statement of Probable Cost.....	Pages	TBC
18. Implementation/Phasing Plan.....	Pages	TBC
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Appendix A: Approach and Methodology.....	Page	TBC
Appendix B: Analytics.....	Pages	TBC
Appendix C: Space Standards.....	Pages	TBC
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Appendix G: Staff Program.....	Pages	TBC
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Appendix N: Implementation/Phasing Plan.....	Pages	TBC

Antrim County Facilities Master Plan
Charrette Options Advantages and Disadvantages Summary

Option A		Option B		Option C		Option D		Option E	
Advantages	Disadvantages	Advantages	Disadvantages	Advantages	Disadvantages	Advantages	Disadvantages	Advantages	Disadvantages
<ul style="list-style-type: none">Logical Sequence of Construction.Users Maintain Operation During Construction.Could Maintain Grove and Depot Streets.Opportunity to Connect Jail to Courthouse for Secure Prisoner Movement to Courts.Opportunity for Future Development of Existing Campus.Potentially Lower Cost than New Construction.Additional parking for Village Events.	<ul style="list-style-type: none">Minimal Opportunity for Green Space Expansion/Improvements.Minimal Opportunity for Jail Expansion.Minimal Opportunity at Current Campus.Potential Issues with Seismic Design/ Code Compliance.	<ul style="list-style-type: none">Logical Sequence of Construction.Users Maintain Operation During Construction.Could Maintain Grove and Depot Streets.Opportunity to Connect Jail to Courthouse for Secure Prisoner Movement to Courts.Allows of Future Opportunity at Current Campus.Opportunity to Expand Green Space.Additional parking for Village Events.	<ul style="list-style-type: none">Highest Single Phase Implementation Cost.<ul style="list-style-type: none">Requires Administration Building and Sheriff's Office/Jail to be done at the same time.Potentially challenging Design of Jail due to Existing Building Limitations.Longest Continuous Construction Duration (26 to 30 Months).Minimal Opportunity for Jail ExpansionPotential Issues with Seismic Design/ Code Compliance.	<ul style="list-style-type: none">Logical Sequence of Construction.Could Maintain Grove and Depot Streets.Opportunity for Green Space Expansion/Improvements.Opportunity to Connect Jail to Courthouse for Secure Prisoner Movement to Courts.Allows for Future Campus Opportunities.Lower Single Phase Implementation Cost.Additional parking for Village Events.	<ul style="list-style-type: none">No Opportunity to Connect Jail to Courthouse for Secure Movement of Prisoners to Court.Minimal Opportunity for Jail Expansion.Disruption of Patrol and Investigations Operations.No Opportunity to Connect Jail to Courthouse for Secure Prisoner Movement to Courts.Could Require Sallyport/holding addition to Courthouse.Limited Opportunity for Future Existing Campus Development.	<ul style="list-style-type: none">Logical Sequence of Construction.Users Maintain Operation During Construction.Opportunity to Connect Jail to Courthouse for Secure Prisoner Movement to Courts.Opportunity for Green Space Expansion/Development.Opportunity for Future Existing Campus Development.Allows of Future Opportunity at Current Campus.Additional parking for Village Events.	<ul style="list-style-type: none">Requires Abandoning Grove Street.Disruption of Patrol and Investigations Operations.Potentially Higher Construction Cost than RenovationPotentially Challenging Grove Street Closing Process.Potential Required Improvements to Depot Street.	<ul style="list-style-type: none">Logical Sequence of Construction.Users Maintain Operation During Construction.Maintains Groove and Depot Streets.Maximum Opportunity for Green Space Expansion/Development.Maximum Opportunity for Future Development of Existing Campus.Maximum Design Flexibility of Sheriff's Office/Jail.Maximum Expansion Opportunity of Sheriff's Office/Jail.Additional parking for Village Events.	<ul style="list-style-type: none">No Opportunity to Connect Jail to Courthouse for Secure Prisoner Movement to Courts.<ul style="list-style-type: none">Could Require Sallyport/holding addition to Courthouse.Could Require Additional Transport Staff.Potentially Higher Construction Cost than Renovation.May Increase Response Time to Courthouse Dependent Up Number of Courthouse Staff.Potential Issues with Public Perception.Potential Decentralizing Service Issues.
									
Building/Site Option 3	Building/Site Option 4	Building/Site Option 7	Building/Site Option 15	Building/Site Option 19	Building/Site Option 20	Building/Site Option 22		Building/Site Option 23 (5)	Building/Site Option 23 (5)
									
Building/Site Option 5		Building/Site Option 16	Building/Site Option 17						
									
		Building/Site Option 18							

Appendix L: Commissioners' Workshop

Antrim County Facilities Master Plan



Commissioners' Workshop

June 27th, 2018

Attendance

Commissioners' Workshop

Attendance

Date: June 27, 2018

Name	Title	E-Mail	Phone	Attendance
David Heeres	<i>David Heeres</i>	heeresd@antrimcounty.org	(231) 657-7741 Cell: (231)	<i>[Signature]</i>
Melissa Zelenak	<i>BOC</i>	zelenakm@antrimcounty.org	(231) 350-1778 Cell: (231)	<i>[Signature]</i>
Karen Bargy	<i>Commissioner</i>	bargyk@antrimcounty.org	(231) 357-2460 Cell: (231)	<i>[Signature]</i>
Ed Boettcher		boettchere@antrimcounty.org	(231) 463-4555 Cell: (231)	<i>[Signature]</i>
Bryan Smith		smithb@antrimcounty.org	(231) 676-0726 Cell: (231)	<i>[Signature]</i>
Brenda Ricksgers		ricksgersb@antrimcounty.org	(231) 331-4011 Cell: (231) <i>357-8773</i>	<i>Brenda Ricksgers</i>
Dawn LaVanway		laavanwayd@antrimcounty.org	(231) 536-3157 Cell: (231)	<i>[Signature]</i>
Scott Kruger		krugers@antrimcounty.org	(231) 342-7262 Cell: (231)	<i>[Signature]</i>
Christian Marcus		marcusc@antrimcounty.org	(231) Cell: (231)	<i>[Signature]</i>
Peter Garwood	County Administrator	garwoodp@antrimcounty.org	(231) 533-6265 Cell: (231)	
Mathew Cooke	Deputy Administrator	cookem@antrimcounty.org	(231) 533-6265 Cell: (231) 350-8706	<i>[Signature]</i>
Sheryl Guy	County Clerk	guyss@antrimcounty.org	(231) 553-6353	<i>Sheryl Guy</i>
Sherry A. Comben	County Treasurer	combens@antrimcounty.org	(231) 533-6120	<i>[Signature]</i>
Mark Haynes	Building Dept.	haynesm@antrimcounty.org	(231) 533-8373	<i>Mark Haynes</i>
Patty McEpatl	Registrar of Deeds	mcepatlp@antrimcounty.org	(231) 533-6683	<i>[Signature]</i>
Mike Harris		<i>mike 3195 Harris@egmail.com</i>	<i>231 535 6722</i>	<i>m m h</i>

Agenda

Review and Discussion of Selected Master Plan Options	1:30pm – 2:00pm
Presentation of Statement of Probable Cost Options	2:00pm – 2:30pm
Determination of Preferred Master Plan Option(s)	2:30pm – 3:30pm
Discussion of Anticipated Implementation/Phasing Plan	3:30pm – 4:00pm
Discussion of Public Presentation(s) of Master Plan Option(s)	4:00pm – 4:30pm
Definition of Next Steps to Complete the Master Plan, Products and Presentations	4:30pm – 5:00pm
<i>Adjourn</i>	<i>5:00pm</i>

Goals:

- *Determine a Preferred 20 Year Master Plan*
- *Define the Best the Means to Implement/Phase the Project*

Top Down **vs.** **Bottom Up**

Charrette – Master Plan Option A

- **Description**

- *Construct new 2 story Confinement Housing, Sheriff's Office and Jail. Addition and renovate the existing Jail*
 - *Includes Prosecutor and Circuit Court Probation and Probation/Parole.*
- *Renovation of the Administration Building.*
 - *Addition or Construct Remote Tenant Building at Bank/Annex Location.*
- *Construct Additional Campus Parking and Site Improvements.*
- *Courthouse Minor Renovation/Reallocation of Space.*
 - *Construct Connector to Jail*
- *Construction of ACT Enclosed Vehicular Storage.*
- *Construction of Commission on Aging Adult Day Care.*
- *Implementation of Facility Corrective Work.*



Building/Site Option 3



Building/Site Option 4



Building/Site Option 5

Charrette – Master Plan Option A

- **Advantages**

- *Logical Sequence of Construction.*
- *Users Maintain Operation During Construction.*
- *Could Maintain Grove and Depot Streets.*
- *Opportunity to Connect Jail to Courthouse for Secure Prisoner Movement to Courts.*
- *Opportunity for Future Development of Existing Campus.*
- *Potentially Lower Cost than New Construction.*
- *Additional Parking for Village Events.*

- **Disadvantages**

- *Minimal Opportunity for Green Space Expansion/Improvements*
- *Minimal Opportunity for Jail Expansion.*
- *Minimal Opportunity at Current Campus.*
- *Potential Issues with Seismic Design/Code Compliance.*

Charrette – Master Plan Option B

• Description

- *Renovate Administration Building for Sheriff's Office and Jail.*
 - *Includes Prosecutor and Circuit Court Probation and Probation/Parole.*
- *Construct new Administration Building.*
 - *Includes Tenant Space and Antrim County Conservation District*
- *Construct Additional Campus Parking and Site Improvements*
- *Courthouse Minor Renovation/ Reallocation of Space.*
- *Construction of ACT Enclosed Vehicular Storage*
- *Construction of Commission on Aging Adult Day Care.*
- *Implementation of Facility Corrective Work.*



Building/Site Option 7



Building/Site Option 15



Building/Site Option 16



Building/Site Option 17



Building/Site Option 18

Charrette – Master Plan Option B

- **Advantages**

- *Logical Sequence of Construction.*
- *Users Maintain Operation During Construction.*
- *Could Maintain Grove and Depot Streets.*
- *Opportunity to Connect Jail to Courthouse for Secure Prisoner Movement to Courts.*
- *Allows of Future Opportunity at Current Campus.*
- *Opportunity to Expand Green Space.*
- *Additional Parking for Village Events.*

- **Disadvantages**

- *Highest Single Phase Implementation Cost.*
 - *Requires Administration Building and Sheriff's Office/Jail to be done at the same time.*
- *Potentially challenging Design of Jail due to Existing Building Limitations.*
- *Longest Continuous Construction Duration (26 to 30 Months).*
- *Minimal Opportunity for Jail Expansion.*

Charrette – Master Plan Option C

- **Description**

- *Demolish Existing Bank and Annex Buildings and Construct New 1 or 2 Story Sheriff's Office and Jail Between Grove and Depot Street*
 - *Includes Prosecutor and Circuit Court Probation and Probation/Parole*
- *Renovation and Addition of Administration Building.*
 - *Includes Tenant Space and Antrim County Conservation District*
- *Construct Additional Campus Parking and Site Improvements.*
- *Courthouse Minor Renovation/Reallocation of Space.*
 - *Possible Sallyport and Holding Addition*
- *Construction of ACT Enclosed Vehicular Storage*
- *Construction of Commission on Aging Adult Day Care.*
- *Implementation of Facility Corrective Work.*



Building/Site Option 19



Building/Site Option 20

Charrette – Master Plan Option C

- **Advantages**

- *Logical Sequence of Construction.*
- *Could Maintain Grove and Depot Streets.*
- *Opportunity for Green Space Expansion/Improvements.*
- *Opportunity to Connect Jail to Courthouse for Secure Prisoner Movement to Courts.*
- *Allows for Future Campus Opportunities.*
- *Lower Single Phase Implementation Cost.*
- *Additional Parking for Village Events.*

- **Disadvantages**

- *No Opportunity to Connect Jail to Courthouse for Secure Movement of Prisoners to Court.*
- *Minimal Opportunity for Jail Expansion.*
- *Disruption of Patrol and Investigations Operations.*
- *No Opportunity to Connect Jail to Courthouse for Secure Prisoner Movement to Courts.*
 - *Could Require Sallyport/holding addition to Courthouse.*
- *Limited Opportunity for Future Existing Campus Development.*

Charrette – Master Plan Option D

- **Description**

- *Demolish Existing Bank/Annex Buildings and Construct New 2 Story Sheriff's Office and Jail Between Grove and Depot Street*
 - *Includes Prosecutor, Circuit Court Probation and Probation/Parole.*
- *Renovation and Addition of Administration building.*
 - *Includes Tenant Space and Antrim County Conservation District.*
- *Construct Additional Campus Parking and Site Improvements.*
- *Courthouse Minor Renovation/Reallocation of Space.*
- *Construction of ACT Enclosed Vehicular Storage.*
- *Construction of Commission on Aging Adult Day Care.*
- *Implementation of Facility Corrective Work.*



Building/Site Option 22

Charrette – Master Plan Option D

- **Advantages**

- *Logical Sequence of Construction.*
- *Users Maintain Operation During Construction.*
- *Opportunity to Connect Jail to Courthouse for Secure Prisoner Movement to Courts.*
- *Opportunity for Green Space Expansion/Development.*
- *Opportunity for Future Existing Campus Development.*
- *Allows of Future Opportunity at Current Campus.*
- *Additional Parking for Village Events.*

- **Disadvantages**

- *Requires Abandoning Grove Street.*
- *Disruption of Patrol and Investigations Operations.*
- *Potentially Higher Construction Cost than Renovation.*
- *Potentially Challenging Grove Street Closing Process.*
- *Potential Required Improvements to Depot Street.*

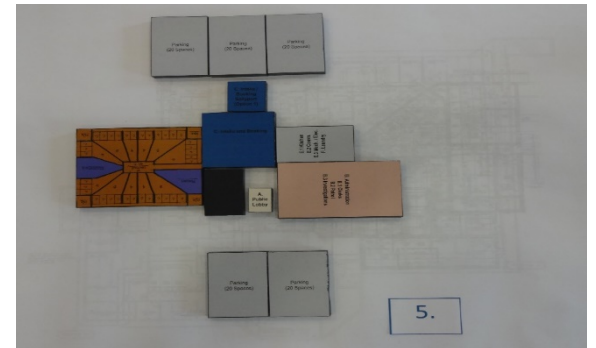
Charrette – Master Plan Option E

- **Description**

- *Construct New Sheriff's Office and Jail at a Remote Site.*
- *Renovation and Addition of Administration Building.*
 - *Includes Tenant Space and Antrim County Conservation District*
- *Construct Additional Campus Parking and Site Improvements.*
- *Courthouse Minor Renovation/Reallocation of Space.*
 - *Addition of Sallyport/Holding, Prosecutor Circuit Court Probation and Probation/Parole.*
- *Construction of ACT Enclosed Vehicular Storage*
- *Construction of Commission on Aging Adult Day Care.*
- *Implementation of Facility Corrective Work.*



Building/Site Option 23 (5)



Building/Site Option 23 (5)

Charrette – Master Plan Option E








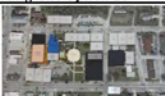



















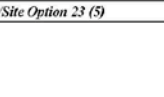
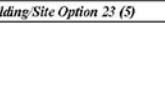

• Advantages

- *Logical Sequence of Construction.*
- *Users Maintain Operation During Construction.*
- *Maintains Groove and Depot Streets.*
- *Maximum Opportunity for Green Space Expansion/Development.*
- *Maximum Opportunity for Future Development of Existing Campus.*
- *Maximum Design Flexibility of Sheriff's Office/Jail.*
- *Maximum Expansion Opportunity of Sheriff's Office/Jail.*
- *Additional Parking for Village Events.*














• Disadvantages

- *No Opportunity to Connect Jail to Courthouse for Secure Prisoner Movement to Courts.*
 - *Could Require Sallyport/holding addition to Courthouse.*
 - *Could Require Additional Transport Staff.*
- *Potentially Higher Construction Cost than Renovation.*
- *May Increase Response Time to Courthouse Dependent Up Number of Courthouse Staff.*
- *Potential Issues with Public Perception.*
- *Potential Decentralizing Service Issues.*

Master Plan Options Summary

Antrim County Facilities Master Plan Master Plan Options Summary				
Option A	<ul style="list-style-type: none"> - Construct new 2 story Confinement Housing, Sheriff's Office and Jail. Addition and renovate the existing Jail <ul style="list-style-type: none"> ▪ Includes Prosecutor and Circuit Court Probation and Probation/Parole. - Renovation of the Administration Building. <ul style="list-style-type: none"> ▪ Addition or Construct Remote Tenant Building at Bank/Annex Location. - Construct Additional Campus Parking and Site Improvements. - Courthouse Minor Renovation/Reallocation of Space. <ul style="list-style-type: none"> ▪ Construct Connector to Jail - Construction of ACT Enclosed Vehicular Storage. - Construction of Commission on Aging Adult Day Care. - Implementation of Facility Corrective Work. 			
		Building/Site Option 3	Building/Site Option 4	Building/Site Option 5
				
Option B	<ul style="list-style-type: none"> - Renovate Administration Building for Sheriff's Office and Jail. <ul style="list-style-type: none"> ▪ Includes Prosecutor and Circuit Court Probation and Probation/Parole. - Construct new Administration Building. <ul style="list-style-type: none"> ▪ Includes Tenant Space and Antrim County Conservation District - Construct Additional Campus Parking and Site Improvements - Courthouse Minor Renovation/ Reallocation of Space. - Construction of ACT Enclosed Vehicular Storage - Construction of Commission on Aging Adult Day Care. - Implementation of Facility Corrective Work. 			
		Building/Site Option 7	Building/Site Option 15	Building/Site Option 16
				
Option C	<ul style="list-style-type: none"> - Demolish Existing Bank and Annex Buildings and Construct New 1 or 2 Story Sheriff's Office and Jail Between Grove and Depot Street <ul style="list-style-type: none"> ▪ Includes Prosecutor and Circuit Court Probation and Probation/Parole - Renovation and Addition of Administration Building. <ul style="list-style-type: none"> ▪ Includes Tenant Space and Antrim County Conservation District - Construct Additional Campus Parking and Site Improvements. - Courthouse Minor Renovation/Reallocation of Space. <ul style="list-style-type: none"> ▪ Possible Sallyport and Holding Addition - Construction of ACT Enclosed Vehicular Storage - Construction of Commission on Aging Adult Day Care. - Implementation of Facility Corrective Work. 			
		Building/Site Option 17	Building/Site Option 18	Building/Site Option 19
				
Option D	<ul style="list-style-type: none"> - Demolish Existing Bank/Annex Buildings and Construct New 2 Story Sheriff's Office and Jail Between Grove and Depot Street <ul style="list-style-type: none"> ▪ Includes Prosecutor, Circuit Court Probation and Probation/Parole. - Renovation and Addition of Administration building. <ul style="list-style-type: none"> ▪ Includes Tenant Space and Antrim County Conservation District. - Construct Additional Campus Parking and Site Improvements. - Courthouse Minor Renovation/Reallocation of Space. - Construction of ACT Enclosed Vehicular Storage. - Construction of Commission on Aging Adult Day Care. - Implementation of Facility Corrective Work. 			
		Building/Site Option 19	Building/Site Option 20	Building/Site Option 21
				
Option E	<ul style="list-style-type: none"> - Construct New Sheriff's Office and Jail at a Remote Site. - Renovation and Addition of Administration Building. <ul style="list-style-type: none"> ▪ Includes Tenant Space and Antrim County Conservation District - Construct Additional Campus Parking and Site Improvements. - Courthouse Minor Renovation/Reallocation of Space. <ul style="list-style-type: none"> ▪ Addition of Sallyport/Holding, Prosecutor Circuit Court Probation and Probation/Parole. - Construction of ACT Enclosed Vehicular Storage - Construction of Commission on Aging Adult Day Care. - Implementation of Facility Corrective Work. 			
		Building/Site Option 22	Building/Site Option 23 (5)	Building/Site Option 24
				
		Building/Site Option 23 (5)	Building/Site Option 23 (5)	Building/Site Option 24

Advantages and Disadvantages Summary

Antrim County Facilities Master Plan Charrette Options Advantages and Disadvantages Summary									
Option A		Option B		Option C		Option D		Option E	
Advantages	Disadvantages	Advantages	Disadvantages	Advantages	Disadvantages	Advantages	Disadvantages	Advantages	Disadvantages
<ul style="list-style-type: none"> Logical Sequence of Construction. Users Maintain Operation During Construction. Could Maintain Grove and Depot Streets. Opportunity to Connect Jail to Courthouse for Secure Prisoner Movement to Courts. Opportunity for Future Development of Existing Campus. Potentially Lower Cost than New Construction. Additional parking for Village Events. 	<ul style="list-style-type: none"> Minimal Opportunity for Green Space Expansion/Improvements. Minimal Opportunity for Jail Expansion. Minimal Opportunity at Current Campus. Potential Issues with Seismic Design/ Code Compliance. 	<ul style="list-style-type: none"> Logical Sequence of Construction. Users Maintain Operation During Construction. Could Maintain Grove and Depot Streets. Opportunity to Connect Jail to Courthouse for Secure Prisoner Movement to Courts. Allows for Future Opportunity at Current Campus. Opportunity to Expand Green Space. Additional parking for Village Events. 	<ul style="list-style-type: none"> Highest Single Phase Implementation Cost. - Requires Administration Building and Sheriff's Office/Jail to be done at the same time. Potentially challenging Design of Jail due to Existing Building Limitations. Longest Continuous Construction Duration (26 to 30 Months). Minimal Opportunity for Jail Expansion Potential Issues with Seismic Design/ Code Compliance. 	<ul style="list-style-type: none"> Logical Sequence of Construction. Could Maintain Grove and Depot Streets. Opportunity for Green Space Expansion/Improvements. Opportunity to Connect Jail to Courthouse for Secure Prisoner Movement to Courts. Allows for Future Campus Opportunities. Lower Single Phase Implementation Cost. Additional parking for Village Events. 	<ul style="list-style-type: none"> No Opportunity to Connect Jail to Courthouse for Secure Prisoner Movement of Prisoners to Court. Minimal Opportunity for Jail Expansion. Disruption of Patrol and Investigations Operations. No Opportunity to Connect Jail to Courthouse for Secure Prisoner Movement to Courts. Could Require Sallyport/holding addition to Courthouse. Limited Opportunity for Future Existing Campus Development. 	<ul style="list-style-type: none"> Logical Sequence of Construction. Users Maintain Operation During Construction. Opportunity to Connect Jail to Courthouse for Secure Prisoner Movement to Courts. Opportunity for Green Space Expansion/ Development. Allows for Future Opportunity at Current Campus. Additional parking for Village Events. 	<ul style="list-style-type: none"> Requires Abandoning Grove Street. Disruption of Patrol and Investigations Operations. Potentially Higher Construction Cost than Renovation Potentially Challenging Grove Street Closing Process. Potential Required Improvements to Depot Street. 	<ul style="list-style-type: none"> Logical Sequence of Construction. Users Maintain Operation During Construction. Maintains Groove and Depot Streets. Maximum Opportunity for Green Space Expansion/Develop ment. Maximum Opportunity for Future Development of Existing Campus. Maximum Design Flexibility of Sheriff's Office/Jail. Maximum Expansion Opportunity of Sheriff's Office/Jail. Additional parking for Village Events. 	<ul style="list-style-type: none"> No Opportunity to Connect Jail to Courthouse for Secure Prisoner Movement to Courts. - Could Require Sallyport/holding addition to Courthouse. - Could Require Additional Transport Staff. Potentially Higher Construction Cost than Renovation. May Increase Response Time to Courthouse Dependent Up Number of Courthouse Staff. Potential Issues with Public Perception. Potential Decentralizing Service Issues.
									
Building/Site Option 3	Building/Site Option 4	Building/Site Option 7	Building/Site Option 15	Building/Site Option 19	Building/Site Option 20	Building/Site Option 22		Building/Site Option 23 (5)	Building/Site Option 23 (5)
									
Building/Site Option 5		Building/Site Option 16	Building/Site Option 17						
									
		Building/Site Option 18							

Statement of Probable Cost

- **Hard Construction**
 - *Demolition*
 - *Renovation*
 - *New Construction*
 - *Site Improvements and Parking*
 - *General Conditions, Overhead and Profit (Non-CM Projects)*
 - *Contingencies*
- **Soft Costs Construction Related**
 - *Temporary Housing*
 - *Site Survey*
 - *Subsurface Soils Investigation/Geotechnical Report*
 - *Phase 1 Environmental*
 - *Architectural/Engineering Fees and Reimbursable CM Fees*
 - *Financing and Legal Costs*
 - *Builders Risk Insurance*
 - *Bid Advertising*
 - *Permitting*
 - *Contingencies*
- **Soft Costs Occupancy Related**
 - *IT, Audio/Visual*
 - *Furniture and Equipment*
 - *Telephone*
 - *Cleaning/Maintenance Supplies*
 - *Appliances*
 - *Moving/Relocation Expenses*
 - *Contingencies*

Statement of Probable Cost

Antrim County Facilities Master Plan Statement of Probable Costs Options Summary

Option		Range of Probable Cost		
		Low	Mean	High
A.	Administration Building			
A.1	Corrective Work	\$ 5,778,776	\$ 6,247,325	\$ 6,715,874
A.2	Renovation	\$ 8,805,663	\$ 9,519,636	\$ 10,233,609
A.3	New Building Based Upon Excising BGSF	\$ 13,087,590	\$ 14,148,746	\$ 15,209,902
A.4	New Building Based Upon 20 Year Space Program Including Tenants and Antrim County Conservation District (ACCD).	\$ 18,871,893	\$ 20,402,047	\$ 21,932,200
A.5	Master Plan Option A: Renovation, Addition, Tenants, ACCD, Site/Parking	\$ 17,173,106	\$ 18,565,520	\$ 19,957,934
A.6	Master Plan Option B: New Administration Bldg. Tenants, ACCD and Site/Parking	\$ 18,871,893	\$ 20,402,047	\$ 21,932,200
A.7	Master Plan Option C: Renovation, Addition, Tenants, ACCD, Site/Parking	\$ 17,173,106	\$ 18,565,520	\$ 19,957,934
A.8	Master Plan Option D: Renovation, Addition, Tenants, ACCD, Site/Parking	\$ 17,173,106	\$ 18,565,520	\$ 19,957,934
A.9	Master Plan Option E: Renovation, Addition, Tenants, ACCD, Site/Parking	\$ 17,173,106	\$ 18,565,520	\$ 19,957,934
B.	Courthouse			
B.1	Corrective Work	\$ 313,806	\$ 339,250	\$ 364,694
B.2	Probation/Prosecutor Addition	\$ 2,053,905	\$ 2,220,438	\$ 2,386,971
B.3	New Courthouse 20 year program, site and parking	\$ 10,264,958	\$ 11,097,252	\$ 11,929,546
B.4	Master Plan Option A: Renovation, Connector to Jail, Site/Parking	\$ 1,862,108	\$ 2,013,089	\$ 2,164,071
B.5	Master Plan Option B: Renovation and Connector to Admin. Bldg.	\$ 1,862,108	\$ 2,013,089	\$ 2,164,071
B.6	Master Plan Option C: Renovation and Sallyport/Holding Addition, Site/Parking	\$ 1,862,108	\$ 2,013,089	\$ 2,164,071
B.7	Master Plan Option D: Renovation/Connector to New Sheriff's Office/Jail, Site/Parking	\$ 1,862,108	\$ 2,013,089	\$ 2,164,071
B.8	Master Plan Option E: Renovation/Addition, Sallyport/Holding Addition, Site/Parking	\$ 5,110,968	\$ 5,525,370	\$ 5,939,773
C.	Sheriff's Office/Jail			
C.1	Corrective Work	\$ 248,918	\$ 269,100	\$ 289,283
C.2	Addition or New Patrol, Investigations and Circuit Court Probation/Parole Building	\$ 3,239,575	\$ 3,502,243	\$ 3,764,911
C.3	Addition or New Patrol, Investigations, Circuit Court Probation/Parole, Prosecutor and Probation/Parole Building	\$ 4,211,304	\$ 4,552,761	\$ 4,894,218
C.4	New Patrol, Investigation and Patrol Building	\$ 1,765,667	\$ 1,908,829	\$ 2,051,991
C.5	Master Plan Option A: 2 Story Addition, Renovation of Existing Building. Includes Prosecutor, Circuit Court Probation/Parole and Probation/Parole	\$ 20,417,876	\$ 22,073,379	\$ 23,728,883
C.6	Master Plan Option B: Renovation/Addition of Admin. Bldg. Includes Prosecutor, Circuit Court Probation/Parole and Probation/Parole, Connector to Courthouse	\$ 20,970,500	\$ 22,670,810	\$ 24,371,121

Statement of Probable Cost

C.7	Master Plan Option C: Renovation/Addition. Includes Prosecutor and Probation Depts.	\$ 20,562,822	\$ 22,230,078	\$ 23,897,334
C.8	Master Plan Option D: Demolition of Existing and New/Connector to Courthouse	\$ 24,309,116	\$ 26,280,126	\$ 28,251,135
C.9	Master Plan Option E: New Sheriff's Office and Jail on Remote Site	\$ 21,201,270	\$ 22,920,292	\$ 24,639,314
D.	Remote Buildings			
D.1	Animal Control: Corrective Work	\$ 5,026	\$ 5,434	\$ 5,841
D.2	Antrim County Transportation			
0.1	Corrective Work, No New Roof	\$ 39,775	\$ 43,000	\$ 46,225
0.2	Corrective Work and New Roof	\$ 360,750	\$ 390,000	\$ 419,250
0.3	Enclosed Vehicular Storage Building	\$ 207,431	\$ 224,250	\$ 241,069
0.4	Corrective Work, New Roof and enclosed Vehicular Storage	\$ 568,181	\$ 614,250	\$ 660,319
D.3	Commission on Aging:			
0.1	Corrective Work: Anticipated to be completed by Township/Owner	\$ -	\$ -	\$ -
0.2	Adult Daycare	\$ 807,419	\$ 872,885	\$ 938,351
D.4	Bank Building			
0.1	Corrective Work: None - Anticipated to be demolished, cost included in Master Plan Options	\$ -	\$ -	\$ -
0.2	Demolition, New Parking	\$ 68,185	\$ 73,713	\$ 79,241
0.3	Renovation	\$ 1,704,609	\$ 1,842,821	\$ 1,981,033
D.5	Health Department			
0.1	Corrective Work: None Anticipated	\$ -	\$ -	\$ -
D.6	Nifty Thrifty			
0.1	Corrective Work	\$ 233,089	\$ 251,988	\$ 270,887
0.2	Demolish and Construct Parking	\$ 60,125	\$ 65,000	\$ 69,875

Notes

1. Costs are based upon 2018. Add 4.5% inflationary factor for each year after 2018.
2. Costs are Square Foot and based upon RSMeans Cost Data and Historic Cost Data.
3. Soft Costs Construction Related assume 15% financing costs and includes costs related to a Construction Manager delivery system as noted.
4. Range of Probable Costs account for variables in the master plan options, design and labor/material costs that many occur at the time of bidding.

Master Plan Options Matrix

Antrim County Facilities Master Plan Master Plan Options

A. Admin. Bldg.	B. Courthouse	C. Sheriff/Jail	D. Animal Con.	E. ACT	F. COA	G. Bank Bldg.	H. Health Dept.	I. Nifty Thrifty
A.1 Corrective Work \$6,247,325	B.1 Corrective Work \$ 339,250	C.1 Corrective Work \$339,250	D.1 Corrective Work \$ 5,434	D.2.1 Corrective Work – No New Roof \$ 43,000	D.3.1 Corrective Work \$ 0.00	D.4.1 Corrective Work \$ 0.00	D.5 Corrective Work \$ 0.00	D.6.1 Corrective Work \$ 251,988
A.2 Renovation \$9,518,636	B.2 Prosecutor/ Probation Addition \$ 2,220,438	C.2 Addition Admin/Probation \$ 3,502,243		D.2.2 Corrective Work – W/ New Roof \$390,000	D.3.2 Adult Daycare \$ 872,885	D.4.2 Demolition, New Parking \$ 73,713		Demolition, New Parking \$ 65,000
A.3 New Bldg. Ext. BGSF \$ 14,148,746	B.3 New Courthouse, 20year BGSF \$ 11,097,252	C.3 Addition Admin /Prob./Pros. \$ 4,552,761		Corrective Work Enclosed Storage \$ 614,215		D.4.3 Renovation \$1,842,821		
A.4 New Bldg. 20 Year BGSF \$18,565,520		C.4 New Patrol /Invest Parole Bldg. \$1,908,829						
A.5 Master Plan \$ 18,565,520	B.4 Master Plan A \$ 2,013,089	C.5 Master Plan A \$22,073,379						
A.6 Master Plan B \$ 20,402,047	Master Plan B \$ 2,013,089	C.6 Master Plan B \$22,670,810						
A.7 Master Plan C \$ 18,565,520	Master Plan C \$ 2,013,089	C.7 Master Plan C \$22,230,078						
A.8 Master Plan D \$ 18,565,520	Master Plan D \$ 2,013,089	C.8 Master Plan D \$ 26,280,126						
A.9 Master Plan E \$ 18,565,520	Master Plan E \$ 5,525,370	C.9 Master Plan E \$22,920,292						

Commissioners' Workshop – Master Plan Option F

• Description

- **Preliminary Design of Master Plan F** to Refine Scope of Work Details, Cost and Financing.
- **New Sheriff's Office/Jail**
 - Master Plan Option C or D based upon determination of Grove Street Closure.
 - Demolition of Grove Street Annex.
- **Administration Building Phased Renovation.**
 - Phase 1: Space Reallocation and Security.
 - Phase 2: Renovation (Determination of Future Tenant Space).
- **Relocation of Prosecutor** to either Sheriff's Office/Jail or Administration Building dependent upon Preliminary Design Scope of Work Details.
- **Courthouse Corrective Work and Space Reallocation**
 - Relocation of Circuit Court Probation to Courthouse.
- **Bank Building**
 - Demolition based upon Sequence of Construction.
- **Antrim County Transportation Phased Corrective Work and Enclosed Vehicular Storage.**
- **Potential Demolition of Nifty Thrifty and Construction of Parking.**



Master Plan Option C

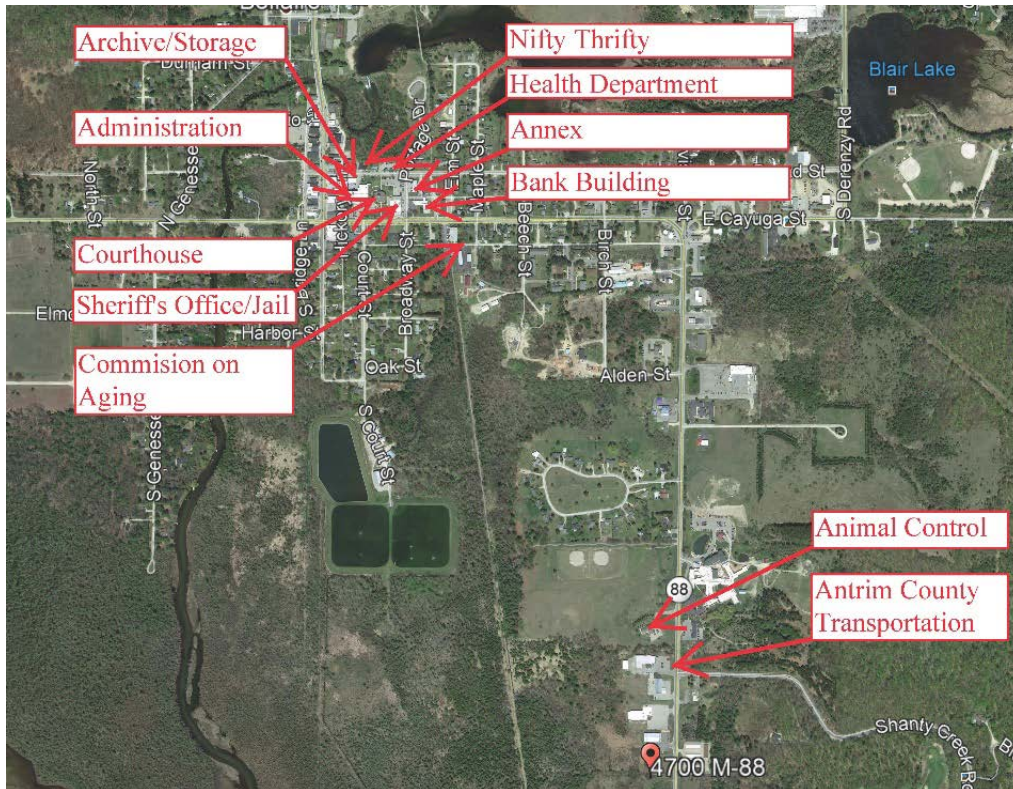


Master Plan Option D

Preferred Master Plan Option F: Implementation Plan

Antrim County Facilities Master Plan <i>Master Plan Option F: 20 Year Implementation/Phasing Plan</i>		
Phase 1	Phase 2	Phase 3
1 – 5 Years	5 – 10 Years	10 – 20 Years
<ol style="list-style-type: none"> New Sheriff's Office/Jail <ol style="list-style-type: none"> Master Plan Option C or D based upon determination of Grove Street Closure. Demolition of Grove Street Annex. Preliminary Design of Master Plan F to Refine Scope of Work Details, Cost and Financing. Administration Building Space Reallocation and Security System. <ol style="list-style-type: none"> Determination of the future of the CMH Tenant Space. Relocation of maintenance to Archive/Storage Building. Relocation of Prosecutor to either Sheriff's Office/Jail or Administration Building dependent upon Preliminary Design Scope of Work Details. Courthouse Corrective Work and Space Reallocation <ol style="list-style-type: none"> Relocation of Circuit Court Probation to Courthouse. Bank Building <ol style="list-style-type: none"> Determination of Demolition Sequence/Potential Demolition. 	<ol style="list-style-type: none"> Administration Building Renovation based upon Preliminary Design Scope of Work. Antrim County Transportation Corrective Work. 	<ol style="list-style-type: none"> Demolition of Nifty Thrifty and Construction of Parking. Antrim County Area Transportation Enclosed Parking. Determination of the future of the CMH Tenant Space and Health Department Lease Space.
Master Plan F General Scope of Work:		
<ol style="list-style-type: none"> Preliminary Design of Master Plan Option F to refine the scope of work/details, cost and financing. New Sheriff's Office/Jail: Either Master Plan Option C or D dependent upon ability to close Grove Street. <ol style="list-style-type: none"> Potential Phase Implementation to maintain Grove Street Annex till Sheriff's Office is constructed. Phased Administration Building renovation. Demolition of the Grove Street Annex. Demolition of the Bank Building dependent upon anticipated phase sequencing. Demolition of Nifty Thrift and construction of new parking. Determination of accommodating Antrim County Conservation District space needs in Administration Building 	<ol style="list-style-type: none"> Determination of the future CMH and DHHS tenant space and possible reallocation of space to accommodate 20 year Administration Building Space Program. Courthouse Corrective Work and Space Reallocation. <ol style="list-style-type: none"> Relocate Prosecutor to either Sheriff's Office/Jail or Administration Building Relocate Circuit Court Probation to Courthouse Determination of the future Health Department lease space. Phased Site/Parking Improvements. Commission on Aging Adult Daycare by Others. Antrim County Transportation phased corrective work and enclosed vehicular storage. Animal Control corrective work to be done as part of annual budget/available funds. 	

Appendix M: Public Informational Meeting



What will the future of the Antrim County Facilities Look Like?

The Planning Team of Byce and Associates is presenting a 20 year Master Plan Study of the Antrim County Facilities on August 6th (See details below).

This event is open to the public. We invite everyone who is interested in the future of Antrim County's Facilities to hear the results of the study.

Monday, August 6th, 2018 • 6:30 p.m.
Meguzee Hall (meeting room) at Meadowbrook Medical
Care Facility
4543 South M-88, Bellaire, MI

For more information, please call the Antrim County Administration Office at 231-533-6265 or email at countyadmin@antrimcounty.org

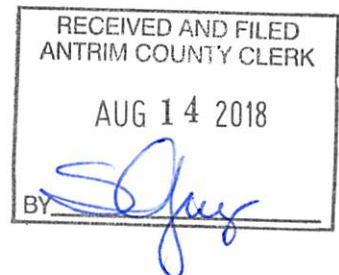


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Kathleen Weitschat
KATHLEEN WEITSCHAT

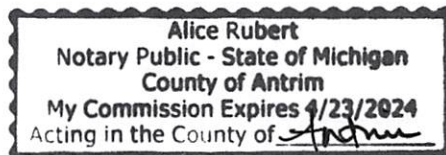
being duly sworn, says that she is the publisher of
the Elk Rapids News, L.L.C., a
a newspaper printed, published and circulated in said
county and otherwise qualified according to Supreme
Court Rule; that annexed hereto is a printed copy of a
notice which was published in said newspaper on the
following date, or dates, to wit:

July 26, 2018
Aug 2, 2018, 2018
Info Mtg, 20____
_____, 20____
_____, 20____
_____, 20____
_____, 20____
_____, 20____



Subscribed and sworn to before me
this 8th day of August A.D. 2018

Notary Public,



4-23-24

My commission expires:

Alice Ru

ANTRIM COUNTY

NOTICE OF PUBLIC INFORMATIONAL MEETING

The Antrim County Board of Commissioners will hold a Public Informational Meeting on the Antrim County Facilities Master Plan at 6:30 p.m. on Monday, August 6th, 2018 at Mesquite Hall at Meadow Brook Medical Care Facility in Beloit, WI.

The Facilities Master Plan will act as a visioning document for the future of the County's facilities. The plan will give recommendations of current facilities, as well as possible options for new buildings, building security and more.

All interested parties are encouraged to attend and provide comment. Anyone in need of special assistance and/or accommodations should contact the Antrim County Clerk's Office at (231) 533-6333 or fax 231-533-6935.

Sherif Guy, Antrim County Clerk

ANTRIM COUNTY

ORDINANCE #01-18 COUNTY OF ANTRIM AN ORDINANCE TO AMEND ORDINANCE #01-05

An Ordinance to amend parts of An Ordinance Related to Making Certain Violations of the Stille-Drossett-Hale Single State Construction Code Act to be Civil Infractions adopted by the Antrim County Board of Commissioners on November 10, 2005, as Ordinance #01-05.

THE COUNTY OF ANTRIM ORDINANCES:

SECTION 1. AMENDMENT

1.1 Section 300 (Penalties) of Ordinance #01-05 is hereby amended to read as follows:

300-2 The schedule of civil fines payable to Antrim County for admissions of responsibility by persons served with municipal civil infraction violation citations is hereby established as set forth in the attached Exhibit A.

1.2 Section 500 (Municipal Ordinance Violations Bureau) of Ordinance #01-05 is hereby deleted.

1.3 Section 600 (Severability) of Ordinance #01-05 is hereby amended to read as follows:

Section 500 Severability

500.1 The various parts, sections, and clauses of this Ordinance are hereby declared to be severable if a court of competent jurisdiction adjudges any part, clause, sentence, paragraph, or section unconstitutional or invalid, the remainder of the Ordinance shall not be affected thereby.

500.2 In the event this ordinance is determined to be unconstitutional or invalid, the penalty section as set forth in the Stille-Drossett-Hale Single State Construction Code Act (the Act), being PA 1972, No. 230, as amended MCL 125.1501 et seq. MCL 125.1523, shall remain in effect and enforceable as if this ordinance had not been adopted.

1.4 Section 700 (Effective Date) of Ordinance #01-05 is hereby amended to read as follows:

Section 600 Effective Date

600.1 This ordinance shall become effective upon publication.

The Amendment to this Ordinance shall take effect upon publication of notice of adoption of the Amendments. If within 50 days after the County Board of Commissioners has adopted an Ordinance, a petition, signed by not less than 20% of the electors residing in the district to be affected by the Ordinance, is filed with the County Clerk asking that the Ordinance be submitted to the electors of the district to be affected by the

CLEARWATER TOWNSHIP

PUBLIC NOTICE

Notice to General Contractors: The Clearwater Twp. Fire Department is seeking cost estimates for a Phase I remodel to the Fire Station at 8255 Garfield Street, Rapid City, Michigan 49676. There will be a walkthrough covering proposed Phases I, II and III on August 13, 2018 at 10 AM at the above address. A blue print will be available to review; electronic copies are also available. For a description of the Phase I remodel, questions and to RSVP, please email cdstetation5@hotmail.com or call Greg Bradley at 231-571-2240 or Jeff West at 989-306-6961.

TORCH LAKE TOWNSHIP

NOTICE OF PUBLIC HEARING TORCH LAKE TOWNSHIP, ANTRIM COUNTY PLANNING COMMISSION

Review Torch Lake Township Master Plan

Two (2) Public Hearings are scheduled for Tuesday, August 14, 2018 at 7:00 p.m. and Saturday, August 25, 2018 at 10:00 a.m. before the Torch Lake Township Planning Commission to consider the Torch Lake Township Master Plan. A slide show presentation and discussion will be held.

Copies of the proposed changes are available for public inspection at the Township Community Services Building and is available on the website: www.torchlaketownship.org. The Planning Commission will conduct a public hearing regarding this matter at the date publicly noticed in accordance with Michigan law. The public hearing will be held in the Torch Lake Township Hall located at 2355 U.S. 31 Highway North, Kewadin, Michigan 49648, phone (231) 599-2036 and fax (231) 599-2981. Written comments by the public regarding this matter, may be submitted at or before the meeting. Individuals who are planning to attend and require reasonable auxiliary aids should contact Kathy Windlate, Township Clerk at 231-599-2036 clerk@torchlaketownship.org. Refreshments will be served.

TORCH LAKE TOWNSHIP

LEGAL NOTICE

Benefits/Group Insurance Plan Ordinance, Effective May 31, 2018 as Amended by the township board on July 17, 2018

At the July 17, 2018 Regular Meeting of the Torch Lake Township Board, Pursuant to Section 110b of public Act 77 of 1989 as amended (MCL 41.110b) the following amendment was approved to Ordinance # 2018-06 the Benefit Group Insurance Plan Ordinance. In summary, additional benefits were included in the ordinance to include a Medicare Advantage Plan for full time employees who are on Medicare Part A and B, the approval of offering a stipend for eligible employees who decline individual health insurance, and a stipend for a cell phone use for elected officials and department heads.

This ordinance will become effective (30) days after being published in a newspaper of general circulation within the township. It is available in its entirety on the Township website: torchlaketownship.org or at the township office during business hours.

This Ordinance amendment, No. 2018-07 was adopted the 17th day of July 2018 by the Torch Lake Township Board as follows:

Motion by Cook and Seconded by Martel

Roll Call: Martel yes, Windlate yes, Schultz yes, Cook yes, Petersen abs.

TORCH LAKE TOWNSHIP

ANTRIM COUNTY

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This ordinance will become effective 30 days after being published in a newspaper of general circulation within the township. It is available in its entirety on the Township website: torchlaketownship.org or at the township office during business hours.

This Ordinance amendment, No. 2018-07 was adopted the 1st day of July 2018 by the Torch Lake Township Board as follows:

Motion by Cook and Seconded by Martel

Roll Call: Martel yes, Windlate yes, Schultz yes, Cook yes, Petersen abs.

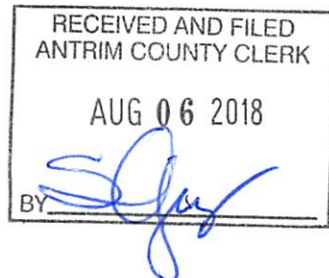
TORCH LAKE TOWNSHIP

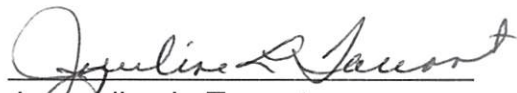
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STATE OF MICHIGAN)

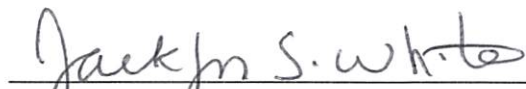
COUNTY OF ANTRIM)

Jacqueline L. Tarrant, Partner/General Manager of the Antrim Review hereby acknowledges that the Public Notice for Antrim Co. Clerk in the above entitled newspaper for the Weeks June 28, 2018.




Jacqueline L. Tarrant

Subscribed and Sworn to on the 28th
Day of June, 2018


Jacklyn S. White
Notary Public
Antrim County, Michigan
My Commission Expires: 01/23/24

JACKLYN S. WHITE
NOTARY PUBLIC • ANTRIM COUNTY
MY COMMISSION EXPIRES: 01/23/24

July 1, 2018

Notice of Meeting

The Antrim County Board of Commissioners meets on the 2nd Thursday of each month at 9:00 a.m. in the Commissioners' Room on the 2nd Floor of the Antrim County Building, 203 E. Cayuga St., Bellaire, MI 49615.

The County of Antrim will provide necessary reasonable auxiliary aids and services, such as signers for the hearing impaired and audio tapes of printed materials being considered at the meeting, to individuals with disabilities at the meeting upon two weeks notice to Antrim County. Individuals with disabilities requiring auxiliary aids or service should contact the County of Antrim by writing or calling the following: Antrim County Administrator, P.O. Box 187, Bellaire, MI 49615; 231-533-6265; FAX 231-533-8111; e-mail countyadmin@antrimcounty.org

MINUTES OF THE MEETINGS ARE AVAILABLE ON THE ANTRIM COUNTY WEBSITE: HYPERLINK <http://www.antrimcounty.org> www.antrimcounty.org COPIES OF THE MINUTES OF THE MEETINGS ARE ALSO AVAILABLE FREE OF CHARGE BY CONTACTING THE COUNTY CLERK'S OFFICE: 231-533-6353; FAX 231-533-6935; e-mail guys@antrimcounty.org

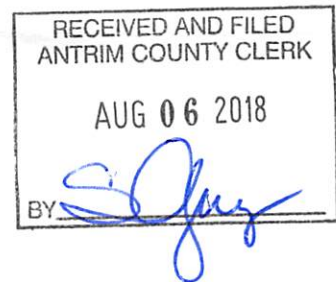
Sheryl A. Guy, County Clerk

AFFIDAVIT OF PUBLICATION

STATE OF MICHIGAN)

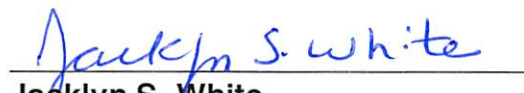
COUNTY OF ANTRIM)

Jacqueline L. Tarrant, Partner/General Manager of the Antrim Review hereby acknowledges that the Public Notice for Antrim County Clerk in the above entitled newspaper for the Weeks July 26, 2018.




Jacqueline L. Tarrant

Subscribed and Sworn to on the 26th
Day of July, 2018


Jacklyn S. White
Notary Public
Antrim County, Michigan
My Commission Expires: 01/23/24

JACKLYN S. WHITE
NOTARY PUBLIC • ANTRIM COUNTY
MY COMMISSION EXPIRES: 01/23/24

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AFFIDAVIT OF PUBLICATION

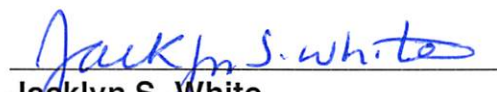
STATE OF MICHIGAN)

COUNTY OF ANTRIM)

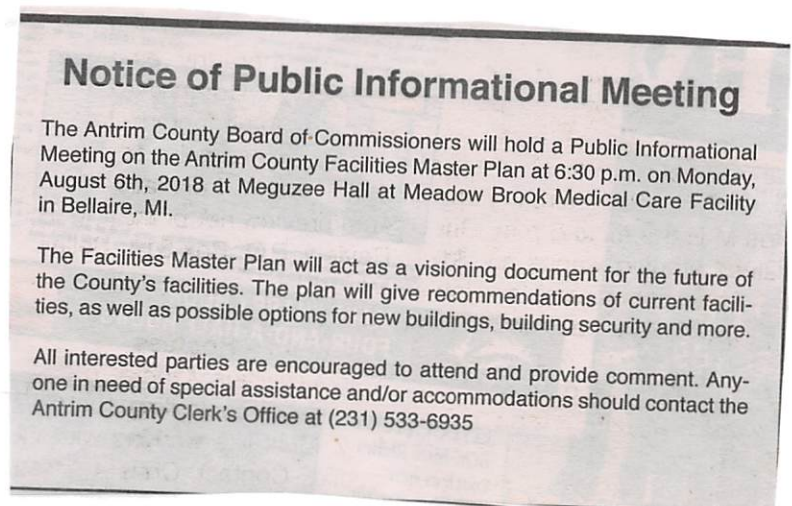
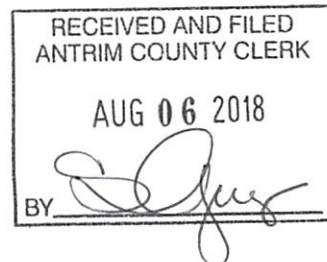
Jacqueline L. Tarrant, Partner/General Manager
of the Antrim Review hereby acknowledges
that the Public Notice for Antrim County Clerk
in the above entitled newspaper for the Weeks
August 2, 2018.


Jacqueline L. Tarrant

Subscribed and Sworn to on the 2nd
Day of August, 2018


Jacklyn S. White
Notary Public
Antrim County, Michigan
My Commission Expires: 01/23/24

JACKLYN S. WHITE
NOTARY PUBLIC • ANTRIM COUNTY
MY COMMISSION EXPIRES: 01/23/24



**ANTRIM COUNTY FACILITIES MASTER PLAN SUMMARY
PUBLIC
PRESENTATION MONDAY, AUGUST 6, 2018 AT 6:30 PM
MEADOWBROOK MEDICAL CARE FACILITY
MEGUZEE HALL (MEETING ROOM)**

Sign In Sheet:

NAME:	ADDRESS	PHONE #
TERRY WILHELMINE	2034 BRADLE LANE	676-0563
John J. Lept	302 E. St Cayuga	533-1557
Sheryl Quigley	507 Green Acres	533-6554
DAVID KRUGER	10519 S. JOHNSON	342-7262
David Schulz	212 Park St, Billaire	533-6077
PETER GAREWOOD	203 E. CAYUGA	533-6265
Harvey McPherson	203 E Forest Home Ave	533-8254
Eden McPherson	"	632-1369
Brenda Rickerson	4236 Rickerson Rd	331-4011
Robert Rickerson	" "	" "
MAA	1394 S. DEKENZY Rd	533 8677
Karen Bourge		
Bryan Smith		
Malissa Zekrak		
Doree Haller	AR	
Christon Marcus	BOC	586 665 3639
Patti Swant	Bellair Col P.O. Box 205	231-533-8023

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MEADOWBROOK MEDICAL CARE FACILITY
MEGUZEE HALL (MEETING ROOM)**

Sign In Sheet:

NAME:

ADDRESS

PHONE #

Christy Wilson	4495 Star Rd. Bellaire	517-376-8156
Ben Bennis	512 Richardi Bellar	512-785-0660
Alan Gun	401 Greench Rd	- -
Dave Fischer	402 E. Cayuga	810-923-9444
Bill + Linda	Dolinski 1338 S M88 Bellaire	231-533-6705
Dave & Doris	Heears	675-7741
Bradley Keiser	5095 Batchelder Rd Bellaire	231-350-0957
Julie Budas	308 Court	357-2830
David Budas	308 Court	357-2830
Rachel Krino	6294 Shantz Cr.	231-676-3299
Janet Koch	2270 Mink Ln Canton La	231-350-8792
Don Hoyt	1175 Geness St, Bellaire	989-614-0708
Joe Short	134 Mitchell Dr Elk Rapids	231-350-0685
Donna / Jan	Prouffat 1538 Montgomery Bellaire	231-533-8179
Dave	Hur 116 S. BRIDGE	231-313-6545

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PRESENTATION MONDAY, AUGUST 6, 2018 AT 6:30 PM
MEADOWBROOK MEDICAL CARE FACILITY
MEGUZEE HALL (MEETING ROOM)**

Sign In Sheet:

NAME:	ADDRESS	PHONE #
Gail Straight	9097 Howard St Central Lake	231-350-2626
Larry Harris	105 Broadway St	616-3538
Stephanie Koppe	1071 Aum Ct	231-642-1603
Brian Koppe	"	"
Jean Burns	105 Genessee St Bellaire	533-8032
Dawn Dettler	228 S. Genessee St Bellaire	350-0995
Donald Dettler	228 S. Genessee Bellaire	350-1999
Julia Pietrowicz	229 S. Genessee Bellaire	231-360-0739
ED PIETROWICZ	229 S. GENESSEE ST. BELLARE	231-313-4680
Luke Hocking	1266 S. M88 Belknap	231-590-9090
Brenda Fink	221 N. Bridge St	969-569-2705
Rolland Fink	221 N. Bridge St	269-569-2705
Louise Wenzel	4902 Cottage Pointe Dr. Bellaire	313-410-5951
ROSA BEDECC	2377 VANDERMARK RD 49615	231.350.6448
Gretchen Knight	9715 Pine Circle Dr. R.I.	49676
STEVE AIGER	156 S. WILKINSON	49622
BRAD KIK	5870 Cottage Drive, Bellaire	231 676 7757
		49615

**ANTRIM COUNTY FACILITIES MASTER PLAN SUMMARY
PUBLIC**

**PRESENTATION MONDAY, AUGUST 6, 2018 AT 6:30 PM
MEADOWBROOK MEDICAL CARE FACILITY
MEGUZEE HALL (MEETING ROOM)**

Sign In Sheet:

NAME:

ADDRESS

PHONE #

JUDY JONES 6068 S. EAST TORCH LAKE 586-242-0310

DEB WOODBECK 7635 SMOULIN 231-715-9790

BRIAN RATHKE 7709 10TH AVE DRIVE

Dan Bean Sheriff's Office

DAWN LAVANWAY

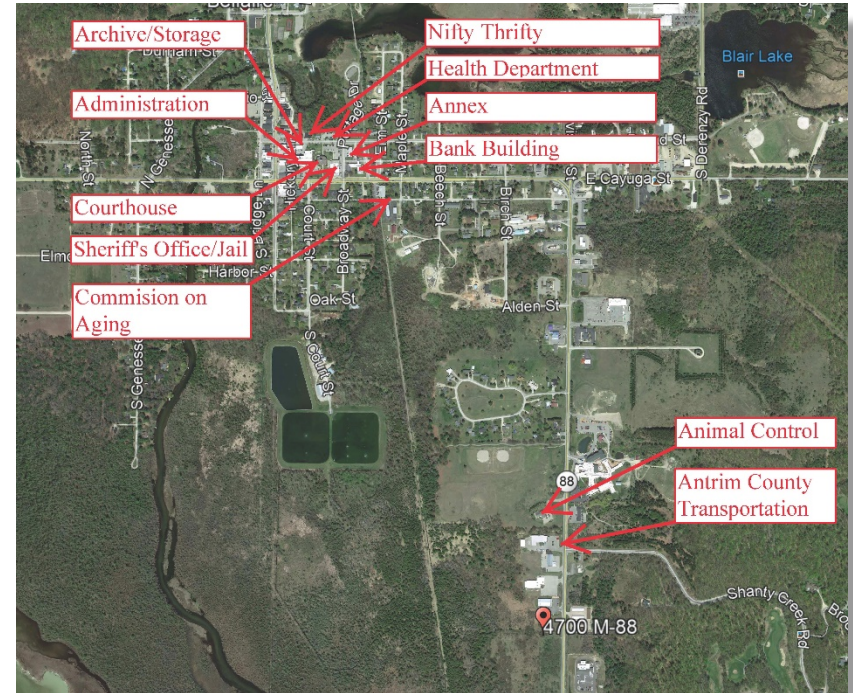
JIM ROSSITER

Jean Bedell 3730 Vandermant
Bellair

Barbara Bradford 3499 Shumaker Rd 533-6789

Ed Boettcher 11476 Cabana Shores E.R.

Antrim County Facilities Master Plan



Public Informational Meeting

August 6th 2018

Agenda

Introductions/Intent of Meeting	6:30pm – 6:45pm
Summary of Facilities Master Plan Goals and Objectives	6:45pm – 6:50pm
Summary of Facilities Master Plan Approach and Methodology	6:50pm – 7:20pm
Questions and Comments	7:20pm – 8:00pm
<i>Adjourn</i>	<i>8:00pm</i>

Master Plan Goals and Objectives

- **Goals:**

- Define a 20 Year Facilities Master Plan, Probable Cost and Implementation/Phasing Plan to address your current and future space and facility needs.

Master Plan = A 30,000 Foot “Big Picture” Perspective of Your Needs and Means to Achieve Them.

- **Objectives:**

- Confirm the Master Plan Delivery System, Components and Obtain Data/Information Components **(Step 1)**.
- Complete Strategic Planning to define historical and future influences/trends that define how you do business **(Step 2)**:
 - *Analytics*
 - *Projection Modeling*
 - *Existing Space Evaluation*
 - *Existing Facility Evaluation*
- Complete Staff and Architectural Space Programming to define your 10 and 20 year needs **(Step 3)**:
 - *Staff Program*
 - *Architectural Space Program*
 - *Parking Projections*
- Define a means to address the established needs, Probable Cost and Implementation Plan **(Step 4)**:
 - *Charrette*
 - *Commissioners’ Workshop*
 - ***Public Informational meeting***
 - *Statement of Probable Cost*
 - *Implementation/Phasing Plan*

Master Plan Approach and Methodology

STEP 1: PRE - PROJECT

- Project “Kick-Off-Meeting”
 - Define Project Committee, Roles and Lines of Communication.
 - Confirm Goals, Objectives, Approach and Methodology.
 - Confirm all Users/Stakeholders Included in the Project and Verify Contact Information.
 - Confirm Facilities and Site Options to be Included in the Project.
 - Define Review and Approval Process.
 - Confirm Schedule and Deliverables.
- Develop Master Plan Base Sheets for Existing Space Evaluation and Communication of Study Information
- Develop, Issuance and Receipt of Data/Information.
- Develop, Issuance and Receipt of Questionnaires.

STEP 2: STRATEGIC PLANNING & FACILITY SYSTEMS EVALUATION

- Complete Analytics of Historical Trends.
- Analyze Growth Influences and Operational Factors.
- Complete Population Projection Models.
- Define Space Standards.
- Complete Existing Space Analysis.
- Conduct User/Stakeholders Interviews.
- Complete 10 (2028) and 20 (2038) Staff, Beds, Courts and Space Projection Models.
- Complete Operations/Service Providing System Analysis.
- Complete Facility Systems Evaluation.
- Meet with Users/Stakeholders and Committee as required to Review and Confirm Conclusions as Required.
- Complete Phase Summary and Review with Users/Stakeholders and Committee.
- Present Conclusions to the Committee and Commissioners as Required.

STEP 4: MASTER PLANNING

- Pre-Charrette:
 - Develop Workshop Tools.
- Charrette (Users/Stakeholders and Committee):
 - Exploration Options to Address Space/Facility Needs and Beneficial Operational Scenarios.
 - Discussion of Costs, Implementation /Phasing Plans, Priorities and Funding.
- Post-Charrette:
 - Refine and Finalize Master Plan Graphics.
 - Statement of Probable Project Budget and Funding Options.
 - Implementation/Phasing Plan and Schedule.
- Complete Phase Summary and Review with Users/Stakeholders and Committee.
- Draft and Final Report.
- Present Conclusions to the Committee and Commissioners as Required.

STEP 3: SERVICES SYSTEM EVALUATION & PROGRAMMING

- Conduct “Visioning” Meeting with Users/Stakeholders and Committee to Discuss How you are currently doing business and How that May or Should Change in the Future to Better Provide Services.
- Develop Detailed 10 (2028) and 20 (2038) Staff and Space Programs.
- Define 2037 Parking Needs.
- Define Critical Adjacencies Necessary for Operational and Service Efficiencies.
- Meet with Users/Stakeholders and Committee as required to Review and Confirm Conclusions as Required.
- Complete Phase Summary and Review with Users/Stakeholders and Committee.
- Present Conclusions to the Committee and Commissioners as Required.

Master Plan Components

- **Group 1 Components:**

- Complete Methodology
 - *Administration Building*
 - *Sheriff's Office/Jail*
 - *Courthouse*
 - *Annex*
 - *Archive/Storage Building*

- **Group 2 Components:**

- Abbreviated Methodology
(Definition of Major Space Needs and Facility Evaluation)
 - *Commission on Aging*
 - *Animal Control*
 - *Antrim County Transportation*

- **Group 3 Components:**

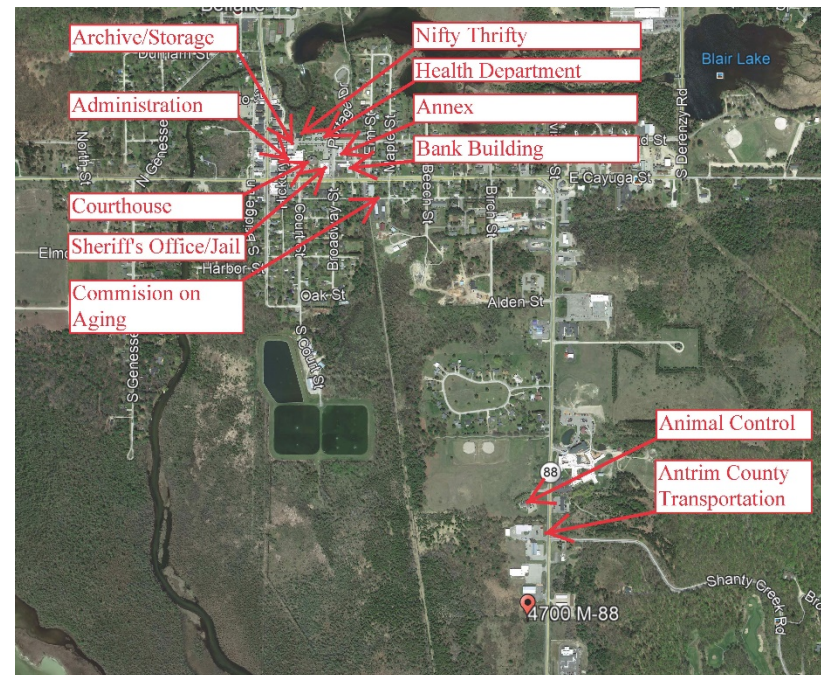
- Facility Evaluation Only
 - *Bank Building*
 - *Health Department*
 - *Nifty Thrifty*

- **Group 4 Components:**

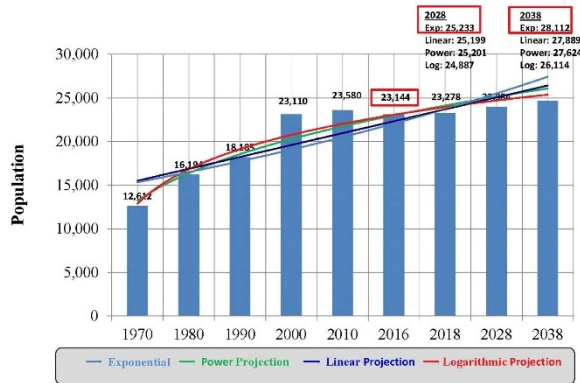
- Programming Only – Optional Components
 - *Antrim County Conservation District*
 - *Commission on Aging - Adult Day Care*

- **Group 5 Components:**

- Area Definition Only – Tenant Space
 - *Community Mental Health (CMH)*
 - *Health and Human Services (HHS)*



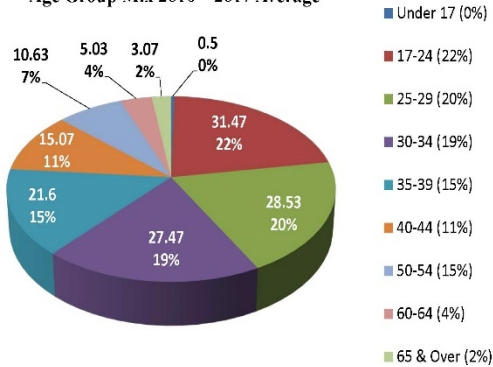
Analytics



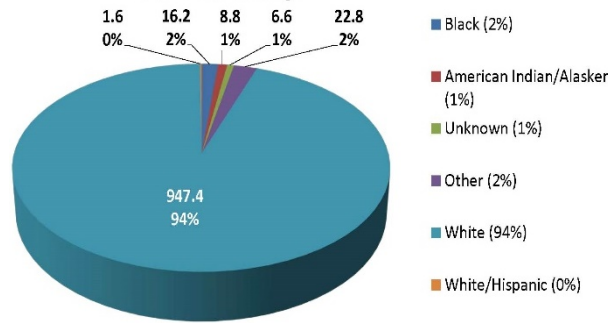
Total Caseload Summary			
Court	Estimated 2018	2028	2038
13 th Circuit	241	254	274
Probate	501	522	531
Probate - Family Division	308	324	335
Total	1,050	1,100	1,140



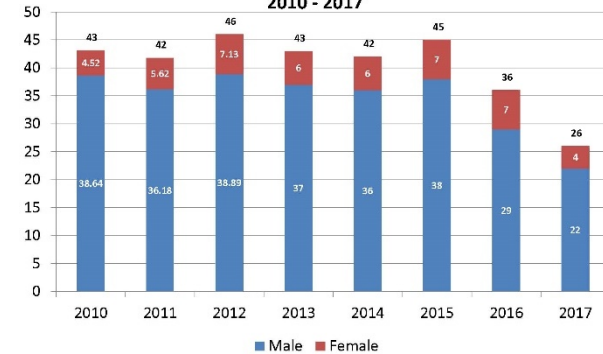
Age Group Mix 2010 - 2017 Average



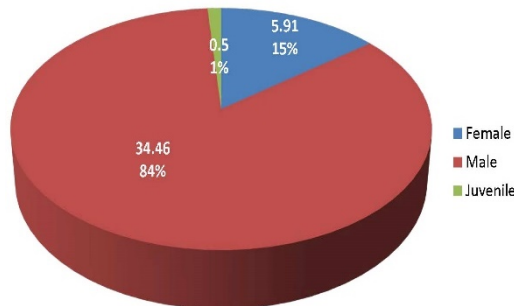
Racial Mix 2010 - 2017 Average



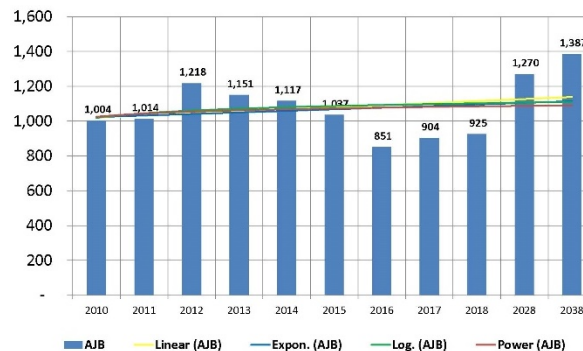
Historical Annual Average Daily Population (ADP) 2010 - 2017



Male/Female Average Daily Population 2010 - 2017 Average



Annual Jail Bookings Projection (AJB): Model 2



Antrim County Jail Projection Modeling										
Adult Bookings, ALOS & ADP Projections: Detention Housing and Staff										
Projection Models	2028					2038				
	Annual Bookings	Daily Bookings	ALOS	ADP	CF	Annual Bookings	Daily Bookings	ALOS	ADP	CF
Model 1:	975	2.67	16	46	15%	907	3.09	11	48	15%
Model 2:	1,270	3.48	11	20	15%	1,487	3.80	12	24	15%
Average	1,122.5	3.08	13.5	48	15%	1,147	3.44	11.5	51	15%
Notes:	101	12	11	15	15%	115	12	11	15	15%

(1). Projected Annual Bookings
 (2). Daily Booking - Annual Projected Bookings/365
 (3). ADP - Daily Booking Projections
 (4). Classification Factor (CF) - 20%
 (5). Beds - ADP X CF

Total Recommended: 60 to 72 Beds		
Male	Female	Juvenile
50 to 59	9 to 11	1 to 2

• Current Capacity: 56 Beds

Existing Space Evaluation

Existing Space Evaluation Summary					
REF	Component	Existing NSF	Rating	Adjusted NSF	Adjusted DGSF
A.	Administration Bldg.	22,341	5.2	28,286	34,567
B.	Courthouse	17,878	5.7	20,800	24,840
C.	Sheriff's Office and Jail	10,600	4.4	23,692	30,520
D.	Remote Buildings	31,900	7.9	32,609	35,759
Total SF, Average Rating		82,719	5.8	105,387	125,686

- *Does Not Include Nifty Thrifty*
- *Does Not Include Health Department*
- *Does not Include Antrim County Conservation District (Separate Program)*
- *Does Not Include Commission on Aging Adult Day Care (Separate Program)*
- *Does Not Include Health and Human Services: 6,525 SF*
- *Does Not Include Community Mental Health: 7,411 SF*

Rating	
9-10	<i>Appropriate</i>
7-8	<i>Adequate</i>
5-6	<i>Marginal</i>
3-4	<i>Unsuitable</i>
1-2	<i>Unacceptable</i>
0	<i>Non Existent</i>

Existing Operations Evaluation Summary

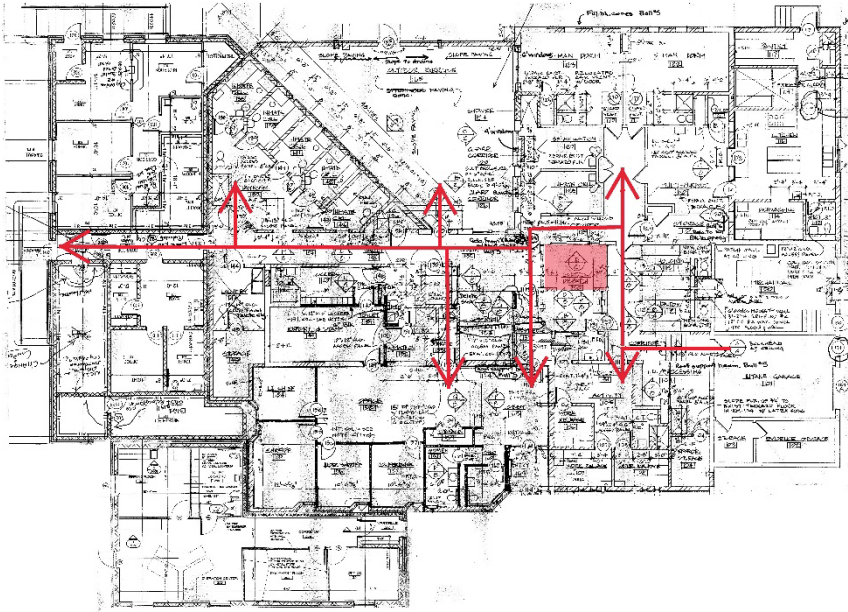
REF	Component	Space Evaluation Rating	Operations Evaluation Rating	Total Rating	Rating Description
A.	Administration Bldg.	5.2	6.5	5.9	<i>Marginal</i>
B.	Courthouse	5.7	5.5	5.6	<i>Marginal</i>
C.	Sheriff's Office/Jail	4.4	3.5	4.0	<i>Unsuitable</i>
D.	Remote Buildings	7.9	8.0	8.0	<i>Adequate</i>
Total Average		5.8	5.9	5.8	<i>Marginal</i>

- *Does Not Include Nifty Thrifty*
- *Does Not Include Health Department*
- *Does not Include Antrim County Conservation District (Separate Program)*
- *Does Not Include Commission on Aging Adult Day Care (Separate Program)*
- *Does Not Include Health and Human Services: 6,525 SF*
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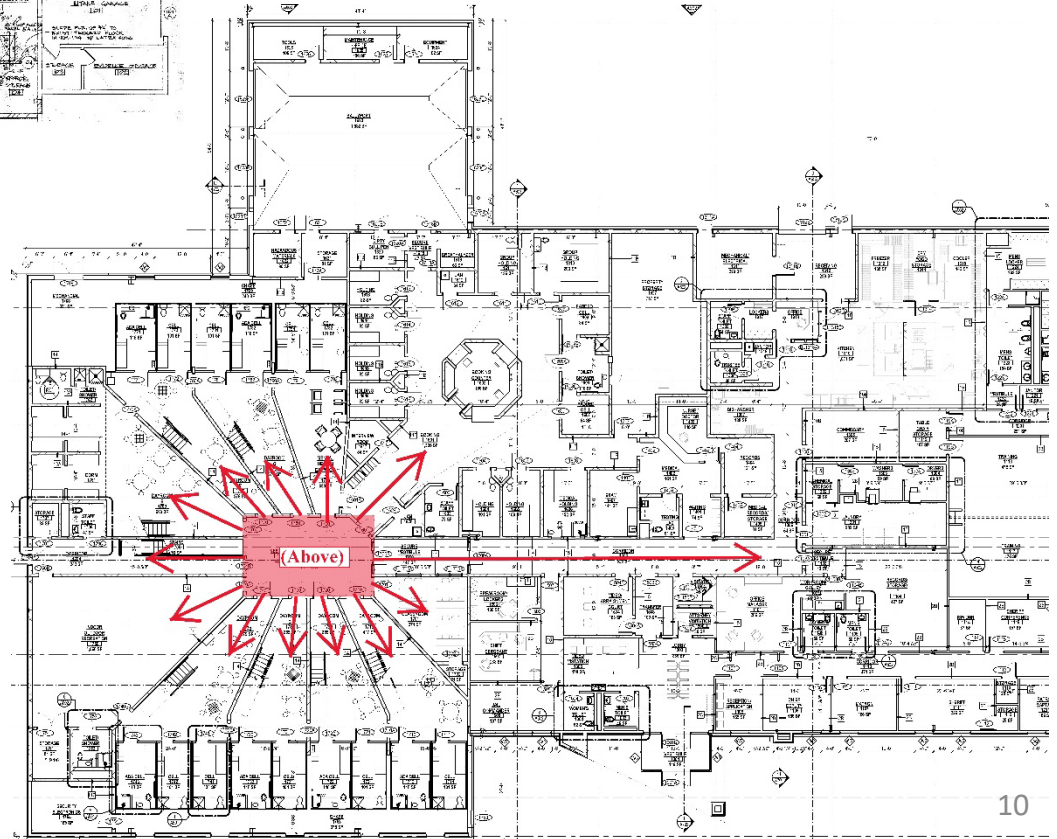
<i>Rating</i>	
9-10	<i>Appropriate</i>
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5-6	<i>Marginal</i>
3-4	<i>Unsuitable</i>
1-2	<i>Unacceptable</i>
0	<i>Non Existent</i>



Jail Evaluation – Operation and Safety



*Existing Antrim
County Jail*



Contemporary Jail Design

Michigan Department of Corrections: Codes and Standards

- A. Security Garage**
- B. Safety Vestibule**
- C. Processing Area**
- D. Detoxification Cells**
- E. Holding Cells**
- F. Processing Storage**
- G. Control Centers**
- H. Corrections Officer Duty Stations**
- I. Housing**
- J. Food Preparation and Service Area**
- K. Public Lobby or Waiting Area**
- L. Visiting Accommodations**
- M. Laundry**
- N. Day Rooms**
- O. Multi-Purpose Room**
- P. Outside Exercise Area**
- Q. Medical Examination and Treatment Room**
- R. Administrative and Clerical Space**
- S. Security Perimeter Walls**
- T. Inmate Classification Area**
- U. Inmate Program Areas**
- V. Elevator**
- W. Exits**

Antrim County Jail Deficiencies Summary



- **Security Garage**
 - *Inadequate space – Dangerous for staff. Pull in back out, not drive through*
- **Processing Area**
 - *Marginally Compliant*
- **Detoxification/Holding Cells**
 - *Limited isolation flexibility, no padded cells, poor condition and visible from – Staff Intensive.*
- **Control Centers**
 - *Building configuration requires 2 minimum - staff intensive Limited Visibility of jail*
- **Housing**
 - *Double bunking exceeds 75% of rated capacity*
 - *Limited cells, Approximately 74% dorms*
 - *Limited Classification Capability*
- **Program Spaces**
 - *Utilize Indoor Recreation, library in corridor and half of visitation - Inadequate*



Antrim County Jail Deficiencies Summary



- **Multipurpose Room/Outdoor Recreation**
 - *No Outdoor Recreation, Indoor Recreation*
 - *Marginal*
- **Inmate Classification**
 - *No Dedicated Space, Utilize Booking*
- **Correctional Officer Duty Stations**
 - *Work space is marginal and no storage*
- **Public Lobby/Waiting**
 - *Multiple locations, confusing to general public*
- **Visiting Accommodations**
 - *Marginal*
 - *All Space Multi-Use*
- **Dayrooms**
 - *Only 2 Dayrooms, Dayrooms in Dormitory*
 - *Adequate for those available*
- **Medical Examination and Treatment Rooms**
 - *Adequate, but difficult to supervise, includes Medical Providers office and storage*
- **Administrative and Clerical Space**
 - *Marginal, lack storage, some spaces are significantly undersized*



Existing Facility Systems Evaluation

- **Facilities**

- *Administration Building*
- *Jail/Sheriff's Office*
- *Courthouse*
- *Annex*
- *Storage/Archive Building*
- *Bank Building*
- *Health Department*
- *Nifty Thrifty*
- *Commission on Aging*
- *Animal Control*
- *Antrim County Transportation*

- **Systems Evaluated**

- *Architectural/Structural*
- *Mechanical/Plumbing/Fire Protection*
- *Electrical*

- **Evaluation Components**

- *Current System/Major Components*
- *Current System/Major Component Life Cycle*
- *Replacement/Corrective Work Recommendations*
- *Anticipated Replacement/Corrective Work Cost*
 - *Hard Construction Only, No Soft Costs*

Existing Systems Evaluation – Corrective Work Probable Cost Summary

Ref.	Component	Low	High
A.	Administration Building	\$4,052,000	\$ 4,565,000
B.	Courthouse	\$ 280,000	\$ 310,000
C.	Sheriff's Office/Jail	\$ 218,000	\$ 250,000
1.	Annex	\$ 105,000	\$ 135,000
2.	Archive/Storage	\$ 110,000	\$ 140,000
Subtotal		\$4,765,000	\$ 5,400,000
D.	Remote Buildings		
1.	Animal Control	\$ 4,000	\$ 5,000
2.	Antrim County Transportation	\$ 370,000	\$ 410,000
3.	Commission on Aging	\$ 2,000	\$ 2,500
4.	Bank Building	\$ 720,000	\$ 830,000
5.	Health Department	\$ -	\$ -
6.	Nifty Thrifty	\$ 180,000	\$ 200,000
Subtotal		\$1,276,000	\$ 1,447,500
Total		\$6,041,000	\$ 6,847,500

Projection Modeling

Antrim County - County Facilities Master Plan Population, Staff and Space Projections

REF.	Component	Existing Population: 2018		2027										2037										Notes
				Logarithmic:		Linear:		Exponential:		Power		Average:		Logarithmic:		Linear:		Exponential:		Power		Average:		
		23,278		24,877		25,199		25,233		25,201		25,128		26,114		27,889		28,122		27,624		27,437		
		Staff	Adjusted DGSF	Staff	DGSF	Staff	DGSF	Staff	DGSF	Staff	DGSF	Staff	DGSF	Staff	DGSF	Staff	DGSF	Staff	DGSF	Staff	DGSF	Staff	DGSF	
A. Co. Admin. Bldg.																								
1.	Abstract	2.5	1,145	2.7	1,224	2.7	1,240	2.7	1,241	2.7	1,240	2.7	1,236	2.8	1,285	3.0	1,372	3.0	1,384	3.0	1,359	2.9	1,350	(1).
2.	Accounting/Finance	1.5	962	1.6	1,028	1.6	1,041	1.6	1,043	1.6	1,041	1.6	1,038	1.7	1,079	1.8	1,153	1.8	1,162	1.8	1,142	1.8	1,134	(1).
3.	Administration/ Planning	5.0	1,628	5.3	1,739	5.4	1,762	5.4	1,764	5.4	1,762	5.4	1,757	5.6	1,826	6.0	1,950	6.0	1,966	5.9	1,931	5.9	1,918	(3),(8)
4.	Board of County Commissioners	9.0	1,814	9.6	1,938	9.7	1,963	9.8	1,966	9.7	1,963	9.7	1,958	10.1	2,034	10.8	2,173	10.9	2,191	10.7	2,152	10.6	2,138	
5.	Clerk	5.5	2,357	5.9	2,519	6.0	2,551	6.0	2,555	6.0	2,552	5.9	2,544	6.2	2,644	6.6	2,824	6.6	2,847	6.5	2,797	6.5	2,778	(1),(8)
6.	Construction/Code - Building	6.5	1,867	6.9	1,995	7.0	2,021	7.0	2,024	7.0	2,021	7.0	2,015	7.3	2,094	7.8	2,237	7.9	2,255	7.7	2,215	7.7	2,200	(1),(2),(5),(9)
7.	Dams/Drain Commissioner	2.0	405	2.1	433	2.2	438	2.2	439	2.2	438	2.2	437	2.2	454	2.4	485	2.4	489	2.4	480	2.4	477	(1).
8.	Equalization Department	3.0	1,032	3.2	1,103	3.2	1,117	3.3	1,119	3.2	1,117	3.2	1,114	3.4	1,158	3.6	1,236	3.6	1,247	3.6	1,225	3.5	1,216	(2),(5)
9.	Grass River Nature Area	4.0	1,433	4.3	1,531	4.3	1,551	4.3	1,553	4.3	1,551	4.3	1,546	4.5	1,607	4.8	1,716	4.8	1,731	4.7	1,700	4.7	1,689	
10.	Housing Department	0.5	370	0.5	396	0.5	401	0.5	401	0.5	401	0.5	400	0.6	415	0.6	444	0.6	447	0.6	439	0.6	436	
11.	Information Technology	2.0	1,596	2.1	1,706	2.2	1,728	2.2	1,730	2.2	1,728	2.2	1,723	2.2	1,791	2.4	1,913	2.4	1,929	2.4	1,894	2.4	1,882	
12.	Maintenance Department	6.5	1,389	6.9	1,485	7.0	1,504	7.0	1,506	7.0	1,504	7.0	1,500	7.3	1,558	7.8	1,664	7.9	1,678	7.7	1,649	7.7	1,637	(1).
13.	MSU Extension	6.5	2,184	6.9	2,334	7.0	2,364	7.0	2,367	7.0	2,364	7.0	2,358	7.3	2,450	7.8	2,617	7.9	2,638	7.7	2,592	7.7	2,574	
14.	Register of Deeds	3.5	1,534	3.7	1,639	3.8	1,661	3.8	1,663	3.8	1,661	3.8	1,656	3.9	1,721	4.2	1,838	4.2	1,853	4.2	1,820	4.1	1,808	
15.	Treasurer	4.0	1,382	4.3	1,477	4.3	1,496	4.3	1,498	4.3	1,496	4.3	1,492	4.5	1,550	4.8	1,656	4.8	1,669	4.7	1,640	4.7	1,629	
16.	Veterans Affairs	2.5	1,203	2.7	1,285	2.7	1,302	2.7	1,303	2.7	1,302	2.7	1,298	2.8	1,349	3.0	1,441	3.0	1,453	3.0	1,427	2.9	1,417	
17.	Support Space	0.0	12,267	0.0	13,110	0.0	13,279	0.0	13,297	0.0	13,280	0.0	13,242	0.0	13,762	0.0	14,697	0.0	14,820	0.0	14,557	0.0	14,459	
	Subtotal	64.5	34,567	68.9	36,941	69.8	37,420	69.9	37,470	69.8	37,422	69.6	37,313	72.4	38,778	77.3	41,414	77.9	41,760	76.5	41,021	76.0	40,743	
10 Year Planning Model								Table Notes										(10). 2 Part Time Staff in 2018						
20 Year Planning Model								(1). Part Time Staff at .5										(11). Either 1 Full Time Staff or 2 Part Time Staff based upon Funding Source/Capabilities						
General Notes:								(2). Currently in Remote Building										(12). 2 Full Time and 1 Part Time Staff in 2018						
1. Refer to Appendix D: Existing Space Evaluation for Notes and Detail								(3). Includes Human Resource Specialist										(13). Does Not Include Approx. 117 Volunteers in 2018						
2. Refer to Appendix G: Staff Program for Notes and Detail								(4). Includes Medical Examiner										(14). Does Not Include Reserves						
4. Does not Include Tenant Spaces:								(5). GIS Moved from Equalization to Construction/Code - Building in 2018																
a. Community Mental Health (CMH): 7,411 DGSF								(6). Includes Kitchen/Nurse/Recreational/Zero Tolerance																
b. Health and Humane Services (HHS): 6,525 (Adjusted)								(7). Part of/Managed by Sheriff's Office																
								(8). In Process of Hiring at Time of Master Planning Effort																
								(9). Mechanical Inspections currently preformed by Building Official																

Projection Modeling Summary

Component	Existing Adjusted		2028 (Exponential)		2038 (Exponential)	
	Staff	DGSF	Staff	DGSF	Staff	DGSF
A. Administration Bldg.	64.5	34,567	69.9	37,470	77.9	41,760
B. Courthouse	28.0	24,840	30.4	26,927	33.8	30,010
C. Sheriff's Office and Jail	70.5	30,521	76.4	33,084	85.2	36,872
D. Remote Buildings	35.5	37,543	38.5	36,906	42.9	41,132
Total	198.5	127,471	215.2	134,387	239.8	149,774

- *Does Not Include Bank Building: 8,575 BGSF*
- *Does Not Include Nifty Thrifty: 2,345 BGSF*
- *Does Not Include Health Department: 6,386 BGSF*
- *Does not Include Antrim County Conservation District (Separate Program)*
- *Does Not Include Commission on Aging Adult Day Care (Separate Program)*
- *Does Not Include Health and Human Services: 6,525 SF*
- *Does Not Include Community Mental Health: 7,411 SF*

Projection Modeling Used to Evaluate Staff and Architectural Space Programming

Staff Program - Summary

Staff Program Summary			
Component	2018	2028	2038
A. Administration Bldg.	64.5	75	75.5
B. Courthouse	28	28	28
C. Sheriff's office and Jail	70.5	73	74
D. Remote Bldgs.	35.5	37.5	37.5
Total	198.5	213.5	215

- *Does Not Include Nifty Thrifty Staff*
 - *Does Not Include Health Department Staff*
 - *Does not Include Antrim County Conservation District Staff*
 - *Does Not Include Health and Human Services Staff*
 - *Does Not Include Community Mental Health Staff*
-
- *Staff Program is for Planning Purposes Only, **Not a Hiring Mandate!***
 - *Corrections staff may vary dependent upon selected Charrette building option.*

Architectural Space Program - Summary

Component	Existing Adjusted		2028		2038	
	Staff	DGSF	Staff	DGSF	Staff	DGSF
A. Administration Bldg.	64.5	34,567	75.0	38,509	75.5	39,412
B. Courthouse	28.0	24,840	28.5	25,833	28.5	25,928
C. Sheriff's Office and Jail	70.5	30,521	73.0	36,637	74	37,580
D. Remote Buildings	35.5	37,543	37.5	35,558	37.5	36,319
Total	198.5	127,471	214	136,558	215.5	139,239
Commission on Aging – Adult Daycare	N/A	N/A	2.5	2,439	2.5	2,439
Antrim County Conservation District	N/A	N/A	5.5	1,524	5.5	1,524
Total	N/A	N/A	8	3,963	8	3,963

- Does Not Include Bank Building: 8,575 BGSF
- Does Not Include Nifty Thrifty: 2,345 BGSF
- Does Not Include Health Department: 6,386 BGSF
- Does not Include Antrim County Conservation District (Separate Program):
- Does Not Include Commission on Aging Adult Day Care (Separate Program):
- Does Not Include Health and Human Services: 6,525 SF
- Does Not Include Community Mental Health: 7,411 SF

- Administration Building: 46,716 BGSF
- Courthouse: 25,969 BGSF
- Sheriff's Office and Jail: 14,205 BGSF
- Annex (Investigations, Patrol and Circuit Court Probation): 2,176 BGSF
- Archive/Storage Building: 6,299 BGSF
- Animal Control: 6,101 BGSF

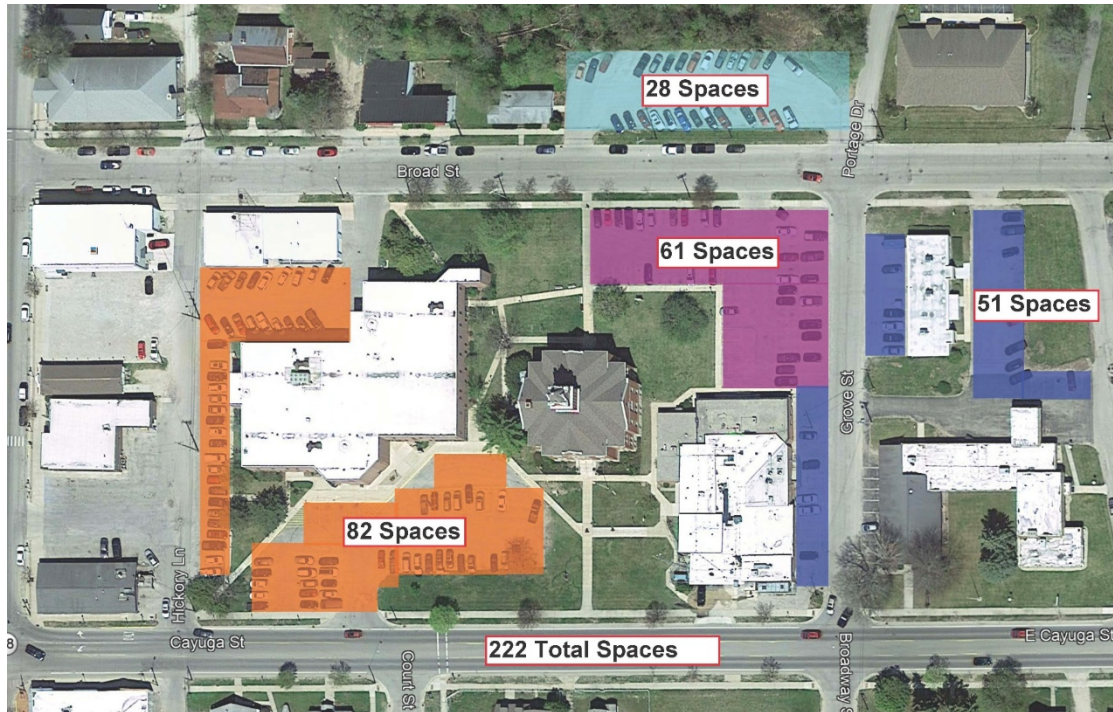
- Antrim County Transportation (ACT): 15,636 BGSF (Includes vehicular out building: 2,814 BGSF)
- Commission on Aging: 6,440
- Health Department: 6,386
- Nifty Thrifty: 2,345 BGSF
- Bank Building: 8,575 BGSF (Does not include canopy: 638 BGSF)

Existing, Projected and Programmed Evaluation

Component	Existing Adjusted		Projection Modeling				Programmed			
			2028		2038		2028		2038	
	Staff	DGSF	Staff	DGSF	Staff	DGSF	Staff	DGSF	Staff	DGSF
A. Administration Bldg.	64.5	34,567	69.9	37,470	77.9	41,760	75.0	38,509	75.5	39,412
B. Courthouse	28.0	24,840	30.4	26,927	33.8	30,010	28.5	25,833	28.5	25,928
C. Sheriff's Office and Jail	70.5	30,521	76.4	33,084	85.2	36,872	73.0	36,637	74	37,580
D. Remote Buildings	35.5	37,543	38.5	36,906	42.9	41,132	37.5	35,558	37.5	36,319
Total	198.5	127,471	215.2	134,387	239.8	149,774	214	136,558	215.5	139,239

- *Does Not Include Bank Building: 8,575 BGSF*
- *Does Not Include Nifty Thrifty: 2,345 BGSF*
- *Does Not Include Health Department: 6,386 BGSF*
- *Does not Include Antrim County Conservation District (Separate Program)*
- *Does Not Include Commission on Aging Adult Day Care (Separate Program)*
- *Does Not Include Health and Human Services: 6,525 SF*
- *Does Not Include Community Mental Health: 7,411 SF*

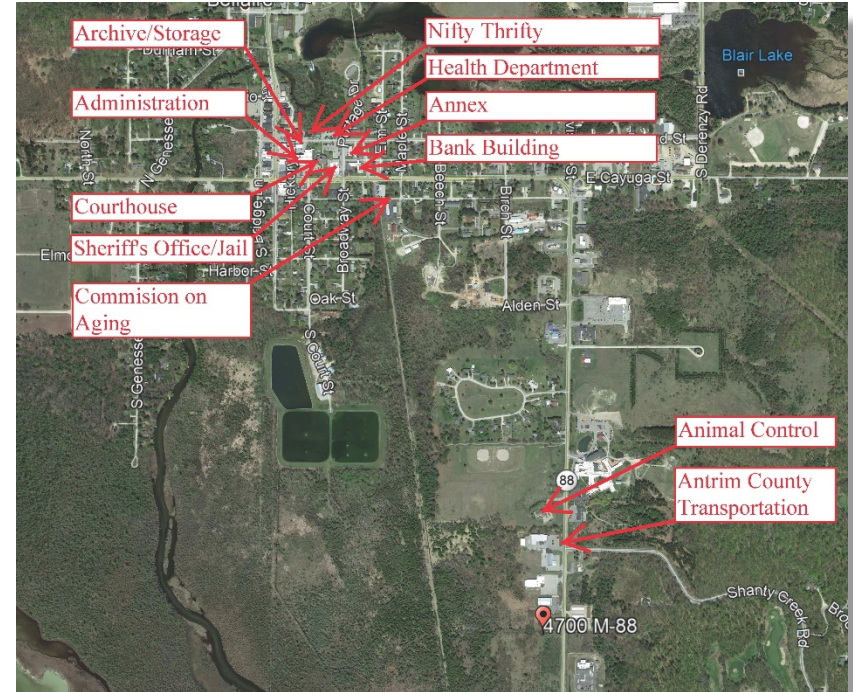
Parking Projections Summary - 2038



NCUF: Non-Concurrent Use Factor = Assumption that not all Parking is Required Simultaneously.

Component	Subtotal	NCUF	2038	Exiting
A. Administration Bldg.	180	51%	158.8	110
B. Courthouse	154.5	53%	71.2	61
C. Sheriff's Office and Jail	116	52%	82.0	51
Total	450	52%	312.0	222

Antrim County Facilities Master Plan



Charrette

May 14th, 15th, and 16th 2018

Agenda: Day 1

Day 1: May 14th , 2018

Day 1: Morning Session: Major Conclusions Overview	<i>Representatives of All User Groups</i>
Meet and Greet	8:00am – 8:15am
Introductions	8:15am – 8:30am
Charrette Approach and Methodology	8:30am – 8:40am
Presentation of Major Conclusions – Analytics, Space Standards, Existing Space Evaluation	8:40am – 9:45am
Break	9:45am – 10:00am
Presentation of Major Conclusions – Systems Evaluation: Jail	10:00am – 10:45am
Presentation of Major Conclusions – Systems Evaluation: Other Buildings	10:45am – 11:30am
Presentation of Major Conclusions – Projection Modeling, Staff and Space Programs, Summary Evaluation and Parking Projections	11:30am – 12:00noon
Lunch	12:00noon – 1:00pm

Day 1: May 14th , 2018

Day 1: Afternoon Session: Administration, Commission on Aging, ACT and Courthouse Charrette and Campus Master Plan	<i>Representatives of Administration, Commission on Aging, ACT User Groups</i>
Visioning Session	1:00pm – 1:30pm
Building Charrette	1:30pm – 2:30pm
Site Charrette	2:30pm – 3:00pm
Consensus Building/Session Wrap-Up	3:00pm – 3:30pm
Courthouse and Campus Master Plan	<i>Courthouse User group</i>
Visioning Session	3:30pm – 4:00pm
Building Charrette	4:00pm – 4:30pm
Site Charrette	4:30pm – 5:00pm
Consensus Building/Session Wrap-Up	5:00pm – 5:30pm
Adjourn	5:30pm

Agenda: Days 2 and 3

Day 2: May 15th, 2018

Day 2: Morning Session: Sheriff's Office and Jail Charrette and Campus Master Plan	<i>Representatives of Sheriff's Office and Jail User Group</i>
Visioning Session	8:00am – 9:00am
Building Charrette	9:00am – 10:00am
Break	10:00am – 10:15am
Building Charrette (If Needed)	10:00am – 10:30am
Site Charrette	10:30am – 11:30am
Consensus Building/Session Wrap-Up	11:30am – 12:00noon
Lunch	12:00noon – 1:00pm
Day 2: Afternoon Session: Campus Master Plan Charrette	<i>Representatives of all User Groups</i>
Summary of Previous User Group Sessions	1:00pm – 1:30pm
Campus Master Plan Charrette	1:30pm – 3:00PM
Break	3:00pm – 3:15pm
Campus Master Plan Charrette	3:15pm – 4:00pm
Consensus Building/Session Wrap-Up	4:00pm – 5:30pm
Adjourn	5:30pm

Day 3: May 16th, 2018

Day 3: Morning Session: Wrap-Up	<i>Representatives of all User Groups</i>
Summary of Day 1 and 2 Conclusions	8:00am – 10:00am
Break	10:00am – 10:15am
Site/Building Master Plan Consensus Building	10:15am – 11:00am
Next Steps	11:00am – 12:00noon
Adjourn	12:00noon

Charrette – Building Options Explored

- **Day 1 – Morning Sessions: Draft of Major Conclusions**
 - *Attendees: 20*
- **Day 1 – Afternoon Session 1: Administration, ACT and Commission on Aging Charrette**
 - *Attendees: 16*
 - *Building Options: 12*
 - *Site Options: 10 Campus, 7 ACT*
- **Day 1 – Afternoon Session 2: Courthouse and Circuit Court Probation Charrette**
 - *Attendees: 9*
 - *Building Options: 3*
 - *Site Options: 7*
- **Day 2 – Morning Session: Sheriff's Office and Jail Charrette**
 - *Attendees: 8*
 - *Building Options: 9*
 - *Site Options: 6*
- **Day 2 – Afternoon Session: Site /Campus Master Plan Charrette**
 - *Attendees: 14*
 - *Building Options: 5*
 - *Site Options: 22*
- **Day 3 – Morning Session: Wrap-Up**
 - *Attendees: 21*
- **Total:**
 - *Building Options: 29*
 - *Site Options: 52*

Charrette – Master Plan Option A

- **Description**

- *Construct new 2 story Confinement Housing, Sheriff's Office and Jail. Addition and renovate the existing Jail*
 - *Includes Prosecutor and Circuit Court Probation and Probation/Parole.*
- *Renovation of the Administration Building.*
 - *Addition or Construct Remote Tenant Building at Bank/Annex Location.*
- *Construct Additional Campus Parking and Site Improvements.*
- *Courthouse Minor Renovation/Reallocation of Space.*
 - *Construct Connector to Jail*
- *Construction of ACT Enclosed Vehicular Storage.*
- *Construction of Commission on Aging Adult Day Care.*
- *Implementation of Facility Corrective Work.*



Building/Site Option 3



Building/Site Option 4



Building/Site Option 5

Charrette – Master Plan Option B

- **Description**

- *Renovate Administration Building for Sheriff's Office and Jail.*
 - *Includes Prosecutor and Circuit Court Probation and Probation/Parole.*
- *Construct new Administration Building.*
 - *Includes Tenant Space and Antrim County Conservation District*
- *Construct Additional Campus Parking and Site Improvements*
- *Courthouse Minor Renovation/ Reallocation of Space.*
- *Construction of ACT Enclosed Vehicular Storage*
- *Construction of Commission on Aging Adult Day Care.*
- *Implementation of Facility Corrective Work.*



Building/Site Option 7



Building/Site Option 15



Building/Site Option 16



Building/Site Option 17



Building/Site Option 18

Charrette – Master Plan Option C

- **Description**

- *Demolish Existing Bank and Annex Buildings and Construct New 1 or 2 Story Sheriff's Office and Jail Between Grove and Depot Street*
 - *Includes Prosecutor and Circuit Court Probation and Probation/Parole*
- *Renovation and Addition of Administration Building.*
 - *Includes Tenant Space and Antrim County Conservation District*
- *Construct Additional Campus Parking and Site Improvements.*
- *Courthouse Minor Renovation/Reallocation of Space.*
 - *Possible Sallyport and Holding Addition*
- *Construction of ACT Enclosed Vehicular Storage*
- *Construction of Commission on Aging Adult Day Care.*
- *Implementation of Facility Corrective Work.*



Building/Site Option 19



Building/Site Option 20

Charrette – Master Plan Option D

- **Description**

- *Demolish Existing Bank/Annex Buildings and Construct New 2 Story Sheriff's Office and Jail Between Grove and Depot Street*
 - *Includes Prosecutor, Circuit Court Probation and Probation/Parole.*
- *Renovation and Addition of Administration building.*
 - *Includes Tenant Space and Antrim County Conservation District.*
- *Construct Additional Campus Parking and Site Improvements.*
- *Courthouse Minor Renovation/Reallocation of Space.*
- *Construction of ACT Enclosed Vehicular Storage.*
- *Construction of Commission on Aging Adult Day Care.*
- *Implementation of Facility Corrective Work.*



Building/Site Option 22

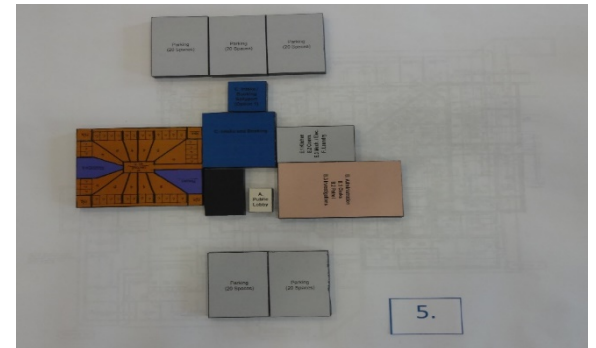
Charrette – Master Plan Option E

- **Description**

- *Construct New Sheriff's Office and Jail at a Remote Site.*
- *Renovation and Addition of Administration Building.*
 - *Includes Tenant Space and Antrim County Conservation District*
- *Construct Additional Campus Parking and Site Improvements.*
- *Courthouse Minor Renovation/Reallocation of Space.*
 - *Addition of Sallyport/Holding, Prosecutor Circuit Court Probation and Probation/Parole.*
- *Construction of ACT Enclosed Vehicular Storage*
- *Construction of Commission on Aging Adult Day Care.*
- *Implementation of Facility Corrective Work.*

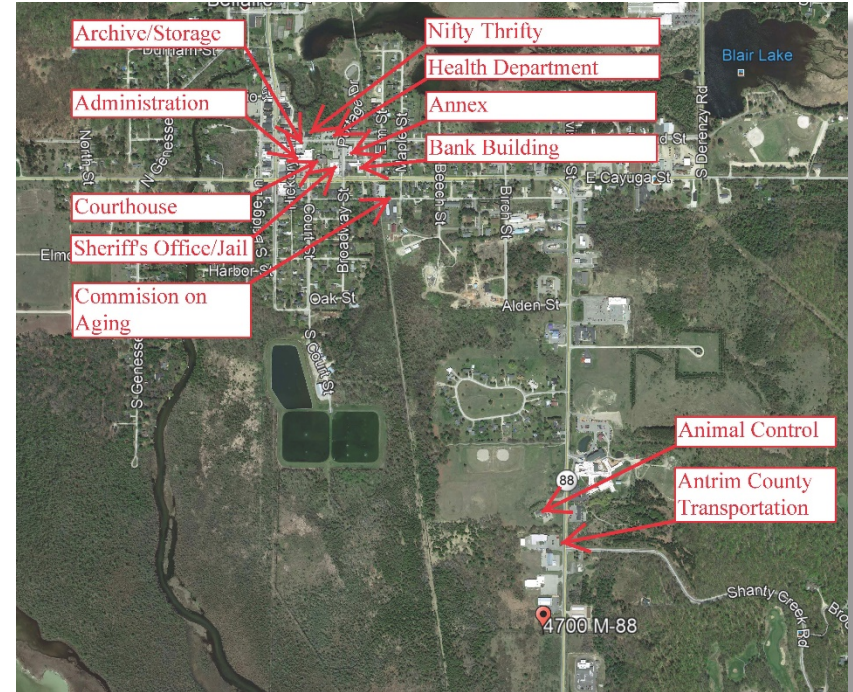


Building/Site Option 23 (5)



Building/Site Option 23 (5)

Antrim County Facilities Master Plan



Commissioners' Workshop

June 27th, 2018













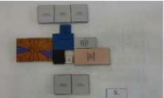
Agenda

Review and Discussion of Selected Master Plan Options	1:30pm – 2:00pm
Presentation of Statement of Probable Cost Options	2:00pm – 2:30pm
Determination of Preferred Master Plan Option(s)	2:30pm – 3:30pm
Discussion of Anticipated Implementation/Phasing Plan	3:30pm – 4:00pm
Discussion of Public Presentation(s) of Master Plan Option(s)	4:00pm – 4:30pm
Definition of Next Steps to Complete the Master Plan, Products and Presentations	4:30pm – 5:00pm
<i>Adjourn</i>	<i>5:00pm</i>









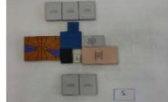




Goals:

- *Determine a Preferred 20 Year Master Plan*
- *Define the Best the Means to Implement/Phase the Project*

Master Plan Options Summary

Antrim County Facilities Master Plan Master Plan Options Summary				
Option A	<ul style="list-style-type: none"> - Construct new 2 story Confinement Housing, Sheriff's Office and Jail. Addition and renovate the existing Jail <ul style="list-style-type: none"> ▪ Includes Prosecutor and Circuit Court Probation and Probation/Parole. - Renovation of the Administration Building. <ul style="list-style-type: none"> ▪ Addition or Construct Remote Tenant Building at Bank/Annex Location. - Construct Additional Campus Parking and Site Improvements. - Courthouse Minor Renovation/Reallocation of Space. <ul style="list-style-type: none"> ▪ Construct Connector to Jail - Construction of ACT Enclosed Vehicular Storage. - Construction of Commission on Aging Adult Day Care. - Implementation of Facility Corrective Work. 			
		Building/Site Option 3	Building/Site Option 4	Building/Site Option 5
				
		Building/Site Option 7	Building/Site Option 15	Building/Site Option 16
Option B	<ul style="list-style-type: none"> - Renovate Administration Building for Sheriff's Office and Jail. <ul style="list-style-type: none"> ▪ Includes Prosecutor and Circuit Court Probation and Probation/Parole. - Construct new Administration Building. <ul style="list-style-type: none"> ▪ Includes Tenant Space and Antrim County Conservation District - Construct Additional Campus Parking and Site Improvements - Courthouse Minor Renovation/ Reallocation of Space. - Construction of ACT Enclosed Vehicular Storage - Construction of Commission on Aging Adult Day Care. - Implementation of Facility Corrective Work. 			
		Building/Site Option 17	Building/Site Option 18	
				
		Building/Site Option 19	Building/Site Option 20	
Option C	<ul style="list-style-type: none"> - Demolish Existing Bank and Annex Buildings and Construct New 1 or 2 Story Sheriff's Office and Jail Between Grove and Depot Street <ul style="list-style-type: none"> ▪ Includes Prosecutor and Circuit Court Probation and Probation/Parole - Renovation and Addition of Administration Building. <ul style="list-style-type: none"> ▪ Includes Tenant Space and Antrim County Conservation District - Construct Additional Campus Parking and Site Improvements. - Courthouse Minor Renovation/Reallocation of Space. <ul style="list-style-type: none"> ▪ Possible Sallyport and Holding Addition - Construction of ACT Enclosed Vehicular Storage - Construction of Commission on Aging Adult Day Care. - Implementation of Facility Corrective Work. 			
		Building/Site Option 22		
				
		Building/Site Option 23 (5)	Building/Site Option 23 (5)	
Option D	<ul style="list-style-type: none"> - Demolish Existing Bank/Annex Buildings and Construct New 2 Story Sheriff's Office and Jail Between Grove and Depot Street <ul style="list-style-type: none"> ▪ Includes Prosecutor, Circuit Court Probation and Probation/Parole. - Renovation and Addition of Administration building. <ul style="list-style-type: none"> ▪ Includes Tenant Space and Antrim County Conservation District. - Construct Additional Campus Parking and Site Improvements. - Courthouse Minor Renovation/Reallocation of Space. - Construction of ACT Enclosed Vehicular Storage. - Construction of Commission on Aging Adult Day Care. - Implementation of Facility Corrective Work. 			
Option E	<ul style="list-style-type: none"> - Construct New Sheriff's Office and Jail at a Remote Site. - Renovation and Addition of Administration Building. <ul style="list-style-type: none"> ▪ Includes Tenant Space and Antrim County Conservation District - Construct Additional Campus Parking and Site Improvements. - Courthouse Minor Renovation/Reallocation of Space. <ul style="list-style-type: none"> ▪ Addition of Sallyport/Holding, Prosecutor Circuit Court Probation and Probation/Parole. - Construction of ACT Enclosed Vehicular Storage - Construction of Commission on Aging Adult Day Care. - Implementation of Facility Corrective Work. 			

Advantages and Disadvantages Summary

Antrim County Facilities Master Plan Charrette Options Advantages and Disadvantages Summary									
Option A		Option B		Option C		Option D		Option E	
Advantages	Disadvantages	Advantages	Disadvantages	Advantages	Disadvantages	Advantages	Disadvantages	Advantages	Disadvantages
<ul style="list-style-type: none"> Logical Sequence of Construction. Users Maintain Operation During Construction. Could Maintain Grove and Depot Streets. Opportunity to Connect Jail to Courthouse for Secure Prisoner Movement to Courts. Opportunity for Future Development of Existing Campus. Potentially Lower Cost than New Construction. Additional parking for Village Events. 	<ul style="list-style-type: none"> Minimal Opportunity for Green Space Expansion/Improvements. Minimal Opportunity for Jail Expansion. Minimal Opportunity at Current Campus. Potential Issues with Seismic Design/ Code Compliance. 	<ul style="list-style-type: none"> Logical Sequence of Construction. Users Maintain Operation During Construction. Could Maintain Grove and Depot Streets. Opportunity to Connect Jail to Courthouse for Secure Prisoner Movement to Courts. Allows of Future Opportunity at Current Campus. Opportunity to Expand Green Space. Additional parking for Village Events. 	<ul style="list-style-type: none"> Highest Single Phase Implementation Cost. Requires Administration Building and Sheriff's Office/Jail to be done at the same time. Potentially challenging Design of Jail due to Existing Building Limitations. Longest Continuous Construction Duration (26 to 30 Months). Minimal Opportunity for Jail Expansion Potential Issues with Seismic Design/ Code Compliance. 	<ul style="list-style-type: none"> Logical Sequence of Construction. Could Maintain Grove and Depot Streets. Opportunity for Green Space Expansion/Improvements. Opportunity to Connect Jail to Courthouse for Secure Prisoner Movement to Courts. Allows for Future Campus Opportunities. Lower Single Phase Implementation Cost. Additional parking for Village Events. 	<ul style="list-style-type: none"> No Opportunity to Connect Jail to Courthouse for Secure Prisoner Movement to Courts. Minimal Opportunity for Jail Expansion. Disruption of Patrol and Investigations Operations. No Opportunity to Connect Jail to Courthouse for Secure Prisoner Movement to Courts. Could Require Sallyport/holding addition to Courthouse. Limited Opportunity for Future Existing Campus Development. 	<ul style="list-style-type: none"> Logical Sequence of Construction. Users Maintain Operation During Construction. Opportunity to Connect Jail to Courthouse for Secure Prisoner Movement to Courts. Opportunity for Green Space Expansion/ Development. Allows of Future Opportunity at Current Campus. Additional parking for Village Events. 	<ul style="list-style-type: none"> Requires Abandoning Grove Street. Disruption of Patrol and Investigations Operations. Potentially Higher Construction Cost than Renovation Potentially Challenging Grove Street Closing Process. Potential Required Improvements to Depot Street. 	<ul style="list-style-type: none"> Logical Sequence of Construction. Users Maintain Operation During Construction. Maintains Groove and Depot Streets. Maximum Opportunity for Green Space Expansion/Development. Maximum Opportunity for Future Development of Existing Campus. Maximum Design Flexibility of Sheriff's Office/Jail. Maximum Expansion Opportunity of Sheriff's Office/Jail. Additional parking for Village Events. 	<ul style="list-style-type: none"> No Opportunity to Connect Jail to Courthouse for Secure Prisoner Movement to Courts. Could Require Sallyport/holding addition to Courthouse. Could Require Additional Transport Staff. Potentially Higher Construction Cost than Renovation. May Increase Response Time to Courthouse Dependent Up Number of Courthouse Staff. Potential Issues with Public Perception. Potential Decentralizing Service Issues.
									
Building/Site Option 3	Building/Site Option 4	Building/Site Option 7	Building/Site Option 15	Building/Site Option 19	Building/Site Option 20	Building/Site Option 22		Building/Site Option 23 (5)	Building/Site Option 23 (5)
									
Building/Site Option 5		Building/Site Option 16	Building/Site Option 17						
									
		Building/Site Option 18							

Statement of Probable Cost

- **Hard Construction**
 - *Demolition*
 - *Renovation*
 - *New Construction*
 - *Site Improvements and Parking*
 - *General Conditions, Overhead and Profit (Non-CM Projects)*
 - *Contingencies and Inflation*
- **Soft Costs Construction Related**
 - *Temporary Housing*
 - *Site Survey*
 - *Subsurface Soils Investigation/Geotechnical Report*
 - *Phase 1 Environmental*
 - *Architectural/Engineering Fees and Reimbursable CM Fees*
 - *Financing and Legal Costs*
 - *Builders Risk Insurance*
 - *Bid Advertising*
 - *Permitting*
 - *Contingencies and Inflation*
- **Soft Costs Occupancy Related**
 - *IT, Audio/Visual*
 - *Furniture and Equipment*
 - *Telephone*
 - *Cleaning/Maintenance Supplies*
 - *Appliances*
 - *Moving/Relocation Expenses*
 - *Contingencies and Inflation*

Preliminary Statement of Probable Cost

Antrim County Facilities Master Plan Statement of Probable Costs Options Summary

Option		Range of Probable Cost		
		Low	Mean	High
A.	Administration Building			
A.1	Corrective Work	\$ 5,778,776	\$ 6,247,325	\$ 6,715,874
A.2	Renovation	\$ 8,805,663	\$ 9,519,636	\$ 10,233,609
A.3	New Building Based Upon Excising BGSF	\$ 13,087,590	\$ 14,148,746	\$ 15,209,902
A.4	New Building Based Upon 20 Year Space Program Including Tenants and Antrim County Conservation District (ACCD).	\$ 18,871,893	\$ 20,402,047	\$ 21,932,200
A.5	Master Plan Option A: Renovation, Addition, Tenants, ACCD, Site/Parking	\$ 17,173,106	\$ 18,565,520	\$ 19,957,934
A.6	Master Plan Option B: New Administration Bldg. Tenants, ACCD and Site/Parking	\$ 18,871,893	\$ 20,402,047	\$ 21,932,200
A.7	Master Plan Option C: Renovation, Addition, Tenants, ACCD, Site/Parking	\$ 17,173,106	\$ 18,565,520	\$ 19,957,934
A.8	Master Plan Option D: Renovation, Addition, Tenants, ACCD, Site/Parking	\$ 17,173,106	\$ 18,565,520	\$ 19,957,934
A.9	Master Plan Option E: Renovation, Addition, Tenants, ACCD, Site/Parking	\$ 17,173,106	\$ 18,565,520	\$ 19,957,934
B.	Courthouse			
B.1	Corrective Work	\$ 313,806	\$ 339,250	\$ 364,694
B.2	Probation/Prosecutor Addition	\$ 2,053,905	\$ 2,220,438	\$ 2,386,971
B.3	New Courthouse 20 year program, site and parking	\$ 10,264,958	\$ 11,097,252	\$ 11,929,546
B.4	Master Plan Option A: Renovation, Connector to Jail, Site/Parking	\$ 1,862,108	\$ 2,013,089	\$ 2,164,071
B.5	Master Plan Option B: Renovation and Connector to Admin. Bldg.	\$ 1,862,108	\$ 2,013,089	\$ 2,164,071
B.6	Master Plan Option C: Renovation and Sallyport/Holding Addition, Site/Parking	\$ 1,862,108	\$ 2,013,089	\$ 2,164,071
B.7	Master Plan Option D: Renovation/Connector to New Sheriff's Office/Jail, Site/Parking	\$ 1,862,108	\$ 2,013,089	\$ 2,164,071
B.8	Master Plan Option E: Renovation/Addition, Sallyport/Holding Addition, Site/Parking	\$ 5,110,968	\$ 5,525,370	\$ 5,939,773
C.	Sheriff's Office/Jail			
C.1	Corrective Work	\$ 248,918	\$ 269,100	\$ 289,283
C.2	Addition or New Patrol, Investigations and Circuit Court Probation/Parole Building	\$ 3,239,575	\$ 3,502,243	\$ 3,764,911
C.3	Addition or New Patrol, Investigations, Circuit Court Probation/Parole, Prosecutor and Probation/Parole Building	\$ 4,211,304	\$ 4,552,761	\$ 4,894,218
C.4	New Parol, Investigation and Patrol Building	\$ 1,765,667	\$ 1,908,829	\$ 2,051,991
C.5	Master Plan Option A: 2 Story Addition, Renovation of Existing Building. Includes Prosecutor, Circuit Court Probation/Parole and Probation/Parole	\$ 20,417,876	\$ 22,073,379	\$ 23,728,883
C.6	Master Plan Option B: Renovation/Addition of Admin. Bldg. Includes Prosecutor, Circuit Court Probation/Parole and Probation/Parole, Connector to Courthouse	\$ 20,970,500	\$ 22,670,810	\$ 24,371,121

Preliminary Statement of Probable Cost

C.7	Master Plan Option C: Renovation/Addition. Includes Prosecutor and Probation Depts.	\$ 20,562,822	\$ 22,230,078	\$ 23,897,334
C.8	Master Plan Option D: Demolition of Existing and New/Connector to Courthouse	\$ 24,309,116	\$ 26,280,126	\$ 28,251,135
C.9	Master Plan Option E: New Sheriff's Office and Jail on Remote Site	\$ 21,201,270	\$ 22,920,292	\$ 24,639,314
D.	Remote Buildings			
D.1	Animal Control: Corrective Work	\$ 5,026	\$ 5,434	\$ 5,841
D.2	Antrim County Transportation			
0.1	Corrective Work, No New Roof	\$ 39,775	\$ 43,000	\$ 46,225
0.2	Corrective Work and New Roof	\$ 360,750	\$ 390,000	\$ 419,250
0.3	Enclosed Vehicular Storage Building	\$ 207,431	\$ 224,250	\$ 241,069
0.4	Corrective Work, New Roof and enclosed Vehicular Storage	\$ 568,181	\$ 614,250	\$ 660,319
D.3	Commission on Aging:			
0.1	Corrective Work: Anticipated to be completed by Township/Owner	\$ -	\$ -	\$ -
0.2	Adult Daycare	\$ 807,419	\$ 872,885	\$ 938,351
D.4	Bank Building			
0.1	Corrective Work: None - Anticipated to be demolished, cost included in Master Plan Options	\$ -	\$ -	\$ -
0.2	Demolition, New Parking	\$ 68,185	\$ 73,713	\$ 79,241
0.3	Renovation	\$ 1,704,609	\$ 1,842,821	\$ 1,981,033
D.5	Health Department			
0.1	Corrective Work: None Anticipated	\$ -	\$ -	\$ -
D.6	Nifty Thrifty			
0.1	Corrective Work	\$ 233,089	\$ 251,988	\$ 270,887
0.2	Demolish and Construct Parking	\$ 60,125	\$ 65,000	\$ 69,875

Notes

1. Costs are based upon 2018. Add 4.5% inflationary factor for each year after 2018.
2. Costs are Square Foot and based upon RSMeans Cost Data and Historic Cost Data.
3. Soft Costs Construction Related assume 15% financing costs and includes costs related to a Construction Manager delivery system as noted.
4. Range of Probable Costs account for variables in the master plan options, design and labor/material costs that many occur at the time of bidding.

Master Plan Options Matrix

Antrim County Facilities Master Plan Master Plan Options

A. Admin. Bldg.	B. Courthouse	C. Sheriff/Jail	D. Animal Con.	E. ACT	F. COA	G. Bank Bldg.	H. Health Dept.	I. Nifty Thrifty
A.1 Corrective Work \$6,247,325	B.1 Corrective Work \$ 339,250	C.1 Corrective Work \$339,250	D.1 Corrective Work \$ 5,434	D.2.1 Corrective Work – No New Roof \$ 43,000	D.3.1 Corrective Work \$ 0.00	D.4.1 Corrective Work \$ 0.00	D.5 Corrective Work \$ 0.00	D.6.1 Corrective Work \$ 251,988
A.2 Renovation \$9,518,636	B.2 Prosecutor/ Probation Addition \$ 2,220,438	C.2 Addition Admin/Probation \$ 3,502,243		D.2.2 Corrective Work – W/ New Roof \$390,000	D.3.2 Adult Daycare \$ 872,885	D.4.2 Demolition, New Parking \$ 73,713		Demolition, New Parking \$ 65,000
A.3 New Bldg. Ext. BGSF \$ 14,148,746	B.3 New Courthouse, 20year BGSF \$ 11,097,252	C.3 Addition Admin /Prob./Pros. \$ 4,552,761		Corrective Work Enclosed Storage \$ 614,215		D.4.3 Renovation \$1,842,821		
A.4 New Bldg. 20 Year BGSF \$18,565,520		C.4 New Patrol /Invest Parole Bldg. \$1,908,829						
A.5 Master Plan \$ 18,565,520	B.4 Master Plan A \$ 2,013,089	C.5 Master Plan A \$22,073,379						
A.6 Master Plan B \$ 20,402,047	Master Plan B \$ 2,013,089	C.6 Master Plan B \$22,670,810						
A.7 Master Plan C \$ 18,565,520	Master Plan C \$ 2,013,089	C.7 Master Plan C \$22,230,078						
A.8 Master Plan D \$ 18,565,520	Master Plan D \$ 2,013,089	C.8 Master Plan D \$ 26,280,126						
A.9 Master Plan E \$ 18,565,520	Master Plan E \$ 5,525,370	C.9 Master Plan E \$22,920,292						

Commissioners' Workshop – Master Plan Option F

- **Description**

- **Preliminary Design of Master Plan F** to Refine Scope of Work Details, Cost and Financing.
- **New Sheriff's Office/Jail**
 - Master Plan Option C or D based upon determination of Grove Street Closure.
 - Demolition of Grove Street Annex.
- **Administration Building Phased Renovation.**
 - Phase 1: Space Reallocation and Security.
 - Phase 2: Renovation (Determination of Future Tenant Space).
- **Relocation of Prosecutor** to either Sheriff's Office/Jail or Administration Building dependent upon Preliminary Design Scope of Work Details.
- **Courthouse Corrective Work and Space Reallocation**
 - Relocation of Circuit Court Probation to Courthouse.
- **Bank Building**
 - Demolition based upon Sequence of Construction.
- **Antrim County Transportation Phased Corrective Work and Enclosed Vehicular Storage.**
- **Potential Demolition of Nifty Thrifty and Construction of Parking.**



Master Plan Option F

Implementation/Phasing Plan

Antrim County Facilities Master Plan <i>Master Plan Option F: 20 Year Implementation/Phasing Plan</i>		
Phase 1	Phase 2	Phase 3
1 – 5 Years	5 – 10 Years	10 – 20 Years
<ol style="list-style-type: none"> New Sheriff's Office/Jail <ol style="list-style-type: none"> Master Plan Option C or D based upon determination of Grove Street Closure. Demolition of Grove Street Annex. Preliminary Design of Master Plan F to Refine Scope of Work Details, Cost and Financing. Administration Building Space Reallocation and Security System. <ol style="list-style-type: none"> Determination of the future of the CMH Tenant Space. Relocation of maintenance to Archive/Storage Building. Relocation of Prosecutor to either Sheriff's Office/Jail or Administration Building dependent upon Preliminary Design Scope of Work Details. Courthouse Corrective Work and Space Reallocation <ol style="list-style-type: none"> Relocation of Circuit Court Probation to Courthouse. Bank Building <ol style="list-style-type: none"> Determination of Demolition Sequence/Potential Demolition. 	<ol style="list-style-type: none"> Administration Building Renovation based upon Preliminary Design Scope of Work. Antrim County Transportation Corrective Work. 	<ol style="list-style-type: none"> Demolition of Nifty Thrifty and Construction of Parking. Antrim County Area Transportation Enclosed Parking. Determination of the future of the CMH Tenant Space and Health Department Lease Space.
Master Plan F General Scope of Work:		
<ol style="list-style-type: none"> Preliminary Design of Master Plan Option F to refine the scope of work/details, cost and financing. New Sheriff's Office/Jail: Either Master Plan Option C or D dependent upon ability to close Grove Street. <ol style="list-style-type: none"> Potential Phase Implementation to maintain Grove Street Annex till Sheriff's Office is constructed. Phased Administration Building renovation. Demolition of the Grove Street Annex. Demolition of the Bank Building dependent upon anticipated phase sequencing. Demolition of Nifty Thrift and construction of new parking. Determination of accommodating Antrim County Conservation District space needs in Administration Building 		<ol style="list-style-type: none"> Determination of the future CMH and DHHS tenant space and possible reallocation of space to accommodate 20 year Administration Building Space Program. Courthouse Corrective Work and Space Reallocation. <ol style="list-style-type: none"> Relocate Prosecutor to either Sheriff's Office/Jail or Administration Building Relocate Circuit Court Probation to Courthouse Determination of the future Health Department lease space. Phased Site/Parking Improvements. Commission on Aging Adult Daycare by Others. Antrim County Transportation phased corrective work and enclosed vehicular storage. Animal Control corrective work to be done as part of annual budget/available funds.

Questions and Comments

Antrim County Facilities Master Plan

Public Informational Meeting

Meeting Memorandum

Date: Monday August 6th, 2018

Location: Meguzee Hall (meeting room) at Meadowbrook Medical Care Facility, 4543 South M-88, Bellaire, MI

Time: 6:30PM, Local Time

Attendees: See Attached

This Meeting Memorandum is not intended to be a direct transcript of the meeting, but serves as a summary of the major presentation items, questions, comments and discussions that occurred during the Public Informational Meeting. Slide references included herein refer to the Public Informational Meeting power point included in Appendix M of the Antrim County Facilities Master Plan Report. Questions, comments and discussions that occurred during and after the presentation have been grouped together in section “B” of this memorandum for the convenience of the reader.

A. Presentation

1. Ed Boettcher, Chair, Antrim County Board of Commissioners opened the meeting thanking the community for attending and that their feedback was important to the Commissioners. He summarized the intent to obtain public feedback on the Antrim County Facilities Master Plan that had been developed to date and that this is the first step of many in a process to determine the best means to address the current and future needs of Antrim County’s government facilities.
2. Jim Escamilla, President, Byce and Associates, extended the introduction to the Public Information Meeting noting that the Byce Team was selected in the fall/winter of 2017 and that the presentation is a culmination of several months of work. He further emphasized that this has been a process and then introduced Bret Dodd, a Byce Team member, to initiate the power point presentation.
3. Bret briefly summarized the agenda (Slide 2) and continued with the presentation.
4. The Master Plan Goals and Objectives (Slide 3) were presented noting that a master plan is a 30,000 foot view of what the County’s future needs may be in twenty years. He further noted that the Byce Team initiated this master plan with no preconceived conclusions, that approach and methodology has been utilized on numerous projects from Michigan to Florida and they have confidence that this tested process will realize the necessary information needed by the County to make informed decisions and begin the process to address the immediate and long term needs of their facilities. Finally, he began the introduction of the four step master plan approach and methodology noting that the Public Information Meeting was one of the final steps in the first phase of the process.
5. The Master Plan Approach and Methodology (Slide 4) was presented noting the four step process and can be described as the opposite of doing a puzzle:
 - a. When you do a puzzle you have a box with all the pieces in it and you know what it will look like before you start.
 - b. Our process is the opposite and can be described as flows:
 - i. Step 1 defines the parameters of the project and administrative procedures, as well as obtaining initial data. This step is tantamount to defining the box.
 - ii. During Steps 2 and 3 we build the pieces such as analytics, space/facility evaluations, projection modeling and staff/architectural space programs.
 - iii. Step 4 is focused upon realizing a master plan vision which is similar to the picture on the top of a puzzle box. Only after Step 4 do you begin to have a

picture of what the master plan will look like, not at the beginning of the process like a puzzle.

- c. Bret further emphasized that this is the first phase of many before a project is realized.
6. The Master Plan Components (Slide 5) were summarized noting that the master plan included all the county facilities except the airport and that the application of the approach and methodology varied dependent upon the overall condition and observed space needs of each facility and/or department such as the tenant spaces.
7. The Analytics (Slide 6) were briefly presented noting that the presentation slide represented a glance at the may analytics completed and that the Byce Team translated and projected as much as forty years if historical data related to Population, Courts and the Sheriff's Office/Jail in order to gain insights into how the county has and is currently doing business. The general conclusions were then summarized as follows:
 - a. Antrim County appears to be a slow growth community.
 - b. There is no evidence to suggest that the current number of Courts and Judges, as well as operations will significantly change in the future and it is not believed there will be no need for more courtrooms.
 - c. The Current Jail capacity of 56 beds may be increased to 60 to 72 beds in the future primarily to address the classification needs.
8. Prior to the presentation of the Existing Space Evaluation (Slide 7), Bret clarified some terminology utilized as follows:
 - a. NSF = Net square feet is the dimension inside a room or space.
 - b. DGSF = Department square feet and includes the NSF, walls defining each space in a department and the circulation required to get to each space.
 - c. BGSF = Building Gross Square Feet includes all the DGSF plus the width of exterior walls and the circulation required to get to each department.

Bret briefly discussed the Space Standards utilized to conduct the existing space evaluation and how they were developed based upon industry standards and almost thirty years of experience programming and design county facilities of virtually all types. The Existing Space Evaluation was presented noting that the evaluation rating system is based upon a scale of 0 – 10 with zero equal to something that is needed or required by code or the American Disabilities Act (ADA) but not present and 10 is Appropriate. It was further noted that there weren't a lot of 0s or a lot of 10s and that the Sheriff's Office/Jail received the lowest rating of 4.4 (Unsuitable) with the Patrol/Detectives space in the Grove Street Annex receiving some of the lowest ratings ever assigned by the Byce Team. He further noted that the existing NSF/DGSF is adjusted based upon the space standards to define the amount of space necessary for minimum operational efficiency today and that the adjusted number is utilized for the projection modeling because projecting deficient space will result in future space deficiencies.

9. The Existing Space and Operations Summary (Slide 8) was presented noting that the operations evaluation utilized a similar 0 – 10 rating system and that the Sheriff's Office/Jail received the lowest rating of 3.5 (Unsuitable) primarily due to the antiquated linear jail design and related life/safety issues for both the staff and prisoners.
10. Joe Mrak, a Byce Team member, presented more detail on the issues with the Sheriff's Office/Jail (Slides 9 – 28). He initiated the presentation noting that the Sheriff's Office/Jail is a unique facility in the County that operates 24/7, 365 days a year and is subject to constitutional obligations, the Michigan Jail Standards, as well as the American Correctional Standards (ACA). He further noted that it probably has more toilets/plumbing than any other building in the county which was corrected by a member of the audience noting that the Medical Care Facility (Location of Public Information Meeting) probably has more; Joe conceded the point.
11. Joe summarized the seven major additions and renovations (Slide 9) to the Sheriff's Office/Jail and noted that they did not or could not address the major operational deficiencies associated with the current linear jail design that requires constant roving by an officer who can only see one area at a

time. Joe summarized the difference between the existing jail design and one designed based upon contemporary jail design philosophies that have a centralized control room that can monitor all the prisoners and movement simultaneously (Slide 10). He further noted that the operational challenges of the current jail are dangerous, compromise the life/safety of the staff, officers and prisoners and are a potential liability risk for the County.

12. Joe summarized the components of the Michigan Jail Standards (Slide 11) and the observed deficiencies (Slides 12 – 24) and noted that the staff has done an amazing job holding the building together, but there are items that would be difficult if not impossible and/or costly to address due to the space limitations and design.
13. Joe briefly summarized the major conclusions of the Sheriff's Office/Jail Existing Facility Systems Evaluation (Slides 25 – 27) and noted that this evaluation primarily focused on the immediate corrective work that the county should consider implementing until a decision has been made on the future of the facility. He further noted that items such as replacement of all the under slab plumbing and other similar items were not included given the probability of a major renovation/addition of new facility. The extensive cost of these items and the disruption of operations during the work could potentially be cost prohibitive given all the structural, infrastructure/system and other issues related to the jail and operational deficiencies.
14. Upon completion of the Sheriff's Office and Jail presentation, Joe turned the presentation over to Bret.
15. Bret introduced the major components of the Existing Facility Systems Evaluation (Slide 31) and facilities evaluated. He then returned to the Existing Facility Systems Evaluation of the Grove Street Annex (Slides 28 – 30) and summarized the major deficiencies observed. He noted that the cost of corrective work would not address the major issue of significant lack of space and would probably exceed the market value of the building due to its short life cycle materials/construction.
16. A summary of the anticipated corrective work costs was presented (Slide 32) and briefly discussed. Bret reinforced Joe's comments that this investment would be tantamount to a band aide for some of the facilities until a project is determined, implemented and constructed.
17. The Staff and Space Projection Modeling (Slide 33) was presented noting the milestone dates of ten (2028) and twenty years (2038), algorithms utilized and the summary relative to the existing adjusted staff and space. He noted that projection modeling is utilized as a baseline to evaluate conclusions of the staff and architectural space programming and that the approach and methodology utilized has numerous inherent checks and balances measures to verify and build consensus for conclusions. He further noted that the projection modeling is typically the highest number because the system assumes a relative rate of growth to historical trends of the County and that there is significant evidence that trends in Information Technology (IT) and storage have and will change in the future.
18. A summary comparison of the existing adjusted space required for minimum operational efficiency today and staff to the projection modeling was briefly presented (Slide 34).
19. The Staff Program (Slide 35) was presented noting that it represented a minor anticipated increase of staff over the next twenty years and is consistent with the analytics. Bret further noted that this is not a hiring edict and is only a planning tool to determine the potential space needed in the future.
20. The Architectural Space Program (Slide 36) was presented. Bret noted that this, like the Staff Program is a master plan planning tool and there always ways to reduce space, but it's a good tool to start the process and for master planning purposes.
21. The Existing, Projected and Programmed Evaluation (Slide 37) was presented noting that this is a tool utilized to evaluate the staff and space conclusions. Overall, the programmed staff and space was lower than the projection modeling which was expected and the conclusions appear to be consistent with the analytics.
22. It was noted during the Parking Projection Summary (Slide 38) that parking is a significant contributor to master planning and often requires more land area than the buildings. Bret briefly

summarized that the twenty year parking projections to be the summation of the staff, visitor and special event parking required for each department that was adjusted by a non-concurrent use factor that considers all the spaces will not be required at any one time. He used the example of “Nobody designs a sanctuary for Easter Sunday” because it will be empty most of the time. He further noted that the non-concurrent use factor adjusts the calculated number of parking spaces to that typically needed. The overall conclusion is that the current 222 spaces on the campus may need to be expanded to 312 in twenty years to address not only current deficiencies but the anticipated future needs. It was further noted that these additional parking spaces would be available for use after business hours and on the weekend by the Village.

23. Bret gave an overview of the Charrette (Slides 39 – 47) noting that it was one of the tools utilized to develop the master plan. He also noted that the two and one half day event included all the major users, stakeholders and decision makers, as well as being publicly advertised for public participation. During the Charrette twenty nine (29) building and fifty two (52) site options were explored that resulted in five Master Plan Options, A – E (Slides 43 – 47) that the Commissioners defined to be further developed by the Byce Team.
24. The Commissioners’ Workshop (Slides 48 – 57) was presented noting that each of the five identified options were expanded to include advantages and disadvantages associated with each option as well as a “Shopping List” of Preliminary Statement of Probable Cost (Slides 53 – 54) for each master plan component.
25. The items include in the Statement of Probable Cost Shopping List (Slide 52) were briefly discussed noting the three major groups of cost:
 - a. Hard Construction = “Bricks and Mortar” or the actual costs such as materials, labor, etc. required to construct the facility including site improvements, general conditions and contingencies appropriate for the master plan level of design completed.
 - b. Soft Costs Construction Related = Costs such as surveys, soil borings/geotechnical engineering, permits and design fees, financing costs, etc. necessary to design, finance and construct the project.
 - c. Soft Costs Occupancy Related = Furniture, equipment, IT and phones, relocation expenses, etc. In other words, the costs necessary to occupy the building.

Bret also commented that the costs were preliminary and that there were a number of variables to be sorted out such as the project delivery system, cost and means of financing, etc. He further noted an example of a current jail the Byce Team is designing that is similar to the one being considered by the County. This example project started at over 38,000 square feet and was reduced during the design phase to around 35,000square feet without compromising operations or long term viability of the facility in order to achieve the hard construction budget of around \$15 million. He further noted that they had heard a rumor the Antrim County Jail was over \$25 million and stated that this rumored cost was too high and not correct.

26. It was further noted that a matrix of potential options was presented during the Commissioners’ Workshop in order to explore other master plan scenarios (Slide 55). The result of the workshop was the development of Option F (Slide 56) and the related Implementation/Phasing Plan (Slide 57). Option F was presented in detail noting that the variable in this option was the closure of Grove Street and that the Commissioners’ would like to investigate this option in greater detail before approaching the community for consideration. Option F was summarized as follows:
 - a. Phase 1: Construction of a new jail further back on the site from the street that would allow for street front improvements to enhance the downtown experience and a more cost effective sequence of construction since the existing jail could maintain operations. The construction would be done in sequence that would allow the Sheriff’s/Jail to maintain operation to reduce the cost of temporary prisoner house at a remote jail and housing of the administrative functions, as well as be more compatible with the Courthouse architectural image. Phase 1 also included relocation of the Prosecutor’s Office to either the Administration Building or the new Sheriff’s Office/Jail; reallocation of space and

installation security infrastructure in the Administration Building; reallocation of space in the Courthouse to address the safety and space issues of the Probation Department, as well as relocating the Circuit Court Probation from the Annex.

- b. Phase 2: A major renovation of the Administration Building to maximize space efficiency; locating the offices/departments to the exterior walls and new windows to enhance the quality and productivity of the work space; installation of a new building shell more compatible with the architectural expression of the courthouse and to address the utility costs associated with a poor thermal barrier. Also during this phase the County would address some corrective work at the Antrim County Transportation (ACT) facility.
 - c. Phase 3: Demolition of Nifty Thrifty to construct more parking; Construction of enclosed parking at ACT to better protect the valuable vehicle inventory from the weather and determination of how to address the current lease space.
27. After presentation of Master Plan Option F and the Implementation/Phasing Plan, the meeting was opened for public questions and comment (Slide 58).

B. Questions, Comments and Discussion

1. **Public Comment:** The members of the audience expressed a frustration that they were not more involved in the process. **Response:** The Charrette, Commissioners' Workshop and any meeting between the Byce Team and the Commissioners was advertised and open to the public to attend and comment. The public further responded with frustration that the Charrette was conducted during business hours making it difficult to attend and that the County needs to find a better way to communicate and interact with the public. County Government Representatives noted that meeting flyers were placed on the counter in the Clerk's Office, posted on two (2) public bulletin boards and several copies of notices were sent to all 15 local jurisdictions (Townships) for posting and distribution.
2. **Public Question:** When did the Michigan Department of Corrections Standards go into effect? **Response:** 1981.
3. **Public Question:** Explain the jail classification and how it impacts the number of beds and size of a jail? **Response:** Classification is necessary to separate prisoners such as felons from misdemeanants or disputing families, as well as gender. The ability to classify and separate prisoners is a necessary life/safety issue for both the prisoners and staff. Once the base number of beds is determined, a 15% grossing factor is applied to address the classification needs of the proposed jail. Given the size and demographics of the jail it needs at least eight classification cell blocks. The current jail does not effectively allow for classification which is compounded by the number of dorms that were constructed to address population issues that reduced the opportunity for classification separation.
4. **Public Questions:** Why did the County spend \$500,000 on the bank building without a plan for its use? **Response:** The County believed there was a benefit to the long term viability of the government campus to purchase contiguous property. Also, given the amount of time it would take to do a master plan study, the property may not have still been available. Consequently, the County purchased the property and then began the investigation process to determine the best use of the building/site. It was further noted that this building may be used as flex space in the interim to allow for a phased implementation of the master plan which may be less costly than leasing space.
5. **Public Question:** Was an option to relocate the jail to a remote site off campus investigated? **Response:** Yes, it was one of the options explored during the Charrette and in further detail during the Commissioners' Workshop (Master Plan Option E). The review of this option concluded that it would be more expensive due to site development and utility extensions; operationally it would be more expensive due to the cost of transportation to and from the Courthouse and would require Sallyport/holding area addition to the Courthouse for the safe and secure transfer of prisoners; also there is a life/safety issue associated with vehicle transportation

that could be avoided if the jail was connected to the Courthouse as suggested by one of the options of Master Plan F.

6. **Public Question:** How much more would it cost to move the jail off campus to a remote site?
Response: Given all the site development and other factors probably around \$4 to \$5 million.
7. **Public Question:** Is the county willing to consider other master plan options than F?
Response: Yes, that's why we are doing these Public Informational Meetings.
8. **Public Question:** How much more operationally expensive is it to transport prisoners if the jail was on a remote site in close proximity to the jail? **Response:** It would require a detailed study to give an exact cost. However, this cost is continual for the life of the facility and typically includes the staff cost of one to two drivers dependent upon the frequency and vehicle capacity, as well as shift relief staff and the cost of the vehicle(s). Often the avoidance of this cost when factored into the potential increased operational costs offsets some of the initial and annual project financing costs.
9. **Public Question:** How long will a new jail last? **Response:** The life cycle of a facility can be dependent upon the equation of $Quality \times Quantity = Cost$. The variables (Quantity, Quality and Cost) are adjusted based upon the establish priority system and this priority system can define the life cycle of a facility. However, typically it is 40 to 50 years and often changes in programs and operational philosophies can have an impact on the life cycle of a facility as well.
10. **Public Question:** What is a sallyport? **Response:** A vehicular sallypot is an enclosed space such as a garage that allows for the safe and secure transportation and transfer of the detainees/prisoners and prevents potential escape issues.
11. **Public Question:** Was the resale value of the jail property considered in the cost of the project?
Response: No, the intent was to use the property vacated by the jail to develop parking or for other campus uses.
12. **Public Questions:** What is the expected life-cycle of a jail? **Response:** It varies dependent upon how it was constructed and maintained. Based upon these factors your jail has about a fifty (50) year lifecycle which has exceeded. It was further noted that the lifecycle of a building is similar to the maintenance of your car: If you don't maintain it and change the oil it won't last very long, so maintenance is a variable in the lifecycle equation. It was further noted that a building design is a series of decisions summarized by the equation of $Cost = Quality \times Quantity$ and the lifecycle of a facility can be defined based upon the priorities assigned to each one of these equation variables.
13. **Public Questions:** What is a Charrette? **Response:** A Charrette refers to a concentrated period of decision making involving all the users/stakeholders, decision makers and design professionals to determine the best means or options to address the established needs. The term Charrette evolved from the École des Beaux-Arts, a design institution in France. At the beginning of the day the students were given a challenging design problem that had to be solved and graphically communicated by the end of the day. A cart came through the studio to pick up the designs at the end of the day and many students would jump on the cart to frantically complete their solution. The name for this cart was Charrette and the process of solving a design problem in a short concentrated time period has assumed the same name.
14. **Public Questions:** How long does it take to design and build a new jail? **Response:** Design can be 6 to 8 months and as much as a year, bidding is about 2 months and the construction is about 16 to 18 months so about 2.5 years +/-.
15. **Public Question:** What are the issues with the Courthouse? **Response:** There are some issues with the exterior shell such as delamination of the south entrance door/sidelights, tuck-pointing, as well as some space issues such as inadequate space for the probation department that is a life/safety issue and storage. Also there are some ADA issues associated with the Judge's bench and witness stand. It was further noted that the existing Courthouse is not consistent with contemporary Courthouse design philosophies that separate public, staff and prisoner/secure circulation patterns.

- 16. Public Comment:** Our family having lived in Bellaire for over 100 years and that the Jail has always been near the 1905 Courthouse in the village of Bellaire as well as many other counties and that if a Jail is to be built on the campus that the street front of a new Jail should be pleasing and not scream Jail.
- 17. Public Comment:** I am in favor of moving the Jail out of the Village and that the Board focuses on communication to open dialog with all stakeholders in the County. She stated that she worked in Kalamazoo where they moved the facilities out of the downtown and renovated the downtown space to beautify and increase public space uses while attracting tourist. If the studies prove that a new Jail is needed you will need to include all stakeholders and encourage participation in the planning for the future structure such as input on location, cost and structure design processes. **Response:** The Board has always been very conservative and that the entire County has an interest as tax payers and since they will be asked to pay the bill. It's a balancing game and we continue to gather information, although the 1905 Courthouse is the centerpiece of the community.
- 18. Public Comment:** Emphasized the exposure the 1905 Courthouse could get if the building served the community for other purposes. The old State Hospital in Traverse City was renovated and now known as the "Village of Grand Traverse Commons" containing many spaces that include fine dining and specialty shops. He stated that out of the 52 site options that not one option addressed moving off current campus?
- 19. Public Comment:** After hearing everything about the jail I don't doubt the need for a new facility, I question the location.
- 20. Public Comment:** A member of the audience noted a number of reasons why all the buildings should be moved off campus and the property be made available for redevelopment including the opportunity afforded the Village of Bellaire for redevelopment that could increase available housing that is in demand, increased economic benefits and destination opportunities, increased populations and students in the schools. This opinion was applauded by the audience and appeared to represent a consensus of the public in attendance. **Response:** Currently this option has not been explored. The Byce team has often been asked to explore options to centralize government facilities that have been decentralized in order to better and more effectively provide services to the community. It was noted that there is believed to be an economical benefit to the Village of Bellaire to retain the campus near the Village given the over one hundred and ninety staff that shop and eat in the village, as well as all the visitors to the facilities. It was also noted that sometimes the relocation of government institutions from a downtown has an adverse economic impact. It was further noted that constitutionally the Sheriff's Office is required to be within the incorporated limits of the county seat or in this case the Village of Bellaire.
- 21. Public Question:** Can you give an example of government institutions being relocated from a downtown and the adverse economic impact? **Response:** A few examples were cited, but the Byce Team requested time to think about good examples. It was noted that every community is different and there may not be a good relevant example, it may be like comparing apples to oranges.
- 22. Public Comment:** Perhaps the County should consider doing a poll to determine what option is preferred by the citizens of Antrim County.
- 23.** At approximately 8:30PM, Chairman of the Board of County Commissioners, Ed Boettcher, closed the meeting stating appreciation for the public attending, comments and questions. He further stated that tough decisions are ahead of the Board to determine the best way to move forward on what is best for the County as a whole. That the Board invites community engagement with the process as we are at the first step and that the Board has looked at all options/data with no decisions just opportunities. The Byce Team has complied what the Board requested and other options can be addressed and added to the study. He spoke of the long process ahead of the Board and community and is looking forward to additional input and dialog on options as presented and other potential options.

- 24. Post Meeting:** Chairman of the Board of County Commissioners, Ed Boettcher, requested the Byce Team to develop and option suggested by the public during the meeting representing the relocation of all the government facilities currently located on the campus to a remote site for consideration by the Commissioners.

Appendix N: Post Public Informational Meeting

Master Plan Option G

• Description

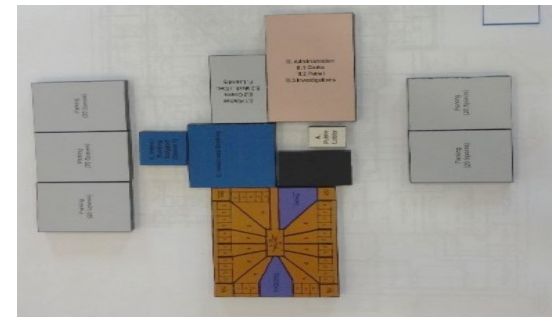
- **New Sheriff's Office/Jail**
 - New Sheriff's Office/Jail on the Remote Site West of the Animal Control Facility.
 - Demolition and Sale of Grove Street Annex Property.
 - Demolition and Sale of Sheriff's Office/Jail Property.
- **New Courthouse**
 - Space Reallocation, Corrective Work and Sallyport/Holding Addition.
 - Phased New Courthouse on Remote Site Next to Sheriff's Office/Jail.
 - As-Is Sale of Courthouse and Property.
- **As-Is Sale of Existing Bank Building/Property.**
- **New Administration Building:**
 - Existing Admin. Bldg, Space Reallocation and Basic Security System
 - Phased New Administration Building on Remote Site North of Animal Control Facility.
 - Includes CMH, HHS and Antrim County Conservation District Tenant Space.
 - Demolition of Administration Building for Sale of Property.
- **As-Is Sale of the Bank Building and Nifty Thrifty Properties.**
- **Antrim County Area Transportation Corrective Work and Enclosed Vehicle Parking.**



Sale of Existing Campus Property

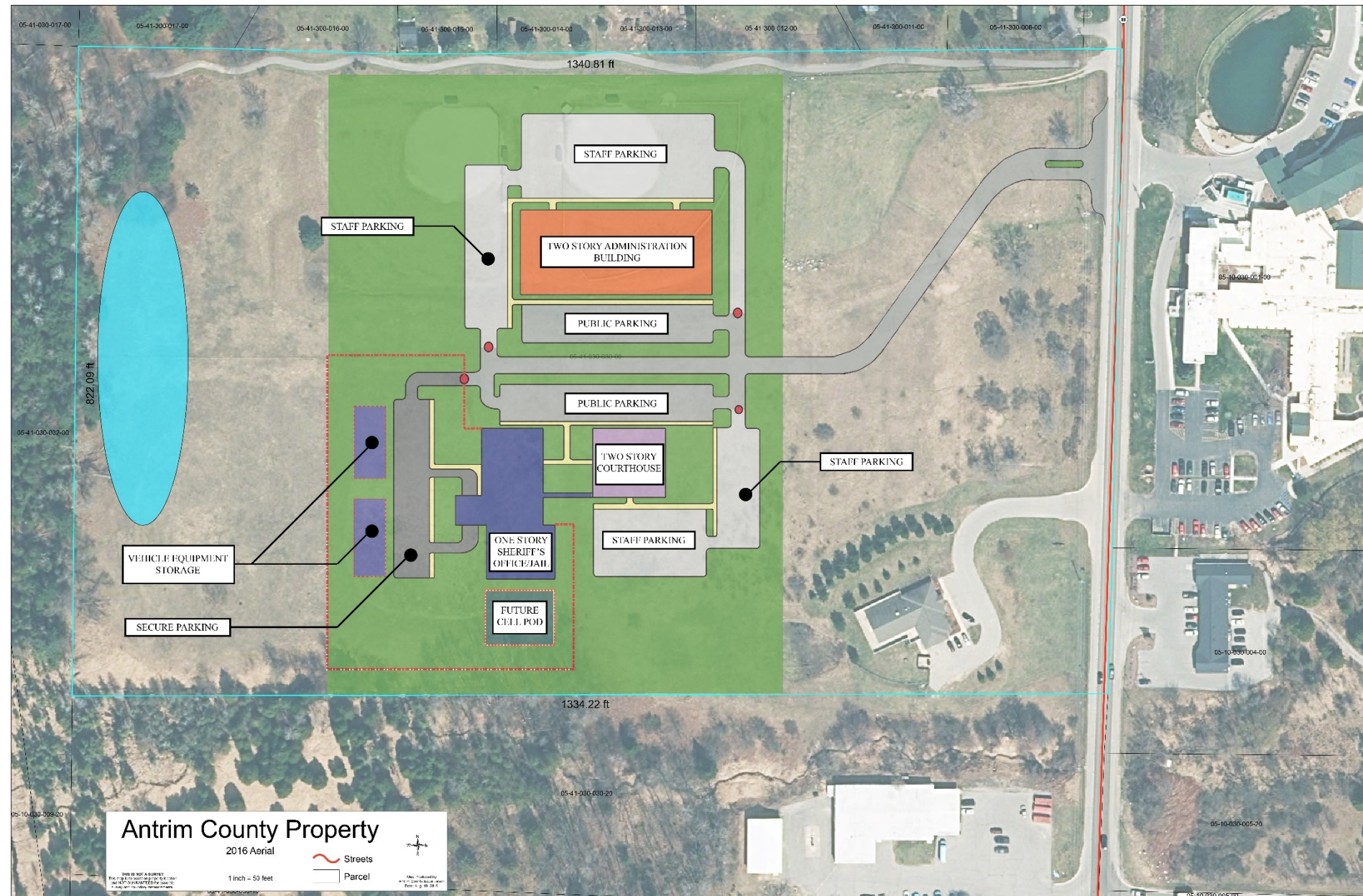


Proposed New Campus Location



Building/Site Option 23 (5)

Conceptual Option G Master Plan Diagram



Master Plan Option H

- **Description**

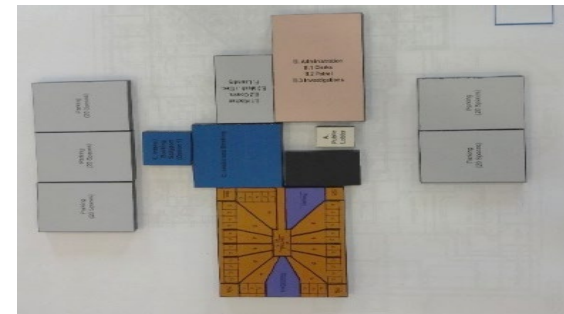
- **Preliminary Design of Master Plan H to Refine Scope of Work Details, Cost and Financing.**
- **New Sheriff's Office/Jail**
 - New Sheriff's Office/Jail on the Remote Site West of the Animal Control Facility.
 - Demolition of Grove Street Annex and Site Development/Parking or Greenspace.
- **Administration Renovation**
 - Determination of the future of the CMH Tenant Space
 - Relocation of Maintenance to Archive/Storage Building.
- **Relocation of Prosecutor to either Sheriff's Office/Jail or Administration Building**
- **Courthouse Corrective Work, Space Reallocation and Sallyport/Holding Addition**
 - Relocation of Circuit Court Probation to Courthouse.
 - Vehicular Sallyport/Holding Addition.
- **Bank Building**
 - Demolition and Site Development/Parking
- **Demolition of Nifty Thrifty and Site Development/Parking.**
- **Antrim County Area Transportation Corrective Work and Enclosed Vehicle Parking.**



Proposed New Sheriff's Office/Jail Location



Similar to Master Plan Option E

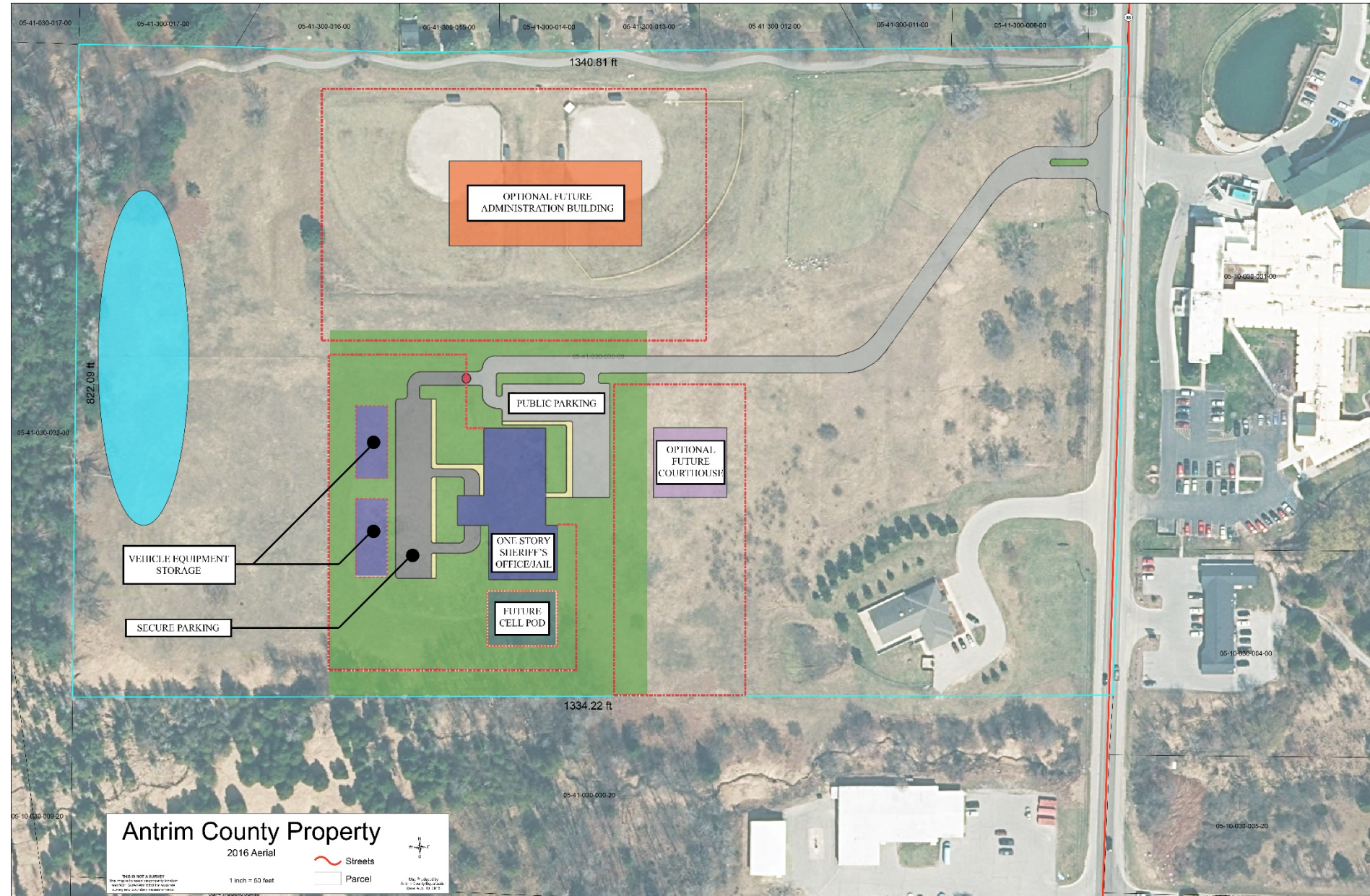


Building/Site Option 23 (5)

Conceptual Option H Master Plan Diagram



Conceptual Option H Master Plan Diagram



Master Plan Option I

- **Description**

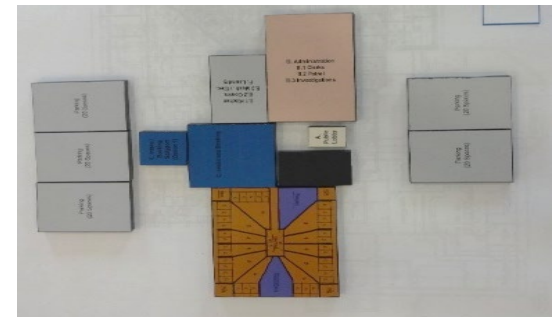
- **New Sheriff's Office/Jail**
 - New Sheriff's Office/Jail on the Remote Site West of the Animal Control Facility.
 - Demolition of Grove Street Annex Property.
 - Demolition of Sheriff's Office/Jail Property.
- **Courthouse**
 - Space Reallocation, Corrective Work and Sallyport/Holding Addition.
 - Inclusion of Circuit Court Probation.
- **New Administration Building:**
 - Closure of Grove Street.
 - New Administration Building at the Current Square Footage/Area, West of Depot Street with Walking Path.
 - Inclusion of Prosecutor.
 - Site Improvements.
 - Sale of Administration Building/Property – Demolition and Site Improvements by Others.
- **As-Is Sale of the Nifty Thrifty Property.**
- **Demolition of the Bank Building.**
- **Antrim County Area Transportation Corrective Work and Enclosed Vehicle Parking.**



Sale of Existing Campus Property

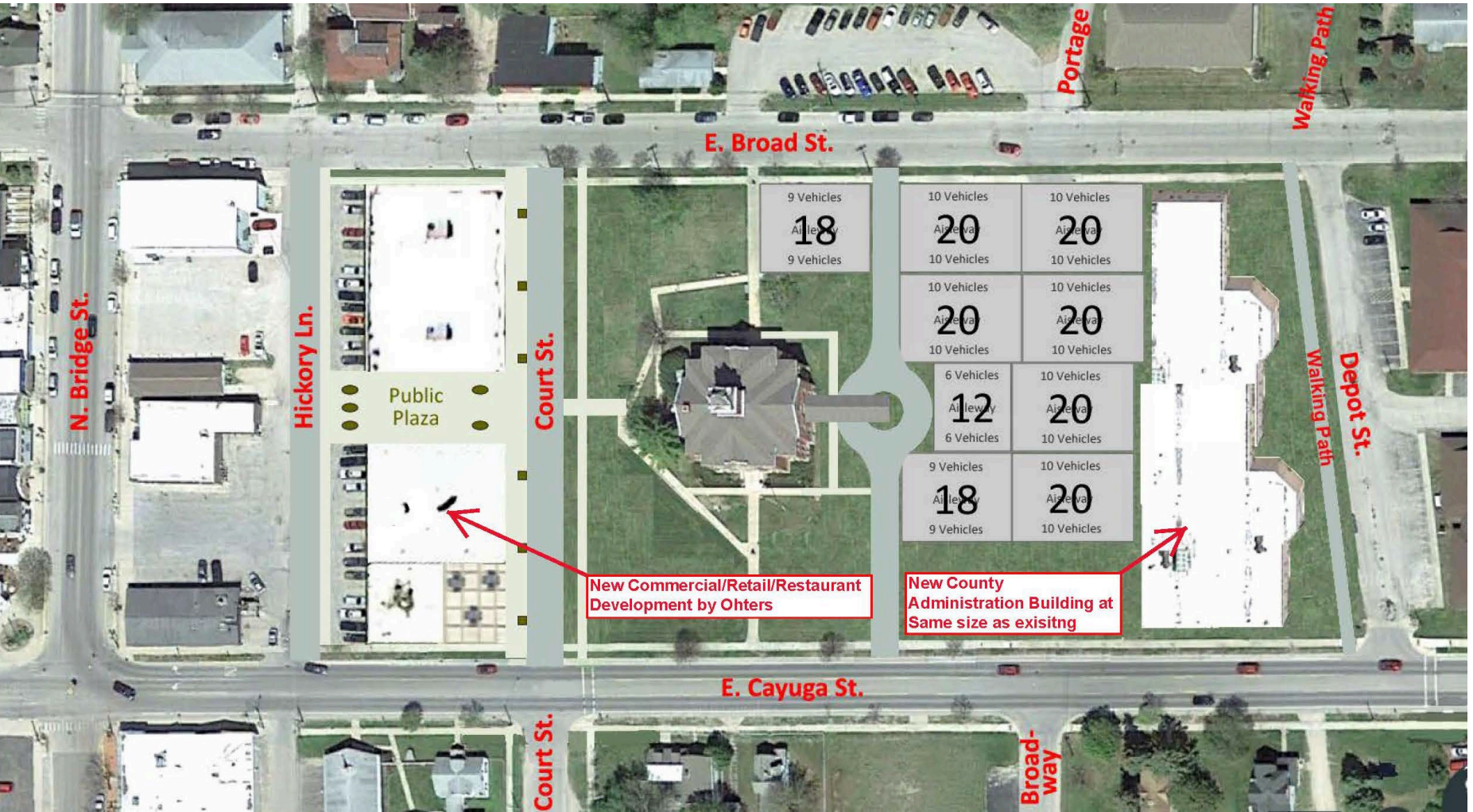


Proposed New Campus Location



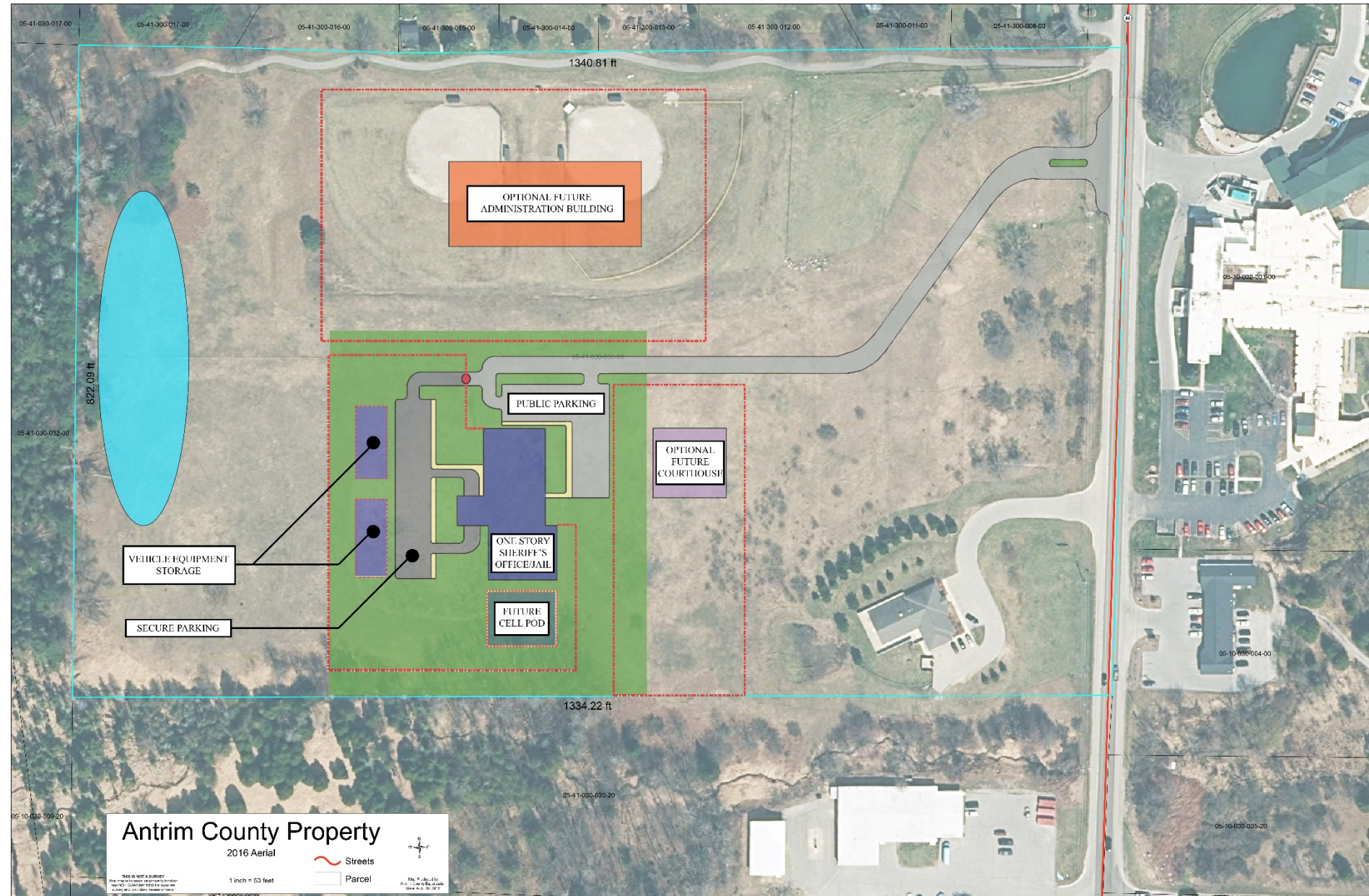
Building/Site Option 23 (5)

Conceptual Option I Master Plan Diagram



Bellaire Option W-W

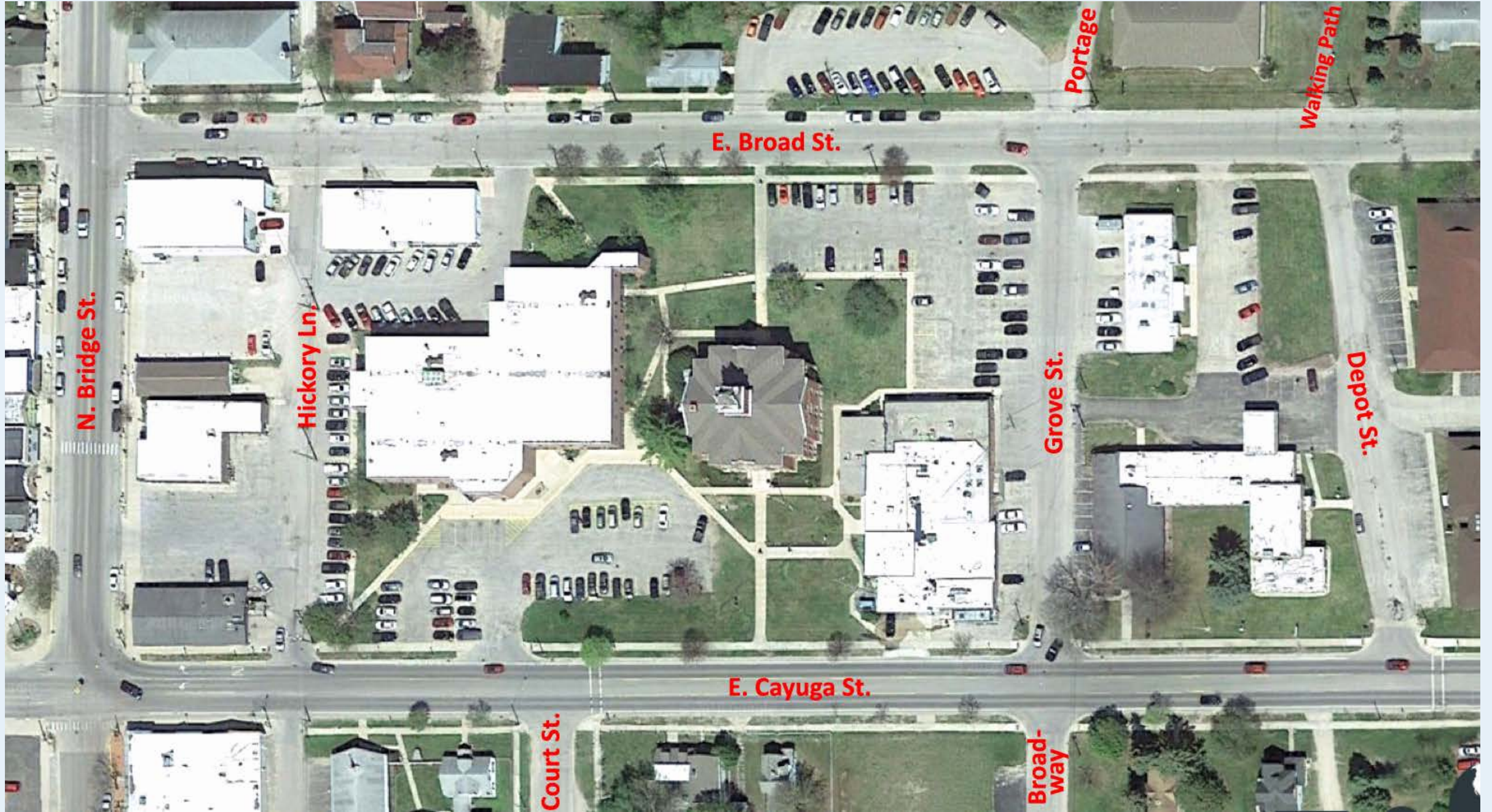
Conceptual Option I Master Plan Diagram





**Presentation to the Antrim County Board of Commissioners
October 11, 2018**

Existing:



County Administration Building

Construction Cost Estimates in 2018 dollars

	<i>Cost Range</i>	
	<i>Low</i>	<i>High</i>
New Building - same size	\$ 13,090,000	\$ 15,210,000
New Building - size based on 20 year projections	\$ 18,870,000	\$ 21,930,000
Option A: Renovation, Addition, Tenants, ACCD	\$ 17,170,000	\$ 19,960,000
Option B: New Administration Bldg., Tenants, ACCD	\$ 18,870,000	\$ 21,930,000
Options C - E: Renovation, Addition, Tenants, ACCD	\$ 17,170,000	\$ 19,960,000

**Costs shown are rounded to the nearest \$10,000 from the estimates created by Byce & Assoc. and presented to the Antrim County Board of Commissioners on July 30, 2018.*

County Courthouse

Construction Cost Estimates in 2018 dollars

	<i>Cost Range</i>	
	<i>Low</i>	<i>High</i>
New Courthouse	\$ 10,270,000	\$ 11,930,000
Option A: Renovation, Connector to Jail	\$ 1,860,000	\$ 2,160,000
Option B: Renovation & Connector to Admin. Bldg.	\$ 1,860,000	\$ 2,160,000
Option C: Renovation & Sallyport/Holding Addition	\$ 1,860,000	\$ 2,160,000
Option D: Renov./add connector to new Sheriff's Office/Jail	\$ 1,860,000	\$ 2,160,000
Option E: Renovation/Add., Sallyport/Holding Addition	\$ 5,110,000	\$ 5,940,000

**Costs shown are rounded to the nearest \$10,000 from the estimates created by Byce & Assoc. and presented to the Antrim County Board of Commissioners on July 30, 2018.*

Law Enforcement Center

Construction Cost Estimates in 2018 dollars*

	<i>Cost Range</i>	
	<i>Low</i>	<i>High</i>
Option A: 2 story addition, renovate existing bldg. to include prosecutor & all probation/parole offices	\$ 20,420,000	\$ 23,730,000
Option B: Renov./addition to include prosecutor & probation/parole offices & connector to courthouse	\$ 20,970,000	\$ 24,370,000
Option C: Renov./addition to include prosecutor & probation offices	\$ 20,560,000	\$ 23,900,000
Option D: Demolition of existing building; new jail/offices with connector to Courthouse	\$ 24,310,000	\$ 28,250,000
Option E: Remote sheriff's office and jail	\$ 21,200,000	\$ 24,640,000

**Costs shown are rounded to the nearest \$10,000 from the estimates created by Byce & Assoc. and presented to the Antrim County Board of Commissioners on July 30, 2018.*

Total Estimated Construction Costs to Antrim County Taxpayers in 2018 dollars

	<i>Cost Range</i>	
	<i>Low</i>	<i>High</i>
Option A	\$ 43,780,000	\$ 50,870,000
Option B	\$ 41,700,000	\$ 48,460,000
Option C	\$ 39,590,000	\$ 46,020,000
Option D	\$ 45,040,000	\$ 52,340,000
Option E Remote Jail	\$ 40,230,000	\$ 46,760,000

**Costs shown are rounded to the nearest \$10,000 from the estimates created by Byce & Assoc. and presented to the Antrim County Board of Commissioners on July 30, 2018.*

Total Estimated Costs to Antrim County Taxpayers in 2018 dollars

	<i>Cost Range</i>	
	<i>Low</i>	<i>High</i>
Option A*	\$ 43,780,000	\$ 50,870,000
Option B*	\$ 41,700,000	\$ 48,460,000
Option C*	\$ 39,590,000	\$ 46,020,000
Option D*	\$ 45,040,000	\$ 52,340,000
Option E* Remote jail	\$ 40,230,000	\$ 46,760,000
Option W-W**/** Remote jail		
Low: new Admin Bldg at same size	\$ 39,511,705	\$ 52,621,705
High: new Admin Bldg sized for 20 years out		

**Costs shown are rounded to the nearest \$10,000 from estimates created by Byce & Assoc. and presented to the Antrim County Bd. of Commissioners 7-30- 2018.*

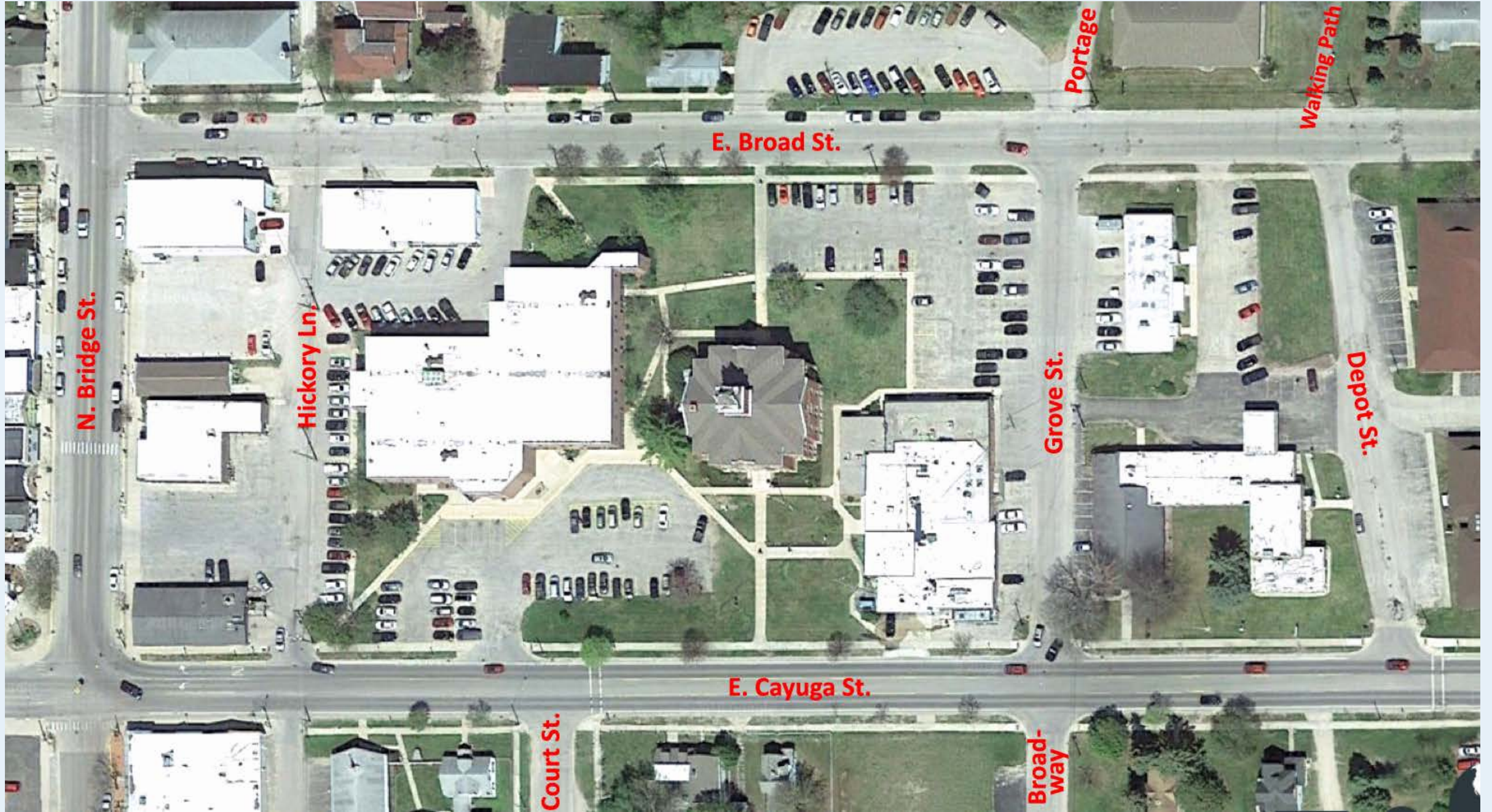
***Costs shown derived from the estimates created by Byce & Assoc. and presented to the Antrim County Bd. of Commissioners on 7-30- 2018*

****Includes estimate of \$5/sft for demolition of existing Admin. Bldg (amount from Byce presentation of 7-30-2018).*

Costs not included

- **Relocation of staff from both the County and leased spaces to new locations.**
- **Estimate of operational costs for prisoner transport.** (Note: Charlevoix County's Sheriff Vondra said their transport cost from jail to court is negligible. Charlevoix distance from jail to court is .5 miles. Distance from Animal Shelter to 1905 Courthouse is roughly 1.25 miles.) (Vegetable garden = \$34,000)

Existing:



General Concept for Option W-W:



Estimated Annual County Tax Revenues from New 2-story Commercial Buildings*

	Millage Rate	Taxes
General Fund	5.3816	\$ 14,262
Voted - COA	0.4000	\$ 1,060
Voted - Meadow Brook MCF	1.0000	\$ 2,650
Voted - E911	0.5000	\$ 1,325
Voted - Conservation District	0.1000	\$ 265
Voted - Recycling	0.1838	\$ 487
	Total	\$ 20,049
*Based on \$180 sft cost of construction; 2.5% depreciation was subtracted. No value for the property was included.		

Estimated 2018 Land Value of North and South Blocks

	Frontage feet	Estimated Land Value*
North Block	150	\$195,000
South Block	130	\$169,000
		\$364,000
*Information provided by the Kearney Twp. Assessor states that downtown Bellaire land value is currently \$1,300 per front foot.		

Possible Negotiation Points between the Village Council and the BOC:

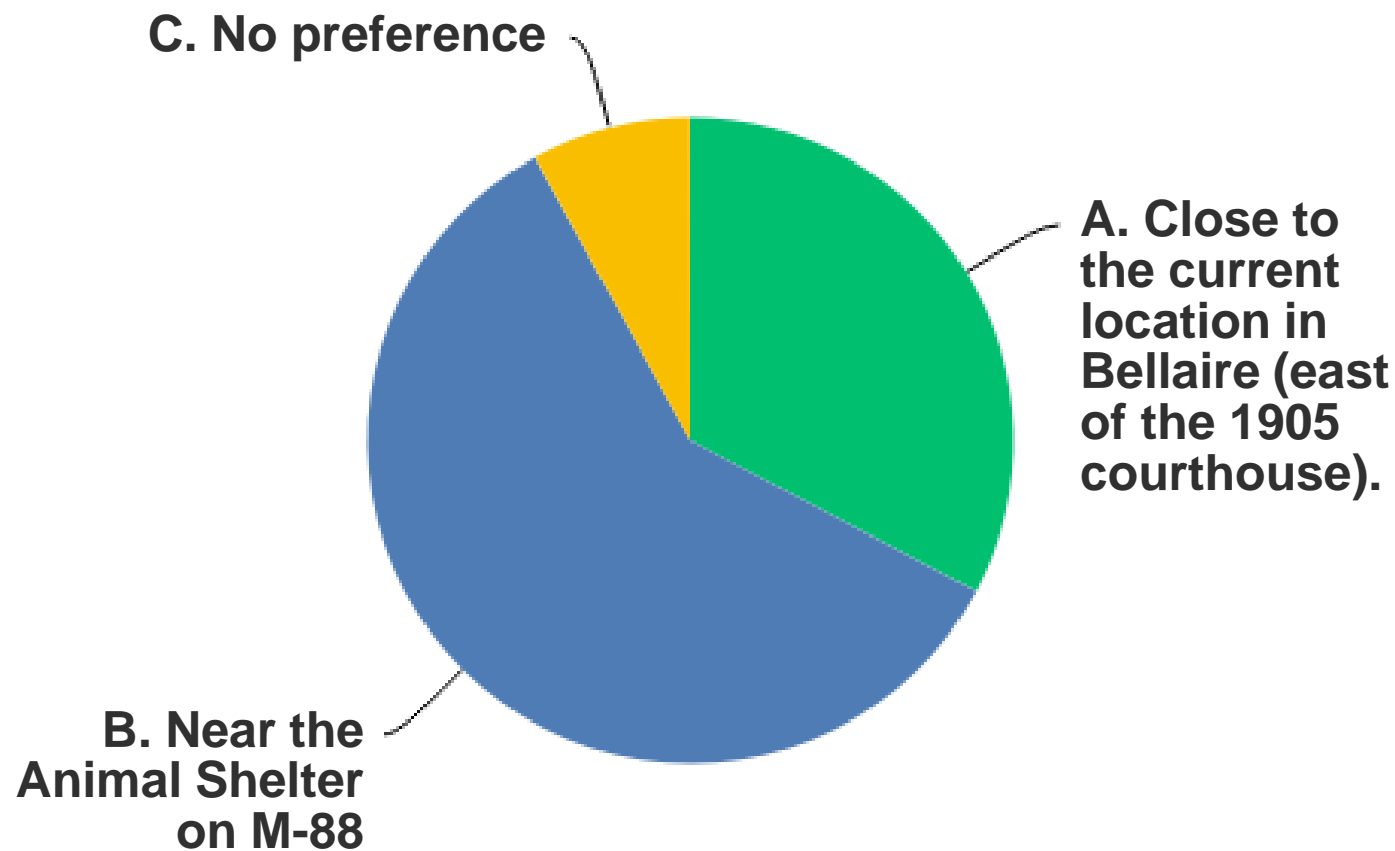
- **Approval to abandon/vacate Grove St.**
- **Reduction of sewer/water hookup fees**
- **Construct roadway and infrastructure in new block of Court St.**
- **Sale/transfer of Food Pantry/parking lot property to County ownership**
- **Select new properties as RRC sites**

4-Question Online Survey

- **Ran September 11 – 25, 2018**
- **275 respondents**
- **Only one survey per device was allowed**
- **103 respondents left comments**

Q1: The Antrim County Board of Commissioners is considering building a new law enforcement center, which would include a new jail, sheriff’s offices, and 911 dispatch offices. Where would you prefer to see a new law enforcement center? (Note: State law requires that this type of building be within the Village of Bellaire limits.)

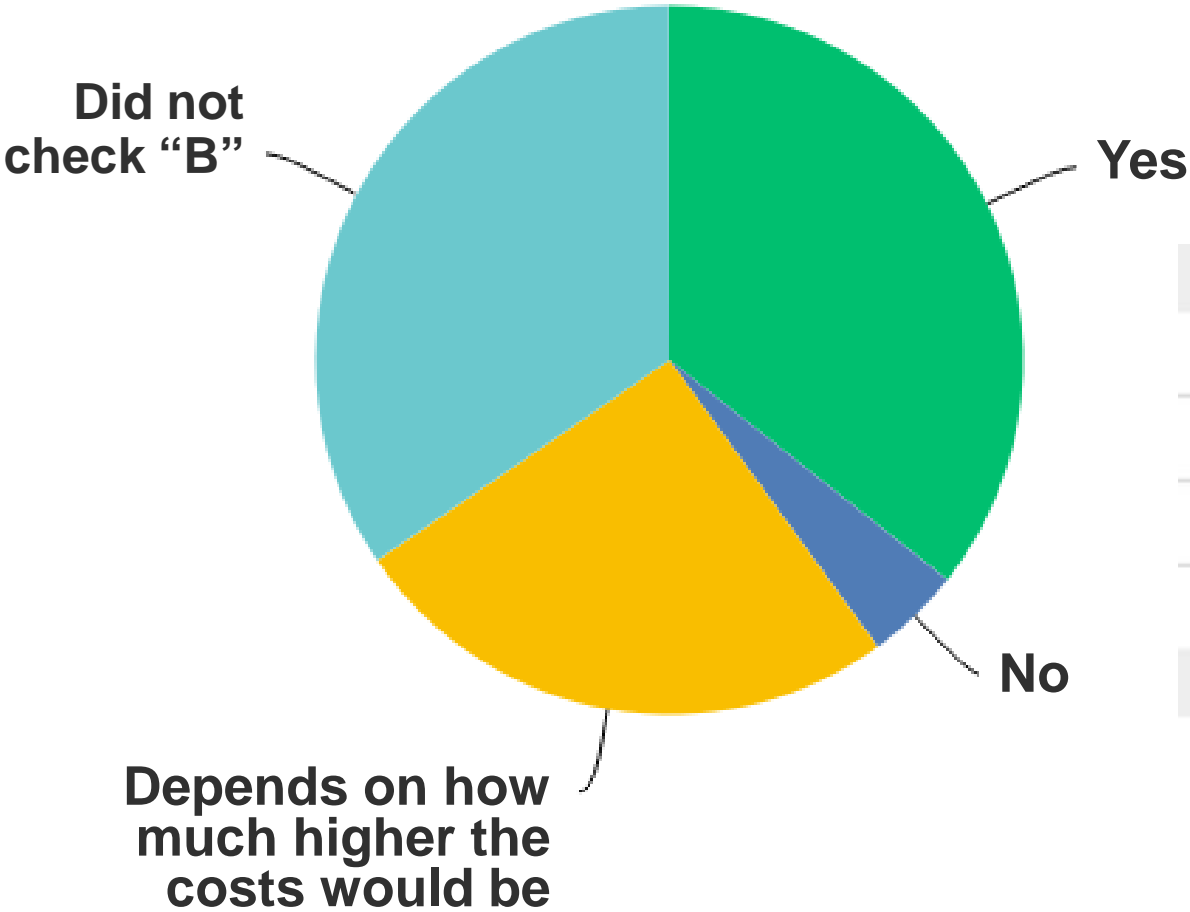
Answered: 275 Skipped: 0



ANSWER CHOICES	RESPONSES	
A. Close to the current location in Bellaire	32.73%	90
B. Near the Animal Shelter on M-88	59.27%	163
C. No preference	8.00%	22
TOTAL		275

Q2: If you checked “B” above, would you still prefer that location if it resulted in higher operational costs?

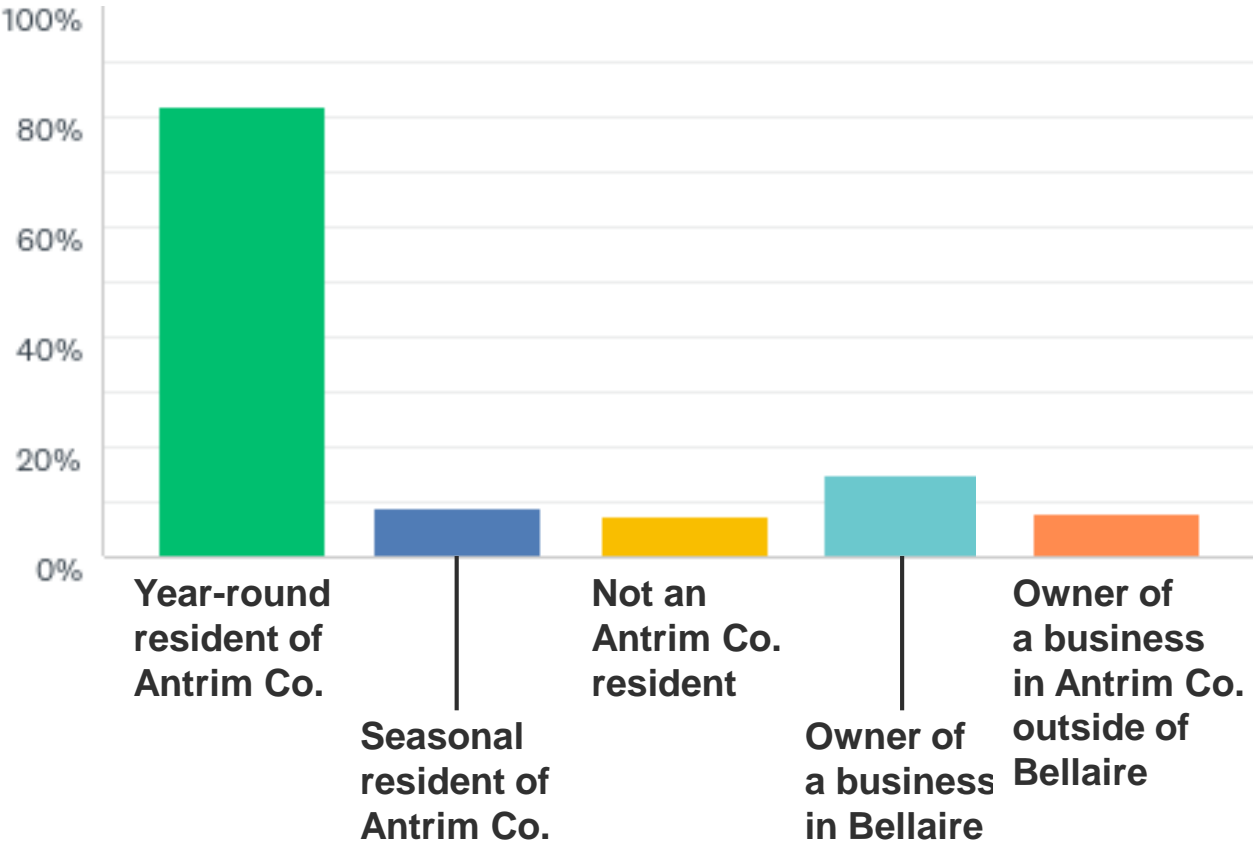
Answered: 275 Skipped: 0



ANSWER CHOICES	RESPONSES	
Yes	35.64%	98
No	4.36%	12
Depends on how much higher the costs would be	25.45%	70
Did not check "B."	34.55%	95
TOTAL		275

Q3: Please check all that apply to you:

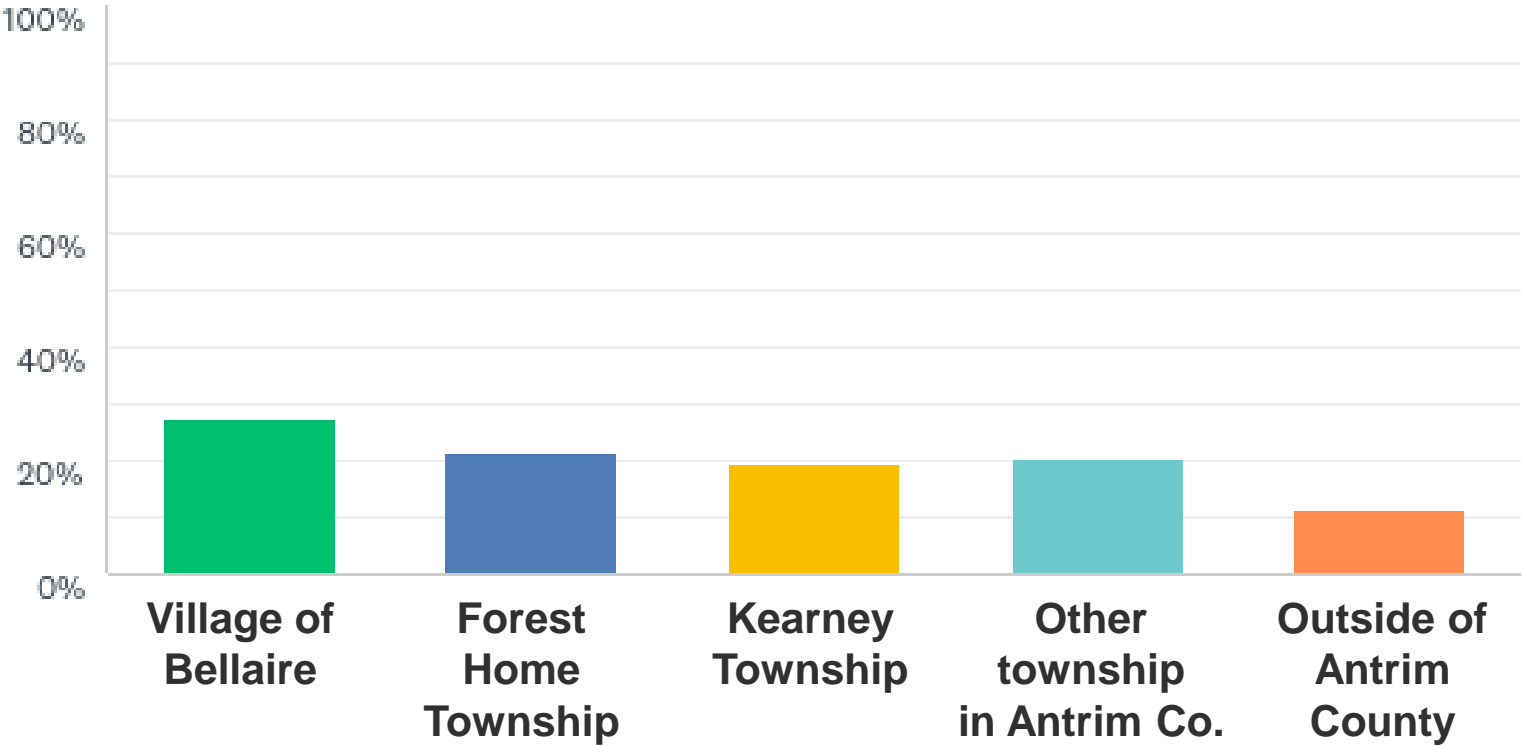
Answered: 275 Skipped: 0



ANSWER CHOICES	RESPONSES	
Year-round resident of Antrim County	82.18%	226
Seasonal resident of Antrim County	9.09%	25
Not an Antrim County resident	7.27%	20
Owner of a business in Bellaire	14.91%	41
Owner of a business in Antrim County outside of Bellaire	8.00%	22
Total Respondents: 275		

Q4: Please indicate your primary residence:

Answered: 275 Skipped: 0



ANSWER CHOICES	RESPONSES	
Village of Bellaire	27.64%	76
Forest Home Township	21.45%	59
Kearney Township	19.27%	53
Other township in Antrim County	20.36%	56
Outside of Antrim County	11.27%	31
TOTAL		275

This is an opportunity...



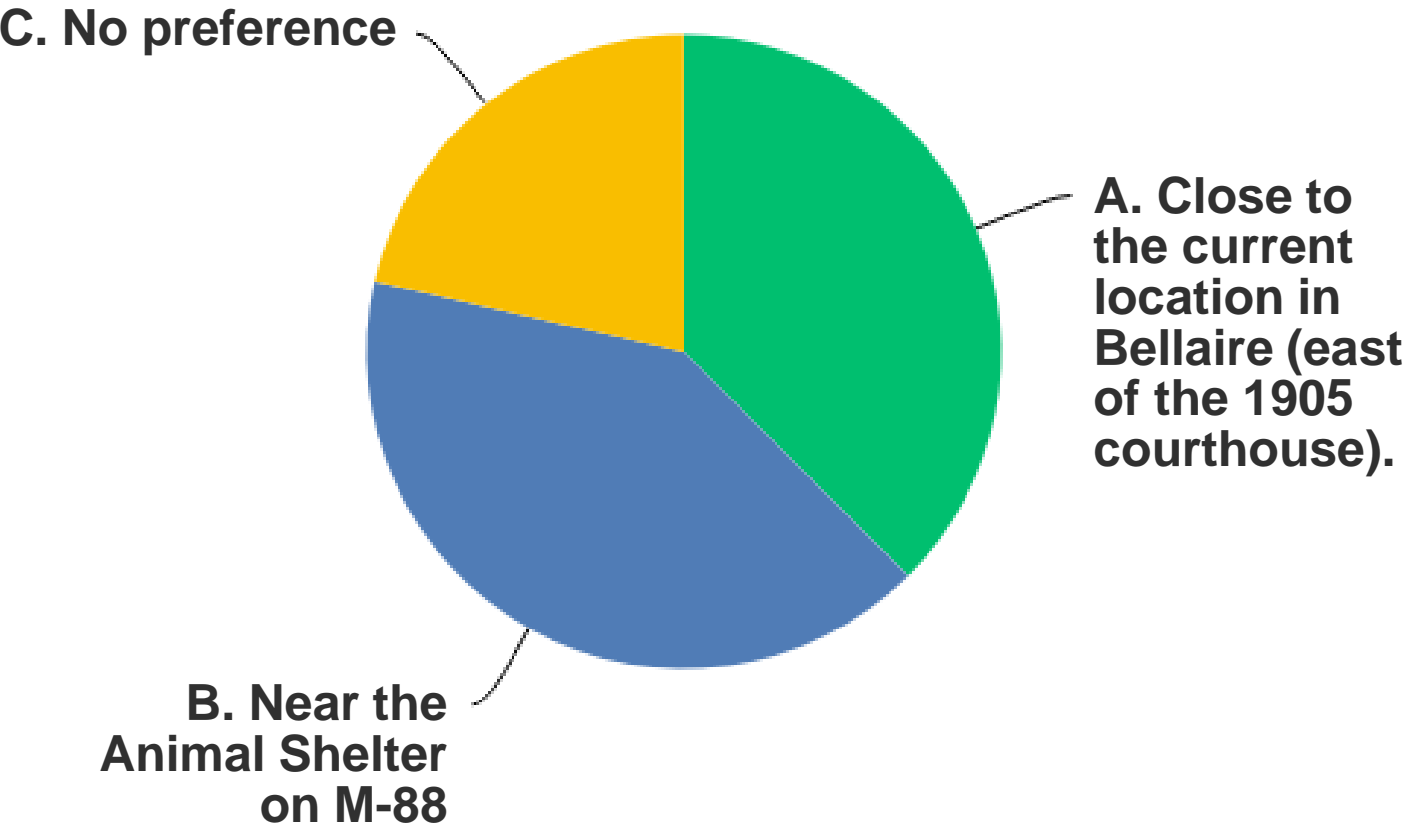


**Thank you for
considering this option!**

Questions?

For respondents who indicated their primary residence as “Other township in Antrim County.”

Q1: ...Where would you prefer to see a new law enforcement center?



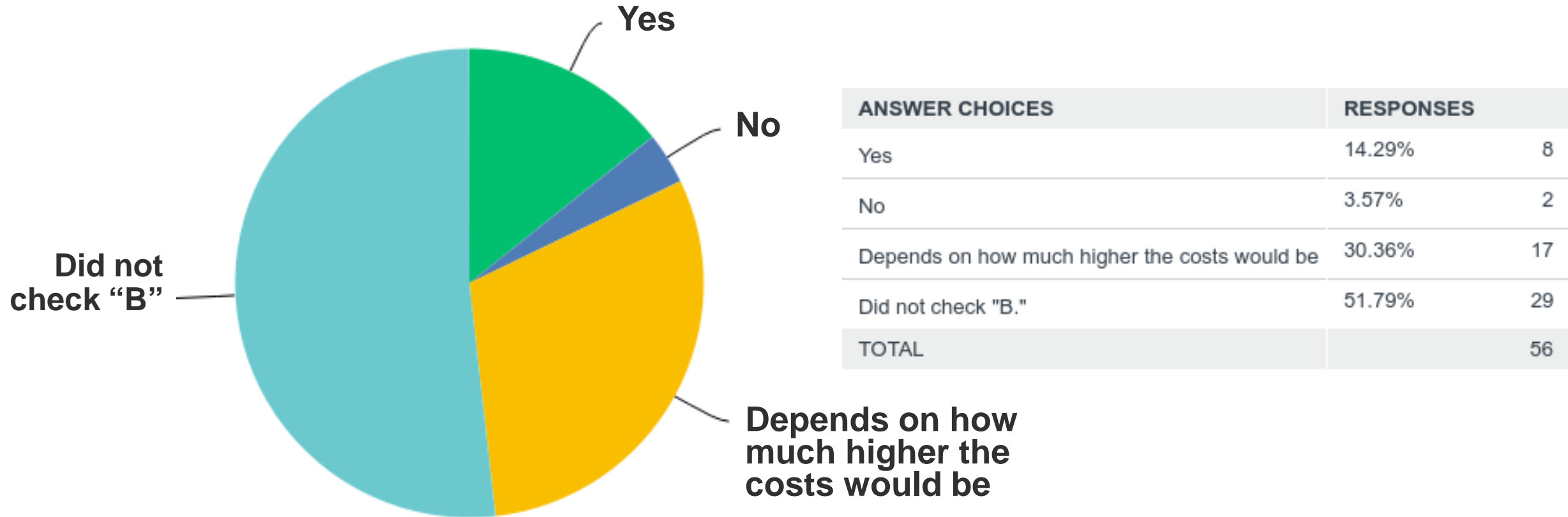
ANSWER CHOICES	RESPONSES	
A. Close to the current location in Bellaire	37.50%	21
B. Near the Animal Shelter on M-88	41.07%	23
C. No preference	21.43%	12
TOTAL		56

Answered: 56 Skipped: 0

For respondents who indicated their primary residence as “Other township in Antrim County.”

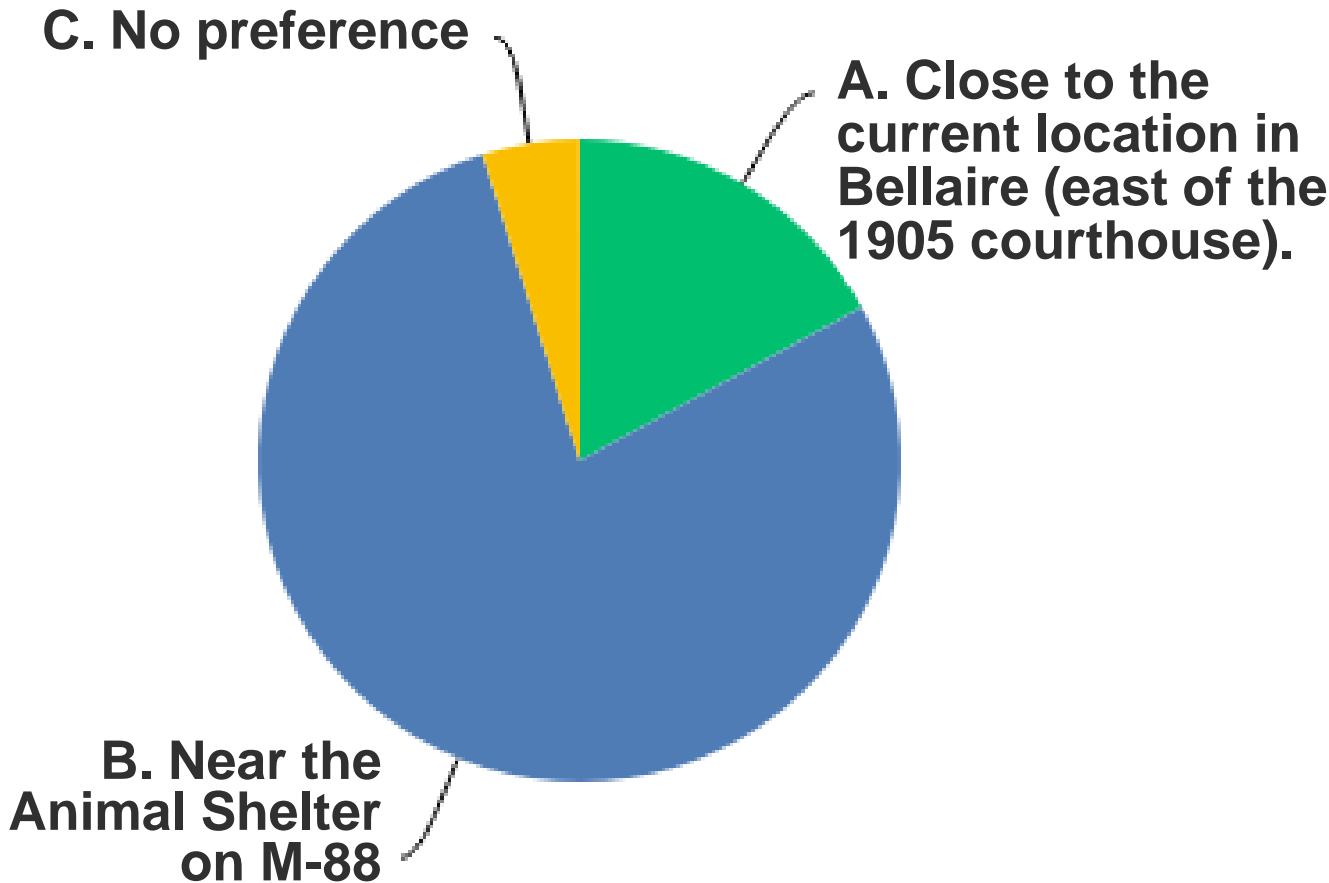
Q2: If you checked “B” above, would you still prefer that location if it resulted in higher operational costs?

Answered: 56 Skipped: 0



For respondents who indicated ownership of a business in Bellaire:

Q1: ...Where would you prefer to see a new law enforcement center?



ANSWER CHOICES	RESPONSES	
A. Close to the current location in Bellaire	17.07%	7
B. Near the Animal Shelter on M-88	78.05%	32
C. No preference	4.88%	2
TOTAL		41

Answered: 41 Skipped: 0

Appendix O: Statement of Probable Cost

Antrim County Facilities Master Plan Statement of Probable Cost: Master Plan Option F Implementation/Phasing Plan					
Component		Range of Probable Cost			Notes
		Low	Mean	High	
I.	Phase 1: 1 - 5 Years				
A.	Master Plan F Preliminary Design	\$ 35,150	\$ 38,000	\$ 40,850	(1).
B.	New Sheriff's Office and Jail	\$ 21,458,295	\$ 23,198,157	\$ 24,938,019	(2).
C.	Administration Building Space Reallocation and Security Basic System	\$ 243,163	\$ 262,879	\$ 282,595	(3).
D.	Relocation of Prosecutor to either Sheriff's Office or Administration Building	\$ 2,372	\$ 2,564	\$ 2,757	(4).
E.	Courthouse Corrective Work and Space Reallocation	\$ 458,065	\$ 428,098	\$ 428,098	(5).
F.	Bank Building Demolition and Site/Parking Improvements	\$ 182,900	\$ 197,729	\$ 212,559	(6).
Subtotal		\$ 22,379,945	\$ 24,127,428	\$ 25,904,878	
II.	Phase 2: 5 to 10 Years				
A.	Administration Renovation	\$ 14,321,179	\$ 15,482,355	\$ 16,643,532	(7).
B.	Antrim County Transportation Corrective Work	\$ 85,272	\$ 92,186	\$ 99,100	(8).
Subtotal		\$ 14,406,451	\$ 15,574,541	\$ 16,742,632	
III.	Phase 3: 10 to 20 Years				
A.	Demolition of Nifty Thrifty and Construction of parking Lot	\$ 93,624	\$ 101,215	\$ 108,806	(9).
B.	Antrim County Transportation Enclosed Vehicular Parking	\$ 397,140	\$ 429,341	\$ 461,541	(10).
Subtotal		\$ 490,764	\$ 530,556	\$ 570,347	
Table Notes:		General Notes:			
(1). Includes Basic Services and Estimated Reimbursables		1. Hard Construction Costs = "Bricks and Mortar"			
(2). Master Plan Option C or D dependent upon ability to close Grove Street.		2. Soft Costs Construction Related = Geotechnical Reports, Survey, Design Fees, Financing/Legal Fees			
(3). Assumes no relocation of walls and a security system platform for the renovation project.		3. Soft Costs Occupancy Related = Furniture, equipment, IT, Audio/Visual and Phones.			
(4). Assumes relocation of Prosecutor to the Administration Building, included in Administration Bldg. Space Reallocation.		4. Includes contingencies based upon level of development.			
(5). Assumes reallocation of space only and no new construction.		5. Costs are based upon 2018 RSMeans SF Cost Data and Historical Information.			
(6). Assumes to be part of Phase 1. However may be part of Phase 2 dependent upon space needs for Administration Building Renovation.		6. 2018 Construction Costs adjusted by Inflationary Factor.			
(7) Based upon Existing BGSF, includes new shell.		Assumptions:			
(8).Does not include new roof.		1. No poor soils mitigation will be required.			
(9). Approximately 20 new parking spaces.		2. No hazardous materials mitigation will be required.			
(10). Based upon 3 enclosed vehicular parking bays.		3. Financing costs and legal fees are 15% of the Hard Construction Costs			
		4. Stormwater management system will not be required at Campus Work.			
		5. Project Delivery System: Construction Manager, Competitively Bid.			

B.	New Sheriff's Office/Jail (Master Plan Options C or D)					
Item	Description	Quantity	Unit	Unit Cost	Total	Notes
A. Hard Construction						
0.1	Demolition of Existing Jail and Annex	16,381	BGSF	\$7.50	\$122,858	
0.2	Renovation	0	BGSF	\$0.00	\$0	
0.3	New Construction	37,580	BGSF	\$330.00	\$12,401,400	(1).
0.4	Site Development/Amenities	37,580	BGSF	\$15.00	\$563,700	
Subtotal					\$13,087,958	
CM General Conditions				5%	\$654,398	
Subtotal					\$13,742,355	
Contingency				15%	\$2,061,353	
Subtotal					\$15,803,709	
Inflationary Factor				7%	\$1,106,260	(2).
Total Mean Hard Construction Costs					\$16,909,968	
B. Soft Cost Construction Related						
0.1	Sale of City Asset - Building/Property	0	LSUM	\$0	\$0	
0.2	Property Acquisition	0	LSUM	\$0	\$0	
0.3	Temporary Housing	0	LSUM	\$0	\$0	
0.4	Site Survey	1	LSUM	\$40,000	\$40,000	
0.5	Subsurface Soil Investigations/ GTECH.	14	EA	\$2,800	\$39,200	
0.6	Phase 1 Environmental	0	EA	\$0	\$0	
0.7	Architectural/Engineering Design Fees		6.5%	\$16,909,968	\$1,099,148	
0.8	A/E Reimbursable Expenses		0.5%	\$16,909,968	\$84,550	
0.9	CM Fees		5.0%	\$16,909,968	\$845,498	
0.10	Financing and Legal Fees		15%	\$16,909,968	\$2,536,495.24	
0.11	Builders Risk Insurance		0.25%	\$16,909,968	\$42,275	
0.12	Permitting	1	LSUM	\$6,000	\$6,000	
Subtotal					\$4,693,166	
Contingency				5%	\$234,658	
Total Soft Costs Construction Related					\$4,927,825	
C. Soft Costs Occupancy Related						
0.1	IT, Audio/Visual	37,580	BGSF	\$1.25	\$46,975	
0.2	Furniture and Equipment	37,580	BGSF	\$2.30	\$86,434	
0.3	Telephone	37,580	BGSF	\$0.75	\$28,185	
0.4	Cleaning/Maintenance Supplies	37,580	BGSF	\$0.35	\$13,153	
0.5	Moving/Relocation Expenses	68,767	BGSF	\$1.00	\$68,767	
Subtotal					\$243,514	
Contingency				5%	\$12,176	
Total Soft Costs Occupancy Related					\$255,690	
Total Project Budget						
Subtotal Hard and Soft Costs					\$22,093,483	
Owner Project Contingency				5%	\$1,104,674	
Total Project Budget			Low	Mean	High	
			\$21,458,295	\$23,198,157	\$24,938,019	
(1). Based upon 20 year Architectural Space Program						

(2). Assumes inflationary factor of 3.5% annually						
C.	Administration Building Space Reallocation and Basic Security System					
Item	Description	Quantity	Unit	Unit Cost	Total	Notes
A. Hard Construction						
0.1	Demolition	0	BGSF	\$5.00	\$0	
0.2	Renovation	0	BGSF	\$15.15	\$0	
0.3	New Construction - Security System	46,716	BGSF	\$3.85	\$179,857	(1).
0.5	Site Development/Amenities	0	BGSF	\$15.00	\$0	
Subtotal					\$179,857	
CM General Conditions				0%	\$0.0	
Subtotal					\$179,857	
Contingency				15%	\$26,978.5	
Subtotal					\$206,835	
Inflationary Factor				7%	\$14,478	(2).
Total Mean Hard Construction Costs					\$221,314	
B. Soft Cost Construction Related						
0.1	Sale of City Asset - Building/Property	0	LSUM	\$0	\$0	
0.2	Property Acquisition	0	LSUM	\$0	\$0	
0.3	Temporary Housing	0	LSUM	\$0	\$0	
0.4	Site Survey	0	LSUM	\$0	\$0	
0.5	Subsurface Soil Investigations/ GTECH.	0	EA	\$2,800	\$0	
0.6	Phase 1 Environmental	0	EA	\$0	\$0	
0.7	Architectural/Engineering Design Fees		10.0%	\$221,314	\$22,131	
0.8	A/E Reimbursable Expenses		2.5%	\$221,314	\$5,533	
0.9	CM Fees		0.0%	\$221,314	\$0	
0.10	Financing and Legal Fees		0%	\$221,314	\$0	(3).
0.11	Builders Risk Insurance		0.0%	\$221,314	\$0	
0.12	Permitting	0	LSUM	\$2,500	\$0	
Subtotal					\$27,664	
Contingency				5%	\$1,383	
Total Soft Costs Construction Related					\$29,047	
C. Soft Costs Occupancy Related						
0.1	Information Technology, Audio/Visual	0	BGSF	\$2.25	\$0	
0.2	Furniture and Equipment	0	BGSF	\$12.30	\$0	
0.3	Telephone	0	BGSF	\$0.75	\$0	
0.4	Cleaning/Maintenance Supplies	0	BGSF	\$0.35	\$0	
0.5	Moving/Relocation Expenses	0	BGSF	\$0.50	\$0	
Subtotal					\$0	
Contingency				5%	\$0	
Total Soft Costs Occupancy Related					\$0	
Total Project Budget						
Subtotal Hard and Soft Costs					\$250,361	
Owner Project Contingency				5%	\$12,518	
Total Project Budget			Low	Mean	High	
			\$243,163	\$262,879	\$282,595	
(1). Assumes Access control, CCTV at public circulation and			(2). Assumes inflationary factor of 3.5% annually			

points of transaction and platform for the renovation			(3). Assumes to be completed with available funds.			
D.	Relocation of Prosecutor to either Sheriff's Office or Administration Building					
Item	Description	Quantity	Unit	Unit Cost	Total	Notes
A. Hard Construction						
0.1	Demolition	0	BGSF	\$3.50	\$0	(1).
0.2	Renovation	0	BGSF	\$180.00	\$0	(1).
0.3	New Construction	0	BGSF	\$200.00	\$0	(1).
0.5	Site Development/Amenities	0	BGSF	\$15.00	\$0	(1).
Subtotal					\$0	
CM General Conditions				5%	\$0	
Subtotal					\$0	
Contingency				15%	\$0	
Subtotal					\$0	
Inflationary Factor				7%	\$0	(2).
Total Mean Hard Construction Costs					\$0	
B. Soft Cost Construction Related						
0.1	Sale of City Asset - Building/Property	0	LSUM	\$0	\$0	
0.2	Property Acquisition	0	LSUM	\$0	\$0	
0.3	Temporary Housing	0	LSUM	\$0	\$0	
0.4	Site Survey	0	LSUM	\$0	\$0	
0.5	Subsurface Soil Investigations/ GTECH.	0	EA	\$0	\$0	
0.6	Phase 1 Environmental	0	EA	\$0	\$0	
0.7	Architectural/Engineering Design Fees		8.0%	\$0	\$0	(3).
0.8	A/E Reimbursable Expenses		0.5%	\$0	\$0	(3).
0.9	CM Fees		5.0%	\$0	\$0	
0.10	Financing and Legal Fees		15%	\$0	\$0	
0.11	Builders Risk Insurance		2.5%	\$0	\$0	
0.12	Permitting	0	LSUM	\$3,500	\$0	
Subtotal					\$0	
Contingency				5%	\$0	
Total Soft Costs Construction Related					\$0	
C. Soft Costs Occupancy Related						
0.1	Information Technology, Audio/Visual	0	BGSF	\$4.25	\$0	
0.2	Furniture and Equipment	0	BGSF	\$12.30	\$0	
0.3	Telephone	0	BGSF	\$0.75	\$0	
0.4	Cleaning/Maintenance Supplies	0	BGSF	\$0.35	\$0	
0.5	Moving/Relocation Expenses	2,326	BGSF	\$1.00	\$2,326	
Subtotal					\$2,326	
Contingency				5%	\$116	
Total Soft Costs Occupancy Related					\$2,442	
Total Project Budget						
Subtotal Hard and Soft Costs					\$2,442	
Owner Project Contingency				5%	\$122	
Total Project Budget			Low	Mean	High	
			\$2,372	\$2,564	\$2,757	
(1). Assumes to be part of Administration Building Space Reallocation and no demolition or new construction will be			(2). Assumes inflationary factor of 3.5% annually			
			(3). Included in Preliminary Design			

required.

E. Courthouse Corrective Work and Space Reallocation						
Item	Description	Quantity	Unit	Unit Cost	Total	Notes
A. Hard Construction						
0.1	Demolition	0	BGSF	\$0.00	\$0	
0.2	Corrective Work	1	LSUM	\$295,000.00	\$295,000	(1).
0.3	New Construction	0	BGSF	\$0.00	\$0	
0.5	Site Development/Amenities	0	BGSF	\$0.00	\$0	
Subtotal					\$295,000	
CM General Conditions				0%	\$0	
Subtotal					\$295,000	
Contingency				15%	\$44,250	
Subtotal					\$339,250	
Inflationary Factor				7%	\$23,748	(2).
Total Mean Hard Construction Costs					\$362,998	
B. Soft Cost Construction Related						
0.1	Sale of City Asset - Building/Property	0	LSUM	\$0	\$0	
0.2	Property Acquisition	0	LSUM	\$0	\$0	
0.3	Temporary Housing	0	LSUM	\$0	\$0	
0.4	Site Survey	0	LSUM		\$0	
0.5	Subsurface Soil Investigations/ GTECH.	0	EA	\$2,800	\$0	
0.6	Phase 1 Environmental	0	EA	\$0	\$0	
0.7	Architectural/Engineering Design Fees		8.5%	\$362,998	\$30,855	
0.8	A/E Reimbursable Expenses		2.5%	\$362,998	\$9,075	
0.9	CM Fees		0.0%	\$362,998	\$0	
0.10	Financing and Legal Fees		15%	\$362,998	\$54,449.63	
0.11	Builders Risk Insurance		2.5%	\$362,998	\$9,075	
0.12	Permitting	0	LSUM	\$2,500	\$0	
Subtotal					\$103,454	
Contingency				5%	\$5,173	
Total Soft Costs Construction Related					\$108,627	
C. Soft Costs Occupancy Related						
0.1	Information Technology, Audio/Visual	0	BGSF	\$7.25	\$0	
0.2	Furniture and Equipment	0	BGSF	\$12.30	\$0	
0.3	Telephone	0	BGSF	\$0.75	\$0	
0.4	Cleaning/Maintenance Supplies	0	BGSF	\$0.35	\$0	
0.5	Moving/Relocation Expenses	0	LSUM	\$1.00	\$0	
Subtotal					\$0	
Contingency				5%	\$0	
Total Soft Costs Occupancy Related					\$0	
Total Project Budget						
Subtotal Hard and Soft Costs					\$471,625	
Owner Project Contingency				5%	\$23,581	
Total Project Budget			Low	Mean	High	
			\$458,065	\$495,206	\$532,346	
(1). Includes ADA compliance items.						
(2). Assumes inflationary factor of 3.5% annually						

F.	Bank Building Demolition and Site/Parking Improvements					
Item	Description	Quantity	Unit	Unit Cost	Total	Notes
A. Hard Construction						
0.1	Demolition	8,575	BGSF	\$5.00	\$42,875	
0.2	Renovation	0	LSUM	\$0.00	\$0	(1).
0.3	New Construction	0	BGSF	\$0.00	\$0	
0.5	Site Development/Amenities	8,575	BGSF	\$10.00	\$85,750	
Subtotal					\$128,625	
CM General Conditions				0%	\$0	
Subtotal					\$128,625	
Contingency				15%	\$19,294	
Subtotal					\$147,919	
Inflationary Factor				7%	\$10,354	(2).
Total Mean Hard Construction Costs					\$158,273	
B. Soft Cost Construction Related						
0.1	Sale of City Asset - Building/Property	0	LSUM	\$0	\$0	
0.2	Property Acquisition	0	LSUM	\$0	\$0	
0.3	Temporary Housing	0	LSUM	\$0	\$0	
0.4	Site Survey	0	LSUM	\$3,600	\$0	
0.5	Subsurface Soil Investigations/ GTECH.	4	EA	\$2,800	\$11,200	
0.6	Phase 1 Environmental	0	EA	\$0	\$0	
0.7	Architectural/Engineering Design Fees		8.5%	\$158,273	\$13,453	
0.8	A/E Reimbursable Expenses		2.5%	\$158,273	\$3,957	
0.9	CM Fees		0.0%	\$158,273	\$0	
0.10	Financing and Legal Fees		0%	\$158,273	\$0	
0.11	Builders Risk Insurance		2.5%	\$158,273	\$0	
0.12	Permitting	0	LSUM	\$158,273	\$0	
Subtotal					\$28,610	
Contingency				5%	\$1,431	
Total Soft Costs Construction Related					\$30,041	
C. Soft Costs Occupancy Related						
0.1	Information Technology, Audio/Visual	0	BGSF	\$7.25	\$0	
0.2	Furniture and Equipment	0	BGSF	\$12.30	\$0	
0.3	Telephone	0	BGSF	\$0.75	\$0	
0.4	Cleaning/Maintenance Supplies	0	BGSF	\$0.35	\$0	
0.5	Moving/Relocation Expenses	0	LSUM	\$1.00	\$0	
Subtotal					\$0	
Contingency				5%	\$0	
Total Soft Costs Occupancy Related					\$0	
Total Project Budget						
Subtotal Hard and Soft Costs					\$188,314	
Owner Project Contingency				5%	\$9,416	
Total Project Budget			Low	Mean	High	
			\$182,900	\$197,729	\$212,559	
(1). Assumes approximately 20 new parking spaces, lighting and			(2). Assumes inflationary factor of 3.5% annually			

perimeter landscaping						
A.	Administration Building Renovation					
Item	Description	Quantity	Unit	Unit Cost	Total	Notes
A. Hard Construction						
0.1	Demolition	46,716	BGSF	\$5.00	\$233,580	
0.2	Renovation	46,716	LSUM	\$148.72	\$6,947,604	(1).
0.3	New Construction	0	BGSF	\$0.00	\$0	
0.5	Site Development/Amenities	46,716	BGSF	\$15.00	\$700,740	(2).
Subtotal					\$7,881,924	
CM General Conditions				5%	\$394,096	
Subtotal					\$8,276,020	
Contingency				15%	\$1,241,403	
Subtotal					\$9,517,423	
Inflationary Factor				14%	\$1,332,439	(3).
Total Mean Hard Construction Costs					\$10,849,862	
B. Soft Cost Construction Related						
0.1	Sale of City Asset - Building/Property	0	LSUM	\$0	\$0	
0.2	Property Acquisition	0	LSUM	\$0	\$0	
0.3	Temporary Housing	0	LSUM	\$0	\$0	
0.4	Site Survey	0	LSUM	\$3,600	\$0	
0.5	Subsurface Soil Investigations/ GTECH.	0	EA	\$2,800	\$0	
0.6	Phase 1 Environmental	0	EA	\$0	\$0	
0.7	Architectural/Engineering Design Fees		5.5%	\$10,849,862	\$596,742	
0.8	A/E Reimbursable Expenses		0.5%	\$10,849,862	\$54,249	
0.9	CM Fees		5.0%	\$10,849,862	\$542,493	
0.10	Financing and Legal Fees		15%	\$10,849,862	\$1,627,479	
0.11	Builders Risk Insurance		0.5%	\$10,849,862	\$54,249	
0.12	Permitting	1	LSUM	\$10,000	\$10,000	
Subtotal					\$2,885,213	
Contingency				5%	\$144,261	
Total Soft Costs Construction Related					\$3,029,474	
C. Soft Costs Occupancy Related						
0.1	Information Technology, Audio/Visual	46,716	BGSF	\$3.25	\$151,827	
0.2	Furniture and Equipment	46,716	BGSF	\$12.30	\$574,607	(4).
0.3	Telephone	46,716	BGSF	\$0.75	\$35,037	
0.4	Cleaning/Maintenance Supplies	46,716	BGSF	\$0.35	\$16,351	
0.5	Moving/Relocation Expenses	46,716	LSUM	\$1.00	\$46,716	
Subtotal					\$824,537	
Contingency				5%	\$41,227	
Total Soft Costs Occupancy Related					\$865,764	
Total Project Budget						
Subtotal Hard and Soft Costs					\$14,745,100	
Owner Project Contingency				5%	\$737,255	
Total Project Budget			Low	Mean	High	
			\$14,321,179	\$15,482,355	\$16,643,532	
(1). Based upon existing Administration Building BGSF.			(3). Assumes inflationary factor of 3.5% annually			

(2). Includes remaining campus site/parking improvements.			(4). Assumes 75% new furniture.			
B.	Antrim County Transportation Corrective Work					
Item	Description	Quantity	Unit	Unit Cost	Total	Notes
A. Hard Construction						
0.1	Demolition	0	BGSF	\$5.00	\$0	
0.2	Renovation - Corrective Work	1	LSUM	\$60,000.00	\$60,000	(1).
0.3	New Construction	0	BGSF	\$0.00	\$0	
0.5	Site Development/Amenities	0	BGSF	\$15.00	\$0	
Subtotal					\$60,000	
CM General Conditions				5%	\$3,000	
Subtotal					\$63,000	
Contingency				15%	\$9,450	
Subtotal					\$72,450	
Inflationary Factor				14%	\$10,143	(2).
Total Mean Hard Construction Costs					\$82,593	
B. Soft Cost Construction Related						
0.1	Sale of City Asset - Building/Property	0	LSUM	\$0	\$0	
0.2	Property Acquisition	0	LSUM	\$0	\$0	
0.3	Temporary Housing	0	LSUM	\$0	\$0	
0.4	Site Survey	0	LSUM	\$3,600	\$0	
0.5	Subsurface Soil Investigations/ GTECH.	0	EA	\$2,800	\$0	
0.6	Phase 1 Environmental	0	EA	\$0	\$0	
0.7	Architectural/Engineering Design Fees		5.5%	\$82,593	\$4,543	
0.8	A/E Reimbursable Expenses		0.5%	\$82,593	\$413	
0.9	CM Fees		0.0%	\$82,593	\$0	
0.10	Financing and Legal Fees		0%	\$82,593	\$0	(3).
0.11	Builders Risk Insurance		0.0%	\$82,593	\$0	
0.12	Permitting	0	LSUM	\$0	\$0	
Subtotal					\$4,956	
Contingency				5%	\$248	
Total Soft Costs Construction Related					\$5,203	
C. Soft Costs Occupancy Related						
0.1	Information Technology, Audio/Visual	0	BGSF	\$3.25	\$0	
0.2	Furniture and Equipment	0	BGSF	\$12.30	\$0	
0.3	Telephone	0	BGSF	\$0.75	\$0	
0.4	Cleaning/Maintenance Supplies	0	BGSF	\$0.35	\$0	
0.5	Moving/Relocation Expenses	0	LSUM	\$1.00	\$0	
Subtotal					\$0	
Contingency				5%	\$0	
Total Soft Costs Occupancy Related					\$0	
Total Project Budget						
Subtotal Hard and Soft Costs					\$87,796	
Owner Project Contingency				5%	\$4,390	
Total Project Budget			Low	Mean	High	
			\$85,272	\$92,186	\$99,100	
(1). Does Not include roof replacement.			(3). Assumes work to be done with available funds.			

(2). Assumes inflationary factor of 3.5% annually						
A.	Demolition of Nifty Thrift and New Parking					
Item	Description	Quantity	Unit	Unit Cost	Total	Notes
A. Hard Construction						
0.1	Demolition	2,345	BGSF	\$7.50	\$17,588	
0.2	Renovation	0	LSUM	\$0.00	\$0	
0.3	New Construction	0	BGSF	\$0.00	\$0	
0.5	Site Development/Amenities	2,345	BGSF	\$15.00	\$35,175	(1).
Subtotal					\$52,763	
CM General Conditions				5%	\$2,638	
Subtotal					\$55,401	
Contingency				15%	\$8,310	
Subtotal					\$63,711	
Inflationary Factor				35%	\$22,299	(2).
Total Mean Hard Construction Costs					\$86,009	
B. Soft Cost Construction Related						
0.1	Sale of City Asset - Building/Property	0	LSUM	\$0	\$0	
0.2	Property Acquisition	0	LSUM	\$0	\$0	
0.3	Temporary Housing	0	LSUM	\$0	\$0	
0.4	Site Survey	0	LSUM	\$3,600	\$0	
0.5	Subsurface Soil Investigations/ GTECH.	0	EA	\$2,800	\$0	
0.6	Phase 1 Environmental	0	EA	\$0	\$0	
0.7	Architectural/Engineering Design Fees		8.5%	\$86,009	\$7,311	
0.8	A/E Reimbursable Expenses		2.5%	\$86,009	\$2,150	
0.9	CM Fees		0.0%	\$86,009	\$0	
0.10	Financing and Legal Fees		0%	\$86,009	\$0	(3).
0.11	Builders Risk Insurance		0.5%	\$86,009	\$430	
0.12	Permitting	0	LSUM	\$0	\$0	
Subtotal					\$9,891	
Contingency				5%	\$495	
Total Soft Costs Construction Related					\$10,386	
C. Soft Costs Occupancy Related						
0.1	Information Technology, Audio/Visual	0	BGSF	\$3.25	\$0	
0.2	Furniture and Equipment	0	BGSF	\$12.30	\$0	
0.3	Telephone	0	BGSF	\$0.75	\$0	
0.4	Cleaning/Maintenance Supplies	0	BGSF	\$0.35	\$0	
0.5	Moving/Relocation Expenses	0	LSUM	\$1.00	\$0	
Subtotal					\$0	
Contingency				5%	\$0	
Total Soft Costs Occupancy Related					\$0	
Total Project Budget						
Subtotal Hard and Soft Costs					\$96,395	
Owner Project Contingency				5%	\$4,820	
Total Project Budget			Low	Mean	High	
			\$93,624	\$101,215	\$108,806	
(1). Assumes approximately 20 new parking spaces.						
(2). Assumes inflationary factor of 3.5% annually						

(3). Assumes to be done with available funds.						
B.	Antrim County Transportation Enclosed Vehicular Storage					
Item	Description	Quantity	Unit	Unit Cost	Total	Notes
A. Hard Construction						
0.1	Demolition	0	BGSF	\$5.00	\$0	
0.2	Renovation	0	LSUM	\$0.00	\$0	
0.3	New Construction	2,661	BGSF	\$75.00	\$199,575	(1).
0.5	Site Development/Amenities	2,661	BGSF	\$15.00	\$39,915	
Subtotal					\$239,490	
CM General Conditions				0%	\$0	
Subtotal					\$239,490	
Contingency				15%	\$35,924	
Subtotal					\$275,414	
Inflationary Factor				35%	\$96,395	(2).
Total Mean Hard Construction Costs					\$371,808	
B. Soft Cost Construction Related						
0.1	Sale of City Asset - Building/Property	0	LSUM	\$0	\$0	
0.2	Property Acquisition	0	LSUM	\$0	\$0	
0.3	Temporary Housing	0	LSUM	\$0	\$0	
0.4	Site Survey	0	LSUM	\$3,600	\$0	
0.5	Subsurface Soil Investigations/ GTECH.	0	EA	\$2,800	\$0	
0.6	Phase 1 Environmental	0	EA	\$0	\$0	
0.7	Architectural/Engineering Design Fees		7.5%	\$371,808	\$27,886	
0.8	A/E Reimbursable Expenses		1.5%	\$371,808	\$5,577	
0.9	CM Fees		0.0%	\$371,808	\$0	
0.10	Financing and Legal Fees		0%	\$371,808	\$0	(3).
0.11	Builders Risk Insurance		0.5%	\$371,808	\$1,859	
0.12	Permitting	0	LSUM	\$0	\$0	
Subtotal					\$35,322	
Contingency				5%	\$1,766	
Total Soft Costs Construction Related					\$37,088	
C. Soft Costs Occupancy Related						
0.1	Information Technology, Audio/Visual	0	BGSF	\$3.25	\$0	
0.2	Furniture and Equipment	0	BGSF	\$12.30	\$0	
0.3	Telephone	0	BGSF	\$0.75	\$0	
0.4	Cleaning/Maintenance Supplies	0	BGSF	\$0.35	\$0	
0.5	Moving/Relocation Expenses	0	LSUM	\$1.00	\$0	
Subtotal					\$0	
Contingency				5%	\$0	
Total Soft Costs Occupancy Related					\$0	
Total Project Budget						
Subtotal Hard and Soft Costs					\$408,896	
Owner Project Contingency				5%	\$20,445	
Total Project Budget			Low	Mean	High	
			\$397,140	\$429,341	\$461,541	
(1). Assumes 3 new bays, free standing bldg.						
(2). Assumes inflationary factor of 3.5% annually						

(3). Assumes to be done with available funds.	
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Antrim County Facilities Master Plan Statement of Probable Cost: Master Plan Option G Implementation/Phasing Plan					
Component		Range of Probable Cost			Notes
		Low	Mean	High	
I.	Phase 1: 1 - 5 Years				
A.	Master Plan G Preliminary Design	\$ 44,400	\$ 48,000	\$ 51,600	(1).
B.	New Sheriff's Office/Jail on a Remote Site	\$ 21,733,462	\$ 23,495,634	\$ 25,257,807	(2).
C.	Courthouse Space Reallocation, Corrective Work and Sallyport/Holding Addition.	\$ 2,505,009	\$ 2,708,118	\$ 2,911,227	(3).
D.	Administration Building Space Reallocation and Basic Security System.	\$ 243,163	\$ 262,879	\$ 282,595	
E.	As - Is Sale of Existing Bank Building	\$ (254,953)	\$ (275,625)	\$ (296,297)	(4).
Subtotal		\$ 24,271,080	\$ 26,239,006	\$ 28,206,931	
II.	Phase 2: 5 to 10 Years				
A.	New Administration Building on a Remote Site	\$ 26,087,510	\$ 28,202,714	\$ 30,317,917	(5).
B.	Antrim County Transportation Corrective Work	\$ 85,272	\$ 92,186	\$ 99,100	
Subtotal		\$ 26,172,782	\$ 28,294,900	\$ 30,417,017	
III.	Phase 3: 10 to 20 Years				
A.	New Courthouse including Circuit Court Probation and Prosecutor's Office on a Remote Site Next to New Sheriff's Office/Jail	\$ 19,386,328	\$ 20,958,193	\$ 22,530,057	(6).
B.	As-Is Sale of Nifty Thrifty Property.	\$ -	\$ -	\$ -	(7).
C.	Antrim County Transportation Enclosed Vehicular Parking	\$ 397,140	\$ 429,341	\$ 461,541	(8).
Subtotal		\$ 19,783,469	\$ 21,387,534	\$ 22,991,599	
Table Notes:		General Notes:			
(1). Includes Basic Services and Estimated Reimbursable		1. Hard Construction Costs = "Bricks and Mortar"			
(2). Master Plan Option G Based upon 20 Year Architectural Space Program.		2. Soft Costs Construction Related = Geotechnical Reports, Survey, Design Fees, Financing/Legal Fees			
(3). Space reallocation with no renovation, Corrective Work and 4,000SF Sallyport/Holding Addition.		3. Soft Costs Occupancy Related = Furniture, equipment, IT, Audio/Visual and Phones.			
(4). Assumes Sale of Bank Building As-Is with no Demolition or Site/Parking Improvements.		4. Includes contingencies based upon level of development.			
(5). Based Upon 20 Architectural Space program and Includes HHS, CMH, Antrim County Conservation District and Archive/Storage Building. Includes demolition of existing Administration Building and Archive/Storage Building for the purposes of property sale.		5. Costs are based upon 2018 RSMeans SF Cost Data and Historical Information.			
(6). Based Upon 20 Year Architectural Space Program. Includes Prisoner Movement Connector to Jail. Includes Circuit Court probation and Prosecutor's Office.		6. 2018 Construction Costs adjusted by Inflationary Factor.			
(7). Assumes Sale of Property As-Is with no Demolition or Site/Parking Improvements.		Assumptions:			
(8). Construction of Additional Enclosed Vehicular Storage Bays.		1. No poor soils mitigation will be required.			
		2. No hazardous materials mitigation will be required.			
		3. Financing costs and legal fees are 15% of the Hard Construction Costs			
		4. Storm water management system will be required at New Government Campus.			
		5. Project Delivery System: Construction Manager, Competitively Bid.			

B.	New Sheriff's Office/Jail on Remote Site West of Animal Control					
Item	Description	Quantity	Unit	Unit Cost	Total	Notes
A. Hard Construction						
0.1	Demolition of Existing Jail and Annex	16,381	BGSF	\$7.50	\$122,858	
0.2	Renovation	0	BGSF	\$0.00	\$0	
0.3	New Construction	37,580	BGSF	\$330.00	\$12,401,400	(1).
0.4	Site Development/Amenities	37,580	BGSF	\$20.00	\$751,600	(2).
Subtotal					\$13,275,858	
CM General Conditions				5%	\$663,793	
Subtotal					\$13,939,650	
Contingency				15%	\$2,090,948	
Subtotal					\$16,030,598	
Inflationary Factor				7%	\$1,122,142	(3).
Total Mean Hard Construction Costs					\$17,152,740	
B. Soft Cost Construction Related						
0.1	Sale of County Asset - Building/Property	0	LSUM	\$0	\$0	
0.2	Property Acquisition	0	LSUM	\$0	\$0	
0.3	Temporary Housing	0	LSUM	\$0	\$0	
0.4	Site Survey	1	LSUM	\$40,000	\$40,000	(4).
0.5	Subsurface Soil Investigations/ GTECH.	14	EA	\$2,800	\$39,200	
0.6	Phase 1 Environmental	0	EA	\$2,200	\$0	
0.7	Architectural/Engineering Design Fees		6.5%	\$17,152,740	\$1,114,928	
0.8	A/E Reimbursable Expenses		0.5%	\$17,152,740	\$85,764	
0.9	CM Fees		5.0%	\$17,152,740	\$857,637	
0.10	Financing and Legal Fees		15%	\$17,152,740	\$2,572,910.97	
0.11	Builders Risk Insurance		0.25%	\$17,152,740	\$42,882	
0.12	Permitting	1	LSUM	\$6,000	\$6,000	
Subtotal					\$4,759,322	
Contingency				5%	\$237,966	
Total Soft Costs Construction Related					\$4,997,288	
C. Soft Costs Occupancy Related						
0.1	IT, Audio/Visual	37,580	BGSF	\$1.25	\$46,975	
0.2	Furniture and Equipment	37,580	BGSF	\$2.30	\$86,434	
0.3	Telephone	37,580	BGSF	\$0.75	\$28,185	
0.4	Cleaning/Maintenance Supplies	37,580	BGSF	\$0.35	\$13,153	
0.5	Moving/Relocation Expenses	27,481	BGSF	\$1.50	\$41,222	
Subtotal					\$215,969	
Contingency				5%	\$10,798	
Total Soft Costs Occupancy Related					\$226,767	
Total Project Budget						
Subtotal Hard and Soft Costs					\$22,376,794	
Owner Project Contingency				5%	\$1,118,840	
Total Project Budget			Low	Mean	High	
			\$21,733,462	\$23,495,634	\$25,257,807	
(1). Based upon 20 year Architectural Space Program			(3). Assumes inflationary factor of 3.5% annually			
(2). Assumes lift station and new sewer line to discharge			(4). Survey necessary for full site development			

C.	Courthouse Space Reallocation, Corrective Work and Sallyport/Holding Addition.					
Item	Description	Quantity	Unit	Unit Cost	Total	Notes
A. Hard Construction						
0.1	Demolition	0	BGSF	\$0.00	\$0	
0.2	Corrective Work	1	LSUM	\$295,000.00	\$295,000	(1).
0.3	New Construction	4,000	BGSF	\$310.00	\$1,240,000	(2).
0.5	Site Development/Amenities	4,000	BGSF	\$15.00	\$60,000	(3).
Subtotal					\$1,595,000	
CM General Conditions				0%	\$0	
Subtotal					\$1,595,000	
Contingency				15%	\$239,250	
Subtotal					\$1,834,250	
Inflationary Factor				7%	\$128,398	(4).
Total Mean Hard Construction Costs					\$1,962,648	
B. Soft Cost Construction Related						
0.1	Sale of City Asset - Building/Property	0	LSUM	\$0	\$0	
0.2	Property Acquisition	0	LSUM	\$0	\$0	
0.3	Temporary Housing	0	LSUM	\$0	\$0	
0.4	Site Survey	0	LSUM		\$0	
0.5	Subsurface Soil Investigations/ GTECH.	6	EA	\$2,800	\$16,800	
0.6	Phase 1 Environmental	0	EA	\$0	\$0	
0.7	Architectural/Engineering Design Fees		8.5%	\$1,962,648	\$166,825	
0.8	A/E Reimbursable Expenses		2.5%	\$1,962,648	\$49,066	
0.9	CM Fees		0.0%	\$1,962,648	\$0	
0.10	Financing and Legal Fees		15%	\$1,962,648	\$294,397.13	
0.11	Builders Risk Insurance		2.5%	\$1,962,648	\$49,066	
0.12	Permitting	0	LSUM	\$2,500	\$0	
	Subtotal				\$576,155	
	Contingency			5%	\$28,808	
	Total Soft Costs Construction Related				\$604,962	
C. Soft Costs Occupancy Related						
0.1	Information Technology, Audio/Visual	0	BGSF	\$7.25	\$0	
0.2	Furniture and Equipment	500	BGSF	\$16.00	\$8,000	
0.3	Telephone	4,000	BGSF	\$0.75	\$3,000	
0.4	Cleaning/Maintenance Supplies	0	BGSF	\$0.35	\$0	
0.5	Moving/Relocation Expenses	0	LSUM	\$1.00	\$0	
	Subtotal				\$11,000	
	Contingency			5%	\$550	
	Total Soft Costs Occupancy Related				\$11,550	
Total Project Budget						
Subtotal Hard and Soft Costs					\$2,579,160	
Owner Project Contingency				5%	\$128,958	
Total Project Budget			Low	Mean	High	
			\$2,505,009	\$2,708,118	\$2,911,227	
(1). Includes ADA compliance items.			(3). Access drive and site improvements related to			
(2). Assumes 4,000SF Sallyport and Holding Addition			Sallyport/Holding Addition			

compatible with Existing Courthouse Materials/Aesthetic.

(4). Assumes inflationary factor of 3.5% annually

D. Administration Building Space Reallocation and Basic Security System						
Item	Description	Quantity	Unit	Unit Cost	Total	Notes
A. Hard Construction						
0.1	Demolition	0	BGSF	\$5.00	\$0	
0.2	Renovation	0	BGSF	\$15.15	\$0	(1).
0.3	New Construction - Security System	46,716	BGSF	\$3.85	\$179,857	(2).
0.5	Site Development/Amenities	0	BGSF	\$15.00	\$0	
Subtotal					\$179,857	
CM General Conditions				0%	\$0.0	
Subtotal					\$179,857	
Contingency				15%	\$26,978.5	
Subtotal					\$206,835	
Inflationary Factor				7%	\$14,478	(3).
Total Mean Hard Construction Costs					\$221,314	
B. Soft Cost Construction Related						
0.1	Sale of City Asset - Building/Property	0	LSUM	\$0	\$0	
0.2	Property Acquisition	0	LSUM	\$0	\$0	
0.3	Temporary Housing	0	LSUM	\$0	\$0	
0.4	Site Survey	0	LSUM	\$0	\$0	
0.5	Subsurface Soil Investigations/ GTECH.	0	EA	\$2,800	\$0	
0.6	Phase 1 Environmental	0	EA	\$0	\$0	
0.7	Architectural/Engineering Design Fees		10.0%	\$221,314	\$22,131	
0.8	A/E Reimbursable Expenses		2.5%	\$221,314	\$5,533	
0.9	CM Fees		0.0%	\$221,314	\$0	
0.10	Financing and Legal Fees		0%	\$221,314	\$0	(4).
0.11	Builders Risk Insurance		0.0%	\$221,314	\$0	
0.12	Permitting	0	LSUM	\$2,500	\$0	
Subtotal					\$27,664	
Contingency				5%	\$1,383	
Total Soft Costs Construction Related					\$29,047	
C. Soft Costs Occupancy Related						
0.1	Information Technology, Audio/Visual	0	BGSF	\$2.25	\$0	
0.2	Furniture and Equipment	0	BGSF	\$12.30	\$0	
0.3	Telephone	0	BGSF	\$0.75	\$0	
0.4	Cleaning/Maintenance Supplies	0	BGSF	\$0.35	\$0	
0.5	Moving/Relocation Expenses	0	BGSF	\$0.50	\$0	
Subtotal					\$0	
Contingency				5%	\$0	
Total Soft Costs Occupancy Related					\$0	
Total Project Budget						
Subtotal Hard and Soft Costs					\$250,361	
Owner Project Contingency				5%	\$12,518	
Total Project Budget			Low	Mean	High	
			\$243,163	\$262,879	\$282,595	
(1). Assumes no Corrective Work or Renovation.			(3). Assumes inflationary factor of 3.5% annually.			
(2). Assumes Basic Access control, CCTV at public circulation			(4). Assumes to be completed with available funds.			

and points of transaction.

E. As-Is Sale of Existing Bank Building/Property						
Item	Description	Quantity	Unit	Unit Cost	Total	Notes
A. Hard Construction						
0.1	Demolition	0	BGSF	\$3.50	\$0	
0.2	Renovation	0	BGSF	\$130.20	\$0	
0.3	New Construction	0	BGSF	\$186.00	\$0	
0.5	Site Development/Amenities	0	BGSF	\$15.00	\$0	
Subtotal					\$0	
CM General Conditions				5%	\$0	
Subtotal					\$0	
Contingency				15%	\$0	
Subtotal					\$0	
Inflationary Factor				7%	\$0	
Total Mean Hard Construction Costs					\$0	
B. Soft Cost Construction Related						
0.1	Sale of County Asset - Building/Property	1	LSUM	-\$250,000	-\$250,000	
0.2	Property Acquisition	0	LSUM	\$0	\$0	
0.3	Temporary Housing	0	LSUM	\$0	\$0	
0.4	Site Survey	0	LSUM	\$0	\$0	
0.5	Subsurface Soil Investigations/ GTECH.	0	EA	\$0	\$0	
0.6	Phase 1 Environmental	0	EA	\$0	\$0	
0.7	Architectural/Engineering Design Fees		6.5%	\$0	\$0	
0.8	A/E Reimbursable Expenses		0.5%	\$0	\$0	
0.9	CM Fees		5.0%	\$0	\$0	
0.10	Financing and Legal Fees		15%	\$0	\$0	
0.11	Builders Risk Insurance		2.5%	\$0	\$0	
0.12	Permitting	0	LSUM	\$3,500	\$0	
Subtotal					-\$250,000	
Contingency				5%	-\$12,500	
Total Soft Costs Construction Related					-\$262,500	
C. Soft Costs Occupancy Related						
0.1	Information Technology, Audio/Visual	0	BGSF	\$4.25	\$0	
0.2	Furniture and Equipment	0	BGSF	\$12.30	\$0	
0.3	Telephone	0	BGSF	\$0.75	\$0	
0.4	Cleaning/Maintenance Supplies	0	BGSF	\$0.35	\$0	
0.5	Moving/Relocation Expenses	0	BGSF	\$1.00	\$0	
Subtotal					\$0	
Contingency				5%	\$0	
Total Soft Costs Occupancy Related					\$0	
Total Project Budget						
Subtotal Hard and Soft Costs					-\$262,500	
Owner Project Contingency				5%	-\$13,125	
Total Project Budget			Low	Mean	High	
			-\$254,953	-\$275,625	-\$296,297	
(1). Assumes Sale of Existing Bank Building As-Is with no Demolition or Site/Parking Improvements.						

A.	New Administration Building on Remote Site North of Animal Control					
Item	Description	Quantity	Unit	Unit Cost	Total	Notes
A. Hard Construction						
0.1	Demolition	46,716	BGSF	\$6.50	\$303,654	(1).
0.2	Renovation	0	BGSF	\$148.72	\$0	
0.3	New Construction	67,363	BGSF	\$186.00	\$12,529,518	(2).
0.5	Site Development/Amenities	67,363	BGSF	\$20.00	\$1,347,260	
Subtotal					\$14,180,432	
CM General Conditions				5%	\$709,022	
Subtotal					\$14,889,454	
Contingency				15%	\$2,233,418	
Subtotal					\$17,122,872	
Inflationary Factor				14%	\$2,397,202	(3).
Total Mean Hard Construction Costs					\$19,520,074	
B. Soft Cost Construction Related						
0.1	Sale of City Asset - Building/Property	0	LSUM	\$0	\$0	
0.2	Property Acquisition	0	LSUM	\$0	\$0	
0.3	Temporary Housing	0	LSUM	\$0	\$0	
0.4	Site Survey	0	LSUM	\$3,600	\$0	
0.5	Subsurface Soil Investigations/ GTECH.	14	EA	\$2,800	\$39,200	
0.6	Phase 1 Environmental	0	EA	\$0	\$0	
0.7	Architectural/Engineering Design Fees		6.5%	\$19,520,074	\$1,268,805	
0.8	A/E Reimbursable Expenses		0.5%	\$19,520,074	\$97,600	
0.9	CM Fees		5.0%	\$19,520,074	\$976,004	
0.10	Financing and Legal Fees		15%	\$19,520,074	\$2,928,011	
0.11	Builders Risk Insurance		0.5%	\$19,520,074	\$97,600	
0.12	Permitting	1	LSUM	\$10,000	\$10,000	
Subtotal					\$5,417,220	
Contingency				5%	\$270,861	
Total Soft Costs Construction Related					\$5,688,081	
C. Soft Costs Occupancy Related						
0.1	Information Technology, Audio/Visual	67,363	BGSF	\$3.25	\$218,930	
0.2	Furniture and Equipment	67,363	BGSF	\$18.00	\$1,212,534	(4).
0.3	Telephone	67,363	BGSF	\$0.75	\$50,522	
0.4	Cleaning/Maintenance Supplies	67,363	BGSF	\$0.35	\$23,577	
0.5	Moving/Relocation Expenses	67,363	LSUM	\$1.00	\$67,363	
Subtotal					\$1,572,926	
Contingency				5%	\$78,646	
Total Soft Costs Occupancy Related					\$1,651,572	
Total Project Budget						
Subtotal Hard and Soft Costs					\$26,859,727	
Owner Project Contingency				5%	\$1,342,986	
Total Project Budget			Low	Mean	High	
			\$26,087,510	\$28,202,714	\$30,317,917	
(1). Assumes Demolition for Sale of Property.			(3). Assumes inflationary factor of 3.5% annually			

(2). Based upon 20 Year Architectural Space Program and includes CMH, HHS and Antrim County Conservation.				(4). Assumes all new furniture.		
B.	Antrim County Transportation Corrective Work					
Item	Description	Quantity	Unit	Unit Cost	Total	Notes
A. Hard Construction						
0.1	Demolition	0	BGSF	\$5.00	\$0	
0.2	Renovation - Corrective Work	1	LSUM	\$60,000.00	\$60,000	(1).
0.3	New Construction	0	BGSF	\$0.00	\$0	
0.5	Site Development/Amenities	0	BGSF	\$15.00	\$0	
Subtotal					\$60,000	
CM General Conditions				5%	\$3,000	
Subtotal					\$63,000	
Contingency				15%	\$9,450	
Subtotal					\$72,450	
Inflationary Factor				14%	\$10,143	(2).
Total Mean Hard Construction Costs					\$82,593	
B. Soft Cost Construction Related						
0.1	Sale of City Asset - Building/Property	0	LSUM	\$0	\$0	
0.2	Property Acquisition	0	LSUM	\$0	\$0	
0.3	Temporary Housing	0	LSUM	\$0	\$0	
0.4	Site Survey	0	LSUM	\$3,600	\$0	
0.5	Subsurface Soil Investigations/ GTECH.	0	EA	\$2,800	\$0	
0.6	Phase 1 Environmental	0	EA	\$0	\$0	
0.7	Architectural/Engineering Design Fees		5.5%	\$82,593	\$4,543	
0.8	A/E Reimbursable Expenses		0.5%	\$82,593	\$413	
0.9	CM Fees		0.0%	\$82,593	\$0	
0.10	Financing and Legal Fees		0%	\$82,593	\$0	(3).
0.11	Builders Risk Insurance		0.0%	\$82,593	\$0	
0.12	Permitting	0	LSUM	\$0	\$0	
Subtotal					\$4,956	
Contingency				5%	\$248	
Total Soft Costs Construction Related					\$5,203	
C. Soft Costs Occupancy Related						
0.1	Information Technology, Audio/Visual	0	BGSF	\$3.25	\$0	
0.2	Furniture and Equipment	0	BGSF	\$12.30	\$0	
0.3	Telephone	0	BGSF	\$0.75	\$0	
0.4	Cleaning/Maintenance Supplies	0	BGSF	\$0.35	\$0	
0.5	Moving/Relocation Expenses	0	LSUM	\$1.00	\$0	
Subtotal					\$0	
Contingency				5%	\$0	
Total Soft Costs Occupancy Related					\$0	
Total Project Budget						
Subtotal Hard and Soft Costs					\$87,796	
Owner Project Contingency				5%	\$4,390	
Total Project Budget			Low	Mean	High	
			\$85,272	\$92,186	\$99,100	

(1). Does Not include roof replacement.						
(2). Assumes inflationary factor of 3.5% annually						
(3). Assumes work to be done with available funds.						
A.	New Courthouse on Remote Site Adjacent to New Sheriff's Office/Jail					
Item	Description	Quantity	Unit	Unit Cost	Total	Notes
A. Hard Construction						
0.1	Demolition	0	BGSF	\$5.00	\$0	(1).
0.2	Renovation	0	BGSF	\$15.15	\$0	
0.3	New Construction	30,973	BGSF	\$276.68	\$8,569,610	(2).
0.5	Site Development/Amenities	30,973	BGSF	\$20.00	\$619,460	
Subtotal					\$9,189,070	
CM General Conditions				5%	\$459,453	
Subtotal					\$9,648,523	
Contingency				15%	\$1,447,278.5	
Subtotal					\$11,095,802	
Inflationary Factor				35%	\$3,883,531	(3).
Total Mean Hard Construction Costs					\$14,979,332	
B. Soft Cost Construction Related						
0.1	Sale of City Asset - Building/Property	0	LSUM	\$0	\$0	
0.2	Property Acquisition	0	LSUM	\$0	\$0	
0.3	Temporary Housing	0	LSUM	\$0	\$0	
0.4	Site Survey	0	LSUM	\$0	\$0	
0.5	Subsurface Soil Investigations/ GTECH.	14	EA	\$2,800	\$39,200	
0.6	Phase 1 Environmental	0	EA	\$0	\$0	
0.7	Architectural/Engineering Design Fees		6.5%	\$14,979,332	\$973,657	
0.8	A/E Reimbursable Expenses		0.5%	\$14,979,332	\$74,897	
0.9	CM Fees		5.0%	\$14,979,332	\$748,967	
0.10	Financing and Legal Fees		15%	\$14,979,332	\$2,246,900	
0.11	Builders Risk Insurance		0.25%	\$14,979,332	\$37,448	
0.12	Permitting	1	LSUM	\$6,000	\$6,000	
Subtotal					\$4,127,068	
Contingency				5%	\$206,353	
Total Soft Costs Construction Related					\$4,333,421	
C. Soft Costs Occupancy Related						
0.1	Information Technology, Audio/Visual	30,973	BGSF	\$4.25	\$131,635	
0.2	Furniture and Equipment	30,973	BGSF	\$12.30	\$380,968	
0.3	Telephone - Recording System	30,973	BGSF	\$1.75	\$54,203	
0.4	Cleaning/Maintenance Supplies	30,973	BGSF	\$0.35	\$10,841	
0.5	Moving/Relocation Expenses	25,969	BGSF	\$1.50	\$38,954	
Subtotal					\$616,600	
Contingency				5%	\$30,830	
Total Soft Costs Occupancy Related					\$647,430	
Total Project Budget						
Subtotal Hard and Soft Costs					\$19,960,184	
Owner Project Contingency				5%	\$998,009	
Total Project Budget			Low	Mean	High	
			\$19,386,328	\$20,958,193	\$22,530,057	

(1). Assumes Courthouse to be sold as is with no demolition or Site/Parking Improvements			(2). Includes Circuit Court Probation and Prosecutor. Based Upon 20 Year Architectural Space Program.			
			(3). Assumes inflationary factor of 3.5% annually			
B.	Sale of Nifty Thrift Property					
Item	Description	Quantity	Unit	Unit Cost	Total	Notes
A. Hard Construction						
0.1	Demolition	0	BGSF	\$7.50	\$0	(1).
0.2	Renovation	0	LSUM	\$0.00	\$0	
0.3	New Construction	0	BGSF	\$0.00	\$0	
0.5	Site Development/Amenities	0	BGSF	\$15.00	\$0	
Subtotal					\$0	
CM General Conditions				5%	\$0	
Subtotal					\$0	
Contingency				15%	\$0	
Subtotal					\$0	
Inflationary Factor				35%	\$0	
Total Mean Hard Construction Costs					\$0	
B. Soft Cost Construction Related						
0.1	Sale of City Asset - Building/Property	0	LSUM	\$0	\$0	
0.2	Property Acquisition	0	LSUM	\$0	\$0	
0.3	Temporary Housing	0	LSUM	\$0	\$0	
0.4	Site Survey	0	LSUM	\$3,600	\$0	
0.5	Subsurface Soil Investigations/ GTECH.	0	EA	\$2,800	\$0	
0.6	Phase 1 Environmental	0	EA	\$0	\$0	
0.7	Architectural/Engineering Design Fees		6.5%	\$0	\$0	
0.8	A/E Reimbursable Expenses		2.5%	\$0	\$0	
0.9	CM Fees		0.0%	\$0	\$0	
0.10	Financing and Legal Fees		0%	\$0	\$0	
0.11	Builders Risk Insurance		0.5%	\$0	\$0	
0.12	Permitting	0	LSUM	\$0	\$0	
Subtotal					\$0	
Contingency				5%	\$0	
Total Soft Costs Construction Related					\$0	
C. Soft Costs Occupancy Related						
0.1	Information Technology, Audio/Visual	0	BGSF	\$3.25	\$0	
0.2	Furniture and Equipment	0	BGSF	\$12.30	\$0	
0.3	Telephone	0	BGSF	\$0.75	\$0	
0.4	Cleaning/Maintenance Supplies	0	BGSF	\$0.35	\$0	
0.5	Moving/Relocation Expenses	0	LSUM	\$1.00	\$0	
Subtotal					\$0	
Contingency				5%	\$0	
Total Soft Costs Occupancy Related					\$0	
Total Project Budget						
Subtotal Hard and Soft Costs					\$0	
Owner Project Contingency				5%	\$0	
Total Project Budget			Low	Mean	High	
			\$0	\$0	\$0	

(1). Assumes As-Is Sale of Property with no Site/Parking Improvements Once Lease Period is Completed.						
C.	Antrim County Transportation Enclosed Vehicular Storage					
Item	Description	Quantity	Unit	Unit Cost	Total	Notes
A. Hard Construction						
0.1	Demolition	0	BGSF	\$5.00	\$0	
0.2	Renovation	0	LSUM	\$0.00	\$0	
0.3	New Construction	2,661	BGSF	\$75.00	\$199,575	(1).
0.5	Site Development/Amenities	2,661	BGSF	\$15.00	\$39,915	
Subtotal					\$239,490	
CM General Conditions				0%	\$0	
Subtotal					\$239,490	
Contingency				15%	\$35,924	
Subtotal					\$275,414	
Inflationary Factor				35%	\$96,395	(2).
Total Mean Hard Construction Costs					\$371,808	
B. Soft Cost Construction Related						
0.1	Sale of City Asset - Building/Property	0	LSUM	\$0	\$0	
0.2	Property Acquisition	0	LSUM	\$0	\$0	
0.3	Temporary Housing	0	LSUM	\$0	\$0	
0.4	Site Survey	0	LSUM	\$3,600	\$0	
0.5	Subsurface Soil Investigations/ GTECH.	0	EA	\$2,800	\$0	
0.6	Phase 1 Environmental	0	EA	\$0	\$0	
0.7	Architectural/Engineering Design Fees		7.5%	\$371,808	\$27,886	
0.8	A/E Reimbursable Expenses		1.5%	\$371,808	\$5,577	
0.9	CM Fees		0.0%	\$371,808	\$0	
0.10	Financing and Legal Fees		0%	\$371,808	\$0	(3).
0.11	Builders Risk Insurance		0.5%	\$371,808	\$1,859	
0.12	Permitting	0	LSUM	\$0	\$0	
Subtotal					\$35,322	
Contingency				5%	\$1,766	
Total Soft Costs Construction Related					\$37,088	
C. Soft Costs Occupancy Related						
0.1	Information Technology, Audio/Visual	0	BGSF	\$3.25	\$0	
0.2	Furniture and Equipment	0	BGSF	\$12.30	\$0	
0.3	Telephone	0	BGSF	\$0.75	\$0	
0.4	Cleaning/Maintenance Supplies	0	BGSF	\$0.35	\$0	
0.5	Moving/Relocation Expenses	0	LSUM	\$1.00	\$0	
Subtotal					\$0	
Contingency				5%	\$0	
Total Soft Costs Occupancy Related					\$0	
Total Project Budget						
Subtotal Hard and Soft Costs					\$408,896	
Owner Project Contingency				5%	\$20,445	
Total Project Budget			Low	Mean	High	
			\$397,140	\$429,341	\$461,541	

(1). Assumes new bays vehicular bays, free standing bldg. and related site improvements.	(3). Assumes to be done with available funds.
(2). Assumes inflationary factor of 3.5% annually.	

Antrim County Facilities Master Plan Statement of Probable Cost: Master Plan Option H Implementation/Phasing Plan					
Component		Range of Probable Cost			Notes
		Low	Mean	High	
I.	Phase 1: 1 - 5 Years				
A.	Master Plan H Preliminary Design	\$ 37,925	\$ 41,000	\$ 44,075	(1).
B.	New Sheriff's Office and Jail	\$ 21,761,553	\$ 23,526,003	\$ 25,290,453	(2).
C.	Administration Building Space Reallocation and Security System	\$ 243,163	\$ 262,879	\$ 282,595	(3).
D.	Relocation of Prosecutor to either Sheriff's Office or Administration Building	\$ 2,372	\$ 2,564	\$ 2,757	(4).
E.	Courthouse Corrective Work, Space Reallocation and Sallyport Addition.	\$ 2,505,009	\$ 2,708,118	\$ 2,911,227	(5).
F.	Bank Building Demolition and Site Development/Parking	\$ 182,900	\$ 197,729	\$ 212,559	(6).
Subtotal		\$ 24,732,921	\$ 26,738,293	\$ 28,743,665	
II.	Phase 2: 5 to 10 Years				
A.	Administration Renovation	\$ 14,321,179	\$ 15,482,355	\$ 16,643,532	(7).
B.	Antrim County Transportation Corrective Work	\$ 85,272	\$ 92,186	\$ 99,100	(8).
Subtotal		\$ 14,406,451	\$ 15,574,541	\$ 16,742,632	
III.	Phase 3: 10 to 20 Years				
A.	Demolition of Nifty Thrifty and Construction of Parking Lot	\$ 93,624	\$ 101,215	\$ 108,806	(9).
B.	Antrim County Transportation Enclosed Vehicular Parking	\$ 397,140	\$ 429,341	\$ 461,541	(10).
Subtotal		\$ 490,764	\$ 530,556	\$ 570,347	
Table Notes:		General Notes:			
(1). Includes Basic Services and Estimated Reimbursable		1. Hard Construction Costs = "Bricks and Mortar"			
(2). New Sheriff's Office/Jail Located on Remote site West of Animal Control Center.		2. Soft Costs Construction Related = Geotechnical Reports, Survey, Design Fees, Financing/Legal Fees			
(3). Assumes no relocation of walls and a security system platform for the renovation project.		3. Soft Costs Occupancy Related = Furniture, equipment, IT, Audio/Visual and Phones.			
(4). Assumes relocation of Prosecutor to the Administration Building, included in Administration Bldg. Space Reallocation.		4. Includes contingencies based upon level of development.			
(5). Assumes reallocation of space and New Sallyport/Holding Addition.		5. Costs are based upon 2018 RSMeans SF Cost Data and Historical Information.			
(6). Assumes to be part of Phase 1. However may be part of Phase 2 dependent upon space needs for Administration Building Renovation.		6. 2018 Construction Costs adjusted by Inflationary Factor.			
(7) Based upon Existing BGSF, includes new shell.		Assumptions:			
(8).Does not include new roof.		1. No poor soils mitigation will be required.			
(9). Approximately 20 new parking spaces.		2. No hazardous materials mitigation will be required.			
(10). Based upon 3 enclosed vehicular parking bays.		3. Financing costs and legal fees are 15% of the Hard Construction Costs			
		4. Stormwater management system will not be required at Campus Work.			
		5. Project Delivery System: Construction Manager, Competitively Bid.			

B. New Sheriff's Office/Jail (Master Plan Options C or D)						
Item	Description	Quantity	Unit	Unit Cost	Total	Notes
A. Hard Construction						
0.1	Demolition of Existing Jail and Annex	16,381	BGSF	\$7.50	\$122,858	
0.2	Renovation	0	BGSF	\$0.00	\$0	
0.3	New Construction	37,580	BGSF	\$330.00	\$12,401,400	(1).
0.4	Site Development/Amenities	37,580	BGSF	\$20.00	\$751,600	
Subtotal					\$13,275,858	
CM General Conditions				5%	\$663,793	
Subtotal					\$13,939,650	
Contingency				15%	\$2,090,948	
Subtotal					\$16,030,598	
Inflationary Factor				7%	\$1,122,142	(2).
Total Mean Hard Construction Costs					\$17,152,740	
B. Soft Cost Construction Related						
0.1	Sale of City Asset - Building/Property	0	LSUM	\$0	\$0	
0.2	Property Acquisition	0	LSUM	\$0	\$0	
0.3	Temporary Housing	0	LSUM	\$0	\$0	
0.4	Site Survey	1	LSUM	\$40,000	\$40,000	
0.5	Subsurface Soil Investigations/ GTECH.	14	EA	\$2,800	\$39,200	
0.6	Phase 1 Environmental	0	EA	\$0	\$0	
0.7	Architectural/Engineering Design Fees		6.5%	\$17,152,740	\$1,114,928	
0.8	A/E Reimbursable Expenses		0.5%	\$17,152,740	\$85,764	
0.9	CM Fees		5.0%	\$17,152,740	\$857,637	
0.10	Financing and Legal Fees		15%	\$17,152,740	\$2,572,910.97	
0.11	Builders Risk Insurance		0.25%	\$17,152,740	\$42,882	
0.12	Permitting	1	LSUM	\$6,000	\$6,000	
Subtotal					\$4,759,322	
Contingency				5%	\$237,966	
Total Soft Costs Construction Related					\$4,997,288	
C. Soft Costs Occupancy Related						
0.1	IT, Audio/Visual	37,580	BGSF	\$1.25	\$46,975	
0.2	Furniture and Equipment	37,580	BGSF	\$2.30	\$86,434	
0.3	Telephone	37,580	BGSF	\$0.75	\$28,185	
0.4	Cleaning/Maintenance Supplies	37,580	BGSF	\$0.35	\$13,153	
0.5	Moving/Relocation Expenses	68,767	BGSF	\$1.00	\$68,767	
Subtotal					\$243,514	
Contingency				5%	\$12,176	
Total Soft Costs Occupancy Related					\$255,690	
Total Project Budget						
Subtotal Hard and Soft Costs					\$22,405,717	
Owner Project Contingency				5%	\$1,120,286	
Total Project Budget			Low	Mean	High	
			\$21,761,553	\$23,526,003	\$25,290,453	
(1). Based upon 20 year Architectural Space Program						
(2). Assumes inflationary factor of 3.5% annually						

C.	Administration Building Space Reallocation and Security System					
Item	Description	Quantity	Unit	Unit Cost	Total	Notes
A. Hard Construction						
0.1	Demolition	0	BGSF	\$5.00	\$0	
0.2	Renovation	0	BGSF	\$15.15	\$0	
0.3	New Construction - Security System	46,716	BGSF	\$3.85	\$179,857	(1).
0.5	Site Development/Amenities	0	BGSF	\$15.00	\$0	
Subtotal					\$179,857	
CM General Conditions				0%	\$0.0	
Subtotal					\$179,857	
Contingency				15%	\$26,978.5	
Subtotal					\$206,835	
Inflationary Factor				7%	\$14,478	(2).
Total Mean Hard Construction Costs					\$221,314	
B. Soft Cost Construction Related						
0.1	Sale of City Asset - Building/Property	0	LSUM	\$0	\$0	
0.2	Property Acquisition	0	LSUM	\$0	\$0	
0.3	Temporary Housing	0	LSUM	\$0	\$0	
0.4	Site Survey	0	LSUM	\$0	\$0	
0.5	Subsurface Soil Investigations/ GTECH.	0	EA	\$2,800	\$0	
0.6	Phase 1 Environmental	0	EA	\$0	\$0	
0.7	Architectural/Engineering Design Fees		10.0%	\$221,314	\$22,131	
0.8	A/E Reimbursable Expenses		2.5%	\$221,314	\$5,533	
0.9	CM Fees		0.0%	\$221,314	\$0	
0.10	Financing and Legal Fees		0%	\$221,314	\$0	(3).
0.11	Builders Risk Insurance		0.0%	\$221,314	\$0	
0.12	Permitting	0	LSUM	\$2,500	\$0	
Subtotal					\$27,664	
Contingency				5%	\$1,383	
Total Soft Costs Construction Related					\$29,047	
C. Soft Costs Occupancy Related						
0.1	Information Technology, Audio/Visual	0	BGSF	\$2.25	\$0	
0.2	Furniture and Equipment	0	BGSF	\$12.30	\$0	
0.3	Telephone	0	BGSF	\$0.75	\$0	
0.4	Cleaning/Maintenance Supplies	0	BGSF	\$0.35	\$0	
0.5	Moving/Relocation Expenses	0	BGSF	\$0.50	\$0	
Subtotal					\$0	
Contingency				5%	\$0	
Total Soft Costs Occupancy Related					\$0	
Total Project Budget						
Subtotal Hard and Soft Costs					\$250,361	
Owner Project Contingency				5%	\$12,518	
Total Project Budget			Low	Mean	High	
			\$243,163	\$262,879	\$282,595	
(1). Assumes Access control, CCTV at public circulation and points of transaction and platform for the renovation			(2). Assumes inflationary factor of 3.5% annually			
			(3). Assumes to be completed with available funds.			

D. Relocation of Prosecutor to either Sheriff's Office or Administration Building						
Item	Description	Quantity	Unit	Unit Cost	Total	Notes
A. Hard Construction						
0.1	Demolition	0	BGSF	\$3.50	\$0	(1).
0.2	Renovation	0	BGSF	\$180.00	\$0	(1).
0.3	New Construction	0	BGSF	\$200.00	\$0	(1).
0.5	Site Development/Amenities	0	BGSF	\$15.00	\$0	(1).
Subtotal					\$0	
CM General Conditions				5%	\$0	
Subtotal					\$0	
Contingency				15%	\$0	
Subtotal					\$0	
Inflationary Factor				7%	\$0	(2).
Total Mean Hard Construction Costs					\$0	
B. Soft Cost Construction Related						
0.1	Sale of City Asset - Building/Property	0	LSUM	\$0	\$0	
0.2	Property Acquisition	0	LSUM	\$0	\$0	
0.3	Temporary Housing	0	LSUM	\$0	\$0	
0.4	Site Survey	0	LSUM	\$0	\$0	
0.5	Subsurface Soil Investigations/ GTECH.	0	EA	\$0	\$0	
0.6	Phase 1 Environmental	0	EA	\$0	\$0	
0.7	Architectural/Engineering Design Fees		8.0%	\$0	\$0	(3).
0.8	A/E Reimbursable Expenses		0.5%	\$0	\$0	(3).
0.9	CM Fees		5.0%	\$0	\$0	
0.10	Financing and Legal Fees		15%	\$0	\$0	
0.11	Builders Risk Insurance		2.5%	\$0	\$0	
0.12	Permitting	0	LSUM	\$3,500	\$0	
Subtotal					\$0	
Contingency				5%	\$0	
Total Soft Costs Construction Related					\$0	
C. Soft Costs Occupancy Related						
0.1	Information Technology, Audio/Visual	0	BGSF	\$4.25	\$0	
0.2	Furniture and Equipment	0	BGSF	\$12.30	\$0	
0.3	Telephone	0	BGSF	\$0.75	\$0	
0.4	Cleaning/Maintenance Supplies	0	BGSF	\$0.35	\$0	
0.5	Moving/Relocation Expenses	2,326	BGSF	\$1.00	\$2,326	
Subtotal					\$2,326	
Contingency				5%	\$116	
Total Soft Costs Occupancy Related					\$2,442	
Total Project Budget						
Subtotal Hard and Soft Costs					\$2,442	
Owner Project Contingency				5%	\$122	
Total Project Budget			Low	Mean	High	
			\$2,372	\$2,564	\$2,757	
(1). Assumes to be part of Administration Building Space Reallocation and no demolition or new construction will be required.			(2). Assumes inflationary factor of 3.5% annually			
			(3). Included in Preliminary Design			

E.	Courthouse Corrective Work, Space Reallocation and Sallyport Addition					
Item	Description	Quantity	Unit	Unit Cost	Total	Notes
A. Hard Construction						
0.1	Demolition	0	BGSF	\$0.00	\$0	
0.2	Corrective Work	1	LSUM	\$295,000.00	\$295,000	(1).
0.3	New Construction	4,000	BGSF	\$310.00	\$1,240,000	
0.5	Site Development/Amenities	4,000	BGSF	\$15.00	\$60,000	
Subtotal					\$1,595,000	
CM General Conditions				0%	\$0	
Subtotal					\$1,595,000	
Contingency				15%	\$239,250	
Subtotal					\$1,834,250	
Inflationary Factor				7%	\$128,398	(2).
Total Mean Hard Construction Costs					\$1,962,648	
B. Soft Cost Construction Related						
0.1	Sale of City Asset - Building/Property	0	LSUM	\$0	\$0	
0.2	Property Acquisition	0	LSUM	\$0	\$0	
0.3	Temporary Housing	0	LSUM	\$0	\$0	
0.4	Site Survey	0	LSUM		\$0	
0.5	Subsurface Soil Investigations/ GTECH.	6	EA	\$2,800	\$16,800	
0.6	Phase 1 Environmental	0	EA	\$0	\$0	
0.7	Architectural/Engineering Design Fees		8.5%	\$1,962,648	\$166,825	
0.8	A/E Reimbursable Expenses		2.5%	\$1,962,648	\$49,066	
0.9	CM Fees		0.0%	\$1,962,648	\$0	
0.10	Financing and Legal Fees		15%	\$1,962,648	\$294,397.13	
0.11	Builders Risk Insurance		2.5%	\$1,962,648	\$49,066	
0.12	Permitting	0	LSUM	\$2,500	\$0	
Subtotal					\$576,155	
Contingency				5%	\$28,808	
Total Soft Costs Construction Related					\$604,962	
C. Soft Costs Occupancy Related						
0.1	Information Technology, Audio/Visual	0	BGSF	\$7.25	\$0	
0.2	Furniture and Equipment	500	BGSF	\$16.00	\$8,000	
0.3	Telephone	4,000	BGSF	\$0.75	\$3,000	
0.4	Cleaning/Maintenance Supplies	0	BGSF	\$0.35	\$0	
0.5	Moving/Relocation Expenses	0	LSUM	\$1.00	\$0	
Subtotal					\$11,000	
Contingency				5%	\$550	
Total Soft Costs Occupancy Related					\$11,550	
Total Project Budget						
Subtotal Hard and Soft Costs					\$2,579,160	
Owner Project Contingency				5%	\$128,958	
Total Project Budget			Low	Mean	High	
			\$2,505,009	\$2,708,118	\$2,911,227	
(1). Includes ADA compliance items.						
(2). Assumes inflationary factor of 3.5% annually						

F.	Bank Building Demolition and Site/Parking Improvements					
Item	Description	Quantity	Unit	Unit Cost	Total	Notes
A. Hard Construction						
0.1	Demolition	8,575	BGSF	\$5.00	\$42,875	
0.2	Renovation	0	LSUM	\$0.00	\$0	(1).
0.3	New Construction	0	BGSF	\$0.00	\$0	
0.5	Site Development/Amenities	8,575	BGSF	\$10.00	\$85,750	
Subtotal					\$128,625	
CM General Conditions				0%	\$0	
Subtotal					\$128,625	
Contingency				15%	\$19,294	
Subtotal					\$147,919	
Inflationary Factor				7%	\$10,354	(2).
Total Mean Hard Construction Costs					\$158,273	
B. Soft Cost Construction Related						
0.1	Sale of City Asset - Building/Property	0	LSUM	\$0	\$0	
0.2	Property Acquisition	0	LSUM	\$0	\$0	
0.3	Temporary Housing	0	LSUM	\$0	\$0	
0.4	Site Survey	0	LSUM	\$3,600	\$0	
0.5	Subsurface Soil Investigations/ GTECH.	4	EA	\$2,800	\$11,200	
0.6	Phase 1 Environmental	0	EA	\$0	\$0	
0.7	Architectural/Engineering Design Fees		8.5%	\$158,273	\$13,453	
0.8	A/E Reimbursable Expenses		2.5%	\$158,273	\$3,957	
0.9	CM Fees		0.0%	\$158,273	\$0	
0.10	Financing and Legal Fees		0%	\$158,273	\$0	
0.11	Builders Risk Insurance		2.5%	\$158,273	\$0	
0.12	Permitting	0	LSUM	\$158,273	\$0	
Subtotal					\$28,610	
Contingency				5%	\$1,431	
Total Soft Costs Construction Related					\$30,041	
C. Soft Costs Occupancy Related						
0.1	Information Technology, Audio/Visual	0	BGSF	\$7.25	\$0	
0.2	Furniture and Equipment	0	BGSF	\$12.30	\$0	
0.3	Telephone	0	BGSF	\$0.75	\$0	
0.4	Cleaning/Maintenance Supplies	0	BGSF	\$0.35	\$0	
0.5	Moving/Relocation Expenses	0	LSUM	\$1.00	\$0	
Subtotal					\$0	
Contingency				5%	\$0	
Total Soft Costs Occupancy Related					\$0	
Total Project Budget						
Subtotal Hard and Soft Costs					\$188,314	
Owner Project Contingency				5%	\$9,416	
Total Project Budget			Low	Mean	High	
			\$182,900	\$197,729	\$212,559	
(1). Assumes approximately 20 new parking spaces, lighting and perimeter landscaping			(2). Assumes inflationary factor of 3.5% annually			

A.	Administration Building Renovation					
Item	Description	Quantity	Unit	Unit Cost	Total	Notes
A. Hard Construction						
0.1	Demolition	46,716	BGSF	\$5.00	\$233,580	
0.2	Renovation	46,716	LSUM	\$148.72	\$6,947,604	(1).
0.3	New Construction	0	BGSF	\$0.00	\$0	
0.5	Site Development/Amenities	46,716	BGSF	\$15.00	\$700,740	(2).
Subtotal					\$7,881,924	
CM General Conditions				5%	\$394,096	
Subtotal					\$8,276,020	
Contingency				15%	\$1,241,403	
Subtotal					\$9,517,423	
Inflationary Factor				14%	\$1,332,439	(3).
Total Mean Hard Construction Costs					\$10,849,862	
B. Soft Cost Construction Related						
0.1	Sale of City Asset - Building/Property	0	LSUM	\$0	\$0	
0.2	Property Acquisition	0	LSUM	\$0	\$0	
0.3	Temporary Housing	0	LSUM	\$0	\$0	
0.4	Site Survey	0	LSUM	\$3,600	\$0	
0.5	Subsurface Soil Investigations/ GTECH.	0	EA	\$2,800	\$0	
0.6	Phase 1 Environmental	0	EA	\$0	\$0	
0.7	Architectural/Engineering Design Fees		5.5%	\$10,849,862	\$596,742	
0.8	A/E Reimbursable Expenses		0.5%	\$10,849,862	\$54,249	
0.9	CM Fees		5.0%	\$10,849,862	\$542,493	
0.10	Financing and Legal Fees		15%	\$10,849,862	\$1,627,479	
0.11	Builders Risk Insurance		0.5%	\$10,849,862	\$54,249	
0.12	Permitting	1	LSUM	\$10,000	\$10,000	
Subtotal					\$2,885,213	
Contingency				5%	\$144,261	
Total Soft Costs Construction Related					\$3,029,474	
C. Soft Costs Occupancy Related						
0.1	Information Technology, Audio/Visual	46,716	BGSF	\$3.25	\$151,827	
0.2	Furniture and Equipment	46,716	BGSF	\$12.30	\$574,607	(4).
0.3	Telephone	46,716	BGSF	\$0.75	\$35,037	
0.4	Cleaning/Maintenance Supplies	46,716	BGSF	\$0.35	\$16,351	
0.5	Moving/Relocation Expenses	46,716	LSUM	\$1.00	\$46,716	
Subtotal					\$824,537	
Contingency				5%	\$41,227	
Total Soft Costs Occupancy Related					\$865,764	
Total Project Budget						
Subtotal Hard and Soft Costs					\$14,745,100	
Owner Project Contingency				5%	\$737,255	
Total Project Budget			Low	Mean	High	
			\$14,321,179	\$15,482,355	\$16,643,532	
(1). Based upon existing Administration Building BGSF.			(3). Assumes inflationary factor of 3.5% annually			
(2). Includes remaining campus site/parking improvements.			(4). Assumes 75% new furniture.			

B.	Antrim County Transportation Corrective Work					
Item	Description	Quantity	Unit	Unit Cost	Total	Notes
A. Hard Construction						
0.1	Demolition	0	BGSF	\$5.00	\$0	
0.2	Renovation - Corrective Work	1	LSUM	\$60,000.00	\$60,000	(1).
0.3	New Construction	0	BGSF	\$0.00	\$0	
0.5	Site Development/Amenities	0	BGSF	\$15.00	\$0	
Subtotal					\$60,000	
CM General Conditions				5%	\$3,000	
Subtotal					\$63,000	
Contingency				15%	\$9,450	
Subtotal					\$72,450	
Inflationary Factor				14%	\$10,143	(2).
Total Mean Hard Construction Costs					\$82,593	
B. Soft Cost Construction Related						
0.1	Sale of City Asset - Building/Property	0	LSUM	\$0	\$0	
0.2	Property Acquisition	0	LSUM	\$0	\$0	
0.3	Temporary Housing	0	LSUM	\$0	\$0	
0.4	Site Survey	0	LSUM	\$3,600	\$0	
0.5	Subsurface Soil Investigations/ GTECH.	0	EA	\$2,800	\$0	
0.6	Phase 1 Environmental	0	EA	\$0	\$0	
0.7	Architectural/Engineering Design Fees		5.5%	\$82,593	\$4,543	
0.8	A/E Reimbursable Expenses		0.5%	\$82,593	\$413	
0.9	CM Fees		0.0%	\$82,593	\$0	
0.10	Financing and Legal Fees		0%	\$82,593	\$0	(3).
0.11	Builders Risk Insurance		0.0%	\$82,593	\$0	
0.12	Permitting	0	LSUM	\$0	\$0	
Subtotal					\$4,956	
Contingency				5%	\$248	
Total Soft Costs Construction Related					\$5,203	
C. Soft Costs Occupancy Related						
0.1	Information Technology, Audio/Visual	0	BGSF	\$3.25	\$0	
0.2	Furniture and Equipment	0	BGSF	\$12.30	\$0	
0.3	Telephone	0	BGSF	\$0.75	\$0	
0.4	Cleaning/Maintenance Supplies	0	BGSF	\$0.35	\$0	
0.5	Moving/Relocation Expenses	0	LSUM	\$1.00	\$0	
Subtotal					\$0	
Contingency				5%	\$0	
Total Soft Costs Occupancy Related					\$0	
Total Project Budget						
Subtotal Hard and Soft Costs					\$87,796	
Owner Project Contingency				5%	\$4,390	
Total Project Budget			Low	Mean	High	
			\$85,272	\$92,186	\$99,100	
(1). Does Not include roof replacement.			(3). Assumes work to be done with available funds.			
(2). Assumes inflationary factor of 3.5% annually						

A. Demolition of Nifty Thrift and New Parking						
Item	Description	Quantity	Unit	Unit Cost	Total	Notes
A. Hard Construction						
0.1	Demolition	2,345	BGSF	\$7.50	\$17,588	
0.2	Renovation	0	LSUM	\$0.00	\$0	
0.3	New Construction	0	BGSF	\$0.00	\$0	
0.5	Site Development/Amenities	2,345	BGSF	\$15.00	\$35,175	(1).
Subtotal					\$52,763	
CM General Conditions				5%	\$2,638	
Subtotal					\$55,401	
Contingency				15%	\$8,310	
Subtotal					\$63,711	
Inflationary Factor				35%	\$22,299	(2).
Total Mean Hard Construction Costs					\$86,009	
B. Soft Cost Construction Related						
0.1	Sale of City Asset - Building/Property	0	LSUM	\$0	\$0	
0.2	Property Acquisition	0	LSUM	\$0	\$0	
0.3	Temporary Housing	0	LSUM	\$0	\$0	
0.4	Site Survey	0	LSUM	\$3,600	\$0	
0.5	Subsurface Soil Investigations/ GTECH.	0	EA	\$2,800	\$0	
0.6	Phase 1 Environmental	0	EA	\$0	\$0	
0.7	Architectural/Engineering Design Fees		8.5%	\$86,009	\$7,311	
0.8	A/E Reimbursable Expenses		2.5%	\$86,009	\$2,150	
0.9	CM Fees		0.0%	\$86,009	\$0	
0.10	Financing and Legal Fees		0%	\$86,009	\$0	(3).
0.11	Builders Risk Insurance		0.5%	\$86,009	\$430	
0.12	Permitting	0	LSUM	\$0	\$0	
Subtotal					\$9,891	
Contingency				5%	\$495	
Total Soft Costs Construction Related					\$10,386	
C. Soft Costs Occupancy Related						
0.1	Information Technology, Audio/Visual	0	BGSF	\$3.25	\$0	
0.2	Furniture and Equipment	0	BGSF	\$12.30	\$0	
0.3	Telephone	0	BGSF	\$0.75	\$0	
0.4	Cleaning/Maintenance Supplies	0	BGSF	\$0.35	\$0	
0.5	Moving/Relocation Expenses	0	LSUM	\$1.00	\$0	
Subtotal					\$0	
Contingency				5%	\$0	
Total Soft Costs Occupancy Related					\$0	
Total Project Budget						
Subtotal Hard and Soft Costs					\$96,395	
Owner Project Contingency				5%	\$4,820	
Total Project Budget			Low	Mean	High	
			\$93,624	\$101,215	\$108,806	
(1). Assumes approximately 20 new parking spaces.						
(2). Assumes inflationary factor of 3.5% annually						
(3). Assumes to be done with available funds.						

B.	Antrim County Transportation Enclosed Vehicular Storage					
Item	Description	Quantity	Unit	Unit Cost	Total	Notes
A. Hard Construction						
0.1	Demolition	0	BGSF	\$5.00	\$0	
0.2	Renovation	0	LSUM	\$0.00	\$0	
0.3	New Construction	2,661	BGSF	\$75.00	\$199,575	(1).
0.5	Site Development/Amenities	2,661	BGSF	\$15.00	\$39,915	
Subtotal					\$239,490	
CM General Conditions				0%	\$0	
Subtotal					\$239,490	
Contingency				15%	\$35,924	
Subtotal					\$275,414	
Inflationary Factor				35%	\$96,395	(2).
Total Mean Hard Construction Costs					\$371,808	
B. Soft Cost Construction Related						
0.1	Sale of City Asset - Building/Property	0	LSUM	\$0	\$0	
0.2	Property Acquisition	0	LSUM	\$0	\$0	
0.3	Temporary Housing	0	LSUM	\$0	\$0	
0.4	Site Survey	0	LSUM	\$3,600	\$0	
0.5	Subsurface Soil Investigations/ GTECH.	0	EA	\$2,800	\$0	
0.6	Phase 1 Environmental	0	EA	\$0	\$0	
0.7	Architectural/Engineering Design Fees		7.5%	\$371,808	\$27,886	
0.8	A/E Reimbursable Expenses		1.5%	\$371,808	\$5,577	
0.9	CM Fees		0.0%	\$371,808	\$0	
0.10	Financing and Legal Fees		0%	\$371,808	\$0	(3).
0.11	Builders Risk Insurance		0.5%	\$371,808	\$1,859	
0.12	Permitting	0	LSUM	\$0	\$0	
Subtotal					\$35,322	
Contingency				5%	\$1,766	
Total Soft Costs Construction Related					\$37,088	
C. Soft Costs Occupancy Related						
0.1	Information Technology, Audio/Visual	0	BGSF	\$3.25	\$0	
0.2	Furniture and Equipment	0	BGSF	\$12.30	\$0	
0.3	Telephone	0	BGSF	\$0.75	\$0	
0.4	Cleaning/Maintenance Supplies	0	BGSF	\$0.35	\$0	
0.5	Moving/Relocation Expenses	0	LSUM	\$1.00	\$0	
Subtotal					\$0	
Contingency				5%	\$0	
Total Soft Costs Occupancy Related					\$0	
Total Project Budget						
Subtotal Hard and Soft Costs					\$408,896	
Owner Project Contingency				5%	\$20,445	
Total Project Budget			Low	Mean	High	
			\$397,140	\$429,341	\$461,541	
(1). Assumes 3 new bays, free standing bldg.						
(2). Assumes inflationary factor of 3.5% annually						
(3). Assumes to be done with available funds.						

Antrim County Facilities Master Plan Statement of Probable Cost: Master Plan Option I Implementation/Phasing Plan					
Component		Range of Probable Cost			Notes
		Low	Mean	High	
I.	Phase 1: 1 - 5 Years				
A.	Master Plan I Preliminary Design	\$ 37,925	\$ 41,000	\$ 44,075	(1).
B.	New Sheriff's Office and Jail	\$ 21,761,553	\$ 23,526,003	\$ 25,290,453	(2).
C.	Administration Building Space Reallocation and Security System	\$ 243,163	\$ 262,879	\$ 282,595	(3).
D.	Relocation of Prosecutor to either Sheriff's Office or Administration Building	\$ 2,372	\$ 2,564	\$ 2,757	(4).
E.	Courthouse Corrective Work, Space Reallocation and Sallyport Addition.	\$ 2,505,009	\$ 2,708,118	\$ 2,911,227	(5).
Subtotal		\$ 24,550,022	\$ 26,540,564	\$ 28,531,106	
II.	Phase 2: 5 to 10 Years				
A.	New Administration Building	\$ 21,126,554	\$ 22,839,518	\$ 24,552,482	(7).
B.	Bank Building Demolition and Site	\$ 194,118	\$ 209,857	\$ 225,596	(6).
C.	Antrim County Transportation Corrective Work	\$ 85,272	\$ 92,186	\$ 99,100	(8).
Subtotal		\$ 21,405,944	\$ 23,141,561	\$ 24,877,179	
III.	Phase 3: 10 to 20 Years				
A.	Demolition of Nifty Thrifty and Construction of Parking Lot	\$ 93,624	\$ 101,215	\$ 108,806	(9).
B.	Antrim County Transportation Enclosed Vehicular Parking	\$ 397,140	\$ 429,341	\$ 461,541	(10).
Subtotal		\$ 490,764	\$ 530,556	\$ 570,347	
Table Notes:		General Notes:			
(1). Includes Basic Services and Estimated Reimbursable		1. Hard Construction Costs = "Bricks and Mortar"			
(2). New Sheriff's Office/Jail Located on Remote site West of Animal Control Center.		2. Soft Costs Construction Related = Geotechnical Reports, Survey, Design Fees, Financing/Legal Fees			
(3). Assumes no relocation of walls and a security system platform for the renovation project.		3. Soft Costs Occupancy Related = Furniture, equipment, IT, Audio/Visual and Phones.			
(4). Assumes relocation of Prosecutor to the Administration Building, included in Administration Bldg. Space Reallocation.		4. Includes contingencies based upon level of development.			
(5). Assumes reallocation of space and New Sallyport/Holding Addition.		5. Costs are based upon 2018 RSMeans SF Cost Data and Historical Information.			
(6). Assumes to be part of Phase 1. However may be part of Phase 2 dependent upon space needs for Administration Building Renovation.		6. 2018 Construction Costs adjusted by Inflationary Factor.			
(7) Based upon Existing BGSF		Assumptions:			
(8). Does not include new roof.		1. No poor soils mitigation will be required.			
(9). Approximately 20 new parking spaces.		2. No hazardous materials mitigation will be required.			
(10). Based upon 3 enclosed vehicular parking bays.		3. Financing costs and legal fees are 15% of the Hard Construction Costs			
		4. Stormwater management system will not be required at Campus Work.			
		5. Project Delivery System: Construction Manager, Competitively Bid.			
B.	New Sheriff's Office/Jail (Master Plan Options C or D)				

Item	Description	Quantity	Unit	Unit Cost	Total	Notes
A. Hard Construction						
0.1	Demolition of Existing Jail and Annex	16,381	BGSF	\$7.50	\$122,858	
0.2	Renovation	0	BGSF	\$0.00	\$0	
0.3	New Construction	37,580	BGSF	\$330.00	\$12,401,400	(1).
0.4	Site Development/Amenities	37,580	BGSF	\$20.00	\$751,600	
Subtotal					\$13,275,858	
CM General Conditions				5%	\$663,793	
Subtotal					\$13,939,650	
Contingency				15%	\$2,090,948	
Subtotal					\$16,030,598	
Inflationary Factor				7%	\$1,122,142	(2).
Total Mean Hard Construction Costs					\$17,152,740	
B. Soft Cost Construction Related						
0.1	Sale of City Asset - Building/Property	0	LSUM	\$0	\$0	
0.2	Property Acquisition	0	LSUM	\$0	\$0	
0.3	Temporary Housing	0	LSUM	\$0	\$0	
0.4	Site Survey	1	LSUM	\$40,000	\$40,000	
0.5	Subsurface Soil Investigations/ GTECH.	14	EA	\$2,800	\$39,200	
0.6	Phase I Environmental	0	EA	\$0	\$0	
0.7	Architectural/Engineering Design Fees		6.5%	\$17,152,740	\$1,114,928	
0.8	A/E Reimbursable Expenses		0.5%	\$17,152,740	\$85,764	
0.9	CM Fees		5.0%	\$17,152,740	\$857,637	
0.10	Financing and Legal Fees		15%	\$17,152,740	\$2,572,910.97	
0.11	Builders Risk Insurance		0.25%	\$17,152,740	\$42,882	
0.12	Permitting	1	LSUM	\$6,000	\$6,000	
Subtotal					\$4,759,322	
Contingency				5%	\$237,966	
Total Soft Costs Construction Related					\$4,997,288	
C. Soft Costs Occupancy Related						
0.1	IT, Audio/Visual	37,580	BGSF	\$1.25	\$46,975	
0.2	Furniture and Equipment	37,580	BGSF	\$2.30	\$86,434	
0.3	Telephone	37,580	BGSF	\$0.75	\$28,185	
0.4	Cleaning/Maintenance Supplies	37,580	BGSF	\$0.35	\$13,153	
0.5	Moving/Relocation Expenses	68,767	BGSF	\$1.00	\$68,767	
Subtotal					\$243,514	
Contingency				5%	\$12,176	
Total Soft Costs Occupancy Related					\$255,690	
Total Project Budget						
Subtotal Hard and Soft Costs					\$22,405,717	
Owner Project Contingency				5%	\$1,120,286	
Total Project Budget			Low	Mean	High	
			\$21,761,553	\$23,526,003	\$25,290,453	
(1). Based upon 20 year Architectural Space Program						
(2). Assumes inflationary factor of 3.5% annually						
C.	Administration Building Space Reallocation and Security System					

Item	Description	Quantity	Unit	Unit Cost	Total	Notes
A. Hard Construction						
0.1	Demolition	0	BGSF	\$5.00	\$0	
0.2	Renovation	0	BGSF	\$15.15	\$0	
0.3	New Construction - Security System	46,716	BGSF	\$3.85	\$179,857	(1).
0.5	Site Development/Amenities	0	BGSF	\$15.00	\$0	
Subtotal					\$179,857	
CM General Conditions				0%	\$0.0	
Subtotal					\$179,857	
Contingency				15%	\$26,978.5	
Subtotal					\$206,835	
Inflationary Factor				7%	\$14,478	(2).
Total Mean Hard Construction Costs					\$221,314	
B. Soft Cost Construction Related						
0.1	Sale of City Asset - Building/Property	0	LSUM	\$0	\$0	
0.2	Property Acquisition	0	LSUM	\$0	\$0	
0.3	Temporary Housing	0	LSUM	\$0	\$0	
0.4	Site Survey	0	LSUM	\$0	\$0	
0.5	Subsurface Soil Investigations/ GTECH.	0	EA	\$2,800	\$0	
0.6	Phase 1 Environmental	0	EA	\$0	\$0	
0.7	Architectural/Engineering Design Fees		10.0%	\$221,314	\$22,131	
0.8	A/E Reimbursable Expenses		2.5%	\$221,314	\$5,533	
0.9	CM Fees		0.0%	\$221,314	\$0	
0.10	Financing and Legal Fees		0%	\$221,314	\$0	(3).
0.11	Builders Risk Insurance		0.0%	\$221,314	\$0	
0.12	Permitting	0	LSUM	\$2,500	\$0	
Subtotal					\$27,664	
Contingency				5%	\$1,383	
Total Soft Costs Construction Related					\$29,047	
C. Soft Costs Occupancy Related						
0.1	Information Technology, Audio/Visual	0	BGSF	\$2.25	\$0	
0.2	Furniture and Equipment	0	BGSF	\$12.30	\$0	
0.3	Telephone	0	BGSF	\$0.75	\$0	
0.4	Cleaning/Maintenance Supplies	0	BGSF	\$0.35	\$0	
0.5	Moving/Relocation Expenses	0	BGSF	\$0.50	\$0	
Subtotal					\$0	
Contingency				5%	\$0	
Total Soft Costs Occupancy Related					\$0	
Total Project Budget						
Subtotal Hard and Soft Costs					\$250,361	
Owner Project Contingency				5%	\$12,518	
Total Project Budget			Low	Mean	High	
			\$243,163	\$262,879	\$282,595	
(1). Assumes Access control, CCTV at public circulation and points of transaction and platform for the renovation			(2). Assumes inflationary factor of 3.5% annually			
			(3). Assumes to be completed with available funds.			
D.	Relocation of Prosecutor to either Sheriff's Office or Administration Building					

Item	Description	Quantity	Unit	Unit Cost	Total	Notes
A. Hard Construction						
0.1	Demolition	0	BGSF	\$3.50	\$0	(1).
0.2	Renovation	0	BGSF	\$180.00	\$0	(1).
0.3	New Construction	0	BGSF	\$200.00	\$0	(1).
0.5	Site Development/Amenities	0	BGSF	\$15.00	\$0	(1).
Subtotal					\$0	
CM General Conditions				5%	\$0	
Subtotal					\$0	
Contingency				15%	\$0	
Subtotal					\$0	
Inflationary Factor				7%	\$0	(2).
Total Mean Hard Construction Costs					\$0	
B. Soft Cost Construction Related						
0.1	Sale of City Asset - Building/Property	0	LSUM	\$0	\$0	
0.2	Property Acquisition	0	LSUM	\$0	\$0	
0.3	Temporary Housing	0	LSUM	\$0	\$0	
0.4	Site Survey	0	LSUM	\$0	\$0	
0.5	Subsurface Soil Investigations/ GTECH.	0	EA	\$0	\$0	
0.6	Phase I Environmental	0	EA	\$0	\$0	
0.7	Architectural/Engineering Design Fees		8.0%	\$0	\$0	(3).
0.8	A/E Reimbursable Expenses		0.5%	\$0	\$0	(3).
0.9	CM Fees		5.0%	\$0	\$0	
0.10	Financing and Legal Fees		15%	\$0	\$0	
0.11	Builders Risk Insurance		2.5%	\$0	\$0	
0.12	Permitting	0	LSUM	\$3,500	\$0	
Subtotal					\$0	
Contingency				5%	\$0	
Total Soft Costs Construction Related					\$0	
C. Soft Costs Occupancy Related						
0.1	Information Technology, Audio/Visual	0	BGSF	\$4.25	\$0	
0.2	Furniture and Equipment	0	BGSF	\$12.30	\$0	
0.3	Telephone	0	BGSF	\$0.75	\$0	
0.4	Cleaning/Maintenance Supplies	0	BGSF	\$0.35	\$0	
0.5	Moving/Relocation Expenses	2,326	BGSF	\$1.00	\$2,326	
Subtotal					\$2,326	
Contingency				5%	\$116	
Total Soft Costs Occupancy Related					\$2,442	
Total Project Budget						
Subtotal Hard and Soft Costs					\$2,442	
Owner Project Contingency				5%	\$122	
Total Project Budget			Low	Mean	High	
			\$2,372	\$2,564	\$2,757	
(1). Assumes to be part of Administration Building Space Reallocation and no demolition or new construction will be required.			(2). Assumes inflationary factor of 3.5% annually			
			(3). Included in Preliminary Design			
E.	Courthouse Corrective Work, Space Reallocation and Sallyport Addition					

Item	Description	Quantity	Unit	Unit Cost	Total	Notes
A. Hard Construction						
0.1	Demolition	0	BGSF	\$0.00	\$0	
0.2	Corrective Work	1	LSUM	\$295,000.00	\$295,000	(1).
0.3	New Construction	4,000	BGSF	\$310.00	\$1,240,000	
0.5	Site Development/Amenities	4,000	BGSF	\$15.00	\$60,000	
Subtotal					\$1,595,000	
CM General Conditions				0%	\$0	
Subtotal					\$1,595,000	
Contingency				15%	\$239,250	
Subtotal					\$1,834,250	
Inflationary Factor				7%	\$128,398	(2).
Total Mean Hard Construction Costs					\$1,962,648	
B. Soft Cost Construction Related						
0.1	Sale of City Asset - Building/Property	0	LSUM	\$0	\$0	
0.2	Property Acquisition	0	LSUM	\$0	\$0	
0.3	Temporary Housing	0	LSUM	\$0	\$0	
0.4	Site Survey	0	LSUM		\$0	
0.5	Subsurface Soil Investigations/ GTECH.	6	EA	\$2,800	\$16,800	
0.6	Phase 1 Environmental	0	EA	\$0	\$0	
0.7	Architectural/Engineering Design Fees		8.5%	\$1,962,648	\$166,825	
0.8	A/E Reimbursable Expenses		2.5%	\$1,962,648	\$49,066	
0.9	CM Fees		0.0%	\$1,962,648	\$0	
0.10	Financing and Legal Fees		15%	\$1,962,648	\$294,397.13	
0.11	Builders Risk Insurance		2.5%	\$1,962,648	\$49,066	
0.12	Permitting	0	LSUM	\$2,500	\$0	
Subtotal					\$576,155	
Contingency				5%	\$28,808	
Total Soft Costs Construction Related					\$604,962	
C. Soft Costs Occupancy Related						
0.1	Information Technology, Audio/Visual	0	BGSF	\$7.25	\$0	
0.2	Furniture and Equipment	500	BGSF	\$16.00	\$8,000	
0.3	Telephone	4,000	BGSF	\$0.75	\$3,000	
0.4	Cleaning/Maintenance Supplies	0	BGSF	\$0.35	\$0	
0.5	Moving/Relocation Expenses	0	LSUM	\$1.00	\$0	
Subtotal					\$11,000	
Contingency				5%	\$550	
Total Soft Costs Occupancy Related					\$11,550	
Total Project Budget						
Subtotal Hard and Soft Costs					\$2,579,160	
Owner Project Contingency				5%	\$128,958	
Total Project Budget			Low	Mean	High	
			\$2,505,009	\$2,708,118	\$2,911,227	
(1). Includes ADA compliance items.						
(2). Assumes inflationary factor of 3.5% annually						
A.	New Administration Building					

Item	Description	Quantity	Unit	Unit Cost	Total	Notes
A. Hard Construction						
0.1	Demolition - By Others	0	BGSF	\$5.00	\$0	
0.2	Renovation	0	LSUM	\$148.72	\$0	
0.3	New Construction	46,716	BGSF	\$169.00	\$11,435,047	(1).
0.5	Site Development/Amenities	46,716	BGSF	\$15.00	\$700,740	(2).
Subtotal					\$12,135,787	
CM General Conditions				5%	\$606,789	
Subtotal					\$12,742,576	
Contingency				15%	\$1,911,386	
Subtotal					\$14,653,963	
Inflationary Factor				14%	\$2,051,555	(3).
Total Mean Hard Construction Costs					\$16,705,518	
B. Soft Cost Construction Related						
0.1	Sale of City Asset - Building/Property	1	LSUM	\$500,000	-\$500,000	
0.2	Property Acquisition	0	LSUM	\$0	\$0	
0.3	Temporary Housing	0	LSUM	\$0	\$0	
0.4	Site Survey	1	LSUM	\$3,600	\$3,600	
0.5	Subsurface Soil Investigations/ GTECH.	14	EA	\$2,800	\$39,200	
0.6	Phase 1 Environmental	1	EA	\$1,800	\$1,800	
0.7	Architectural/Engineering Design Fees		5.5%	\$16,705,518	\$918,803	
0.8	A/E Reimbursable Expenses		0.5%	\$16,705,518	\$83,528	
0.9	CM Fees		5.0%	\$16,705,518	\$835,276	
0.10	Financing and Legal Fees		15%	\$16,705,518	\$2,505,828	
0.11	Builders Risk Insurance		0.5%	\$16,705,518	\$83,528	
0.12	Permitting	1	LSUM	\$10,000	\$10,000	
Subtotal					\$3,981,562	
Contingency				5%	\$199,078	
Total Soft Costs Construction Related					\$4,180,640	
C. Soft Costs Occupancy Related						
0.1	Information Technology, Audio/Visual	46,716	BGSF	\$3.25	\$151,827	
0.2	Furniture and Equipment	46,716	BGSF	\$12.30	\$574,607	(4).
0.3	Telephone	46,716	BGSF	\$0.75	\$35,037	
0.4	Cleaning/Maintenance Supplies	46,716	BGSF	\$0.35	\$16,351	
0.5	Moving/Relocation Expenses	46,716	LSUM	\$1.00	\$46,716	
Subtotal					\$824,537	
Contingency				5%	\$41,227	
Total Soft Costs Occupancy Related					\$865,764	
Total Project Budget						
Subtotal Hard and Soft Costs					\$21,751,922	
Owner Project Contingency				5%	\$1,087,596	
Total Project Budget			Low	Mean	High	
			\$21,126,554	\$22,839,518	\$24,552,482	
(1). Based upon existing Administration Building BGSF.			(3). Assumes inflationary factor of 3.5% annually			
(2). Includes remaining campus site/parking improvements.			(4). Assumes 75% new furniture.			
B.	Bank Building Demolition and Site/Parking Improvements					

Item	Description	Quantity	Unit	Unit Cost	Total	Notes
A. Hard Construction						
0.1	Demolition	8,575	BGSF	\$5.00	\$42,875	
0.2	Renovation	0	LSUM	\$0.00	\$0	(1).
0.3	New Construction	0	BGSF	\$0.00	\$0	
0.5	Site Development/Amenities	8,575	BGSF	\$10.00	\$85,750	
Subtotal					\$128,625	
CM General Conditions				0%	\$0	
Subtotal					\$128,625	
Contingency				15%	\$19,294	
Subtotal					\$147,919	
Inflationary Factor				14%	\$20,709	(2).
Total Mean Hard Construction Costs					\$168,627	
B. Soft Cost Construction Related						
0.1	Sale of City Asset - Building/Property	0	LSUM	\$0	\$0	
0.2	Property Acquisition	0	LSUM	\$0	\$0	
0.3	Temporary Housing	0	LSUM	\$0	\$0	
0.4	Site Survey	0	LSUM	\$3,600	\$0	
0.5	Subsurface Soil Investigations/ GTECH.	4	EA	\$2,800	\$11,200	
0.6	Phase 1 Environmental	0	EA	\$0	\$0	
0.7	Architectural/Engineering Design Fees		8.5%	\$168,627	\$14,333	
0.8	A/E Reimbursable Expenses		2.5%	\$168,627	\$4,216	
0.9	CM Fees		0.0%	\$168,627	\$0	
0.10	Financing and Legal Fees		0%	\$168,627	\$0	
0.11	Builders Risk Insurance		2.5%	\$168,627	\$0	
0.12	Permitting	0	LSUM	\$168,627	\$0	
Subtotal					\$29,749	
Contingency				5%	\$1,487	
Total Soft Costs Construction Related					\$31,236	
C. Soft Costs Occupancy Related						
0.1	Information Technology, Audio/Visual	0	BGSF	\$7.25	\$0	
0.2	Furniture and Equipment	0	BGSF	\$12.30	\$0	
0.3	Telephone	0	BGSF	\$0.75	\$0	
0.4	Cleaning/Maintenance Supplies	0	BGSF	\$0.35	\$0	
0.5	Moving/Relocation Expenses	0	LSUM	\$1.00	\$0	
Subtotal					\$0	
Contingency				5%	\$0	
Total Soft Costs Occupancy Related					\$0	
Total Project Budget						
Subtotal Hard and Soft Costs					\$199,864	
Owner Project Contingency				5%	\$9,993	
Total Project Budget			Low	Mean	High	
			\$194,118	\$209,857	\$225,596	
(1). Assumes approximately 20 new parking spaces, lighting and perimeter landscaping			(2). Assumes inflationary factor of 3.5% annually			
C.	Antrim County Transportation Corrective Work					
Item	Description	Quantity	Unit	Unit Cost	Total	Notes

A. Hard Construction						
0.1	Demolition	0	BGSF	\$5.00	\$0	
0.2	Renovation - Corrective Work	1	LSUM	\$60,000.00	\$60,000	(1).
0.3	New Construction	0	BGSF	\$0.00	\$0	
0.5	Site Development/Amenities	0	BGSF	\$15.00	\$0	
Subtotal					\$60,000	
CM General Conditions				5%	\$3,000	
Subtotal					\$63,000	
Contingency				15%	\$9,450	
Subtotal					\$72,450	
Inflationary Factor				14%	\$10,143	(2).
Total Mean Hard Construction Costs					\$82,593	
B. Soft Cost Construction Related						
0.1	Sale of City Asset - Building/Property	0	LSUM	\$0	\$0	
0.2	Property Acquisition	0	LSUM	\$0	\$0	
0.3	Temporary Housing	0	LSUM	\$0	\$0	
0.4	Site Survey	0	LSUM	\$3,600	\$0	
0.5	Subsurface Soil Investigations/ GTECH.	0	EA	\$2,800	\$0	
0.6	Phase 1 Environmental	0	EA	\$0	\$0	
0.7	Architectural/Engineering Design Fees		5.5%	\$82,593	\$4,543	
0.8	A/E Reimbursable Expenses		0.5%	\$82,593	\$413	
0.9	CM Fees		0.0%	\$82,593	\$0	
0.10	Financing and Legal Fees		0%	\$82,593	\$0	(3).
0.11	Builders Risk Insurance		0.0%	\$82,593	\$0	
0.12	Permitting	0	LSUM	\$0	\$0	
Subtotal					\$4,956	
Contingency				5%	\$248	
Total Soft Costs Construction Related					\$5,203	
C. Soft Costs Occupancy Related						
0.1	Information Technology, Audio/Visual	0	BGSF	\$3.25	\$0	
0.2	Furniture and Equipment	0	BGSF	\$12.30	\$0	
0.3	Telephone	0	BGSF	\$0.75	\$0	
0.4	Cleaning/Maintenance Supplies	0	BGSF	\$0.35	\$0	
0.5	Moving/Relocation Expenses	0	LSUM	\$1.00	\$0	
Subtotal					\$0	
Contingency				5%	\$0	
Total Soft Costs Occupancy Related					\$0	
Total Project Budget						
Subtotal Hard and Soft Costs					\$87,796	
Owner Project Contingency				5%	\$4,390	
Total Project Budget			Low	Mean	High	
			\$85,272	\$92,186	\$99,100	
(1). Does Not include roof replacement.			(3). Assumes work to be done with available funds.			
(2). Assumes inflationary factor of 3.5% annually						
A.	Demolition of Nifty Thrift and New Parking					
Item	Description	Quantity	Unit	Unit Cost	Total	Notes

A. Hard Construction						
0.1	Demolition	2,345	BGSF	\$7.50	\$17,588	
0.2	Renovation	0	LSUM	\$0.00	\$0	
0.3	New Construction	0	BGSF	\$0.00	\$0	
0.5	Site Development/Amenities	2,345	BGSF	\$15.00	\$35,175	(1).
Subtotal					\$52,763	
CM General Conditions				5%	\$2,638	
Subtotal					\$55,401	
Contingency				15%	\$8,310	
Subtotal					\$63,711	
Inflationary Factor				35%	\$22,299	(2).
Total Mean Hard Construction Costs					\$86,009	
B. Soft Cost Construction Related						
0.1	Sale of City Asset - Building/Property	0	LSUM	\$0	\$0	
0.2	Property Acquisition	0	LSUM	\$0	\$0	
0.3	Temporary Housing	0	LSUM	\$0	\$0	
0.4	Site Survey	0	LSUM	\$3,600	\$0	
0.5	Subsurface Soil Investigations/ GTECH.	0	EA	\$2,800	\$0	
0.6	Phase 1 Environmental	0	EA	\$0	\$0	
0.7	Architectural/Engineering Design Fees		8.5%	\$86,009	\$7,311	
0.8	A/E Reimbursable Expenses		2.5%	\$86,009	\$2,150	
0.9	CM Fees		0.0%	\$86,009	\$0	
0.10	Financing and Legal Fees		0%	\$86,009	\$0	(3).
0.11	Builders Risk Insurance		0.5%	\$86,009	\$430	
0.12	Permitting	0	LSUM	\$0	\$0	
Subtotal					\$9,891	
Contingency				5%	\$495	
Total Soft Costs Construction Related					\$10,386	
C. Soft Costs Occupancy Related						
0.1	Information Technology, Audio/Visual	0	BGSF	\$3.25	\$0	
0.2	Furniture and Equipment	0	BGSF	\$12.30	\$0	
0.3	Telephone	0	BGSF	\$0.75	\$0	
0.4	Cleaning/Maintenance Supplies	0	BGSF	\$0.35	\$0	
0.5	Moving/Relocation Expenses	0	LSUM	\$1.00	\$0	
Subtotal					\$0	
Contingency				5%	\$0	
Total Soft Costs Occupancy Related					\$0	
Total Project Budget						
Subtotal Hard and Soft Costs					\$96,395	
Owner Project Contingency				5%	\$4,820	
Total Project Budget			Low	Mean	High	
			\$93,624	\$101,215	\$108,806	
(1). Assumes approximately 20 new parking spaces.						
(2). Assumes inflationary factor of 3.5% annually						
(3). Assumes to be done with available funds.						
B.	Antrim County Transportation Enclosed Vehicular Storage					
Item	Description	Quantity	Unit	Unit Cost	Total	Notes

A. Hard Construction						
0.1	Demolition	0	BGSF	\$5.00	\$0	
0.2	Renovation	0	LSUM	\$0.00	\$0	
0.3	New Construction	2,661	BGSF	\$75.00	\$199,575	(1).
0.5	Site Development/Amenities	2,661	BGSF	\$15.00	\$39,915	
Subtotal					\$239,490	
CM General Conditions				0%	\$0	
Subtotal					\$239,490	
Contingency				15%	\$35,924	
Subtotal					\$275,414	
Inflationary Factor				35%	\$96,395	(2).
Total Mean Hard Construction Costs					\$371,808	
B. Soft Cost Construction Related						
0.1	Sale of City Asset - Building/Property	0	LSUM	\$0	\$0	
0.2	Property Acquisition	0	LSUM	\$0	\$0	
0.3	Temporary Housing	0	LSUM	\$0	\$0	
0.4	Site Survey	0	LSUM	\$3,600	\$0	
0.5	Subsurface Soil Investigations/ GTECH.	0	EA	\$2,800	\$0	
0.6	Phase 1 Environmental	0	EA	\$0	\$0	
0.7	Architectural/Engineering Design Fees		7.5%	\$371,808	\$27,886	
0.8	A/E Reimbursable Expenses		1.5%	\$371,808	\$5,577	
0.9	CM Fees		0.0%	\$371,808	\$0	
0.10	Financing and Legal Fees		0%	\$371,808	\$0	(3).
0.11	Builders Risk Insurance		0.5%	\$371,808	\$1,859	
0.12	Permitting	0	LSUM	\$0	\$0	
Subtotal					\$35,322	
Contingency				5%	\$1,766	
Total Soft Costs Construction Related					\$37,088	
C. Soft Costs Occupancy Related						
0.1	Information Technology, Audio/Visual	0	BGSF	\$3.25	\$0	
0.2	Furniture and Equipment	0	BGSF	\$12.30	\$0	
0.3	Telephone	0	BGSF	\$0.75	\$0	
0.4	Cleaning/Maintenance Supplies	0	BGSF	\$0.35	\$0	
0.5	Moving/Relocation Expenses	0	LSUM	\$1.00	\$0	
Subtotal					\$0	
Contingency				5%	\$0	
Total Soft Costs Occupancy Related					\$0	
Total Project Budget						
Subtotal Hard and Soft Costs					\$408,896	
Owner Project Contingency				5%	\$20,445	
Total Project Budget			Low	Mean	High	
			\$397,140	\$429,341	\$461,541	
(1). Assumes 3 new bays, free standing bldg.						
(2). Assumes inflationary factor of 3.5% annually						
(3). Assumes to be done with available funds.						

Appendix P: Implementation/Phasing Plan

Master Plan Options Probable Costs Comparison Summary				
Master Plan Option	Phase 1	Phase 2	Phase 3	Total
	Mean Cost	Mean Cost	Mean Cost	
Option F: Sheriff's Office/Jail, County Administration and Courthouse at Current Site	\$24,127,428	\$15,574,541	\$530,556	\$40,232,525
Option G: Sheriff's Office/Jail, County Administration and Courthouse at Remote Site	\$26,239,006	\$28,294,900	\$21,387,534	\$75,921,440
Option H: Sheriff's Office/Jail at Remote Site. County Administration and Courthouse to Remain at Current Site	\$26,738,293	\$15,574,541	\$530,556	\$42,843,390
Option I: Bellaire Option W-W	\$26,540,564	\$23,141,561	\$530,556	\$50,212,681

Notes:

1. Refer to Appendix O: Probable Cost for cost details
2. Refer to Appendix P: Implementation/Phasing Plans for phase and cost details.
3. Mean Costs included are based upon the implementation plan and include inflationary factors to adjust the 2018 costs to the anticipated period of implementation.

Antrim County Facilities Master Plan

Master Plan Option F: 20 Year Implementation/Phasing Plan

Phase 1			Phase 2			Phase 3		
1 – 5 Years			5 – 10 Years			10 – 20 Years		
Low	Mean	High	Low	Mean	High	Low	Mean	High
\$22,379,945	\$ 24,127,428	\$ 25,904,878	\$14,406,451	\$ 15,574,541	\$ 16,742,632	\$ 490,764	\$ 530,556	\$ 570,347
<div>1. Preliminary Design of Master Plan F to Refine Scope of Work Details, Cost and Financing.</div> <div>2. New Sheriff’s Office/Jail<div>a. Master Plan Option C or D based upon determination of Grove Street Closure.</div><div>b. Demolition of Grove Street Annex and Site Development/Parking.</div></div> <div>3. Administration Building Space Reallocation and Security System.<div>a. Determination of the future of the CMH Tenant Space.</div><div>b. Relocation of Maintenance to Archive/Storage Building.</div></div> <div>4. Relocation of Prosecutor to either Sheriff’s Office/Jail or Administration Building Dependent upon Preliminary Design Scope of Work Details.</div> <div>5. Courthouse Corrective Work and Space Reallocation<div>a. Relocation of Circuit Court Probation to Courthouse.</div></div> <div>6. Bank Building<div>a. Demolition based upon Sequence of Construction.</div></div>			<div>1. Administration Building Renovation based upon Preliminary Design Scope of Work.</div> <div>2. Antrim County Transportation Corrective Work.</div>			<div>1. Demolition of Nifty Thrifty<div>a. Site Development/Parking.</div></div> <div>2. Antrim County Area Transportation<div>a. Enclosed Vehicular Storage.</div></div> <div>3. Determination of the future of the HHS Tenant Space and Health Department Lease Space.</div>		
Master Plan F General Scope of Work:								
<div>1. Preliminary Design of Master Plan Option F to refine the scope of work/details, cost and financing.</div> <div>2. New Sheriff’s Office/Jail: Either Master Plan Option C or D dependent upon ability to close Grove Street.<div>a. Potential Phase Implementation to Maintain Grove Street Annex till Sheriff’s Office is constructed.</div></div> <div>3. Phased Administration Building renovation.</div> <div>4. Demolition of the Grove Street Annex.</div> <div>5. Demolition of the Bank Building dependent upon anticipated phase sequencing.</div> <div>6. Demolition of Nifty Thrift and Site Development/Parking.</div> <div>7. Determination of accommodating Antrim County Conservation District space needs in Administration Building</div>					<div>8. Determination of the future CMH and DHHS tenant space and possible reallocation of space to accommodate 20 year Administration Building Space Program.</div> <div>9. Courthouse Corrective Work and Space Reallocation.<div>a. Relocate Prosecutor to either Sheriff’s Office/Jail or Administration Building</div><div>b. Relocate Circuit Court Probation to Courthouse</div></div> <div>10. Determination of the future Health Department lease space.</div> <div>11. Phased Site/Parking Improvements.</div> <div>12. Commission on Aging Adult Daycare by Others.</div> <div>13. Antrim County Transportation phased corrective work and enclosed vehicular storage.</div> <div>14. Animal Control corrective work to be done as part of annual budget/available funds.</div>			

Antrim County Facilities Master Plan

Master Plan Option G: 20 Year Implementation/Phasing Plan

Phase 1			Phase 2			Phase 3		
1 – 5 Years			5 – 10 Years			10 – 20 Years		
Low	Mean	High	Low	Mean	High	Low	Mean	High
\$24,780,987	\$ 26,790,256	\$ 28,799,525	\$26,172,782	\$ 28,294,900	\$ 30,417,017	\$19,783,469	\$ 21,387,534	\$ 22,991,599
<div>1. Preliminary Design of Master Plan G to Refine Scope of Work Details, Cost and Financing.</div> <div>2. New Sheriff's Office/Jail:<div><div>a. New Sheriff's Office/Jail on the Remote Site/West of the Animal Control Facility.</div><div>b. Demolition and Sale of Grove Street Annex Property.</div><div>c. Demolition Sheriff's Office/Jail and Sale of Property.</div></div></div> <div>3. Courthouse Space Reallocation, Corrective Work and Sallyport/Holding Addition.</div> <div>4. Administration Building Space Reallocation and Basic Security System.</div> <div>5. Bank Building:<div><div>a. As-Is Sale of Existing Bank Building/Property.</div></div></div>			<div>1. New Administration Building:<div><div>a. New Administration Building on Remote Site North of New Sheriff's Office/Jail and Courthouse.</div><div>b. Includes CMH, HHS and Antrim County Conservation District Tenant Space.</div><div>c. Demolition of Administration Building and Sale of Property.</div></div></div> <div>2. Antrim County Transportation Corrective Work.</div>			<div>1. New Courthouse<div><div>a. New Courthouse on Remote Site Next to Sheriff's Office/Jail with Connection.</div><div>b. As-Is Sale of Courthouse and Property.</div></div></div> <div>2. Sale of Nifty Thrifty Property.<div><div>a. As-is Sale of Existing Nifty Thrifty Building/Property</div></div></div> <div>3. Antrim County Area Transportation<div><div>a. Enclosed Vehicle Parking.</div></div></div>		
Master Plan G General Scope of Work:								
<div>1. Preliminary Design of Master Plan Option G to refine the scope of work/details, cost and financing.</div> <div>2. New Sheriff's Office/Jail Based upon 20 Architectural Space Program on Remote Site West of Animal Control Facility:<div><div>a. Infrastructure, site and utility improvements for New Governmental Complex Phased Implementation.</div><div>b. Demolition Sheriff's Office/Jail and Sale of Property.</div></div></div> <div>3. Courthouse Space Reallocation, Corrective Work and Sallyport/Holding Addition:<div><div>a. Reallocation of Space for Circuit Court Probation/Probation and Storage.</div><div>b. Corrective Work and Sallyport/Holding Addition.</div></div></div>			<div>4. Administration Building Space Reallocation and Security System Foundation:<div><div>a. Reallocation of Space to Improve Operational/Service Efficiency.</div><div>b. Basic Access Control and CCTV Security System.</div></div></div> <div>5. Phased New Administration Building based on 20 Architectural Space Program.<div><div>a. Includes CMH, HHS and Antrim County Conservation District Tenant Space</div><div>b. Demolition of the Administration Building and sale of property.</div></div></div> <div>5. Phased New Courthouse on Remote Site next to new Sheriff's Office/Jail with Connector for Prisoner Movement. Based upon 20 Year Architectural Space Program</div> <div>6. Demolition of Grove Street Annex for sale of property.</div> <div>7. As-Is Sale of Bank Building with no demolition or site improvements.</div> <div>8. As-Is Sale of Nifty Thrifty with no demolition or site improvements.</div> <div>9. Commission on Aging Adult Daycare by Others.</div> <div>10. Antrim County Transportation corrective work and enclosed vehicular storage.</div> <div>11. Animal Control corrective work to be done as part of annual budget/available funds.</div> <div>12. Health Department to Remain at Current Location with no Corrective Work or Additions.</div>					

Antrim County Facilities Master Plan

Master Plan Option H: 20 Year Implementation/Phasing Plan

Phase 1			Phase 2			Phase 3		
1 – 5 Years			5 – 10 Years			10 – 20 Years		
Low	Mean	High	Low	Mean	High	Low	Mean	High
\$24,732,921	\$ 26,738,293	\$ 28,743,665	\$14,406,451	\$ 15,574,541	\$ 16,742,632	\$ 490,764	\$ 530,556	\$ 570,347
<div>1. Preliminary Design of Master Plan H to Refine Scope of Work Details, Cost and Financing.</div> <div>2. New Sheriff’s Office/Jail<div>a. New Sheriff’s Office/Jail on the Remote Site West of the Animal Control Facility.</div><div>b. Demolition of Grove Street Annex and Site Development/Parking or Greenspace.</div></div> <div>3. Administration Building Space Reallocation and Security System.<div>a. Determination of the future of the CMH Tenant Space.</div><div>b. Relocation of Maintenance to Archive/Storage Building.</div></div> <div>4. Relocation of Prosecutor to either Sheriff’s Office/Jail or Administration Building dependent upon Preliminary Design Scope of Work Details.</div> <div>5. Courthouse Corrective Work, Space Reallocation and Sallyport Addition<div>a. Relocation of Circuit Court Probation to Courthouse.</div><div>b. Vehicular Sallyport/Holding Addition.</div></div> <div>6. Bank Building<div>a. Determination of Demolition Sequence</div></div>			<div>1. Administration Building Renovation based upon Preliminary Design Scope of Work.</div> <div>2. Antrim County Transportation Corrective Work.</div>			<div>1. Demolition of Nifty Thrifty and Construction of Parking.</div> <div>2. Antrim County Area Transportation Enclosed Parking.</div> <div>3. Determination of the future of the HHS Tenant Space and Health Department Lease Space.</div>		
Master Plan H General Scope of Work:								
<div>1. Preliminary Design of Master Plan Option H to refine the scope of work/details, cost and financing.</div> <div>2. New Sheriff’s Office/Jail on the Remote Site West of the Animal Control Facility.<div>a. Demolition of Grove Street Annex and Site Development/Parking or Greenspace.</div></div> <div>3. Phased Administration Building renovation.</div> <div>4. Demolition of the Grove Street Annex and Site Development/Parking.</div> <div>5. Demolition of the Bank Building dependent upon anticipated phase sequencing.</div> <div>6. Demolition of Nifty Thrift and Site Development/Parking.</div>			<div>1. Determination of accommodating Antrim County Conservation District space needs in Administration Building.</div> <div>2. Determination of the future CMH and DHHS tenant space and possible reallocation of space to accommodate 20 year Administration Building Space Program.</div> <div>3. Courthouse Corrective Work, Space Reallocation and Sallyport/Holding Addition.<div>a. Relocate Prosecutor to either Sheriff’s Office/Jail or Administration Building</div><div>b. Relocate Circuit Court Probation to Courthouse</div></div> <div>4. Determination of the future Health Department lease space.</div> <div>5. Phased Site/Parking Improvements.</div> <div>6. Commission on Aging Adult Daycare by Others.</div> <div>7. Antrim County Transportation phased corrective work and enclosed vehicular storage.</div> <div>8. Animal Control corrective work to be done as part of annual budget/available funds.</div>					

Antrim County Facilities Master Plan

Master Plan Option I: 20 Year Implementation/Phasing Plan

Phase 1			Phase 2			Phase 3		
1 – 5 Years			5 – 10 Years			10 – 20 Years		
Low	Mean	High	Low	Mean	High	Low	Mean	High
\$24,550,022	\$ 26,540,564	\$ 28,531,106	\$21,405,944	\$ 23,141,561	\$ 24,877,179	\$ 490,764	\$ 530,556	\$ 570,347
<div>1. Preliminary Design of Master Plan I to Refine Scope of Work Details, Cost and Financing.</div> <div>2. New Sheriff's Office/Jail<div>a. New Sheriff's Office/Jail on the Remote Site West of the Animal Control Facility.</div><div>b. Demolition of Grove Street Annex and Site Development/Parking or Greenspace.</div></div> <div>3. Administration Building Space Reallocation and Security System.<div>a. Determination of the future of the CMH Tenant Space.</div><div>b. Relocation of Maintenance to Archive/Storage Building.</div></div> <div>4. Relocation of Prosecutor to either Sheriff's Office/Jail or Administration Building dependent upon Preliminary Design Scope of Work Details.</div> <div>5. Courthouse Corrective Work, Space Reallocation and Sallyport Addition<div>a. Relocation of Circuit Court Probation to Courthouse.</div><div>b. Vehicular Sallyport/Holding Addition.</div></div>			<div>1. New Administration Building West of Depot Street based upon existing square footage/area</div> <div>2. Demolition of Bank Building</div> <div>3. Campus Site Improvements</div> <div>4. Antrim County Transportation Corrective Work.</div>			<div>1. Sale or Demolition of Nifty Thrifty and possibly Construction of Parking for campus.</div> <div>2. Antrim County Area Transportation Enclosed Parking.</div> <div>3. Determination of the future of the HHS Tenant Space and Health Department Lease Space.</div>		
Master Plan H General Scope of Work:								
<div>1. Preliminary Design of Master Plan Option I to refine the scope of work/details, cost and financing.</div> <div>2. New Sheriff's Office/Jail on the Remote Site West of the Animal Control Facility.<div>a. Demolition of Jail and Grove Street Annex and Site Development/Parking or Greenspace.</div></div> <div>3. Administration Building Space Reallocation and Security System.</div> <div>4. Demolition of the Grove Street Annex and Site Development/Parking.</div> <div>5. Demolition of the Bank Building dependent upon anticipated phase sequencing.</div> <div>6. Sale of or Demolition of Nifty Thrift and potentially Site Development/Parking.</div>			<div>1. Determination of accommodating Antrim County Conservation District space needs in Administration Building.</div> <div>2. Determination of the future CMH and DHHS tenant space and possible reallocation of space to accommodate 20 year Administration Building Space Program.</div> <div>3. Courthouse Corrective Work, Space Reallocation and Sallyport/Holding Addition.<div>a. Relocate Prosecutor to either Sheriff's Office/Jail or Administration Building</div><div>b. Relocate Circuit Court Probation to Courthouse</div></div> <div>4. Determination of the future Health Department lease space.</div> <div>5. Phased Site/Parking Improvements.</div> <div>6. Commission on Aging Adult Daycare by Others.</div> <div>7. Antrim County Transportation phased corrective work and enclosed vehicular storage.</div> <div>8. Animal Control corrective work to be done as part of annual budget/available funds.</div>					

Appendix Q: Transportation Cost Analysis

Remote Sheriff's Office/Jail from Courthouse

Master plan options G, H and I: Proposed off site jail facility located near the Animal Control building to transport inmates back and forth to all three courts and hearings (Sally port and holding cell to be added onto the court house.)

After checking with the Michigan Sheriff's Corrections Training Counsel as to the level of staff certification needed to accommodate this option.

It was recommended that a certified correction deputy be assigned to this task. Since the holding cell is out of sight of other bailiff's one person must remain at that remote cell and a second staff member would be needed to transport by vehicle back and forth. The second person would be able to be utilized in the jail and off site holding area.

Annual costs:

Two full time Corrections Deputies-	\$144,786.84
Fuel and Maintenance-	\$2,600.00
Uniforms-	\$700.00
Total annual costs-	\$148,086.84

Capital outlay startup:

Second transport vehicle-	\$43,000.00
(second vehicle is needed due to primary transport van is still needed to transport inmates to medical appointments, prison transports and other warrants/ writs transfers during the same hours of court)	
Portables, weapons, vests and other-	\$7,000.00
Total first year C/O costs:	\$50,000.00

Appendix R: Geotechnical Exploration

Report of Geotechnical Exploration

Proposed County Facility Campus

Bellaire, Michigan

Prepared for:

Antrim County, Michigan

March 14, 2019

Prepared by:

Gosling Czubak Engineering Sciences, Inc.

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Traverse City, Michigan

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GCES Project # 2019521001.02



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ATTACHMENTS

Attachment 1	Site Location Map
Attachment 2	Soil Boring Location Sketch
Attachment 3	Boring Logs
Attachment 4	Important Information about This Geotechnical-Engineering Report

1.0 PURPOSE

The purpose of this study was to evaluate subsurface conditions at the site and develop geotechnical design criteria regarding foundations for the potential Antrim County Facility Campus located on M-88 near Bellaire, Michigan. Gosling Czubak's scope of services included the drilling of eight soil borings with standard penetration testing and preparation of this geotechnical report. Mr. Mathew Cooke with Antrim County authorized the work and served as Gosling Czubak's Client contact.

2.0 PROJECT DESCRIPTION

The project involves the possible construction of a new sheriff's department and jail, as well as potential administration and courthouse buildings located on the west side of M-88. This site is located within Section 30, Town 30 North, Range 07 West, Kearney Township, Antrim County, Michigan. A site location map is included in Attachment 1.

We anticipate the proposed sheriff's office/jail building will be single-story slab-on-grade construction with no basement. Vehicle and equipment storage buildings are planned for the west side of the site, a future cell pod is planned for the south, and optional future courthouse and administration buildings are planned for the east and north portions of the site, respectively. The structures are anticipated to have reinforced concrete foundations. Maximum anticipated wall loads and maximum column loads have not been provided.

No topographic information for this site has been provided. We anticipate the finished floor elevations will be designed to be at or near existing site grades. As the design of the proposed structures for this site is developed, it is very important that the subsurface soil conditions encountered during this exploration be considered with respect to depth of the foundation bearing levels.

The project will also include other items of work such as utility installation, paved parking and driveway areas, site restoration and landscaping. This office should be contacted to review the following foundation recommendations as the design is developed, and if the project details change.

3.0 SITE CONDITIONS

The northern approximately 1/3 of the property is currently being used as baseball fields, while the southern approximately 2/3 is unoccupied and is covered with grass and a few trees. The portion of the site where the buildings will be located has fairly flat topography with ground surface sloping from east down to the the west and south. Areas near the ball fields appear have been previously cut and filled to create level playing surfaces.

Based on Gosling Czubak's prior project experience with the site, we know the southwest corner for the property was historically used as a wastewater treatment facility for Meadow Brook Medical Care Facility. The wastewater treatment facility and associated sanitary sewer have been abandoned, however some sewer lines were abandoned in-place and may remain onsite. The surrounding area consists primarily of residential developments.

3.1 Environmental Site Conditions

An environmental site review was not part of this evaluation. Any Due Care Plans completed for this site as they relate to worker health and safety should be made available for contractor review. Furthermore, compliance with local Health Department and MDEQ requirements is the responsibility of others, and is not part of this geotechnical exploration report.

4.0 FIELD EXPLORATION

The field exploration consisted of eight soil borings (SB-1 through SB-8) to depths of 20 and 25 feet below grade using an ATV-mounted hollow stem auger rig. The boring locations are shown on the boring location sketch, included as Attachment 2 of this report.

4.1 General Considerations

The observations, conclusions, and recommendations contained in this report pertain to these soil borings as they relate to the project described. The recommendations in this report should not be used if this project is altered or the structure location is changed, or if the structural information is incorrect. The borehole logs and other testing information provided for this project are intended for use with the complete report. The logs and other testing results should not be separated from the report.

The soil boring locations are shown on the Soil Boring Location Sketch included in Attachment 2 of this report. The drawing in Attachment 2 is intended to show the approximate borehole locations with respect to proposed buildings and other site features and may not include all existing or proposed site elements. The drawing(s) included in this report should not be used for site design, or to determine locations of utilities, building elements, or other proposed or existing features of the site.

5.0 EVALUATION METHODS

Soil borings and limited laboratory soil testing was completed to evaluate geotechnical conditions for this project.

5.1 Soil Borings

Soil borings were used to gather subsurface soil information. The soil borings were completed with conventional hollow stem auger drilling procedures. Soil samples were obtained at regular intervals throughout the borings by performing standard penetration tests through the center of the hollow augers. The standard penetration test (ASTM D-1586) consists of driving a two-inch outside diameter split barrel sampler into the soil with a 140-pound hammer falling 30 inches. The sampler is driven 18 inches, with the hammer blows recorded for each six-inch increment. The number of blows for the second and third increments are summed and referred to as the standard penetration resistance (N).

Soils were removed from the sampler and described on boring logs; driving resistance values and strata depths were also recorded. Field soil classifications were made using procedures similar to ASTM, D-2488. Representative soil samples were preserved in glass jars for future reference and laboratory testing as required. Soil samples were reviewed in the laboratory and final boring logs were prepared. Unless otherwise directed, soil samples will be stored for 90 days prior to disposal.

Borings drilled at the time of the field exploration were backfilled and additional soil placed over the borings proper. Due to the impracticality of compacting soils into deep borings, subsidence of loose backfill may occur, partially reopening the borings. It is not within the scope of this exploration to maintain the borings during settlement of the loose backfill. It is the Owner's responsibility to ensure

that a hazard to property, person, or animals is not presented by the borings after completion. Following demobilization of the drilling crew, the borings are the property and sole responsibility of the Owner.

5.2 Laboratory Testing

The laboratory testing program consisted of visual soil classification on recovered samples in general accordance with ASTM standards. Representative soil samples were returned to Gosling Czubak's soil laboratory where limited laboratory testing on select soils may be conducted to aid in identifying and describing the physical characteristics of the soils and to assist in defining the site soil stratigraphy.

6.0 SUBSURFACE CONDITIONS

Onsite borings indicate that subsurface soil conditions are highly variable across the site. For the purpose of providing a preliminary evaluation of the subsurface soil conditions, we anticipate the ground surface elevations of the soil borings will be either near, or on the order of two to three feet below the proposed finished floor slab elevations for the proposed building structures. Soil boring logs are included in Attachment 3. The following sections describe the soil and groundwater conditions encountered.

6.1 Soil Borings

The soil borings indicate approximately 3 to 6 inches of topsoil exists at the surface. In general, the topsoil is underlain by loose to medium dense sand with varying amounts of gravel extending to depths ranging from approximately 7 to 13.5 feet. Below the sand, layers of silt, sandy silt, silty clay, and clay were encountered that extended to the maximum explored depths of the borings. The relative density of the deeper granular (silt or sand) soils ranged from very loose to medium dense, while the consistency of the underlying cohesive (clay) soils ranged from soft to very stiff.

The upper native sandy, silty and clayey soils encountered have moderate to good strength and settlement properties and are generally considered suitable for the support of building foundations. This preliminary evaluation assumes the ground surface elevations at the boring locations are at or below the finished floor elevations of the proposed buildings.

6.2 Groundwater

Groundwater was encountered within all of the soil borings at depths ranging from approximately 5 to 10 feet. These water levels were encountered within granular soil layers and likely represent the area water table. Based on available water well records, static water levels in nearby water wells range from four to 25-feet below grade. It should be noted that groundwater depths will vary with time, season, lake levels, and natural climate variations.

6.3 Laboratory Testing Results

The laboratory testing program consisted of visual soil classification on recovered samples to aid in identifying and describing the physical characteristics of the soils and to assist in defining the site soil stratigraphy.

6.4 General Considerations

The borehole logs depict the subsurface data obtained (see Attachment 3). This information is representative of each location only; it should be understood that the soil conditions may vary between the test locations. In addition, the boreholes reflect soil and groundwater conditions at the time they were performed. The soil information was obtained for preliminary use for the project described. This information should not be used for determining earthwork quantities, construction estimating, or other purposes.

7.0 CONCLUSIONS AND RECOMMENDATIONS

This report is intended to present the preliminary geotechnical evaluation findings and construction recommendations for the proposed new foundation and other construction features.

7.1 Geotechnical

Generally, the soil borings indicate the site has sandy soils near the surface to depths ranging from 7 to 13.5 feet below grade, and various silty, clayey, and sandy soils below these depths. The soils encountered are generally considered suitable for the support of conventional shallow foundations, depending upon the design bearing level of the footings, and depending upon the types of structures and

the design loads, which have not been determined at the time of this report. It is important to note that intervals of very loose and soft soils were identified that may not make the site feasible for all bearing levels and loading situations without significant additional costs to improve/replace these intervals or transfer loads to a deep foundation system. The following sections include foundation options and site preparation options to provide building support.

All site grading work should be completed in the construction area prior to preparation of the building subgrade. Although not anticipated, if remnants of any previous construction such as underground tanks, foundations, fill, utilities, or other items are encountered, they should be completely removed and replaced with engineered and approved fill.

7.1.1 Site Preparation for Conventional Shallow Foundations

All vegetation and topsoil in the construction area should be completely removed to the depth it occurs. The subgrade soils at and below the bottom of footing level are expected to consist of primarily granular (sandy) soils, and should be thoroughly evaluated by Gosling Czubak personnel. If very loose soil is present at and/or immediately below the bearing level of the foundations, the unsuitable soils should be compacted to improve their load carrying capacity. Alternatively, they may be removed and replaced in properly compacted lifts to return to the foundation bearing level. Only soil that meets MDOT Class II requirements, or on-site soil approved by Gosling Czubak should be used as fill directly below slabs, footings and pavement.

The soil at subgrade level should be compacted to a minimum of 95% of the maximum density as determined by the Modified Proctor or Michigan Cone Test. It is important that a representative of Gosling Czubak observe and test all areas of subgrade soil prior to any footing or foundation construction. If unsuitably loose areas or variations in the soil density are observed, some additional subgrade preparation may be required, such as additional compaction or overexcavation and replacement with engineered fill. The placement of a 12-inch thick layer of crushed stone may also be needed to stabilize any unstable subgrade soils.

The footings may be established directly on the properly prepared native soils or engineered fill and designed in a conventional manner. Footings may be sized using a soil contact pressure of up to 2,000

pounds per square foot. These recommendations are predicated upon a representative of Gosling Czubak observing the subgrade prior to construction. A minimum footing depth of 3.5 feet and width of 24 inches should be maintained, regardless of the bearing pressure. Backfill should meet the requirements given in Section 8.0 Site Preparation, or be approved by Gosling Czubak.

Foundation settlements less than one inch are anticipated when footings are loaded to the recommended soil contact pressures described above and placed on properly prepared surfaces, using the compaction equipment described. Differential settlements of ½-inch may result between structural elements depending on spacing, relative footing loads, and structural rigidity of the building.

7.1.2 Recommendations for Floor Slab Subgrade Preparation

It is recommended that all vegetation, topsoil, and otherwise unsuitable soil be removed to the extent it occurs. The resulting subgrade soils should be inspected at that level to determine their suitability. A minimum of two feet of well-compacted granular soil should be present below the floor slab. Engineered fill should be properly placed as needed to bring the building area to plan grade as necessary. This will help provide a suitable subgrade for the proposed floor slab.

7.1.3 Recommendations for Pavement Area Preparation

The parking and driveway subgrade areas should be prepared using the following guidelines. All vegetation, topsoil, or unsuitable materials where encountered, should be removed from the proposed pavement areas. MDOT Class II material, or other material approved for engineered fill should be placed and properly compacted to bring the pavement areas to the intended grade. After subgrade preparation has been completed under the observation of a Gosling Czubak representative, the parking areas may be constructed in a conventional manner using a gravel subbase beneath the asphalt pavement layers.

7.1.4 Groundwater

Groundwater was encountered within all of the soil borings at depths of approximately 5 to 10 feet. It should be noted that water levels and patterns will vary with time, season, and variations in precipitation.

It is anticipated that dewatering may be necessary for some portions of the proposed construction on site, depending on the design grades of the site utilities. Additionally, the Contractor should be prepared to provide adequate measures to control precipitation runoff and to not allow water to collect in any excavations during construction. Perimeter drains, if used should be placed in the lower foundation areas to control water collecting outside any below-grade walls. The walls should be backfilled with well graded granular material and compacted as outlined in the Site Preparation Section of this report. Any drains should be connected to a positive gravity outlet at multiple locations to remove water from the building area.

7.1.5 Site Grading

It is important that the site grading plan be properly designed for controlled surface drainage. The foundation drainage system should be segregated from the surface drainage anticipated on site. In other words, the site should be designed to shed surface water in a way that will not add to the water finding its way to the drainage system of the building. In order to help achieve this, the area around the structure should be graded so that surface water will flow away from the structure.

8.0 SITE PREPARATION

It is recommended that any earthwork operations which take place on the site follow the standard procedures outlined below:

- If encountered, remove all topsoil and organic or unstable soils, roots, stumps, old footings, septic tanks, drain fields and any other unsuitable materials from the foundation areas, and construction limits including areas to be paved.
- Compact the backfill soils using a suitable compactor and method as described in Section 7.0 *Conclusions and Recommendations*. If unsuitable soils are encountered, they should be removed as required and suitable backfill should be replaced and compacted as specified below.
- Backfill should meet MDOT Class II specifications or otherwise as specified in Section 7.0 *Conclusions and Recommendations*.
- Fill should be spread in shallow lifts, six inches to eight inches maximum, and compacted to 95 percent of the modified proctor value (ASTM D-1557).

- For these recommendations to be valid, earthwork should be done under the observation of a qualified engineer or technician and density tests performed to determine if each lift is sufficiently compacted.
- If earthwork activities occur during periods of freezing weather, fill must not be placed on frozen ground, and fill with frozen conglomerations of soil must not be used.
- In general, the construction contractor is responsible for safety during all activities on the site during construction. The contractor is obligated to observe all applicable regulations and codes regarding site safety, including the codes pertaining to open cuts and trenches in soils during excavation, site improvement activities, and foundation construction.

9.0 LIMITATIONS

This report was prepared using generally accepted geotechnical engineering practices.

Recommendations were developed based on the information gained from the soil borings performed, and the other information reviewed. No other warranty, expressed or implied, regarding the recommendations and conclusions provided in this report is offered.

Changes to the project should also be brought to the attention of this office prior to construction so that they can be reviewed to see that they are consistent with the recommendations presented in this report.

Readers of this report are encouraged to also review the advice included in Attachment 4, "Important Information about This Geotechnical-Engineering Report."

Prepared by:



Douglas L. Hula, P.E.

Geotechnical Engineer

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Reviewed by:



Adam R. Biteman, C.P.G., P.G.

Senior Project Manager

arbiteman@goslingczubak.com

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Attachment 1

Site Location Map

Site Location Map



Sheet 1 of 2

Bellaire County Facility Campus Site Antrim County

PART OF SECTION 30, T 30 N, R 07 W,
KEARNEY TOWNSHIP,
ANTRIM COUNTY, MICHIGAN

Job #: 2019521001.02
Date: 03/06/2019
Scale: 1" = 2000'
Drawn: jrl
Chk'd.: ARB
Rev.:



Gosling Czubak
engineering sciences, inc.

1280 Business Park Drive, Traverse City, Michigan
231-946-9191 800-968-1062

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CONSTRUCTION SERVICES | DRILLING | LANDSCAPE ARCHITECTURE

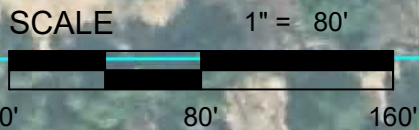
Attachment 2

Soil Boring Location Sketch

P:\2019521001\00\CADD-Data\C3D\201952100102 sb loc.dwg Tab: sb loc sketch Saved by: jrlumley 3/6/2019 1:35 PM Plotted by: Jim Lumley 3/6/2019 2:08 PM



THIS SKETCH IS INTENDED TO SHOW THE APPROXIMATE BORING LOCATIONS WITH RESPECT TO BUILDINGS AND OTHER SITE FEATURES. THE SOIL BORING LOCATION SKETCH SHOULD NOT BE USED TO DETERMINE LOCATIONS OF UTILITIES, BUILDING ELEMENTS, TOPOGRAPHY, OR OTHER PROPOSED OR EXISTING FEATURES OF THE SITE. THE SOIL BORING LOCATIONS AND THIS SITE WERE NOT SURVEYED BY GCES. BASE IMAGE WAS SUPPLIED BY THE CLIENT.



Soil Boring Location Sketch
Bellaire County Facility Campus Site
Antrim County

Location:
PART OF SECTION 30,
T 30 N, R 07 W,
KEARNEY TOWNSHIP,
ANTRIM COUNTY, MICHIGAN
Sheet 2 of 2

Job #: 2019521001.02
Date: 03/06/2019
Scale: approx.: 1"=80'
Drawn: jrl
Chk'd: ARB
Rev: -



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Attachment 3

Boring Logs

SOIL CLASSIFICATION INFORMATION

SOIL DESCRIPTIONS

Example: Silty fine SAND (SM) - trace clay - occasional clay seams - dense - brown/gray below 40 feet - wet
(1 - 2 - 3 - 4 - 5 - 6 - 7 - 8 - 9 - 10)

- 1a FOR COARSE GRAINED PRIMARY MATERIAL: Secondary Material of 15 to 50%, if applicable. (eg. Silty, Clayey)
- 1b FOR FINE GRAINED PRIMARY MATERIAL: Secondary Material of 30 to 50%, if applicable (eg. Gravelly, Sandy)
- 2 PRIMARY MATERIAL (in CAPs)- SILT, SAND, GRAVEL, or CLAY
 Note: fine, medium and/or coarse grained SAND
 fine and/or coarse grained GRAVEL
- 3 (USCS) Unified Soil Classification System (USCS) symbol(s) is presented at the end of the soil description (in parentheses) based on ASTM gradation and plasticity testing. See attached USCS chart.
- 4 Additional Materials (with percentage descriptors as below)

Fine Grained Material	Coarse-Grained Material
15 to 30% - "some" or "with"	5 to 15% - "little"
5 to 15% - "little"	< 5% - "trace" or "few"
< 5% - "trace" or "few"	
- 5 Description of sorting or grading. For example, "well-sorted, or "poorly graded."
- 6 Occurrences (with frequency descriptors as below) - cobbles, boulders, bricks, layers, seams, etc.
 Greater than one per 12-inches = "frequent"
 One per 12-inches = "occasional"
 Note: Seams = < 1-inch in thickness
 Layers = > 1-inch in thickness
- 7 Angularity and mineral composition, if warranted
- 8 Odor or Sheen, if applicable
- 9 Soil Strength Description (Relative Density for sand and silt, or Consistency for clay)
- 10 Color
- 11 Moisture - "dry" or "wet" or "moist"
 "dry" = absence of apparent moisture
 "moist" = damp but not saturated
 "wet" = saturated

Particle Sizes		Relative Density		Consistency		
			SPT N-Value	SPT N-Value		Ppen, tsf
Boulders	- > 12-in			WOH to 2	"very soft"	0 - 0.125
Cobbles	- 12 to 3 in	"very loose"	W.O.H. to 4	2 to 4	"soft"	0.125 - 0.25
Course gravel	- 3 to 3/4 in	"loose"	5 to 10	4 to 8	"medium stiff"	0.25 - 0.5
Fine gravel	- 3/4 to 0.187-in	"medium dense"	11 to 30	8 to 15	"stiff"	0.5 - 1.0
Coarse sand	- 4.75 to 2.0-mm	"dense"	31 to 50	15 to 30	"very stiff"	1.0 - 2.0
Medium sand	- 2.0 to 0.425-mm	"very dense"	over 50	over 30	"hard"	2.0 - 4.0
Fine sand	- 0.425 to 0.075-mm					
Clay/Silt	- < 0.075-mm					

NOTES AND GENERAL INFORMATION

1. Drilling and sampling activities are indicative of subsurface conditions only at locations where data are taken, and when data are taken. Conditions at locations not evaluated may differ from professional interpretation.
2. Environmental boring logs present soil and groundwater data collected for resource development, depositional environment, groundwater flow and/or contaminant transport analyses and may not for be suited for geotechnical or structural engineering use unless otherwise arranged.
3. Stratigraphic Contacts: Solid line denotes a sudden, observed soil transition.
 Dashed line denotes a gradual or gradational soil transition.
 Dotted line denotes an inferred transition, therefore the type and specific location of the transition is unknown / approximated.
3. Common abbreviations: WOH = Weight of (SPT) Hammer DHH = Down Hole Hammer HA = Hand Auger
 DR = Drove Rock (During SPT) NR = No Recovery
 Ppen = Pocket Penetrometer (unconfined compressive strength in tons per square foot)



Gosling Czubak

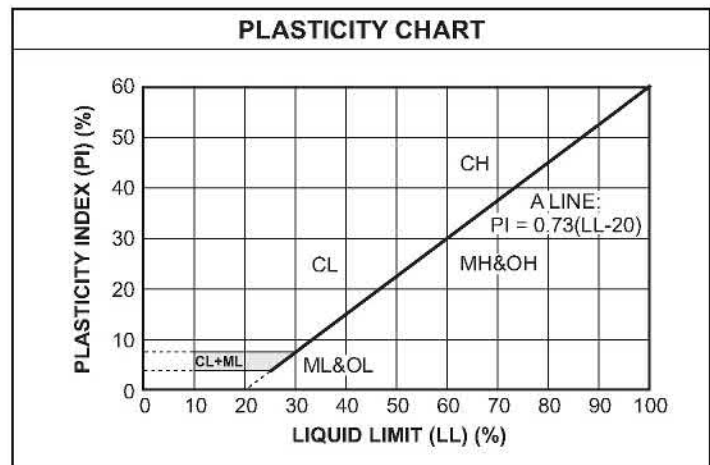
engineering sciences, inc.

UNIFIED SOIL CLASSIFICATION AND SYMBOL CHART		
COARSE-GRAINED SOILS (more than 50% of material is larger than No. 200 sieve size.)		
GRAVELS More than 50% of coarse fraction larger than No. 4 sieve size	Clean Gravels (Less than 5% fines)	
	GW	Well-graded gravels, gravel-sand mixtures, little or no fines
	GP	Poorly-graded gravels, gravel-sand mixtures, little or no fines
	Gravels with fines (More than 12% fines)	
	GM	Silty gravels, gravel-sand-silt mixtures
	GC	Clayey gravels, gravel-sand-clay mixtures
SANDS 50% or more of coarse fraction smaller than No. 4 sieve size	Clean Sands (Less than 5% fines)	
	SW	Well-graded sands, gravelly sands, little or no fines
	SP	Poorly graded sands, gravelly sands, little or no fines
	Sands with fines (More than 12% fines)	
	SM	Silty sands, sand-silt mixtures
	SC	Clayey sands, sand-clay mixtures
FINE-GRAINED SOILS (50% or more of material is smaller than No. 200 sieve size.)		
SILTS AND CLAYS Liquid limit less than 50%	ML	Inorganic silts and very fine sands, rock flour, silty or clayey fine sands or clayey silts with slight plasticity
	CL	Inorganic clays of low to medium plasticity, gravelly clays, sandy clays, silty clays, lean clays
	OL	Organic silts and organic silty clays of low plasticity
SILTS AND CLAYS Liquid limit 50% or greater	MH	Inorganic silts, micaceous or diatomaceous fine sandy or silty soils, elastic silts
	CH	Inorganic clays of high plasticity, fat clays
	OH	Organic clays of medium to high plasticity, organic silts
HIGHLY ORGANIC SOILS	PT	Peat and other highly organic soils

LABORATORY CLASSIFICATION CRITERIA		
GW	$C_u = \frac{D_{60}}{D_{10}}$ greater than 4; $C_c = \frac{D_{30}}{D_{10} \times D_{60}}$ between 1 and 3	
GP	Not meeting all gradation requirements for GW	
GM	Atterberg limits below "A" line or P.I. less than 4	Above "A" line with P.I. between 4 and 7 are borderline cases requiring use of dual symbols
GC	Atterberg limits above "A" line with P.I. greater than 7	
SW	$C_u = \frac{D_{60}}{D_{10}}$ greater than 4; $C_c = \frac{D_{30}}{D_{10} \times D_{60}}$ between 1 and 3	
SP	Not meeting all gradation requirements for GW	
SM	Atterberg limits below "A" line or P.I. less than 4	Limits plotting in shaded zone with P.I. between 4 and 7 are borderline cases requiring use of dual symbols.
SC	Atterberg limits above "A" line with P.I. greater than 7	

Determine percentages of sand and gravel from grain-size curve. Depending on percentage of fines (fraction smaller than No. 200 sieve size), coarse-grained soils are classified as follows:

Less than 5 percent GW, GP, SW, SP
 More than 12 percent GM, GC, SM, SC
 5 to 12 percent Borderline cases requiring dual symbols





PROJECT: Proposed County Campus - Bellaire
PROJECT NO.: 2019521001.01
PROJECT LOCATION: Highway M-88, Bellaire, MI
CLIENT: Antrim County
DRILLING COMPANY: Pearson Well Drilling **RIG:** CME 750X
DRILLER: John Bergy **LOGGED BY:** BPR

LOG OF BORING: SB-1

GROUND ELEVATION: _____ **DATE:** 2/18/19
DRILLING LOCATION: Refer to site plan
DRILLING METHOD: 4.25-inch I.D. Hollow Stem Auger
BOREHOLE DIAMETER (IN): 8+/- **TOTAL DEPTH (FT):** 20
STATIC WATER LEVEL: \approx 5 **CAVING DEPTH:** C 5

This information pertains only to this boring and should not be interpreted as being indicative of the site.

Elevation (feet)	Graphic	Soil Description (See Boring Log Key)	Depth (feet)	Sample Type	Sample No.	Recovery (in)	Blow Counts	Notes	Pocket Penetrometer (tsf)	% < #200	TEST RESULTS									
											Plastic Limit	—	Liquid Limit	Water Content -	×	%	SPT RESULT -	▲	N Value	
											10	20	30	40	50					
	✓✓✓✓✓	6 inches of TOPSOIL - dark brown	0																	
		Medium to coarse SAND (SP) - trace silt - medium dense - dark brown - dry	0.5		SS1	3	2 4 7													
		SILT (ML) - little sand and clay - loose - light brown - dry	2																	
		Medium to coarse SAND (SP) - loose - red/brown - moist to wet	3.5		SS2	4	1 2 4													
		Sandy silty CLAY (CL) - soft - light brown - wet	7		SS3	8	1 2 2		0.25											
		Sandy SILT (ML) - little clay - trace gravel - very loose - light brown - wet	9		SS4	14	WOH/ 12 1													
		Medium to coarse SAND (SP) - little clay, silt and gravel - loose - light brown - wet	10																	
		Sandy SILT (ML) - loose - gray - wet	14		SS5	18	2 3 3													
		Clayey fine SAND (SP) - loose - light brown - wet	15																	
		Silty fine SAND (SP) - loose - gray - wet	19		SS6	18	1 2 3													
		Boring terminated at 20 ft.	20																	

Borehole was backfilled with augered soil cuttings.



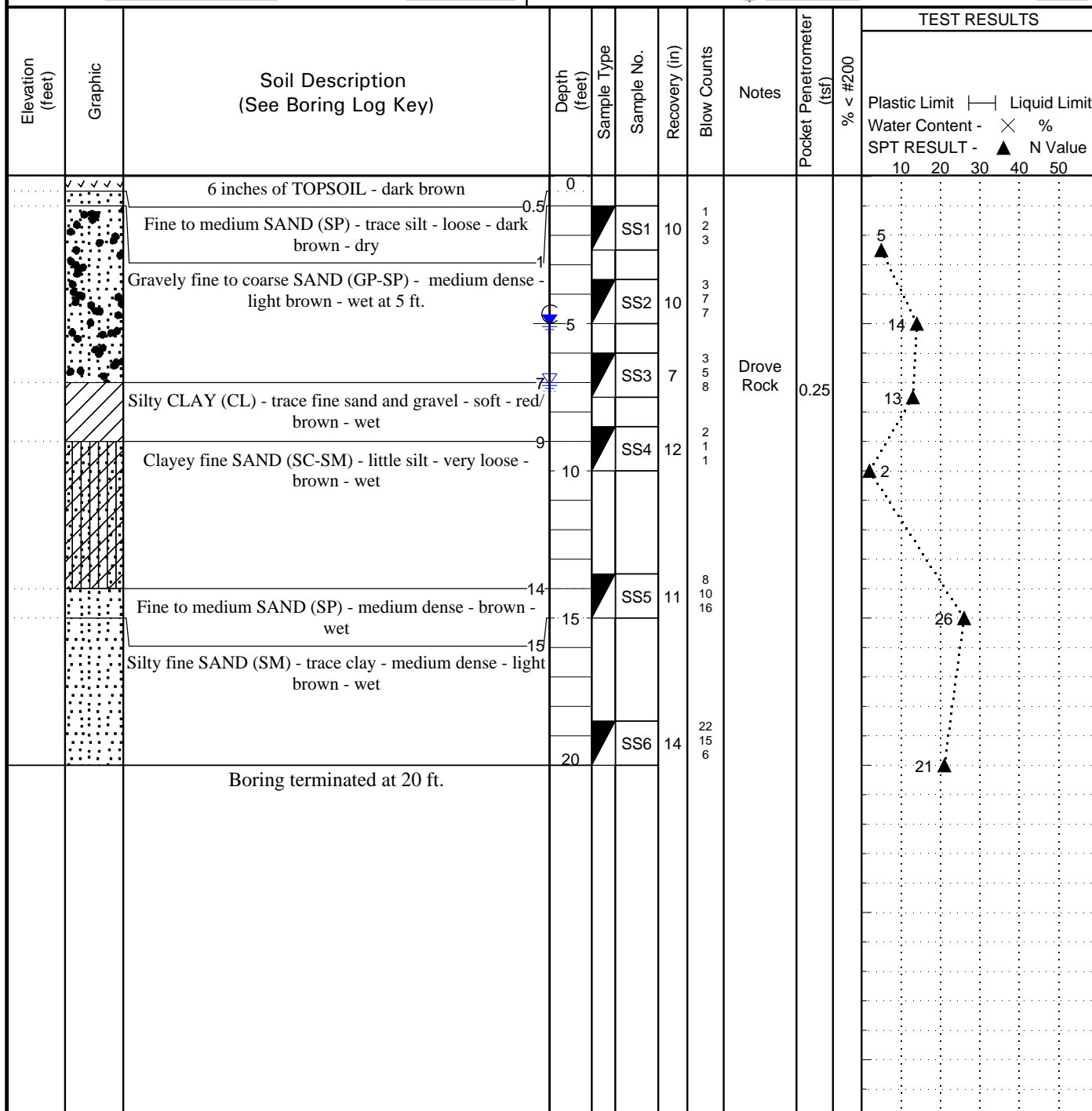
PROJECT: Proposed County Campus - Bellaire
PROJECT NO.: 2019521001.01
PROJECT LOCATION: Highway M-88, Bellaire, MI
CLIENT: Antrim County
DRILLING COMPANY: Pearson Well Drilling **RIG:** CME 750X
DRILLER: John Bergy **LOGGED BY:** BPR

LOG OF BORING:

SB-2

GROUND ELEVATION: _____ **DATE:** 2/18/19
DRILLING LOCATION: Refer to site plan
DRILLING METHOD: 4.25-inch I.D. Hollow Stem Auger
BOREHOLE DIAMETER (IN): 8+/- **TOTAL DEPTH (FT):** 20
STATIC WATER LEVEL: \approx 5 **CAVING DEPTH:** C 5

This information pertains only to this boring and should not be interpreted as being indicative of the site.



Borehole was backfilled with augered soil cuttings.



**Engineers Surveyors
Landscape Architecture
Environmental and Drilling Services**
1280 Business Park Dr., Traverse City, Michigan 49686
(231) 946-9191

PROJECT: Proposed County Campus - Bellaire

PROJECT NO.: 2019521001.01

PROJECT LOCATION: Highway M-88, Bellaire, MI

CLIENT: Antrim County

DRILLING COMPANY: Pearson Well Drilling **RIG:** CME 750X

DRILLER: John Bergy **LOGGED BY:** BPR

SB-3

GROUND ELEVATION: _____ DATE: 2/18/19
 DRILLING LOCATION: Refer to site plan
 DRILLING METHOD: 4.25-inch I.D. Hollow Stem Auger
 BOREHOLE DIAMETER (IN): 8+/- TOTAL DEPTH (FT): 20
 STATIC WATER LEVEL: ∇ 5 CAVING DEPTH: C 5

Elevation (feet)	Graphic	Soil Description (See Boring Log Key)	Depth (feet)	Sample Type	Sample No.	Recovery (in)	Blow Counts	Notes	Pocket Penetrometer (tsf)	% < #200	TEST RESULTS	
											Plastic Limit	Liquid Limit
											Water Content - SPT RESULT -	% N Value
		6 inches of TOPSOIL - dark brown	0									
		Fine to medium SAND (SP) - loose - dark brown - dry	0.5		SS1	10	2 3 3					
		Fine to coarse SAND (SP) - medium dense - light brown - moist	4		SS2	12	3 5 7					
		Fine to medium SAND (SP) - loose - light brown - moist to wet	6.5		SS3	10	5 3 3					
		Clayey SAND (SC-SM) - little silt - loose - light brown	7		SS4	17	2 1 3		1.25			
		CLAY (CL) - very stiff - light brown	9									
		Fine to coarse SAND (SP) - very loose - light brown - wet	10									
		Silty fine SAND (SC-SM) - little clay - very loose - light brown - wet	14		SS5	13	2 1 1					
		Silty fine to medium SAND (SM) - loose - light brown - wet	15									
		Boring terminated at 20 ft.	20		SS6	18	3 6 3					

*Borehole was backfilled with augered soil cuttings.
Boring offset 10 feet north of staked location.*



PROJECT: Proposed County Campus - Bellaire
PROJECT NO.: 2019521001.01
PROJECT LOCATION: Highway M-88, Bellaire, MI
CLIENT: Antrim County
DRILLING COMPANY: Pearson Well Drilling **RIG:** CME 750X
DRILLER: John Bergy **LOGGED BY:** BPR

LOG OF BORING:

SB-4

GROUND ELEVATION: _____ **DATE:** 2/18/19
DRILLING LOCATION: Refer to site plan
DRILLING METHOD: 4.25-inch I.D. Hollow Stem Auger
BOREHOLE DIAMETER (IN): 8+/- **TOTAL DEPTH (FT):** 25
STATIC WATER LEVEL: \pm 8 **CAVING DEPTH:** C 8

This information pertains only to this boring and should not be interpreted as being indicative of the site.

Elevation (feet)	Graphic	Soil Description (See Boring Log Key)	Depth (feet)	Sample Type	Sample No.	Recovery (in)	Blow Counts	Notes	Pocket Penetrometer (tsf)	% < #200	TEST RESULTS								
											Plastic Limit	—	Liquid Limit	Water Content -	×	%	SPT RESULT -	▲	N Value
											10	20	30	40	50				
	✓✓✓✓✓	6 inches of TOPSOIL - dark brown	0																
	•••••	Fine to medium SAND (GP-SP) - little gravel - loose - orange/brown - dry	0.5	▲	SS1	9	1 3 3												
	•••••			▲	SS2	8	1 1 4												
			5																
	•••••	Fine SAND (SP) - little silt - loose - light brown - moist to wet	7	▲	SS3	12	2 2 3	Drove Rock											
		Sandy SILT (ML) - trace clay - very loose - light brown - wet	9	▲	SS4	9	2 WOH/ 6 1												
		Silty fine SAND (SM) - trace clay - very loose - light brown - wet	10																
				▲	SS5	18	2 4 2												
			15																
	▨▨▨▨▨	CLAY (CL) - little silt - medium stiff - light brown - wet	19	▲	SS6	18	2 1 2		0.50										
		Clayey SILT (ML) - trace fine sand - very loose - light brown - wet	20																
				▲	SS7	17	1 2 2												
		Boring terminated at 25 ft.	25																

Borehole was backfilled with augered soil cuttings.

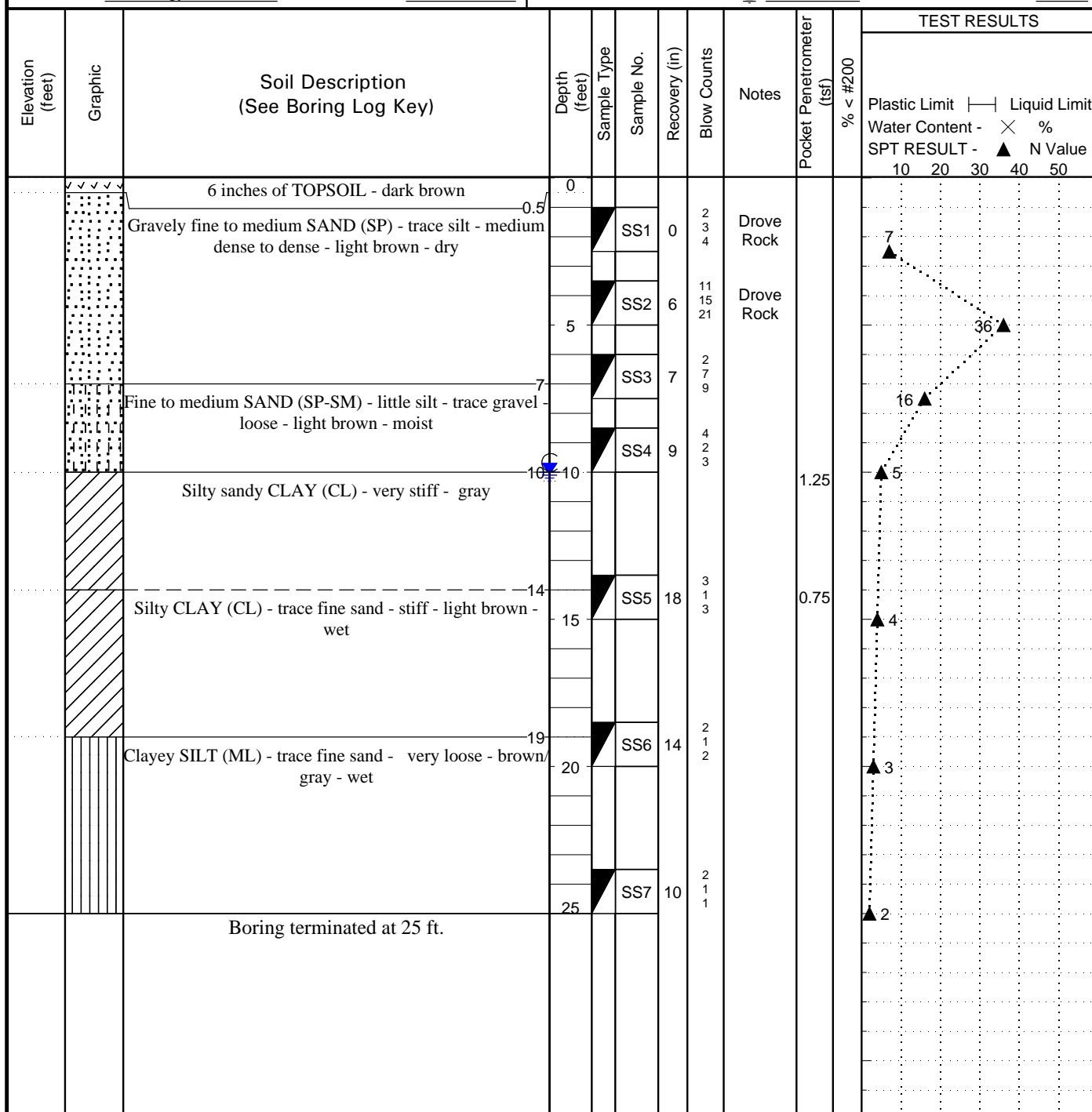


PROJECT: Proposed County Campus - Bellaire
PROJECT NO.: 2019521001.01
PROJECT LOCATION: Highway M-88, Bellaire, MI
CLIENT: Antrim County
DRILLING COMPANY: Pearson Well Drilling **RIG:** CME 750X
DRILLER: John Bergy **LOGGED BY:** BPR

LOG OF BORING: SB-5

GROUND ELEVATION: _____ **DATE:** 2/18/19
DRILLING LOCATION: Refer to site plan
DRILLING METHOD: 4.25-inch I.D. Hollow Stem Auger
BOREHOLE DIAMETER (IN): 8+/- **TOTAL DEPTH (FT):** 25
STATIC WATER LEVEL: \pm 10 **CAVING DEPTH:** C 10

This information pertains only to this boring and should not be interpreted as being indicative of the site.



Borehole was backfilled with augered soil cuttings.



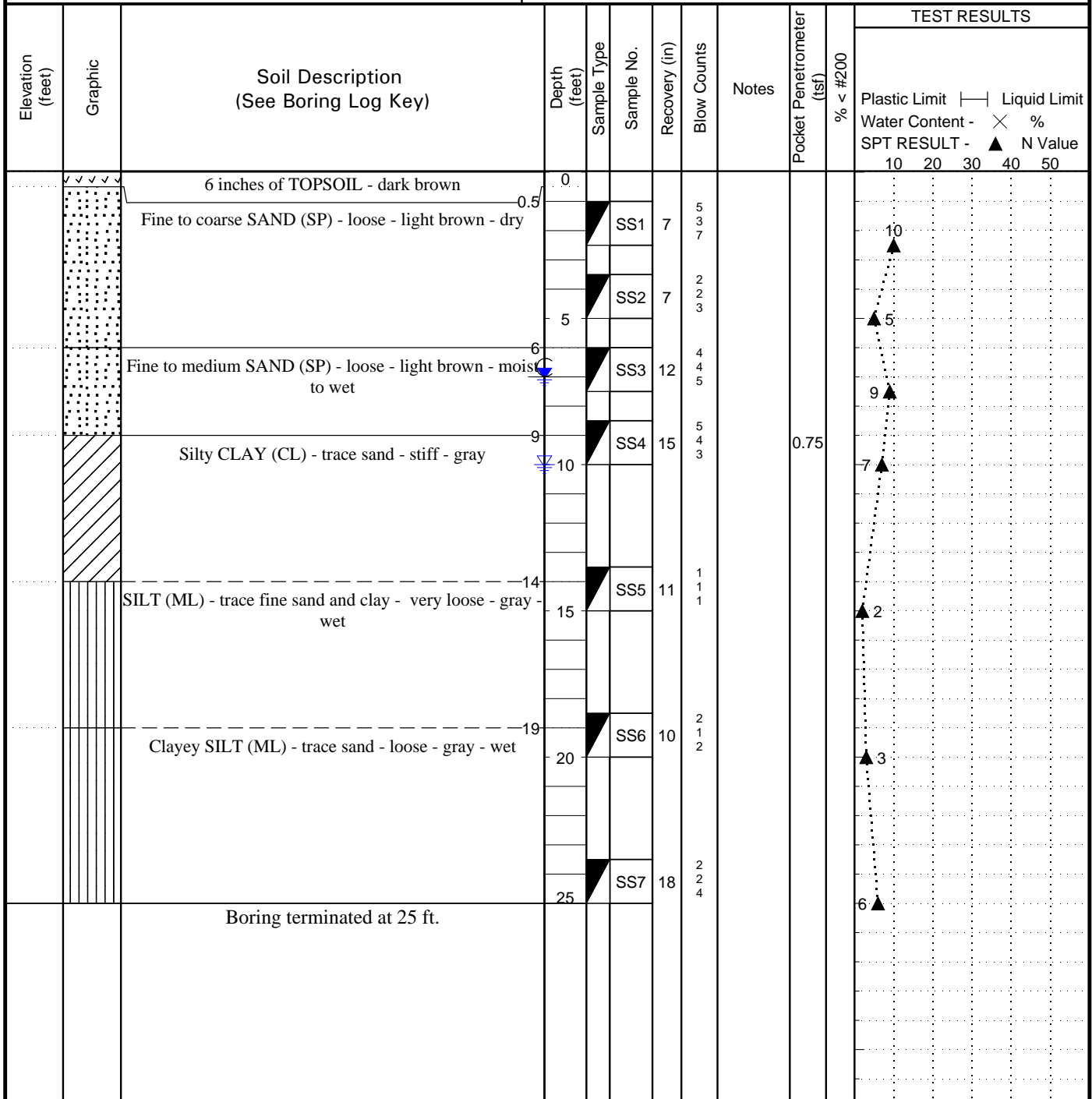
PROJECT: Proposed County Campus - Bellaire
PROJECT NO.: 2019521001.01
PROJECT LOCATION: Highway M-88, Bellaire, MI
CLIENT: Antrim County
DRILLING COMPANY: Pearson Well Drilling **RIG:** CME 750X
DRILLER: John Bergy **LOGGED BY:** BPR

LOG OF BORING:

SB-6

GROUND ELEVATION: _____ **DATE:** 2/18/19
DRILLING LOCATION: Refer to site plan
DRILLING METHOD: 4.25-inch I.D. Hollow Stem Auger
BOREHOLE DIAMETER (IN): 8+/- **TOTAL DEPTH (FT):** 25
STATIC WATER LEVEL: \approx 7 **CAVING DEPTH:** C 7

This information pertains only to this boring and should not be interpreted as being indicative of the site.



Borehole was backfilled with augered soil cuttings.

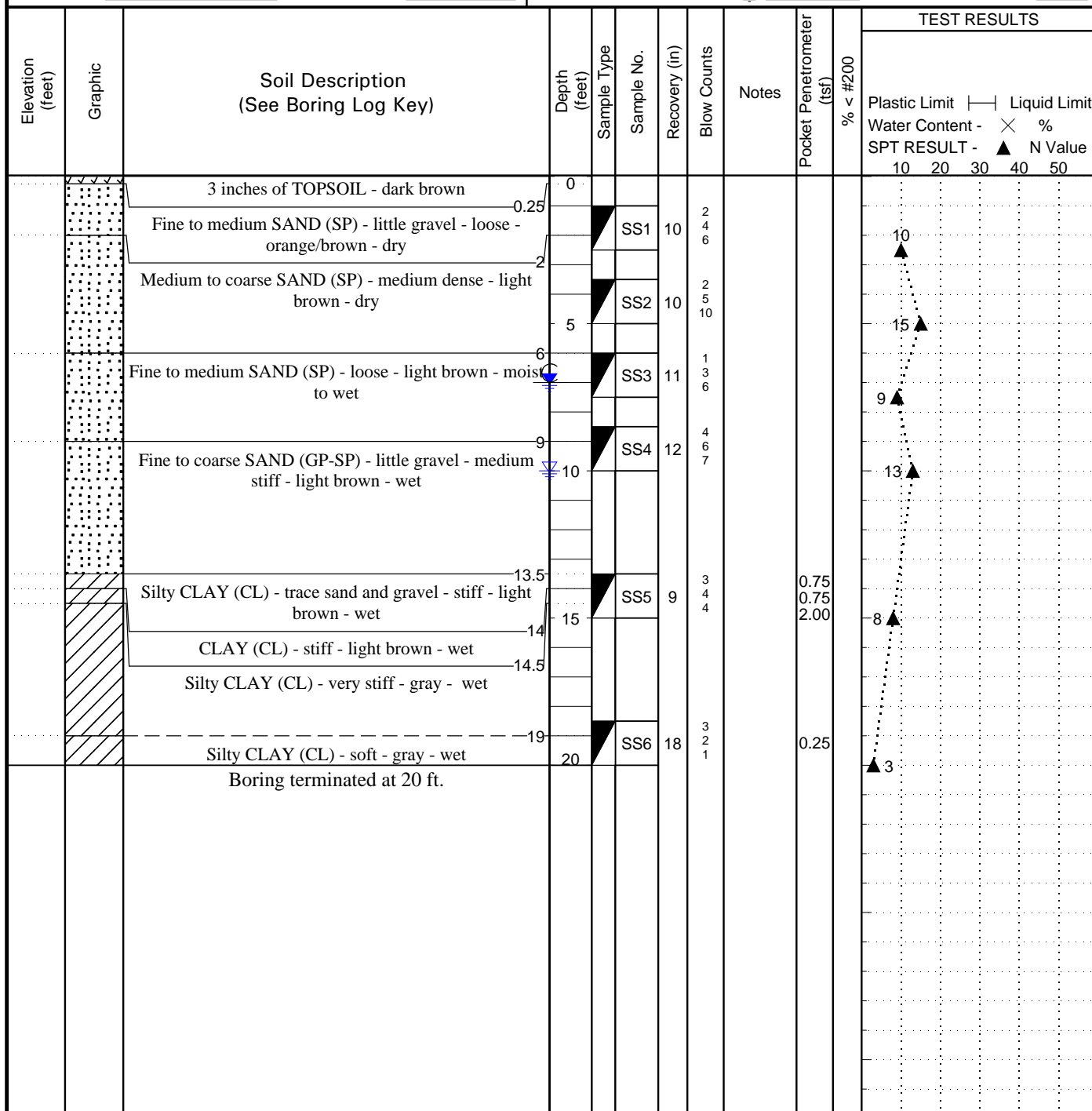


PROJECT: Proposed County Campus - Bellaire
PROJECT NO.: 2019521001.01
PROJECT LOCATION: Highway M-88, Bellaire, MI
CLIENT: Antrim County
DRILLING COMPANY: Pearson Well Drilling **RIG:** CME 750X
DRILLER: John Bergy **LOGGED BY:** BPR

LOG OF BORING: SB-7

GROUND ELEVATION: _____ **DATE:** 2/18/19
DRILLING LOCATION: Refer to site plan
DRILLING METHOD: 4.25-inch I.D. Hollow Stem Auger
BOREHOLE DIAMETER (IN): 8+/- **TOTAL DEPTH (FT):** 20
STATIC WATER LEVEL: ± 7 **CAVING DEPTH:** C 7

This information pertains only to this boring and should not be interpreted as being indicative of the site.



Borehole was backfilled with augered soil cuttings.

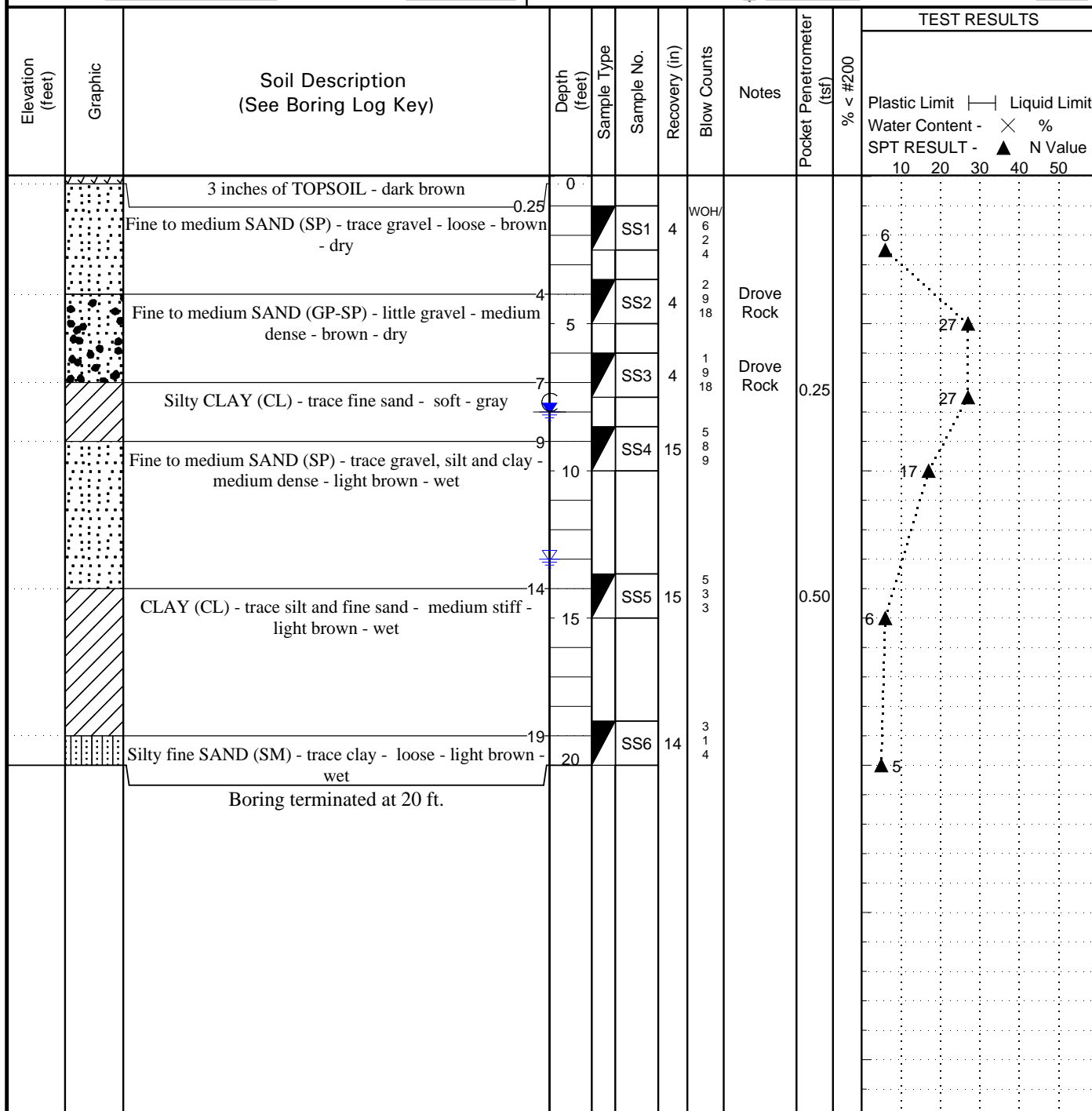


PROJECT: Proposed County Campus - Bellaire
PROJECT NO.: 2019521001.01
PROJECT LOCATION: Highway M-88, Bellaire, MI
CLIENT: Antrim County
DRILLING COMPANY: Pearson Well Drilling **RIG:** CME 750X
DRILLER: John Bergy **LOGGED BY:** BPR

LOG OF BORING: SB-8

GROUND ELEVATION: _____ **DATE:** 2/18/19
DRILLING LOCATION: Refer to site plan
DRILLING METHOD: 4.25-inch I.D. Hollow Stem Auger
BOREHOLE DIAMETER (IN): 8+/- **TOTAL DEPTH (FT):** 20
STATIC WATER LEVEL: \approx 8 **CAVING DEPTH:** C 8

This information pertains only to this boring and should not be interpreted as being indicative of the site.



Borehole was backfilled with augered soil cuttings.

Attachment 4

Important Information about This Geotechnical-Engineering Report

Important Information about This Geotechnical-Engineering Report

Subsurface problems are a principal cause of construction delays, cost overruns, claims, and disputes.

While you cannot eliminate all such risks, you can manage them. The following information is provided to help.

The Geoprofessional Business Association (GBA) has prepared this advisory to help you – assumedly a client representative – interpret and apply this geotechnical-engineering report as effectively as possible. In that way, clients can benefit from a lowered exposure to the subsurface problems that, for decades, have been a principal cause of construction delays, cost overruns, claims, and disputes. If you have questions or want more information about any of the issues discussed below, contact your GBA-member geotechnical engineer. Active involvement in the Geoprofessional Business Association exposes geotechnical engineers to a wide array of risk-confrontation techniques that can be of genuine benefit for everyone involved with a construction project.

Geotechnical-Engineering Services Are Performed for Specific Purposes, Persons, and Projects

Geotechnical engineers structure their services to meet the specific needs of their clients. A geotechnical-engineering study conducted for a given civil engineer will not likely meet the needs of a civil-works constructor or even a different civil engineer. Because each geotechnical-engineering study is unique, each geotechnical-engineering report is unique, prepared *solely* for the client. *Those who rely on a geotechnical-engineering report prepared for a different client can be seriously misled.* No one except authorized client representatives should rely on this geotechnical-engineering report without first conferring with the geotechnical engineer who prepared it. *And no one – not even you – should apply this report for any purpose or project except the one originally contemplated.*

Read this Report in Full

Costly problems have occurred because those relying on a geotechnical-engineering report did not read it *in its entirety*. Do not rely on an executive summary. Do not read selected elements only. *Read this report in full.*

You Need to Inform Your Geotechnical Engineer about Change

Your geotechnical engineer considered unique, project-specific factors when designing the study behind this report and developing the confirmation-dependent recommendations the report conveys. A few typical factors include:

- the client's goals, objectives, budget, schedule, and risk-management preferences;
- the general nature of the structure involved, its size, configuration, and performance criteria;
- the structure's location and orientation on the site; and
- other planned or existing site improvements, such as retaining walls, access roads, parking lots, and underground utilities.

Typical changes that could erode the reliability of this report include those that affect:

- the site's size or shape;
- the function of the proposed structure, as when it's changed from a parking garage to an office building, or from a light-industrial plant to a refrigerated warehouse;
- the elevation, configuration, location, orientation, or weight of the proposed structure;
- the composition of the design team; or
- project ownership.

As a general rule, *always* inform your geotechnical engineer of project changes – even minor ones – and request an assessment of their impact. *The geotechnical engineer who prepared this report cannot accept responsibility or liability for problems that arise because the geotechnical engineer was not informed about developments the engineer otherwise would have considered.*

This Report May Not Be Reliable

Do not rely on this report if your geotechnical engineer prepared it:

- for a different client;
- for a different project;
- for a different site (that may or may not include all or a portion of the original site); or
- before important events occurred at the site or adjacent to it; e.g., man-made events like construction or environmental remediation, or natural events like floods, droughts, earthquakes, or groundwater fluctuations.

Note, too, that it could be unwise to rely on a geotechnical-engineering report whose reliability may have been affected by the passage of time, because of factors like changed subsurface conditions; new or modified codes, standards, or regulations; or new techniques or tools. *If your geotechnical engineer has not indicated an "apply-by" date on the report, ask what it should be, and, in general, if you are the least bit uncertain about the continued reliability of this report, contact your geotechnical engineer before applying it.* A minor amount of additional testing or analysis – if any is required at all – could prevent major problems.

Most of the "Findings" Related in This Report Are Professional Opinions

Before construction begins, geotechnical engineers explore a site's subsurface through various sampling and testing procedures. *Geotechnical engineers can observe actual subsurface conditions only at those specific locations where sampling and testing were performed.* The data derived from that sampling and testing were reviewed by your geotechnical engineer, who then applied professional judgment to form opinions about subsurface conditions throughout the site. Actual sitewide-subsurface conditions may differ – maybe significantly – from those indicated in this report. Confront that risk by retaining your geotechnical engineer to serve on the design team from project start to project finish, so the individual can provide informed guidance quickly, whenever needed.

This Report's Recommendations Are Confirmation-Dependent

The recommendations included in this report – including any options or alternatives – are confirmation-dependent. In other words, *they are not final*, because the geotechnical engineer who developed them relied heavily on judgment and opinion to do so. Your geotechnical engineer can finalize the recommendations *only after observing actual subsurface conditions* revealed during construction. If through observation your geotechnical engineer confirms that the conditions assumed to exist actually do exist, the recommendations can be relied upon, assuming no other changes have occurred. *The geotechnical engineer who prepared this report cannot assume responsibility or liability for confirmation-dependent recommendations if you fail to retain that engineer to perform construction observation.*

This Report Could Be Misinterpreted

Other design professionals' misinterpretation of geotechnical-engineering reports has resulted in costly problems. Confront that risk by having your geotechnical engineer serve as a full-time member of the design team, to:

- confer with other design-team members,
- help develop specifications,
- review pertinent elements of other design professionals' plans and specifications, and
- be on hand quickly whenever geotechnical-engineering guidance is needed.

You should also confront the risk of constructors misinterpreting this report. Do so by retaining your geotechnical engineer to participate in prebid and preconstruction conferences and to perform construction observation.

Give Constructors a Complete Report and Guidance

Some owners and design professionals mistakenly believe they can shift unanticipated-subsurface-conditions liability to constructors by limiting the information they provide for bid preparation. To help prevent the costly, contentious problems this practice has caused, include the complete geotechnical-engineering report, along with any attachments or appendices, with your contract documents, *but be certain to note conspicuously that you've included the material for informational purposes only*. To avoid misunderstanding, you may also want to note that "informational purposes" means constructors have no right to rely on the interpretations, opinions, conclusions, or recommendations in the report, but they may rely on the factual data relative to the specific times, locations, and depths/elevations referenced. Be certain that constructors know they may learn about specific project requirements, including options selected from the report, *only* from the design drawings and specifications. Remind constructors that they may

perform their own studies if they want to, and *be sure to allow enough time* to permit them to do so. Only then might you be in a position to give constructors the information available to you, while requiring them to at least share some of the financial responsibilities stemming from unanticipated conditions. Conducting prebid and preconstruction conferences can also be valuable in this respect.

Read Responsibility Provisions Closely

Some client representatives, design professionals, and constructors do not realize that geotechnical engineering is far less exact than other engineering disciplines. That lack of understanding has nurtured unrealistic expectations that have resulted in disappointments, delays, cost overruns, claims, and disputes. To confront that risk, geotechnical engineers commonly include explanatory provisions in their reports. Sometimes labeled "limitations," many of these provisions indicate where geotechnical engineers' responsibilities begin and end, to help others recognize their own responsibilities and risks. *Read these provisions closely*. Ask questions. Your geotechnical engineer should respond fully and frankly.

Geoenvironmental Concerns Are Not Covered

The personnel, equipment, and techniques used to perform an environmental study – e.g., a "phase-one" or "phase-two" environmental site assessment – differ significantly from those used to perform a geotechnical-engineering study. For that reason, a geotechnical-engineering report does not usually relate any environmental findings, conclusions, or recommendations; e.g., about the likelihood of encountering underground storage tanks or regulated contaminants. *Unanticipated subsurface environmental problems have led to project failures*. If you have not yet obtained your own environmental information, ask your geotechnical consultant for risk-management guidance. As a general rule, *do not rely on an environmental report prepared for a different client, site, or project, or that is more than six months old*.

Obtain Professional Assistance to Deal with Moisture Infiltration and Mold

While your geotechnical engineer may have addressed groundwater, water infiltration, or similar issues in this report, none of the engineer's services were designed, conducted, or intended to prevent uncontrolled migration of moisture – including water vapor – from the soil through building slabs and walls and into the building interior, where it can cause mold growth and material-performance deficiencies. Accordingly, *proper implementation of the geotechnical engineer's recommendations will not of itself be sufficient to prevent moisture infiltration*. Confront the risk of moisture infiltration by including building-envelope or mold specialists on the design team. *Geotechnical engineers are not building-envelope or mold specialists*.



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