

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
<ol style="list-style-type: none"> 1. Preliminary Design of Master Plan F to Refine Scope of Work Details, Cost and Financing. 2. New Sheriff’s Office/Jail <ol style="list-style-type: none"> a. Master Plan Option C or D based upon determination of Grove Street Closure. b. Demolition of Grove Street Annex and Site Development/Parking. 3. Administration Building Space Reallocation and Security System. <ol style="list-style-type: none"> 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 and Space Reallocation <ol style="list-style-type: none"> a. Relocation of Circuit Court Probation to Courthouse. 6. Bank Building <ol style="list-style-type: none"> a. Demolition based upon Sequence of Construction. 			<ol style="list-style-type: none"> 1. Administration Building Renovation based upon Preliminary Design Scope of Work. 2. Antrim County Transportation Corrective Work. 			<ol style="list-style-type: none"> 1. Demolition of Nifty Thrifty <ol style="list-style-type: none"> a. Site Development/Parking. 2. Antrim County Area Transportation <ol style="list-style-type: none"> a. Enclosed Vehicular Storage. 3. Determination of the future of the HHS Tenant Space and Health Department Lease Space. 		
Master Plan F General Scope of Work:								
<ol style="list-style-type: none"> 1. Preliminary Design of Master Plan Option F to refine the scope of work/details, cost and financing. 2. 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"> a. Potential Phase Implementation to Maintain Grove Street Annex till Sheriff’s Office is constructed. 3. Phased Administration Building renovation. 4. Demolition of the Grove Street Annex. 5. Demolition of the Bank Building dependent upon anticipated phase sequencing. 6. Demolition of Nifty Thrift and Site Development/Parking. 7. Determination of accommodating Antrim County Conservation District space needs in Administration Building 					<ol style="list-style-type: none"> 8. Determination of the future CMH and DHHS tenant space and possible reallocation of space to accommodate 20 year Administration Building Space Program. 9. Courthouse Corrective Work and Space Reallocation. <ol style="list-style-type: none"> a. Relocate Prosecutor to either Sheriff’s Office/Jail or Administration Building b. Relocate Circuit Court Probation to Courthouse 10. Determination of the future Health Department lease space. 11. Phased Site/Parking Improvements. 12. Commission on Aging Adult Daycare by Others. 13. Antrim County Transportation phased corrective work and enclosed vehicular storage. 14. Animal Control corrective work to be done as part of annual budget/available funds. 			

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
<ol style="list-style-type: none"> 1. Preliminary Design of Master Plan G to Refine Scope of Work Details, Cost and Financing. 2. New Sheriff’s Office/Jail: <ol style="list-style-type: none"> a. New Sheriff’s Office/Jail on the Remote Site/West of the Animal Control Facility. b. Demolition and Sale of Grove Street Annex Property. c. Demolition Sheriff’s Office/Jail and Sale of Property. 3. Courthouse Space Reallocation, Corrective Work and Sallyport/Holding Addition. 4. Administration Building Space Reallocation and Basic Security System. 5. Bank Building: <ol style="list-style-type: none"> a. As-Is Sale of Existing Bank Building/Property. 			<ol style="list-style-type: none"> 1. New Administration Building: <ol style="list-style-type: none"> a. New Administration Building on Remote Site North of New Sheriff’s Office/Jail and Courthouse. b. Includes CMH, HHS and Antrim County Conservation District Tenant Space. c. Demolition of Administration Building and Sale of Property. 2. Antrim County Transportation Corrective Work. 			<ol style="list-style-type: none"> 1. New Courthouse <ol style="list-style-type: none"> a. New Courthouse on Remote Site Next to Sheriff’s Office/Jail with Connection. b. As-Is Sale of Courthouse and Property. 2. Sale of Nifty Thrifty Property. <ol style="list-style-type: none"> a. As-is Sale of Existing Nifty Thrifty Building/Property 3. Antrim County Area Transportation <ol style="list-style-type: none"> a. Enclosed Vehicle Parking. 		
Master Plan G General Scope of Work:								
<ol style="list-style-type: none"> 1. Preliminary Design of Master Plan Option G to refine the scope of work/details, cost and financing. 2. New Sheriff’s Office/Jail Based upon 20 Architectural Space Program on Remote Site West of Animal Control Facility: <ol style="list-style-type: none"> a. Infrastructure, site and utility improvements for New Governmental Complex Phased Implementation. b. Demolition Sheriff’s Office/Jail and Sale of Property. 3. Courthouse Space Reallocation, Corrective Work and Sallyport/Holding Addition: <ol style="list-style-type: none"> a. Reallocation of Space for Circuit Court Probation/Probation and Storage. b. Corrective Work and Sallyport/Holding Addition. 			<ol style="list-style-type: none"> 4. Administration Building Space Reallocation and Security System Foundation: <ol style="list-style-type: none"> a. Reallocation of Space to Improve Operational/Service Efficiency. b. Basic Access Control and CCTV Security System. 5. Phased New Administration Building based on 20 Architectural Space Program. <ol style="list-style-type: none"> a. Includes CMH, HHS and Antrim County Conservation District Tenant Space b. Demolition of the Administration Building and sale of property. 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 6. Demolition of Grove Street Annex for sale of property. 7. As-Is Sale of Bank Building with no demolition or site improvements. 8. As-Is Sale of Nifty Thrifty with no demolition or site improvements. 9. Commission on Aging Adult Daycare by Others. 10. Antrim County Transportation corrective work and enclosed vehicular storage. 11. Animal Control corrective work to be done as part of annual budget/available funds. 12. Health Department to Remain at Current Location with no Corrective Work or Additions. 					

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
<ol style="list-style-type: none"> 1. Preliminary Design of Master Plan H to Refine Scope of Work Details, Cost and Financing. 2. New Sheriff’s Office/Jail <ol style="list-style-type: none"> 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. <ol style="list-style-type: none"> 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 <ol style="list-style-type: none"> a. Relocation of Circuit Court Probation to Courthouse. b. Vehicular Sallyport/Holding Addition. 6. Bank Building <ol style="list-style-type: none"> a. Determination of Demolition Sequence 			<ol style="list-style-type: none"> 1. Administration Building Renovation based upon Preliminary Design Scope of Work. 2. Antrim County Transportation Corrective Work. 			<ol style="list-style-type: none"> 1. Demolition of Nifty Thrifty and Construction of Parking. 2. Antrim County Area Transportation Enclosed Parking. 3. Determination of the future of the HHS Tenant Space and Health Department Lease Space. 		
Master Plan H General Scope of Work:								
<ol style="list-style-type: none"> 1. Preliminary Design of Master Plan Option H to refine the scope of work/details, cost and financing. 2. New Sheriff’s Office/Jail on the Remote Site West of the Animal Control Facility. <ol style="list-style-type: none"> a. Demolition of Grove Street Annex and Site Development/Parking or Greenspace. 3. Phased Administration Building renovation. 4. Demolition of the Grove Street Annex and Site Development/Parking. 5. Demolition of the Bank Building dependent upon anticipated phase sequencing. 6. Demolition of Nifty Thrift and Site Development/Parking. 			<ol style="list-style-type: none"> 1. Determination of accommodating Antrim County Conservation District space needs in Administration Building. 2. Determination of the future CMH and DHHS tenant space and possible reallocation of space to accommodate 20 year Administration Building Space Program. 3. Courthouse Corrective Work, Space Reallocation and Sallyport/Holding Addition. <ol style="list-style-type: none"> a. Relocate Prosecutor to either Sheriff’s Office/Jail or Administration Building b. Relocate Circuit Court Probation to Courthouse 4. Determination of the future Health Department lease space. 5. Phased Site/Parking Improvements. 6. Commission on Aging Adult Daycare by Others. 7. Antrim County Transportation phased corrective work and enclosed vehicular storage. 8. Animal Control corrective work to be done as part of annual budget/available funds. 					

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
<ol style="list-style-type: none"> 1. Preliminary Design of Master Plan I to Refine Scope of Work Details, Cost and Financing. 2. New Sheriff’s Office/Jail <ol style="list-style-type: none"> 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. <ol style="list-style-type: none"> 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 <ol style="list-style-type: none"> a. Relocation of Circuit Court Probation to Courthouse. b. Vehicular Sallyport/Holding Addition. 			<ol style="list-style-type: none"> 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. 			<ol style="list-style-type: none"> 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. 		
Master Plan H General Scope of Work:								
<ol style="list-style-type: none"> 1. Preliminary Design of Master Plan Option I to refine the scope of work/details, cost and financing. 2. New Sheriff’s Office/Jail on the Remote Site West of the Animal Control Facility. <ol style="list-style-type: none"> a. Demolition of Jail and Grove Street Annex and Site Development/Parking or Greenspace. 3. Administration Building Space Reallocation and Security System. 4. Demolition of the Grove Street Annex and Site Development/Parking. 5. Demolition of the Bank Building dependent upon anticipated phase sequencing. 6. Sale of or Demolition of Nifty Thrift and potentially Site Development/Parking. 			<ol style="list-style-type: none"> 1. Determination of accommodating Antrim County Conservation District space needs in Administration Building. 2. Determination of the future CMH and DHHS tenant space and possible reallocation of space to accommodate 20 year Administration Building Space Program. 3. Courthouse Corrective Work, Space Reallocation and Sallyport/Holding Addition. <ol style="list-style-type: none"> a. Relocate Prosecutor to either Sheriff’s Office/Jail or Administration Building b. Relocate Circuit Court Probation to Courthouse 4. Determination of the future Health Department lease space. 5. Phased Site/Parking Improvements. 6. Commission on Aging Adult Daycare by Others. 7. Antrim County Transportation phased corrective work and enclosed vehicular storage. 8. Animal Control corrective work to be done as part of annual budget/available funds. 					

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.

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