

Lenawee County Judicial Building Facility Conditions & Space Assessment Project



Board of County Commissioners' Presentation

Date: May 7th, 2024



Agenda

| Agenda Item | Time |
|---|-----------------------|
| Assessment, Goals and Objectives, Approach and Methodology and Acknowledgements | 5 Minutes +/- |
| Major Conclusions – Analytics, Space Standards, Space Assessment and Projection Modeling | 7 Minutes +/- |
| 2033 – 2043 Staff, Architectural Space Programs and Evaluation Summary | 5 Minutes +/- |
| 2043 Parking Projections Summary | 2 Minutes +/- |
| Existing Conditions Assessment Summary | 5 Minutes +/- |
| Charrette Summary | 5 Minutes +/- |
| Post Charrette Summary | 8 Minutes +/- |
| Conceptual Design Summary | 8 Minutes +/- |
| Next Steps | 5 Minutes +/- |
| Questions | 10 Minutes +/- |
| Total | 1 Hour |

Project Goals and Objectives

• Project Goals:

- Assess Current Staff, Space and Parking Needs.
- Define Twenty (20) Year Staff and Space Needs.
- Assess Current Facility Conditions and Define Corrective Work Necessary to Enhance Performance and Extend Systems Life Cycle.
- Separate Inmate/Prisoner, Staff and Public Circulation Patterns and Address Security Issues.
- Establish a Project Design Direction to Address Future Conditions, Staff, Space and Parking Needs.
- Define an Opinion of Probable Project Cost and Anticipated Schedule.
- Communicate and Confirm Major Conclusions.

• Project Objectives:

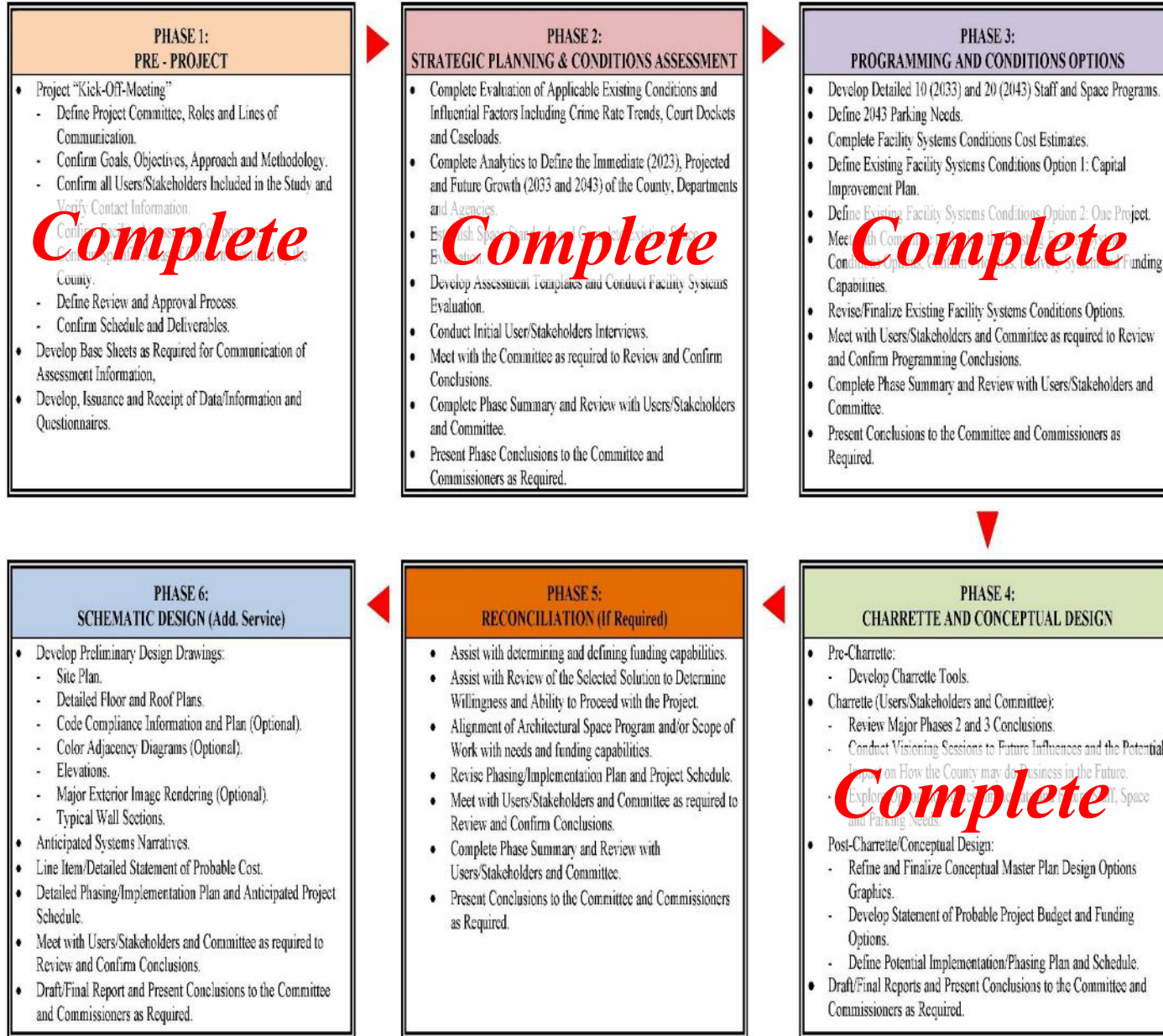
- Complete Analytics and Projection Modeling to Define a Potential Future Perspective of Lenawee County Population, Court System, Staff and Space Needs.
- Define Space Standards Based Upon How Lenawee County Operates to be Used to Conduct the Space Assessment and Architectural Space Programming.
- Complete an Objective Existing Space Assessment to Determine Deficiencies, Make Necessary Adjustments to Achieve 2023 Operational Efficiency and Define an Overall Rating of the Deficiencies.
- Define Current and Potential Future Staff Needs in Five (5) year Increments to 2043 (20 Years).
- Define the Space Needs in Ten (2033) and Twenty (2043) Year Increments.

Project Goals and Objectives

• Project Objectives (Continued):

- Define all the Devices, Equipment and Materials Associated with Each Assessment Component:
 - A. Exterior Systems
 - B. Interior Systems
 - C. Life/Safety Systems
 - D. HVAC Systems
 - E. Electrical System
 - F. Plumbing Systems
 - G. Fire Protection Systems
 - H. Specialized Construction and Out Buildings
 - I. Specialized Equipment and Systems
 - J. Elevator Systems
 - K. Security Systems
 - L. Environmental Systems
 - M. Parking Lot/Site Systems
 - N. ADA Systems
- Complete the Conditions Assessment as a Single Phase and Five (5) Year Implementation Plan Including Descriptions of Existing and Corrective Work, Remaining Life Cycle, Objective Rating, Range of Probable Costs, Photographic Reference and Locations Diagrams.
- Complete Pre-Charrette Options, Develop the Charrette Power Point, Space Blocks and Conduct a Charrette to Explore and Determine a Preferred Option(s) to Address Twenty (20) Year Staff, Space and Parking Needs.
- Completed Post-Charrette Conceptual design of the Selected Preferred Option(s) Including Graphic Site and Floor Plan Diagrams, Total Anticipated Project Budget/Probable Costs, Delivery System and Project Schedule.
- Conduct Project Committee and User Group Meetings to Review, Confirm or Revise Information.
- Complete Draft and Final Reports.
- Present Major Conclusions to the Board of County Commissioners for Implementation Consideration.

Approach and Methodology and Schedule



| Meetings | Date |
|---|-----------------------|
| Kick-Off/Committee Meeting #1 | 10/18/2023 |
| Committee Meeting #2 | 11/9/2023 |
| User Group Meetings #1 | 12/5/2023 – 12/6/2023 |
| Committee Meeting #3 | 1/23/2024 |
| User Group Meetings #2 | 2/5/2024 – 2/6/2024 |
| User Group Meetings #2 Post-Meeting Information Review and Confirmation | 2/13/2024 – 2/16/2024 |
| Charrette | 3/15/2024 |
| Committee Meeting #4 – Post Charrette | 3/21/2024 |
| User Group Conceptual Design Review | 3/25/2024 – 3/28/2024 |
| Draft/Final Reports | 3/25/2024 – 3/29/2024 |
| Commissioners' Presentation | April 2024 |

Acknowledgements

The Assessment Team would like to sincerely thank and express our gratitude to the **Project Committee**, Users, Stakeholders and Decision Makers for all their expertise and contributions to the development, review and confirmation efforts related to the products of this project. Without the help of these individuals and other contributing staff we could not have achieved the goals and objectives of this project:

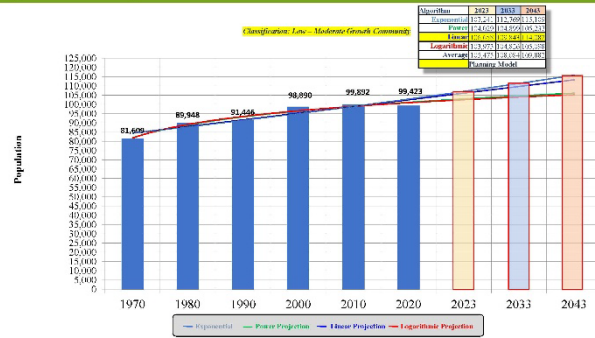
- James E. Van Doren, Chair, Board of Commissioners
- David Stimpson, Commissioner
- Dustin Krasny, Commissioner
- Terry Collins, Commissioner
- **Kim Murphy, County Administrator**
- **Shannon Elliott, Assistant County Administrator**
- **Tim Mehan, Superintendent Buildings and Grounds**
- **Rob VanNieuwenhze, Buildings and Grounds**
- **Ben Ricker, Director, IT**
- **Micah Hassenzahl, Deputy Director, IT**
- **Hon. Anna Marie Anzalone, Circuit Court II**
- **Ciara McGrane, Circuit Court Administrator**
- **Roxann Holloway, Circuit Court Clerk**
- Phyllis Escott, Deputy Circuit Court Clerk
- **Dionne Bowens, Probate/Juvenile Court Administrator**
- **Heidi Cannon, District Court Administrator**
- **Jacqueline V. Wyse, Prosecuting Attorney**
- Allison Amold, Chief Assistant Prosecuting Attorney
- **Cpt. Jacob Pifer, Sheriff's Office**
- **David McFarland, Director, Friend of the Court**
- **Larry Patton, Supervisor**
- John Glaser, Chief Public Defender
- Todd Butler, Granger Construction
- Ian Clutten, Granger Construction

Analytics: Major Conclusions

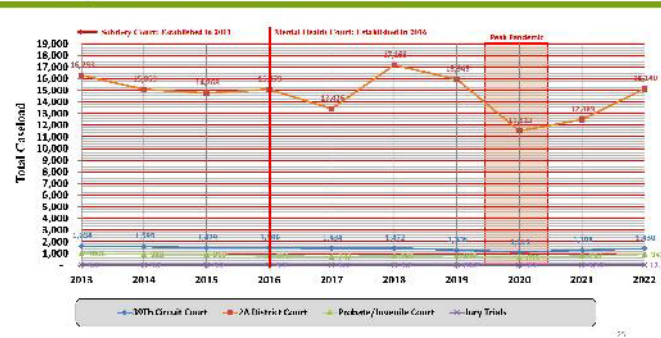
Major Conclusions:

- **Duration of Analytics:**
 - 2013 – 2022:
 - Based upon Available Complete Data.
- **Historical Data:**
 - Peek Total Caseload in 2018 of 19,356:
 - Low: 2020 of 13,289 (Pandemic)
 - Period Average: 16,956
 - Court Caseload by Court Stayed the Same Percentage.
 - Jury Trials:
 - Period Average: 14.7
 - Peek 23.7, 2019
 - 2013 – 2017: 5.7
 - 2020 – 2022 Average: 11
- **Projection Modeling:**
 - 26 Analytics pages of Analytics.
 - Population:
 - Low to Moderate Growth.
 - Two Caseload Projection Model Types, Four (4) Algorithms and Average Each:
 - With and Without Major Pandemic Year (2021).
 - 2043 Total Caseload, Model 2: 17,538 (Slightly Above Period Average).
 - 2043 Total Jury Trials, Model 2: 19.6 (Consistent with Peek Year 2019).
- **Conclusions:**
 - No Apparent Need for More Courtrooms or Jury Deliberation Rooms:
 - Outcome of Circuit Court Filings Study May Alter Conclusion.

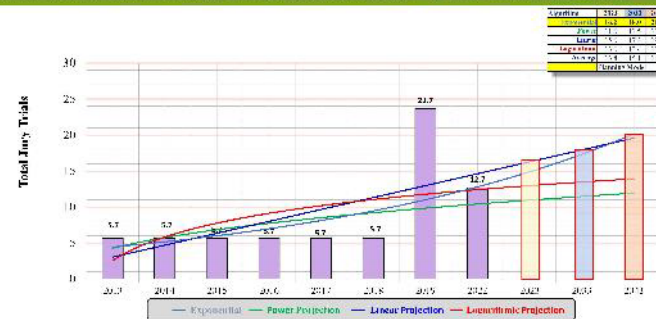
Population Projection



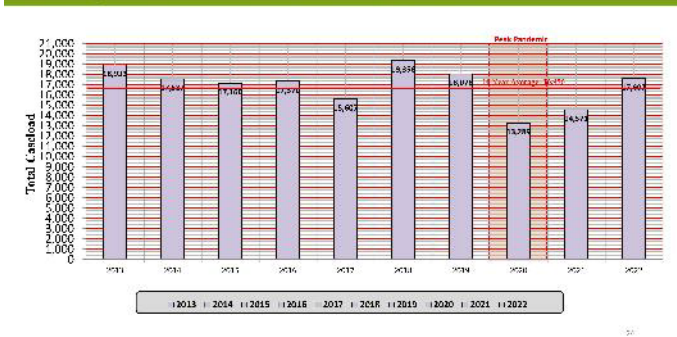
Court System Historical Total Caseload



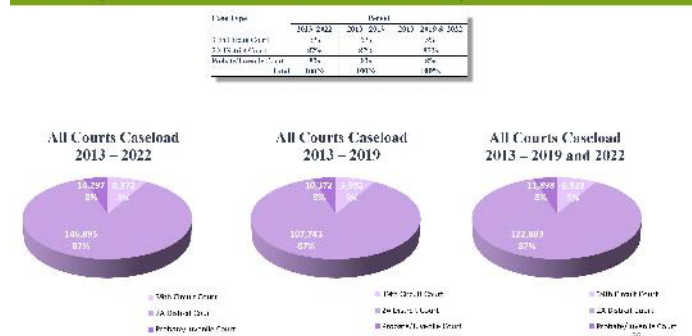
All Courts Jury Trials: Projection Model 2 - 2013-2019 and 2022



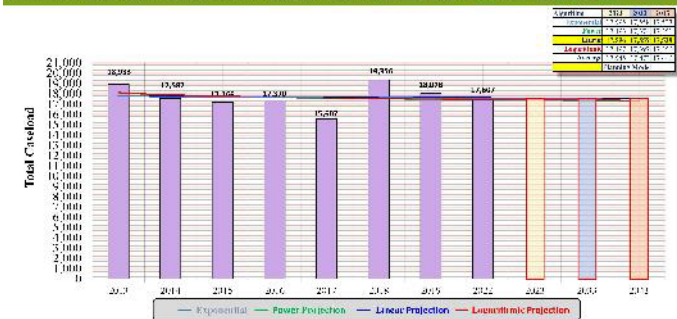
Court System Historical Total Annual Caseload



Court System Historical Total Caseload % By Court

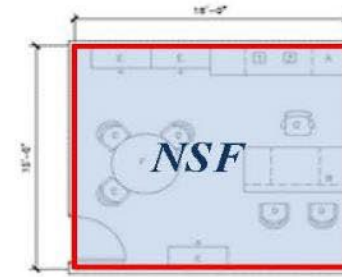


All Courts Caseload: Projection Model 2 - 2013-2019 and 2022

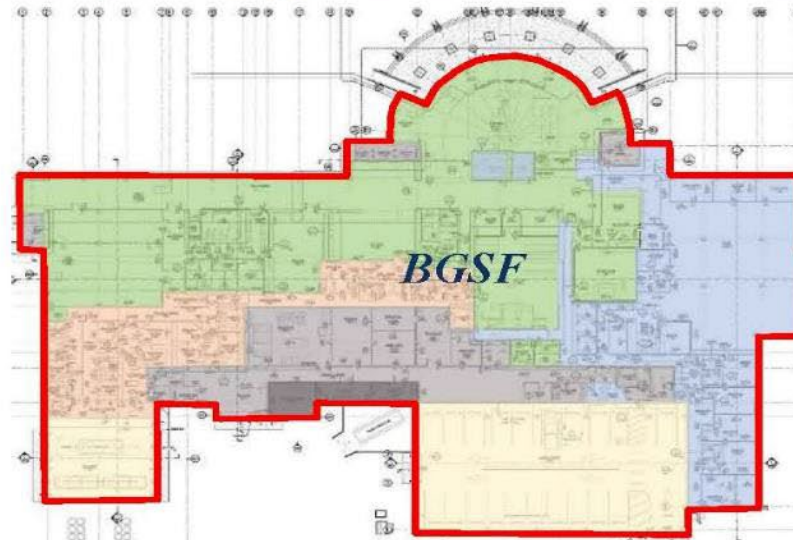


Space Terminology

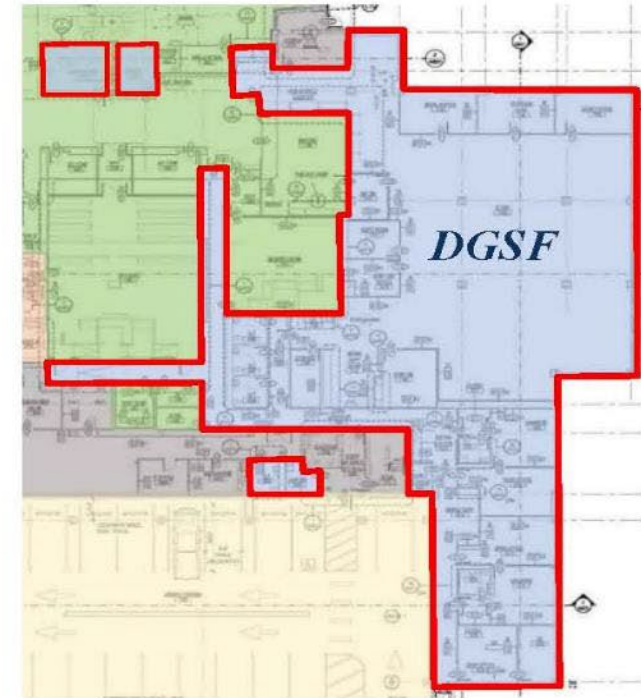
- **Net Square Feet (NSF)** = *Area defining the interior dimension of a space.*
- **Department Gross Square Feet (DGSF)** = *NSF + Walls defining the spaces and internal circulation within a department to access each space.*
- **Building Gross Square Feet (BGSF)** = *DGSF + General Circulation to access 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.*



NSF = Net Square Feet



BGSF = Building Gross Square Feet

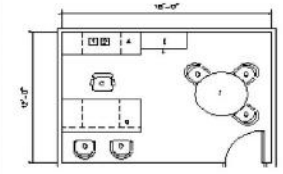
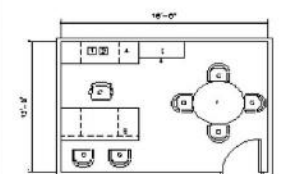
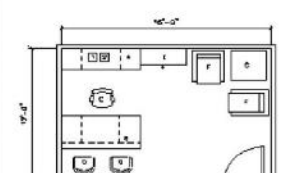


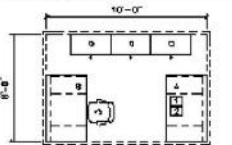
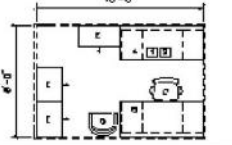
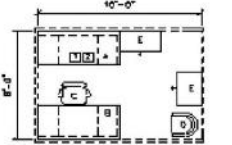
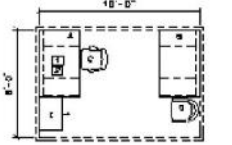
DGSF = Department Gross Square Feet

Space Standards Summary

| Lenawee County Judicial Building Facilities Condition and Space Needs Assessment Space Standards | | |
|---|---|-----------------------|
| Space Standard | | Net Square Feet (nsf) |
| A. Offices and Workstations | | |
| 1. Private Office Type "A" (Modified) a. Judges Chamber | Notes: 1. Refer to Space Standard Court Suite Diagram. | 338nsf |
| 2. Private Office Type "A" (Modified) a. Court Magistrate/Judicial Assistant, Court Reporter/Recorder | Notes: 1. Includes Flex Workstation or Future Staff Workstation. 2. Refer to Space Standard Court Suite Diagram. | 282nsf |
| 3. Private Office Type "A" a. Prosecuting Attorney | | 240nsf |
| 4. Private Office Type "B" a. Prosecuting Attorney b. FOC Director | c. County Clerk d. Chief Assistant Prosecuting Attorney | 192nsf |
| 5. Private Office Type "B" (Modified) a. Chief Probation Officer/Supervisor b. Pre-Trial Coordinator c. Court Administrator d. Assistant Friends of Court | e. Assistant Prosecutor f. Juvenil Court Attorney g. Division Supervisor h. Probation Supervisor i. Attorney Magistrate j. Referee | 168nsf |
| 6. Private Office Type "C" (Modified) a. Assistant Prosecuting Attorney b. FOC Enforcement Officers | c. Probation Officer/Parol Agent d. Court Reporter/Recorder (Separate Office from Court Suite) e. FOC Intake Clerk | 140nsf |
| 7. Private Office Type "C" a. Economic/ACU b. Financial Clerk c. Office Manager | d. Division Supervisor e. Assistant Admin/Deputy Register f. FOC Executive Secretary g. ECU Investigator/Diversion Coordinator | 120nsf |
| 8. Workstation Type "D" a. IT | b. Chief Deputy Clerk | 96nsf |
| 9. Workstation Type "E" a. Chief Deputy Clerks b. Legal Assistants | c. Special Investigators d. Victims' Advocates | 80nsf |
| 10. Workstation Type "F" (Modified) a. Clerks b. Mental Health Clerk | c. Register d. Secretary | 64nsf |
| 11. Workstation Type "G" a. Bailiff | b. ADA Guard Front Lobby c. Screening/Security Staff | 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 | | 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. Courtroom A, jury box for 14 including 2 alternates. | | 2,050nsf |
| 2. Courtroom B, jury box for 8 including 2 alternates. | | 2,050nsf |
| 3. Large Hearing, Dais and gallery seating for 50 - 60 | | 900nsf |
| E. Miscellaneous | | |
| 1. Workroom/Galley | | 80nsf |
| 2. Staff/Unisex (Handicap Accessible) | | 56nsf |
| 3. Public Toilet Rooms: Female - 5 water closets, 4 sinks. Male - 3 water closets, 2 urinals, 4 sinks | | 180nsf |
| 4. Stairs | | 144nsf per floor |
| 5. Public/Staff Secure Elevator | | 64nsf per floor |
| 6. In-Custody Elevator | | 64nsf per floor |
| 7. Elevator Equipment (Traction) | | 210nsf per elevator |
| 8. Janitor's Closet | | 60nsf |
| 9. Jury Deliberation | | 260nsf |
| 10. Court IT/AV Electronics Closet | | 15nsf |
| 11. Reception/Transaction Lobby with Counter and 2 public data ports for e-filing | | 250nsf |
| 12. Vehicular Sallyport (12 Person Van) | | 660nsf Min. |

| Desig. | Description | Furniture and Equipment Diagram |
|--------|---|---|
| B.1 | 192 Square Feet A. Plan View, Furniture and Equipment 1. Credenza-shown with PC (1) and Printer (2) 2. Double Pedestal Desk- 36" x 72" 3. Desk Chair 4. Guest Chair, Qty.-2 5. Bookshelf Units, Qty.-1 6. Conference Table, Qty.-1 7. Conference Chairs, Qty.-3 B. Storage 1. File: 156" 2. Drawer: 136" 3. Bookshelf: 122" |  |
| B.2 | 192 Square Feet A. Plan View, Furniture and Equipment 1. Credenza-shown with PC (1) and Printer (2) 2. Double Pedestal Desk- 36" x 72" 3. Desk Chair 4. Guest Chair, Qty.-2 5. Bookshelf Units, Qty.-1 6. Conference Table, Qty.-1 7. Conference Chairs, Qty.-4 B. Storage 1. File: 156" 2. Drawer: 136" 3. Bookshelf: 122" |  |
| B.3 | 192 Square Feet A. Plan View, Furniture and Equipment 1. Credenza-shown with PC (1) and Printer (2) 2. Double Pedestal Desk- 36" x 72" 3. Desk Chair 4. Guest Chair, Qty.-2 5. Bookshelf Units, Qty.-1 6. Lounge Seating, Qty.-2 7. Coffee Table, Qty.-1 B. Storage 1. File: 156" 2. Drawer: 136" 3. Bookshelf: 122" |  |

| Desig. | Description | Furniture and Equipment Diagram |
|--------|--|---|
| E.1 | 80 Square Feet A. Plan View, Furniture and Equipment 1. Credenza-shown with PC (1) and Printer (2) 2. Double Pedestal Desk- 30" x 60" 3. Desk Chair, Qty.-1 4. Bookshelf Units, Qty.-3 B. Storage 1. File: 132" 2. Drawer: 88" 3. Bookshelf: 408" |  |
| E.2 | 80 Square Feet A. Plan View, Furniture and Equipment 1. Credenza-shown with PC (1) and Printer (2) 2. Double Pedestal Desk- 30" x 60" 3. Desk Chair, Qty.-1 4. Guest Chair, Qty.-1 5. Bookshelf Units, Qty.-3 B. Storage 1. File: 132" 2. Drawer: 88" 3. Bookshelf: 408" |  |
| E.3 | 80 Square Feet A. Plan View, Furniture and Equipment 1. Credenza-shown with PC (1) and Printer (2) 2. Double Pedestal Desk- 30" x 60" 3. Desk Chair, Qty.-1 4. Guest Chair, Qty.-1 5. Bookshelf Units, Qty.-2 B. Storage 1. File: 132" 2. Drawer: 88" 3. Bookshelf: 272" |  |
| E.4 | 80 Square Feet A. Plan View, Furniture and Equipment 1. Credenza-shown with PC (1) and Printer (2) 2. Double Pedestal Desk- 30" x 60" 3. Desk Chair, Qty.-1 4. Guest Chair, Qty.-1 5. Bookshelf Units, Qty.-1 B. Storage 1. File: 132" 2. Drawer: 88" 3. Bookshelf: 136" |  |

Space Standards Graphics

Court Set A

2,412 NSF

A. Court Set

- 2 Attorney Visitation
- Sound Control vestibule
- Gallery Seating for 60 – 70
- Litigation Area:
 - 2 litigation tables at 4' x 8'
 - 2 podiums
 - Court reporter/recorder
 - Bailiff
- 12 person jury box with 2 alternates 814 Total)
- Dias:
 - Judge's Bench, +18", 3 risers
 - Staff Area for 2 with copier, +12", 2 risers
 - Witness, +0"
- Ramp to Dais form staff secure circulation.
- Court IT/AV room off staff secure circulation.

Court Set B

2,412 NSF

A. Court Set

- 2 Attorney Visitation
- Sound Control vestibule
- Gallery Seating for 60 – 70
- Litigation Area:
 - 2 litigation tables at 4' x 8'
 - 2 podiums
 - Court reporter/recorder
 - Bailiff
- 8 person jury box with 2 alternates 814 Total)
- Dias:
 - Judge's Bench, +18", 3 risers
 - Staff Area for 2 with copier, +12", 2 risers
 - Witness, +0"
- Ramp to Dais form staff secure circulation.
- Court IT/AV room off staff secure circulation.

Core

1,809 NSF

A. Women's Toilet Room:

- Sight control vestibule
- 5 toilets, 1 ADA
- 4 sinks
- 2 hand dryers or paper towel dispensers.

B. Men's Toilet Room:

- 2 urinals
- 3 toilets, 1 ADA
- 4 sinks
- 2 hand dryers or paper towel dispensers.

C. Janitors closet with mop sink

D. 2 Drinking fountains, 1 ADA

E. Secure Holding:

- 2 groups of In-Custody Attorney Visitation with access form courtroom and secure holding.
- 3,500 LB Secure transport elevator.
- Sight/Sound Separation holding Cells:
 - 2, 1-2 person cells with combination security toilet/sink fixture in each.
 - 2, 4-6 person cells with combination security toilet/sink fixture in each.

Court Suit

1,105 NSF

A. Judge's Chamber:

- Desk with return and credenza.
- Book shelves.
- Conference table for 6.
- Kitchenette with sink, undercounter refrigerator and microwave.
- ADA toilet
- Robbing closet.

B. Judicial Assistant/Court Magistrate:

- Desk with return and credenza.
- Lateral files
- Multifunction/copier.
- Future staff/desk option.

C. Court Reporter/Recorder:

- Desk with return and credenza.
- Lateral files
- Multifunction/copier.
- Future staff/desk option.

Jury Room

1,105 NSF

A. Jury Deliberation Room:

- Bailiff station.
- Conference table for 14.
- Kitchenette with sink, undercounter refrigerator and microwave.
- 2 ADA toilets and separate circulation with coat hanging.

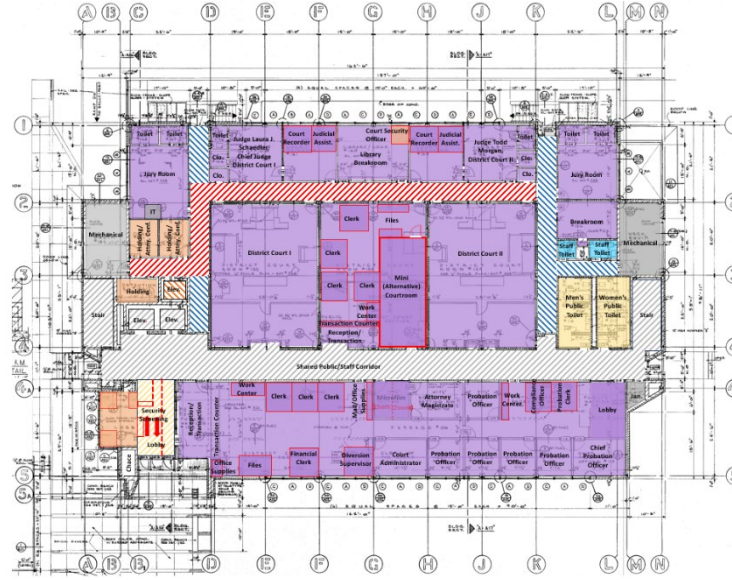
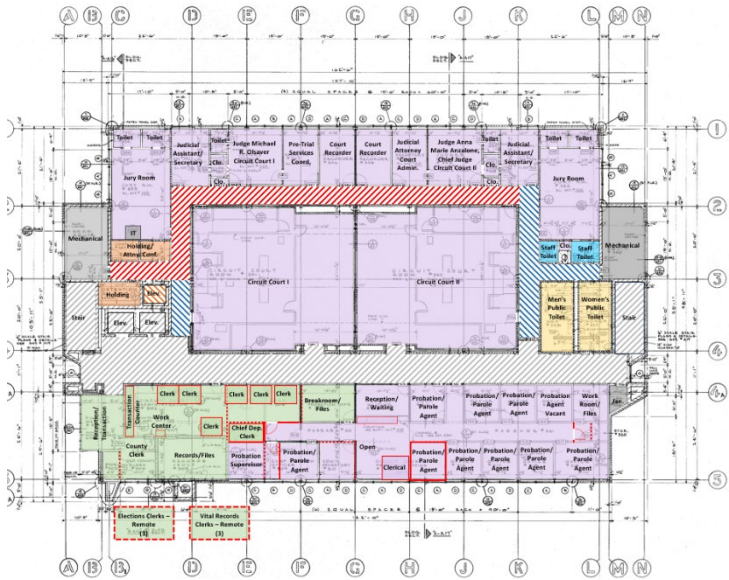
Screening Station

170 NSF

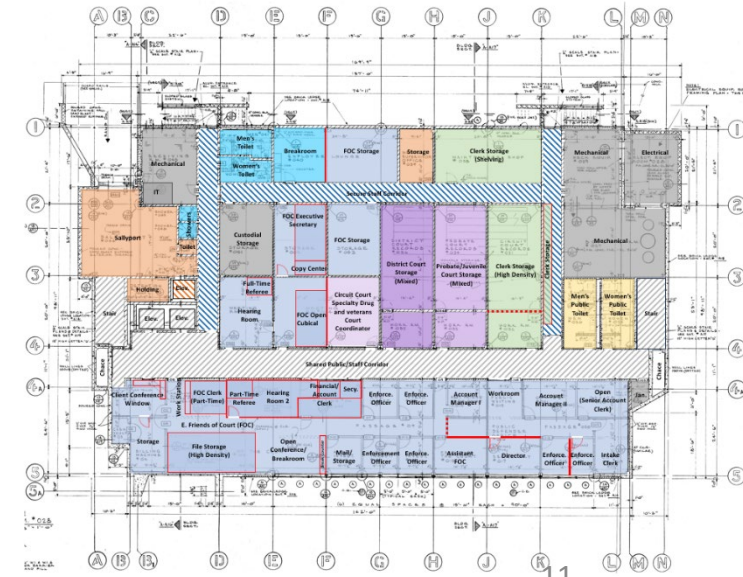
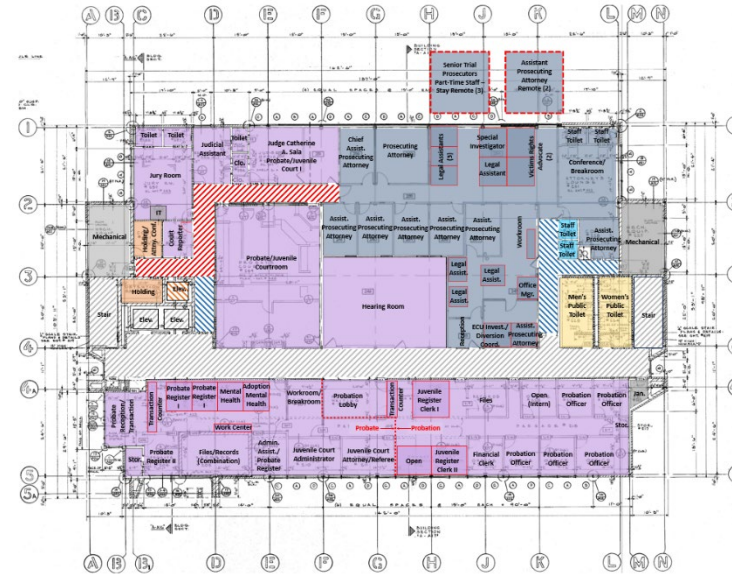
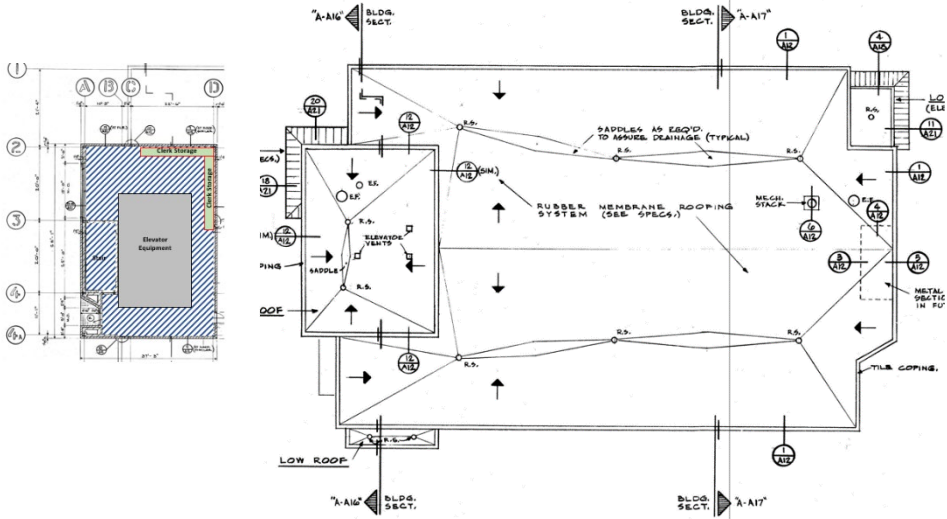
A. Screening Station:

- 9 linear feet package belt.
- 12 linear feet package rollers.
- Screening station with seating and monitor.
- Package scanner.
- Metal detector.

Existing Space Assessment Diagrams:



| | |
|--|--|
| | 39 th Circuit Court |
| | 2A District Court |
| | Probate/Juvenile Court |
| | County Clerk |
| | Friend of the Court |
| | Information Technology (IT) |
| | Judicial Center Security |
| | Maintenance/Support Spaces |
| | Prosecuting Attorney |
| | Maintenance/Support Spaces - Public |
| | Shared Staff Space |
| | Public Circulation |
| | Secure inmate/Prisoner Circulation |
| | Shared Inmate/Prisoner and Staff Circulation |
| | Shared Public/Staff Circulation |
| | Secure Staff Circulation |



Existing Space Assessment Approach and Methodology

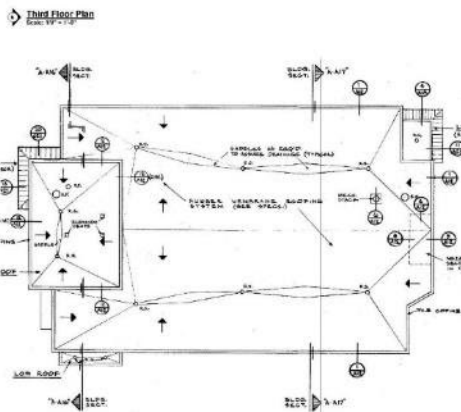
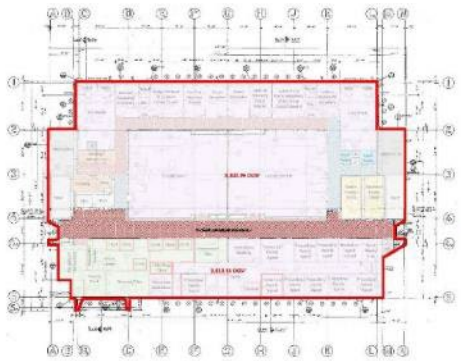
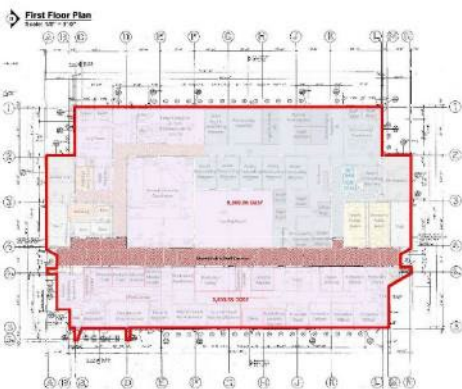
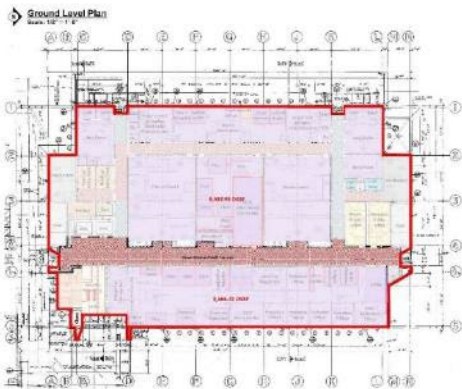
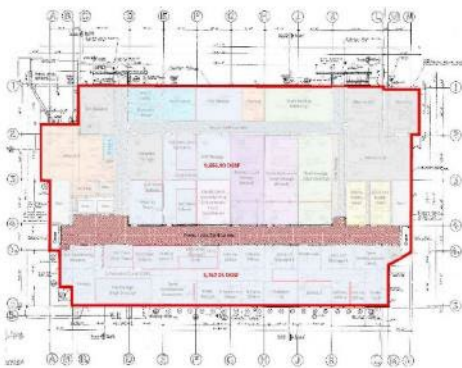
| Rating | <i>Unacceptable</i> | | <i>Unsuitable</i> | | <i>Marginal</i> | | <i>Adequate</i> | | <i>Appropriate</i> | |
|--------|---------------------|---|--|---|-----------------|---|-----------------|---|--------------------|----|
| Score: | 1 | 2 | 3 | 4 | 5 | 6 | 7 | 8 | 9 | 10 |
| Score | Rating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

Existing Space Assessment Summary

| Lenawee County | | | | | | |
|---|-----------------------------------|-------------------|--------|--------------|---------------|---|
| Judicial Building Facilities Condition and Space Needs Assessment | | | | | | |
| Existing Space Assessment Summary | | | | | | |
| Facility: All | | | | | | |
| Department/Division: All | | | | | | |
| Ref. | Component | Existing/Adjusted | | | | Comments |
| | | NSF | Rating | Adjusted NSF | Adjusted DGSF | |
| I. | Courts | | | | | |
| A. | 39 th Circuit Court | 7,701 | 4.1 | 12,426 | 16,154 | Unsuitable |
| B. | 2A District Court | 7,711 | 4.1 | 15,661 | 20,359 | Unsuitable |
| C. | Probate/Juvenile Court | 6,264 | 5.0 | 10,731 | 13,950 | Marginal |
| | Subtotal | 21,676 | 4.4 | 38,818 | 50,463 | Unsuitable |
| II. | Departments | | | | | |
| D. | County Clerk | 1,539 | 5.3 | 4,118 | 5,353 | Marginal |
| E. | Friends of the Court | 3,827 | 7.0 | 4,644 | 6,037 | Adequate |
| F. | Information Technology | 121 | 2.3 | 420 | 546 | Unacceptable |
| G. | Security/Transport | 1,181 | 2.3 | 4,208 | 5,470 | Unacceptable |
| H. | Maintenance/Support Spaces | 7,351 | 5.3 | 9,583 | 11,020 | Marginal |
| I. | Prosecuting Attorney | 2,115 | 5.6 | 3,552 | 4,618 | Marginal |
| | Subtotal | 16,134 | 4.6 | 26,525 | 33,045 | Unsuitable |
| | Total | 37,810 | 4.5 | 65,343 | 83,508 | Unsuitable |
| | BGSF Grossing Factor | | 19% | | 15,867 | Refer to Grossing Factor Calculation Diagrams |
| | Building Gross Square Feet (BGSF) | | | | 99,375 | Current BGSF: 64,327. Deficiency: 35,048 BGSF |
| 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. DGFSF: Departmental Gross Square Footage = The area within a Department and/or Division including the NSF, walls defining the NSF and circulation space required to access the spaces within the area. | | | | | | |
| c. BGSF: Building Gross Square Footage = The sum of the DGFSF, general circulation to the Departments and/or Divisions and exterior walls of the building. | | | | | | |
| d. Grossing Factor: A planning multiplier of the Adjusted NSF to define the DGFSF or DGFSF to BGSF. | | | | | | |

| Summary | | | |
|------------------|---------------|---------------|---------------|
| Total Rating | 4.5 | Unsuitable | |
| Component | NSF | DGSF | BGSF |
| Existing | 37,810 | 53,925 | 64,327 |
| Adjusted | 65,343 | 83,508 | 99,375 |
| Deviation | 27,533 | 29,583 | 35,048 |

Current BGSF and Adjustment BGSF Calculation Summary



| Total Current BGSF | | | |
|--------------------------------------|------------------|------------------|--|
| All Floors | Area | BGSF | Notes: |
| Perimeter Walls | 2,948.40 | | Area Not Included in Space Assessment |
| Chase(s) | 466.30 | | Area Not Included in Space Assessment |
| Department/Division DGSF | 53,924.74 | | Area Included in Space Assessment |
| Public Horizontal Public Circulation | 6,987.54 | | Area Not Included in Space Assessment |
| Total BGSF | 64,326.98 | | Total Area Including Perimeter Walls |
| Current BGSF Grossing Factor | 16% | 10,402.24 | Perimeter Walls, Chases and Public Horizontal Circulation |
| Total Current BGSF Adjusted | | | |
| All Floors | Area | BGSF | Notes: |
| Perimeter Walls | 3,302.21 | | Adjustment of wall width per current energy code. |
| Chase(s) | 466.30 | | Area Not Included in Space Assessment |
| Department/Division DGSF | 53,924.74 | | Area Included in Space Assessment |
| Public Horizontal Circulation | 9,293.43 | | Adjustment from Current 8' wide public corridor to 12' wide public corridor. |
| Total BGSF | 66,986.68 | | Total Area Including Perimeter Walls. |
| Current BGSF Grossing Factor | 19% | 13,061.94 | Perimeter Walls, Chases and Public Horizontal Circulation |

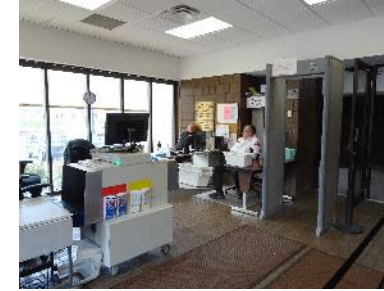
Existing Space Assessment Deficiency Site Diagram - Building



Space Needs Assessment: Major Conclusions

• Major Conclusions:

- **General Space Needs Assessment Summary:**
 - Overall Rating: 4.5 (Scale 0 – 10) - Unsuitable
 - Existing BGSF: 64,327
 - 2023 Adjusted BGSF: 99,375
 - Deficiency: 35,048
- **General Space Needs Deficiencies Summary:**
 - File and Storage Deficiencies.
 - Inconsistent Space for Staff with the Same or Similar Tasks.
 - Many Spaces Too Small to Achieve Operational Efficiency.
 - Numerous Necessary Spaces Not Provided.
 - Deficient Space for Security Officers, Bailiffs and Security Screening.
 - Some Courtroom Litigation Areas too Small to Separate Parties and Effectively Conduct Proceedings.
 - No Dedicated Attorney/Client Visitation Rooms.
 - Sallyport Too Small to Efficiently Transport Inmates/Prisoners.
 - Holding Areas Lack of Ability to Segregate Inmates/Prisoners by Offense, Gender or Age.
 - Friend of the Court Hearing Rooms Too Small and Include Hearing Officer Workstations.
 - One District Court Too Small to Conduct All Proceedings.
 - Primary Public Circulation Corridor Too Narrow for Function.
 - No Separation of Public, Staff and Inmate/Prisoner Circulation Patterns.
 - Current Design is Inconsistent with Best Practices for the Design of Courthouses.



Population, Staff and Space Projection Modeling

| Lenawee County Judicial Building Facilities Condition and Space Needs Assessment Population, Staff and Space Projections | | | | | | | | | | | | | | | | | | | | | | | | |
|--|--------------------------------------|------------------|---------------|--------------|---------------|-------------|---------------|--------------|---------------|-------------|---------------|-------------|---------------|--------------|-----------------|-------------|---------------|--------------|---------------|-------------|---------------|-------------|---------------|-------|
| REF. | Component | 2023 Population: | | 2033 | | | | | | | | | | 2043 | | | | | | | | | | Notes |
| | | | | Logarithmic: | | Linear: | | Exponential: | | Power | | Average: | | Logarithmic: | | Linear: | | Exponential: | | Power | | Average: | | |
| | | 106,658 | 104,826 | Staff | DGSF | Staff | DGSF | Staff | DGSF | Staff | DGSF | Staff | DGSF | Staff | DGSF | Staff | DGSF | Staff | DGSF | Staff | DGSF | Staff | DGSF | |
| I. Courts | | | | | | | | | | | | | | | | | | | | | | | | |
| A. | 39th Circuit Court | | | | | | | | | | | | | | | | | | | | | | | |
| 1. | Judges/Courtrooms | 2.0 | 11,617 | 2.0 | 11,417 | 2.1 | 11,964 | 2.1 | 12,283 | 2.0 | 11,425 | 2.0 | 11,772 | 2.0 | 11,447 | 2.1 | 12,426 | 2.2 | 12,537 | 2.0 | 11,462 | 2.1 | 11,968 | |
| 2. | Court Staff/Admin. | 9.0 | 1,568 | 8.8 | 1,568 | 9.3 | 1,643 | 9.5 | 1,687 | 8.9 | 1,569 | 9.1 | 1,617 | 8.9 | 1,572 | 9.6 | 1,706 | 9.7 | 1,722 | 8.9 | 1,574 | 9.3 | 1,644 (3). | |
| 3. | Probation | 11.0 | 2,969 | 10.8 | 2,918 | 11.3 | 3,058 | 11.6 | 3,139 | 10.8 | 2,920 | 11.1 | 3,009 | 10.8 | 2,926 | 11.8 | 3,176 | 11.9 | 3,204 | 10.9 | 2,929 | 11.3 | 3,059 | |
| | Subtotal | 22.0 | 16,154 | 21.6 | 15,903 | 22.7 | 16,665 | 23.3 | 17,109 | 21.6 | 15,915 | 22.3 | 16,398 | 21.7 | 15,945 | 23.5 | 17,308 | 23.7 | 17,464 | 21.7 | 15,966 | 22.7 | 16,670 | |
| B. | 2A District Court | | | | | | | | | | | | | | | | | | | | | | | |
| 1. | Judges/Courtrooms | 2.0 | 15,736 | 2.0 | 15,466 | 2.1 | 16,206 | 2.1 | 16,638 | 2.0 | 15,476 | 2.0 | 15,946 | 2.0 | 15,506 | 2.1 | 16,831 | 2.2 | 16,983 | 2.0 | 15,526 | 2.1 | 16,212 | |
| 2. | Court Staff | 17.0 | 2,423 | 16.7 | 2,382 | 17.5 | 2,496 | 18.0 | 2,562 | 16.7 | 2,383 | 17.2 | 2,456 | 16.8 | 2,388 | 18.2 | 2,592 | 18.3 | 2,615 | 16.8 | 2,391 | 17.5 | 2,496 (3). | |
| 3. | Probation | 8.0 | 2,200 | 7.9 | 2,162 | 8.2 | 2,265 | 8.5 | 2,326 | 7.9 | 2,163 | 8.1 | 2,229 | 7.9 | 2,167 | 8.6 | 2,353 | 8.6 | 2,374 | 7.9 | 2,170 | 8.2 | 2,266 | |
| | Subtotal | 27.0 | 20,359 | 26.5 | 20,009 | 27.8 | 20,967 | 28.5 | 21,525 | 26.6 | 20,023 | 27.4 | 20,631 | 26.6 | 20,061 | 28.9 | 21,776 | 29.1 | 21,972 | 26.6 | 20,088 | 27.8 | 20,974 | |
| C. | Probate/Juvenile | | | | | | | | | | | | | | | | | | | | | | | |
| 1. | Judges/Courtrooms | 1.0 | 9,827 | 1.0 | 9,658 | 1.0 | 10,120 | 1.1 | 10,390 | 1.0 | 9,665 | 1.0 | 9,958 | 1.0 | 9,683 | 1.1 | 10,511 | 1.1 | 10,606 | 1.0 | 9,696 | 1.0 | 10,124 | |
| 2. | Court Staff/Admin. | 14.0 | 2,270 | 13.8 | 2,231 | 14.4 | 2,338 | 14.8 | 2,400 | 13.8 | 2,232 | 14.2 | 2,300 | 13.8 | 2,237 | 15.0 | 2,428 | 15.1 | 2,450 | 13.8 | 2,240 | 14.4 | 2,338 (3). | |
| 3. | Probation | 5.0 | 1,854 | 4.9 | 1,822 | 5.1 | 1,909 | 5.3 | 1,960 | 4.9 | 1,823 | 5.1 | 1,879 | 4.9 | 1,827 | 5.3 | 1,983 | 5.4 | 2,001 | 4.9 | 1,829 | 5.2 | 1,910 | |
| | Subtotal | 20.0 | 13,951 | 19.7 | 13,711 | 20.6 | 14,367 | 21.1 | 14,750 | 19.7 | 13,721 | 20.3 | 14,137 | 19.7 | 13,747 | 21.4 | 14,922 | 21.6 | 15,056 | 19.7 | 13,765 | 20.6 | 14,372 | |
| | I. Courts Total | 69.0 | 50,463 | 67.8 | 49,624 | 71.1 | 51,999 | 73.0 | 53,384 | 67.9 | 49,658 | 69.9 | 51,166 | 68.0 | 49,752.3 | 73.8 | 54,005 | 74.5 | 54,491 | 68.1 | 49,818 | 71.1 | 52,017 | |
| II. Departments | | | | | | | | | | | | | | | | | | | | | | | | |
| D. | County Clerk | | | | | | | | | | | | | | | | | | | | | | | |
| 1. | County Clerk | 7.5 | 3,294 | 7.4 | 3,238 | 7.7 | 3,393 | 7.9 | 3,483 | 7.4 | 3,240 | 7.6 | 3,338 | 7.4 | 3,246 | 8.0 | 3,523 | 8.1 | 3,555 | 7.4 | 3,250 | 7.7 | 3,394 | |
| 2. | Elections | 2.0 | 1,030 | 2.0 | 1,012 | 2.1 | 1,060 | 2.1 | 1,089 | 2.0 | 1,013 | 2.0 | 1,043 | 2.0 | 1,015 | 2.1 | 1,101 | 2.2 | 1,111 | 2.0 | 1,016 | 2.1 | 1,061 (1). | |
| 3. | Vital Records | 3.0 | 1,030 | 2.9 | 1,012 | 3.1 | 1,060 | 3.2 | 1,089 | 3.0 | 1,013 | 3.0 | 1,043 | 3.0 | 1,015 | 3.2 | 1,101 | 3.2 | 1,111 | 3.0 | 1,016 | 3.1 | 1,061 (1). | |
| | Subtotal | 12.5 | 5,353 | 12.3 | 5,261 | 12.9 | 5,513 | 13.2 | 5,660 | 12.3 | 5,265 | 12.7 | 5,425 | 12.3 | 5,275 | 13.4 | 5,726 | 13.5 | 5,778 | 12.3 | 5,282 | 12.9 | 5,515 | |
| E. | Friends of Court | | | | | | | | | | | | | | | | | | | | | | | |
| 1. | Friends of Court | 9.0 | 4,654 | 8.8 | 4,574 | 9.3 | 4,793 | 9.5 | 4,921 | 8.9 | 4,577 | 9.1 | 4,716 | 8.9 | 4,586 | 9.6 | 4,978 | 9.7 | 5,023 | 8.9 | 4,592 | 9.3 | 4,795 | |
| 2. | Enforcement | 7.0 | 1,383 | 6.9 | 1,359 | 7.2 | 1,425 | 7.4 | 1,462 | 6.9 | 1,360 | 7.1 | 1,402 | 6.9 | 1,363 | 7.5 | 1,479 | 7.6 | 1,493 | 6.9 | 1,365 | 7.2 | 1,425 | |
| | Subtotal | 16.0 | 6,037 | 15.7 | 5,934 | 16.5 | 6,217 | 16.9 | 6,383 | 15.7 | 5,938 | 16.2 | 6,118 | 15.8 | 5,949 | 17.1 | 6,457 | 17.3 | 6,516 | 15.8 | 5,957 | 16.5 | 6,220 | |
| F. | Information Tech. | | | | | | | | | | | | | | | | | | | | | | | |
| 1. | IT | 0.0 | 546 | 0.0 | 537 | 0.0 | 562 | 0.0 | 577 | 0.0 | 537 | 0.0 | 553 | 0.0 | 538 | 0.0 | 584 | 0.0 | 589 | 0.0 | 539 | 0.0 | 563 (2). | |
| | Subtotal | 0.0 | 546 | 0.0 | 537 | 0.0 | 562 | 0.0 | 577 | 0.0 | 537 | 0.0 | 553 | 0.0 | 538 | 0.0 | 584 | 0.0 | 589.3 | 0.0 | 539 | 0.0 | 563 | |
| G. | Security/Transport | | | | | | | | | | | | | | | | | | | | | | | |
| 1. | Security | 14.0 | 2,408 | 13.8 | 2,366 | 14.4 | 2,479 | 14.8 | 2,546 | 13.8 | 2,368 | 14.2 | 2,440 | 13.8 | 2,372 | 15.0 | 2,575 | 15.1 | 2,598 | 13.8 | 2,376 | 14.4 | 2,480 (3). | |
| 3. | Transport | 4.0 | 3,063 | 3.9 | 3,010 | 4.1 | 3,154 | 4.2 | 3,238 | 3.9 | 3,012 | 4.1 | 3,104 | 3.9 | 3,018 | 4.3 | 3,276 | 4.3 | 3,305 | 3.9 | 3,022 | 4.1 | 3,155 | |
| | Subtotal | 18.0 | 5,470 | 17.7 | 5,376 | 18.5 | 5,634 | 19.0 | 5,784 | 17.7 | 5,380 | 18.2 | 5,544 | 17.7 | 5,390 | 19.3 | 5,851 | 19.4 | 5,904 | 17.8 | 5,398 | 18.5 | 5,636 | |
| H. | Maint./Support Space | | | | | | | | | | | | | | | | | | | | | | | |
| 1. | Maintenance | 0.0 | 1,145 | 0.0 | 1,126 | 0.0 | 1,159 | 0.0 | 1,211 | 0.0 | 1,107 | 0.0 | 1,161 | 0.0 | 1,129 | 0.0 | 1,191 | 0.0 | 1,236 | 0.0 | 1,130 | 0.0 | 1,160 (2). | |
| 2. | Support Spaces | 0.0 | 9,875 | 0.0 | 10,048 | 0.0 | 10,348 | 0.0 | 10,079 | 0.0 | 9,712 | 0.0 | 10,007 | 0.0 | 9,731 | 0.0 | 10,271 | 0.0 | 10,657 | 0.0 | 9,743 | 0.0 | 10,174 (2). | |

Population, Staff and Space Projection Modeling

| | | | | | | | | | | | | | | | | | | | | | | | |
|----------------------------------|--------------|---------------|--------------|---------------|--------------|----------------|--------------|----------------|--------------|---------------|--------------|----------------|--------------|---------------|--------------|----------------|--------------|----------------|--------------|---------------|--------------|----------------|------|
| Subtotal | 0.0 | 11,020 | 0.0 | 11,173 | 0.0 | 11,507 | 0.0 | 11,290 | 0.0 | 10,819 | 0.0 | 11,168 | 0.0 | 10,859 | 0.0 | 11,462 | 0.0 | 11,894 | 0.0 | 10,874 | 0.0 | 11,333 | |
| I. Prosecuting Attorney | | | | | | | | | | | | | | | | | | | | | | | |
| 1. Prosecuting Attorney | 26.0 | 4,618 | 25.6 | 4,538 | 26.8 | 4,755 | 27.5 | 4,882 | 25.6 | 4,541 | 26.3 | 4,679 | 25.6 | 4,550 | 27.8 | 4,939 | 28.1 | 4,983 | 25.7 | 4,556 | 26.8 | 4,757 | (1). |
| Subtotal | 26.0 | 4,618 | 25.6 | 4,538 | 26.8 | 4,755 | 27.5 | 4,882 | 25.6 | 4,541 | 26.3 | 4,679 | 25.6 | 4,550 | 27.8 | 4,939 | 28.1 | 4,983 | 25.7 | 4,556 | 26.8 | 4,757 | |
| II. Departments Total | 72.5 | 33,045 | 71.3 | 32,283 | 74.7 | 33,627 | 76.7 | 33,999 | 71.3 | 31,944 | 73.5 | 32,934 | 71.4 | 32,024 | 77.5 | 34,435 | 78.2 | 35,074 | 71.5 | 32,066 | 74.7 | 33,461 | |
| Total I and II Staff/DGSF | 141.5 | 83,508 | 139.1 | 81,907 | 145.7 | 85,626 | 149.6 | 87,383 | 139.2 | 81,602 | 143.4 | 84,100 | 139.4 | 81,776 | 151.3 | 88,441 | 152.7 | 89,566 | 139.6 | 81,884 | 145.8 | 85,478 | |
| Total I and II BGSF | 19% | 99,375 | 19% | 97,469 | 19% | 101,894 | 19% | 103,986 | 19% | 97,106 | 19% | 100,079 | 19% | 97,313 | 19% | 105,244 | 19% | 106,583 | 19% | 97,442 | 19% | 101,719 | |

Table Notes:

(1). Includes Remote Staff to be included in building, Refer to Staff Programming.

(2). Does Not Include Remote Staff anticipated to remain remote, Refer to Staff Programming.

(3). Bailiffs included in each court.

Analytics - Lenawee County Population Projection



| Lenawee County Judicial Building Facilities Condition and Space Needs Assessment Existing Space Assessment Summary | | | | | | |
|---|-----------------------------------|-------------------|--------|--------------|----------|---|
| Facility: All | | | | | | |
| Department/Division: All | | | | | | |
| Ref. | Component | Existing/Adjusted | | | Comments | |
| | | NSF | Rating | Adjusted NSF | | Adjusted DGSF |
| I. | Courts | | | | | |
| A. | 39 th Circuit Court | 7,701 | 4.1 | 12,426 | 16,154 | Unsuitable |
| B. | 2A District Court | 7,711 | 4.1 | 15,661 | 20,359 | Unsuitable |
| C. | Probate/Juvenile Court | 6,264 | 5.0 | 10,731 | 13,950 | Marginal |
| | Subtotal | 21,676 | 4.4 | 38,818 | 50,463 | Unsuitable |
| II. | Departments | | | | | |
| D. | County Clerk | 1,539 | 5.3 | 4,118 | 5,353 | Marginal |
| E. | Friends of the Court | 3,827 | 7.0 | 4,644 | 6,037 | Adequate |
| F. | Information Technology | 121 | 2.3 | 420 | 546 | Unacceptable |
| G. | Security/Transport | 1,181 | 2.3 | 4,208 | 5,470 | Unacceptable |
| H. | Maintenance/Support Spaces | 7,351 | 5.3 | 9,583 | 11,020 | Marginal |
| I. | Prosecuting Attorney | 2,115 | 5.6 | 3,552 | 4,618 | Marginal |
| | Subtotal | 16,134 | 4.6 | 26,525 | 33,045 | Unsuitable |
| | Total | 37,810 | 4.5 | 65,343 | 83,508 | Unsuitable |
| | BGSF Grossing Factor | | 19% | | 15,867 | Refer to Grossing Factor Calculation Diagrams |
| | Building Gross Square Feet (BGSF) | | | | 99,375 | Current BGSF: 64,327. Deficiency: 35,048 BGSF |
| 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: Not 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 the NSF, walls defining the NSF and circulation space required to access the spaces within the area. | | | | | | |
| c. BGSF: Building Gross Square Footage = The sum of the DGSF, general circulation to the Departments and/or Divisions and exterior walls of the building. | | | | | | |
| d. Grossing Factor: A planning multiplier of the Adjusted NSF to define the DGSF or DGSF to BGSF. | | | | | | |

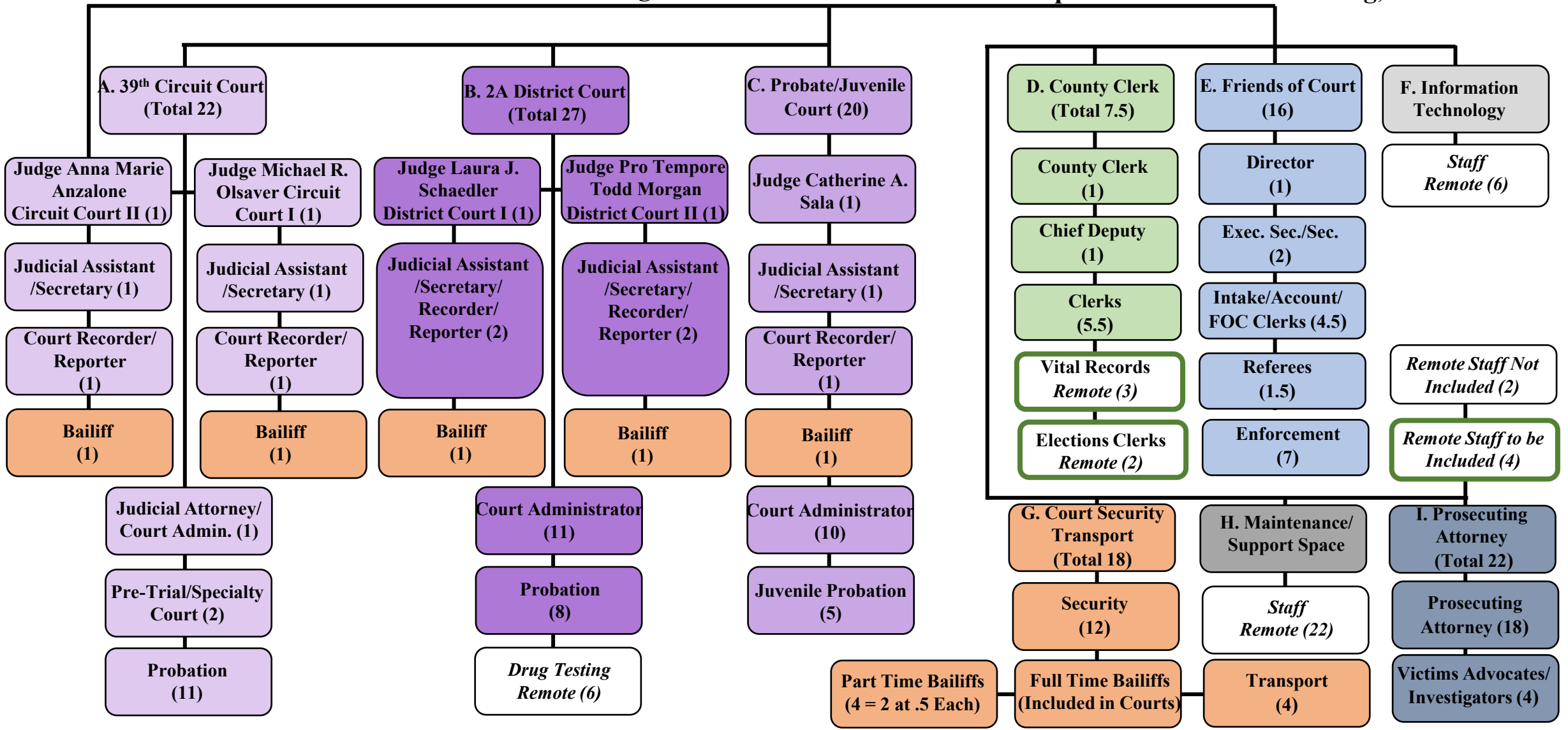
Population, Staff and Space Projection Modeling Summary

| Lenawee County | | | | | | | | | | |
|---|-----------------|---------------|-----------|---------|---------|---------|------------|------|---------|------|
| Judicial Building Facilities Condition and Space Needs Assessment | | | | | | | | | | |
| Existing, Projected and Programmed Evaluation | | | | | | | | | | |
| Component | 2023 Population | | Projected | | | | Programmed | | | |
| | 2023 | | 2033 | | 2043 | | 2033 | | 2043 | |
| | Linear | | Linear | | Linear | | Linear | | Linear | |
| | 106,658 | | 109,843 | | 114,082 | | 109,843 | | 114,082 | |
| | Staff | Adjusted DGSF | Staff | DGSF | Staff | DGSF | Staff | DGSF | Staff | DGSF |
| I. Courts | | | | | | | | | | |
| A. 39th Circuit Court | 22.0 | 16,154 | 22.7 | 16,665 | 23.5 | 17,308 | | | | |
| B. 2A District Court | 29.0 | 20,359 | 27.8 | 20,967 | 28.9 | 21,776 | | | | |
| C. Probate/Juvenile Court | 18.0 | 13,950 | 20.6 | 14,367 | 21.4 | 14,922 | | | | |
| Subtotal | 69.0 | 50,463 | 71.1 | 51,999 | 73.8 | 54,005 | | | | |
| II. Departments | | | | | | | | | | |
| D. County Clerk | 12.5 | 5,353 | 12.9 | 5,513 | 13.4 | 5,726 | | | | |
| E. Friends of Court | 16.0 | 6,037 | 16.5 | 6,217 | 17.1 | 6,457 | | | | |
| F. Information Technology | 0.0 | 546 | 0.0 | 562 | 0.0 | 584 | | | | |
| G. Security/Transport | 18.0 | 5,470 | 18.5 | 5,634 | 19.3 | 5,851 | | | | |
| H. Maint./Support Space | 0.0 | 11,020 | 0.0 | 11,507 | 0.0 | 11,462 | | | | |
| I. Prosecuting Attorney | 26.0 | 4,618 | 26.8 | 4,755 | 27.8 | 4,939 | | | | |
| Subtotal | 72.5 | 33,045 | 74.7 | 33,627 | 77.5 | 34,435 | | | | |
| Total | 141.5 | 83,508 | 145.7 | 85,626 | 151.3 | 88,441 | | | | |
| BGSF Grossing Factor | 19% | 15,867 | 19% | 16,268 | 19% | 16,803 | | | | |
| BGSF | | 99,375 | | 101,894 | | 105,244 | | | | |

2023 Staffing Diagram

I. Courts: 69 in Building, 6 Remote

II. Departments: 63.5 In Building, 39 Remote



Total Staff in Building: 140.5 Includes 9 Remote

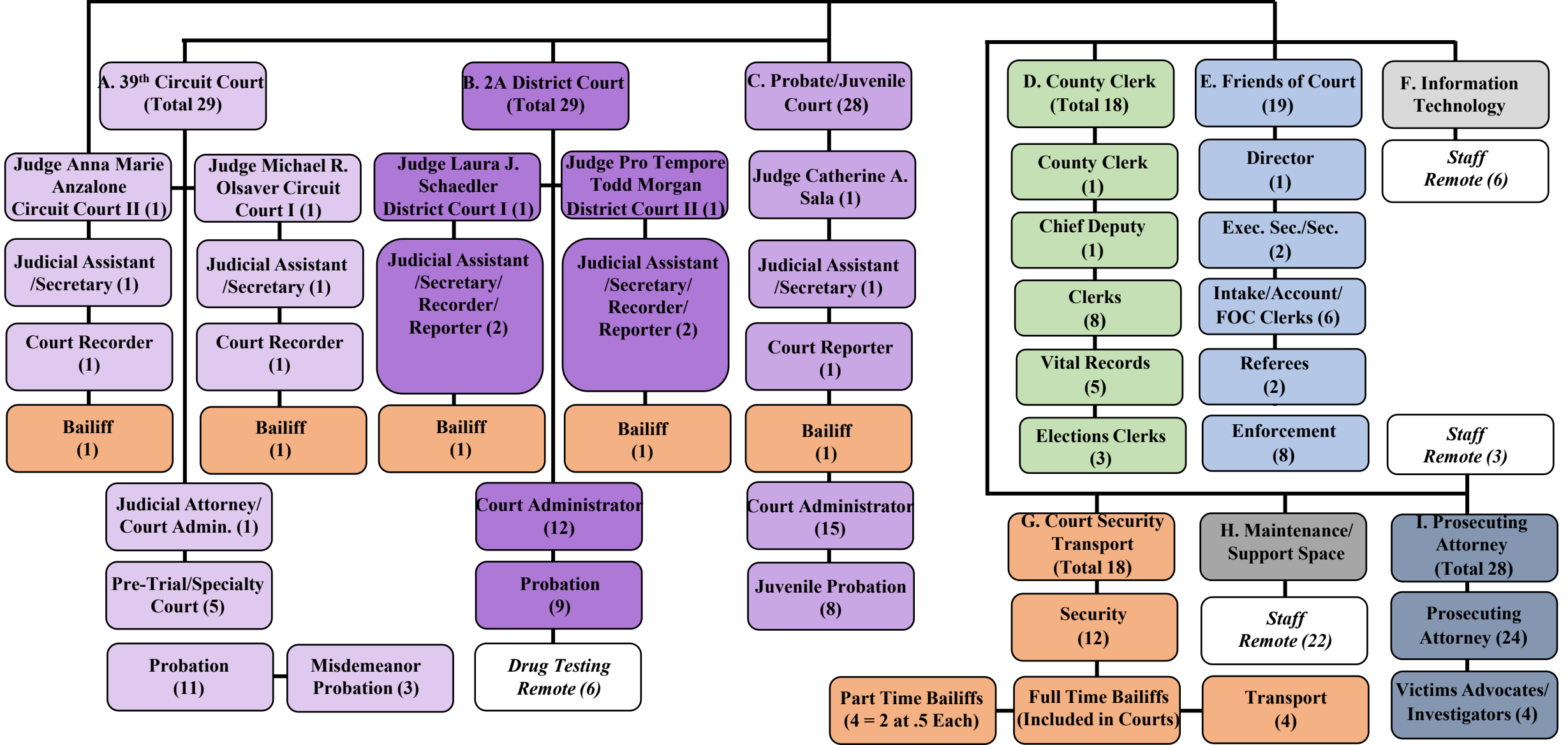
2033 and 2043 Staff Program Summary

| Lenawee County Judicial Building Facilities Condition and Space Needs Assessment <i>Staffing Program Summary</i> | | | | | | | |
|--|--------------------------------|----------------------|-----------------|---|--------------|--------------|----------|
| Components: All | | | | | | | |
| Department/Division: All | | | | | | | |
| Staff Positions | | 2023 Staff Number | Projected Staff | | | | Notes |
| | | | 2028 | 2033 | 2038 | 2043 | |
| I. Courts | | | | | | | |
| A. | 39 th Circuit Court | 22.0 | 19.0 | 27.5 | 28.0 | 29.0 | (1).(9). |
| B. | 2A District Court | 29.0 | 29.0 | 30.0 | 30.0 | 31.0 | (2). |
| C. | Probate/Juvenile Court | 18.0 | 19.0 | 24.0 | 26.0 | 28.0 | (3). |
| Subtotal | | 69.0 | 67.0 | 81.5 | 84.0 | 88.0 | |
| II. Departments | | | | | | | |
| D. | County Clerk | 12.5 | 12.5 | 14.5 | 16.0 | 18.0 | (4). |
| E. | Friends of the Court | 16.0 | 16.0 | 17.5 | 18.5 | 19.0 | |
| F. | Information Technology | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | (5). |
| G. | Security/Transport | 18.0 | 18.0 | 18.0 | 18.0 | 18.0 | (6). |
| H. | Maintenance/Support Spaces | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | (7). |
| I. | Prosecuting Attorney | 26.0 | 26.0 | 27.5 | 27.5 | 28.0 | (8). |
| Subtotal | | 72.5 | 72.5 | 77.5 | 80.0 | 83.0 | |
| Total All | | 141.5 | 139.5 | 159.0 | 164.0 | 171.0 | |
| General Notes: | | | | General Notes: | | | |
| 1. Part-Time Staff at .5 each. | | | | 1. Staff Program Based Upon Projection Modeling as Modified by Direct Programming | | | |
| 2. Refer to Each Department/Division for Specific Notes. | | | | | | | |
| | | | | <i>10 Year Planning Model</i> | | | |
| | | | | <i>20 Year Planning Model</i> | | | |
| Table Notes: | | | | | | | |
| (1). Includes Drug Treatment and Veterans Treatment Courts | | | | (7). Staff Offices Remote | | | |
| (2). Does not include drug testing staff anticipated to always be remote due to testing hours. Includes Sobriety and Mental Health Specialty Courts. | | | | (8). Includes Staff Located in Building. | | | |
| (3). Includes Probate and Juvenile Courts, Diversion and Mental Health Courts. | | | | (9). Expansion of Pre-Trial Services and Specialty Court. Expansion of Probation to include Misdemeanor probation division. | | | |
| (4). Includes Election and Vital Clerks currently remote. | | | | | | | |
| (5). Does not include IT staff anticipated to remain remote. | | | | | | | |
| (6). Includes Building Security, Courtroom, Court Offices and Inmate/Prisoner Transport. | | | | | | | |

2043 Staffing Diagram

I. Courts: 86 in Building, 6 Remote

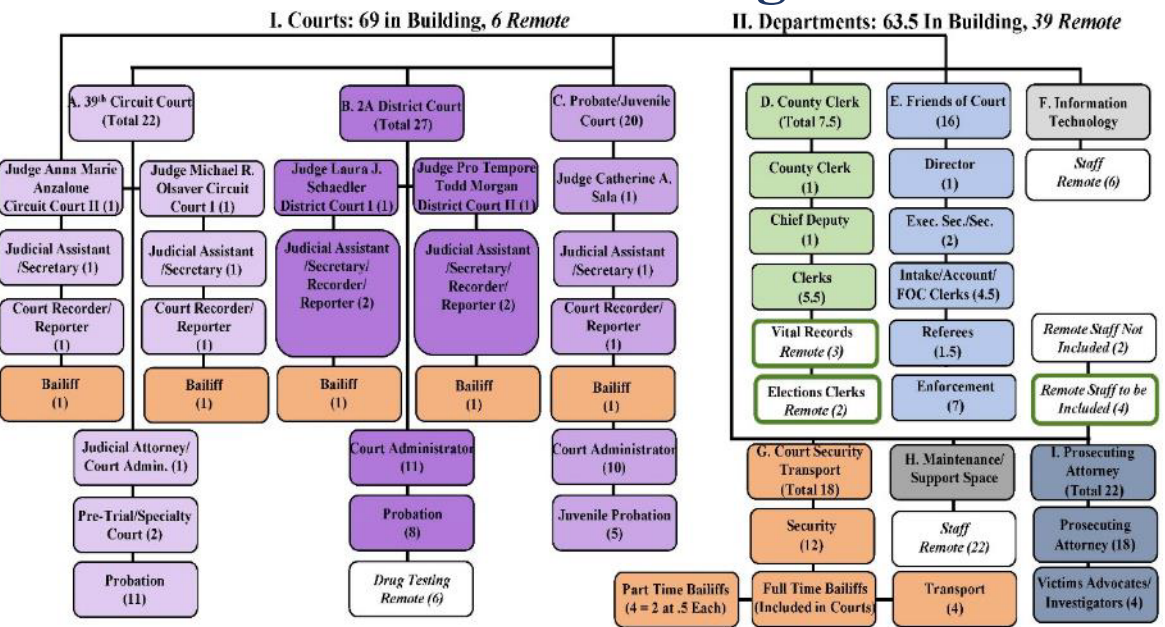
II. Departments: 83 in Building, 31 Remote



Total Staff in Building: 169.0

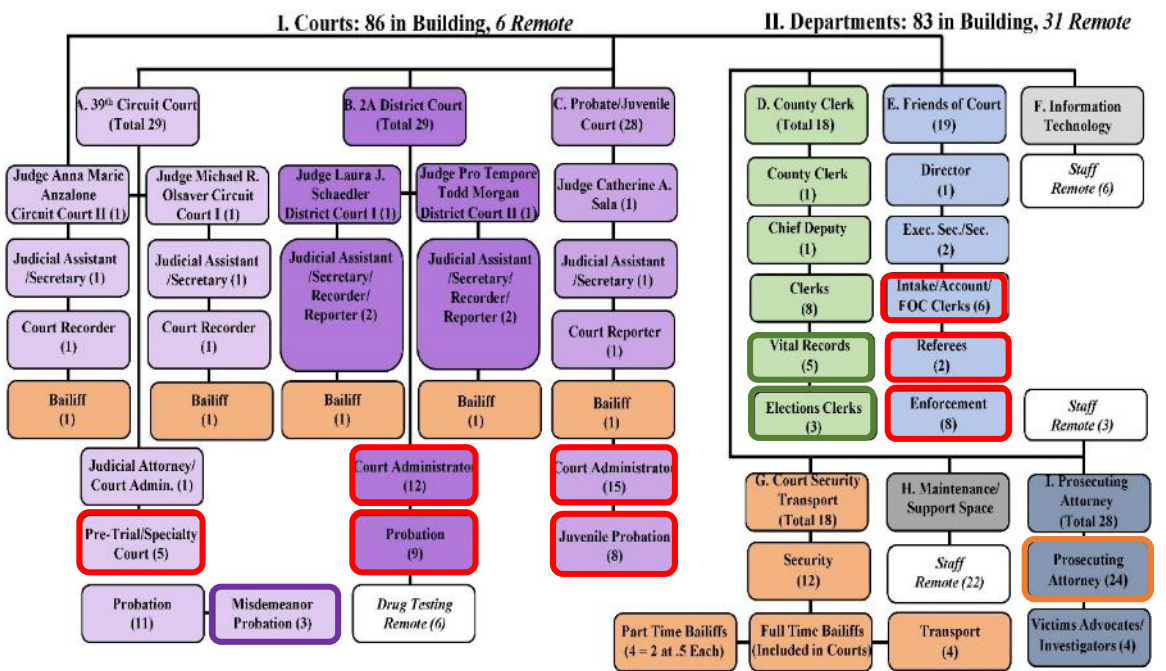
2023 - 2043 Staffing Summary

2023 Staff Diagram



Total Staff in Building: 140.5 Includes 9 Remote

2043 Staff Diagram



Total Staff in Building: 169.0

- Increased Staff
- Added Division
- Included Remote Staff
- Increased Staff and Included Remote Staff

2033 and 2043 Space Program Summary

| Lenawee County | | | | | | | | | | |
|--|--|--------------|------------|---------------|----------------|--------------|------------|---------------|----------------|---|
| Judicial Building Facilities Condition and Space Needs Assessment | | | | | | | | | | |
| Architectural Space Program Summary | | | | | | | | | | |
| Department: All | | | | | | | | | | |
| Ref. | Component | 2033 Program | | | | 2043 Program | | | | Comments |
| | | Staff | No. Spaces | Total NSF | Total DGSF | Staff | No. Spaces | Total NSF | Total DGSF | |
| I. | Courts | | | | | | | | | |
| A. | 39 th Circuit Court | 27.5 | 79 | 13,828 | 17,976 | 29.0 | 80 | 13,912 | 18,086 | 2 Type A Courtrooms |
| B. | 2A District Court | 28.0 | 92.0 | 17,060 | 19,796 | 29.0 | 92.0 | 17,120 | 19,874 | 3 Type B Courtrooms |
| C. | Probate/Juvenile Court | 24.0 | 58.0 | 11,179 | 14,533 | 28.0 | 62.0 | 11,647 | 15,141 | 2 Large Hearing Rooms |
| | Subtotal | 79.5 | 229 | 42,067 | 52,306 | 86.0 | 234 | 42,679 | 53,101 | |
| II. | Departments | | | | | | | | | |
| D. | County Clerk | 14.5 | 27 | 4,442 | 5,775 | 18.0 | 30 | 4,834 | 6,284 | Includes Election and Vital Records |
| E. | Friends of the Court | 17.5 | 30 | 4,884 | 6,349 | 19.0 | 31 | 5,064 | 6,583 | |
| F. | Information Technology | 0.0 | 6 | 430 | 559 | 0.0 | 6 | 450 | 585 | Staff Remote |
| G. | Security/Transport | 18.0 | 25 | 4,440 | 5,772 | 18.0 | 25 | 4,440 | 5,772 | Staff May Vary Dependent Upon Charrette Option/Operations |
| H. | Maintenance/Support Spaces | 0.0 | 50 | 9,556 | 10,989 | 0.0 | 50 | 9,656 | 12,553 | Separate Public, Staff and Inmate |
| I. | Prosecuting Attorney | 27.5 | 30 | 3,940 | 5,122 | 28.0 | 30 | 3,960 | 5,148 | |
| | Subtotal | 77.5 | 168 | 27,692 | 34,566 | 83.0 | 172 | 28,404 | 36,925 | |
| | Total | 157.0 | 397 | 69,759 | 86,872 | 169.0 | 406 | 71,083 | 90,026 | |
| | BGSF Grossing Factor | | | 19% | 16,506 | | | 19% | 17,105 | |
| | Building Gross Square Feet (BGSF) | | | | 103,377 | | | | 107,131 | |
| Notes: | | | | | | | | | | |
| 1. Refer to Existing Space Assessment and Staff Program. | | | | | | | | | | |
| 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 the NSF, walls defining the NSF and circulation space required to access the spaces within the area. | | | | | | | | | | |
| c. BGSF: Building Gross Square Footage = The sum of the DGSF, general circulation to the Departments and/or Divisions and exterior walls of the building. | | | | | | | | | | |
| d. Grossing Factor: A planning multiplier of the Adjusted NSF to define the DGSF or DGSF to BGSF. | | | | | | | | | | |

Existing Adjusted, Projected and Programmed Evaluation

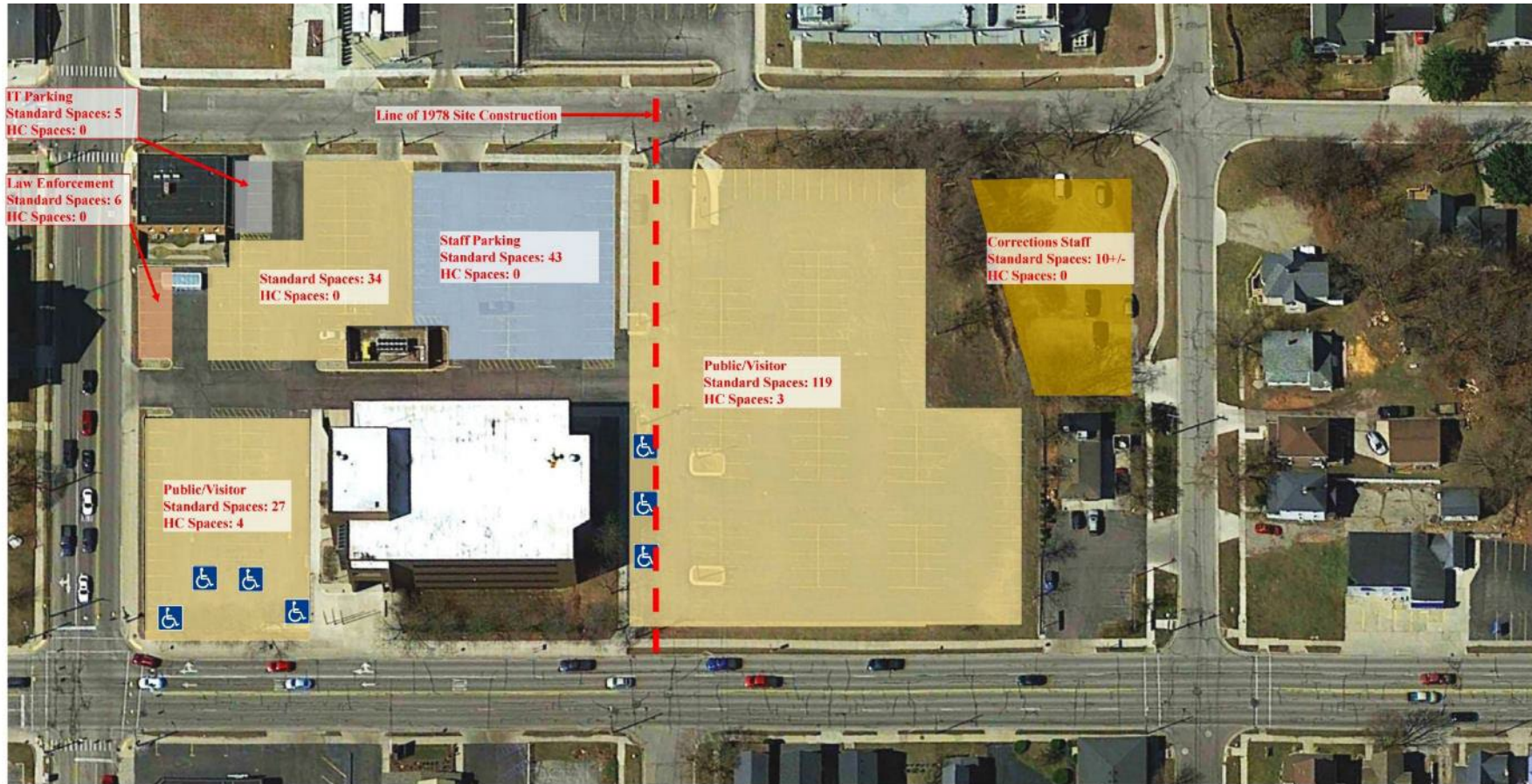
| Component | 2023 Population | | Projected | | | | Programmed | | | | General Notes: 1. < 5%: No to Minor Deviation 2. > 5%: Major Deviation 3. Added Staff Noted Exceeded Projection Modeling, But Determined Necessary. | |
|---------------------------|-----------------|---------------|-----------|---------|---------|---------|------------|---------|---------|---------|---|---|
| | 2023 | | 2033 | | 2043 | | 2033 | | 2043 | | | |
| | Linear | | Linear | | Linear | | Linear | | Linear | | | |
| | 106,658 | | 109,843 | | 114,082 | | 109,843 | | 114,082 | | | |
| | Staff | Adjusted DGSF | Staff | DGSF | Staff | DGSF | Staff | DGSF | Staff | DGSF | Notes: | Additional Comments |
| I. Courts | | | | | | | | | | | | |
| A. 39th Circuit Court | 22.0 | 16,154 | 22.7 | 16,665 | 23.5 | 17,308 | 27.5 | 17,976 | 29.0 | 18,086 | 1. | 2 Type A Courtrooms |
| B. 2A District Court | 29.0 | 20,359 | 27.8 | 20,967 | 28.9 | 21,776 | 28.0 | 19,796 | 29.0 | 19,874 | | 3 Type B Courtrooms |
| C. Probate/Juvenile Court | 18.0 | 13,950 | 20.6 | 14,367 | 21.4 | 14,922 | 24.0 | 14,533 | 28.0 | 15,141 | 2. | 2 Large Hearing Rooms (Subdividable) |
| Subtotal | 69.0 | 50,463 | 71.1 | 51,999 | 73.8 | 54,005 | 79.5 | 52,306 | 86.0 | 53,101 | 3. | Staff Deviation: 14.2 |
| II. Departments | | | | | | | | | | | | |
| D. County Clerk | 12.5 | 5,353 | 12.9 | 5,513 | 13.4 | 5,726 | 14.5 | 5,775 | 18.0 | 6,284 | 4. | Includes Election and Vital Records |
| E. Friends of Court | 16.0 | 6,037 | 16.5 | 6,217 | 17.1 | 6,457 | 17.5 | 6,349 | 19.0 | 6,583 | 5. | |
| F. Information Technology | 0.0 | 546 | 0.0 | 562 | 0.0 | 584 | 0.0 | 559 | 0.0 | 585 | 6. | Staff Remote |
| G. Security/Transport | 18.0 | 5,470 | 18.5 | 5,634 | 19.3 | 5,851 | 18.0 | 5,772 | 18.0 | 5,772 | 5. | Staff May Vary Dependent Upon Design/Operations |
| H. Maint./Support Space | 0.0 | 11,020 | 0.0 | 11,507 | 0.0 | 11,462 | 0.0 | 10,989 | 0.0 | 12,553 | 7. | Separate Public, Staff and Inmate Circulation |
| I. Prosecuting Attorney | 26.0 | 4,618 | 26.8 | 4,755 | 27.8 | 4,939 | 27.5 | 5,122 | 28.0 | 5,148 | 7. | |
| Subtotal | 72.5 | 33,045 | 74.7 | 33,627 | 77.5 | 34,435 | 77.5 | 34,566 | 83.0 | 36,925 | 3. | Staff Deviation: 5.5 |
| Total | 141.5 | 83,508 | 145.7 | 85,626 | 151.3 | 88,441 | 157.0 | 86,872 | 169.0 | 90,026 | 3. | Staff Deviation: 17.7 |
| BGSF Grossing Factor | 19% | 15,867 | 19% | 16,268 | 19% | 16,803 | 19% | 16,506 | 19% | 17,105 | | |
| BGSF | | 99,375 | | 101,894 | | 105,244 | | 103,377 | | 107,131 | 7. | Minor BGSF Deviation: 1,887 |

2043 Programmed Deviation from Projection Modeling Notes:

1. Major Staff Deviation, Added Misdemeanor Probation, Minor Space Deviation.
2. No Staff Deviation Due to Increase in Administration and Probation, Minor Space Deviation/Majority Fixed Space.
3. Major Staff Deviation as Noted Above, Minor Space Deviation/Majority Fixed Space.

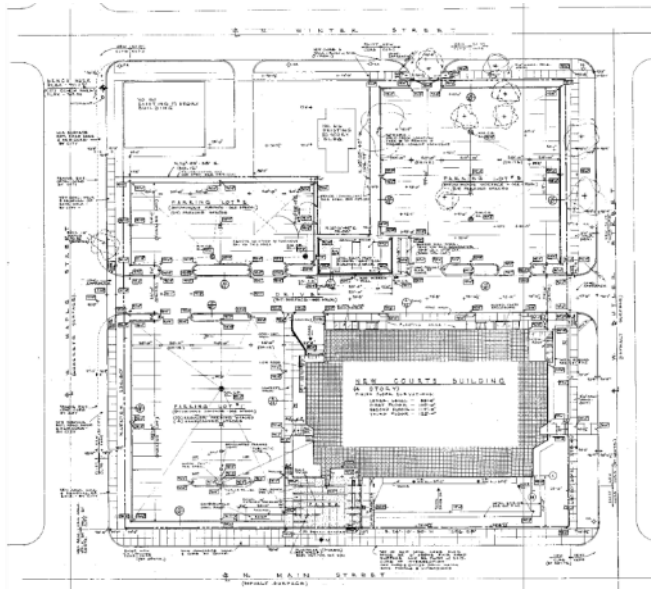
4. Major Staff Deviation, Added Elections and Vital Records Clerks, Minor Space Deviation.
5. Minor Staff and Space Deviation.
6. No Staff Deviation, Minor Space Deviation.
7. Minor Space Deviation.

Lenawee County Judicial Building: Existing Parking Diagram



| Legend - Existing | | |
|-------------------|------------------------|------------|
| Component | | No. Spaces |
| | Public/Visitor Parking | 181 |
| | Staff Parking | 43 |
| | Staff Secure Parking | 0 |
| | HC Accessible | 7 |
| | IT Staff | 4 |
| | Law Enforcement | 6 |
| | Total | 241 |
| | Corrections Staff | 10+/- |

Existing Parking Diagram
Scale: 1" = 30'-0"



1978 Construction Site Plan
Scale: 1" = 40'-0"

Lenawee County Judicial Building: 2043 Campus Parking Projections

| Lenawee County Judicial Building Facilities Condition and Space Needs Assessment 2043 Parking Projections | | | | | |
|---|-------------------|---------------------------|--------------|----------|--------|
| Component | Projected Parking | | | Existing | Notes: |
| | Subtotal | Non-Concurrent Use Factor | Total | | |
| I. Courts | | | | | |
| A. 39th Circuit Court | | | | | |
| 1. Staff | 27.0 | 100% | 27.0 | | |
| 2. Staff Secure - Judges | 2.0 | 100% | 2.0 | | |
| 3. Visitors | 12.0 | 50% | 6.0 | | |
| 4. Special Events | 60.0 | 45% | 27.0 | | (1). |
| 5. Special Vehicles | 1.0 | 100% | 1.0 | | |
| B. 2A District Court | | | | | |
| 1. Staff | 27.0 | 100% | 27.0 | | |
| 2. Staff Secure - Judges | 2.0 | 100% | 2.0 | | |
| 3. Visitors | 12.0 | 50% | 6.0 | | |
| 4. Special Events | 60.0 | 45% | 27.0 | | (1). |
| 5. Special Vehicles | 1.0 | 100% | 1.0 | | |
| C. Probate/Juvenile Court | | | | | |
| 1. Staff | 27.0 | 100% | 27.0 | | |
| 2. Staff Secure - Judges | 1.0 | 100% | 1.0 | | |
| 3. Visitors | 6.0 | 50% | 3.0 | | |
| 4. Special Events | 110.0 | 40% | 44.0 | | (1). |
| 5. Special Vehicles | 0.0 | 0% | 0.0 | | |
| I. Courts Summary | | | | | |
| 1. Staff | 81.0 | 100% | 81.0 | | |
| 2. Staff Secure - Judges | 5.0 | 100% | 5.0 | | |
| 3. Visitors | 30.0 | 50% | 15.0 | | |
| 4. Special Events | 230.0 | 43% | 98.0 | | (2). |
| 5. Special Vehicles | 2.0 | 100% | 2.0 | | |
| Subtotal | 348.0 | 79% | 201.0 | | |
| II. Departments | | | | | |
| D. County Clerk | | | | | |
| 1. Staff | 18 | 100% | 18.0 | | (3). |
| 2. Visitors | 8 | 75% | 6.0 | | |
| 3. Special Events | 0 | 0% | 0.0 | | |
| 4. Special Vehicles | 0 | 0% | 0.0 | | |
| E. Friends of the Court | | | | | |
| 1. Staff | 19 | 100% | 19.0 | | |
| 2. Visitors | 10 | 75% | 7.5 | | |
| 3. Special Events | 0 | 0% | 0.0 | | |
| 4. Special Vehicles | 0 | 0% | 0.0 | | |
| F. Information Technology | | | | | |
| 1. Staff | 5 | 100% | 5.0 | | (4). |

| | | | | | |
|--------------------------------------|-------------------|---------------------------|------------|-------------------------|--------|
| 2. Visitors | 2 | 50% | 1.0 | | |
| 3. Special Events | 0 | 0% | 0.0 | | |
| 4. Special Vehicles | 0 | 0% | 0.0 | | |
| G. Security/Transport | | | | | |
| 1. Staff | 6 | 100% | 6.0 | | (5). |
| 2. Visitors | 0 | 50% | 0.0 | | (6). |
| 3. Special Events | 0 | 0% | 0.0 | | |
| 4. Special Vehicles | 6 | 100% | 6.0 | | |
| H. Maintenance/Support Spaces | | | | | |
| 1. Staff | 22 | 30% | 6.6 | | (7). |
| 2. Visitors | 2 | 50% | 1.0 | | |
| 3. Special Events | 0 | 0% | 0.0 | | |
| 4. Special Vehicles | 0 | 0% | 0.0 | | |
| I. Prosecuting Attorney | | | | | |
| 1. Staff | 28 | 100% | 28.0 | | (8). |
| 2. Visitors | 10 | 50% | 5.0 | | |
| 3. Special Events | 0 | 0% | 0.0 | | (2). |
| 4. Special Vehicles | 0 | 0% | 0.0 | | |
| II. Departments Summary | | | | | |
| 1. Staff | 98 | 88% | 83 | | |
| 2. Visitors | 32 | 58% | 21 | | |
| 3. Special Events | 0 | 0% | 0 | | |
| 4. Special Vehicles | 8.0 | 100% | 8 | | (9). |
| Subtotal | 138 | 62% | 111 | | |
| Component | | | | | |
| | Projected Parking | | | Existing Adjusted (10). | Notes: |
| | Subtotal | Non-Concurrent Use Factor | Total | | |
| Total Summary | | | | | |
| 1. Staff | 179 | 91% | 164 | | |
| 2. Staff Secure - Judges | 5 | 100% | 5 | | |
| 3. Visitors | 62 | 57% | 36 | | |
| 4. Special Events | 230 | 43% | 98 | | |
| 5. Special Vehicles | 10 | 100% | 10 | | |
| Total Campus | 486 | 64% | 312 | | |

General Notes:
 1. Non-Concurrent Use Factor assumes the following:
 a. Not all staff, participants or visitors will be parking
 b. Assumes Visitor and Special Event parking will be concurrent
 c. Staff parking will be isolated and/or secured from public
 2. Parking Projections are based upon the 2043 Staff Projections
Table Notes:
 (1). Courtroom gallery, witnesses, jury and public de
 (2). Represent 1 concurrent proceeding for Each Co
 (3). Includes Elections and Vital records Staff: 5 Tot
 (4). Current dedicated spaces on site: 5
 (5). Boiloffs included in courts. Includes security staff
 (6). Visitors included in each department/division.

(7) Total staff is remote. Assumes custodial staff and maintenance staff not concurrent.
 (8). Public prosecutors and defenders included in visitor parking.
 (9). Dedicated parking for law enforcement. Does not include undeveloped corrections staff parking at north/west corner
 (10). Considers impact of adjusted space on existing number of parking spaces.



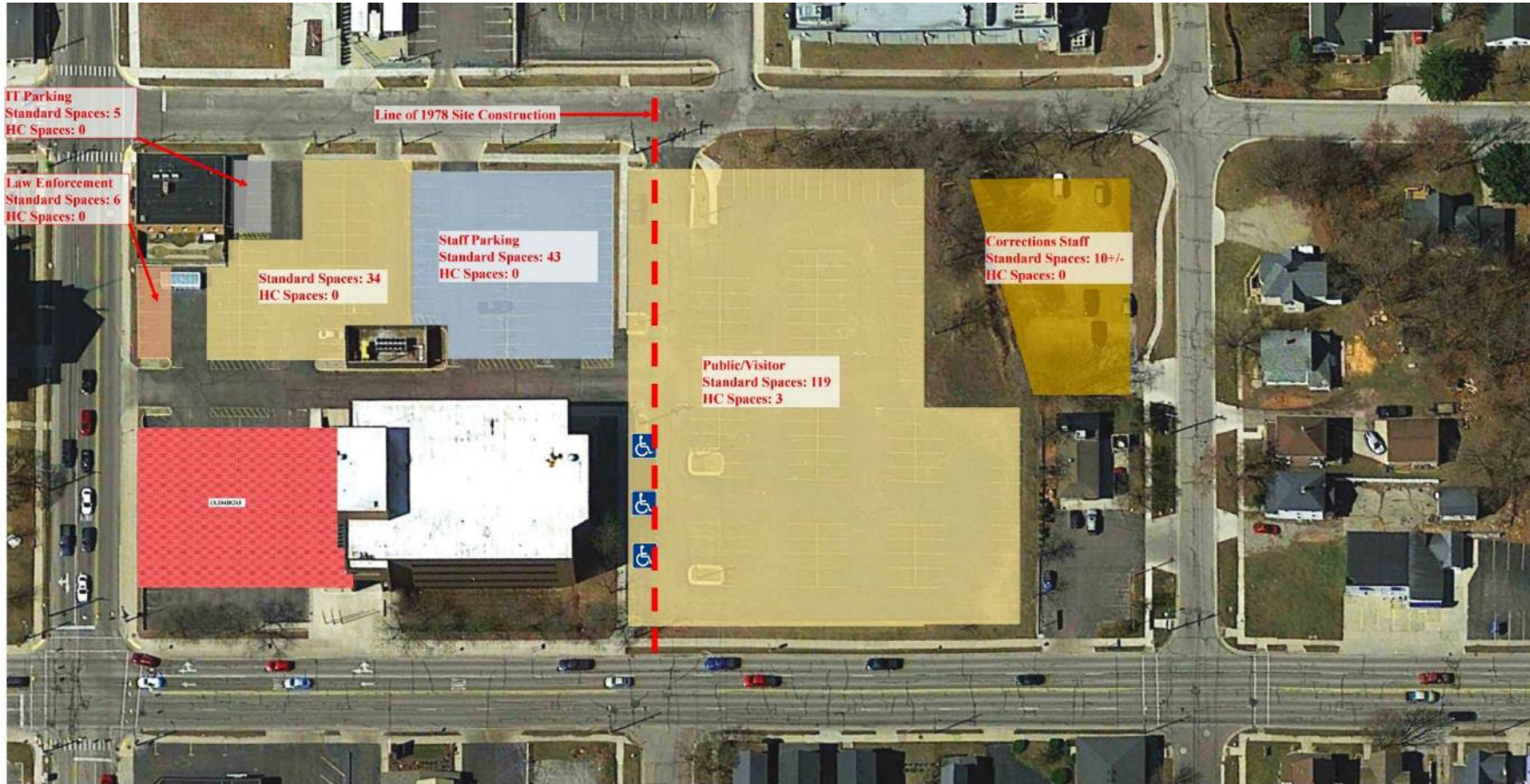
| Legend - Existing | |
|------------------------|------------|
| Component | No. Spaces |
| Public/Visitor Parking | 181 |
| Staff Parking | 43 |
| Staff Secure Parking | 0 |
| HC Accessible | 7 |
| IT Staff | 4 |
| Law Enforcement | 6 |
| Total | 241 |
| Corrections Staff | 10+/- |



| Legend - Adjusted | |
|------------------------|------------|
| Component | No. Spaces |
| Public/Visitor Parking | 154 |
| Staff Parking | 43 |
| Staff Secure Parking | 0 |
| HC Accessible | 3 |
| IT Staff | 4 |
| Law Enforcement | 6 |
| Total | 210 |
| Corrections Staff | 10+/- |

| Component | Projected Parking | | | Existing Adjusted | Notes: |
|--------------------------|-------------------|---------------------------|------------|-------------------|------------|
| | Subtotal | Non-Concurrent Use Factor | Total | | |
| Total Summary | | | | | |
| 1. Staff Secure | 179 | 91% | 164 | | |
| 2. Staff Secure - Judges | 5 | 100% | 5 | | |
| 3. Visitors | 62 | 57% | 36 | | |
| 4. Special Events | 230 | 43% | 98 | | |
| 5. Special Vehicles | 10 | 100% | 10 | | Deficiency |
| Total Campus | 486 | 64% | 312 | 210 | 102 |

Lenawee County Judicial Building: 2043 Campus Parking Projections Diagram



| Legend - Adjusted | | No. Spaces |
|-----------------------------------|-------------------------------|-------------|
| Component | | |
| | Public/Visitor Parking | 129 (+5 HC) |
| | Staff Secure Parking | 157 (+6 HC) |
| | Staff Secure Parking - Judges | 5 |
| | HC Accessible | 11 |
| | IT Staff | 4 |
| | Law Enforcement | 6 |
| Total | | 312 |
| Adjusted Parking | | 210 |
| On Site Parking Deficiency | | 102 |
| | Corrections Staff | 10+/- |

Existing, Adjusted and 2043 Parking Diagram
Scale: 1" = 30'-0"

102 parking Spaces
32,640 SF
Approximately .75 Acres

Facility Conditions Assessment 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 | | Appropriate system, devices and components for application. Significant remaining life cycle. No code or ADA deficiencies | | | | | |
| 7 - 8 | | | Adequate | | Adequate system for application, some devices or components need to be replaced. Adequate remaining life cycle. Minor code or ADA deficiencies | | | | | |
| 5 - 6 | | | Marginal | | Marginal system for application, many devices or components need to be replaced. Marginal remaining life cycle. Many code or ADA deficiencies | | | | | |
| 3 - 4 | | | Unsuitable | | Unsuitable system for application, a significant number of devices or components need to be replaced. No remaining life cycle. Numerous code or ADA deficiencies | | | | | |
| 1 - 2 | | | Unacceptable | | Unacceptable system for application, all devices or components need to be replaced. Significantly exceeds remaining life cycle. Significant number of code or ADA deficiencies | | | | | |
| 0 | | | Non Existent | | System, component or device is currently not in place but required for system performance, code or ADA | | | | | |

Facility Conditions Assessment Systems/Components

| | |
|--|---|
| A. Exterior Systems | <i>All Structural and Shell Components and Devices.</i> |
| B. Interior Systems | <i>All Interior Components Including Walls, Doors, Stairs, Fittings and Finishes.</i> |
| C. Life/Safety Systems | <i>Life Safety/Current Code Compliance Assessment.</i> |
| D. HVAC Systems | <i>All Mechanical Components including Chillers, AHUs and Boilers.</i> |
| E. Electrical System | <i>All Electrical Components Including Power, Lighting, Emergency Generator and Fire Alarm.</i> |
| F. Plumbing Systems | <i>All Plumbing Systems Including Fixtures, Domestic Water Distribution and Rain Water, Etc.</i> |
| G. Fire Protection Systems | <i>All Fire Protection Components Including Sprinkler System and Fire Extinguishers.</i> |
| H. Specialized Construction and Out Buildings | <i>Exterior Emergency Generator and Chiller Enclosure.</i> |
| I. Specialized Equipment and Systems | <i>Court A/V, Recording and IT System. Deleted from Scope of Work, Determined to be Maintenance Project</i> |
| J. Elevator Systems | <i>Deleted from Scope of Work due to Recent Replacement/Upgrade.</i> |
| K. Security Systems | <i>All Security System Components Including CCTV, Access Control and Duress, Etc.</i> |
| L. Environmental Systems | <i>Perimeter Waterproofing/Drainage System.</i> |
| M. Parking Lot/Site Systems | <i>All Site Components Including Paving, landscaping, Lighting and Amenities.</i> |
| N. ADA Systems | <i>All Exterior and Interior ADA Components Based Upon 1 (Highest) to 4 (Lowest) Priorities.</i> |
| | <i>Deleted from Scope of Work Due to Recent Replacement or Determined to be Maintenance Project</i> |

Facility Conditions Assessment Summary

Lenawee County

Judicial Building Facilities Conditions & Space Needs Assessment

Facilities Conditions Assessment - Summary

| System/Component | Description of Current System/Component | Remaining Life Cycle | Corrective Work Summary | Photo | Total Rating | 2023 Range of Probable Cost | | | Priority | Adjusted Range of Probable Cost | | |
|--|---|---|-------------------------|--------------|---------------------|---|----------------------|----------------------|--|---------------------------------|----------------------|---------------------|
| | | | | | | Low | Mean | High | | Low | Mean | High |
| I. Option 1: Capital Improvement Plan - 5 Year | | | | | | | | | | | | |
| 2024 | A. Exterior Systems (Shell) and L. Environmental Systems | | | | | | | | | \$ 2,384,862 | \$ 2,578,229 | \$ 2,771,596 |
| 2025 | D. HVAC Systems | | | | | | | | | \$ 6,626,207 | \$ 7,163,467 | \$ 7,700,727 |
| 2026 | B. Interior Systems, F. Plumbing Systems, G. Fire Protection and N. ADA Systems (Interior) | | | | | | | | | \$ 3,347,471 | \$ 3,618,887 | \$ 3,890,304 |
| 2027 | E. Electrical Systems and K. Security Systems | | | | | | | | | \$ 3,829,390 | \$ 4,139,881 | \$ 4,450,372 |
| 2028 | H. Specialized Construction and Out Buildings, M. Parking Lot/Site System and N. ADA Systems (Exterior) | | | | | | | | | \$ 2,133,837 | \$ 2,306,851 | \$ 2,479,865 |
| Total | | | | | | | | | | \$ 18,321,767 | \$ 19,807,316 | \$21,292,864 |
| II. Option 2: Single Project | | | | | Total Rating | Low | Mean | High | Notes: | Priority | | |
| A. Exterior Systems | All Structural and Shell Components and Devices. | | | | 5.0 | \$ 2,141,557 | \$ 2,315,197 | \$ 2,488,836 | Marginal | 5 | | |
| B. Interior Systems | All Interior Components Including Walls, Doors, Stairs, Fittings and Finishes. | | | | 5.6 | \$ 1,734,401 | \$ 1,875,028 | \$ 2,015,655 | Marginal | 3 | | |
| C. Life/Safety Systems | Life Safety/Current Code Compliance Assessment. | | | | 5.3 | | | | Marginal. Cost Included in E, F and G | 3 | | |
| D. HVAC Systems | All Mechanical Components including Chillers, AHUs and Boilers. | | | | 2.8 | \$ 6,023,825 | \$ 6,512,243 | \$ 7,000,661 | Unacceptable | 4 | | |
| E. Electrical System | All Electrical Components Including Power, Lighting, Emergency Generator and Fire Alarm. | | | | 4.8 | \$ 2,460,241 | \$ 2,659,720 | \$ 2,859,199 | Unsuitable | 2 | | |
| F. Plumbing Systems | All Plumbing Systems Including Fixtures, Domestic Water Distribution and Rain Water, Etc. | | | | 3.5 | \$ 407,948 | \$ 441,025 | \$ 474,102 | Unsuitable | 3 | | |
| G. Fire Protection Systems | All Fire Protection Components Including Sprinkler System and Fire Extinguishers. | | | | 1.8 | \$ 386,798 | \$ 418,160 | \$ 449,522 | Unacceptable | 3 | | |
| H. Specialized Construction and Out Buildings | Exterior Emergency Generator and Chiller Enclosure. | | | | 6.0 | \$ 25,105 | \$ 27,140 | \$ 29,176 | Marginal | 1 | | |
| I. Specialized Equipment and Systems | Court A/V, Recording and IT System. | | | | | | | | Determined to be Maintenance Project | | | |
| J. Elevator Systems | Deleted from Scope of Work due to Recent Replacement/Upgrade. | | | | | | | | Deleted from scope of work | | | |
| K. Security Systems | All Security System Components Including CCTV, Access Control and Duress, Etc. | | | | 1.6 | \$ 730,918 | \$ 790,181 | \$ 849,445 | Unacceptable | 2 | | |
| L. Environmental Systems | Perimeter Waterproofing/Drainage System. | | | | 3.0 | \$ 129,740 | \$ 140,260 | \$ 150,779 | Unsuitable | 5 | | |
| M. Parking Lot/Site Systems | All Site Components Including Paving, landscaping, Lighting and Amenities. | | | | 4.3 | \$ 1,661,442 | \$ 1,796,154 | \$ 1,930,865 | Unsuitable | 1 | | |
| N. ADA Systems | All Exterior and Interior ADA Components Based Upon 1 (Highest) to 4 (Lowest) Priorities. | | | | 4.9 | \$ 406,881 | \$ 439,872 | \$ 470,063 | Marginal | 1 & 3 | | |
| 2023 Total | | | | | 4.0 | \$ 16,108,855 | \$ 17,414,978 | \$ 18,718,302 | Unsuitable | As Noted | | |
| 2024 Total | | | | | | \$ 16,914,297 | \$ 18,285,727 | \$ 19,654,218 | Costs Include Annual Inflation and Escalation Incrementally for Implementation Beyond 2023 | | | |
| General Notes: | | Priority Designation | | Score | Rating | Component/System Rating Methodology Definition | | | | | | |
| 1. Refer to Attachment A: Photo Location Plans | | 5 | Critical Priority | 9 - 10 | Appropriate | Appropriate system, devices and components for application. Significant remaining life cycle. No code or ADA deficiencies. | | | | | | |
| 2. Refer to Attachment B: Component Photos | | 4 | High Priority | | | | | | | | | |
| 3. Refer to attachment C: Life Safety Compliance Evaluation | | 3 | Medium Priority | 7 - 8 | Adequate | Adequate system for application, some devices or components need to be replaced. Adequate remaining life cycle. Minor code or ADA deficiencies. | | | | | | |
| 4. Refer to Attachment D: 2023 Corrective Work Mean Cost Estimate | | 2 | Medium Low Priority | | | | | | | | | |
| 5. Adjusted Range of Probable Cost assumes 4.5% annual inflation each year to date of implementation after established 2023 Range of Probable Cost. | | 1 | Low Priority | 5 - 6 | Marginal | Marginal system for application, many devices or components need to be replaced. Marginal remaining life cycle. Many code or ADA deficiencies. | | | | | | |
| | | | None | | | | | | | | | |
| 6. 2023 Range of Probable Cost assumes General Contractor or System Contractor delivery system including general conditions, overhead and profit (18%). | | Year of Implementation Designation | | 3 - 4 | Unsuitable | Unsuitable system for application, a significant number of devices or components need to be replaced. No remaining life cycle. Numerous code or ADA deficiencies. | | | | | | |
| | | 5 | 2024 | | | | | | | | | |
| 7. Items determined to be done by staff do not include the General Contractor or System Contractor delivery system general conditions, overhead and profit mark-up percentage (18%). | | 4 | 2025 | 1 - 2 | Unacceptable | Unacceptable system for application, all devices or components need to be replaced. Significantly exceeds remaining life cycle. Significant number of code or ADA deficiencies. | | | | | | |
| | | 3 | 2026 | | | | | | | | | |
| | | 2 | 2027 | | | | | | | | | |
| 8. 2023 Range of Probable Cost includes 15% contingency. | | 1 | 2028 | 0 | Non Existent | System, component or device is currently not in place but required for system performance, code or | | | | | | |

Facility Conditions Assessment Summary: Single Project Option

| II. Option 2: Single Project | | Total Rating | Low | Mean | High |
|---|--|-------------------|---|---------------------|---------------------|
| A. Exterior Systems | <i>All Structural and Shell Components and Devices.</i> | 5.0 | \$ 2,141,557 | \$ 2,315,197 | \$ 2,488,836 |
| B. Interior Systems | <i>All Interior Components Including Walls, Doors, Stairs, Fittings and Finishes.</i> | 5.6 | \$ 1,734,401 | \$ 1,875,028 | \$ 2,015,655 |
| C. Life/Safety Systems | <i>Life Safety/Current Code Compliance Assessment.</i> | 5.3 | <i>Cost Included in E. Electrical & F. Plumbing</i> | | |
| D. HVAC Systems | <i>All Mechanical Components including Chillers, AHUs and Boilers.</i> | 2.8 | \$ 6,023,825 | \$ 6,512,243 | \$ 7,000,661 |
| E. Electrical System | <i>All Electrical Components Including Power, Lighting, Emergency Generator and Fire Alarm.</i> | 4.8 | \$ 2,460,241 | \$ 2,659,720 | \$ 2,859,199 |
| F. Plumbing Systems | <i>All Plumbing Systems Including Fixtures, Domestic Water Distribution and Rain Water, Etc.</i> | 3.5 | \$ 407,948 | \$ 441,025 | \$ 474,102 |
| G. Fire Protection Systems | <i>All Fire Protection Components Including Sprinkler System and Fire Extinguishers.</i> | 1.8 | \$ 386,798 | \$ 418,160 | \$ 449,522 |
| H. Specialized Construction and Out Buildings | <i>Exterior Emergency Generator and Chiller Enclosure.</i> | 6.0 | \$ 25,105 | \$ 27,140 | \$ 29,176 |
| I. Specialized Equipment and Systems | <i>Court A/V, Recording and IT System.</i> | | <i>By Maintenance</i> | | |
| J. Elevator Systems | <i>Deleted from Scope of Work.</i> | | <i>Recent Replacement/Upgrade.</i> | | |
| K. Security Systems | <i>All Security System Components Including CCTV, Access Control and Duress, Etc.</i> | 1.6 | \$ 730,918 | \$ 790,181 | \$ 849,445 |
| L. Environmental Systems | <i>Perimeter Waterproofing/Drainage System.</i> | 3.0 | \$ 129,740 | \$ 140,260 | \$ 150,779 |
| M. Parking Lot/Site Systems | <i>All Site Components Including Paving, landscaping, Lighting and Amenities.</i> | 4.3 | \$ 1,661,442 | \$ 1,796,154 | \$ 1,930,865 |
| N. ADA Systems | <i>All Exterior and Interior ADA Components Based Upon 1 (Highest) to 4 (Lowest) Priorities.</i> | 4.9 | \$ 406,881 | \$ 439,872 | \$ 470,063 |
| 2023 Total | | 4.0 | \$16,108,855 | \$17,414,978 | \$18,718,302 |
| | | 2024 Total | \$16,914,297 | \$18,285,727 | \$19,654,218 |

Facility Conditions Assessment Summary: Five (5) Year Option

| I. Option 1: Capital Improvement Plan - 5 Year | | Low | Mean | High |
|--|---|---------------------|---------------------|---------------------|
| 2024 | A. Exterior Systems (Shell) and L. Environmental Systems | \$ 2,384,862 | \$ 2,578,229 | \$ 2,771,596 |
| 2025 | D. HVAC Systems | \$ 6,626,207 | \$ 7,163,467 | \$ 7,700,727 |
| 2026 | B. Interior Systems, F. Plumbing Systems, G. Fire Protection and N. ADA Systems (Interior) | \$ 3,347,471 | \$ 3,618,887 | \$ 3,890,304 |
| 2027 | E. Electrical Systems and K. Security Systems | \$ 3,829,390 | \$ 4,139,881 | \$ 4,450,372 |
| 2028 | H. Specialized Construction and Out Buildings, M. Parking Lot/Site System and N. ADA Systems (Exterior) | \$ 2,133,837 | \$ 2,306,851 | \$ 2,479,865 |
| Total Option 1: Capital Improvement Plan - 5 Year | | \$18,321,767 | \$19,807,316 | \$21,292,864 |
| Total Option 2: Single Project (2024) | | \$16,914,297 | \$18,285,727 | \$19,654,218 |
| Deviation | | \$ 1,407,470 | \$ 1,521,589 | \$ 1,638,646 |
















Example Conditions Assessment Template

| System/Component | Description of Current System/Component | Remaining Life Cycle | Corrective Work Summary | Photo | Total Rating | 2023 Range of Probable Cost | | | Priority | Adjusted Range of Probable Cost | | |
|--------------------------|--|----------------------|---|---------------|--------------|-----------------------------|-----------|------------|----------|---------------------------------|------------|------------|
| | | | | | | Low | Mean | High | | Low | Mean | High |
| F. Plumbing Systems | | | | | | | | | | | | |
| I. Fixtures | | | | | | | | | | | | |
| a. Water Closets/Toilets | Fixtures are aged and starting to be stained. Also don't meet ADA. | 5 Years | Fixture replacement and update to ADA. | F19, F20, F23 | 5 | \$ 90,376 | \$ 97,704 | \$ 105,032 | 3 | \$ 103,933 | \$ 112,360 | \$ 120,787 |
| b. Urinals | Fixtures are aged and starting to be stained. Also don't meet ADA. | 5 Years | Fixture replacement and update to ADA. | F22 | 5 | \$ 81,590 | \$ 88,205 | \$ 94,820 | 3 | \$ 93,828 | \$ 101,436 | \$ 109,043 |
| c. Sinks and Faucets | Fixtures are aged and starting to be stained. Also don't meet ADA. | 5 Years | Fixture replacement and update to ADA. Install insulation on drain pipe exposed below sink. | F21 | | | | | | | | |
| i. Wall Hung | Fixtures are aged and starting to be stained. Also don't meet ADA. | 5 Years | Fixture replacement and update to ADA. Install insulation on drain pipe exposed below sink. | F21 | 5 | \$ 60,251 | \$ 65,136 | \$ 70,021 | 3 | \$ 69,288 | \$ 74,906 | \$ 80,524 |
| ii. In Counter Top | Fixtures are aged and starting to be stained. Also don't meet ADA. | 5 Years | Fixture replacement and update to ADA. Install insulation on drain pipe exposed below sink. | F21 | 5 | \$ 32,636 | \$ 35,282 | \$ 37,928 | 3 | \$ 37,531 | \$ 40,574 | \$ 43,617 |
| d. Mop Sinks | Mop sinks are showing their age but are in decent shape. | 10 Years | Maintain system and replace as needed. 2024 Mean Replacement Cost: \$20,355 | | 5 | \$ - | \$ - | \$ - | 3 | \$ - | \$ - | \$ - |

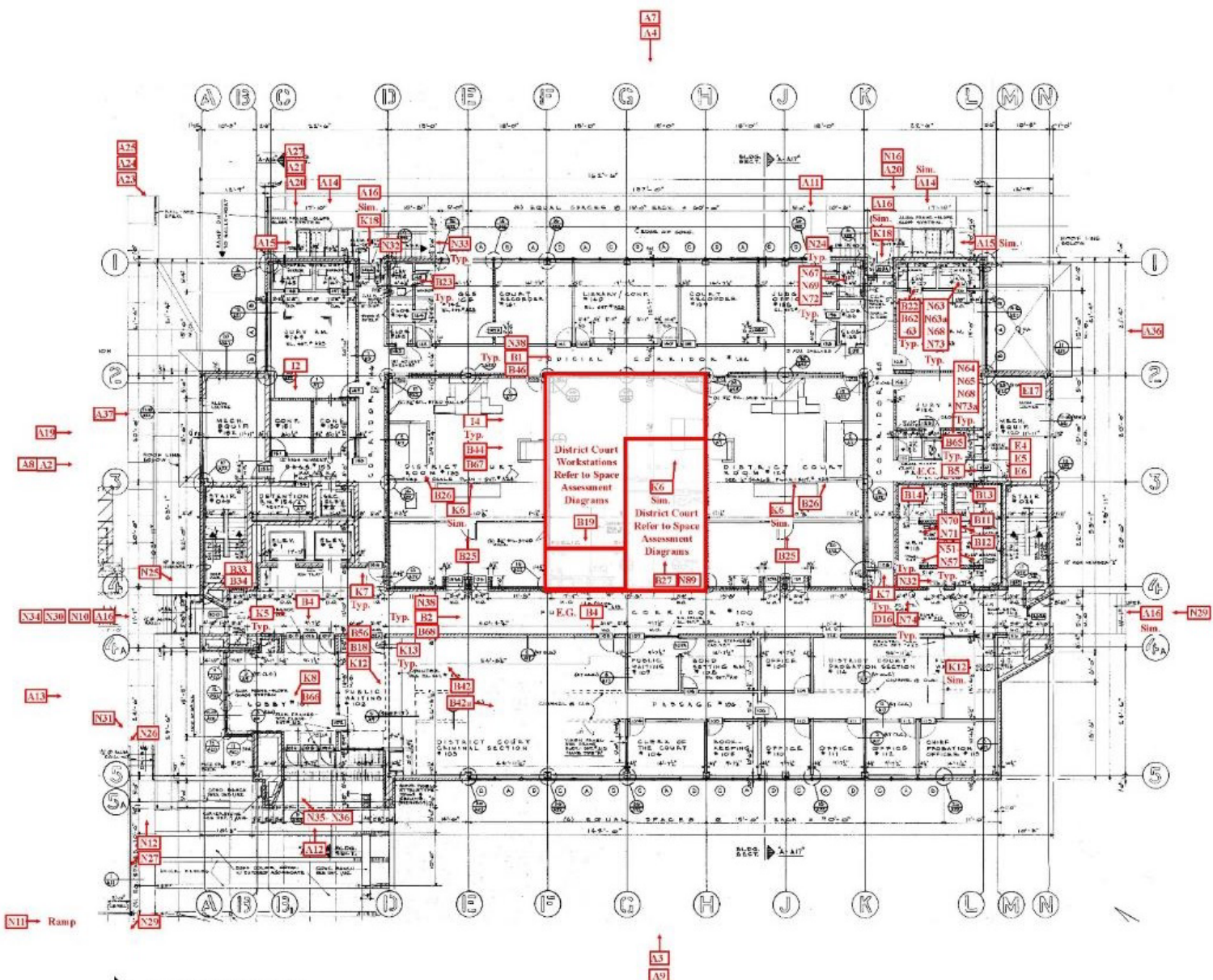
Conditions Assessment Template Structure

| Column (Left to Right) | Description |
|------------------------|---|
| 1 | Name of Existing System Component |
| 2 | Description of Current System Component |
| 3 | Definition of Remaining Life Cycle |
| 4 | Summary of Corrective Work Summary |
| 5 | Photo Reference of Component |
| 6 | Overall Rating of Component |
| 7 - 9 | 2023 Range of Probable Cost |
| 10 | 5 Year Capital Improvement Plan Priority |
| 11 - 13 | Adjusted Range of Probable Cost from 2023 to Date of Implementation |

Facility Conditions Assessment: Example Assessment Photographs

| | | | | |
|---|---|--|--|--|
|  |  |  |  |  |
| <p>Photo A15: Typical Aluminum Enclosure, No Environmental Controls</p> | <p>Photo A16: Typical Aluminum Entrance Door with Glazing</p> | <p>Photo A17: Aluminum Sectional Overhead Door at Sallyport</p> | <p>Photo A18: Aluminum Sectional Overhead Door at Sallyport</p> | <p>Photo A19: Typical Exterior Mechanical Louver</p> |
|  |  |  |  |  |
| <p>Photo A20: Example Brick Mortar Deterioration and Horizontal Control Joint Sealant/Caulk</p> | <p>Photo A21: Example Replacement of Construction/Transition Sealant/Caulking</p> | <p>Photo A22: Example Replacement of Construction/Transition Sealant/Caulking</p> | <p>Photo A23: Example Replacement of Construction/Transition Sealant/Caulking</p> | <p>Photo A24: Example Use of Sealant/Caulking to Patch Concrete.</p> |
|  |  |  |  |  |
| <p>Photo A25: Example Replacement of Construction/Transition Sealant/Caulking</p> | <p>Photo A26: Example Replacement of Construction/Transition Sealant/Caulking</p> | <p>Photo A27: Example of deteriorated concrete at entrance enclosure curb</p> | <p>Photo A28: Visible signs of water penetration damage at third floor due to flashing failure</p> | <p>Photo A29: Visible signs of water penetration damage at third floor due to flashing failure</p> |

Facility Conditions Assessment: Example Photograph Location Plan



| LEGND | |
|-------|---|
| Photo | Assessment Component |
| A# | A. Exterior System |
| B# | B. Interior System |
| C# | C. Life/Safety System |
| D# | D. HVAC System |
| E# | E. Electrical System |
| F# | F. Plumbing System |
| G# | G. Fire Protection System |
| H# | H. Specialized Construction and Out Buildings |
| I# | I. Specialized Equipment and System |
| J# | J. Elevator System <i>Eliminated from Scope of Work</i> |
| K# | K. Security System |
| L# | L. Environmental System |
| M# | M. Parking Lot/Site System |
| N# | N. ADA System |

- General Notes:**
- Plans are the 1979 Construction drawings. Refer to the Space Assessment Diagrams for current configuration.
 - Existing Security Device Location Diagrams are included in K. Security System Photos K19 – K23

First Floor Plan
Scale: 1/8" = 1'-0"

Facility Conditions Assessment: Major Conclusions

- **Major Conclusions:**

- **General Facility Information:**

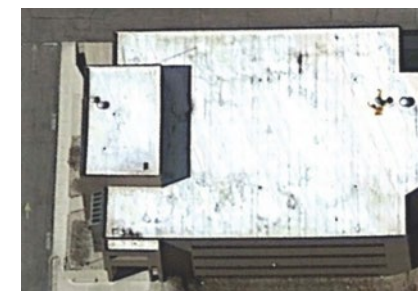
- Construction Completed in 1978:
 - 46 Years Old.
 - Typical Life Cycle: 50 to 100 Years Dependent Upon Quality of Materials, Equipment and Replacement and Maintenance.
- Recent Major Replacement Projects:
 - HVAC:
 - Completed in 2008, 16 Years Old
 - Typical Life Cycle: 15 to 20 Years Dependent Upon Service and Routine Maintenance.

- **General Facility Conditions Assessment Summary:**

- Overall Rating: 4.0 (Scale 0 – 10), Unsuitable.
- Major Deficiencies:
 - Security: 1.6, Unacceptable.
 - Fire Protection: 1.8, Unacceptable (Included for Compliance with Current Building Code Requirements).
 - HVAC: 2.8, Unacceptable.
- Single Project 2024 Mean Cost: \$18,285,727
- 5 Year Capital Improvement Project Mean Cost: \$19,807,316
 - Some items Have Been Included for Compliance with Current Energy or Building Code and ADA Requirements.

- **General Facility Conditions Assessment Deficiencies Summary:**

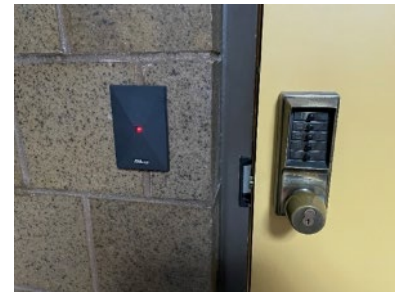
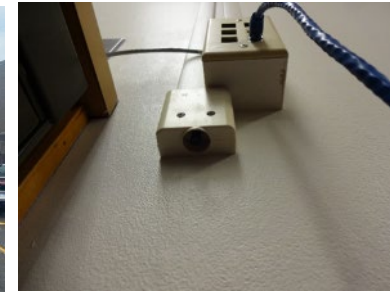
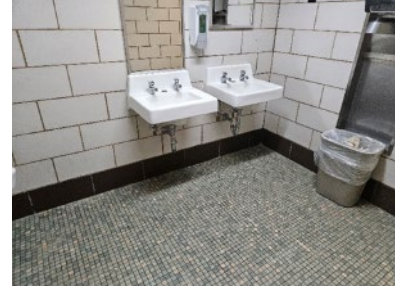
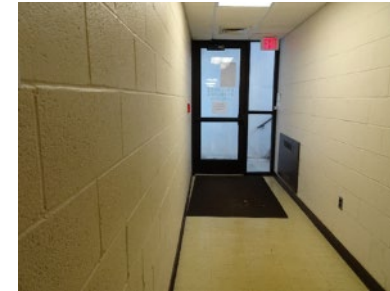
- Many materials and components have exceeded, are at or near end of life cycle.
- Some Systems and Components are Not Compliant with Current Energy or Building Codes and Americans with Disabilities Act (ADA).
- Structure is in good condition with 29 to 54 Years Remaining Life Cycle.



Facility Conditions Assessment: Major Conclusions

- General Facility Conditions Assessment Deficiencies Summary:

- The Exterior Enclosure (Shell) is in Unsuitable Condition with Walls that don't Comply with Current Energy Code and Glazing System/Windows Exceeding Life Cycle.
- Roof is in marginal Condition, Near the End of Life Cycle.
- Interior Systems are in Marginal Condition with Many Materials and Components Exceeding Life Cycle and in Unsuitable Condition.
- HVAC System is in Unacceptable Condition with many Components Exceeding, At or Near Life Cycle.
- Electrical System is in Unsuitable Condition with many Components Exceeding or Near Life Cycle.
- Plumbing System is in Unsuitable Condition with many Components Exceeding or Near Life Cycle.
- Fire Protection System is Unacceptable and Non-Compliant with Current Building Codes.
- Specialized Construction and Out Buildings (Chiller/Generator Enclosure) are in Marginal Condition and Need to be Replaced.
- Specialized Equipment and Systems (IT and Court A/V) Have Not Been Assessed, Determined to be a Maintenance Project.
- Elevator Systems Have Not Been Assessed Due to Recent Upgrade.
- Security Systems are Unacceptable with Many Critical Components Not In Place, Antiquated Components or Components that Have Exceeded Life Cycle.
- Environmental Systems are in Unsuitable Condition with Signs of Water Penetration of Ground Floor Perimeter (Waterproofing System Exceeds Life Cycle).
- Parking Lot/Site Systems are in Unsuitable Condition.
- ADA Systems are in Marginal Condition with Numerous Non-Compliant Issues associated with Offsets in Courtrooms and Toilet Rooms.



Lenawee County Judicial Building Facility Conditions & Space Assessment Project



Charrette

Date: 3/15/2024



Charrette Agenda

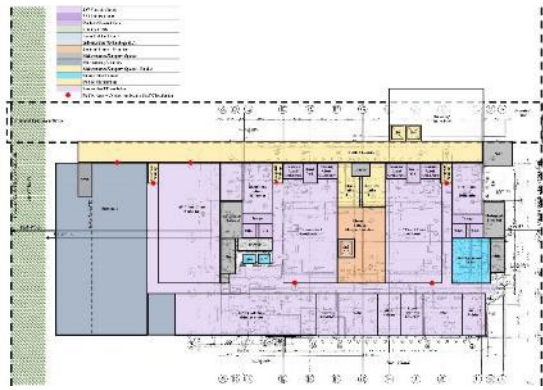
| | |
|---|----------------------------|
| Introductions | 9:00am – 9:05am |
| Included Components, Goals and Objectives and Approach and Methodology | 9:05am – 9:10am |
| Major Conclusions – Analytics, Space Standards, Space Assessment and Projection Modeling | 9:10am – 9:30pm |
| 2033 – 2043 Staff and Architectural Space Programs | 9:30am – 9:35am |
| 2043 Parking Projections | 9:35am – 9:40am |
| Existing Conditions Assessment | 9:40am – 9:50am |
| Charrette Introduction and Visioning Session | 9:50am – 10:10am |
| Discussion of Pre-Charrette Options | 10:10am – 10:30am |
| Site/Building Charrette | 10:30am – 12:00noon |
| <i>Break</i> | <i>12:00noon – 1:00pm</i> |
| Build Consensus Building for Preferred Option | 1:00pm – 1:45pm |
| Next Steps | 1:45pm – 2:00pm |
| <i>Adjourn</i> | <i>2:00pm +/- (4:30pm)</i> |

- **Attendees: 26**
- **Total Duration: 4.5 Hours**
- **Pre-Charrette Options: 3**
- **Addition and Renovation Charrette Options: 5**
- **New Construction Charrette Options: 3**
- **Site Options: 5**

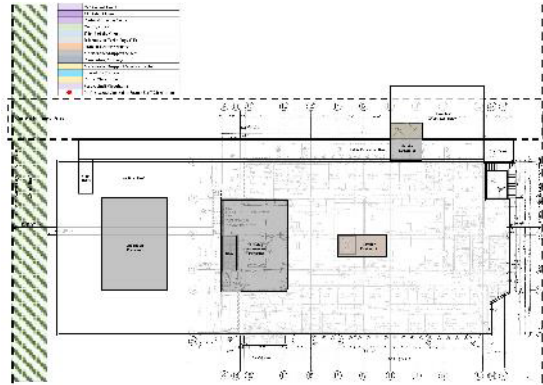
Attendance:

| Name/Title | |
|------------|---|
| 1. | James E. Van Doren, Chair, Board of Commissioners |
| 2. | David Stimpson, Commissioner |
| 3. | Dustin Krasny, Commissioner |
| 4. | Terry Collins, Commissioner |
| 5. | Kim Murphy, County Administrator |
| 6. | Shannon Elliott, Assistant County Administrator |
| 7. | Tim Mehan, Superintendent |
| 8. | Ben Ricker, Director |
| 9. | Hon. Anna Marie Anzalone, Circuit Court II |
| 10. | Roxann Holloway, County Clerk |
| 11. | Phyllis Escott |
| 13. | Dionne Bowens, Court Administrator |
| 14. | Heidi Cannon, Court Administrator |
| 15. | Jacqueline V. Wyse, Prosecuting Attorney |
| 16. | Cpt. Jacob Pifer, Sheriff's Office |
| 17. | David McFarland, Director, Friend of the Court |
| 18. | Kim Murphy, County Administrator |
| 18. | Rob VanNieuwenhze, Buildings and Grounds |
| 20. | Micah Hassenzahl, Deputy Director |
| 21. | Ciara McGrane, Court Administrator |
| 22. | Jim Escamilla, Abonmarche/Byce |
| 23. | Stan Jones, Abonmarche/Byce |
| 24. | Joe Mrak, Securitecture |
| 25. | Bret Dodd, Securitecture |
| 26. | Ian Clutten, VP, Pre-Construction, Granger Construction |

Pre – Charrette Option 1: Addition and Renovation Summary – 112,981 BGSF



Third Floor Plan Diagram



Roof Plan Diagram



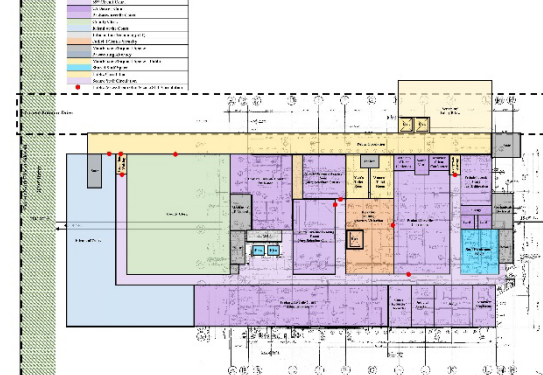
Site Plan Diagram



Ground Floor Plan Diagram



First Floor Plan Diagram

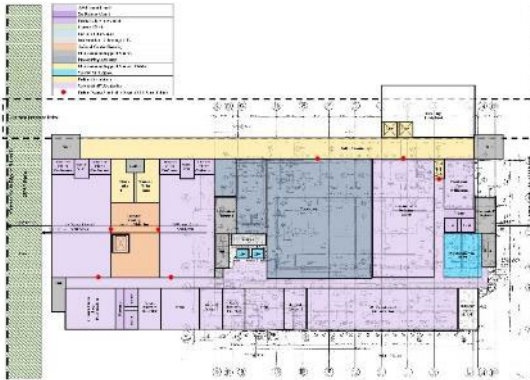


Second Floor Plan Diagram

| Ground Floor | |
|--------------|---|
| | Judicial Center Security Sallyport, Main Holding, Support Space |
| | 2A District Court Archive Storage |
| | Probate/Juvenile Court Archive Storage |
| | County Clerk Archive Storage |
| | Information Technology (IT) |
| | Maintenance/Support Spaces |
| | Under Building Secure Parking: 16 Spaces |
| First Floor | |
| | Judicial Center Security Screening, CC1, Court Holding and Bailiffs |
| | 2A District Court and Probation |
| | Information Technology (IT) |
| | Maintenance/Support Spaces |
| | Public Circulation and Toilets |
| Second Floor | |
| | Judicial Center Security Court Holding, Bailiffs |
| | Probate/Juvenile Court and Probation |
| | Clerk, Vital Records and Elections |
| | Friend of the Courts |
| | Information Technology (IT) |
| | Maintenance/Support Spaces |
| | Public Circulation and Toilets |
| Third Floor | |
| | Judicial Center Security Court Holding, Bailiffs |
| | 39th Circuit Court |
| | Prosecuting Attorney |
| | Information Technology (IT) |
| | Maintenance/Support Spaces |
| | Public Circulation and Toilets |
| | Unassigned Space or Potential Gray Box Due to Stacking Efficiency |

Total Parking Space Deficiency: - 55 Parking Spaces

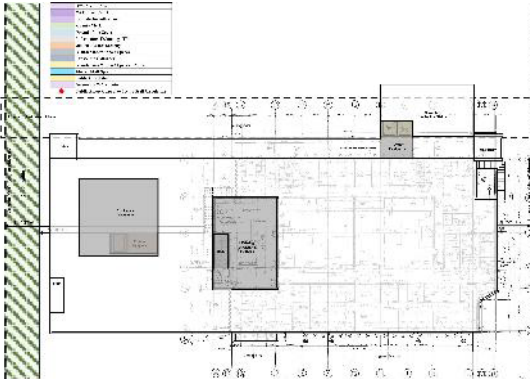
Pre – Charrette Option 2: Addition and Renovation Summary – 116,354 BGSF



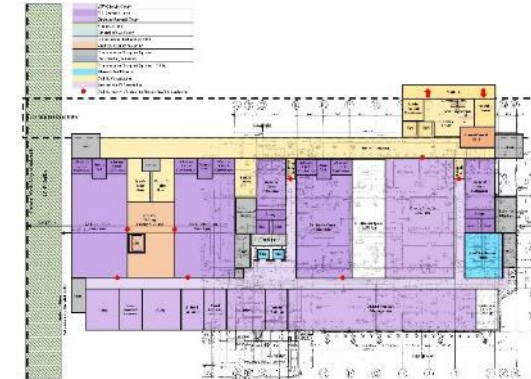
Third Floor Plan Diagram



Ground Floor Plan Diagram



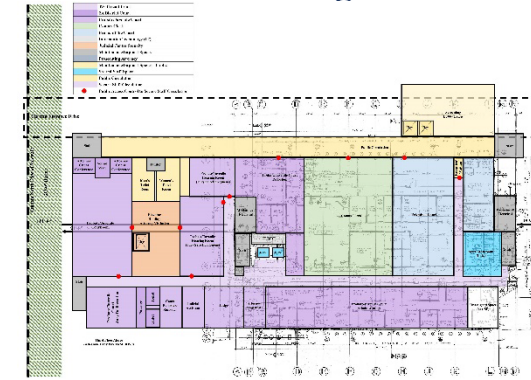
Roof Plan Diagram



First Floor Plan Diagram



Site Plan Diagram

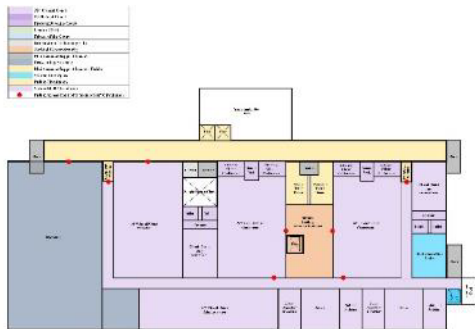


Second Floor Plan Diagram

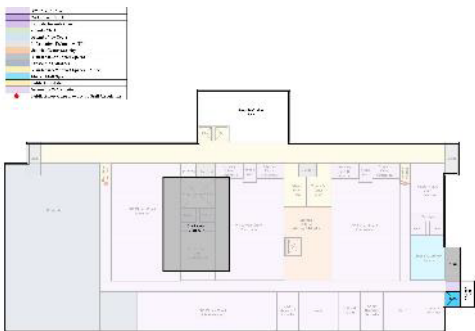
| Ground Floor | |
|--------------|---|
| | Judicial Center Security Sallyport, Main Holding, Support Space |
| | 2A District Court Archive Storage |
| | Probate/Juvenile Court Archive Storage |
| | County Clerk Archive Storage |
| | Information Technology (IT) |
| | Maintenance/Support Spaces |
| | Under Building Secure Parking: 8 Spaces |
| First Floor | |
| | Judicial Center Security Screening, CC1, Court Holding and Bailiffs |
| | 2A District Court and Probation |
| | Information Technology (IT) |
| | Maintenance/Support Spaces |
| | Public Circulation and Toilets |
| Second Floor | |
| | Judicial Center Security Court Holding, Bailiffs |
| | Probate/Juvenile Court and Probation |
| | Clerk, Vital Records and Elections |
| | Friend of the Courts |
| | Information Technology (IT) |
| | Maintenance/Support Spaces |
| | Public Circulation and Toilets |
| Third Floor | |
| | Judicial Center Security Court Holding, Bailiffs |
| | 39th Circuit Court |
| | Prosecuting Attorney |
| | Information Technology (IT) |
| | Maintenance/Support Spaces |
| | Public Circulation and Toilets |
| | Unassigned Space or Potential Gray Box Due to Stacking Efficiency |

Total Parking Space Deficiency: - 63 Parking Spaces

Pre – Charrette Option 3: New Construction Summary – 116,644 BGSF



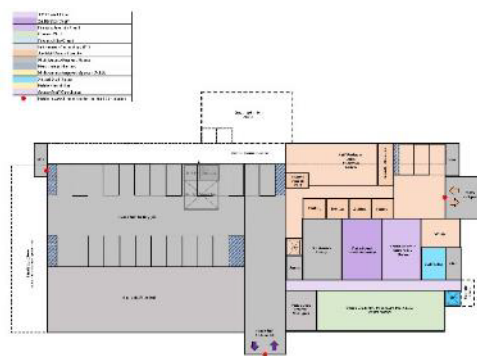
Third Floor Plan Diagram



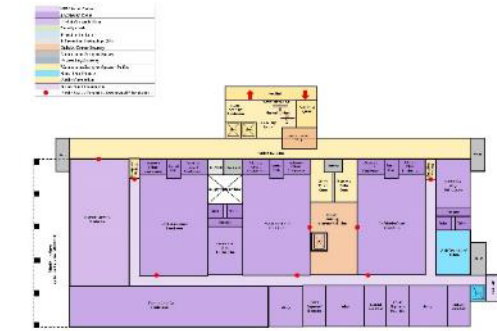
Roof Plan Diagram



Site Plan Diagram



Ground Floor Plan Diagram



First Floor Plan Diagram



Second Floor Plan Diagram

| Ground Floor | |
|--------------|---|
| | Judicial Center Security Sallyport, Main Holding, Support Space |
| | 2A District Court Archive Storage |
| | Probate/Juvenile Court Archive Storage |
| | County Clerk Archive Storage |
| | Information Technology (IT) |
| | Maintenance/Support Spaces |
| | Under Building Secure Parking: 25 Spaces |
| First Floor | |
| | Judicial Center Security Screening, CC1, Court Holding and Bailiffs |
| | 2A District Court and Probation |
| | Information Technology (IT) |
| | Maintenance/Support Spaces |
| | Public Circulation and Toilets |
| Second Floor | |
| | Judicial Center Security Court Holding, Bailiffs |
| | Probate/Juvenile Court and Probation |
| | Clerk, Vital Records and Elections |
| | Friend of the Courts |
| | Information Technology (IT) |
| | Maintenance/Support Spaces |
| | Public Circulation and Toilets |
| Third Floor | |
| | Judicial Center Security Court Holding, Bailiffs |
| | 39th Circuit Court |
| | Prosecuting Attorney |
| | Information Technology (IT) |
| | Maintenance/Support Spaces |
| | Public Circulation and Toilets |
| | Unassigned Space or Potential Gray Box Due to Stacking Efficiency |

Total Parking Space Deficiency: - 0 Parking Spaces, 322 (+10)

Opinion of Probable Cost Components

• Hard Construction Costs



- *New Construction.*
- *Demolition.*
- *Addition.*
- *Renovation.*
- *Site.*
- *Facility Conditions Corrective Work.*
- *Construction Manager Staffing.*
- *General Conditions.*
- *Contingencies.*
- *Escalation and Inflationary Factors.*

• Soft Costs Construction Related



- *Survey*
- *Subsurface Soils Investigations/ Geotechnical Report*
- *Temporary Housing - Not Included*
- *Property Acquisition - Not Included*
- *Architectural/Engineering Fees*
- *Construction Manager Fees*
- *Bonds and Insurance*
- *Builders Risk Insurance*
- *Permitting*
- *Financing, Consulting and Legal Fees*
- *Contingencies and Overall Project Owner Contingency*
- *Escalation and Inflationary Factors*

• Soft Costs Occupancy Related

- *Furniture and Equipment*
- *IT - Technology*
- *Audio/Visual*
- *Telephone*
- *Moving Expenses*
- *Contingencies*
- *Escalation and Inflationary Factors*

- **Resources**
 - *RSMeans Construction Cost Data:*
 - *Adjusted for Detroit.*
 - *Historical Cost Data:*
 - *Elkhart County Courthouse – Under Construction (Bid 2022).*
 - *Granger:*
 - *Construction Manager Currently Under Contract for Juvenile Center Project.*

= Total Project Budget

Pre – Charrette Options: Opinion of Probable Cost Summary

| Pre-Charrette Option 1: Addition and Renovation | BGSF | Anticipated Range of Probable Cost | | | Mean Cost Per Square Foot |
|--|----------------|------------------------------------|---------------------|---------------------|------------------------------|
| | | Low | Mean | High | |
| Hard Construction Cost | | \$ 46,280,951 | \$ 51,256,613 | \$ 58,859,423 | \$ 453.67 |
| Soft Cost Construction Related | | \$ 7,770,714 | \$ 8,612,793 | \$ 9,791,148 | \$ 76.23 |
| Soft Cost Occupancy Related | | \$ 1,677,135 | \$ 1,857,650 | \$ 2,130,115 | \$ 16.44 |
| Total | 112,981 | \$55,728,800 | \$61,727,056 | \$70,780,686 | \$ 546.35 |
| Pre-Charrette Option 2: Addition and Renovation | BGSF | Anticipated Range of Probable Cost | | | Mean Cost Per Square Foot |
| | | Low | Mean | High | |
| Hard Construction Cost | | \$ 52,785,769 | \$58,484,188 | \$67,191,371 | \$ 502.64 |
| Soft Cost Construction Related | | \$ 8,871,587 | \$ 9,835,986 | \$11,185,506 | \$ 84.54 |
| Soft Cost Occupancy Related | | \$ 1,913,127 | \$ 2,119,864 | \$ 2,431,907 | \$ 18.22 |
| Total | 116,354 | \$63,570,483 | \$70,440,037 | \$80,808,784 | \$ 605.39 |
| Pre-Charrette Option 3: New Construction | BGSF | Anticipated Range of Probable Cost | | | Mean Cost Per Square Foot |
| | | Low | Mean | High | |
| Hard Construction Cost | | \$ 63,343,147 | \$ 70,214,608 | \$ 80,714,200 | \$ 601.85 |
| Soft Cost Construction Related | | \$ 10,658,314 | \$ 11,821,238 | \$ 13,448,563 | \$ 101.33 |
| Soft Cost Occupancy Related | | \$ 2,296,145 | \$ 2,545,438 | \$ 2,921,717 | \$ 21.82 |
| Total | 116,644 | \$76,297,606 | \$84,581,284 | \$97,084,479 | \$ 725.00 |

Pre – Charrette Options: Anticipated Project Schedule Summary

| Pre-Charrette Options 1: Addition and Renovation | | | | | | |
|--|------------------|-------------------------|------------|-------------------|-------------------------|------------|
| Component | Bond Timeline | | | Non-Bond Timeline | | |
| | Millage | Duration Range (Months) | | Millage | Duration Range (Months) | |
| Millage: | 2025 | | | N/A | | |
| Design: | | 10 | 12 | | 10 | 12 |
| Bidding Negotiation: | | 1.5 | 2 | | 1.5 | 2 |
| Construction: | | 36 | 42 | | 36 | 42 |
| Total Years: | Millage + | 4.25 | 5.5 | N/A | 4.25 | 5.5 |
| Pre-Charrette Options 2: Addition and Renovation | | | | | | |
| Component | Bond Timeline | | | Non-Bond Timeline | | |
| | Millage | Duration Range (Months) | | Millage | Duration Range (Months) | |
| Millage: | 2025 | | | N/A | | |
| Design: | | 10 | 12 | | 10 | 12 |
| Bidding Negotiation: | | 1.5 | 2 | | 1.5 | 2 |
| Construction: | | 36 | 42 | | 36 | 42 |
| Total Years: | Millage + | 4.25 | 5.5 | N/A | 4.25 | 5.5 |
| Pre-Charrette Options 3: New Construction | | | | | | |
| Component | Bond Timeline | | | Non-Bond Timeline | | |
| | Millage | Duration Range (Months) | | Millage | Duration Range (Months) | |
| Millage: | 2025 | | | N/A | | |
| Design: | | 8 | 10 | | 8 | 10 |
| Bidding Negotiation: | | 1.5 | 2 | | 1.5 | 2 |
| Construction: | | 18 | 24 | | 18 | 24 |
| Total Years: | Millage + | 2.5 | 3.7 | N/A | 2.5 | 3.7 |

Pre-Charrette Options Advantages and Disadvantages

| Pre-Charrette Option 1: Addition and Renovation | | Pre-Charrette Option 2: Addition and Renovation | | Pre-Charrette Option 3: New Construction | |
|---|---|---|---|---|--|
| 112,981 BGSF | Parking Spaces: 257 (-55) | 116,354 BGSF | Parking Spaces: 249 (-63) | 116,644 BGSF | Parking Spaces: 322 (+10) |
| Opinion of Mean Cost: \$62,706,540 | | Opinion of Mean Cost: \$71,268,831 | | Opinion of Mean Cost: \$84,807,319 | |
| Total Project Duration: 4.25 to 5.5 Years (+Millage) | | Total Project Duration: 4.25 to 5.5 Years (+Millage) | | Total Project Duration: 2.5 to 3.7 Years (+Millage) | |
| Advantages | Disadvantages | Advantages | Disadvantages | Advantages | Disadvantages |
| <ol style="list-style-type: none"> 1. Achieves 2043 Staff and Space Programs. 2. Provides for Staff Secure Parking. 3. Internal Future Expansion Opportunities (Unassigned Space). 4. Separation of Public, Staff and In-Custody/Prisoner Circulation. 5. Addresses Security Issues. 6. Least Expensive Option. | <ol style="list-style-type: none"> 1. Does Not Achieve 2043 Parking. May Require Property Acquisition. 2. Limited Further Expansion Options. 3. Minimum Building Setback from Edge of Property – May Require Barrier Protection. 4. Reduced Size of Courtrooms from Space Standards due to Structural Constraints. 5. Does Not Address Limited Floor to Floor Heights (MEP/Structural Plenums). 6. Potential Design Challenges and Cost due to Existing Physical Constraints. 7. Higher Risk of Unforeseen Costs due to Renovation. 8. Long Project Implementation Duration. 9. Challenging Construction Sequence and Potential Disruption to Operations and Services. | <ol style="list-style-type: none"> 1. Achieves 2043 Staff and Space Programs. 2. Provides for Staff Secure Parking. 3. Internal Future Expansion Opportunities (Unassigned Space). 4. Separation of Public, Staff and In-Custody/Prisoner Circulation. 5. Addresses Security Issues. | <ol style="list-style-type: none"> 1. Does Not Achieve 2043 Parking. May Require Property Acquisition. 2. Limited Future Expansion Options. 3. Minimum Building Setback from Edge of Property – May Require Barrier Protection. 4. Requires more BGSF than Option 1. 5. Reduced Size of Courtrooms from Space Standards due to Site Constraints. 6. Does Not Address Limited Floor to Floor Heights (MEP/Structural Plenums). 7. Potential Design Challenges and Cost due to Existing Physical Constraints. 8. Higher Risk of Unforeseen Costs due to Renovation. 9. Long Project Implementation Duration. 10. Challenging Construction Sequence and Potential Disruption to Operations and Services. | <ol style="list-style-type: none"> 1. Achieves or Exceeds 2043 Parking. No Property Acquisition Required. 2. Provides for Staff Secure Parking. 3. Flexible Future Expansion Options. 4. Adequate Building Setbacks from Edge of Property – No Barrier Protection Anticipated. 5. Achieves 2043 Staff and Space Programs. 6. Courtrooms Achieve Space Standards. 7. Separation of Public, Staff and In-Custody/Prisoner Circulation. 8. Addresses Security Issues. 9. Addresses Limited Floor to Floor Heights (MEP/Structural Plenums). 10. Maximum Design Flexibility. 11. Lower Risk of Unforeseen Costs due to New Construction. 12. Shortest Project Implementation Duration. 13. Simple Construction Sequence, No to Minimal Disruption to Operations or Services. | <ol style="list-style-type: none"> 1. No Internal Future Expansion Opportunities (Unassigned Space). 2. Most Expensive Option. |

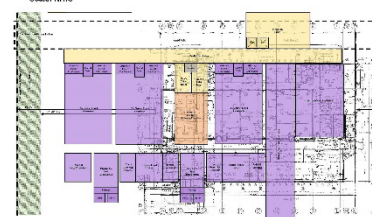
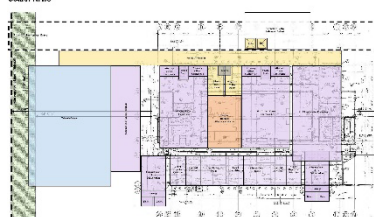
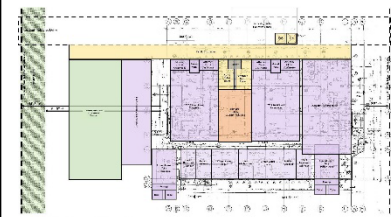
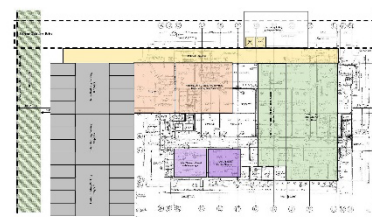
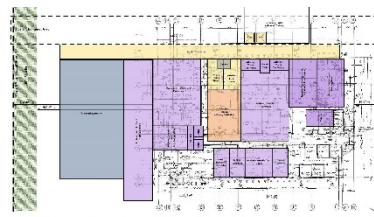
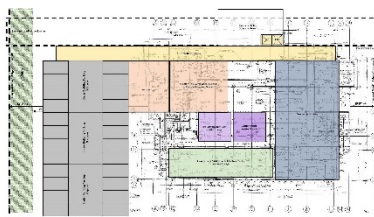
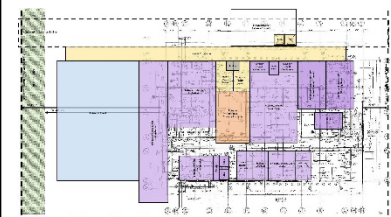
Lenawee County Judicial Building Facility Conditions & Space Assessment Project



Post-Charrette Committee Meeting
Date: 3/21/2024



Charrette Options: Addition and Renovation – 5 Options

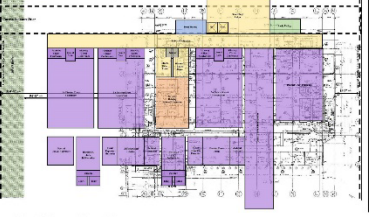
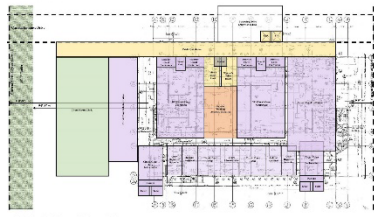
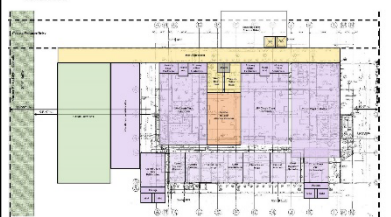
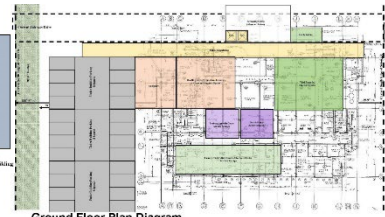
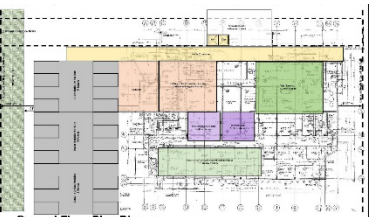
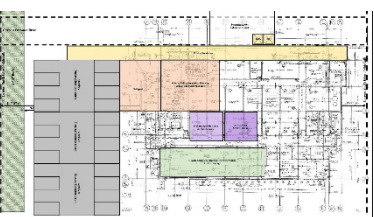
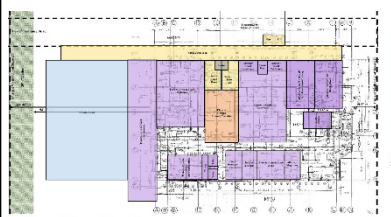


Charrette Option 2
Scale: N.T.S

Charrette Option 1
Scale: N.T.S

Charrette Addition/Renovation Options: Location Frequency

| Component | Ground Floor | First Floor | Second Floor | Third Floor |
|-------------------------------------|----------------|-------------|--------------|-------------|
| 39 th Circuit Court | | | | 5 |
| 2A District Court | Storage - 5 | 5 | | |
| Probate/Juvenile Court | Storage - 5 | | 5 | |
| Circuit Court Clerk | 1, Storage - 5 | | | 4 |
| Friend of the Court | | | 4 | 1 |
| Information Technology (IT) | | | | |
| Judicial Center Security | 5 | 5 | 5 | 5 |
| Maintenance/Support Spaces | | | | |
| Prosecuting Attorney | 1 | Remote - 3 | 1 | |
| Maintenance/Support Spaces - Public | 5 | 5 | 5 | 5 |
| Shared Staff Space | | | | |
| Public Circulation | 5 | 5 | 5 | 5 |
| Early Voting | 1 | 3 | | |
| Vital Records/Elections Clerks | 3 | 1 | | 1 |
| Drug Testing | 1 | 2 | | |
| Cafe | | | | |



Charrette Option 5
Scale: N.T.S

Charrette Option 4
Scale: N.T.S

Charrette Option 3
Scale: N.T.S

Charrette Options: New Construction – 3 Options

Charrette Option 2
Scale: N.T.S

Charrette Option 1
Scale: N.T.S

Charrette New Construction Options: Location Frequency

| Component | Ground Floor | First Floor | Second Floor | Third Floor |
|-------------------------------------|----------------|-------------|--------------|-------------|
| 39 th Circuit Court | | | | 3 |
| 2A District Court | Storage - 3 | 3 | | |
| Probate/Juvenile Court | 1, Storage - 3 | | 2 | |
| Circuit Court Clerk | Storage - 3 | | | 3 |
| Friend of the Court | | | 3 | |
| Information Technology (IT) | | | | |
| Judicial Center Security | 3 | 3 | 3 | 3 |
| Maintenance/Support Spaces | | | | |
| Prosecuting Attorney | 2 | | 1 | |
| Maintenance/Support Spaces - Public | 3 | 3 | 3 | 3 |
| Shared Staff Space | | | | |
| Public Circulation | 3 | 3 | 3 | 3 |
| Early Voting | | 3 | | |
| Vital Records/Elections Clerks | | 1 | 1 | 1 |
| Drug Testing | | 3 | | |
| Cafe | | 2 | | |

Addition/Renovation and New Construction Options:

- **Included New Components**
 - *Multipurpose Early Voting, Café and Training*
 - *Drug Testing*
 - *Circuit Court Hearing Room*
- **Optional Inclusion Components – Currently in Architectural Space Program:**
 - *Vital Records*
 - *Elections Clerks*
 - *Prosecutor*

Charrette Option 3
Scale: N.T.S

Charrette Options: Frequency Locations

| Charrette Addition/Renovation Options: Location Frequency | | | | | |
|---|---|----------------|-------------|--------------|-------------|
| Component | | Ground Floor | First Floor | Second Floor | Third Floor |
| | 39 th Circuit Court | | | | 5 |
| | 2A District Court | Storage - 5 | 5 | | |
| | Probate/Juvenile Court | Storage - 5 | | 5 | |
| | Circuit Court Clerk | 1, Storage - 5 | | | 4 |
| | Friend of the Court | | | 4 | 1 |
| | Information Technology (IT) | | | | |
| | Judicial Center Security | 5 | 5 | 5 | 5 |
| | Maintenance/Support Spaces | | | | |
| | Prosecuting Attorney | 1 | Remote - 3 | 1 | |
| | Maintenance/Support Spaces - Public | 5 | 5 | 5 | 5 |
| | Shared Staff Space | | | | |
| | Public Circulation | 5 | 5 | 5 | 5 |
| | Early Voting | 1 | 3 | | |
| | Vital Records/Elections Clerks | 3 | 1 | | 1 |
| | Drug Testing | 1 | 2 | | |
| | Café (Multipurpose Early Voting, Café and Training) | | | | |

| Charrette New Construction Options: Location Frequency | | | | | |
|--|---|----------------|-------------|--------------|-------------|
| Component | | Ground Floor | First Floor | Second Floor | Third Floor |
| | 39 th Circuit Court | | | | 3 |
| | 2A District Court | Storage - 3 | 3 | | |
| | Probate/Juvenile Court | 1, Storage - 3 | | 2 | |
| | Circuit Court Clerk | Storage - 3 | | | 3 |
| | Friend of the Court | | | 3 | |
| | Information Technology (IT) | | | | |
| | Judicial Center Security | 3 | 3 | 3 | 3 |
| | Maintenance/Support Spaces | | | | |
| | Prosecuting Attorney | 2 | | 1 | |
| | Maintenance/Support Spaces - Public | 3 | 3 | 3 | 3 |
| | Shared Staff Space | | | | |
| | Public Circulation | 3 | 3 | 3 | 3 |
| | Early Voting | | 3 | | |
| | Vital Records/Elections Clerks | | 1 | 1 | 1 |
| | Drug Testing | | 3 | | |
| | Café (Multipurpose Early Voting, Café and Training) | | 2 | | |

Location and Component Confirmation

| Component Location | | |
|--|---|---|
| Component | Most Frequent Location | Final Location |
| 39 th Circuit Court | Third Floor Courts and Offices | Third Floor |
| 2A District Court | Ground Floor Storage First Floor Courts/Offices | Ground Floor Storage First Floor Courts/Offices |
| Probate/Juvenile Court | Ground Floor Storage Second Floor Courts and Offices | Ground Floor Storage Second Floor Courts and Offices |
| Circuit Court Clerk | Ground Floor Storage | Ground Floor Storage |
| Friend of the Court | Second Floor | Second Floor |
| Information Technology (IT) | | Ground Floor Panels, All Upper Floors |
| Judicial Center Security | Ground Floor Sallyport/Central Holding and Support Space. Upper Floor Court Holding and Secure Interview | Ground Floor Sallyport/Central Holding and Support Space. Upper Floor Court Holding and Secure Interview |
| Maintenance/Support Spaces | | All Floors |
| Prosecuting Attorney | Typically in Building, 3 Remote Ground Floor | Ground Floor |
| Maintenance/Support Spaces - Public | First – Third Floor Public Toilet Rooms | First – Third Floor Public Toilet Rooms |
| Shared Staff Space | | All Floors |
| Public Circulation | All Floors Requiring Access to Components | All Floors Requiring Access to Components |
| Early Voting | First Floor | First Floor |
| Vital Records/Elections Clerks | Ground Floor | First Floor Combined with Multipurpose Space |
| Drug Testing | First Floor | First Floor |
| Multipurpose Early Voting, Café and Training | New Component Introduced in New Construction Options First Floor | First Floor Combined with Multipurpose Space |

Charrette Options: Site (5)



Site Plan Diagram: New Construction – Option 2

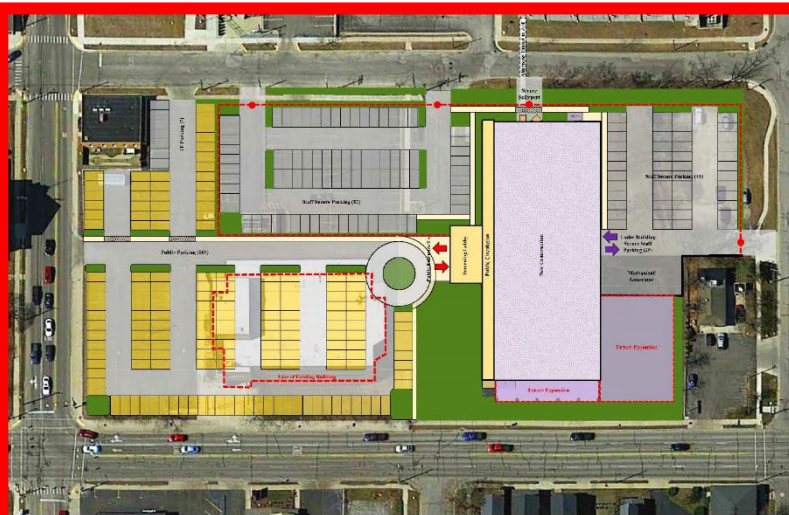


Site Plan Diagram: Addition/Renovation – Option 3



Site Plan Diagram: Addition/Renovation – Option 1

- All Options Except for Option 1 Achieve the 2043 Parking Projections.
- All Options Provide Separate Visitor and Staff Secure Parking Areas.
- All Options Would Allow for Construction of a Future On-Site Parking Garage and Green Space.
- New Construction Option 1 May Allow for a Tunnel Connection to Jail Dependent Upon Topography.



Site Plan Diagram: New Construction – Option 1



Site Plan Diagram: Addition/Renovation – Option 2

Selected Preferred Site Options

Lenawee County Judicial Building Facility Conditions & Space Assessment Project

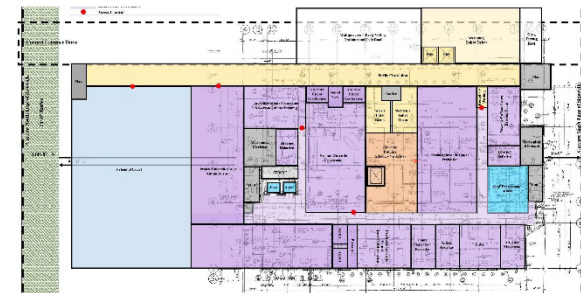


Conceptual Design

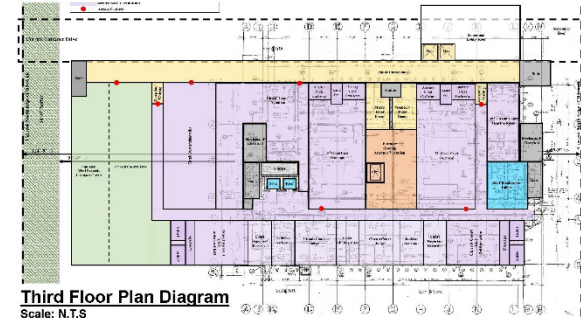
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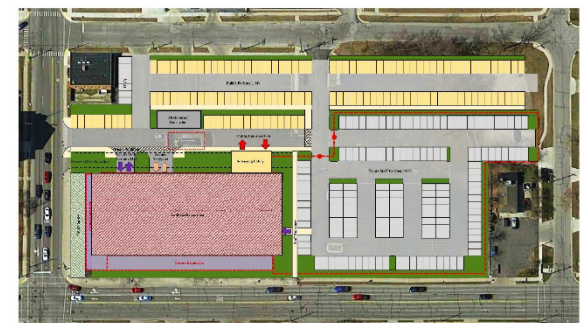
Conceptual Design Options: 1 – Addition and Renovation



Second Floor Plan Diagram
Scale: N.T.S.



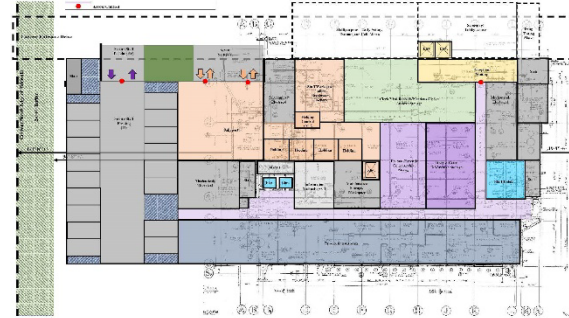
Third Floor Plan Diagram
Scale: N.T.S.



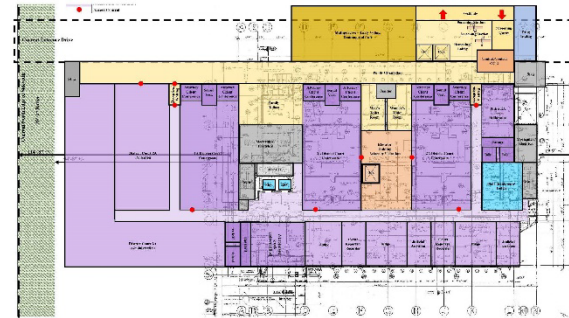
Site Plan Diagram
Scale: N.T.S.

Conceptual Design Addition/Renovation Option: 1

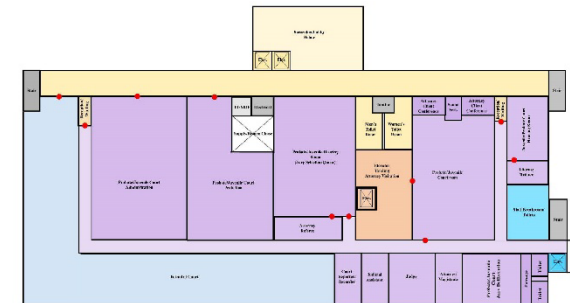
| Component | Ground Floor | First Floor | Second Floor | Third Floor |
|--|--------------|-------------|--------------|-------------|
| 39 th Circuit Court | | | | |
| 2A District Court | Storage | | | |
| Probate/Juvenile Court | Storage | | | |
| Circuit Court Clerk | Storage | | | |
| Friend of the Court | | | | |
| Information Technology (IT) | | | | |
| Judicial Center Security | | | | |
| Maintenance/Support Spaces | | | | |
| Processing Agency | | | | |
| Maintenance/Support Spaces - Public | | | | |
| Shared Staff Space - Toilets, Breakroom and Vertical Circulation | | | | |
| Public Circulation | | | | |
| Early Voting | | | | Optional |
| Vital Records/Elections Clerks | | | | Optional |
| Drug Testing | | | | |
| Multipurpose - Early Voting, Training and Cafe | | | | |



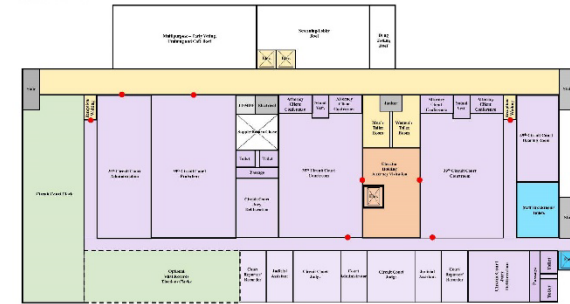
Ground Floor Plan Diagram
Scale: N.T.S.



First Floor Plan Diagram
Scale: N.T.S.



Second Floor Plan Diagram
Scale: N.T.S.



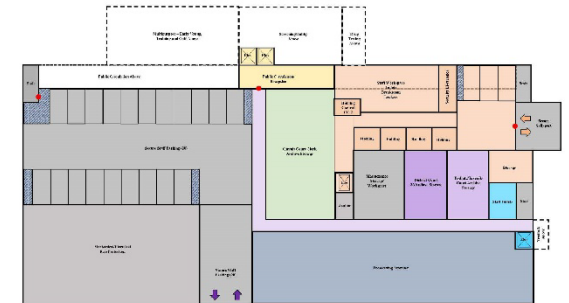
Third Floor Plan Diagram
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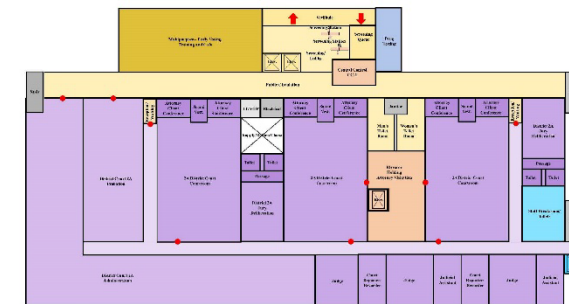
Site Plan Diagram
Scale: N.T.S.

Conceptual Design Addition/Renovation Option: 1

| Component | Ground Floor | First Floor | Second Floor | Third Floor |
|--|--------------|-------------|--------------|-------------|
| 39 th Circuit Court | | | | |
| 2A District Court | Storage | | | |
| Probate/Juvenile Court | Storage | | | |
| Circuit Court Clerk | Storage | | | |
| Friend of the Court | | | | |
| Information Technology (IT) | | | | |
| Judicial Center Security | | | | |
| Maintenance/Support Spaces | | | | |
| Processing Agency | | | | |
| Maintenance/Support Spaces - Public | | | | |
| Shared Staff Space - Toilets, Breakroom and Vertical Circulation | | | | |
| Public Circulation | | | | |
| Early Voting | | | | Optional |
| Vital Records/Elections Clerks | | | | Optional |
| Drug Testing | | | | |
| Multipurpose - Early Voting, Training and Cafe | | | | |



Ground Floor Plan Diagram
Scale: N.T.S.



First Floor Plan Diagram
Scale: N.T.S.

Option 1: Addition and Renovation

Option 2: New Construction

Opinion of Probable Cost Components

• Hard Construction Costs



- *New Construction.*
- *Demolition.*
- *Addition.*
- *Renovation.*
- *Site.*
- *Facility Conditions Corrective Work.*
- *Construction Manager Staffing.*
- *General Conditions.*
- *Contingencies.*
- *Escalation and Inflationary Factors.*

• Soft Costs Construction Related



- *Survey*
- *Subsurface Soils Investigations/ Geotechnical Report*
- *Temporary Housing - Not Included*
- *Property Acquisition - Not Included*
- *Architectural/Engineering Fees*
- *Construction Manager Fees*
- *Bonds and Insurance*
- *Builders Risk Insurance*
- *Permitting*
- *Financing, Consulting and Legal Fees*
- *Contingencies and Overall Project Owner Contingency*
- *Escalation and Inflationary Factors*

• Soft Costs Occupancy Related

- *Furniture and Equipment*
- *IT - Technology*
- *Audio/Visual*
- *Telephone*
- *Moving Expenses*
- *Contingencies*
- *Escalation and Inflationary Factors*

• Resources

- *RSMeans Construction Cost Data:*
 - *Adjusted for Detroit.*
- *Historical Cost Data:*
 - *Elkhart County Courthouse – Under Construction (Bid 2022).*
- *Granger:*
 - *Construction Manager Currently Under Contract for Juvenile Center Project.*

= Total Project Budget

Conceptual Design Options: Opinion of Probable Cost

| Conceptual Design Option 1: Addition and Renovation | BGSF | Anticipated Range of Probable Cost | | | Mean Cost Per Square Foot |
|--|----------------|------------------------------------|---------------------|---------------------|------------------------------|
| | | Low | Mean | High | |
| Hard Construction Cost | | \$ 52,785,769 | \$58,484,188 | \$67,191,371 | \$ 502.64 |
| Soft Cost Construction Related | | \$ 8,871,587 | \$ 9,835,986 | \$11,185,506 | \$ 84.54 |
| Soft Cost Occupancy Related | | \$ 1,913,127 | \$ 2,119,864 | \$ 2,431,907 | \$ 18.22 |
| Total | 116,354 | \$63,570,483 | \$70,440,037 | \$80,808,784 | \$ 605.39 |
| Conceptual Design Option 2: New Construction | BGSF | Anticipated Range of Probable Cost | | | Mean Cost Per Square Foot |
| | | Low | Mean | High | |
| Hard Construction Cost | | \$ 63,343,147 | \$ 70,214,608 | \$ 80,714,200 | \$ 601.85 |
| Soft Cost Construction Related | | \$ 10,658,314 | \$ 11,821,238 | \$ 13,448,563 | \$ 101.33 |
| Soft Cost Occupancy Related | | \$ 2,296,145 | \$ 2,545,438 | \$ 2,921,717 | \$ 21.82 |
| Total | 116,644 | \$76,297,606 | \$84,581,284 | \$97,084,479 | \$ 725.00 |

| Conceptual Design Option 1: Addition and Renovation – Vital Records and Election Clerks | | | | | |
|---|--------------|--------------------|--------------------|--------------------|-----------------|
| Total | 2,678 | \$1,463,125 | \$1,621,234 | \$1,862,576 | \$605.39 |
| Conceptual Design Option 2: New Construction – Vital Records and Election Clerks | | | | | |
| | 2,678 | \$1,756,072 | \$1,941,550 | \$2,234,496 | \$725.00 |

Conceptual Design Options: Anticipated Project Schedule

| Conceptual Design Options 1: Addition and Renovation | | | | | | |
|---|----------------------|--------------------------------|------------|--------------------------|--------------------------------|------------|
| Component | Bond Timeline | | | Non-Bond Timeline | | |
| | Millage | Duration Range (Months) | | Millage | Duration Range (Months) | |
| Millage: | 2025 | | | N/A | | |
| Design: | | 10 | 12 | | 10 | 12 |
| Bidding Negotiation: | | 1.5 | 2 | | 1.5 | 2 |
| Construction: | | 36 | 42 | | 36 | 42 |
| Total Years: | Millage + | 4.25 | 5.5 | N/A | 4.25 | 5.5 |
| Conceptual Design Options 2: New Construction | | | | | | |
| Component | Bond Timeline | | | Non-Bond Timeline | | |
| | Millage | Duration Range (Months) | | Millage | Duration Range (Months) | |
| Millage: | 2025 | | | N/A | | |
| Design: | | 8 | 10 | | 8 | 10 |
| Bidding Negotiation: | | 1.5 | 2 | | 1.5 | 2 |
| Construction: | | 18 | 24 | | 18 | 24 |
| Total Years: | Millage + | 2.5 | 3.7 | N/A | 2.5 | 3.7 |

Conceptual Design Options: Advantages and Disadvantages

| Conceptual Design Option 1: Addition and Renovation | | Conceptual Design Option 2: New Construction | |
|--|--|--|--|
| 116,354 BGSF | Parking Spaces: 322 | 116,644 BGSF | Parking Spaces: 322 (+8) |
| Opinion of Mean Cost: \$70,440,037 | | Opinion of Mean Cost: \$84,581,284 | |
| Total Project Duration: 4.25 to 5.5 Years (+Millage) | | Total Project Duration: 2.5 to 3.7 Years (+Millage) | |
| Advantages | Disadvantages | Advantages | Disadvantages |
| <ol style="list-style-type: none"> 1. Achieves 2043 Staff and Space Programs. 2. Achieves or Exceeds 2043 Parking. No Property Acquisition Required. 3. Provides for Staff Secure Parking. 4. Separation of Public, Staff and In-Custody/Prisoner Circulation. 5. Addresses Security Issues. 6. Less Expensive than Option 2 | <ol style="list-style-type: none"> 1. Limited Future Expansion Options. 2. Minimum Building Setback from Edge of Property – May Require Barrier Protection. 3. Requires more BGSF than Option 1. 4. Reduced Size of Courtrooms from Space Standards due to Site Constraints. 5. Does Not Address Limited Floor to Floor Heights (MEP/Structural Plenums). 6. Potential Design Challenges and Cost due to Existing Structural and Physical Constraints. 7. No Potential Oppiortuneity for Tunnel Connection to Existing Jail. 8. Higher Risk of Unforeseen Costs due to Renovation. 9. Long Project Implementation Duration. 10. Challenging Construction Sequence and Potential Disruption to Operations and Services. | <ol style="list-style-type: none"> 1. Achieves or Exceeds 2043 Parking. No Property Acquisition Required. 2. Provides for Staff Secure Parking. 3. Flexible Future Expansion Options. 4. Adequate Building Setbacks from Edge of Property – No Barrier Protection Anticipated. 5. Achieves 2043 Staff and Space Programs. 6. Courtrooms Achieve Space Standards. 7. Separation of Public, Staff and In-Custody/Prisoner Circulation. 8. Addresses Security Issues. 9. Addresses Limited Floor to Floor Heights (MEP/Structural Plenums). 10. Maximum Design Flexibility. 11. Potential Oppiortuneity for Tunnel Connection to Existing Jail. 12. Lower Risk of Unforeseen Costs due to New Construction. 13. Shortest Project Implementation Duration. 14. Simple Construction Sequence, No to Minimal Disruption to Operations or Services. | <ol style="list-style-type: none"> 1. More Expensive than Option 1. |

Next Steps:

- **Select Preferred Option and Optional Components:**
 - Conceptual Option 1: Addition and Renovation
 - Conceptual Option 2: New Construction
 - Optional Components for Inclusion:
 - Vital Records
 - Elections Clerks
 - Prosecutor
- **Confirm Financing and Project Delivery System:**
 - Bond, Millage, Other
 - Construction Manager, General Contractor, Other
- **Select and Contract Design and/or Construction Management Partners**
- **Initiate Financing and Design Phases:**

| Design Phase | Range of Duration | |
|------------------------|--------------------------|------------------|
| Schematic Design | 2 Months | 3 Months |
| Design Development | 3 Months | 4 Months |
| Construction Documents | 4 Months | 6 Months |
| Total | 9 Months | 13 Months |

Questions