



# GENESEE COUNTY

Capital Improvement Plan

2024-2032

# Introduction

A Capital Improvement Plan (CIP) is a multi-year planning document used to identify the needs and financing sources for infrastructure improvements. The purpose of this document is to facilitate the orderly planning of county-owned buildings and infrastructure improvements. Currently, there are 11 buildings under the ownership of Genesee County that have been put forward for consideration for the CIP. All of the proposed buildings have existing issues, and many require costly repairs and improvements. Though the severity of the repairs varies between facilities, the cost for operations and repairs is forecasted to reach \$82.9 million by 2032. According to the Facility Condition Assessments completed at the beginning of 2023 by Bureau Veritas, at least three facilities will not be worth the repairs they will require by 2032. Though certain buildings must be prioritized due to the seriousness of the needed repairs, the rest of the facilities cannot afford to be overlooked. The cost of repairs will only increase the longer they are put off as buildings and facilities continue to deteriorate with time. To reduce future unnecessary expenses, the true worth of these 11 buildings must be considered. Are they worth the expense? Is this the best use of our limited resources?

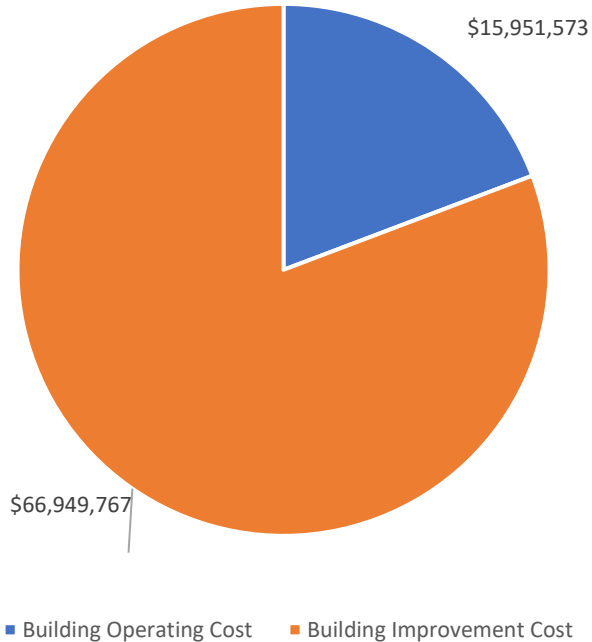
Alternatives to investing in deteriorating buildings would be to relocate to a newer facility or to consolidate facilities into one building. Though the initial cost of relocating any number of facilities to another location would require up-front costs, it is an investment in the future of the county. Additionally, if numerous departments are being relocated to one building, the full repair of that building could be more easily justified.

Genesee County has a difficult hurdle with these near-term capital needs. To pay for these items, the Board of County Commissioners has three options; raise taxes, reduce staff, or reduce our physical footprint. The Board has most recently chosen the last option and Genesee County will soon realize substantial savings because of the consolidation of four buildings into one centrally located office tower.

Our focus must remain on those buildings that we have a legal mandate to operate. As this report shows, the Genesee County Jail and Circuit Court buildings have a combined capital and operating need of over \$36 million in the next nine years. In addition to these costs, our out-county court buildings require \$21 million in capital improvements. Because we must prioritize our limited resources, this plan will reduce the number of out-county court buildings. Staff will work with Genesee County's District Court to determine phasing. It is expected that at least four out-county court buildings will be relocated to the McCree Human Services Building by the first quarter of 2024. Priority will be given to those facilities that are rented, unable to meet American with Disabilities Act requirements, and unable to meet Michigan Indigent Defense Commission standards. While we expect this move to require some initial financial outlay, any expected savings will be transferred to the capital improvement fund. These moves will eliminate the need to increase the tax burden that our residents experience. This plan did not consider and does not propose any reduction in staffing.

## Summary of Data

Summary of Building Costs FY2024-FY2032 (\$82.9 million)

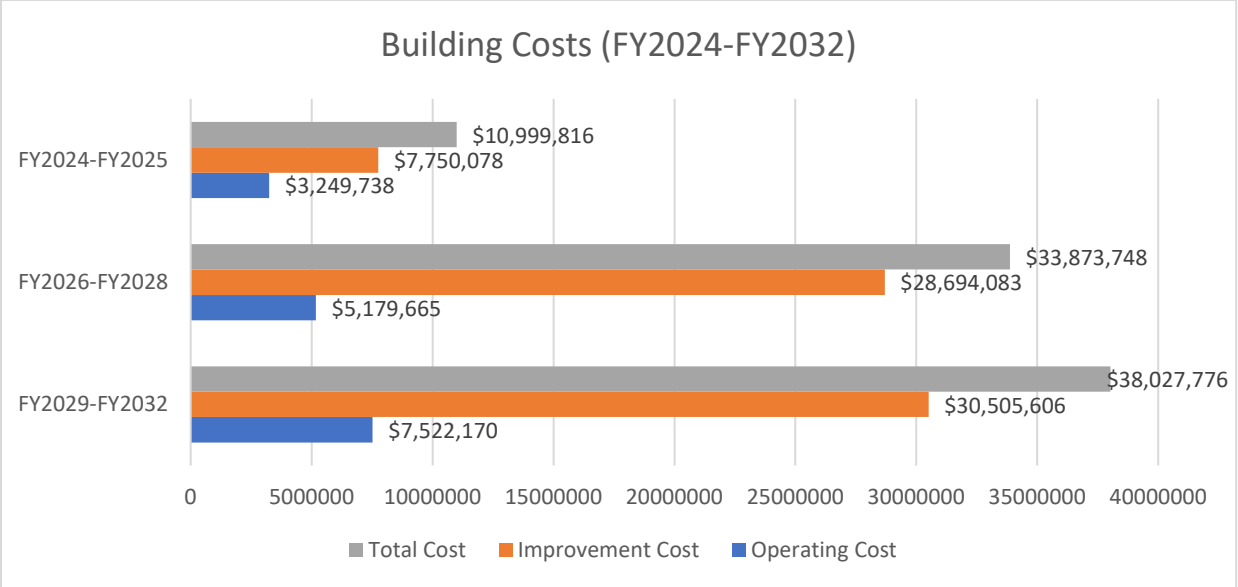


Genesee County engaged Bureau Veritas in 2023 to conduct a facility condition assessment of all county buildings. The purpose of this assessment was to judge the current condition of county facilities and to better understand the building improvements that would be needed in the coming years. This also led to a separate examination of the current operating costs of all Genesee County facilities.

As seen in the graph to the left, building improvement costs from FY2024-FY2032 far exceed the operating cost. The Facility Condition Assessments found numerous issues with each of the county buildings and though some of these expenses may not require immediate attention, the issues themselves will gradually worsen with time, leading to a higher repair or replacement cost in the future.

The graph below shows a breakdown of expenses in three-time ranges. Total costs increase drastically from each time range to the next, with particular gain from the first-time range (FY2024-FY2025) to the second time range (FY2026-FY2028). As briefly touched on previously, most of these increased expenses come from the building improvement costs, which will only become more expensive the longer they are left in disrepair. With the high cost of improving and operating these buildings increasing year to year, the County must consider whether all these buildings are worth the cost it would take to completely improve and operate out of them in the coming years.

In the Facility Condition Assessments, each eventual repair is listed as needing to occur in a specific time frame (listed in the graph below on the y-axis). What follows will be highlights of the major projects expected to occur in each of these time ranges based on the suggested schedule of repairs created from the Facility Condition Assessments. Please note that the following written numbers (not part of the graph) do not include building operating cost.



**FY2024-FY2025:**

The most prominent projects expected to occur during this time range would occur in the County Circuit Court and in the County Jail. In this time range, the court is expected to need \$2.9 million in building improvements, most of this coming from roofing and conveying. The jail is expected to need \$2.2 million in building improvements, most of which comes from façade and plumbing improvements.

**FY2026-FY2028:**

The most prominent projects expected to occur during this time range would occur in the County Jail, Burton District Court, the McCree Building, and the County Circuit Court. The jail would need to see \$7.5 million in improvement, originating mainly from interior, HVAC, and roofing. Burton Court would require roughly \$6.9 million in improvements, stemming mostly from fire alarms/electronic systems, roofing, and interiors upgrades. The McCree Building is projected to require \$6.7 million during this time span, mostly due to fire alarm and electronic systems, roofing, and interior upgrades. The County Circuit Court will require \$4.5 million in repairs due to required updating of fire alarms/electronic systems and HVAC.

**FY2029-FY2032:**

The most prominent projects expected to occur during this time range would be in the Burton District Court, the McCree Building, the County Jail, and the County Court. Burton Court is expected to require \$12.2 million due to plumbing, HVAC, fire alarms and electronic systems, and electrical upgrades. The McCree Building is expected to require \$11.8 million in building improvements due to plumbing, HVAC, fire alarm and electronic systems, and electrical. The jail is expected to require \$7.4 million in building improvements that can be largely attributed to VAC and interiors. The County Circuit Court is expected to require \$6.1 million in HVAC improvements.

# County Facilities

## COUNTY BUILDING

324 S. Saginaw St, Flint, MI 48502

Summary: The new county building, purchased in 2021 from the University of Michigan, will consolidate employees from four other buildings. These buildings are planned to be sold or demolished. Employees from the current Administration Building, McCree, GCCARD, and Burton Health will be moving to this building upon the completion of the renovations. Renovations are estimated to be complete by 2025, with over 350 employees moving into the building shortly after.



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## ADMINISTRATION BUILDING

1101 Beach St, Flint, MI 48502

Summary: The Administration Building was built in 1968, with the most recent major restoration in 2007-2008. Maintenance on this building is difficult due to asbestos-containing materials. The use of space within the building is functionally inefficient. Much of the building's exterior needs restoration, including walls and windows which require frequent repairs due to aging and corrosion. The interior of the building should also be considered for major renovations with the HVAC system and freight control elevator being some of the items that need replacing. The Administration Building houses several different departments within the County including GIS, Human Resources, Information Technology, Planning Commission, Veteran's Office and many others. The Administration Building is slated to be demolished or sold in the coming years, with the employees moving to the new County Building.



## COUNTY JAIL

1002 S. Saginaw St, Flint, MI 48502

Summary: The County Jail was built in 1988. This facility is very heavily used and requires constant maintenance, including the mechanical systems. The upper roof was replaced in 2006 and the lower roofs were replaced in 2016, but the building exterior, where bricks are falling off and have significant water intrusion, needs restoration work.



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## CIRCUIT COURT

900 S. Saginaw St, Flint, MI 48502

Summary: The Circuit Court Building was originally constructed in 1926. The building was expanded and renovated in 2001 but continues to have ongoing maintenance issues with leaking fire sprinkler pipes and heating valves. This building is heavily used by the Circuit Court, Clerk, and Prosecutor and has a historical designation. Moving forward the Circuit Court Building needs a focus on care and maintenance.



### BURTON HEALTH CENTER

3373 S. Saginaw St, Burton, MI 48529

Summary: The Burton Health Center was constructed in 2002. There are several medical services that are offered out of this building including family planning, Genesee Health Plan and Medicaid Enrollment, immunization, sexual health and HIV and women, infants and children (WIC). The Burton Health Center is proposed to be sold. The current employees of this building will move to the new County Building upon completion.



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### MOTOR POOL GARAGE

914 Harrison St, Flint, MI 48502

Summary: The Genesee County Motor Pool Garage was constructed in 1925. The building is very old and designed for special use. There is an in-ground fuel storage tank located on the property. This building serves an important purpose, but it is not very modern or energy efficient.



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### GCCARD WAREHOUSE

2727 Lippincott Blvd, Flint, MI 48507

Summary: The Genesee County Community Action Resource Department (GCCARD) was originally constructed in 1958. This building houses the Commodities and Food Distribution, Senior Nutrition Program, and Home Maintenance Weatherization. A portion of the building is leased to Pump's Tire Service. Much of this building is in poor condition, as the facilities are at the end of their expected life cycle, and the facilities must be replaced.



### MCCREE – SOUTH BUILDING

630 S. Saginaw St, Flint, MI 48502

Summary: McCree South was originally constructed in the 1960's. It was acquired by the County and renovated in 1990. This building houses the Genesee County Health Department, 67<sup>th</sup> District Court and the Friend of the Court.



### DONALD R. HALEY BUILDING

816 Beach St, Flint, MI 48502

Summary: The Haley Building was renovated in 1999-2000.—The building houses the Corrections Department-Parole Office. The Department is responsible for conducting presentence investigations for the Seventh Circuit Court and the supervision of all felony probations. The Donald R. Haley Building is planned to be sold. Current staff of the Haley building will be moved to the McCree building.



### BURTON DISTRICT COURT

4049 Manor Dr, Burton, MI 48519

Summary: The Burton District Court was constructed in 1990. The roof was replaced in 2017 but there are some improvements that need to be made. The interior of the building needs some refurbishing, the basement gets wet. and the parking lot needs restoration.





## GRAND BLANC DISTRICT COURT

8173 S. Saginaw St, Grand Blanc, MI 48439

Summary: Grand Blanc District Court was constructed in 1990. The building roof was replaced in 2016, but there are some major repairs that still need to be done. The parking lot is unstable and there are some interior updates that could be done.

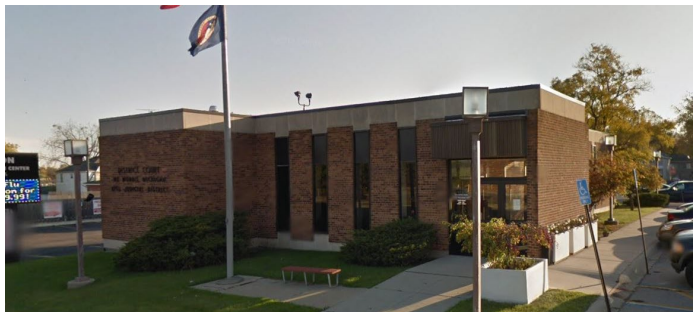


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## MT. MORRIS DISTRICT COURT

11820 Saginaw St, Mt Morris, MI 48458

Summary: Mt. Morris District Court was constructed in the 1960's. The building is old and inadequate. It is not ADA accessible and does not have enough space to accommodate the court's docket. Due to the age and condition of the building, it requires the construction of a new facility. The roof was replaced in 2012 but the roof top units are aging and nearing end of life.



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## FENTON DISTRICT COURT

17100 Silver Parkway, Fenton, MI 48430

Summary: Fenton District Court was constructed in 2002. The building itself is a condominium and Genesee County owns a unit within the building. The site and the exterior are maintained by the condo association, and the interior of the unit is in good condition.



## FLUSHING DISTRICT COURT

1524 Pierson Rd, Flushing, MI 48433

Summary: Flushing District Court was acquired and improved by the County in 2000. The building itself is a condominium with the site and building exterior being maintained by the condo association. The interior of the unit is in good condition.



## DAVISON DISTRICT COURT

200 E. Flint St, Davison, MI 48423

Summary: Davison District Court leases space in the city office complex and all building maintenance is done by the city. The interior of the court's space could use upgrades and refurbishing.



## JUVENILE JUSTICE CENTER

4287 Pasadena Ave, Flint, MI 48504

Summary: The Juvenile Justice Center is made up of several buildings that were constructed in the 1920's, 1950's and 1960's. In 2020, demolition of old buildings and construction of a new building began in order to meet the needs of the youth in the facility. The design of the new facility encourages the



physical and mental well-being of the youth. Construction of the new facility is expected to be complete by the end of summer in 2023. The Juvenile Justice Center is a "High Secure" juvenile detention facility operated by the Genesee County Board of County Commissioners. The facility admits male and female youth between 10 and 18 years of age.

## ANIMAL CONTROL

4351 Pasadena Ave, Flint, MI 48504

Summary: The Animal Control building was constructed in 1978 and had a major renovation and 10,000 ft expansion in 2019. This renovation and expansion created better living conditions for animals in the facility and access to more outdoor areas. Being located on a large lot, there is a lot of lawn to maintain in the summer months and a lot of snow removal to be done in the winter months.



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## EMPLOYEE LOTS

1108 & 1016 Beach St, Flint, MI 48502

Summary: The two Employee Lots were developed in 1950 and renovated in 2018. There is a total of 135 parking spaces, none of which are ADA. Both lots are in poor condition and are recommended to have immediate repairs and replacement of certain features. The plumbing/drainage are also in poor condition and perform less than adequately. Several safety hazards have also been found due to poor condition of the sidewalks and parking lots. Recommended changes include replacing the sidewalk and drainage, making repairs to the lot itself, and sealing and striping the lot.



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## COURTHOUSE/MOTOR POOL LOT

101 E. Court St, Flint, MI 48502

Summary: The Courthouse/Motor Pool Parking Lot was developed in 1950. There are a total of 120 parking spots, seven of which are accessible. This lot is in poor condition and is recommended to have extensive repairs done before the lot deteriorates any further. Recommended repairs include resealing, striping, replacement of the drainage systems, and other various repairs.



## GENESEE COUNTY CAPITAL IMPROVEMENT PLAN 2024-2032

Total Cost (All Operating & Improvements):		\$82,901,340				
<b>Genesee County Jail</b>						
<b>Building Improvements:</b>	<b>Anticipated Cost</b>	<b>Unfunded</b>	<b>Funded</b>	<b>Projected Building Improvement Costs</b>		
				<b>Year 1-2</b>	<b>Year 3-5</b>	<b>Year 6-9</b>
Façade	\$ 1,073,085	\$ 1,073,085		\$ 1,041,785	\$ 31,300	
Roofing	\$ 1,500,000	\$ 1,500,000			\$ 1,500,000	
Interiors	\$ 5,062,384	\$ 5,062,384		\$ 17,878	\$ 2,930,743	\$ 2,113,763
Conveying	\$ -	\$ -				
Plumbing	\$ 1,038,272	\$ 275,398	\$ 762,874	\$ 762,874		\$ 275,398
HVAC	\$ 4,455,441	\$ 4,455,441			\$ 2,184,491	\$ 2,270,950
Fire Protection	\$ 160,210	\$ 160,210		\$ 62,000		\$ 98,210
Electrical	\$ 1,191,592	\$ 1,191,592			\$ 372,415	\$ 819,177
Fire Alarm & Electronic Systems	\$ 1,975,568	\$ 1,975,568		\$ 100,000	\$ 150,000	\$ 1,725,568
Equipment & Furnishings	\$ 198,667	\$ 198,667		\$ 30,126	\$ 76,800	\$ 91,741
Site Pavement	\$ 309,652	\$ 309,652			\$ 268,538	\$ 41,114
Site Development	\$ -	\$ -				
Site Utilities	\$ -	\$ -				
Follow-up Studies	\$ 8,750	\$ 8,750		\$ 8,750		
Accessibility	\$ 195,625	\$ 195,625		\$ 195,625		
<b>Total Building Improvement Cost:</b>	<b>\$ 17,169,246</b>	<b>\$ 16,406,372</b>	<b>\$ 762,874</b>	<b>\$ 2,219,038</b>	<b>\$ 7,514,287</b>	<b>\$ 7,435,921</b>
<b>Building Operating Cost:</b>						
Lease/condo						
Gas/Electricity & Water	\$ 4,210,609			\$ 852,273	\$ 1,364,655	\$ 1,993,682
Janitorial & Dumpster	\$ 312,127			\$ 63,178	\$ 101,160	\$ 147,789
<b>Total Building Operating Cost:</b>	<b>\$ 4,522,736</b>	<b>\$ -</b>		<b>\$ 915,450</b>	<b>\$ 1,465,815</b>	<b>\$ 2,141,471</b>
<b>Total Cost:</b>	<b>\$ 21,691,982</b>	<b>\$ 16,406,372</b>	<b>\$ 762,874</b>	<b>\$ 3,134,488</b>	<b>\$ 8,980,102</b>	<b>\$ 9,577,392</b>

Genesee County Circuit Court		Anticipated Cost		Unfunded		Funded		Projected Building Improvement Costs					
						Year 1-2	Year 3-5	Year 6-9					
<b>Building Improvements:</b>													
Façade	\$ 638,546	\$ 638,546				\$ 6,875				\$ 631,671			
Roofing	\$ 1,110,476	\$ 1,110,476				\$ 1,100,000				\$ 10,476			
Interiors	\$ 1,525,984	\$ 1,525,984				\$ 404,969			\$ 749,351	\$ 371,664			
Conveing	\$ 843,000	\$ -				\$ 843,000							
Plumbing	\$ 129,594	\$ 129,594							\$ 110,350	\$ 19,244			
HVAC	\$ 5,190,899	\$ 5,190,899				\$ 413,132			\$ 1,043,570	\$ 3,734,197			
Fire Protection	\$ 377,587	\$ 377,587				\$ 21,000			\$ 100,949	\$ 255,638			
Electrical	\$ 1,198,107	\$ 1,198,107				\$ 102,600			\$ 776,179	\$ 319,328			
Fire Alarms & Electronic Systems	\$ 2,363,061	\$ 2,363,061							\$ 1,763,192	\$ 599,869			
Equipment & Furnishings	\$ 65,826	\$ 65,826							\$ 20,159	\$ 45,667			
Site Utilities	\$ 9,263	\$ 9,263								\$ 9,263			
Site Development	\$ 97,857	\$ 97,857								\$ 97,857			
Site Pavement	\$ 18,008	\$ 18,008							\$ 18,008				
<b>Total Building Improvement Cost:</b>	<b>\$ 13,568,208</b>	<b>\$ 12,725,208</b>	<b>\$ 843,000</b>	<b>\$ 2,891,576</b>	<b>\$ 4,581,758</b>	<b>\$ 6,094,874</b>							
<b>Building Operating Cost:</b>													
Lease/condo													
Gas/Electricity & Water	\$ 581,516					\$ 117,705			\$ 188,469	\$ 275,342			
Janitorial & Dumpster	\$ 1,472,673					\$ 298,085			\$ 477,292	\$ 697,296			
<b>Total Building Operating Cost:</b>	<b>\$ 2,054,189</b>	<b>\$ -</b>	<b>\$ 665,761</b>	<b>\$ 665,761</b>	<b>\$ 972,638</b>								
<b>Total Cost:</b>	<b>\$ 15,622,397</b>	<b>\$ 12,725,208</b>	<b>\$ 843,000</b>	<b>\$ 3,307,366</b>	<b>\$ 5,247,519</b>	<b>\$ 7,067,512</b>							

<b>Genesee County Motor Pool Garage</b>						
<b>Building Improvements:</b>	<b>Anticipated Cost</b>	<b>Unfunded</b>	<b>Funded</b>	<b>Projected Building Improvement Costs</b>		
				<b>Year 1-2</b>	<b>Year 3-5</b>	<b>Year 6-9</b>
Façade	\$ 9,757	\$ 9,757		\$	1,603	\$ 8,154
Roofing	\$ 109,405	\$ 109,405		\$ 109,405		
Interior	\$ 24,452	\$ 24,452			\$ 24,452	
Plumbing	\$ 264,472	\$ 264,472		\$ 195,779	\$ 2,110	\$ 66,583
HVAC	\$ 3,657	\$ 3,657		\$ 3,657		
Fire Protection	\$ 30,887	\$ 30,887		\$ 29,837	\$ 1,050	
Electrical	\$ 170,253	\$ 170,253		\$ 6,464		\$ 163,789
Fire Alarm & Electronic Systems	\$ 14,918	\$ 14,918		\$ 14,918		
Equipment & Furnishings	\$ 59,082	\$ 59,082		\$ 35,009		\$ 24,073
Site Development	\$ 2,446	\$ 2,446				\$ 2,446
Site Pavement	\$ 127,207	\$ 127,207		\$ 11,935	\$ 101,436	\$ 13,836
Site Utilities	\$ -	\$ -				
<b>Total Building Improvement Cost:</b>	<b>\$ 816,536</b>	<b>\$ 816,536</b>	<b>\$ -</b>	<b>\$ 407,004</b>	<b>\$ 130,651</b>	<b>\$ 278,881</b>
<b>Building Operating Cost:</b>						
Lease/condo						
Gas/Electricity & Water	\$ 126,810			\$ 25,668	\$ 41,099	\$ 60,043
Janitorial & Dumpster	\$ 2,911			\$ 589	\$ 943	\$ 1,378
<b>Total Building Operating Cost:</b>	<b>\$ 129,721</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 26,257</b>	<b>\$ 42,042</b>	<b>\$ 61,421</b>
<b>Total Cost:</b>	<b>\$ 946,257</b>	<b>\$ 816,536</b>	<b>\$ -</b>	<b>\$ 433,261</b>	<b>\$ 172,693</b>	<b>\$ 340,302</b>

GCCARD Warehouse		Anticipated Cost		Funded		Projected Building Improvement Costs			
		Unfunded	Funded	Year 1-2	Year 3-5	Year 6-9			
<b>Building Improvements:</b>									
Structure	\$ 6,124	\$ 6,124			\$	\$ 1,610	\$	\$ 4,514	
Façade	\$ 895,916	\$ 895,916			\$	\$ 9,548	\$	\$ 677,448	\$ 208,920
Roofing	\$ 1,309,780	\$ 1,309,780			\$	\$ 69,041	\$	\$ 384,079	\$ 856,660
Interiors	\$ 330,700	\$ 330,700			\$	\$ 18,199	\$	\$ 153,336	\$ 159,165
Plumbing	\$ 156,402	\$ 156,402			\$	\$	\$	\$ 1,775	\$ 154,627
HVAC	\$ 433,788	\$ 433,788			\$	\$	\$	\$ 109,478	\$ 324,310
Fire Protection	\$ 153,492	\$ 153,492			\$	\$	\$	\$	\$ 153,492
Electrical	\$ 603,140	\$ 603,140			\$	\$	\$	\$ 4,584	\$ 598,556
Fire Alarms & Electronic Systems	\$ 597,361	\$ 597,361			\$	\$	\$	\$ 205,470	\$ 391,891
Equipment & Furnishings	\$ 868,657	\$ 868,657			\$	\$ 81,753	\$	\$ 467,734	\$ 319,170
Site Development	\$ 10,732	\$ 10,732			\$	\$	\$	\$ 8,195	\$ 2,537
Site Pavement	\$ 496,821	\$ 496,821			\$	\$ 46,735	\$	\$	\$ 450,086
Site Utilities	\$ 21,716	\$ 21,716			\$	\$	\$	\$ 2,813	\$ 18,903
<b>Total Building Improvement Cost:</b>	<b>\$ 5,884,629</b>	<b>\$ 5,884,629</b>	<b>\$ -</b>	<b>\$ 225,276</b>	<b>\$ 2,016,522</b>	<b>\$ 3,642,831</b>			
<b>Building Operating Cost:</b>									
Lease/condo									
Gas/Electricity & Water	\$ 1,743,382				\$ 352,879	\$ 565,029	\$ 825,474		
Janitorial & Dumpster	\$ 32,409				\$ 6,560	\$ 10,504	\$ 15,345		
<b>Total Building Operating Cost:</b>	<b>\$ 1,775,791</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 584,715</b>	<b>\$ 2,592,054</b>	<b>\$ 4,483,650</b>			
<b>Total Cost:</b>	<b>\$ 7,660,420</b>	<b>\$ 5,884,629</b>	<b>\$ -</b>	<b>\$ 584,715</b>	<b>\$ 2,592,054</b>	<b>\$ 4,483,650</b>			

McCree Building		Anticipated Cost		Projected Building Improvement Costs		
		Unfunded	Funded	Year 1-2	Year 3-5	Year 6-9
<b>Building Improvements:</b>						
Façade	\$ 88,276	\$ 88,276				\$ 88,276
Roofing	\$ 1,422,763	\$ 1,422,763			\$ 1,420,643	\$ 2,120
Interiors	\$ 2,658,780	\$ 2,658,780			\$ 1,287,988	\$ 1,370,792
Conveying	\$ 416,890	\$ 416,890		\$ 48,287	\$ 368,603	
Plumbing	\$ 3,782,369	\$ 3,782,369		\$ 54,901	\$ 1,969	\$ 3,725,499
HVAC	\$ 3,447,147	\$ 3,447,147		\$ 9,547	\$ 814,715	\$ 2,622,885
Fire Protection	\$ 349,344	\$ 349,344			\$ 11,184	\$ 338,160
Electrical	\$ 1,829,722	\$ 1,829,722			\$ 177,200	\$ 1,652,522
Fire Alarm & Electronic Systems	\$ 4,603,555	\$ 4,603,555		\$ 19,891	\$ 2,681,072	\$ 1,902,592
Equipment & Furnishings	\$ 98,010	\$ 98,010			\$ 5,908	\$ 92,102
Site Utilities	\$ 9,263	\$ 9,263				\$ 9,263
Site Pavement	\$ 130,065	\$ 130,065		\$ 61,578		\$ 68,487
Site Development	\$ 8,561	\$ 8,561				\$ 8,561
<b>Total Building Improvement Cost:</b>	<b>\$ 18,844,745</b>	<b>\$ 18,844,745</b>	<b>\$ -</b>	<b>\$ 194,204</b>	<b>\$ 6,769,282</b>	<b>\$ 11,881,259</b>
<b>Building Operating Cost:</b>						
Lease/condo						
Gas/Electricity & Water	\$ 2,112,451.21			\$ 427,582.86	\$ 684,643.65	\$ 1,000,224.69
Janitorial & Dumpster	\$ 1,751,145.78			\$ 354,450.76	\$ 567,544.87	\$ 829,150.16
<b>Total Building Operating Cost:</b>	<b>\$ 3,863,596.99</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 782,033.62</b>	<b>\$ 1,252,188.53</b>	<b>\$ 1,829,374.85</b>
<b>Total Cost:</b>	<b>\$ 22,708,341.99</b>	<b>\$ 18,844,745.00</b>	<b>\$ -</b>	<b>\$ 976,237.62</b>	<b>\$ 8,021,470.53</b>	<b>\$ 13,710,633.85</b>



<b>Burton District Court</b>									
<b>Building Improvements:</b>	<b>Anticipated Cost</b>	<b>Unfunded</b>	<b>Funded</b>	<b>Projected Building Improvement Costs</b>					
				<b>Year 1-2</b>	<b>Year 3-5</b>	<b>Year 6-9</b>			
Façade	\$ 15,745	\$ 15,745				\$ 15,745			
Roofing	\$ 114,801	\$ 114,801			\$ 114,801				
Interiors	\$ 106,714	\$ 106,714		\$ 562	\$ 25,086	\$ 81,066			
Conveying	\$ -	\$ -							
Plumbing	\$ 26,595	\$ 26,595			\$ 20,249	\$ 6,346			
HVAC	\$ 23,518	\$ 23,518				\$ 23,518			
Fire Protection	\$ -	\$ -							
Electrical	\$ 19,402	\$ 19,402				\$ 19,402			
Fire Alarm & Electronic Systems	\$ 48,438	\$ 48,438			\$ 48,438				
Equipment & Furnishings	\$ 8,774	\$ 8,774			\$ 2,954	\$ 5,820			
Site Development	\$ 24,541	\$ 24,541			\$ 5,300	\$ 19,241			
Site Pavement	\$ 173,399	\$ 173,399		\$ 15,515		\$ 157,884			
Site Utilities	\$ 29,565	\$ 29,565				\$ 29,565			
<b>Total Building Improvement Cost:</b>	<b>\$ 591,492</b>	<b>\$ 591,492</b>	<b>\$ -</b>	<b>\$ 16,077</b>	<b>\$ 216,828</b>	<b>\$ 358,587</b>			
<b>Building Operating Cost:</b>									
Lease/condo									
Gas/Electricity & Water	\$ 167,098			\$ 33,822	\$ 54,156	\$ 79,119			
Janitorial & Dumpster	\$ 87,422			\$ 17,695	\$ 28,333	\$ 41,393			
<b>Total Building Operating Cost:</b>	<b>\$ 254,520</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 51,518</b>	<b>\$ 82,490</b>	<b>\$ 120,513</b>			
<b>Total Cost:</b>	<b>\$ 846,012</b>	<b>\$ 591,492</b>	<b>\$ -</b>	<b>\$ 67,595</b>	<b>\$ 299,318</b>	<b>\$ 479,100</b>			

<b>Grand Blanc District Court</b>						
<b>Building Improvements:</b>	<b>Anticipated Cost</b>	<b>Unfunded</b>	<b>Funded</b>	<b>Projected Building Improvement Costs</b>		
				<b>Year 1-2</b>	<b>Year 3-5</b>	<b>Year 6-9</b>
Façade	\$ 42,566	\$ 42,566	\$ -	\$ -	\$ -	\$ 42,566
Roofing	\$ 302,120	\$ 302,120	\$ -	\$ 300,000	\$ -	\$ 2,120
Interiors	\$ 94,421	\$ 94,421	\$ -	\$ 50,000	\$ 24,443	\$ 19,978
Plumbing	\$ 121,575	\$ 121,575	\$ -	\$ 5,020	\$ 13,702	\$ 102,853
HVAC	\$ 72,771	\$ 72,771	\$ -	\$ -	\$ 19,766	\$ 53,005
Fire Protection	\$ 20,991	\$ 20,991	\$ -	\$ 20,361	\$ 630	\$ -
Electrical	\$ 50,768	\$ 50,768	\$ -	\$ -	\$ 618	\$ 50,150
Fire Alarm & Electronic Systems	\$ 88,852	\$ 88,852	\$ -	\$ 69,540	\$ 19,312	\$ -
Equipment & Furnishings	\$ 2,110	\$ 2,110	\$ -	\$ -	\$ 2,110	\$ -
Site Development	\$ 16,944	\$ 16,944	\$ -	\$ 4,550	\$ -	\$ 12,394
Site Pavement	\$ 253,240	\$ 253,240	\$ -	\$ 211,000	\$ 19,562	\$ 22,678
Site Utilities	\$ 26,144	\$ 26,144	\$ -	\$ -	\$ 16,881	\$ 9,263
<b>Total Building Improvement Cost:</b>	<b>\$ 1,092,502</b>	<b>\$ 1,092,502</b>	<b>\$ -</b>	<b>\$ 660,471</b>	<b>\$ 117,024</b>	<b>\$ 315,007</b>
<b>Building Operating Cost:</b>						
Lease/condo						
Gas/Electricity & Water	\$ 122,421			\$ 24,779	\$ 39,677	\$ 57,965
Janitorial & Dumpster	\$ 87,422			\$ 17,695	\$ 28,333	\$ 41,393
<b>Total Building Operating Cost:</b>	<b>\$ 209,843</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 42,475</b>	<b>\$ 68,010</b>	<b>\$ 99,359</b>
<b>Total Cost:</b>	<b>\$ 1,302,345</b>	<b>\$ 1,092,502</b>	<b>\$ -</b>	<b>\$ 702,946</b>	<b>\$ 185,034</b>	<b>\$ 414,366</b>

<b>Mt. Morris District Court</b>						
<b>Building Improvements:</b>	<b>Anticipated Cost</b>	<b>Unfunded</b>	<b>Funded</b>	<b>Projected Building Improvement Costs</b>		
				<b>Year 1-2</b>	<b>Year 3-5</b>	<b>Year 6-9</b>
Facade	\$ -	\$ -				
Roofing	\$ -	\$ -				
Interiors	\$ -	\$ -				
Plumbing	\$ -	\$ -				
HVAC	\$ -	\$ -				
Electrical	\$ -	\$ -				
Fire Alarm & Electronic Systems	\$ -	\$ -				
Equipment & Furnishings	\$ -	\$ -				
Site Pavement	\$ -	\$ -				
Site Development	\$ -	\$ -				
Site Utilities	\$ -	\$ -				
New Facility	\$ 7,000,000	7,000,000			\$ 7,000,000	
<b>Total Building Improvement Cost:</b>	<b>\$ 7,000,000</b>	<b>\$ 7,000,000</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 7,000,000</b>	<b>\$ -</b>
<b>Building Operating Cost:</b>						
Lease/condo	\$ 105,300			\$ 23,400	\$ 35,100	\$ 46,800
Gas/Electricity & Water	\$ 119,709			\$ 24,230	\$ 38,798	\$ 56,681
Janitorial & Dumpster	\$ 60,411			\$ 12,228	\$ 19,579	\$ 28,604
<b>Total Building Operating Cost:</b>	<b>\$ 285,420</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 59,858</b>	<b>\$ 93,477</b>	<b>\$ 132,085</b>
<b>Total Cost:</b>	<b>\$ 7,285,420</b>	<b>\$ 7,000,000</b>	<b>\$ -</b>	<b>\$ 59,858</b>	<b>\$ 7,093,477</b>	<b>\$ 132,085</b>

<b>Fenton District Court</b>									
		<b>Anticipated Cost</b>	<b>Unfunded</b>	<b>Funded</b>	<b>Projected Building Improvement Costs</b>				
					<b>Year 1-2</b>	<b>Year 3-5</b>	<b>Year 6-9</b>		
<b>Building Improvements:</b>									
HVAC		\$ 150,000	\$ 150,000		\$ 150,000				
Plumbing		\$ 15,000	\$ 15,000		\$ 15,000				
Interiors		\$ 19,076	\$ 19,076		\$ 19,076				
<b>Total Building Improvement Cost:</b>		<b>\$ 184,076</b>	<b>\$ 184,076</b>	<b>\$ -</b>	<b>\$ 184,076</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
<b>Building Operating Cost:</b>									
Water Service		\$ -	\$ -						
Gas/Electricity		\$ 69,329			\$ 15,407	\$ 23,110	\$ 30,813		
Cleaning		\$ 72,980			\$ 16,218	\$ 24,327	\$ 32,436		
Condo		\$ 189,000			\$ 42,000	\$ 63,000	\$ 84,000		
<b>Total Building Operating Cost:</b>		<b>\$ 331,309</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 73,624</b>	<b>\$ 110,436</b>	<b>\$ 147,249</b>		
<b>Total Cost</b>		<b>\$ 515,385.26</b>	<b>\$ 184,076.00</b>	<b>\$ -</b>	<b>\$ 257,700.28</b>	<b>\$ 110,436.42</b>	<b>\$ 147,248.56</b>		

<b>Flushing District Court</b>									
		<b>Anticipated Cost</b>	<b>Unfunded</b>	<b>Funded</b>	<b>Projected Building Improvement Costs</b>				
					<b>Year 1-2</b>	<b>Year 3-5</b>	<b>Year 6-9</b>		
<b>Building Improvements:</b>									
Interiors	\$ 26,043	\$ 26,043			\$ 26,043				
HVAC	\$ 150,000	\$ 150,000				\$ 150,000			
<b>Total Building Improvement Cost:</b>	<b>\$ 176,043</b>	<b>\$ 176,043</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 26,043</b>	<b>\$ 150,000</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
<b>Building Operating Cost:</b>									
Water Service	\$ 5,453				\$ 1,212	\$ 1,818	\$ 2,423		
Gas/Electricity	\$ 79,506				\$ 17,668	\$ 26,502	\$ 35,336		
Cleaning	\$ 84,812				\$ 18,847	\$ 28,271	\$ 37,694		
Condo	\$ 108,000				\$ 24,000	\$ 36,000	\$ 48,000		
<b>Total Building Operating Cost:</b>	<b>\$ 277,771</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 61,727</b>	<b>\$ 92,590</b>	<b>\$ 123,454</b>	<b>\$ -</b>	<b>\$ -</b>
<b>Total Cost</b>	<b>\$ 453,813.87</b>	<b>\$ 176,043.00</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 87,769.86</b>	<b>\$ 242,590.29</b>	<b>\$ 123,453.72</b>	<b>\$ -</b>	<b>\$ -</b>

<b>Davison District Court</b>									
<b>Building Operating Cost:</b>		<b>Anticipated Cost</b>	<b>Unfunded</b>	<b>Funded</b>	<b>Projected Building Improvement Costs</b>				
					<b>Year 1-2</b>	<b>Year 3-5</b>	<b>Year 6-9</b>		
Water Service	\$ -	\$ -			\$ 36,160	\$ 57,899	\$ 84,587		
Gas/Electricity	\$ 178,646								
Cleaning	\$ -	\$ -							
Lease	\$ 344,007				\$ 76,446	\$ 114,669	\$ 152,892		
<b>Total Building Operating Cost:</b>	<b>\$ 522,653</b>	<b>\$ -</b>			<b>\$ 112,606</b>	<b>\$ 172,568</b>	<b>\$ 237,479</b>		
<b>Total Cost</b>	<b>\$ 522,652.59</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 112,605.79</b>	<b>\$ 172,567.89</b>	<b>\$ 237,478.92</b>		

<b>Genesee County Animal Control</b>						
<b>Building Operating Cost:</b>	<b>Anticipated Cost</b>	<b>Unfunded</b>	<b>Funded</b>	<b>Projected Building Improvement Costs</b>		
				<b>Year 1-2</b>	<b>Year 3-5</b>	<b>Year 6-9</b>
Gas	\$ 366,144			\$ 74,111.49	\$ 118,666.96	\$ 173,365.55
Electric	\$ 782,339			\$ 158,353.89	\$ 253,555.49	\$ 370,429.87
Water	\$ 276,548			\$ 55,976.31	\$ 89,629.00	\$ 130,942.77
Cleaning	\$ 283,805			\$ 57,445.22	\$ 91,981.02	\$ 134,378.94
Dumpster	\$ 15,188			\$ 3,074.12	\$ 4,922.27	\$ 7,191.15
<b>Total Building Operating Cost:</b>	<b>\$ 1,724,024.03</b>			<b>\$ 348,961.02</b>	<b>\$ 558,754.73</b>	<b>\$ 816,308.28</b>
<b>Total Cost</b>	<b>\$ 1,724,024.03</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 348,961.02</b>	<b>\$ 558,754.73</b>	<b>\$ 816,308.28</b>

<b>Juvenile Justice Center</b>
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New Building not open yet
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<b>Employee Lots- Jail/Admin</b>									
<b>Site Improvements:</b>	<b>Anticipated Cost</b>	<b>Unfunded</b>	<b>Funded</b>	<b>Projected Building Improvement Costs</b>					
				<b>Year 1-2</b>	<b>Year 3-5</b>	<b>Year 6-9</b>			
Plumbing	\$ 30,500	\$ 30,500		\$ 30,500					
Site Pavement	\$ 507,745	\$ 507,745		\$ 310,201	\$ 70,106	\$ 127,438			
Site Utilities	\$ 18,273	\$ 18,273			\$ 11,817	\$ 6,456			
Follow-up Studies	\$ 17,500	\$ 17,500		\$ 17,500					
<b>Total Improvement Cost:</b>	<b>\$ 574,018</b>	<b>\$ 574,018</b>		<b>\$ 358,201</b>	<b>\$ 81,923</b>	<b>\$ 133,894</b>			
<b>Total Cost</b>	<b>\$ 574,018.00</b>	<b>\$ 574,018.00</b>	<b>\$ -</b>	<b>\$ 358,201.00</b>	<b>\$ 81,923.00</b>	<b>\$ 133,894.00</b>			

<b>Courthouse/Motor Pool Lot</b>									
<b>Site Improvements:</b>	<b>Anticipated Cost</b>	<b>Unfunded</b>	<b>Funded</b>	<b>Projected Building Improvement Costs</b>					
				<b>Year 1-2</b>	<b>Year 3-5</b>	<b>Year 6-9</b>	<b>Year 1-2</b>	<b>Year 3-5</b>	<b>Year 6-9</b>
Plumbing	\$ 26,522	\$ 26,522		\$ 26,522			\$ 26,522		
Site Pavement	\$ 487,519	\$ 487,519		\$ 255,603	\$ 55,794		\$ 176,122		
Site Utilities	\$ 1,229	\$ 1,229		\$ 1,229			\$ 1,229		
Site Development	\$ 8,866	\$ 8,866		\$ 1,931	\$ 2,110		\$ 4,825		
<b>Total Improvement Cost:</b>	<b>\$ 524,136</b>	<b>\$ 524,136</b>		<b>\$ 284,056</b>	<b>\$ 57,904</b>		<b>\$ 182,176</b>		
<b>Total Cost</b>	<b>\$ 524,136</b>	<b>\$ 524,136</b>	<b>\$ -</b>	<b>\$ 284,056</b>	<b>\$ 57,904</b>		<b>\$ 182,176</b>		

**Summary**

Total Improvement Cost (All buildings & parking lots):	\$ 66,949,767			\$ 7,750,078	\$ 28,694,083	\$ 30,505,606
Total Operating Cost (All buildings & parking lots):	\$ 15,951,573			\$ 3,249,738	\$ 5,179,665	\$ 7,522,170
<b>Total Cost (All Operating &amp; Improvements):</b>	<b>\$ 82,901,340</b>			<b>\$ 10,999,816</b>	<b>\$ 33,873,748</b>	<b>\$ 38,027,776</b>

\*\* adjusted for inflation (2.64)\*\*

