



**County Executive**  
**Facilities Management**  
**Buildings, Grounds, & Infrastructure Overview**



COUNTY EXECUTIVE

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## INTRODUCTION



### HISTORY

The Oakland County Service Center began to take shape in 1866 when 100 acres of land was purchased from Mortimer Osman for development of a County Poor Farm. Since then, the Service Center has grown to over 620 acres and is divided by Telegraph Road. It is laid out in a campus setting according to a master plan designed to meet operational needs and to be functional, efficient and aesthetically pleasing. Most of the County's departments and institutions are presently housed here. One of the principals designed into the Service Center is its "community" concept of campus development whereby similar or related functions are grouped together.

### OVERVIEW

The purpose of this report is to provide an inventory and brief description of the County Executive's properties and Facilities Management operations. The County's primary location of operations is the 443-acre complex known as the Oakland County Service Center. The Service Center is located in the City of Pontiac and Waterford Township and is the hub of Oakland County Government. On it are 41, County buildings with a total of 1,693,304 gross square feet.

Additionally, there are seven County-owned facilities located off the Service Center totaling an additional 294,476 gross square feet. The three, District Court buildings in Novi, Clarkston, and Troy are leased.

Included in this report are photographs of the buildings, statistics detailing their size and cost, and a brief description of the building's history. Information concerning campus roads, parking lots, their occupants and utilities are included here in as well.

All buildings on the Service Center are identified with a building number and illustrated on the Center Campus Map (see next page). An on-line aerial picture of the Service Center is located at [www.oakgov.com/fm/programsandservices/Pages/Campus-Energy-Use.aspx](http://www.oakgov.com/fm/programsandservices/Pages/Campus-Energy-Use.aspx), which also provides each building's energy use history.

### ABOUT FACILITIES MANAGEMENT

The Facilities Management Department plans, designs, constructs, renovates, operates, maintains, repairs, and provides security for the facilities and grounds owned and maintained by the Oakland County General Fund.

In addition, the Department:

- Prepares and administers all lease agreements,

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- Assists departments in the sale or purchase of property, and is
- Responsible for the preparation of the County's five-year Capital Improvement Program.

It's overarching mandate is to comply with and operate within the spirit of Public Act 139, Sections 8 and 13 which state that, "...the appointed Manager and County Executive shall submit to the board a proposed long-range capital improvement program and capital budget," and that, "The department...shall...plan for, assign, manage and maintain all county building space... [and] shall...perform general engineering, construction, and maintenance functions for all County department..."

**MISSION STATEMENT**

To continuously ensure that all facilities and grounds are operated on behalf of the County Executive and the other County elected officials in accordance with the highest standards and best practices of both the public and private sector, within the constraints of available resources, to support a safe, secure, effective, and professional physical environment for the employees and citizens of Oakland County.

**GOALS**

- Ensure compliance with the numerous building codes, insurance requirements, Employee-Right-To-Know laws, the Michigan Occupation Health and Safety Act, hazardous materials storage and disposal laws, medical waste disposal regulations, Americans with Disabilities Act (ADA), Occupational Safety & Health Administration (OSHA) requirements, Indoor Clean Air Act, asbestos awareness, building control technology, and other legislation impacting facilities and grounds.
- Provide, in cost-effective and quality manner, a safe and comfortable environment for the efficient operation of business for both County employees and the public they serve.
- Evaluate and improve the cost-effectiveness of operations through benchmarking with similar public and private sector organizations.
- Continuously improve support service responsiveness.

**FACILITIES MAINTENANCE & OPERATIONS**

The Facilities Maintenance & Operations (FM&O) Division is responsible for energy management, building maintenance, building alterations, facilities security, operations, utilities, custodial services, and grounds maintenance. FM&O oversees 46 County facilities with 1.9 million square feet of space on 600 acres of grounds, 60 acres of parking lots, and over 30 miles of utility lines and heating service tunnels. Support services are provided to approximately 95 departments, division, and units operating in the County's facilities, and contracted services are provided to Parks & Rections, the Road Commission, the Airport, and other agencies.

**GOALS**

- Provide staff training and ensure compliance with the numerous building codes, laws insurance requirements, Employee Right-To-Know laws, the Michigan Occupation Health and Safety Act, hazardous materials storage and disposal laws, medical waste disposal regulations, Americans with Disabilities Act (ADA), Occupational Safety & Health

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Administration (OSHA) requirements, Indoor Clean Air Act, asbestos awareness, building control technology, and other legislation impacting facilities and grounds.

- Provide, in a cost effective and quality manner, a safe and comfortable environment for the efficient operation of business for both County employees and the public they serve.
- Evaluate and improve the cost effectiveness of operations through benchmarking with similar public and private sector organizations.
- Continuously improve support service responsiveness.
- Continual evaluation of leveraging private sector services and expertise consistent with the above goals.

ADMINISTRATION

The administration unit oversees long and short-term planning, financial management, communications, computer applications, space allocation, personnel matters, operating procedures, technical support, purchasing, and clerical functions to support other FM&O Divisional units.

BUILDING MAINTENANCE & ARCHITECTURAL

The FM&O Maintenance & Operations unit has responsibility for the day to day operations, maintenance, repair, and alteration of the County's structural, mechanical, electrical, and architectural infrastructure in all County-owned facilities. In addition to the general office requirements, specialty environments for large computer operation centers, Medical Examiner autopsy functions, kitchen services, crime labs, gun ranges, and medical unit requirements fall under the control of this unit.

BUILDING SAFETY

The Building Safety unit provides building security for over 40 County facilities. Their responsibilities include routine after-hours inspections and alarm monitoring of fire, security, and equipment on a 24-hour, seven day-a-week basis. Nearly 3,000 alarm points, 640 card access readers, and 585 CCTV cameras are administered and maintained by the unit. A 24-hour centralized control center is staffed for reporting of facility-related problems, alarm monitoring, and dispatching of appropriate personnel. The unit also oversees the opening and closing of all County buildings on a daily basis, along with the raising and lowering of all flags. Building Safety also handles:

- Submission of safety issues (contact information, email), maintenance of
- Emergency contact numbers and names by facility, and implementation of the
- Facilities Management Emergency Response Plan.

GROUNDS MAINTENANCE

The Grounds Maintenance unit in FM&O oversees the maintenance and landscape construction on the Service Center grounds and the County outlying facilities, including lawns, and irrigation systems, now removal, on-site composting and brush/tree chipping, pest control, signage, and minor asphalt repair.

### **CUSTODIAL**

The Custodial Unit is responsible for the cleaning of facilities on and off of the Service Center, including floors, waste management, doors and window washing services, and recycling. Custodial services are provided by both County employees and contractors.

### **CENTRAL HEATING**

On a 24/7 basis, Central Heating operates, performs preventive maintenance, and make necessary repairs to the high-pressure steam boilers that provide heating, cooling, and hot water to 15 campus buildings, including the Courthouse and Law Enforcement Complex. Central Heating also performs preventive maintenance and necessary repairs to 1.3 miles of underground steam tunnels and the steam utilities that contain the steam distribution network and condensate return piping.

### **BUILDING UTILITY SYSTEMS**

The Building Utility Systems unit monitors the purchase, distribution, cost accounting, and system maintenance of all gas, electric, steam, water, and sewer utility services to the County. Conservation efforts include improved efficiency of building HVAC, lighting, and equipment; the education of both facilities and user staff; and support of the Green Team and the County's Energy Management Procedure's.

### **FACILITIES PLANNING & ENGINEERING**

The Facilities Planning & Engineering (FPE) division is responsible for the Project Management of major construction and renovation projects undertaken by the County. It oversees the cost estimating, planning, design, construction, inspections and testing of new County-owned facilities, roads, parking lots, and utilities.

FPE is also responsible for design and construction management of interior renovation projects, design and coordination of furniture installation, and move management services for existing County buildings. In addition, it performs planning for exterior building maintenance projects such as roofing, caulking, waterproofing, masonry restoration, window replacement, parking lots and sidewalks.

FPE prepares the five-year Capital Improvement Plan (CIP), forecasts future County space needs, and prepares the Facility Master Plan, along with maintaining space allocation, assignment data and more than 12,000 facility record drawings and campus utility infrastructure records. FPE also provides technical support to Facilities Management Administration and FM&O.

### **BUILDING AUTHORITY**

The Oakland County Building Authority was established to finance the construction of local projects through the issuance of limited tax general obligation bonds by the building authority. Consistent with P.A. 31 of 1948, the Building Authority may also build, acquire, furnish, equip, own, improve, enlarge, lease, operate and maintain County facilities where a legitimate public purpose of the County is served.



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The Building Authority meets every second Wednesday of the month at 9:00 a.m. in the Facilities Conference Room of the Public Works Building (One Public Works Drive) in Waterford Township. Its Board consists of five (5) members, including three (3) members appointed by the Board of Commissioners, plus the County Executive or a Designee, plus the County Treasurer or a Designee.

Note the following trends:

- The County continues to be fiscally cautious following the recession.
- The number of projects conducted each year is increasing.
- Law Enforcement and Judicial and code compliance projects will consume much of the CIP.
- Security will continue to be a design issue for new projects and is part of all renovations.
- The construction industry is very busy and contractor costs are rising. This puts a strain on department and project budgets.
- Leased facilities are the most difficult to keep well-maintained in a timely manner due to our dependency on landlords and third-part service providers.
- Staffing levels remain constant.
- Funding leads remain constant.
- New projects take longer to start & complete.

Major Accomplishments of late include:

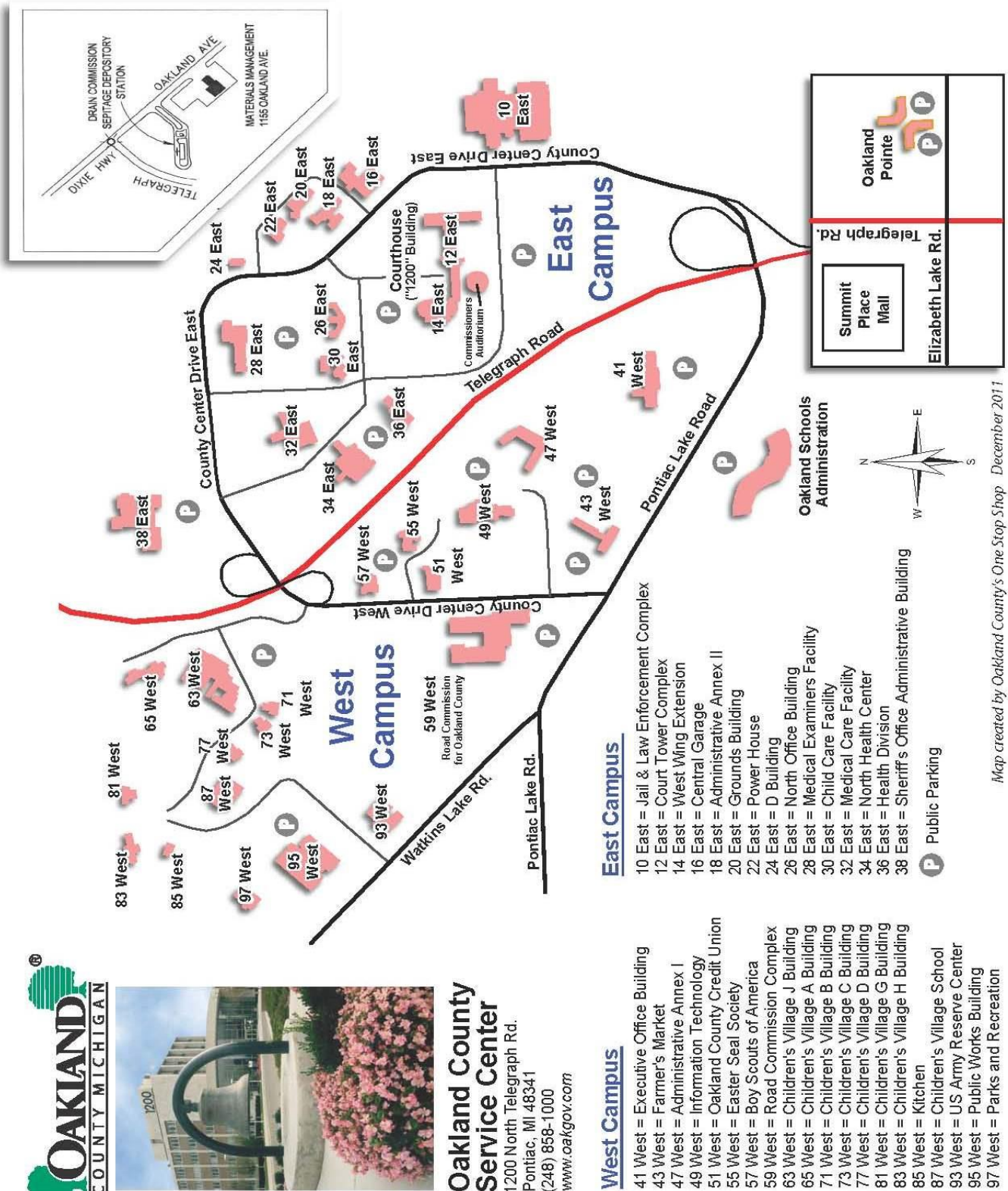
- Construction of a new Animal Shelter facility on the main campus
- Addition of a connector at Oakland Pointe for consolidated security access to the north and south buildings
- Development of a building address and way-finding system to assist the public and Public Safety Agencies in getting to their destinations
- Purchase and remodeling of the Executive Office Building
- Selling West Oakland Office Building
- Leasing Quality Pontiac Dealership for use by the Sheriff's Office
- Improved pedestrian access on campus and between buildings
- Transfer of Farmer's Market to Parks & Recreation
- Major security improvements (e.g., deputy security stations, crash-rated fencing, gates, and berms; expanding the security camera system, etc.)
- Acquisition of the old Boy Scouts of America building
- Mothballing much of the Brown Road Complex
- Construction of a new Children's Village Counseling Center

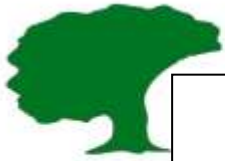
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Vacant land for future development:

- Parcel 14-19-351-010 and 015: Total 87.32-ac. At south end of service center campus acquired from State (part of former Clinton Valley Hospital site)
- Parcel 08-19-351-005 and 007: Total of 9.35-ac. Acquired for future Clarkston District Courthouse

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## Section 1

### Buildings & Utilities Narratives



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**47 West**



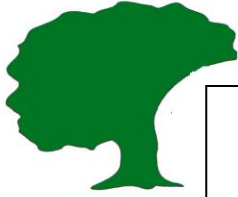
<u>Year of Construction</u>	<u>Gross Square Feet</u>	<u>Current Gross Space Allocation</u>
1928	6,995 Sq.Ft.	U.S. Dept. of Commerce 3,707 Sq. Ft. (leased)
1956 - Addition	1,852 Sq. Ft.	Miscellaneous <u>26,092 Sq. Ft.</u>
1957 - Addition	1,852 Sq. Ft.	Total: 29,799 Sq. Ft.
1959 - Addition	13,672 Sq. Ft.	
1961 - Addition:	<u>5,428 Sq. Ft.</u>	
Total:	29,799 Sq. Ft.	



The building currently consists of a two-story section that was built in 1928, as a residence for nurses who worked at the Contagious Hospital; two separate two-story additions added in 1956 and 1957; and two, one-story additions constructed in 1959 and 1961. The Board of Education later occupied the annex until 1969 when the Oakland Schools building became available.



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**49 West**



*Year of Construction*  
1991

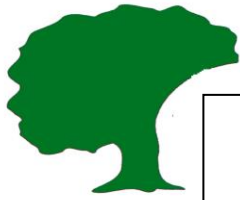
*Gross Square Feet*  
81,540 Sq. Ft.

*Current Gross Space Allocation*

Road Commission	11,456 Sq. Ft.
Miscellaneous	<u>70,084 Sq. Ft.</u>
Total:	81,540 Sq. Ft.



Building 49 West houses a variety of County offices, including the Traffic Operations Center for the Road Commission, an auditorium, and training center.



## Administrative Annex II

### 18 East

<u>Year of Construction</u>	<u>Gross Square Feet</u>	<u>Current Gross Space Allocation</u>
1928	10,658 Sq. Ft.	Record Retention 29,062 Sq. Ft.
1942 - Addition	23,499 Sq. Ft.	WRC Cross Connection 4,361 Sq. Ft.
Total:	34,157 Sq. Ft.	FM&O 734 Sq. Ft.
		Total: 34,157 Sq. Ft.



The Administrative Annex II is one of the older buildings on the Service Center. In the past, this facility served as the central offices for the State Department of Social Services in Oakland County. The department quickly outgrew this building and in 1971 Social Services was moved to 196 Oakland Avenue in Pontiac. This vacancy then provided the much-needed office space for District Court Probation, Equalization, Friend of the Court, Planning Division and the County Reference Library. In 1980, when the Executive Office Building became available for occupancy, the Library and Planning Division were relocated there. The Friend of the Court and Equalization was moved to the Oakland Pointe Office Building in 1995. The reference library was moved to the Courthouse in 1994. The facility is currently used primarily for long term Record Retention.





## Animal Shelter & Pet Adoption Center **42 East**



Year of Construction  
2017

Gross Square Feet  
35,431 Sq. Ft.

Current Gross Space Allocation  
Animal Control 35,431 Sq. Ft.  
Total: 35,431 Sq. Ft.



A new \$15.4 million-dollar Animal Shelter & Pet Adoption Center was opened on the County's main campus in Pontiac in 2017. The shelter was previously located on Brown Road in Auburn Hills in a building acquired from the Humane Society in 1981. The Sheriff's Office provides trustees for various grounds, custodial, and maintenance duties. The Center provides housing for animals brought in from Oakland County cities, villages, and townships, or picked up by the County's own Animal Control Road Division.





## Central Garage

**16 East**

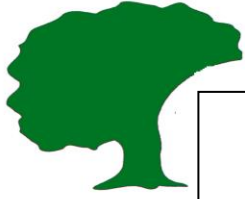


<u>Year of Construction</u>	<u>Gross Square Feet</u>	<u>Current Gross Space Allocation</u>	
1957	26,962 Sq. Ft.	Vehicle Operations	26,962 Sq. Ft.
1965 - Addition	2,191 Sq. Ft.	Radio Services	<u>5,876 Sq. Ft.</u>
2014 - Addition	<u>3,685 Sq. Ft.</u>	Total:	32,838 Sq. Ft.
Total:	32,838 Sq. Ft.		



The Central Garage provides service, preventive maintenance, repair, and storage for County vehicles. A computerized gas monitoring and pumping system was installed in 1983 and upgraded in 2010. Radio Communications occupies the rear portion of the garage addition.

A 5,800 square foot expansion of the garage and radio communication shop was completed in 2014.



**Central Heating Plant &  
Sheriff's Men's Satellite "L"**  
**22 East**



Year of Construction  
1947

Gross Square Feet  
21,999 Sq. Ft.

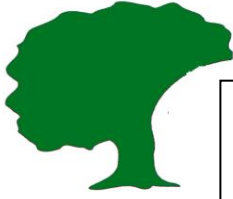
Current Gross Space Allocation

Facilities Management	14,975 Sq. Ft.
Sheriff's Evidence	<u>7,024 Sq. Ft.</u>
Total:	21,999 Sq. Ft.



The Central Heating Plant, built in 1947, houses the main Service Center Steam boilers. The Central Laundry also occupied part of this facility until 1982 when laundry services were contracted to outside vendors. In 1982, a steam efficiency improvement program was implemented to reduce the main loop pressure from 125 psi to 80 psi to conserve energy. In 1986, the laundry portion of the building became the Sheriff's Men's Satellite Facility until early 2010.

The central heating portion of this building contains four steam boilers which can supply over 150,000 pounds of high-pressure steam a day through 1.76 miles of underground steam tunnels to the following County buildings on the Service Center: Easter Seals, Administrative Annex II, Central Services, Central Garage, Courthouse, Law Enforcement Complex, Medical Care Facility, Sheriff's Administration Building, Information Technology, North Office Building, Little Oaks-Child Care, North Oakland Health Center, and Pontiac Health. The four boilers are designed to fire on natural gas or oil, whichever can be procured at the best rates.



## Central Services Building

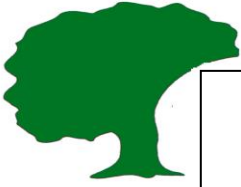
**20 East**



<u>Year of Construction</u>	<u>Gross Square Feet</u>	<u>Current Gross Space Allocation</u>
1923	5,912 Sq. Ft.	FM&O
1928 - Addition	13,108 Sq. Ft.	
Total:	19,020 Sq. Ft.	19,020 Sq. Ft.



The Central Services Building is a combination of buildings built in 1923 and 1928. Its uses have included a block house, commissary, and the former Cooperative Extension Office. The Facilities Engineering and Maintenance Divisions were also previously located in this building. Currently, the Department of Facilities Management is using this building for storage.



## Children's Village Overview and A Building

65 West



### OVERVIEW

The Children's Village provides shelter, care, and treatment services for neglected and delinquent wards of the court and is situated on 50 acres. The Village consists of ten (10) separate facilities that provide an opportunity to deal with the individual problems of the residents. It affords a home-like atmosphere for the troubled children coming to the attention of the court.

### A BUILDING

Year of Construction

1964

Gross Square Feet

18,602 Sq. Ft.

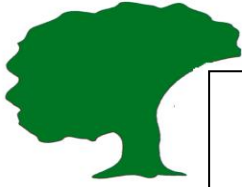
Current Gross Space Allocation

Female Maximum Security 18,602 Sq. Ft.  
Total 18,602 Sq. Ft.



The Children's Village "A" Building was one of the first Children's Village facilities and was originally known as "Special Services Unit Building A." Half of the facility is used to house maximum-security female juveniles, while the other half was renovated in 2011 to provide housing for a residential treatment center.





## Children's Village B & C Buildings 71 & 73 West



<u>Year of Construction</u>	<u>Gross Square Feet</u>
1964 B Building	8,599 Sq. Ft.
1964 C Building	8,599 Sq. Ft.
Total:	17,198 Sq. Ft.

<u>Current Gross Space Allocation</u>	
Male Minimum Security	8,599 Sq. Ft.
Male Minimum Security	8,599 Sq. Ft.
Total:	17,198 Sq. Ft.

B BUILDING



C BUILDING



The Children's Village "B" and "C" rehabilitation cottages were part of the Children's Village Phase I project to meet the increased housing needs for the Juvenile Court system. These facilities house minimum-security male juveniles.



## Children's Village D Building

77 West



1975 D Building

8,599 Sq. Ft.

Male Minimum Security 8,599 Sq. Ft.  
Total: 8,599 Sq. Ft.

D BUILDING



The Children's Village "D" rehabilitation cottages were part of the Children's Village Phase I project were built as part of Phase II to meet the increased housing needs for the Juvenile Court system. These facilities house minimum-security male juveniles.



Children's Village Counseling  
Center  
**81 West**



Year of Construction  
2014

Gross Square Feet  
2,565 Sq. Ft.

Current Gross Space Allocation  
Administration      2,565 Sq. Ft.  
Total: 2,565 Sq. Ft.



The Children's Village Counseling Center was the most recent addition to the campus. Counseling with parents and children previously took place in the residential buildings. Now counselors conduct private sessions in a facility more conducive to returning the children to their families or placing them in foster homes.





## Children's Village G Building

### 81 West



Year of Construction  
1975

Gross Square Feet  
11,874 Sq. Ft.

Current Gross Space Allocation  
Juveniles 11,874 Sq. Ft.  
Total: 11,874 Sq. Ft.



The Phase II Children's Village Building "G" was also built to meet increased housing needs for the Juvenile Court System. This building is a rehabilitation cottage for medium security female juveniles.





## Children's Village H Building

### 83 West



Year of Construction  
1975

Gross Square Feet  
19,392 Sq. Ft.

Current Gross Space Allocation  
Young Children 19,392 Sq. Ft.  
Total: 19,392 Sq. Ft.



The Children's Village "H" Building is a shelter care cottage for young children who are wards of the court.



## Children's Village J Building

### 63 West



Year of Construction

1975  
2003 - Addition

Gross Square Feet

44,340 Sq. Ft.  
19,741 Sq. Ft.  
Total: 64,081 Sq. Ft.

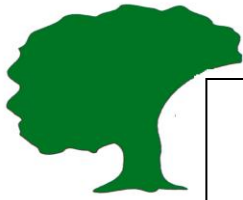
Current Gross Space Allocation

Male Maximum Security      64,081 Sq. Ft.  
Total: 64,081 Sq. Ft.



The Children's Village "J" Building is an intake and detention facility for maximum-security male juveniles. Construction of a gymnasium, holding cells, and two (2) classrooms was completed in 2003 along with the addition of a new wing to house the secure treatment and intake unit.





## Children's Village K Building

85 West



Year of Construction  
1975

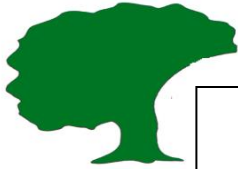
Gross Square Feet  
3,799 Sq. Ft.

Current Gross Space Allocation  
Kitchen                      3,799 Sq. Ft.  
Total: 3,799 Sq. Ft.



The Children's Village "K" Building is a central kitchen which provides food service for the entire Children's Village Complex.

A significant remodeling took place in 2013, including the addition of a walk-in freezer and refrigerator to the rear of the building. An outdoor dog kennel was added in 2014 in the open space east of the building as a learning and therapy activity for the children.



## Children's Village School

### 87 West



Year of Construction

1979

Gross Square Feet

26,367 Sq. Ft.

Current Gross Space Allocation

K-12 Grades

26,367 Sq. Ft.

Total: 26,367 Sq. Ft.



In 1979, a new Children's Village School was constructed to provide a better learning environment for the children in residence. In addition, truant children from all parts of the County attend this facility as part of a "least restrictive environment" program of education. The school is staffed by the Waterford School District. Both regular and special education programs for grades K-12 are accommodated in the School.

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**D Building**  
**24 East**



Year of Construction

1957  
1986 - Renovation

Gross Square Feet

3,164 Sq. Ft.

Current Gross Space Allocation

Vacant                      3,164 Sq. Ft.  
Total: 3,164 Sq. Ft.



Originally built as an animal care shelter, the building was remodeled for use as a dry-cleaning plant after Animal Control moved to Brown Road. Dry cleaning services are now contracted out. In 1986, the building was remodeled to house 32, medium security female inmates for the Sheriff's Department. In 1989, the female inmates were moved to the Jail as a result of its expansion. Medium security males were then assigned to this building until the Greenan medium security facility became available. In 1998, the facility was assigned to the Community Corrections Division for use by the WWAM Program. In 2010, Community Corrections and the WWAM Program moved to Oakland Pointe allowing the County to terminate the lease of a building on Dixie Highway. Building D is now vacant.





## Courthouse Tower

### 12 East



Year of Construction  
1960

Gross Square Feet  
111,270 Sq. Ft.

Current Gross Space Allocation

Circuit Court 84,902 Sq. Ft.

Sheriff's Detention 8,606 Sq. Ft.

County Clerk 17,762 Sq. Ft.

Total: 111,270 Sq. Ft.



The Courthouse Complex is the seat of the Oakland County Judicial System. The complex consists of the Court Tower, West Wing, Board of Commissioners offices and Auditorium, East Wing, and West Wing Extension.

The Court Tower was built in 1960. Currently housed within the Tower are the majority of the Circuit Court Rooms, Judge's Chambers, the County Clerk and Sheriff's Detention Facilities.



## Courthouse West Wing

**14 East**



Year of Construction

1963

Gross Square Feet

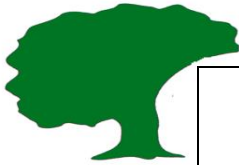
61,730 Sq. Ft

Current Gross Space Allocation

Title & News Companies	3,204 Sq. Ft.
Circuit Court	17,811 Sq. Ft.
MDOC-Probation	3,785 Sq. Ft.
Sheriff's Office	3,608 Sq. Ft.
Treasurer's Office	13,048 Sq. Ft.
Board of Commissioners	2,387 Sq. Ft.
Record Retention	11,050 Sq. Ft.
FM&O	188 Sq. Ft.
Reimbursement	<u>6,649 Sq. Ft.</u>
Total:	61,730 Sq. Ft.



The Courthouse Complex is the seat of the Oakland County Judicial System. The complex consists of the Court Tower, West Wing, Board of Commissioners offices and Auditorium, East Wing, and West Wing Extension. The Courthouse West Wing was constructed in 1963 to accommodate the Court's growth. It was the second of the six components that comprise the Courthouse Complex today.



## Commissioners Auditorium and Board of Commissioners Offices

**14 East**



Year of Construction

1964

Gross Square Feet

14,870 Sq. Ft.

Current Gross Space Allocation

Auditorium and Board of  
Commissioners Offices 14,870 Sq. Ft.  
Total: 14,870 Sq. Ft.



The Courthouse Complex is the seat of the Oakland County Judicial System. The complex consists of the Court Tower, West Wing, Board of Commissioners offices and Auditorium, East Wing, and West Wing Extension.

The Commissioners Auditorium, built in 1964, has a seating capacity of 288. Around the periphery of the structure are the Board of Commissioners' offices and meeting rooms. In 2002, the Commissioners Auditorium was renovated, including the replacement of carpeting, installation of new public seating, new commissioner workstations, construction of a front platform, electrical improvements, new signage, and audio-visual improvements.





## Courthouse East Wing

### 14 East



Year of Construction  
1968

Gross Square Feet  
85,660 Sq. Ft.

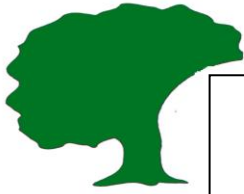
Current Gross Space Allocation

FM&O	3,555 Sq. Ft.
Record Retention	2,132 Sq. Ft.
Cafeteria	10,749 Sq. Ft.
Sheriff's Detention	987 Sq. Ft.
Circuit Court	30,902 Sq. Ft.
Probate Court	24,508 Sq. Ft.
County Clerk	<u>12,827 Sq. Ft.</u>
Total:	85,660 Sq. Ft.



The Courthouse Complex is the seat of the Oakland County Judicial System. The complex consists of the Court Tower, West Wing, Board of Commissioners offices and Auditorium, East Wing, and West Wing Extension.

The Courthouse East Wing was built in 1968 as an addition to the original tower. It was the fourth of the six components that comprise the Courthouse complex. The East Wing is a three-story structure housing the Probate Court, the Juvenile Division, Register of Deeds, the Oakland Room Cafeteria, Record Retention, Micrographics, and two Circuit Courtrooms.



## Courthouse West Wing Extension

### 14 East



Year of Construction  
1994

Gross Square Feet  
141,570 Sq. Ft.

Current Gross Space Allocation

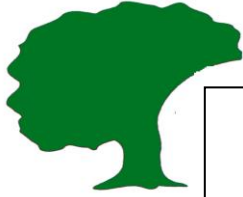
Treasurer's Office	1,165 Sq. Ft.
Circuit Court	19,525 Sq. Ft.
Probate Court	13,900 Sq. Ft.
County Clerk	12,229 Sq. Ft.
Library	11,058 Sq. Ft.
Information Technology	444 Sq. Ft.
Corporation Counsel	6,519 Sq. Ft.
Prosecuting Attorney	64,406 Sq. Ft.
FM&O	3,603 Sq. Ft.
Sheriff's Office	4,891 Sq. Ft.
Unassigned	3,830 Sq. Ft.

Total: 141,570 Sq. Ft.



The Courthouse Complex is the seat of the Oakland County Judicial System. The complex consists of the Court Tower, West Wing, Board of Commissioners offices and Auditorium, East Wing, and West Wing Extension.

The Courthouse West Wing Extension was built in 1994. It was the fifth of the six components that comprise the Courthouse Complex. The West Wing Extension is a five, story structure housing the Prosecutors Office, Library Services, Research Attorneys, Corporation Counsel, and Pre-trial Services. Two new Circuit/Probate court suites were constructed on the first floor in 2003. The Clerk's office – Elections Unit moved into the renovated LVPI space on the first floor in 2010.



## Farmer's Market 43 West



Year of Construction  
1955

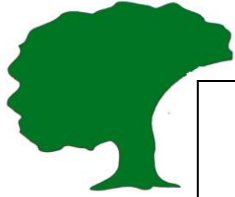
Gross Square Feet  
7,453 Sq. Ft.

Current Gross Space Allocation  
Market 7,453 Sq. Ft.  
Total: 7,453 Sq. Ft.



The Oakland County Farmer's Market, located on Pontiac Lake Road in Waterford Township, provides space for year-around flea market, homemade, and farm good sales. An additional 6,400 square feet of open stalls are available during the summer months behind the building. There are 39, stalls inside the building and 32, stalls under the canopy. In 2002, the Market's gravel parking lot was paved. In 2012, the Market and its operational responsibility was transferred to P & R.





## Jail East Annex

8 East



Year of Construction  
2003

Gross Square Feet  
61,138 Sq. Ft.

Current Gross Space Allocation  
Sheriff Office 61,138 Sq. Ft.  
Total: 61,138 Sq. Ft.



The construction of the Work Release Facility (now named the Jail East Annex) was completed in August 2003. This new facility can house up to 398 inmates. In 2011, the Sheriff's Office converted the facility to an extension of the main Jail. The Work Release inmates now participate in the tether program.



## L. Brooks Patterson Building

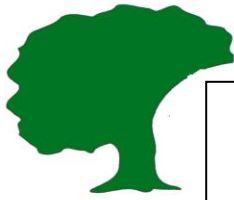
### 41 West



<u>Year of Construction</u>	<u>Gross Square Feet</u>	<u>Current Gross Space Allocation</u>	
1968	100,074 Sq. Ft.	Auditing	447 Sq. Ft.
1973 - Addition	3,251 Sq. Ft.	County Executive	17,963 Sq. Ft.
1976 - Addition	<u>2,031 Sq. Ft.</u>	Central Services	416 Sq. Ft.
Total:	105,356 Sq. Ft.	Economic Development	22,283 Sq. Ft.
		Fiscal Services	23,718 Sq. Ft.
		Human Resources	19,403 Sq. Ft.
		IT	121 Sq. Ft.
		Management & Budget	979 Sq. Ft.
		Public Services	434 Sq. Ft.
		Purchasing	7,053 Sq. Ft.
		Risk Management	3,115 Sq. Ft.
		Workforce Development	2,527 Sq. Ft.
		Vacant	<u>6,897 Sq. Ft.</u>
		Total:	105,356 Sq. Ft.



The L. Brooks Patterson Building was purchased from the Oakland Intermediate School District in June 2000 and was extensively renovated between 2004 and 2006 prior to the above County departments being re-located there.



## Law Enforcement Complex

**10 East**



<u>Year of Construction</u>	<u>Gross Square Feet</u>	<u>Current Gross Space Allocation</u>
1972	176,942 Sq. Ft.	Sheriff's Department 267,368 Sq. Ft.
1984 - Gymnasium Addition	4,746 Sq. Ft.	Pre-Trial Services 610 Sq. Ft.
1989 - Jail Addition	78,022 Sq. Ft.	Total: 267,978 Sq. Ft.
2003 - Jail Addition Phase I	8,268 Sq. Ft.	
Total:	267,978 Sq. Ft.	



In 1972, construction of the Law Enforcement-Jail Complex was completed. This facility replaced the County Jail in the City of Pontiac. Subsequent improvements included the installation of better cell lighting, a two-way communication system for inmates and guards, and a new gymnasium. In 1987, construction began on an extensive addition providing space for an additional 488, inmates; a visitor reception center; and extensive remodeling of the existing Jail and kitchen. The extension was completed in February 1989, and like the original construction was financed through the Building Authority. A second-floor addition over the east end of the facility was constructed in 2002 to house 25, single person cells. Renovations to the Medical Clinic, Records Unit, staff lockers, mechanical equipment, and the Sheriff's Crime Lab were completed in 2003.





## Little Oaks Child Care Facility

**30 East**



<u>Year of Construction</u>	<u>Gross Square Feet</u>	<u>Current Gross Space Allocation</u>
1952	8,193 Sq. Ft.	Childcare
2000 - Addition	6,000 Sq. Ft.	Total: 14,193 Sq. Ft.
Total:	14,193 Sq. Ft.	



The Child Care Facility was built in 1952 to provide shelter care for children in the custody of the Juvenile Court. After operations moved to Children's Village in 1972, the facility housed various Health Services until 1999. The building then underwent a major renovation and addition to become the County's on-campus day care facility. The remodeled portion of the building opened in January 2000, and the addition in June 2000. A severe weather shelter was added in 2016.



## Maintenance Building

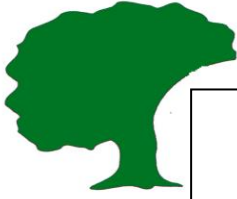


<u>Year of Construction</u>	<u>Gross Square Feet</u>	<u>Current Gross Space Allocation</u>
1966	935 Sq. Ft.	FM&O <u>1,485 Sq. Ft.</u>
1968 - Addition	<u>550 Sq. Ft.</u>	Total: 1,485 Sq. Ft.
Total:	1,485 Sq. Ft.	



The Maintenance Building was originally the incinerator for Animal Control and is currently used by Facilities Management for storage.





## Materials Management Center 1155 Oakland Avenue, Pontiac



Year of Construction  
1973

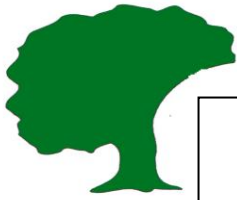
Gross Square Feet  
20,835 Sq. Ft.

Current Gross Space Allocation

Central Services	6,497 Sq. Ft.
Health Administration	2,624 Sq. Ft.
Mail Room	2,949 Sq. Ft.
Printing	3,871 Sq. Ft.
Record Retention	<u>4,894 Sq. Ft.</u>
Total:	20,835 Sq. Ft.



Originally a car dealership, the facility and six acres of land were purchased in 1986. The Materials Management Center houses the mail room and provides a central delivery location for large shipments. The building is also used for Record Retention, miscellaneous storage and houses refrigeration units for the Health Division.



## Medical Examiner's Facility

**10 East**



Year of Construction  
1999

Gross Square Feet  
38,680 Sq. Ft.

Current Gross Space Allocation  
Medical Examiners 38,680 Sq. Ft.  
Total: 38,680 Sq. Ft.



Formally located at the Law Enforcement Complex, the Medical Examiner's Facility is a state-of-the-art building constructed in 1999 that includes administrative offices, autopsy facilities, laboratories, and conference space.



## North Oakland Health Center (NOHC) **34 East**

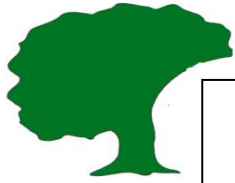


<u>Year of Construction</u>	<u>Gross Square Feet</u>	<u>Current Gross Space Allocation</u>	
1926	48,026 Sq. Ft.	Health	83,589 Sq. Ft.
1926 - Storage Building	1,000 Sq. Ft.	Retirement Committee	465 Sq. Ft.
1951 - Addition (Wing)	17,768 Sq. Ft.	Total:	84,054 Sq. Ft.
1980 - Addition/Renovation	18,260 Sq. Ft.		
Total:	84,054 Sq. Ft.		



The North Oakland Health Center (NOHC) is a renovated structure originally known as the Oakland County Poor Farm. It was built in 1926 and provided medical care to the indigent. In 1951, a major four-story addition was constructed. In 1964, and again in 1976, major alterations were made to meet additional fire, health, safety, and operational requirements. In 1980, the NOHC was renovated into an office building with the conversion of the central courtyard into office space.





## North Office Building (NOB)

**26 East**



Year of Construction  
1930

Gross Square Feet  
37,572 Sq. Ft.

Current Gross Space Allocation

Michigan Department of	
Corrections- Probation	17,123 Sq. Ft.
Veteran's Services	5,389 Sq. Ft.
Cooperative Extension	13,820 Sq. Ft.
Water Resources Comm.	992 Sq. Ft.
Vacant	248 Sq. Ft.
Total:	37,572 Sq. Ft.



The North Office Building (NOB) was originally built in 1930 as the Children's Village Juvenile Home for the housing of children under the care of the Juvenile Court System. When the new Children's Village Phase II facilities were completed in 1975, the juveniles were relocated there. This building was then renovated to provide office space for Cooperative Extension, Veteran's Services, and Circuit Court Probation.





## Oakland County Cemetery West Blvd., Pontiac



Year of Construction  
1954

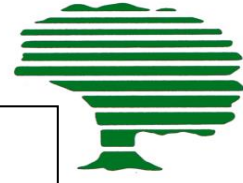
Gross Square Feet  
2.3 acres of land



The Oakland County Cemetery is located just across the railroad tracks from the Main County Service Center on West Blvd. and was acquired in 1866 as part of the original 100-acres. The primary purpose of the cemetery was as a final resting place for the poor and indigent residents of Oakland County.

Over the years, the jurisdictional responsibility for the cemetery has passed from the Superintendent of the Poor to Waterford Township to the City of Pontiac and finally to the County in 1954.

Records indicate that 1,187 people are buried in the Cemetery which now is at its maximum capacity. One hundred forty-six graves indicate an "unknown" occupant and 270 are occupied by infants. The first burial in the cemetery was in 1878, the last in 1972.



## Patrol Services Building

### 57 West

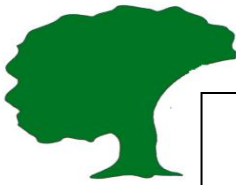
Year of Construction  
1982

Gross Square Feet  
9,393 Sq. Ft.

<u>Current Gross Space Allocation</u>	
Patrol Services	5,656 Sq. Ft.
Children's Village	3,737 Sq. Ft.
Total	9,393 Sq. Ft.



The building was built by the Boy Scouts of American in 1982 under a land lease with the County. Sheriff's Office Patrol Services and the Children's Village Training Unit were relocated to this building in late 2013 when the Boy Scouts consolidated their Clinton Valley Council offices.



## Pontiac Health Center

**36 East**

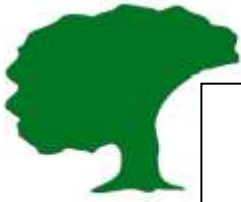


<u>Year of Construction</u>	<u>Gross Square Feet</u>	<u>Current Gross Space Allocation</u>	
1956	13,675 Sq. Ft.	Medical Control Authority	9,885 Sq. Ft.
1970 - Addition	10,000 Sq. Ft.	Health Administration	4,848 Sq. Ft.
Total:	23,675 Sq. Ft.	Natural Select/Risk Management	787 Sq. Ft.
		Sheriff's Office	2,807 Sq. Ft.
		Vacant	5,348 Sq. Ft.
		Total:	23,675 Sq. Ft.



The Oakland County Pontiac Health Center was built in 1956 to house the main offices of the County Health Department and service clients north of 14 Mile Road. In 1970, a 10,000 square foot addition was constructed. In 2008, most of the Health Department Administration moved to the North Oakland Health Center, allowing the vacated areas in Pontiac Health to be remodeled. In 2011, the remaining Health Division staff were moved into the North Oakland Health Center as well and the Oakland County Medical Control Authority moved from Annex I into the addition space.





## Public Works Building (PWB)

**95 West**



<u>Year of Construction</u>	<u>Gross Square Feet</u>	<u>Current Gross Space Allocation</u>
1970	67,831 Sq. Ft.	Facilities Management 27,679 Sq. Ft.
1990 - FM & O		Water Resources Comm. 40,152 Sq. Ft.
Storage Building	<u>7,520 Sq. Ft.</u>	Storage <u>7,520 Sq. Ft.</u>
Total:	75,351 Sq. Ft.	Total: 75,351 Sq. Ft.



The Public Works Building is located on Watkins Lake Road. This facility provides office and garage space for the County's Water Resources Commissioner and Department of Facilities Management. It is a two-story, split-level building with material storage and shops for welding, wood work, grounds, etc. There is also a two-hundred-foot canopy located at the rear of the building for sheltered parking and pole barns for Grounds and Water Resources Commissioner's equipment storage.





## Resource and Crisis Center

32 East



Year of Construction  
1977

Gross Square Feet  
49,169 Sq. Ft.

Current Gross Space Allocation  
Health-Lab 2,985 Sq. Ft.  
CMHA 46,184 Sq. Ft.  
Total: 49,169 Sq. Ft.



The Oakland County Medical Care Facility was constructed in 1977. The building was a 120-bed, long-term care facility, which was privatized in 2011 to Ciena, a private sector extended care organization. The Health Division operates their laboratory in the facility. The Health and Human Services x-ray office relocated to the South Oakland Health Center building. OCCMHA began leasing the facility in 2012 and extensive remodeling took place during 2013. The Resource and Crisis Center began operations in 2014.



## Sheriff's Administration Building

**38 East**



Year of Construction  
1971

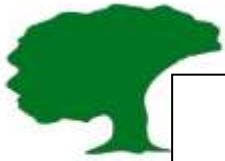
Gross Square Feet  
61,891 Sq. Ft.

Current Gross Space Allocation  
Sheriff's Office 61,891 Sq. Ft.  
Total: 61,891 Sq. Ft.



Until 2003, the facility housed the administration and on-site training programs for Community Mental Health (CMH). The building was then renovated for the Sheriff's Office and now houses the Crime Lab, DNA Lab, Training Unit, Narcotics Enforcement Team, Administrative Services, and Detectives Bureau.

An incinerator for disposing of confiscated materials was added to the building in 2014. Patrol Services was relocated to the old Boy Scouts building (57 West) in 2013.



## Section 2

### Buildings & Utilities Narratives





**52-3 District Court and  
Sheriff's Sub-station  
700 Barclay Circle, Rochester**

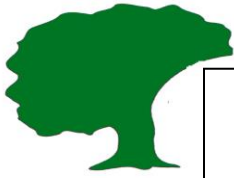


<u>Year of Construction</u>	<u>Gross Square Feet</u>	<u>Current Gross Space Allocation</u>	
2004 - Court	53,612 Sq. Ft.	Court	47,365 Sq. Ft.
Sheriff's Sub-station	14,907 Sq. Ft.	Sheriff's Sub-Station	14,907 Sq. Ft.
Total:	68,519 Sq. Ft.	Facilities Management	527 Sq. Ft.
		Sheriff's Office/Security & Detention	<u>5,720 Sq. Ft.</u>
		Total:	68,519 Sq. Ft.



The District Court has four court rooms & Judge's chambers, case processing offices, probation offices, and holding cells. A Sheriff's Sub-station is connected to the building and leased/operated by the City of Rochester Hills.





**Oakland Pointe #1 - West**  
**250 Elizabeth Lake Rd., Pontiac**



Year of Construction

1995 - Purchase &  
Renovation

Gross Square Feet

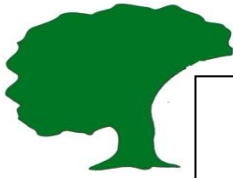
36,955 Sq. Ft.  
Total: 36,955 Sq. Ft.

Current Gross Space Allocation

Equalization	15,404 Sq. Ft.
Community Corrections	12,813 Sq. Ft.
Community Home Improvement	5,562 Sq. Ft.
Sheriff's Drug Testing	1,022 Sq. Ft.
Friend of the Court	<u>2,154 Sq. Ft.</u>
Total:	36,955 Sq. Ft.



Oakland Pointe #1 currently houses Equalization, Community Corrections, and Community & Home Improvement.



## Oakland Pointe #2 - East 230 Elizabeth Lake Rd., Pontiac



<u>Year of Construction</u>	<u>Gross Square Feet</u>	<u>Current Gross Space Allocation</u>	
1995 - Purchase & Renovation		Friend of the Court	33,503 Sq. Ft.
Oak Pointe #2	<u>36,891 Sq. Ft.</u>	Reimbursement	2,867 Sq. Ft.
	Total: 36,891 Sq. Ft.	Sheriff's	<u>521 Sq. Ft.</u>
		Total:	36,891 Sq. Ft.



Oakland Pointe #2 houses the Friend of the Court Offices and Reimbursement.



## Oakland Pointe Connector Elizabeth Lake Rd., Pontiac

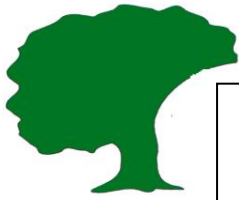


<u>Year of Construction</u>	<u>Gross Square Feet</u>	<u>Current Gross Space Allocation</u>
2011 - Connector Addition	<u>2,249 Sq. Ft.</u>	Connector <u>2,249 Sq. Ft.</u>
	Total: 2,249 Sq. Ft	Total: 2,249 Sq. Ft



In 2011, a connector addition was constructed between the two buildings to house a Sheriff's Office security station for all members of the public visiting the various departments.





**South Oakland Health Center  
(SOHC)  
27725 Greenfield Rd., Southfield**

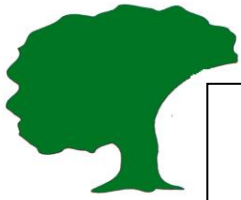


<u>Year of Construction</u>	<u>Gross Square Feet</u>	<u>Current Gross Space Allocation</u>	
1967	33,220 Sq. Ft.	Health	33,278 Sq. Ft.
1992 - Addition	4,775 Sq. Ft.	P & R	2,161 Sq. Ft.
Total:	37,995 Sq. Ft.	State of Michigan	<u>2,556 Sq. Ft.</u>
		Total:	37,995 Sq. Ft.



The South Oakland Health Center provides health services to Oakland County residents. In 2011, the Catalpa Oaks administration staff and a Sheriff's drug testing office moved into the building.





**South Oakland Office Building  
(SOOB)  
1151 Crooks Road, Troy**



Year of Construction

1997 - Purchase

Gross Square Feet

54,675 Sq. Ft.

Current Gross Space Allocation

MDOC	20,735 Sq. Ft.
Caseworker Services	5,300 Sq. Ft.
Veteran's Services	3,038 Sq. Ft.
Community Corrections	7,315 Sq. Ft.
Board of Commissioners	606 Sq. Ft.
Information Technology	8,660 Sq. Ft.
Sheriff's Taskforce	119 Sq. Ft.
FMO	2,348 Sq. Ft.
Health	4,224 Sq. Ft.
Unassigned	<u>2,330 Sq. Ft.</u>
Total:	54,675 Sq.Ft.



The building was purchased to replace the aging Troy Street and Fourth Street office buildings. It houses a variety of County operations to serve the residents in the southeast corner of Oakland County.



Trusty Camp Complex  
Animal Care Center, Trusty Building,  
Frank Greenan Building, Boot Camp  
Building, Garage/Kitchen



<u>Year of Construction</u>	<u>Gross Square Feet</u>	<u>Current Gross Space Allocation</u>	
1970 - Trusty Camp	10,140 Sq. Ft.	Trusty Camp	20,817 Sq. Ft.
1983 - Addition	4,251 Sq. Ft.	Greenan Building	18,023 Sq. Ft.
1970 – Garage and Kitchen	6,426 Sq. Ft.	Boot Camp Building	<u>10,108 Sq. Ft.</u>
1992 - Boot Camp	9,707 Sq. Ft.	Total: 48,948 Sq. Ft.	
1994 - Boot Camp Office	402 Sq. Ft.		
1996 - Greenan Facility	<u>18,022</u> Sq. Ft.		
Total:	48,948 Sq. Ft.		

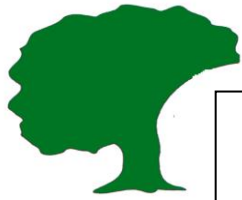


Trusty Facility



Greenan Facility

The Trusty Camp Complex is located on forty-two (42) acres in the City of Auburn Hills. The campus consists of seven (7) facilities and at one time housed 394 inmates. The facilities are now vacant. In 2013 the kitchen was demolished. In 2014 the Marine storage building was demolished.



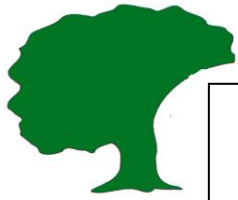
## Non-County Operations On the Service Center



The facilities listed below are operated by non-Oakland County agencies by land or other type of lease arrangement.

<b><u>BUILDING NAME</u></b>	<b><u>LOCATION</u></b>	<b><u>TOTAL SQ. FT.</u></b>
Ameritech	12 East, Courthouse Basement	654
U.S. Army Reserve Center	2650 Watkins Lake Rd., Waterford	23,725
Community Mental Health Authority	32 East, Resource and Crisis Center	46,184
Easter Seal Society	1105 N. Telegraph Rd., Waterford	9,775
O.C. Employees' Credit Union	1220 County Center Dr., Waterford	7,233
O.C. Medical Control Authority	36 West, Pontiac Health	9,885
Road Commission		
Traffic Operation Center	49 West,	11,456
Road Commission	2420 Pontiac Lake Road, Waterford	159,750
U.S. Department of Commerce	47 West, Annex I	3,707
Michigan Department of Corrections	12 East, Courthouse-West Wing &	
Probation Offices	26 East, North Office Building	37,857
Title and Newspaper Company	12 East, Courthouse-West Wing	
Offices		<u>3,204</u>
		Total: 313,430

COUNTY EXECUTIVE  
FACILITIES MANAGEMENT BUILDINGS, GROUNDS & INFRASTRUCTURE OVERVIEW



**52-1 District Court**  
**48150 Grand River, Novi**



*Year of Construction*  
1995

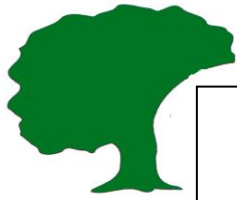
*Gross Square Feet*  
25,833 Sq.Ft.

*Current Gross Space Allocation*  
Leased Facility



This is a leased facility housing the First Division of the 52<sup>nd</sup> District Court.





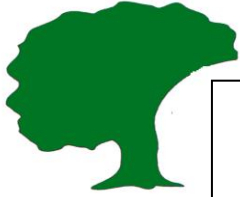
52-2 District Court  
5850 Lorac, Clarkston



<u>Year of Construction</u>	<u>Gross Square Feet</u>	<u>Current Gross Space Allocation</u>
1995	11,415 Sq. Ft.	Leased Facility
2002 - Additional Lease Space	1,713 Sq. Ft.	
	Total: 13,128 Sq. Ft.	



This is a leased facility housing the Second Division of the 52<sup>nd</sup> District Court.



52-4 District Court  
520 West Big Beaver, Troy



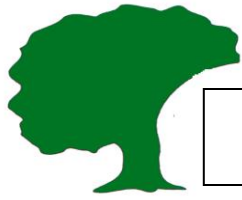
Year of Construction  
1999 Construction &  
Renovation

Gross Square Feet  
33,525 Sq.Ft.

Current Gross Space Allocation  
Leased Facility



This is a leased facility housing the Fourth Division of the 52<sup>nd</sup> District Court and is located on the City of Troy's Service Center Complex. The building was renovated and expanded in 1999 with the County reimbursing the City for construction and on-going maintenance and custodial costs as part of the lease arrangements.



## Service Center Utilities



The Facilities Maintenance and Operations Division is responsible for the maintenance of County-owned utilities located on the Oakland County Service Center.

### **Electrical**

The majority of the electrical facilities on the Service Center are serviced by an underground 13,200-volt electrical distribution system nearly all facilities have dual electrical feeders with throw over capabilities for added protection in case of power loss on one of the feeders. The electrical distribution system is ten miles long and delivers 24,018,728 kwh of electricity to campus buildings each year.

### **Natural Gas**

The natural gas distribution system is six miles long and delivers 238,535,000 cubic feet of natural gas to campus buildings each year.

### **Steam Distribution System**

The majority of the facilities on the east Service Center are serviced by a steam system, which originates at the Central Heating Plant and is distributed through a tunnel network. The tunnel system is over two miles long and extends as far as the Oakland County Road Commission complex.

### **Water**

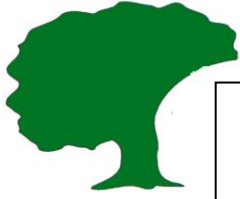
The facilities are serviced by a nine-mile-long looped water distribution system. Water and sewer services on the east side of Telegraph Road are purchased from the City of Pontiac and on the west side from Waterford Township. Most campus buildings are double-fed to protect against the loss of water from one source or the other.

### **Grounds**

The campus-wide irrigation system is controlled by moisture-sensors to conserve water. The system is metered separately from the sewer system to minimize City/Township charges.

### **Sanitary and Storm Sewers**

The sanitary sewer system is over six miles long and the storm sewer system is eight miles long.



## Service Center Utilities Continued



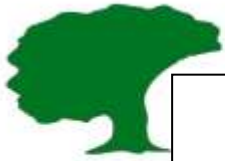
### **Parking Lots and Roadways**

Parking lots cover 53, acres of the Service Center and 16, acres of our off-campus sites. In addition, over five miles of roads and drives provide public access to the buildings. There is parking available for 4,875 cars on the 65 Service Center lots which range in capacity from 2 to 491 cars each. There is parking available for 1,781 cars on the 15, lots at off-campus buildings, which range in capacity from 18 to 313 cars each.

### **Sidewalks**

The Service Center and Oakland Pointe have nearly seven miles of sidewalks.





## Section 3

### Property Overview

**Oakland County Department of Facilities Management  
Property Management Unit**

**Real Estate Activities 2019**

<b><u>Parcel/Property</u></b>	<b><u>Owner/Lessee-Purchaser/Sell</u></b>	<b><u>Action Taken/Requested</u></b>	<b><u>Status/Completed</u></b>
On Campus	County Property	Update Property Inventory	On-going
Lyon Oaks	Consumers Energy	Gas Line Easement	September
Addison Oaks	Donation of Land	Donation Agreements	Closed ATA Title
1700 Brown Rd.	Selling Property	Colliers Listing	Broker Contract
Helicopter Storage	New Lease	RFP in Process	Lease Expires 3/20
2470 Elizabeth Lake	Property Management Ground Well Monitoring	Maintenance DEQ Closed File	Renewed for 2 Years Report received 4/19
Old Animal Shelter	Potential Lease	Market Rent/Split/Easement	To Sell with Brown Rd.
Children's Village	Abandon Village Dr. & Public Works Dr.	Petition Submitted to RCOC	Petition in Process
Jail Complex	Abandon Morgue Dr.	Petition Submitted to RCOC	Petition in Process
Dept of Commerce	Lease Renewal	New JPA Agreement	BOC Approved
Oakland Twp.	Water System Storage	Purchase Land	Project in Process
OCIA	Purchase Land	5805 Tubbs Rd.	Closed 7/19
OCIA	Sell Land	5341 Tubbs Rd.	Closed 7/19
RCOC Land Lease	Watkins Lake Rd.	Transfer Ownership to RCOC	Completed 5/19
28202 Woodward RO	AutoZone Request	Release of ROW – Esmt. From 1924	BOC approved
52-3 Rochester Court	Water/Sewer Easements	New Easements for Construction	Completed 6/19

## ON CAMPUS SPACE LEASES TO THIRD PARTIES

<u>Property Address</u>	<u>Start Date</u>	<u>Exp Date</u>	<u>Annual Rent</u>	<u>Square Footage or Units</u>	<u>Monthly Rent</u>	<u>Landlord</u>	<u>Responsible Department</u>
700 Barclay Circle Rochester Hills, MI 48307	3/15/2012	3/14/2024	\$16,812	126 Parking Spaces	\$1,401	Facilities Management	52-3 Rochester District Court
Building 32E Pontiac, MI 48328	Original SubLease 9/2012	9/30/2020	Bond Payments	49,169	Bond Payments	Oakland County Community Mental Health Authority	Facilities Management
1105 N. Telegraph Rd. Waterford, MI 48328	1956	2/21/2026	\$1.00	8200	N/A	Easter Seals of Michigan	Facilities Management
TOC Building 49W Basement of IT Building	8/1/1996	7/31/2020	\$61,476	6540	\$5,123	Facilities Management	TOC - Road Commission of Oakland County
1025 S. Campus Dr. Annex 1 Bldg. 47W Waterford, MI 48328	3/4/2013	9/30/2020	N/A	3707	N/A	Facilities Management	PEDS - US Department of Commerce
1200 N. Telegraph Bldg. 36E Pontiac, MI 48341	11/29/1995	6/22/2021	\$1.00	1729	N/A	Facilities Management	Oakland County Medical Control Authority
1200 N. Telegraph Room C21-B	3/21/1988	3/19/2022	N/A	1348	N/A	Facilities Management	Information Technology - Michigan Bell d/b/a AT&T
1200 N. Telegraph Room WB-2A	1/30/2012	Auto Renew One year	\$1.00	252 Sq. Ft.	N/A	Facilities Management	FM - Detroit Free Press
1200 N. Telegraph Room WB-2B	5/17/2012	Auto Renew One year	Building Cost	160 Sq. Ft.	N/A	Facilities Management	FM - Seaver Title Agency
1200 N. Telegraph Room WB-D3	5/2/2012	Auto Renew One year	Building Cost	90 Sq. Ft.	N/A	Facilities Management	FM - Ask Services
1200 N. Telegraph Room WB-3A	2/3/2012	Auto Renew One year	Building Cost	176 Sq. Ft.	N/A	Facilities Management	FM - The Detroit News
1220 County Center Dr. Waterford, MI 48328	6/20/1965	6/28/2051	\$1.00	1.2 Acres	N/A	FM - Vibe Credit Union	Facilities Management
93 Watkins Lake Rd. Waterford, MI 48328	7/1/1969	2039	\$1.00	3.8 Acres	N/A	FM - US Army Reserve	Facilities Management

## OFF CAMPUS PROPERTY LEASES FOR OAKLAND COUNTY DEPARTMENTS

<u>Department</u>	<u>Property Address</u>	<u>Start Date</u>	<u>Expiration Date</u>	<u>Annual Rent</u>	<u>Square Foot</u>	<u>Monthly Rent</u>	<u>Landlord</u>
Sheriff Office	Storage 6544 Highland Rd. Waterford, MI 48327	4/1/2017	3/30/2020	\$10,200	450	\$850.00	Midfield Management, LLC
52-1 District Court	Office 48150 Grand River Novi, MI 48374	4/1/2016	3/31/2026	\$372,000	25833	\$31,000.00	Novi Investment Partner, LLC
52-2 District Court	Office 5850 Lorac Dr. Clarkston, MI 48346	5/31/2016	12/31/2026	\$280,901	13128	\$23,408.43	Rademacher Group One, LLC
52-4 District Court	Office 520 W. Big Beaver Troy, MI 48084	7/12/1999	6/10/2034	Maintenance Fee & Utilites	32400	Fixed Capital Maintenance Fee	City of Troy
Water Resources Commissioner	Warehouse 30750 8 Mile Rd. Farmington Hills, MI 48336	7/1/2016	6/30/2021	\$45,600	2880 Bldg. 27,660 Land	\$3,800.00	D'Anco Properties, LLC
Health Dept/WIC Program	Office 1010 W. Maple Walled Lake, MI 48390	8/23/2017	7/15/2020	\$10,999	380	\$916.58	Easter Seals of Michigan - Sublease
Sheriff's Office	Storage 2470 Elizabeth Lake Rd Waterford, MI 48328	12/1/2014	11/30/2021	\$141,648.00	47,141	\$11,804.00	2470 Elizabeth Lake Rd., LLC