



2024

FACILITIES MANAGEMENT

Buildings, Grounds & Infrastructure Overview



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INTRODUCTION

HISTORY

The Oakland County Service Center or North Campus was started in 1866 when 100 acres of land was purchased from Mortimer Osman for development of a County Poor Farm. Since then, the north campus has grown to over 507 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 there. One of the principals designed into the north campus is its "community" concept 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 properties and Facilities Management operations. The County's primary location of operations is the 507-acre North Campus. The north campus is located in the City of Pontiac and Waterford Township. On it are 51, County buildings with a total of 1,698,079 gross square feet.

Additionally, there are 8 County-owned facilities located off North Campus including the 10-acre oak pointe and the 16-acre South Campus. Oakland County properties combine to 2,311,663 gross square footage. Three of the 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 included North Campus Map. An on-line aerial picture of the Service Center is located at OakGov.info/CampusEnergyUse, 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
- Assists departments in the sale or purchase of property
- 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 DIVISION

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 41 County facilities on the North and Oak Pointe campuses. Totalling 1,920,663 million square feet of space on 517 acres of grounds, 85 acres of parking, roadways, sidewalks, and over 45 miles of utility lines and heating service tunnels. Support services are provided to approximately 20 departments operating in the County's facilities, and contracted services are provided to Parks & Recreations, 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 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 Maintenance & Architectural 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.

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 2 miles of underground steam tunnels and the steam utilities that contain the steam distribution network and condensate return piping.

FACILITIES PLANNING & ENGINEERING DIVISION

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

SUPPORT SERVICES DIVISION

The Support Services Division provides a wide variety of internal support services to county departments. The division is comprised of both governmental and internal service funds. The governmental fund portion includes the division Administration, Record Retention, and Mail center units. Also included with the governmental fund portion is the disposal of surplus county equipment via auctions, County auction, the operation of public cafeteria in Oakland County Courthouse, and vending services in county buildings.

The internal service fund portion of Support Services consists of Vehicle Operations. Vehicle Operations operates under a separate working capital program. The fund prepares a five-year capital plan for vehicle replacement. The operation prepares vehicle bid specifications for the Oakland County cooperative purchasing program. County vehicles are purchased, disposed, and maintained by this operation. Additionally, vehicles are maintained in an in-house central garage facility.

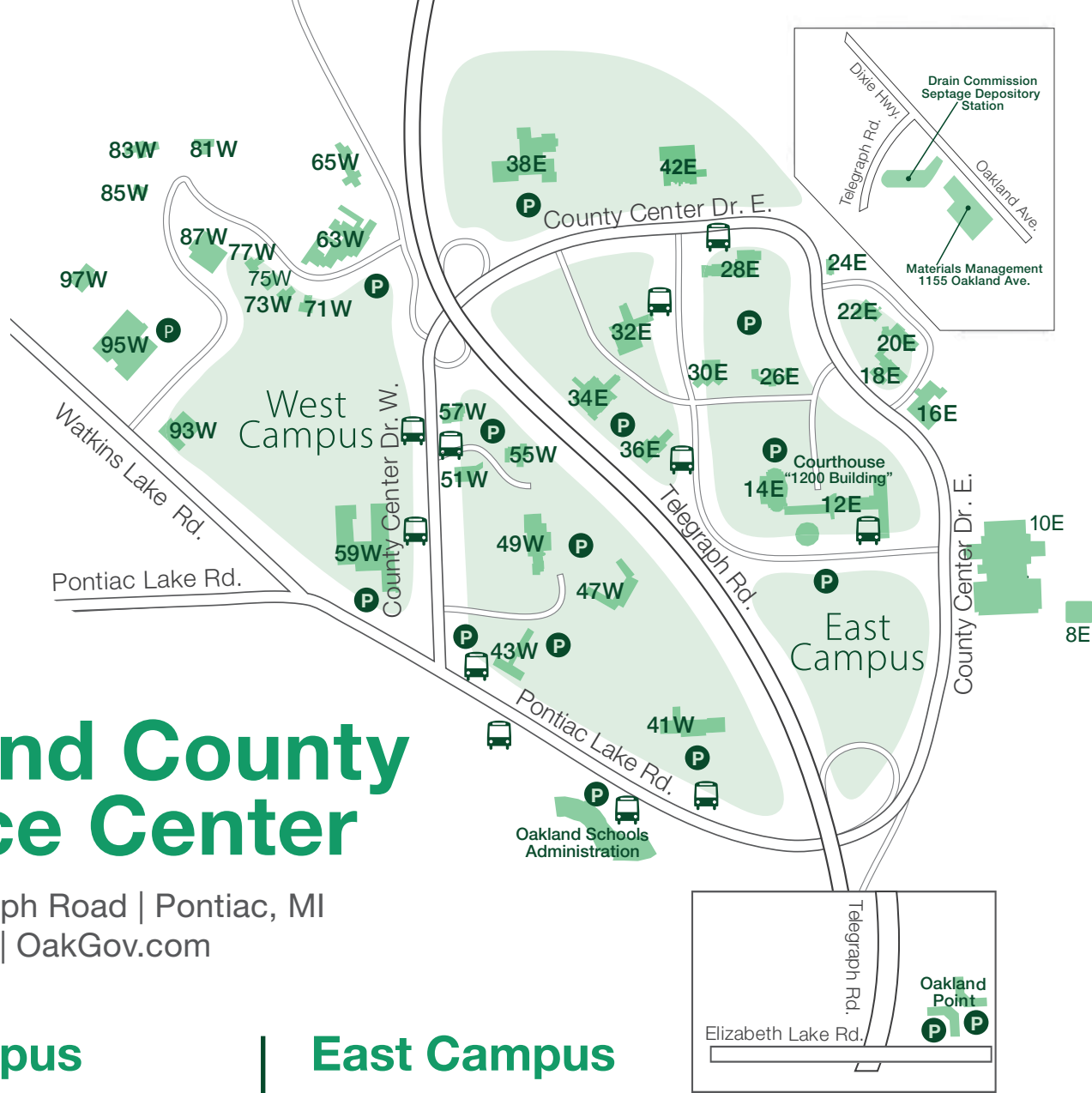
GOALS

- To operate and maintain the county vehicle fleet in a cost-effective manner to meet the needs of the Oakland County workforce.
- To maintain safe, same day U.S. mail service for outgoing and incoming mail at the lowest possible postage rate.
- Market Vehicle Operations and mailing services to cities, villages, and townships in Oakland County.
- To store and retrieve records in an efficient manner utilizing the least amount of storage space.
- Continually research methods to maximize the sale value of surplus county equipment.

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.

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.



Oakland County Service Center

1200 N. Telegraph Road | Pontiac, MI
(248) 858-1000 | OakGov.com

West Campus

- 41 W Executive Office Building
- 43 W Oakland County Farmer's Market
- 47 W Administrative Annex I
- 49 W Campus Office Building
- 51 W Vibe Credit Union
- 55 W Easter Seals MORC
- 57 W Sheriff's Patrol Services
- 59 W Road Commission Complex
- 63 W J Building
- 65 W A Building
- 71 W B Building
- 73 W C Building
- 75 W Counseling Center
- 77 W D Building
- 81 W G Building
- 83 W H Building
- 85 W K Building
- 87 W School
- 93 W US Army Reserve Center
- 95 W Public Works Building
- 97 W Parks & Recreation Administration

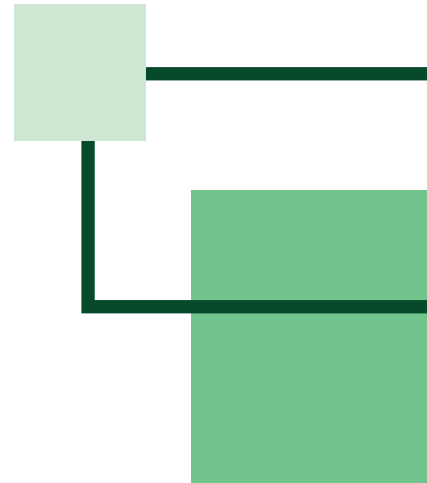
East Campus

- 8 E East Annex Jail
- 10 E County Jail & Sheriff Record
- 12 E Court Tower Complex
- 14 E West Wing Extension
- 16 E Central Garage
- 18 E Administrative Annex II
- 20 E Central Services
- 22 E Central Heating
- 24 E D Building
- 26 E North Office Building
- 28 E Medical Examiners Facility
- 30 E Little Oaks
- 32 E Resource Crisis Center
- 34 E North Oakland Health Center
- 36 E Medical Control Authority
- 38 E Sheriff's Office Administration
- 42 E Animal Shelter & Pet Adoption Center



SECTION 1

Buildings & Utilities Narratives



47 WEST

ADMINISTRATIVE ANNEX I

Year of Construction	Gross Square Feet	Current Gross Space Allocation	
1928	6,995 Sq. Ft.	Miscellaneous	26,547 Sq. Ft.
1956 - Addition	1,852 Sq. Ft.	U.S. Dept. of Commerce (leased)	1,077 Sq. Ft.
1957 - Addition	1,852 Sq. Ft.	Miscellaneous	2,175 Sq. Ft.
1959 - Addition	13,672 Sq. Ft.	Total:	29,799 Sq. Ft.
1961 - Addition	5,428 Sq. Ft.		
	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.

49 WEST

CAMPUS OFFICE BUILDING

Year of Construction	Gross Square Feet	Current Gross Space Allocation	
1991	81,540 Sq. Ft.	Road Commission	11,456 Sq. Ft.
		Miscellaneous	68,990 Sq. Ft.
		County Clerk	1,094 Sq. Ft.
		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.

18 EAST

ADMINISTRATIVE ANNEX II

Year of Construction	Gross Square Feet	Current Gross Space Allocation	
1928	10,658 Sq. Ft.	Record Retention	29,062 Sq. Ft.
1942 - Addition	23,499 Sq. Ft.	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.

42 EAST

ANIMAL SHELTER & PET ADOPTION CENTER

Year of Construction	Gross Square Feet	Current Gross Space Allocation	
2017	35,431 Sq. Ft.	County 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.

16 EAST

CENTRAL GARAGE

Year of Construction	Gross Square Feet	Current Gross Space Allocation	
1957	26,962 Sq. Ft.	Leased Vehicles	26,962 Sq. Ft.
1965 - Addition	2,191 Sq. Ft.	Radio Communications	5,876 Sq. Ft.
2014 - Addition	3,685 Sq. Ft.	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 3,685 square foot expansion of the garage and radio communication shop was completed in 2014.

22 EAST

L BUILDING & CENTRAL HEATING PLANT

Year of Construction	Gross Square Feet	Current Gross Space Allocation	
1947	21,999 Sq. Ft.	Facilities Management	14,975 Sq. Ft.
		Unassigned Clerk	7,024 Sq. Ft.
		Total:	21,999 Sq. Ft.



The Central Heating Plant, built in 1947, houses the main north campus 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 2 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 Control Authority, 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.

20 EAST

CENTRAL SERVICES

Year of Construction	Gross Square Feet	Current Gross Space Allocation	
1923	5,912 Sq. Ft.	FM&O	1,369 Sq. Ft.
1928 - Addition	13,108 Sq. Ft.	Grounds Division	16,330 Sq. Ft.
	Total: 19,020 Sq. Ft.	Unassigned	1,321 Sq. Ft.
		Total:	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 and Grounds Division are using this building for storage.

65 WEST

CHILDREN'S VILLAGE OVERVIEW AND A BUILDING

OVERVIEW

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

A BUILDING

Year of Construction	Gross Square Feet	Current Gross Space Allocation	
1964	18,602 Sq. Ft.	Unassigned	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 was used to house maximum-security juveniles, while the other half was renovated in 2011 to provide housing for a residential treatment center.

71 & 73 WEST

CHILDREN'S VILLAGE B & C BUILDINGS

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

Current Gross Space Allocation	
Children's Village	8,599 Sq. Ft.
Children's Village	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.

77 WEST

CHILDREN'S VILLAGE D BUILDING

Year of Construction	Gross Square Feet	Current Gross Space Allocation	
1975	8,599 Sq. Ft.	Children's Village	8,599 Sq. Ft.
		Total:	8,599 Sq. Ft.



The Children's Village "D" rehabilitation cottages were part of the Children's Village Phase I project but were built as part of Phase II to meet the increased housing needs for the Juvenile Court system.

75 WEST

CHILDREN'S VILLAGE COUNSELING CENTER

Year of Construction	Gross Square Feet	Current Gross Space Allocation	
2014	2,565 Sq. Ft.	Counseling Center	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 juveniles previously took place in the residential buildings. Now counselors conduct private sessions in a facility more conducive to returning the juveniles to their families or placing them in foster homes.

81 WEST

CHILDREN'S VILLAGE G BUILDING

Year of Construction

1975

Gross Square Feet

11,874 Sq. Ft.

Current Gross Space Allocation

Children's Village

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.

83 WEST

CHILDREN'S VILLAGE H BUILDING

Year of Construction	Gross Square Feet	Current Gross Space Allocation	
1975	19,392 Sq. Ft.	Children's Village	19,392 Sq. Ft.
		Total:	19,392 Sq. Ft.



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

63 WEST

CHILDREN'S VILLAGE J BUILDING

Year of Construction	Gross Square Feet	Current Gross Space Allocation	
1975	44,340 Sq. Ft.	Children's Village	64,081 Sq. Ft.
2003 - Addition	19,741 Sq. Ft.		
	Total: 64,081 Sq. Ft.	Total:	64,081 Sq. Ft.



The Children's Village "J" Building is an intake and detention facility. 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.

85 WEST

CHILDREN'S VILLAGE K BUILDING

Year of Construction	Gross Square Feet	Current Gross Space Allocation	
1975	3,799 Sq. Ft.	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 juveniles.

87 WEST

CHILDREN'S VILLAGE SCHOOL

Year of Construction	Gross Square Feet	Current Gross Space Allocation	
1979	26,367 Sq. Ft.	School	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 juveniles in residence. In addition, truant juveniles 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.

24 EAST

D BUILDING

Year of Construction	Gross Square Feet	Current Gross Space Allocation	
1957	3,164 Sq. Ft.	Unassigned	3,164 Sq. Ft.
1986 - Renovation			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.

12 EAST

COURTHOUSE TOWER

Year of Construction	Gross Square Feet	Current Gross Space Allocation	
2017	111,270 Sq. Ft.	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.

14 EAST

COURTHOUSE WEST WING

Year of Construction	Gross Square Feet	Current Gross Space Allocation	
1963	61,730 Sq. Ft.	Title & News Companies	3,195 Sq. Ft.
		Circuit Court	17,761 Sq. Ft.
		MDOC-Probation	3,775 Sq. Ft.
		Sheriff's Office	3,599 Sq. Ft.
		Treasurer's Office	13,182 Sq. Ft.
		Board of Commissioners	2,380 Sq. Ft.
		Record Retention	11,020 Sq. Ft.
		FM&O	187 Sq. Ft.
		Reimbursement	6,631 Sq. Ft.
		Total:	61,730 Sq. Ft.



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.

14 EAST

COMMISSIONERS AUDITORIUM & BOARD OF COMMISSIONERS OFFICES

Year of Construction	Gross Square Feet	Current Gross Space Allocation	
1964	14,870 Sq. Ft.	Auditorium and Board of Commissioners Offices	14,870 Sq. Ft.
		Total:	14,870 Sq. Ft.



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.

14 EAST

COURTHOUSE EAST WING

Year of Construction	Gross Square Feet	Current Gross Space Allocation	
1968	85,660 Sq. Ft.	FM&O	3,539 Sq. Ft.
		Record Retention	2,126 Sq. Ft.
		Cafeteria	10,720 Sq. Ft.
		Sheriff's Detention	984 Sq. Ft.
		Circuit Court	31,059 Sq. Ft.
		Probate Court	24,440 Sq. Ft.
		County Clerk	12,792 Sq. Ft.
		Total:	85,660 Sq. Ft.



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 Courtrooms.

14 EAST

COURTHOUSE WEST WING EXTENSION

Year of Construction

1994

Gross Square Feet

141,570 Sq. Ft.

Current Gross Space Allocation

Treasurer's Office	1,341 Sq. Ft.
Circuit Court	21,420 Sq. Ft.
Probate Court	14,860 Sq. Ft.
County Clerk Elections	2,243 Sq. Ft.
Library	1,447 Sq. Ft.
Information Technology	474 Sq. Ft.
Corporation Counsel	6,969 Sq. Ft.
Prosecuting Attorney	68,851 Sq. Ft.
FM&O	3,851 Sq. Ft.
Sheriff's Office	5,228 Sq. Ft.
MIDC	2,334 Sq. Ft.
Indigent Defense Services	2,335 Sq. Ft.
Unassigned	10,217 Sq. Ft.

Total: 141,570 Sq. Ft.



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.

8 EAST

JAIL EAST ANNEX

Year of Construction	Gross Square Feet	Current Gross Space Allocation	
2003	61,138 Sq. Ft.	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.

41 WEST

EXECUTIVE OFFICE BUILDING

Year of Construction	Gross Square Feet	Current Gross Space Allocation	
1968	100,074 Sq. Ft.	County Executive	26,715 Sq. Ft.
1973 - Addition	3,251 Sq. Ft.	Economic Development	21,844 Sq. Ft.
1976 - Addition	2,031 Sq. Ft.	Fiscal Services	26,990 Sq. Ft.
	Total: 105,356 Sq. Ft.	Human Resources	22,702 Sq. Ft.
		Public Communications	5,261 Sq. Ft.
		Unassigned	1,845 Sq. Ft.
		Total:	105,356 Sq. Ft.



The Executive Office 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.

10 EAST

LAW ENFORCEMENT COMPLEX

Year of Construction	Gross Square Feet	Current Gross Space Allocation	
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.

30 EAST

LITTLE OAKS CHILD CARE FACILITY

Year of Construction	Gross Square Feet	Current Gross Space Allocation	
1952	3,251 Sq. Ft.	Childcare	14,193 Sq. Ft.
2000 - Addition	2,031 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

Year of Construction	Gross Square Feet	Current Gross Space Allocation	
1966	935 Sq. Ft.	FM&O	1,485 Sq. Ft.
1968 - Addition	550 Sq. Ft.		<u>1,485 Sq. Ft.</u>
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	Gross Square Feet	Current Gross Space Allocation	
1973	20,835 Sq. Ft.	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	4,894 Sq. Ft.
		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.

28 EAST

MEDICAL EXAMINER'S FACILITY

Year of Construction	Gross Square Feet	Current Gross Space Allocation	
1999	38,680 Sq. Ft.	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.

34 EAST

NORTH OAKLAND HEALTH CENTER (NOHC)

Year of Construction	Gross Square Feet	Current Gross Space Allocation	
1926	48,026 Sq. Ft.	Human Services	76,704 Sq. Ft.
1926 - Storage Building	1,000 Sq. Ft.	Neighborhood and Housing Development	6,900 Sq. Ft.
1951 - Addition (Wing)	17,768 Sq. Ft.	Retirement Committee	450 Sq. Ft.
1980 - Addition/Renovation	18,260 Sq. Ft.	Total:	84,054 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.

26 EAST

NORTH OFFICE BUILDING (NOB)

Year of Construction	Gross Square Feet	Current Gross Space Allocation	
1930	37,572 Sq. Ft.	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.
		Unassigned	247 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 juveniles 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.

57 WEST

PATROL SERVICES BUILDING

Year of Construction	Gross Square Feet	Current Gross Space Allocation	
1982	9,393 Sq. Ft.	Patrol Services	9,393 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 was relocated to this building in late 2013.

36 EAST

PONTIAC HEALTH CENTER

Year of Construction	Gross Square Feet	Current Gross Space Allocation	
1956	14,460 Sq. Ft.	Medical Control Authority	5,948 Sq. Ft.
1970 - Addition/Renovation	10,000 Sq. Ft.	Miscellaneous	1,095 Sq. Ft.
	Total: 24,460 Sq. Ft.	Select Medical	644 Sq. Ft.
		Sheriff's Office	16,773 Sq. Ft.
		Total:	24,460 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.

95 WEST

PUBLIC WORKS BUILDING (PWB)

Year of Construction

1970
1990 - FM & O
Storage Building

Gross Square Feet

67,831 Sq. Ft.
7,520 Sq. Ft.

Total: 75,351 Sq. Ft.

Current Gross Space Allocation

Facilities Management 40,323 Sq. Ft.
Water Resources Comm. 27,508 Sq. Ft.
Storage 7,520 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.

32 EAST

RESOURCE & CRISIS CENTER

Year of Construction	Gross Square Feet	Current Gross Space Allocation	
1977	49,169 Sq. Ft.	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.

38 EAST

SHERIFF'S ADMINISTRATION BUILDING

Year of Construction	Gross Square Feet	Current Gross Space Allocation	
1971	61,891 Sq. Ft.	Sheriff's Office	61,891 Sq. Ft.
		Total:	61,891 Sq. Ft.



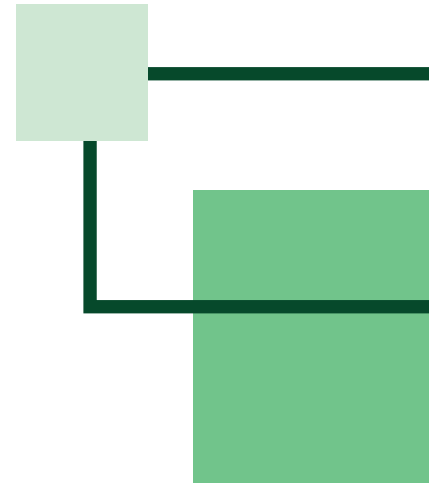
Until 2003, the facility housed the administration and on-site training programs for Community Mental Health (CMH). The building was then renovated for the Sheriff's Office and now houses the Crime Lab, DNA Lab, Training Unit, Narcotics Enforcement Team, Administrative Services, and Detectives Bureau.

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



SECTION 2

Buildings & Utilities Narratives



52-3 DISTRICT COURT & SHERIFF'S SUB-STATION

700 BARCLAY CIRCLE, ROCHESTER

Year of Construction	Gross Square Feet	Current Gross Space Allocation	
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	5,720 Sq. Ft.
		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 OFFICE BLDG. 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	15,087 Sq. Ft.
Community Corrections	12,813 Sq. Ft.
Unassigned	5,562 Sq. Ft.
Sheriff's Drug Testing	1,022 Sq. Ft.
Friend of the Court	2,154 Sq. Ft.
Total:	36,955 Sq. Ft.



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

OAKLAND POINTE OFFICE BLDG. EAST

230 ELIZABETH LAKE RD., PONTIAC

Year of Construction

1995 - Purchase &
Renovation Oak Pointe #2

Gross Square Feet

36,891 Sq. Ft.

Total: 36,891 Sq. Ft.

Current Gross Space Allocation

Friend of the Court

36,372 Sq. Ft.

Sheriff's Office

519 Sq. Ft.

Total: 36,891 Sq. Ft.



Oakland Pointe East houses the Friend of the Court Offices and Reimbursement.

OAKLAND POINTE CONNECTOR

ELIZABETH LAKE RD., PONTIAC

Year of Construction

2011 - Connector Addition

Gross Square Feet

2,249 Sq. Ft.

Total: 2,249 Sq. Ft.

Current Gross Space Allocation

Connector

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

Year of Construction	Gross Square Feet	Current Gross Space Allocation	
1967	33,220 Sq. Ft.	Health	35,439 Sq. Ft.
1992 - Addition	4,775 Sq. Ft.	State of Michigan	2,556 Sq. Ft.
	Total: 37,995 Sq. Ft.	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. The South Oakland Health Center sits on a 5.04 acre parcel.

SOUTH OAKLAND OFFICE BUILDING (SOOB)

1151 CROOKS ROAD, TROY

Year of Construction	Gross Square Feet	Current Gross Space Allocation	
1997 - Purchase	54,675 Sq. Ft.	Circuit Court Probation	20,334 Sq. Ft.
	Total: 54,675 Sq. Ft.	Probate Court-Juv Probation	5,128 Sq. Ft.
		Veteran's Services	3,380 Sq. Ft.
		Community Corrections	7,048 Sq. Ft.
		Information Technology	8,378 Sq. Ft.
		Sheriff's Taskforce	995 Sq. Ft.
		County Clerk	1,063 Sq. Ft.
		FMO	2,272 Sq. Ft.
		Health	3,823 Sq. Ft.
		Unassigned	2,254 Sq. Ft.
		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. The South Oakland Office Building sits on a 5.92 acre parcel.

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.

Building Name	Location	Total Square Feet
U.S. Army Reserve Center	2650 Watkins Lake Rd., Waterford	23,725
Community Mental Health Authority	32 East, Resource and Crisis Center	49,169
Easter Seal Society	1105 N. Telegraph Rd., Waterford	9,775
Vibe 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	2,871
Michigan Department of Corrections Probation Offices	12 East, Courthouse-West Wing & 26 East, North Office Building	20,896
Title and Newspaper Company Offices	12 East, Courthouse-West Wing	3,194
		<hr/> Total: 313,430

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 52nd District Court.

52-2 DISTRICT COURT

5850 LORAC, CLARKSTON

Year of Construction	Gross Square Feet	Current Gross Space Allocation
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 52nd 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 52nd 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 north campus 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 11 miles long and delivers 24,018,728 kwh of electricity to campus buildings each year.

NATURAL GAS

The natural gas distribution system is 8 miles long and delivers 208,514,072 cubic feet of natural gas to campus buildings each year.

STEAM DISTRIBUTION SYSTEM

The majority of the facilities on the east half of north campus 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 2 miles long and extends as far as the Oakland County Road Commission complex.

WATER

The facilities are serviced by a 9-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 & STORM SEWERS

The sanitary sewer system is over 6 miles long and the storm sewer system is 10 miles long.

PARKING LOTS AND ROADWAYS

Parking lots, roadways, and sidewalks cover 85 acres of the north campus and 26 acres of our off campus sites. There is parking available for 5,307 cars on the 56 north campus lots which range in capacity from 2 to 468 cars each.

