

# STATE EQUALIZED VALUES FOR HOUGHTON COUNTY

## YEAR: 2025 AD VALOREM

****REAL****							TOTAL REAL	PERSONAL	TOTAL REAL & PERSONAL
TOWNSHIP/ CITY	AGRICULTURAL	COMMERCIAL	INDUSTRIAL	RESIDENTIAL	TIMBER-CUTOVER	DEVELOPMENTAL			
ADAMS TWP	0	12,668,072	2,908,482	78,540,202	54,269	0	94,171,025	17,283,908	111,454,933
CALUMET TWP	0	28,109,461	3,047,994	190,185,457	1,257,276	0	222,600,188	8,960,687	231,560,875
CHASSELL TWP	3,459,900	4,814,200	0	123,511,300	0	0	131,785,400	2,950,300	134,735,700
DUNCAN TWP	980,432	1,253,443	0	22,713,371	1,990,361	0	26,937,607	1,248,515	28,186,122
ELM RIVER TWP	0	3,443,602	86,083	40,101,495	0	0	43,631,180	10,430,902	54,062,082
FRANKLIN TWP	281,847	10,923,083	5,930,358	76,920,071	0	0	94,055,359	5,674,371	99,729,730
HANCOCK TWP	0	524,000	0	54,213,900	0	0	54,737,900	2,420,400	57,158,300
LAIRD TWP	2,756,995	600,678	0	31,325,869	0	0	34,683,542	705,312	35,388,854
OSCEOLA TWP	823,578	6,008,975	4,149,716	77,208,167	661,818	0	88,852,254	3,842,272	92,694,526
PORTAGE TWP	5,901,378	20,032,490	6,144,132	186,990,325	4,437,661	0	223,505,986	8,607,199	232,113,185
QUINCY TWP	0	2,780,855	256,000	15,854,064	0	0	18,890,919	820,059	19,710,978
SCHOOLCRAFT TWP	2,266,552	5,250,318	0	88,159,430	2,716,778	0	98,393,078	2,017,946	100,411,024
STANTON TWP	2,505,800	1,199,100	0	127,935,221	368,200	0	132,008,321	2,004,279	134,012,600
TORCH LAKE TWP	925,573	4,584,339	1,193,407	200,937,356	4,937,410	0	212,578,085	3,463,674	216,041,759
HANCOCK CITY	0	78,534,717	1,864,689	135,521,806	0	0	215,921,212	9,205,766	225,127,008
HOUGHTON CITY	0	91,034,462	1,700,082	165,904,058	0	2,683,874	261,322,476	8,169,348	269,491,824
<b>TOTALS</b>	<b>19,902,055</b>	<b>271,761,795</b>	<b>27,280,943</b>	<b>1,616,022,092</b>	<b>16,423,773</b>	<b>2,683,874</b>	<b>1,954,074,532</b>	<b>87,804,968</b>	<b>2,041,879,500</b>

April 15, 2025  
Date

Bold italicized typeface indicates a county equalization factor has been applied

*Michael D. Davis*  
Michael D. Davis, Equalization Director

**TAXABLE VALUES FOR HOUGHTON COUNTY**  
**YEAR: 2025 AD VALOREM**

TOWNSHIP/ CITY	****REAL****						TOTAL REAL	PERSONAL	TOTAL REAL & PERSONAL
	AGRICULTURAL	COMMERCIAL	INDUSTRIAL	RESIDENTIAL	TIMBER-CUTOVER	DEVELOPMENTAL			
ADAMS TWP	0	10,328,255	1,383,314	47,063,658	54,269	0	58,829,496	17,283,908	76,113,404
CALUMET TWP	0	21,180,376	2,696,876	105,972,766	803,053	0	130,653,071	8,960,687	139,613,758
CHASSELL TWP	2,335,040	3,600,060	0	78,419,864	0	0	84,354,964	2,950,300	87,305,264
DUNCAN TWP	578,364	1,006,190	0	14,738,733	985,575	0	17,308,862	1,248,515	18,557,377
ELM RIVER TWP	0	2,582,573	56,398	25,961,099	0	0	28,600,070	10,430,902	39,030,972
FRANKLIN TWP	172,334	8,259,230	4,587,300	42,972,486	0	0	55,991,350	5,674,371	61,665,721
HANCOCK TWP	0	385,642	0	31,845,035	0	0	32,230,677	2,420,400	34,651,077
LAIRD TWP	1,316,663	514,993	0	20,178,070	0	0	22,009,726	705,312	22,715,038
OSCEOLA TWP	254,462	5,352,795	2,725,542	45,242,777	554,586	0	54,130,162	3,842,272	57,972,434
PORTAGE TWP	3,246,398	14,606,034	4,028,328	116,147,709	2,073,571	0	140,102,040	8,607,199	148,709,239
QUINCY TWP	0	2,540,653	197,152	10,785,383	0	0	13,523,188	820,059	14,343,247
SCHOOLCRAFT TWP	1,086,408	3,830,132	0	50,133,831	1,354,524	0	56,404,895	2,017,946	58,422,841
STANTON TWP	1,514,355	927,542	0	81,424,182	226,805	0	84,092,884	2,004,279	86,097,163
TORCH LAKE TWP	416,017	3,937,044	1,084,315	127,275,833	2,197,575	0	134,910,784	3,463,674	138,374,458
HANCOCK CITY	0	57,076,859	1,450,136	86,842,413	0	0	145,369,408	9,205,796	154,575,204
HOUGHTON CITY	0	71,271,038	1,366,513	113,027,871	0	2,238,343	187,903,765	8,169,348	196,073,113
<b>TOTALS</b>	<b>10,920,041</b>	<b>207,399,416</b>	<b>19,575,874</b>	<b>998,031,710</b>	<b>8,249,958</b>	<b>2,238,343</b>	<b>1,246,415,342</b>	<b>87,804,968</b>	<b>1,334,220,310</b>

*Richard J. Davis*  
Richard J. Davis, Equalization Director

April 15, 2025  
Date

HOUGHTON COUNTY RE-CAP OF STATE EQUALIZED & TAXABLE VALUES FOR YEAR: 2025

TOWNSHIP	SEV	101	201	301	401	501	601	TOTAL REAL	PERSONAL	TOTAL REAL & PERSONAL	VETERAN'S EXEMPTION MCL 211.7B	SENIOR CITIZIS HOUSING MCL 211.7D	POVERTY EXEMPTION MCL 211.7U
		AGRI-CULTURAL	COMMERCIAL	INDUSTRIAL	RESIDENTIAL	TIMBER CUTOVER	DEVELOP-MENTAL						
ADAMS TOWNSHIP	SEV	0	12,668,072	2,908,482	78,540,202	54,269	0	94,171,025	17,283,908	111,454,933	1,113,082	0	0
	TAXABLE	0	10,328,255	1,383,314	47,063,658	54,269	0	58,829,496	17,283,908	76,113,404	656,183	0	0
CALLMET TOWNSHIP	SEV	0	28,109,461	3,047,994	180,185,457	1,257,276	0	222,600,188	8,960,687	231,560,875	4,116,963	313,040	102,942
	TAXABLE	0	21,180,376	2,696,876	105,972,786	803,053	0	130,653,071	8,960,687	139,613,758	1,960,680	229,006	70,354
CHASSELL TOWNSHIP	SEV	3,459,900	4,814,200	0	123,511,300	0	0	131,785,400	2,950,300	134,735,700	532,000	0	0
	TAXABLE	2,335,040	3,600,060	0	78,419,864	0	0	84,354,964	2,950,300	87,305,264	413,841	0	0
DUNCAN TOWNSHIP	SEV	980,432	1,253,443	0	22,713,371	1,990,361	0	26,937,607	1,248,515	28,186,122	401,723	0	0
	TAXABLE	578,364	1,006,190	0	14,738,733	985,575	0	17,308,862	1,248,515	18,557,377	285,577	0	0
ELM RIVER TOWNSHIP	SEV	0	3,443,602	86,083	40,101,495	0	0	43,631,180	10,430,902	54,062,082	466,473	0	0
	TAXABLE	0	2,582,573	56,398	25,961,099	0	0	28,600,070	10,430,902	39,030,972	155,687	0	0
FRANKLIN TOWNSHIP	SEV	281,847	10,923,083	5,930,358	76,920,071	0	0	94,055,359	5,674,371	99,729,730	1,793,418	0	0
	TAXABLE	172,334	8,259,230	4,587,300	42,972,486	0	0	55,991,350	5,674,371	61,665,721	1,006,835	0	0
HANCOCK TOWNSHIP	SEV	0	524,000	0	54,213,900	0	0	54,737,900	2,420,400	57,158,300	491,400	0	0
	TAXABLE	0	385,642	0	31,845,035	0	0	32,230,677	2,420,400	34,651,077	267,365	0	0
LAIRD TOWNSHIP	SEV	2,756,995	600,678	0	31,325,869	0	0	34,683,542	705,312	35,388,854	617,786	0	0
	TAXABLE	1,316,663	514,993	0	20,178,070	0	0	22,009,726	705,312	22,715,038	312,781	0	0
OSCEOLA TOWNSHIP	SEV	823,578	6,008,975	4,149,716	77,208,167	661,818	0	88,852,254	3,842,272	92,694,526	1,015,067	0	0
	TAXABLE	254,462	5,352,795	2,725,542	45,242,777	554,566	0	54,130,162	3,842,272	57,972,434	558,025	0	0

**HOUGHTON COUNTY RE-CAP OF STATE EQUALIZED & TAXABLE VALUES FOR YEAR: 2025**

	HOUGHTON COUNTY RE-CAP OF STATE EQUALIZED & TAXABLE VALUES FOR YEAR: 2025						TOTAL REAL & PERSONAL	VETERAN'S EXEMPTION MCL 211.7B	SENIOR CITIZENS HOUSING MCL 211.7D	POVERTY EXEMPTION MCL 211.7U				
	101 AGRI- CULTURAL	201 COMMERCIAL	301 INDUSTRIAL	401 RESIDENTIAL	501 TIMBER CUTOVER	601 DEVELOP- MENTAL					TOTAL REAL	PERSONAL		
PORTAGE	SEV	5,901,378	20,032,480	6,144,132	186,990,325	4,437,661	0	223,505,986	8,607,199	232,113,185	SEV	2,371,298	0	0
TOWNSHIP	TAXABLE	3,246,398	14,606,034	4,028,328	116,147,709	2,073,571	0	140,102,040	8,607,199	148,709,239	TAXABLE	1,706,475	0	0
QUINCY	SEV	0	2,780,855	256,000	15,854,064	0	0	18,890,919	820,059	19,710,978	SEV	75,108	0	0
TOWNSHIP	TAXABLE	0	2,540,653	197,152	10,785,383	0	0	13,523,188	820,059	14,343,247	TAXABLE	47,946	0	0
SCHOOLCRAFT	SEV	2,266,552	5,250,318	0	88,159,430	2,716,778	0	98,393,078	2,017,946	100,411,024	SEV	1,861,619	0	0
TOWNSHIP	TAXABLE	1,086,408	3,830,132	0	50,133,831	1,354,524	0	56,404,895	2,017,946	58,422,841	TAXABLE	1,174,252	0	0
STANTON	SEV	2,505,800	1,199,100	0	127,935,221	368,200	0	132,008,321	2,004,279	134,012,600	SEV	897,200	0	0
TOWNSHIP	TAXABLE	1,514,355	927,542	0	81,424,182	226,805	0	84,092,884	2,004,279	86,097,163	TAXABLE	598,447	0	0
TORCH LAKE	SEV	925,573	4,584,339	1,193,407	200,937,356	4,937,410	0	212,578,085	3,463,674	216,041,759	SEV	2,055,496	0	0
TOWNSHIP	TAXABLE	416,017	3,937,044	1,084,315	127,275,833	2,197,575	0	134,910,784	3,463,674	138,374,458	TAXABLE	1,371,641	0	0
HANCOCK	SEV	0	78,534,717	1,864,689	135,521,806	0	0	215,921,212	9,205,796	225,127,008	SEV	1,316,538	0	0
CITY	TAXABLE	0	57,076,859	1,450,136	86,842,413	0	0	145,369,408	9,205,796	154,575,204	TAXABLE	847,981	0	0
HOUGHTON	SEV	0	91,034,462	1,700,082	165,904,058	0	2,238,343	261,322,476	8,169,348	269,491,824	SEV	1,370,706	227,781	0
CITY	TAXABLE	0	71,271,038	1,366,513	113,027,871	0	2,238,343	187,903,765	8,169,348	196,073,113	TAXABLE	1,002,622	222,442	0
HOUGHTON COUNTY	SEV	19,902,055	271,761,795	27,280,943	1,616,022,092	16,423,773	2,683,874	1,954,074,532	87,804,968	2,041,879,500	SEV	20,495,877	540,821	102,942
TOTALS:	TAXABLE	10,920,041	207,399,416	19,575,874	998,031,710	8,249,958	2,238,343	1,246,415,342	87,804,968	1,334,220,310	TAXABLE	12,366,318	451,448	70,354

## CHANGES TO STATE EQUALIZED VALUE FOR HOUGHTON COUNTY BETWEEN 2024 to 2025

TOWNSHIPS/CITIES	AGRICULTURAL	COMMERCIAL	INDUSTRIAL	RESIDENTIAL	TIMBER-CUTOVER	DEVELOPMENTAL	TOTAL REAL	PERSONAL	TOTAL REAL & PERSONAL
ADAMS TWP	2024 SEV	0	9,477,559	2,587,455	71,108,949	24,800	83,198,763	13,927,041	97,125,804
	2025 SEV	0	12,668,072	2,908,482	78,540,202	54,269	94,171,025	17,283,908	111,454,933
	Change	0	3,190,513	321,027	7,431,253	29,469	10,972,262	3,356,867	14,329,129
	% of Change	0.00	33.66	12.41	10.45	118.83	13.19	24.10	14.75
CALUMET TWP	2024 SEV	0	23,986,079	2,842,599	165,498,595	1,179,479	193,506,752	8,407,852	201,914,604
	2025 SEV	0	28,109,461	3,047,994	190,185,457	1,257,276	222,600,188	8,960,687	231,560,875
	Change	0	4,123,382	205,395	24,686,862	77,797	29,093,436	552,835	29,646,271
	% of Change	0.00	17.19	7.23	14.92	6.60	15.03	6.58	14.68
CHASSELL TWP	2024 SEV	3,403,900	3,971,000	0	106,106,900	0	113,481,800	2,423,900	115,905,700
	2025 SEV	3,459,900	4,814,200	0	123,511,300	0	131,785,400	2,950,300	134,735,700
	Change	56,000	843,200	0	17,404,400	0	18,303,600	526,400	18,830,000
	% of Change	1.65	21.23	0.00	16.40	0.00	16.13	21.72	16.25
DUNCAN TWP	2024 SEV	693,992	1,114,349	0	21,452,947	2,146,300	25,407,588	1,625,288	27,032,876
	2025 SEV	980,432	1,253,443	0	22,713,371	1,990,361	26,937,607	1,248,515	28,186,122
	Change	286,440	139,094	0	1,260,424	-155,939	1,530,019	-376,773	1,153,246
	% of Change	41.27	12.48	0.00	5.88	-7.27	6.02	-23.18	4.27
ELM RIVER TWP	2024 SEV	0	2,658,363	257,528	34,224,705	0	37,140,596	6,802,058	43,942,654
	2025 SEV	0	3,443,602	86,083	40,101,495	0	43,631,180	10,430,902	54,062,082
	Change	0	785,239	-171,445	5,876,790	0	6,490,584	3,628,844	10,119,428
	% of Change	0.00	29.54	-66.57	17.17	0.00	17.48	53.35	23.03
FRANKLIN TWP	2024 SEV	263,563	9,061,781	5,355,570	62,058,892	0	76,739,806	4,690,955	81,430,761
	2025 SEV	281,847	10,923,083	5,930,358	76,920,071	0	94,055,359	5,674,371	99,729,730
	Change	18,284	1,861,302	574,788	14,861,179	0	17,315,553	983,416	18,298,969
	% of Change	6.94	20.54	10.73	23.95	0.00	22.56	20.96	22.47

## CHANGES TO STATE EQUALIZED VALUE FOR HOUGHTON COUNTY BETWEEN 2024 to 2025

TOWNSHIPS/CITIES	AGRICULTURAL	COMMERCIAL	INDUSTRIAL	RESIDENTIAL	TIMBER-CUTOVER	DEVELOPMENTAL	TOTAL REAL	PERSONAL	TOTAL REAL & PERSONAL
<b>HANCOCK TWP</b>	2024 SEV	0	472,700	0	44,342,500	0	44,815,200	2,063,600	46,878,800
	2025 SEV	0	524,000	0	54,213,900	0	54,737,900	2,420,400	57,158,300
	Change	0	51,300	0	9,871,400	0	9,922,700	356,800	10,279,500
	% of Change	0.00	10.85	0.00	22.26	0.00	22.14	17.29	21.93
<b>LAIRD TWP</b>	2024 SEV	2,289,469	547,215	0	27,414,448	1,547,820	31,798,952	664,065	32,463,017
	2025 SEV	2,756,995	600,678	0	31,325,869	0	34,683,542	705,312	35,388,854
	Change	467,526	53,463	0	3,911,421	-1,547,820	2,884,590	41,247	2,925,837
	% of Change	20.42	9.77	0.00	14.27	-100.00	9.07	6.21	9.01
<b>OSCEOLA TWP.</b>	2024 SEV	878,865	5,322,010	3,905,703	69,752,264	591,974	80,450,816	3,945,575	84,396,391
	2025 SEV	823,578	6,008,975	4,149,716	77,208,167	661,818	88,852,254	3,842,272	92,694,526
	Change	-55,287	686,965	244,013	7,455,903	69,844	8,401,438	-103,303	8,298,135
	% of Change	-6.29	12.91	6.25	10.69	11.80	10.44	-2.62	9.83
<b>PORTAGE TWP</b>	2024 SEV	5,495,208	20,096,121	5,836,902	170,210,680	4,086,720	205,725,631	10,292,262	216,017,893
	2025 SEV	5,901,378	20,032,490	6,144,132	186,990,325	4,437,661	223,505,986	8,607,199	232,113,185
	Change	406,170	-63,631	307,230	16,779,645	350,941	17,780,355	-1,685,063	16,095,292
	% of Change	7.39	-0.32	5.26	9.86	8.59	8.64	-16.37	7.45
<b>QUINCY TWP</b>	2024 SEV	0	1,075,269	195,975	15,088,542	0	16,359,786	741,415	17,101,201
	2025 SEV	0	2,780,855	256,000	15,854,064	0	18,890,919	820,059	19,710,978
	Change	0	1,705,586	60,025	765,522	0	2,531,133	78,644	2,609,777
	% of Change	0.00	158.62	30.63	5.07	0.00	15.47	10.61	15.26
<b>SCHOOLCRAFT TWP</b>	2024 SEV	2,016,301	4,679,769	0	78,290,773	2,645,922	87,632,765	2,613,339	90,246,104
	2025 SEV	2,266,552	5,250,318	0	88,159,430	2,716,778	98,393,078	2,017,946	100,411,024
	Change	250,251	570,549	0	9,868,657	70,856	10,760,313	-595,393	10,164,920
	% of Change	12.41	12.19	0.00	12.61	2.68	12.28	-22.78	11.26

## CHANGES TO STATE EQUALIZED VALUE FOR HOUGHTON COUNTY BETWEEN 2024 to 2025

TOWNSHIPS/CITIES	AGRICULTURAL	COMMERCIAL	INDUSTRIAL	RESIDENTIAL	TIMBER-CUTOVER	DEVELOPMENTAL	TOTAL REAL	PERSONAL	TOTAL REAL & PERSONAL	
STANTON TWP	2024 SEV	2,351,000	1,010,900	209,100	116,452,850	307,300	120,331,150	1,768,508	122,099,658	
	2025 SEV	2,505,800	1,199,100	0	127,935,221	368,200	132,008,321	2,004,279	134,012,600	
	Change	154,800	188,200	-209,100	11,482,371	60,900	11,677,171	235,771	11,912,942	
	% of Change	6.58	18.62	-100.00	9.86	19.82	9.70	13.33	9.76	
TORCH LAKE TWP	2024 SEV	899,261	4,106,263	1,126,808	180,945,978	4,148,934	191,227,244	3,495,524	194,722,768	
	2025 SEV	925,573	4,584,339	1,193,407	200,937,356	4,937,410	212,578,085	3,463,674	216,041,759	
	Change	26,312	478,076	66,599	19,991,378	788,476	21,350,841	-31,850	21,318,991	
	% of Change	2.93	11.64	5.91	11.05	19.00	11.17	-0.91	10.95	
HANCOCK CITY	2024 SEV	0	73,076,648	1,859,853	121,952,996	0	196,889,497	10,100,662	206,990,159	
	2025 SEV	0	78,534,717	1,864,689	135,521,806	0	215,921,212	9,205,796	225,127,008	
	Change	0	5,458,069	4,836	13,568,810	0	19,031,715	-894,866	18,136,849	
	% of Change	0.00	7.47	0.26	11.13	0.00	9.67	-8.86	8.76	
HOUGHTON CITY	2024 SEV	0	83,352,719	1,504,855	150,023,021	0	1,963,876	236,844,471	245,341,842	
	2025 SEV	0	91,034,462	1,700,082	165,904,058	0	2,683,874	261,322,476	269,491,824	
	Change	0	7,681,743	195,227	15,881,037	0	719,998	24,478,005	24,149,982	
	% of Change	0.00	9.22	12.97	10.59	0.00	36.66	10.34	9.84	
COUNTY TOTALS	2024 SEV	18,291,559	244,008,745	25,682,348	1,434,925,040	16,679,249	1,963,876	1,741,550,817	1,823,610,232	
	2025 SEV	19,902,055	271,761,795	27,280,943	1,616,022,092	16,423,773	2,683,874	1,954,074,532	2,041,879,500	
	Change	1,610,496	27,753,050	1,598,595	181,097,052	-255,476	719,998	212,523,715	218,269,268	
	% of Change	8.80%	11.37%	6.22%	12.62%	-1.53%	36.66%	12.20%	11.97%	
ASSESSED VALUE	% BY CLASS	0.97%	13.31%	1.34%	79.14%	0.80%	0.13%	95.70%	4.30%	100.00%

# CHANGES TO TAXABLE VALUE FOR HOUGHTON COUNTY BETWEEN 2024 to 2025

TOWNSHIPS/CITIES	AGRICULTURAL	COMMERCIAL	INDUSTRIAL	RESIDENTIAL	TIMBER-CUTOVER	DEVELOPMENTAL	TOTAL REAL	PERSONAL	TOTAL REAL & PERSONAL
<b>ADAMS TWP</b>	2024 Taxable	0	8,064,727	1,341,727	44,705,781	24,800	54,137,035	13,927,041	68,064,076
	2025 Taxable	0	10,328,255	1,383,314	47,063,658	54,269	58,829,496	17,283,908	76,113,404
	Change	0	2,263,528	41,587	2,357,877	29,469	4,692,461	3,356,867	8,049,328
	% of Change	0.00	28.07	3.10	5.27	118.83	8.67	24.10	11.83
<b>CALUMET TWP</b>	2024 Taxable	0	19,619,576	2,524,494	98,487,353	780,945	121,412,368	8,407,852	129,820,220
	2025 Taxable	0	21,180,376	2,696,876	105,972,766	803,053	130,653,071	8,960,687	139,613,758
	Change	0	1,560,800	172,382	7,485,413	22,108	9,240,703	552,835	9,793,538
	% of Change	0.00	7.96	6.83	7.60	2.83	7.61	6.58	7.54
<b>CHASSELL TWP</b>	2024 Taxable	2,348,488	3,419,826	0	73,573,200	0	79,341,514	2,423,900	81,765,414
	2025 Taxable	2,335,040	3,600,060	0	78,419,864	0	84,354,964	2,950,300	87,305,264
	Change	-13,448	180,234	0	4,846,664	0	5,013,450	526,400	5,539,850
	% of Change	-0.57	5.27	0.00	6.59	0.00	6.32	21.72	6.78
<b>DUNCAN TWP</b>	2024 Taxable	560,923	1,004,276	0	13,895,912	1,206,099	16,667,210	1,625,288	18,292,498
	2025 Taxable	578,364	1,006,190	0	14,738,733	985,575	17,308,862	1,248,515	18,557,377
	Change	17,441	1,914	0	842,821	-220,524	641,652	-376,773	264,879
	% of Change	3.11	0.19	0.00	6.07	-18.28	3.85	-23.18	1.45
<b>ELM RIVER TWP</b>	2024 Taxable	0	2,248,537	215,704	24,304,347	0	26,768,588	6,802,058	33,570,646
	2025 Taxable	0	2,582,573	56,398	25,961,099	0	28,600,070	10,430,902	39,030,972
	Change	0	334,036	-159,306	1,656,752	0	1,831,482	3,628,844	5,460,326
	% of Change	0.00	14.86	-73.85	6.82	0.00	6.84	53.35	16.27
<b>FRANKLIN TWP</b>	2024 Taxable	167,154	7,016,632	4,661,241	38,772,754	0	50,617,781	4,583,652	55,201,433
	2025 Taxable	172,334	8,259,230	4,587,300	42,972,486	0	55,991,350	5,674,371	61,665,721
	Change	5,180	1,242,598	-73,941	4,199,732	0	5,373,569	1,090,719	6,464,288
	% of Change	3.10	17.71	-1.59	10.83	0.00	10.62	23.80	11.71



# CHANGES TO TAXABLE VALUE FOR HOUGHTON COUNTY BETWEEN 2024 to 2025

TOWNSHIPS/CITIES	AGRICULTURAL	COMMERCIAL	INDUSTRIAL	RESIDENTIAL	TIMBER-CUT/OVER	DEVELOPMENTAL	TOTAL REAL	PERSONAL	TOTAL REAL & PERSONAL
<b>HANCOCK TWP</b>	2024 Taxable	0	374,049	0	29,509,709	0	29,883,758	2,063,600	31,947,358
	2025 Taxable	0	385,642	0	31,845,035	0	32,230,677	2,420,400	34,651,077
	Change	0	11,593	0	2,335,326	0	2,346,919	356,800	2,703,719
	% of Change	0.00	3.10	0.00	7.91	0.00	7.85	17.29	8.46
<b>LAIRD TWP</b>	2024 Taxable	1,264,513	499,513	0	18,764,823	416,057	20,944,906	664,065	21,608,971
	2025 Taxable	1,316,663	514,993	0	20,178,070	0	22,009,726	705,312	22,715,038
	Change	52,150	15,480	0	1,413,247	-416,057	1,064,820	41,247	1,106,067
	% of Change	4.12	3.10	0.00	7.53	-100.00	5.08	6.21	5.12
<b>OSCEOLA TWP</b>	2024 Taxable	278,555	4,731,724	2,607,952	43,661,839	537,922	51,817,992	3,913,499	55,731,491
	2025 Taxable	254,462	5,352,795	2,725,542	45,242,777	554,586	54,130,162	3,842,272	57,972,434
	Change	-24,093	621,071	117,590	1,580,938	16,664	2,312,170	-71,227	2,240,943
	% of Change	-8.65	13.13	4.51	3.62	3.10	4.46	-1.82	4.02
<b>PORTAGE TWP</b>	2024 Taxable	3,146,673	14,482,371	3,957,414	110,465,832	1,913,986	133,966,276	10,236,501	144,202,777
	2025 Taxable	3,246,398	14,606,034	4,028,328	116,147,709	2,073,571	140,102,040	8,607,199	148,709,239
	Change	99,725	123,663	70,914	5,681,877	159,585	6,135,764	-1,629,302	4,506,462
	% of Change	3.17	0.85	1.79	5.14	8.34	4.58	-15.92	3.13
<b>QUINCY TWP</b>	2024 Taxable	0	974,487	195,975	10,208,577	0	11,379,039	739,306	12,118,345
	2025 Taxable	0	2,540,653	197,152	10,785,383	0	13,523,188	820,059	14,343,247
	Change	0	1,566,166	1,177	576,806	0	2,144,149	80,753	2,224,902
	% of Change	0.00	160.72	0.60	5.65	0.00	18.84	10.92	18.36
<b>SCHOOLCRAFT TWP</b>	2024 Taxable	968,762	3,682,803	0	47,315,005	1,280,414	53,246,984	2,613,339	55,860,323
	2025 Taxable	1,086,408	3,830,132	0	50,133,831	1,354,524	56,404,895	2,017,946	58,422,841
	Change	117,646	147,329	0	2,818,826	74,110	3,157,911	-595,393	2,562,518
	% of Change	12.14	4.00	0.00	5.96	5.79	5.93	-22.78	4.59

# CHANGES TO TAXABLE VALUE FOR HOUGHTON COUNTY BETWEEN 2024 to 2025

TOWNSHIPS/CITIES	AGRICULTURAL											COMMERCIAL											INDUSTRIAL											RESIDENTIAL											TIMBER-CUTOVER											DEVELOPMENTAL											TOTAL REAL											PERSONAL											TOTAL REAL & PERSONAL																					
STANTON TWP	2024 Taxable											1,594,210											907,003											164,174											75,661,176											220,774											0											78,547,337											1,768,508											80,315,845										
	2025 Taxable											1,514,355											927,542											0											81,424,182											226,805											0											84,092,884											2,004,279											86,097,163										
	Change											-79,855											20,539											-164,174											5,763,006											6,031											0											5,545,547											235,771											5,781,318										
	% of Change											-5.01											2.26											-100.00											7.62											2.73											0.00											7.06											13.33											7.20										
TORCH LAKE TWP	2024 Taxable											396,392											3,690,439											1,059,853											118,344,731											2,081,331											0											125,572,746											3,495,524											129,068,270										
	2025 Taxable											416,017											3,937,044											1,084,315											127,275,833											2,197,575											0											134,910,784											3,463,674											138,374,458										
	Change											19,625											246,605											24,462											8,931,102											116,244											0											9,338,038											-31,850											9,306,188										
	% of Change											4.95											6.68											2.31											7.55											5.59											0.00											7.44											-0.91											7.21										
HANCOCK CITY	2024 Taxable											0											55,528,291											1,398,785											82,131,204											0											139,058,280											10,100,662											149,158,942																					
	2025 Taxable											0											57,076,859											1,450,136											86,842,413											0											145,369,408											9,205,796											154,575,204																					
	Change											0											1,548,568											51,351											4,711,209											0											6,311,128											-894,866											5,416,262																					
	% of Change											0.00											2.79											3.67											5.74											0.00											0.00											4.54											-8.86											3.63										
HOUGHTON CITY	2024 Taxable											0											65,771,139											1,325,429											107,110,892											0											175,864,386											8,497,371											184,361,757																					
	2025 Taxable											0											71,271,038											1,366,513											113,027,871											0											187,903,765											8,169,348											196,073,113																					
	Change											0											5,499,899											41,084											5,916,979											0											581,417											-328,023											11,711,356																					
	% of Change											0.00											8.36											3.10											5.52											0.00											35.09											6.85											-3.86											6.35										
COUNTY TOTALS	2024 Taxable											10,725,670											192,015,393											19,452,748											936,913,135											8,462,328											1,656,926											1,169,226,200											81,862,166											1,251,088,366										
	2025 Taxable											10,920,041											207,399,416											19,575,874											998,031,710											8,249,958											2,238,343											1,246,415,342											87,804,968											1,334,220,310										
	CHANGE											194,371											15,384,023											123,126											61,118,575											-212,370											581,417											77,189,142											5,942,802											83,131,944										
	% of Change											1.81%											8.01%											0.63%											6.52%											-2.51%											35.09%											6.60%											7.26%											6.64%										
TAXABLE VALUE	% BY CLASS											0.8%											15.5%											1.5%											74.8%											0.6%											0.2%											93.4%											6.6%											100.00%										

HOUGHTON COUNTY--2025 HOMESTEAD (PRE) & NON-HOMESTEAD (NON-PRE) VALUE COMPARISONS  
ALL FIGURES ARE EXPRESSED IN TAXABLE VALUE

UNIT	2025	2025	2025	2025	2025	2025	2025	2025	2025
	% OF PRE	% OF NON-PRE	PRE TAXABLE VALUE	NON-PRE TAXABLE VALUE	TAXABLE VALUE w/ EX	VETERANS EX MCL 211.7B	SEN CIT/DIS HSG MCL 211.7D		
001 ADAMS	65.5%	34.5%	49,852,338	26,261,066	76,113,404	656,163	0		
001/045 SOUTH RANGE VILLAGE	61.1%	38.9%	10,157,929	6,478,161	16,636,090	105,604	0		
002 CALUMET	55.6%	44.4%	77,569,196	62,044,562	139,613,758	1,960,680	229,006		
002/041 CALUMET VILLAGE	27.3%	72.7%	3,281,699	8,740,890	12,022,589	128,173	0		
002/042 COPPER CITY VILLAGE	61.9%	38.1%	1,686,626	1,039,704	2,726,330	112,315	0		
002/044 LAURIUM VILLAGE	67.8%	32.2%	22,618,748	10,741,375	33,360,123	623,265	0		
003 CHASSELL	71.4%	28.6%	62,356,934	24,948,330	87,305,264	413,841	0		
004 DUNCAN	30.4%	69.6%	5,635,734	12,921,643	18,557,377	285,577	0		
005 ELM RIVER	25.8%	74.2%	10,084,451	28,946,521	39,030,972	155,687	0		
006 FRANKLIN	56.8%	43.2%	35,005,724	26,659,997	61,665,721	1,006,835	0		
007 HANCOCK TWP	68.0%	32.0%	23,568,180	11,082,897	34,651,077	267,365	0		
008 LAIRD	52.5%	47.5%	11,922,119	10,792,919	22,715,038	312,781	0		

UNIT	2025 % OF PRE	2025 % OF NON-PRE	2025 PRE VALUE	2025 NON-PRE TAXABLE VALUE	2025 TAXABLE VALUE w/ EX	2025 VETERANS EX MCL 211.7B	2025 SEN CIT/DIS HSG MCL 211.7D
009 OSCEOLA	61.5%	38.5%	35,675,840	22,296,594	57,972,434	558,025	0
010 PORTAGE	58.9%	41.1%	87,561,014	61,148,225	148,709,239	1,706,475	0
011 QUINCY	63.0%	37.0%	9,032,960	5,310,287	14,343,247	47,946	0
012 SCHOOLCRAFT	61.8%	38.2%	36,127,744	22,295,097	58,422,841	1,174,252	0
012/043 LAKE LINDEN VILLAGE	62.5%	37.5%	11,633,547	6,973,122	18,606,669	369,673	0
013 STANTON	69.3%	30.7%	59,637,318	26,459,845	86,097,163	598,447	0
014 TORCH LAKE	49.8%	50.2%	68,956,012	69,418,446	138,374,458	1,371,641	0
051 HANCOCK CITY	49.0%	51.0%	75,781,043	78,794,161	154,575,204	847,981	0
052 HOUGHTON CITY	43.6%	56.4%	85,562,090	110,511,023	196,073,113	1,002,622	222,442
2025 % TOTALS:		55.0%	45.0%				
<u>2025 HOUGHTON COUNTY PRE &amp; NON-PRE TOTALS:</u>			<u>734,328,697</u>	<u>599,891,613</u>	<u>1,334,220,310</u>	<u>12,366,318</u>	<u>451,448</u>
			PRE	NON-PRE			

HOUGHTON COUNTY EQUALIZATION DEPARTMENT

April 15, 2025

UNIT	% OF COUNTY BY EQUALIZED VALUE	#	% OF COUNTY BY TAXABLE VALUE	#	2025 EQUALIZED VALUE	2025 TAXABLE VALUE
ADAMS	5.46%	# 8	5.70%	# 8	111,454,933	76,113,404
CALUMET	11.34%	# 3	10.46%	# 4	231,560,875	139,613,758
CHASSELL	6.60%	# 6	6.54%	# 6	134,735,700	87,305,264
DUNCAN	1.38%	# 15	1.39%	# 15	28,186,122	18,557,377
ELM RIVER	2.65%	# 13	2.93%	# 12	54,062,082	39,030,972
FRANKLIN	4.88%	# 10	4.62%	# 9	99,729,730	61,665,721
HANCOCK TWP	2.80%	# 12	2.60%	# 13	57,158,300	34,651,077
LAIRD	1.73%	# 14	1.70%	# 14	35,388,854	22,715,038
OSCEOLA	4.54%	# 11	4.35%	# 11	92,694,526	57,972,434
PORTAGE	11.37%	# 2	11.15%	# 3	232,113,185	148,709,239
QUINCY	0.97%	# 16	1.08%	# 16	19,710,978	14,343,247
SCHOOLCRAFT	4.92%	# 9	4.38%	# 10	100,411,024	58,422,841
STANTON	6.56%	# 7	6.45%	# 7	134,012,600	86,097,163
TORCH LAKE	10.58%	# 5	10.37%	# 5	216,041,759	138,374,458
HANCOCK CITY	11.03%	# 4	11.59%	# 2	225,127,008	154,575,204
HOUGHTON CITY	13.20%	# 1	14.70%	# 1	269,491,824	196,073,113
	100.00%		100.00%			

**HOUGHTON COUNTY TOTAL EQUALIZED & TAXABLE VALUE: 2,041,879,500 1,334,220,310**

**HOUGHTON COUNTY--2025--% OF VALUE CHANGE BY UNIT--BOTH ASSESSED & TAXABLE VALUES  
FROM YEAR 2023 TO YEAR 2024**

UNIT	% OF ASSESSED CHANGE	% OF TAXABLE CHANGE	ASSESSED	ASSESSED*	TAXABLE	TAXABLE
			2024 (AV)	2025 (AV)	2024 (TV)	2025 (TV)
ADAMS	14.8%	11.8%	97,125,804	111,454,933	68,064,076	76,113,404
CALUMET	14.7%	7.5%	201,914,604	231,560,875	129,820,220	139,613,758
CHASSELL	16.2%	6.8%	115,905,700	134,735,700	81,765,414	87,305,264
DUNCAN	4.3%	1.4%	27,032,876	28,186,122	18,292,498	18,557,377
ELM RIVER	23.0%	16.3%	43,942,654	54,062,082	33,570,646	39,030,972
FRANKLIN	22.5%	11.7%	81,430,761	99,729,730	55,201,433	61,665,721
HANCOCK TWP	21.9%	8.5%	46,878,800	57,158,300	31,947,358	34,651,077
LAIRD	9.0%	5.1%	32,463,017	35,388,854	21,608,971	22,715,038
OSCEOLA	9.8%	4.0%	84,396,391	92,694,526	55,731,491	57,972,434
PORTAGE	7.5%	3.1%	216,017,893	232,113,185	144,202,777	148,709,239
QUINCY	15.3%	18.4%	17,101,201	19,710,978	12,118,345	14,343,247
SCHOOLCRAFT	11.3%	4.6%	90,246,104	100,411,024	55,860,323	58,422,841
STANTON	9.8%	7.2%	122,099,658	134,012,600	80,315,845	86,097,163
TORCH LAKE	10.9%	7.2%	194,722,768	216,044,759	129,068,270	138,374,458
HANCOCK CITY	8.8%	3.6%	206,990,159	225,127,008	149,158,942	154,575,204
HOUGHTON CITY	9.8%	6.4%	245,341,842	269,491,824	184,361,757	196,073,113
<b>TOTAL COUNTY:</b>	<b>11.97%</b>	<b>6.64%</b>	<b>1,823,610,232</b>	<b>2,041,879,500</b>	<b>1,251,088,366</b>	<b>1,334,220,310</b>

\*EQUALIZED VALUE

**2025 PARCEL COUNTS**  
**HOUGHTON COUNTY EQUALIZATION**  
**April 15, 2025**

TOWNSHIP/CITY	AG	COMM	IND	RES	T-C	DEV	TOTAL REAL	TOTAL PERSONAL	TOTAL REAL & PERSONAL
ADAMS TWP	0	84	13	1,460	7	0	1,558	59	1,617
CALUMET TWP	0	332	38	3,865	45	0	4,280	237	4,517
CHASSELL TWP	68	63	0	1,387	0	0	1,518	43	1,561
DUNCAN TWP	11	23	0	582	49	0	667	26	693
ELM RIVER TWP	0	26	6	530	0	0	568	25	593
FRANKLIN TWP	4	84	29	972	0	0	1,089	70	1,159
HANCOCK TWP	0	5	0	499	0	0	504	11	515
LAIRD TWP	39	7	0	1,028	0	0	1,077	17	1,094
OSCEOLA TWP	9	60	25	1,202	18	0	1,314	66	1,380
PORTAGE TWP	82	128	21	2,222	160	0	2,613	103	2,716
QUINCY TWP	0	15	2	185	0	0	202	17	219
SCHOOLCRAFT TWP	35	74	0	1,341	98	0	1,548	60	1,608
STANTON TWP	44	9	3	1,629	8	0	1,693	19	1,712
TORCH LAKE TWP	20	36	4	2,370	165	0	2,595	56	2,651
HANCOCK CITY	0	449	16	1,333	0	0	1,798	181	1,979
HOUGHTON CITY	0	296	7	1,547	0	20	1,870	305	2,175
<b>COUNTY TOTAL</b>	<b>312</b>	<b>1,691</b>	<b>164</b>	<b>22,152</b>	<b>550</b>	<b>20</b>	<b>24,889</b>	<b>1,295</b>	<b>26,184</b>







# AIA® Document G701® – 2017

## Change Order

<b>PROJECT:</b> <i>(Name and address)</i> Houghton County Marina Facility Improvements 20059 Gagnon Circle, Hancock, MI 49930	<b>CONTRACT INFORMATION:</b> Contract For: General Construction Date: March 13, 2025	<b>CHANGE ORDER INFORMATION:</b> Change Order Number: 002 Date: April 10, 2025
<b>OWNER:</b> <i>(Name and address)</i> Houghton County 401 E. Houghton Avenue Houghton, Michigan 49931	<b>ARCHITECT:</b> <i>(Name and address)</i> U.P. Engineers & Architects, Inc. 100 Portage Street Houghton, MI 49931	<b>CONTRACTOR:</b> <i>(Name and address)</i> Wuebben Construction, Inc. 48815 Coal Dock Road Hancock, MI 49930

**THE CONTRACT IS CHANGED AS FOLLOWS:**

*(Insert a detailed description of the change and, if applicable, attach or reference specific exhibits. Also in line agreed upon adjustments attributable to executed Construction Change Directives.)*

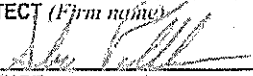
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**NOT VALID UNTIL SIGNED BY THE ARCHITECT, CONTRACTOR AND OWNER.**

U.P. Engineers & Architects, Inc.  
 ARCHITECT *(Firm name)*  
  
 SIGNATURE  
 Shane Pakkala, Project Manager  
 PRINTED NAME AND TITLE  
 4/10/2025  
 DATE

Wuebben Construction, Inc.  
 CONTRACTOR *(Firm name)*  
 Jed Wuebben  
 SIGNATURE  
 Jed Wuebben, Owner  
 PRINTED NAME AND TITLE  
 DATE

Houghton County  
 OWNER *(Firm name)*  
 SIGNATURE  
 Chelsea Rheault, Administrator  
 PRINTED NAME AND TITLE  
 DATE



Po Box 678  
Dollar Bay, MI 49922  
(906) 482-7871  
wuebbenconstruction.com

# Proposal

Proposal #:25049

Date Submitted:04/09/25  
License #:2101164965

Proposal Submitted To:

UPEA  
Shane Pakkala

Work Performed at:

Hoco Marina  
Hancock MI 49930

We propose to supply the materials and labor necessary for the following project:

---

- KPL to install 7 new "Type A" lights in soffit replacing existing. They recommend running new MC as existing has no ground and some is looking pretty rough. Price reflects new MC - \$3,146.07
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- Deduct if owner would like to supply their own bulletin board - \$577.22

**\$12,694.69**

*Twelve Thousand Six Hundred Ninety Four Dollars and Sixty Nine Cents*

---

Proposal Terms: The quotation above is valid for (30) days from the date submitted.

Wuebben Construction will dispose of all construction materials

Respectfully Submitted: Ryland Knoof

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Any alteration or deviation from above specifications involving extra costs will be executed only upon written order and will become an extra charge over and above estimate. All agreements are contingent upon accidents, significant material price increases, or delays beyond our control. Insurance on the structure/building is available through a builder's risk policy with Wuebben Construction, Inc. It is not included in this price. Wuebben Construction does not provide this unless purchased separately. If you are interested in the builder's risk policy to insure your structure/building please let us know prior to construction.

**Acceptance of Proposal:**

The above prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified, with the payments as outlined above. I understand I am responsible for providing insurance on my structure/building/property. I understand Wuebben Construction, Inc. provides work comp and liability insurance.

Signature:

Date:

Service and Quality

Licensed and Insured



# AIA® Document G701® – 2017

## Change Order

<b>PROJECT:</b> <i>(Name and address)</i> Houghton County Marina Facility Improvements 20059 Gagnon Circle, Hancock, MI 49930	<b>CONTRACT INFORMATION:</b> Contract For: General Construction Date: March 13, 2025	<b>CHANGE ORDER INFORMATION:</b> Change Order Number: 002 Date: April 10, 2025
<b>OWNER:</b> <i>(Name and address)</i> Houghton County 401 E. Houghton Avenue Houghton, Michigan 49931	<b>ARCHITECT:</b> <i>(Name and address)</i> U.P. Engineers & Architects, Inc. 100 Portage Street Houghton, MI 49931	<b>CONTRACTOR:</b> <i>(Name and address)</i> Wuebben Construction, Inc. 48815 Coal Dock Road Hancock, MI 49930

### THE CONTRACT IS CHANGED AS FOLLOWS:

*(Insert a detailed description of the change and, if applicable, attach or reference specific exhibits. Also include agreed upon adjustments attributable to executed Construction Change Directives.)*


Add 7 new soffit lights, new MC cabling for soffit lights, and new photo cell. Remove existing tile block wall separating the two proposed shower rooms and replace with LVL header and wall. Remove tile from west walls and frame new wall up to the ceiling. Remove existing exterior door and frames and frame in new wall with commercial door and window transom above the door. ADD \$12,394.69.

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**NOT VALID UNTIL SIGNED BY THE ARCHITECT, CONTRACTOR AND OWNER.**

U.P. Engineers & Architects, Inc.  
**ARCHITECT** *(Firm name)*  
  
**SIGNATURE**  
 Shane Pakkala, Project Manager  
**PRINTED NAME AND TITLE**  
 4/10/2025  
**DATE**

Wuebben Construction, Inc.  
**CONTRACTOR** *(Firm name)*  
 Jed Wuebben  
**SIGNATURE**  
 Jed Wuebben, Owner  
**PRINTED NAME AND TITLE**  
**DATE**

Houghton County  
**OWNER** *(Firm name)*  
**SIGNATURE**  
 Chelsea Rheault, Administrator  
**PRINTED NAME AND TITLE**  
**DATE**



Po Box 678  
Dollar Bay, MI 49922  
(906) 482-7871  
wuebbenconstruction.com

# Proposal

Proposal #:25049  
Date Submitted:04/09/25  
License #:2101164965

Proposal Submitted To:

UPEA  
Shane Pakkala

Work Performed at:

Hoco Marina  
Hancock MI 49930

We propose to supply the materials and labor necessary for the following project:

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Signature:

\_\_\_\_\_

Date:

\_\_\_\_\_

Service and Quality

Licensed and Insured



# AIA®

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U.P. Engineers & Architects, Inc.  
ARCHITECT *(Firm name)*

SIGNATURE

Shane Pakkala, Project Manager  
PRINTED NAME AND TITLE

4/10/2025

DATE

Wuebben Construction, Inc.  
CONTRACTOR *(Firm name)*

Jed Wuebben

SIGNATURE

Jed Wuebben, Owner  
PRINTED NAME AND TITLE

DATE

Houghton County  
OWNER *(Firm name)*

SIGNATURE

Chelsea Rheault, Administrator  
PRINTED NAME AND TITLE

DATE



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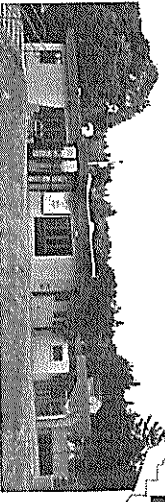
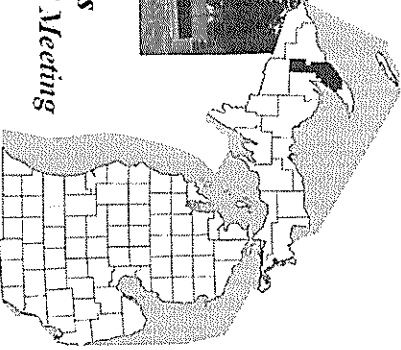
Signature:

Date:

Service and Quality

Licensed and Insured

# Houghton County Justice Center Master Plan

**Major Master Plan Conclusions**  
**Board of County Commissioners' Meeting**  
**Date: 4.15.2025**

ABONMARCHE BYCE    Securitecture 1

1

### Agenda

Meeting Agenda	Duration	Time
<b>Introductions and Acknowledgements</b> <b>Master Plan Goals and Objectives, Approach and Methodology, Schedule and Report Status</b>	5 Minutes 5 Minutes	10:00am - 10:05am 10:05am - 10:10am
<b>Summary of Major Master Plan Conclusions:</b> <ul style="list-style-type: none"> <li>• Analytics and Projection Modeling</li> <li>• Bed Recommendations and Comparative Counties Evaluation</li> <li>• Space Standards and Existing Space Evaluation</li> <li>• Existing Facility Systems Evaluation</li> <li>• Staff and Space Programs</li> <li>• 2044 Parking Projections</li> </ul>	20 Minutes	10:10am - 10:30am
<b>Charrette and Conceptual Design</b> <ul style="list-style-type: none"> <li>• Charrette Agenda, Participants and Philosophy.</li> <li>• Pre-Charrette and Charrette Options.</li> <li>• Charrette Scenario Options, Options for Inclusions and Remaining Options Opinion of Probable Base Cost Range.</li> <li>• Project Financing Options and Tax Impact.</li> <li>• Project Delivery Systems Options.</li> </ul>	25 Minutes	10:30am - 10:55am
<b>Next Steps</b>	5 Minutes 1 Hour +/-	10:55am - 11:00am 11:00am +/-

2

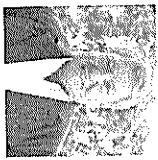
## Introductions: County and Steering Committee

- Board of County Commissioners:
  - Tom Tikkanen, Chairman
  - Roy Britz
  - Joel Keranen
  - Glenn Anderson
  - Gretchen Janssen
- County Administrator:
  - Chelsea Rieault
- Steering Committee (Committee):
  - Tom Tikkanen, Chairman, Board of County Commissioners
  - Glenn Anderson, Board of County Commissioners
  - Todd Laroux, Building Inspector
  - Brittany A. Balleit, 12<sup>th</sup> Circuit Court Judge
  - Nicholas J. Daavetila, 9<sup>th</sup> District Court Judge
  - Nickole Jollimore, Court Administrator / Magistrate's Office
  - Fraser T. Strom, Probate and Family Court Judge
  - Joshua B. Saaranen, Sheriff
  - Travis Dessellicr, Captain
  - Parth Morrison, LWVCC
  - Tami Sleeman, City of Hancock Chief of Police
  - Rob Cook, SSPP
  - John Donnelly
  - Kevin Store, CEO, Copper Shores Community Health Foundation
  - Ryan Heinonen, CEO, UP Health System – Portage
  - Angela Miles, Prosecuting Attorney
  - Jason Bessner, Director of Security, Aspirus
  - Matt Krause, CAO, Aspirus, Keweenaw Hospital and Clinics
  - Mary Sears, Franklin Township Supervisor
  - Roy Britz
  - Jeff Williams, Copper County Mental Health

The Abenarrdelalbyce and Security Study Team (Study Team) would like to sincerely thank the Board of County Commissioners, Courts, Steering Committee (Committee) and Sheriff's Office. Corrections and all those who contributed invaluable assistance with completion of the Houghton County Justice Center Master Plan (Study)

## Introductions: Master Plan Team

### Team and Roles



**Jim Escamilla, PE**  
Principal-In-Charge  
Client Champion



**Joe Mraz, AIA, LEED AP, CPTED, NCARB**  
Justice Champion  
Lead Subject Matter Expert



**Bret Dodd, AIA, LEED AP, GBCI**  
Master Planning Lead  
Design Team Manager

**Daryl Knip, PE**  
President/CEO

**Sean Shoppe, RA**  
Project Manager / Construction Administration

**Robert Loftis**  
Senior BIM / Revit Specialist

**Keith Martnez, PE, I.C., LEED AP BD+C**  
Electrical Engineer

**Trevor Richardson, PE**  
Mechanical Engineer

**Bryan Webster, PE, LEED AP**  
Structural Engineer

**Paul Warrnick, LLA**  
Landscape Architect

**Dan Bunzer, PE**  
Civil Engineer

*As a Team: Completed Over Twenty Corrections Projects in Michigan Including Delta County Constructed in 2018.*

## Abonmarche/Byce

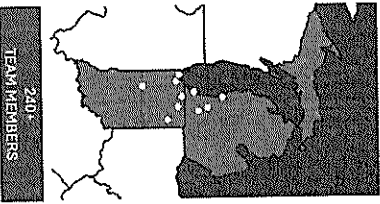
### One Abonmarche

#### A FULL-SERVICE FIRM

- Civil Engineering
- Mechanical Engineering
- Electrical Engineering
- Structural Engineering
- Architecture
- Land Surveying
- Digital Solutions
- Coastal & Waterfront Engineering
- Interior Design
- Asset Management
- Landscape Architecture
- Site Development
- Planning
- Financing Assistance

#### 11 OFFICE LOCATIONS

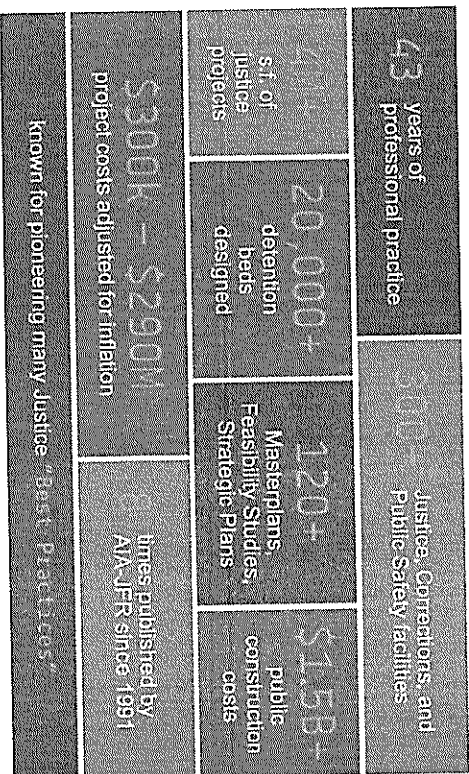
- Benton Harbor, MI
- Grand Rapids, MI
- Grand Haven, MI
- Kalamazoo | Engineering, MI
- Kalamazoo | Architecture, MI
- South Bend, IN
- Valparaiso, IN
- Fort Wayne, IN
- Goshen, IN
- Hobart, IN
- LaFayette, IN



5

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The Securitecture Difference – This is all we do!



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### Master Plan Goals and Objectives

- **Goals:**
  - Evaluate the existing staff, space, system conditions and parking need to understand the current challenges and conditions that adversely impact operational effectiveness and efficiency.
  - Define future twenty (20) year staff, space and parking needs.
  - Explore options as required to address current and future staff, space and parking needs.
  - Define opinion of probable project cost and anticipated schedules as required for the decision making process.
  - Communicate, confirm and present major conclusions to the Committee, users and stakeholders to make informed decisions.
  - Establish a design direction to address current and future staff, space and parking needs.

7

7

### Master Plan Goals and Objectives

- **Objectives:**
  - Complete historical data evaluation, analytics and projection modeling to define a potential future perspective of Houghton County population, court system, sheriff's office and corrections staff, space and number of corrections bed needs.
  - Define space standards based upon how Houghton County operates to be used to conduct the space evaluation and architectural space programming.
  - Complete an objective existing space evaluation to determine deficiencies, define an overall rating of the deficiencies and make necessary adjustments to achieve 2024 operational efficiency.
  - Complete and existing site and building systems evaluation to define the current conditions, summarize necessary corrective work and establish costs associated with continual operation as a sheriff's office and corrections facility.
  - Define current and potential future staff needs in five (5) year increments to 2043 (20 years).
  - Define the space needs in ten (2034) and twenty (2044) year increments.
  - Define the twenty (20) year parking needs.
  - Conduct a charrette with the Committee, users and stakeholders to explore options that address the current and future staff, space and parking needs.
  - Completed charrette, post-charrette and conceptual design of the selected preferred option(s) including graphic site and floor plan diagrams, total project budget opinion of probable cost and anticipated project schedule.
  - Conduct project Committee and user meetings to review, confirm or revise information as required.
  - Complete, issue for review and comment draft and final reports.
  - Present major conclusions to the Board of County Commissioners for implementation consideration.

8

8

### Committee Program Questionnaire Response 1/13/2025

1. How important is incarceration for the benefit of your community on a scale of 1 (Not Important) to 5 (Extremely Important):	Extremely Important	Very Important	Important	Somewhat Important	Not Important
2. How important are alternative programs to incarceration for the benefit of your community on a scale of 1 (Not Important) to 5 (Extremely Important):	Extremely Important	Very Important	Important	Somewhat Important	Not Important
3. How important is mental health and/or addiction treatment for detainees and/or incarcerated inmates for the benefit of your community on a scale of 1 (Not Important) to 5 (Extremely Important):	Extremely Important	Very Important	Important	Somewhat Important	Not Important
4. How important are recidivism reduction programs for the benefit of your community on a scale of 1 (Not Important) to 5 (Extremely Important):	Extremely Important	Very Important	Important	Somewhat Important	Not Important
5. Are there other programs could or should be available to inmates for the benefit of your community on a scale of 1 (Not Important) to 5 (Extremely Important):	Extremely Important	Very Important	Important	Somewhat Important	Not Important
6. Are there other programs, operations or procedures that could or should be implemented by the sheriff's office and/or corrections to improve public relations for the benefit of your community on a scale of 1 (Not Important) to 5 (Extremely Important):	Extremely Important	Very Important	Important	Somewhat Important	Not Important

### Approach and Methodology Status

**STEP 1** SURVEY **Complete**  
**STEP 2** PRACTICE PLANNING/INTERVIEWING **Complete**  
**STEP 3** QUALITATIVE INTERVIEWING **Complete**  
**Additional Service, If Requested**

### Schedule Status



Anticipated Project Schedule						
STEP	2024			2025		
	October	November	December	January	February	March
STEP 1: PRE - PROJECT						
STEP 1: PRE - PROJECT						
STEP 2: STRATEGIC PLANNING/ VISIONING SESSION						
STEP 3: STAFF AND SPACE PROGRAMMING						
STEP 4: CHARRETTE/ CONCEPTUAL DESIGN						
STEP	ANTICIPATED COMPLETION					
STEP 1: PRE - PROJECT	Completed					
STEP 2: STRATEGIC PLANNING/ VISIONING SESSION	Draft Issued, Completion End of February					
STEP 3: STAFF AND SPACE PROGRAMMING	Draft Issued, Completion End of February					
STEP 4: CHARRETTE/ CONCEPTUAL DESIGN	Charrette: 2/18/2025 Draft Report Issuance: 3/17/2025 Board of County Commissioners' Presentation of Major Study Conclusions: 4/18/2025					

### Report Status

Item to Report	Page
1. Executive Summary	1
2. Summary of the Major Master Plan Conclusions	25
3. Appendices:	
- Detail Supporting the Major Master Plan Conclusions	325
- Included in Full Report	
4. 325 Pages	
5. Hopkinton County Board of County Commissioners	
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- Executive Summary:
  - Summary of the Major Master Plan Conclusions, 25 Pages.
- Appendices:
  - Detail Supporting the Major Master Plan Conclusions.
  - Included in Full Report, 325 Pages.

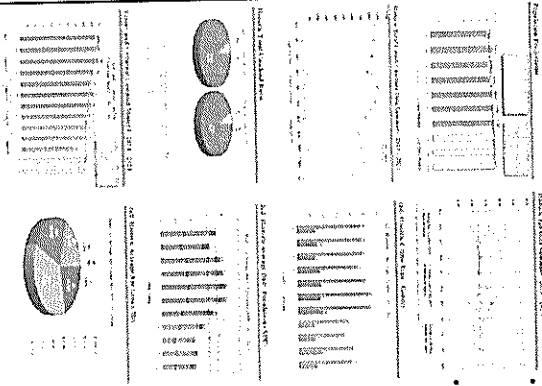
Hopkinton County  
Board of County Commissioners

Board Report: Conceptual Report  
Date: 2/17/2025

SAIDUNOVIC INC. CONSULTANTS

## Analytics and Projection Modeling



- Analytics and Projection Modeling Summary:
  - 46 Historical Data Evaluation, Analytics and Projection Models.
- Major Conclusions:
  - Population Projection:
    - Low to Moderate Population Growth.
    - Projected 2024 Population of 37,957 Could Grow to 38,499 in 2044.
  - Courts:
    - Descending Total Case Load Consistent with the State of Michigan and U.S.
    - Influence on Type and Number of Cells.
  - Sheriff's office call for Service and Arrests:
    - Anticipated to Remain Consistent with Historic Trends.
  - Corrections (Mail):
    - Effective Jail Capacity: 30 Beds Rated Capacity
    - 20% Classification Factor = 24 Beds
    - 2024 Adjusted Beds: 51 (Average Daily Population of 42 + 20% Classification Factor).
- Classification Factor: Additional Beds Required to Safely Separate Inmates with Different Offense Classifications (Felons vs. Misdemeanor, etc.) and Gender (Male and Female Sight/Sound Separation).

## Jail Projection Modeling Summary

Terminology:	2013						2044							
	AIB	AMIB	ADB	ALIOS	ADP	CF	Beds	AIB	AMIB	ADB	ALIOS	ADP	CF	Beds
Model 1: 2013 - 2019	710	601.8	1.99	23.7	39.8	20%	47.8	749	62.4	2.05	22.9	40.5	20%	52.7
- 2019 - ADP x CF	700	58.3	1.91	23.0	39.7	20%	47.8	704	58.8	1.95	23.1	40.4	20%	51.7
Exponential	700	58.3	1.91	23.0	39.7	20%	47.8	704	58.8	1.95	23.1	40.4	20%	51.7
Power	700	58.3	1.91	23.0	39.7	20%	47.8	704	58.8	1.95	23.1	40.4	20%	51.7
Linear	700	58.3	1.91	23.0	39.7	20%	47.8	704	58.8	1.95	23.1	40.4	20%	51.7
Logarithmic	700	58.3	1.91	23.0	39.7	20%	47.8	704	58.8	1.95	23.1	40.4	20%	51.7
Average	710	59.5	1.95	23.2	39.8	20%	47.8	726	60.6	1.99	23.5	40.2	20%	52.3
Model 2: 2013 - 2019	710	60.8	1.99	22.7	39.8	20%	54.2	749	62.4	2.05	22.9	40.5	20%	56.3
Exponential	710	60.8	1.99	22.7	39.8	20%	54.2	749	62.4	2.05	22.9	40.5	20%	56.3
Power	710	60.8	1.99	22.7	39.8	20%	54.2	749	62.4	2.05	22.9	40.5	20%	56.3
Linear	710	60.8	1.99	22.7	39.8	20%	54.2	749	62.4	2.05	22.9	40.5	20%	56.3
Logarithmic	710	60.8	1.99	22.7	39.8	20%	54.2	749	62.4	2.05	22.9	40.5	20%	56.3
Average	710	60.8	1.99	22.7	39.8	20%	54.2	749	62.4	2.05	22.9	40.5	20%	56.3
Model 3: Period Peak	710	59.9	2.0	29.0	42.1	20%	62.6	719	59.9	2.0	29.0	42.1	20%	60.6
Averages - ADB x ALIOS	710	59.9	2.0	29.0	42.1	20%	62.6	719	59.9	2.0	29.0	42.1	20%	60.6
Period Peak - Averages	710	59.9	2.0	29.0	42.1	20%	62.6	719	59.9	2.0	29.0	42.1	20%	60.6
Terminology:	2013 Planning Model						General Note:							
Annual Jail Bookings = AIB	2013 Planning Model						Current Rated Jail Capacity: 30 Beds							
Average Monthly Bookings = AMIB	2013 Planning Model						2024 Adjusted Beds Based upon 2017							
Average Daily Bookings = ADB	2013 Planning Model						2024 Adjusted Beds Based upon 2017							
Average Length of Stay = ALIOS	2013 Planning Model						Average of 43.08 x 20% Classification							
Average Daily Population = ADP	2013 Planning Model						2024 Adjusted Beds Based upon 2017							
CF = Classification Factor - Required for Classification Separation	2013 Planning Model						2024 Adjusted Beds Based upon 2017							



### Adult Jail Bed Recommendation Considerations

**Bed Recommendation Considerations:**

- Judicial and Legislative variables that may impact Jail Operations, Facility and Space Needs in the Future.
- Changes in Sentencing Philosophies and/or Guidelines.
- Changing Realignment of the County Courts with Adjacent Counties.
- Nascent Mental Health Guidelines and Recommendations, No Current Regulations.
- Potential Artificial Adjustment of ADP Due to Existing Facility Classification Limitations.
- Adjusted 2024 Beds: 51
- Descending Trends in New Circuit and District Courts Case Filings.
- Impact of Alternative Programs to Incarceration.
- Facility Longevity - Should Last 40 - 50 years.
- Plan for What We Don't Know.
- Maximize Capacity Since Construction Cost Never Cheaper than Today.
- Maximize Number of Beds Around a Single Control Room - Staff Efficiency.
- Potential Opportunity to Provide Beds to Other Counties to Offset Operational Costs.

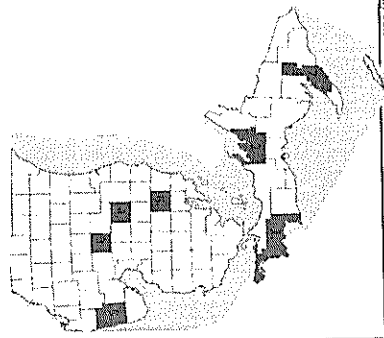
Options	General Housing				Special Classification	Juvenile
	Male %	Female %	Beds	%		
Option 1	74%	26%	44	12		2 - 4
Option 2	74%	26%	52	13		2 - 4
Option 3	80	26%	59	15		2 - 4

### Comparable County Jail Evaluation

Co. Design.	County	Estimated 2023	US Census 2020	Jail Capacity (beds)	Population	Beds Per 1,000
1.	Chippewa	36,264	36,785	179	4.9	
2.	Dela	56,766	56,903	156	4.2	
3.	Grant	41,568	41,761	79	1.7	
4.	Marion	41,039	39,714	97	2.4	
5.	Sanble	40,385	40,611	175	4.3	
6.	Wetford	34,122	33,673	138	4.7	
	Average	38,335	38,241	139	3.7	
7.	Houghton	37,599	37,561	30	0.8	

Marquette County Population Projections:  
 2022 37,957 Planning Model: Linear Algorithm  
 2033 38,369 Planning Model: Linear Algorithm  
 2044 38,659 Planning Model: Linear Algorithm

General Notes:  
 1 Beds per 1,000 population based upon 2020 US Census Data



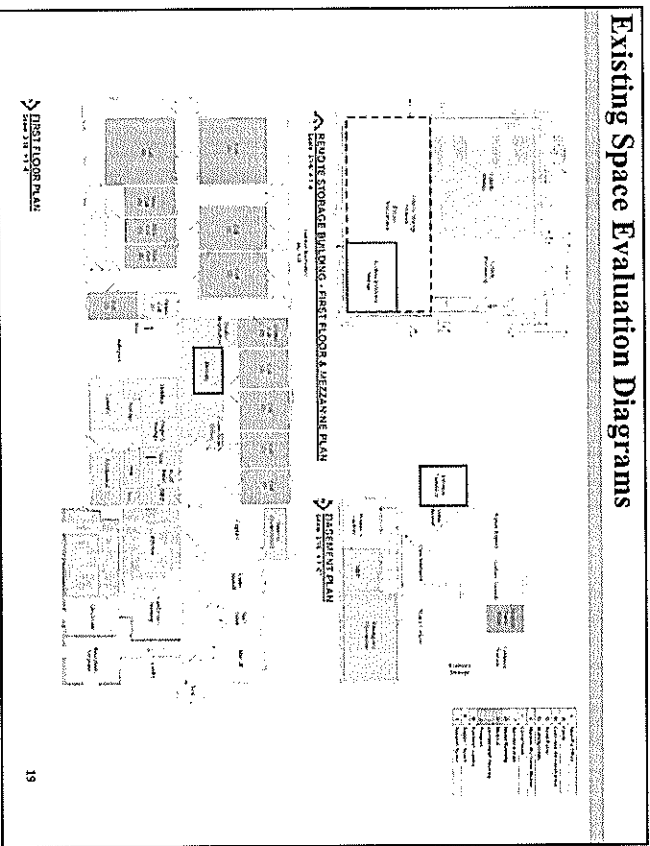
### Comparable County Population: Average and Houghton County Bed Recommendation Evaluation

Evaluation Component	Population		Jail Capacity (Beds)		Beds Per 1,000 Population	
	2020 Census	Current	Current	Recommended	Current Per 1,000	Recommended
Comparable Counties Average	38,241		139		3.7	
Houghton County	37,599		30		0.8	
<b>2044 Houghton County Recommended Beds</b>						
Recommendation Option	2044 Population	Current Beds	Recommended Beds	Current Per 1,000	Recommended Beds Per 1,000	
Option 1:	38,499	30	60	0.8	1.6	
Option 2:	38,499	30	70	0.8	1.8	
Option 3:	38,499	30	80	0.8	2.1	
<b>Deviation from Comparable Counties Average within Houghton County 2044 Projected Population</b>						
Recommendation Option				Bed Deviation	% Bed Deviation	
				Option 1: 69 Beds	79	57%
				Option 2: 70 Beds	69	50%
				Option 3: 80 Beds	59	42%

### Space Standards Summary

Item	Standard	Current	Recommended
1. Bed Space	1.1 - 1.2 sq ft per bed	1.1 sq ft	1.2 sq ft
2. Bed Capacity	1.1 - 1.2 sq ft per bed	1.1 sq ft	1.2 sq ft
3. Bed Capacity	1.1 - 1.2 sq ft per bed	1.1 sq ft	1.2 sq ft
4. Bed Capacity	1.1 - 1.2 sq ft per bed	1.1 sq ft	1.2 sq ft
5. Bed Capacity	1.1 - 1.2 sq ft per bed	1.1 sq ft	1.2 sq ft
6. Bed Capacity	1.1 - 1.2 sq ft per bed	1.1 sq ft	1.2 sq ft
7. Bed Capacity	1.1 - 1.2 sq ft per bed	1.1 sq ft	1.2 sq ft
8. Bed Capacity	1.1 - 1.2 sq ft per bed	1.1 sq ft	1.2 sq ft
9. Bed Capacity	1.1 - 1.2 sq ft per bed	1.1 sq ft	1.2 sq ft
10. Bed Capacity	1.1 - 1.2 sq ft per bed	1.1 sq ft	1.2 sq ft
11. Bed Capacity	1.1 - 1.2 sq ft per bed	1.1 sq ft	1.2 sq ft
12. Bed Capacity	1.1 - 1.2 sq ft per bed	1.1 sq ft	1.2 sq ft
13. Bed Capacity	1.1 - 1.2 sq ft per bed	1.1 sq ft	1.2 sq ft
14. Bed Capacity	1.1 - 1.2 sq ft per bed	1.1 sq ft	1.2 sq ft
15. Bed Capacity	1.1 - 1.2 sq ft per bed	1.1 sq ft	1.2 sq ft
16. Bed Capacity	1.1 - 1.2 sq ft per bed	1.1 sq ft	1.2 sq ft
17. Bed Capacity	1.1 - 1.2 sq ft per bed	1.1 sq ft	1.2 sq ft
18. Bed Capacity	1.1 - 1.2 sq ft per bed	1.1 sq ft	1.2 sq ft
19. Bed Capacity	1.1 - 1.2 sq ft per bed	1.1 sq ft	1.2 sq ft
20. Bed Capacity	1.1 - 1.2 sq ft per bed	1.1 sq ft	1.2 sq ft
21. Bed Capacity	1.1 - 1.2 sq ft per bed	1.1 sq ft	1.2 sq ft
22. Bed Capacity	1.1 - 1.2 sq ft per bed	1.1 sq ft	1.2 sq ft
23. Bed Capacity	1.1 - 1.2 sq ft per bed	1.1 sq ft	1.2 sq ft
24. Bed Capacity	1.1 - 1.2 sq ft per bed	1.1 sq ft	1.2 sq ft
25. Bed Capacity	1.1 - 1.2 sq ft per bed	1.1 sq ft	1.2 sq ft
26. Bed Capacity	1.1 - 1.2 sq ft per bed	1.1 sq ft	1.2 sq ft
27. Bed Capacity	1.1 - 1.2 sq ft per bed	1.1 sq ft	1.2 sq ft
28. Bed Capacity	1.1 - 1.2 sq ft per bed	1.1 sq ft	1.2 sq ft
29. Bed Capacity	1.1 - 1.2 sq ft per bed	1.1 sq ft	1.2 sq ft
30. Bed Capacity	1.1 - 1.2 sq ft per bed	1.1 sq ft	1.2 sq ft
31. Bed Capacity	1.1 - 1.2 sq ft per bed	1.1 sq ft	1.2 sq ft
32. Bed Capacity	1.1 - 1.2 sq ft per bed	1.1 sq ft	1.2 sq ft
33. Bed Capacity	1.1 - 1.2 sq ft per bed	1.1 sq ft	1.2 sq ft
34. Bed Capacity	1.1 - 1.2 sq ft per bed	1.1 sq ft	1.2 sq ft
35. Bed Capacity	1.1 - 1.2 sq ft per bed	1.1 sq ft	1.2 sq ft
36. Bed Capacity	1.1 - 1.2 sq ft per bed	1.1 sq ft	1.2 sq ft
37. Bed Capacity	1.1 - 1.2 sq ft per bed	1.1 sq ft	1.2 sq ft
38. Bed Capacity	1.1 - 1.2 sq ft per bed	1.1 sq ft	1.2 sq ft
39. Bed Capacity	1.1 - 1.2 sq ft per bed	1.1 sq ft	1.2 sq ft
40. Bed Capacity	1.1 - 1.2 sq ft per bed	1.1 sq ft	1.2 sq ft
41. Bed Capacity	1.1 - 1.2 sq ft per bed	1.1 sq ft	1.2 sq ft
42. Bed Capacity	1.1 - 1.2 sq ft per bed	1.1 sq ft	1.2 sq ft
43. Bed Capacity	1.1 - 1.2 sq ft per bed	1.1 sq ft	1.2 sq ft
44. Bed Capacity	1.1 - 1.2 sq ft per bed	1.1 sq ft	1.2 sq ft
45. Bed Capacity	1.1 - 1.2 sq ft per bed	1.1 sq ft	1.2 sq ft
46. Bed Capacity	1.1 - 1.2 sq ft per bed	1.1 sq ft	1.2 sq ft
47. Bed Capacity	1.1 - 1.2 sq ft per bed	1.1 sq ft	1.2 sq ft
48. Bed Capacity	1.1 - 1.2 sq ft per bed	1.1 sq ft	1.2 sq ft
49. Bed Capacity	1.1 - 1.2 sq ft per bed	1.1 sq ft	1.2 sq ft
50. Bed Capacity	1.1 - 1.2 sq ft per bed	1.1 sq ft	1.2 sq ft

### Existing Space Evaluation Diagrams



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### Existing Space Evaluation Methodology

Rating	1	2	3	4	5	6	7	8	9	10
Score	Unacceptable	Unacceptable	Marginal	Marginal	Adequate	Adequate	Appropriate	Appropriate	Appropriate	Appropriate
Definition	<p><b>Unacceptable</b></p> <p>Sufficient quantity of space good configuration and layout indicate any improvement required</p> <p><b>Appropriate</b></p> <p>Quantity may be fairly sufficient, ventilation floor area is fair, total room floor area expansion would create excessive</p> <p><b>Marginal</b></p> <p>Lacks sufficient quantity of space quality of space work requires some expansion or increase of above mentioned recommended space savings</p> <p><b>Unacceptable</b></p> <p>Very quality and quantity of space for small irregular layout, urgent repairs improvement</p> <p><b>Appropriate</b></p> <p>Very over crowded, improper arrangement and characteristics considered fundamentally unacceptable for operational use</p> <p><b>Non Efficient</b></p> <p>Space currently located exist but is critical to maintain operational efficiency</p>									

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### Existing Space Evaluation Summary

Room	Room #	Room Name	Room Type	Room Area (sq ft)	Room Volume (cu ft)	Room Comments
I	Shirley's Office	Office	10	1,135	1,351	marginally
A	Public	Public	1,071	1,214	2,031	marginally
B	Public Administration	Public	2,381	2,741	4,521	marginally
C	Public	Public	1,181	1,351	2,251	marginally
D	Public	Public	2,941	3,351	5,651	marginally
E	Public	Public	7,801	8,951	15,651	marginally
F	Public	Public	1,101	1,251	2,151	marginally
G	Public	Public	1,101	1,251	2,151	marginally
H	Public	Public	1,101	1,251	2,151	marginally
I	Public	Public	1,101	1,251	2,151	marginally
J	Public	Public	1,101	1,251	2,151	marginally
K	Public	Public	1,101	1,251	2,151	marginally
L	Public	Public	1,101	1,251	2,151	marginally
M	Public	Public	1,101	1,251	2,151	marginally
N	Public	Public	1,101	1,251	2,151	marginally
O	Public	Public	1,101	1,251	2,151	marginally
P	Public	Public	1,101	1,251	2,151	marginally
Q	Public	Public	1,101	1,251	2,151	marginally
R	Public	Public	1,101	1,251	2,151	marginally
S	Public	Public	1,101	1,251	2,151	marginally
T	Public	Public	1,101	1,251	2,151	marginally
U	Public	Public	1,101	1,251	2,151	marginally
V	Public	Public	1,101	1,251	2,151	marginally
W	Public	Public	1,101	1,251	2,151	marginally
X	Public	Public	1,101	1,251	2,151	marginally
Y	Public	Public	1,101	1,251	2,151	marginally
Z	Public	Public	1,101	1,251	2,151	marginally

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- 13 of the 15 Program Components Rated in Unstable (3-4) to Unacceptable Range (1-2)
- Lowest Rating in Over 30 years

### Houghton County Jail Deficiencies Summary

- Security Garage
  - Marginally-compliant
  - Access / Pull-in-Back out difficult
- Processing Area
  - Marginally-compliant
  - Lacks adequate area and support functions
  - Lacks security
- Detention/Holding Cells
  - Generally-compliant
  - Good separation of male/female
- Control Centers
  - Non-compliant
  - Too many disparate functions
- Housing
  - Marginally-compliant
  - Very poor visibility and layout
  - Inadequate inmate capacity
- Program Spaces
  - Non-compliant
  - Does not exist
- Multipurpose Room/Outdoor Recreation
  - Non-compliant
  - Does not exist

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- Only 1 of 23 MDOC Standards is Generally Compliant

**Existing Systems Evaluation – Corrective Work Summary**

- **Roof:**
  - Replace roof.
- **Shell:**
  - Replace exterior security windows and cages and deteriorated hollow metal doors/frames.
  - Replace exterior caulking/sealants.
- **Interior Doors, Frames and Borrowed Light:**
  - Maintenance only.
- **Interior Partitions:**
  - Maintenance only.
- **Finishes:**
  - Maintenance only.
- **Fittings:**
  - Replace deteriorated plastic laminate countertops.
  - Replace deteriorated stair from sallyport.
- **ADA:**
  - Renovate/expand toilet rooms to be ADA compliant.
- **Vertical Circulation:**
  - Install vertical circulation at staff area and sallyport.
- **Mechanical:**
  - Replace the roof top HVAC equipment including related electrical.
- **Plumbing:**
  - Replace vitreous china fixtures in detention holding areas with stainless steel fixtures and reinforce wall anchoring system.
  - Continue maintenance of under slab sewer piping.
- **Fire Protection:**
  - Install fire alarm system.
  - Install code compliant automatic fire suppression/sprinkler system.
- **Electrical:**
  - Replace all light fixtures, upgrade lighting controls.
- **Security Electronics:**
  - Integrate systems, configure consoles.
- **Site:**
  - Structurally stabilize patch and paint south retaining wall.

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**Existing Systems Evaluation – Probable Cost Summary**

A.	Structural/Architecture	\$403,728	\$469,198
B.	Mechanical	\$523,904	\$608,861
C.	Plumbing	\$151,758	\$176,367
D.	Fire Protection	\$292,708	\$340,174
E.	Electrical	\$75,000	\$125,000
F.	Security Electronics/Systems	\$45,000	\$100,000
G.	Site	\$4,700	\$5,300
	<b>Total</b>	<b>\$1,496,798</b>	<b>\$1,824,900</b>

- **Maintenance (Not included in cost of corrective work):**
  - Quarterly thermographic scanning of power distribution equipment: \$6,000 to \$10,000 per year. \$60,000 to \$80,000 for 10 years.
  - Monthly testing of back-up generator and continue regular maintenance: \$10,000 to \$15,000 per year. \$100,000 to \$150,000 for 10 years.

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### Evaluation Summary

- Space Evaluation:**
  - Significant Space Deficiency: Overall Rating of 3.0 on a scale of 0 – 10 (Unsuitable).
  - Significant Number of Beds Deficiency:
    - Currently 30 Beds, Adjust to 51
  - Numerous ADA Non-Compliant Spaces.
  - Numerous Spaces Too Small and Non-Compliant with Space Standards.
  - Some Required Spaces Not Provided.
  - Lack of Storage Throughout.
- Operational Evaluation:**
  - Linear Cell Block Configuration.
  - Room
  - Lack of Contiguous Department/Division Spaces.
  - Limited Availability of Outdoor Recreation Due To Inconsistent Weather Conditions.
  - Not enough beds or cell blocks to satisfy address classification/segregation of inmates and gender.

#### Mission Statement

Community Engagement at the Houghton County Sheriff's Office is a foundational element of our ability to realize our organizational mission. Embracing our role as a service organization, "engagement" describes how we perform our duties, and how we interact with and relate to the residents of Houghton County. We believe that we exist to serve our community, making our community a safer place and contributing to the improvement of everyone's quality of life. Community Engagement isn't just a program. It is how we communicate, build trust, identify needs, and collaboratively work side by side with our partners to create interventions and provide solutions.

Whether it's a small intimate setting where a deputy sits with a community member over lunch or a room full of people discussing solutions, our office has worked tirelessly to balance traditional law enforcement responses with non-traditional responses and to enhance what you see when you look at the badge. All of this was designed as a systemic approach to engaging our community. We are not just the Sheriff's Office; we are the People's Sheriff's office.

*Space and Operational Deficiencies Are Obstacles to Achieving the Houghton County Sheriff's Office and Corrections Mission.*

### Population, Staff and Space Projection Modeling

Category	Sub-Category	2024			2025			2026			2027			2028		
		Value	Unit	Change	Value	Unit	Change	Value	Unit	Change	Value	Unit	Change	Value	Unit	Change
Population	Total Inmates	1,500		+150	1,650		+165	1,815		+172	1,987		+172	2,159		+172
	Male	1,200		+120	1,320		+126	1,440		+132	1,560		+132	1,680		+132
	Female	300		+30	330		+33	375		+38	412		+39	451		+39
	Adolescent	0		0	0		0	0		0		0		0		0
Staff	Total Staff	150		+15	165		+17	182		+18	200		+19	219		+20
	Police	80		+8	88		+9	97		+10	107		+11	118		+12
	Corrections	70		+7	77		+8	85		+9	93		+10	102		+11
	Other	0		0	0		0	0		0		0		0		0
Space	Total Space	100,000	Sq. Ft.	+5,000	105,000		+5,000	110,000		+5,000	115,000		+5,000	120,000		+5,000
	Cell Blocks	60,000		+3,000	63,000		+3,000	66,000		+3,000	69,000		+3,000	72,000		+3,000
	Administrative	30,000		+1,500	31,500		+1,500	33,000		+1,500	34,500		+1,500	36,000		+1,500
	Program	10,000		+500	10,500		+500	11,000		+500	11,500		+500	12,000		+500

### Staff Program Summary

Department ID	Department Name	2024 Staff Number	2025	2014	2019	2014	2014	2014
I	Staff Office	476	0.0	0.0	0.0	0.0	0.0	0.0
A	Public	216	2.9	3.0	2.9	2.9	0.0	0.0
B	Records Administration	140	14.0	14.0	14.0	14.0	14.0	14.0
C	Rec'd Pmtl	1.0	1.0	1.0	1.0	1.0	1.0	1.0
D	Rec'd Pmtl	1.0	1.0	1.0	1.0	1.0	1.0	1.0
E	Records Services	180	18.0	18.0	18.0	18.0	18.0	18.0
<b>Subtotal</b>								
<b>Total</b>								

May Require 3 Part-Time Transportation Staff if Courts Are Remote.

### Architectural Space Program Summary

Department ID	Department Name	2014 Space Program	2014 Space Program	2014 Space Program	2014 Space Program	2014 Space Program	2014 Space Program	2014 Space Program
I	Staff Office	1,251	0.0	1,251	0.0	1,251	0.0	1,251
A	Public	1,188	1.0	1,188	1.0	1,188	1.0	1,188
B	Records Administration	1,241	1.0	1,241	1.0	1,241	1.0	1,241
C	Rec'd Pmtl	14.0	1.0	14.0	1.0	14.0	1.0	14.0
D	Rec'd Pmtl	1.0	1.0	1.0	1.0	1.0	1.0	1.0
E	Records Services	1,840	1.0	1,840	1.0	1,840	1.0	1,840
<b>Subtotal</b>								
<b>Total</b>								

Charrette: add Juvenile Cells for 2 to 4 Pre-Booking. No additional Square Footage Anticipated.

### Architectural Space Program Summary – Example Cell Pod

Cell Block	Option 1	Option 2	Option 3
A	4	4	4
B	8	8	8
C	8	8	8
D	24	18	12
E	12	12	12
F	8	8	8
G	8	8	8
H	8	8	8
Total	80	72	68
	Down	4 Man	2 man

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### Existing Adjusted, Projected and Programmed Evaluation

Description	2011 Existing		2014 Assumed		Expected		Programmed		Notes
	Net	Net	Net	Net	Net	Net	Net		
1. Space/Office	100	100	100	100	100	100	100	100	100
2. Storage	100	100	100	100	100	100	100	100	100
3. Conference	100	100	100	100	100	100	100	100	100
4. Reception	100	100	100	100	100	100	100	100	100
5. Support	100	100	100	100	100	100	100	100	100
6. Total	100	100	100	100	100	100	100	100	100

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### Architectural Space Program Summary – Work Camp

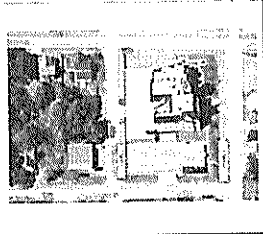
Department II, Jett									
Division: M, Boat Camp									
No.	Component	NSF	2034 Space Program			Total Space Program			Notes
			Staff	No. of Spaces	Total NSF	Staff	No. of Spaces	Total NSF	
M	Work Camp			71	4,826			5,144	
Total Department Gross Square Feet (GGSF)								5,144	
Total Including Gross Square Feet (IGGSF)								5,688	

- Defined as Option
- 2034 Architectural Space Program Based Upon 24 Males and 10 Females

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### Parking Projections

Category	NSF	No. of Spaces	Total	Notes
<b>Department II, Jett</b>				
M - Work Camp	4,826	71	71	
<b>Department I, Jett</b>				
A - Administration	1,200	12	12	
B - Dining	1,500	15	15	
C - Recreation	1,000	10	10	
D - Storage	500	5	5	
E - Support	1,000	10	10	
F - Unassigned	1,000	10	10	
<b>Total Department I Gross Square Feet (GGSF)</b>				
<b>Total Department I Including Gross Square Feet (IGGSF)</b>				
<b>Total Department I, II, III Gross Square Feet (GGSF)</b>				
<b>Total Department I, II, III Including Gross Square Feet (IGGSF)</b>				



16 Parking Spaces +/-



294 Parking Spaces +/-

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**Charrette 2/18/2025**

Activity	Duration	Time
Introductions	5 Minutes	9:00am - 9:05am
Master Plan Study Approach, Methodology and Status	5 Minutes	9:05am - 9:10am
Major Conclusions - Analytics, Space Standards, Space Evaluation and Projection Modeling	30 Minutes	9:10am - 9:40am
Existing Facility and Systems Evaluation	10 Minutes	9:40am - 9:50am
<i>Break</i>	15 Minutes	9:50am - 10:05am
2033 - 2043 Staff and Architectural Space Programs, Round Table Discussion	55 Minutes	10:05am - 11:00am
Introduction and Discussion of Pre-Charrette Options	30 Minutes	11:00am - 11:30am
<i>Break</i>	30 Minutes	11:30am - 12:00pm
Site Building Charrette	60 Minutes	12:00pm - 1:00pm
<i>Break</i>	30 Minutes	1:00pm - 1:30pm
Consensus Building for Preferred Option and Next Steps	30 Minutes	1:30pm - 2:00pm
<i>Adjourn</i>	5 Hours +/-	2:00pm +/-

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**Charrette Attendees**

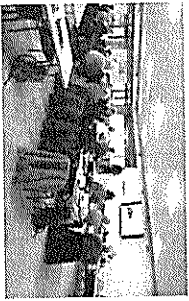
Name/Title	Attendance
County Commissioners	✓
Ray Smith, Commissioner	✓
William Anderson, Commissioner	✓
Courts	✓
Nicholas J. Davitt, 9th District Court Judge	✓
Nadene Johnson, Court Administrator - Management Office	✓
Probate and Family	✓
Francis T. Strome, Judge	✓
Tracie Deuelkamp	✓
Sheriff's Office/Staff	✓
Joshua B. Saarman, Sheriff	✓
Tracie Desselinger, Captain	✓
Charles Kisa, Detective Lieutenant	✓
Melinda Steering, Committee Members	✓
Kurt Richard, Mayor, Hancock	✓
Tam Nieman, City of Hancock Chief of Police	✓
Aaron Galbraith	✓
Kevin Sere, CEO, Copper Shore Community Health Foundation	✓
Marc Sears, Franklin Township Supervisor	✓
Other Participants	✓
Tom Cronan, Risk Control Consultant	✓
Reynold Trecker, Regulation Assn. MD/CC	✓
Stacy Train	✓
Jim Eschmiller, PE, President CEO	✓
Bret Doehl, AIA, LEED AP	✓
<b>Total</b>	<b>18 +/-</b>

+/- = All attendees may not have signed-in.

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## Charrette

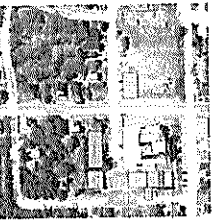
- **Charrette Philosophy:**
  - There are no Dumb Ideas.
  - Everyone has a say.
  - Leave no stone unturned, explore all options.
  - Deductive process to get to the best solution.
- **Charrette Goals and Objectives:**
  - Jump Start the Decision Making and Design Process.
  - Build Longstanding Partnership.
  - Explore Site and Building Options.
  - Build Consensus for the Best Solution.
  - Select Preferred Option - Establish the Design Direction.
- **Major Efforts:**
  - Confirmation of Steps 2 and 3.
  - Round Table Discussion.
  - Review of Sheriff's Office and Jail Design Examples.
  - Establish the Design Direction.



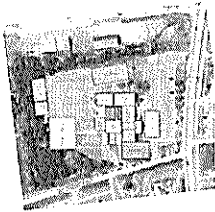
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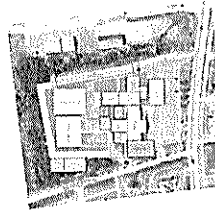
## Pre-Charrette and Charrette Options



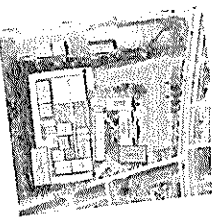
*Pre-Charrette Option 1: New Construction on Existing Site.*



*Pre-Charrette Option 2: Addition/Renovation on Church Site.*



*Pre-Charrette Option 3: Addition/Renovation on Church Site.*



*Pre-Charrette Option 4: All New Construction on Church Site.*



*Charrette Option 1: All New Construction on Church Site.*

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**Pre-Charrette Options Opinion of Probable Cost Components**

- **Hard Construction Costs**
- Demolition
- Addition
- Renovation
- New Construction
- Site
- Contingencies
- Inflationary Factors
- **Soft Costs Construction Related**
- Survey
- Subsurface Soils
- Investigations/Geotechnical Report
- Land Acquisition (Currently Not Included)
- Temporary Housing/Accommodations (Currently Not Included- Separate Budget Item)
- Architectural/Engineering Fees
- Construction Manager Fees
- Financing, Consulting and Legal Fees
- Bid Printing and Advertising
- Contingencies
- Inflationary Factors
- **Soft Costs Occupancy Related**
- Furniture and Equipment
- Technology
- Audio/Visual
- Telephone
- Moving Expenses
- Contingencies
- Inflationary Factors

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**Pre-Charrette Options Opinion of Probable Cost Summary**

Option (60 Beds)	Opinion of Probable Base Cost Range				Available Space
	Low	Mean	High		
<b>Pre-Charrette Options</b>					
Option 1: Existing Site, New Construction	\$32,728,189	\$35,381,526	\$38,035,463		14,728 +/-
Option 2: Church Site, Addition & Renovation	\$24,316,175	\$26,287,757	\$26,287,757		2,115
Option 3: Church Site, Addition & Renovation	\$27,284,989	\$29,497,286	\$31,709,552		7,379
Option 4: Church Site, All New Construction	\$31,052,005	\$33,569,735	\$36,087,465		11,911 +/-

**Base Cost Does Not Include the Following Options:**

Pre-Charrette Inclusion Options	Opinion of Probable Cost Range			
	Low	Mean	High	
Option 1: Enclosed Vehicle, Trailer and Equipment Storage	\$1,661,927	\$1,796,677	\$1,931,428	
Option 2: Replacement Vehicle, and Equipment Storage	\$1,122,986	\$1,214,039	\$1,305,091	
Option 3: M. Work Camp	\$2,376,401	\$2,569,147	\$2,761,833	
Option 4: Add 10 Beds (70 Total)	\$1,133,202	\$1,225,083	\$1,316,964	
Option 5: Add 20 Beds (80 Total)	\$2,266,404	\$2,450,166	\$2,633,928	

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### Budget Considerations

New Staff	2024 Annual Compensation		Additional Annual Staff Cost	
	Salary	Benefits	Total	Staff
Part Time Transport Officer	\$24,584.00	\$1,956.97	\$27,540.97	3
<i>May Apply to Pre-Charrette Options 2, 3 and 4</i>				
Temporary Housing				
Component	Low	Average	High	
Average Daily Population 2014 - 2019	47.2	51.0	54.8	
Per Day Average Cost of Temporary Inmate Housing	\$57.04	\$61.66	\$66.28	
Annual Average Cost of Temporary Inmate Housing	\$30,533	\$27,198	\$23,862	
Total Annual Average Cost of Temporary Inmate Housing	\$968,634	\$1,132,078	\$1,308,257	
Total Cost of Temporary Inmate Housing (2 Years)	\$1,937,268	\$2,264,158	\$2,616,514	
Total Cost of Temporary Inmate Housing (3 Years)	\$2,905,902	\$3,396,233	\$3,924,772	
Total Cost of Temporary Inmate Housing (4 Years)	\$3,874,536	\$4,528,310	\$5,233,029	
<i>Applies to Pre-Charrette Option 1 Only</i>				
Utility Cost	2024 Total Total Square Foot Cost per Total Utility Cost Includes: Water, Sewer, Gas, Electrical and Telephone			
	Annual Cost	Foot	SF	Telephone
	\$52,410	16,448	\$3.19	
Pre-Charrette Options				
	Total Square Foot	Low Range of Probable Cost	Mean	High Range of Probable Additional Utility Cost
Option 1: Existing Site, New Construction	47,552	\$149,156	\$315,520	\$18,474
Option 2: Church Site, Addition & Renovation	51,507	\$151,913	\$176,431	\$112,712
Option 3: Church Site, All New Construction	51,696	\$159,413	\$162,717	\$118,307
<b>General Notes:</b>				
1. Pre-Charrette Options include Unstaffed An-Ashby Space an Existing Church Building.				
2. The cost includes Option 1 - Unstaffed Vehicle, Trailer and Transport Service.				
3. Pre-Charrette Options 2 - 4 Do Not Include Option 2 - Furnishings, Vehicle, and Equipment. Separate at Option 3 - All Work (Chair)				

### Anticipated Project Schedule

Schedule Component	Pre-Charrette Option			
	Option 1: Existing Site, New Construction	Option 2: Church Site, Addition & Renovation	Options 3: Church Site, Addition & Renovation	Options 4: Church Site, All New Construction
Design	10 to 12 Months	8 to 10 Months	8 to 10 Months	8 to 10 Months
Bidding/Award	1.5 to 2 Months	1.5 to 2 Months	1.5 to 2 Months	1.5 to 2 Months
Construction	2 to 2.5 Years	1.5 to 2 Years	1.5 to 2 Years	2 to 2.5 Years
Total Duration	3.0 to 4.2 years	2.3 to 3 Years	2.3 to 3 Years	2.8 to 4 Years

**Does Not Include Millage Duration**

## Advantages and Disadvantages

For Charrette Option 1	For Charrette Option 2	For Charrette Option 3	For Charrette Option 4
<p><b>Advantages:</b></p> <ul style="list-style-type: none"> <li>1. Lower cost</li> <li>2. Faster construction</li> <li>3. Less disruption to operations</li> <li>4. Easier to implement</li> <li>5. More space for parking</li> <li>6. Better access to public transit</li> <li>7. Improved security</li> <li>8. Increased flexibility</li> <li>9. Reduced risk</li> <li>10. Better long-term value</li> </ul>	<p><b>Advantages:</b></p> <ul style="list-style-type: none"> <li>1. More space for parking</li> <li>2. Better access to public transit</li> <li>3. Improved security</li> <li>4. Increased flexibility</li> <li>5. Reduced risk</li> <li>6. Better long-term value</li> </ul>	<p><b>Advantages:</b></p> <ul style="list-style-type: none"> <li>1. Lower cost</li> <li>2. Faster construction</li> <li>3. Less disruption to operations</li> <li>4. Easier to implement</li> <li>5. More space for parking</li> <li>6. Better access to public transit</li> <li>7. Improved security</li> <li>8. Increased flexibility</li> <li>9. Reduced risk</li> <li>10. Better long-term value</li> </ul>	<p><b>Advantages:</b></p> <ul style="list-style-type: none"> <li>1. More space for parking</li> <li>2. Better access to public transit</li> <li>3. Improved security</li> <li>4. Increased flexibility</li> <li>5. Reduced risk</li> <li>6. Better long-term value</li> </ul>
<p><b>Disadvantages:</b></p> <ul style="list-style-type: none"> <li>1. Higher cost</li> <li>2. Slower construction</li> <li>3. More disruption to operations</li> <li>4. Harder to implement</li> <li>5. Less space for parking</li> <li>6. Poorer access to public transit</li> <li>7. Decreased security</li> <li>8. Reduced flexibility</li> <li>9. Increased risk</li> <li>10. Poorer long-term value</li> </ul>	<p><b>Disadvantages:</b></p> <ul style="list-style-type: none"> <li>1. Lower cost</li> <li>2. Faster construction</li> <li>3. Less disruption to operations</li> <li>4. Easier to implement</li> <li>5. More space for parking</li> <li>6. Better access to public transit</li> <li>7. Improved security</li> <li>8. Increased flexibility</li> <li>9. Reduced risk</li> <li>10. Better long-term value</li> </ul>	<p><b>Disadvantages:</b></p> <ul style="list-style-type: none"> <li>1. Higher cost</li> <li>2. Slower construction</li> <li>3. More disruption to operations</li> <li>4. Harder to implement</li> <li>5. Less space for parking</li> <li>6. Poorer access to public transit</li> <li>7. Decreased security</li> <li>8. Reduced flexibility</li> <li>9. Increased risk</li> <li>10. Poorer long-term value</li> </ul>	<p><b>Disadvantages:</b></p> <ul style="list-style-type: none"> <li>1. Lower cost</li> <li>2. Faster construction</li> <li>3. Less disruption to operations</li> <li>4. Easier to implement</li> <li>5. More space for parking</li> <li>6. Better access to public transit</li> <li>7. Improved security</li> <li>8. Increased flexibility</li> <li>9. Reduced risk</li> <li>10. Better long-term value</li> </ul>

## Master Plan Charrette: Eliminated Options

- Reasons for Pre-Charrette Option 1 Elimination:**
  - More costly than all options.
  - Requires temporary housing, property acquisition and street closure.
  - More disadvantages than advantages.
  - Major disruption to operations during construction.
  - Longest construction duration.
- Reasons for Pre-Charrette Option 3 Elimination:**
  - Not enough remaining space for courts, related functions or county departments.
  - Concern about mixed functions in same building.
- Reasons for Charrette Option 1 Elimination:**
  - More costly than the remaining options.
  - Reduced available effective site area for other options.

## Remaining Options Advantages and Disadvantages

Option	Advantages	Disadvantages
Pre-Charrette Option 1:	<ul style="list-style-type: none"> <li>Major Advantage:                             <ul style="list-style-type: none"> <li>Lowest Mean Cost: \$26,287,757.</li> </ul> </li> <li>Major Disadvantage:                             <ul style="list-style-type: none"> <li>Challenging to Co-locate Courts and/or County Departments on Site Due to Central Location.</li> </ul> </li> </ul>	<ul style="list-style-type: none"> <li>Major Disadvantage:                             <ul style="list-style-type: none"> <li>Highest Mean Cost: \$33,569,735.</li> </ul> </li> </ul>

- Pre-Charrette Option 2:
  - Major Advantage:
    - Lowest Mean Cost: \$26,287,757.
  - Major Disadvantage:
    - Challenging to Co-locate Courts and/or County Departments on Site Due to Central Location.
- Pre-Charrette Option 4:
  - Major Advantage:
    - Maximum Flexibility to Co-locate Courts and/or County Departments on Site Due to South Location.
  - Major Disadvantage:
    - Highest Mean Cost: \$33,569,735.

## Charrette Scenario Options

- Move only courts, no related support functions, to church site and utilize remaining space in courthouse for other functions: This Charrette Scenario was eliminated during the charrette by the charrette attendees since the courts are a system and need to remain contiguous to court functions.
- Move all courts and related support functions, to the church site and utilize remaining space in courthouse for other functions:
  - Utilize remaining space in courthouse for other functions.

Option	Charrette Scenario	Mean	High
1	Move all courts and related support functions, to the church site and utilize remaining space in courthouse for other functions:	\$13,308,838	\$15,467,028
2	Move all courts and related support functions, to the church site and utilize remaining space in courthouse for other functions:	\$14,387,933	\$15,467,028

### Charrette Scenario Options

3. Move all courts, related support functions and county to church site:

a. Sell existing courthouse for redevelopment.

Range of Opinion of Total Project Cost - Courts and County: 34,345 BGS		
Low	Mean	High
\$15,682,462	\$16,954,013	\$18,225,564

4. Move only county functions to church site:

a. Renovate the remaining space to address court, support function needs and separation of public, secure staff and secure inmate circulation patterns.

Range of Opinion of Total Project Cost - County: 9,655 BGSF (Includes A, Public)		
Low	Mean	High
\$2,977,480	\$3,218,898	\$3,460,315

5. Don't move courts or county functions, renovate courthouse to address separation of public, secure staff and secure inmate circulation patterns and secure inmate transportation to courts from church site: Internal building separation of the inmate secure circulation from public and staff is not feasible given the building configuration, current lack of space for even basic functions and historic features such as the main entrance stair case and circuit courtroom which would be required to preserve based upon the governing Secretary of Interior Standards for renovation of an historic structure.

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### Charrette Scenario Options

5. Don't move courts or county functions, renovate courthouse to address separation of public, secure staff and secure inmate circulation patterns and secure inmate transportation to courts from church site:

Construct a sallyport at the current jail outdoor recreation area between the courthouse and existing sheriff's office/jail including holding cells and an elevator to access a second-floor exterior secure circulation enclosure to both circuit and district courtroom witness stands:

Range of Opinion of Total Project Cost - Circulation Separation		
Low	Mean	High
\$1,306,036	\$1,411,930	\$1,517,825

5a. Construct the sallyport and holding with no vertical or second floor inmate circulation. Inmates to be walked to the courthouse and courtrooms through open, public and staff areas constant with the current process. The means of accessing this proposed sallyport may vary dependent upon the selected scenario to address the current sheriff's office/jail (f, and g, below):

Range of Opinion of Total Project Cost - Second Option		
Low	Mean	High
\$731,344	\$790,642	\$849,940

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### Charrette Scenario Options

5b. A no cost option is to not construct a sallyport, utilize available parking and walk inmates to the courthouse and courtrooms through open, public and staff areas constant with the current process:

Range of Opinion of Total Project Cost - Third Option		
Low	Mean	High
\$0.00	\$0.00	\$0.00

5c. Demolish the existing sheriff's office/gall, construct new courtrooms (14,538 BGSF) to the east of the existing building including a sallyport and holding with separate secure inmate circulation to the new circuit and district courtrooms. The vacated space could then be renovated to address other court support such as the prosecutor and friend of the court, as well as county government space needs:

Range of Opinion of Total Project Cost - Fourth Option		
Low	Mean	High
\$7,390,265	\$7,989,475	\$8,588,686

6. Demolish the existing sheriff's office and corrections facility and either leave undeveloped or construct parking: The scope of work associated with this scenario would include demolition of the existing sheriff's office/gall, haul off, compacted backfill and seeding:

Range of Opinion of Total Project Cost - Demolition		
Low	Mean	High
\$103,864	\$112,285	\$120,707
Range of Opinion of Total Project Cost - Demolition and New Parking		
Low	Mean	High
\$191,241	\$206,747	\$222,253

### Charrette Scenario Options

7. Complete corrective work as applicable and utilize the existing sheriff's office and corrections for other needs: The minimum scope of work associated with this scenario would include re-roofing the existing facility and a new mechanical system that could be interior with exposed ductwork below the roof/floor:

Range of Opinion of Total Project Cost		
Low	Mean	High
\$644,154	\$696,383	\$748,611

Pre-Charrette Inclusion Options				
	Low	Mean	High	Option of Probable Cost Range

Option 1: Enclosed Vehicle, Trailer and Equip. Stor.	\$1,661,927	\$1,796,677	\$1,931,428	
Option 2: Replacement Vehicle and Equip. Stor.	\$1,122,986	\$1,214,039	\$1,305,091	
Option 3: M. Work Camp	\$2,376,461	\$2,569,147	\$2,761,833	
Option 4: Add 10 Beds (70 Total)	\$1,133,202	\$1,225,083	\$1,316,964	
Option 5: Add 20 Beds (80 Total)	\$2,266,404	\$2,450,166	\$2,633,928	

Option (60 Beds)	Remaining Options Opinion of Probable Base Cost Range			Available Space
	Low	Mean	High	

Pre-Charrette Options	\$24,316,175	\$26,287,757	\$26,287,757	2,115
Option 2: Addition and Renovation	\$31,052,005	\$33,569,735	\$36,087,465	11,911 to 14,728+/-

### Financing Options and Tax Impact

Financing Options	Option of Mean Total Probable Cost	Duration	Rate	Bond Type	Annual Payment	No. Mills	Recommended No. Mills
Option 1	\$37,684,090	30 Years	4.500%	Tax Exempt	\$1,683,252.00	1.5165	1.6000
Option 2	\$27,684,090	30 Years	5.500%	Tax Exempt	\$1,897,947.81	1.6994	1.7100
Option 3	\$27,684,090	40 Years	4.125%	USDA	\$1,414,356.00	1.2742	1.3000
Financing Impact	Houghton County 1 Mill Generates \$	Annual Bond Payment	Percent of Bond Payment	Home Net Assessed Evaluation	Home Net Taxable Value	Annual Home Owner Payment	Monthly Home Owner Payment
Option 1	\$1,775,875.60	\$1,683,252.00	106%	\$ 200,000	\$100,000	\$160.00	\$13.33
Option 2	\$1,897,947.81	\$1,897,947.81	101%	\$ 200,000	\$100,000	\$171.00	\$14.25
Option 3	\$1,414,288.43	\$1,414,356.00	102%	\$ 200,000	\$100,000	\$130.00	\$10.83

General Notes:  
 1. Estimated Delinquency Rate: 6.25% - \$79,734  
 2. Estimated Total Deductions (DDA, TIF/IL and Bank/Sen Ct Dis AD, etc.) - \$86,113  
 3. Estimated Total Deductions: \$165,847  
 4. Estimated Total Deduction (years):  
 5. 2024 Taxable: \$1,237,399,250  
 6. 2025 Taxable (estimated): \$1,275,738,627

### Project Delivery System Options

- Design Bid Build (DBB):
  - Traditional project delivery method that includes the design of the project by an architect and/or engineer.
  - Bidding to general contractors and a single general contractor contract to build the project.
  - The advantage is that you have a single point of responsibility, the general contractor, during construction.
  - The disadvantages include minimum control of the cost during the design phases, little to no control of the subcontractor selection and a higher risk of change orders during construction.
- Construction Manager as Agent (CMA):
  - The CMA acts to represent your interest during all phases of the project.
  - This option is often coupled with DBB.
  - The advantages to this option include less demands on your time and a second opinion during the course of the project.
  - The disadvantages include those related to the DBB, additional management costs and potentially relationship conflicts between the designers, contractors and the CMA.
- Construction Manager as Constructor (CME):
  - The CME acts to represent your interest during all phases of the project, contributes cost estimating and constructability to the design phases and acts as the general contractor to construct the project.
  - The advantages to this option include less demands on your time, a more integrated design and estimating process, a little more control over the subcontractor selection and a single point of responsibility during construction.
  - The disadvantages include risk of change orders during construction, additional management costs and potentially relationship conflicts between the designers, contractors and the CME.

### Project Delivery System Options

- **Construction Manager at Risk (CM@R):**
  - CM@R acts to represent your interest during all phases of the project, contributes cost estimating, constructability and establishes a guaranteed maximum price during the design phases as well as acts as the general contractor to construct the project.
  - The major advantage to this option is establishing a not to exceed guaranteed maximum price (GMP) for the project during the design phases and the design is completed to achieve that cost. Other advantages include the opportunity to engage design assist partners to contribute to the design and establishing the GMP, control of the subcontractor selection to ensure quality, a single point of responsibility during construction and less risk of change orders during construction.
  - A disadvantage is that the cost can sometimes be greater since the CM@R is taking more risk.
- **Progressive Design-Build (PDB)/Integrated Project Delivery (IPD):**
  - This delivery method designates a design-builder under one contract for the design and construction of the project. The design, cost-estimating, and final pricing of the project progresses during the first step with the development of a GMP for the project often defined by a criteria developer.
  - The selected PDB firm completes design and submits a fixed-price or GMP proposal for the total project to the Board of County Commissioners for approval.
  - The advantages and disadvantages are similar to those noted for the CM@R delivery system with an added advantage of fostering teamwork and more creativity in how the project is going to be delivered. Another potential additional disadvantage could be the selection process and cost of a criteria developer.
- **Private Public Partnership (P3):**
  - If the county is challenged to fund a project, it could form an agreement with a private development firm to finance the project on terms and a payment structure the county could afford. The county would then be responsible for the monthly and annual payments on the loan. 51

### Next Steps

- Select either Pre-Charrette Option 2 or 4.
- Select Options for Inclusion, if any, to be incorporated into the project.
- Select Charrette Scenarios, if any, to be incorporated into the project.
- Determine means of financing.
- If funding of the project involves an increase in taxes, define millage ballot date and campaign strategy.
- Choose project delivery system.
- Select design and/or management or funding professionals to be involved in the project.
- Determine anticipated project design start date.