

# MICHIGAN DEPARTMENT OF CORRECTIONS

*“Expecting Excellence Every Day”*

## 2015 Five-Year Physical Assessment Plan Report

In the year 2000, the URS Greiner Company was hired to complete the original Five-Year Physical Assessment Plan Report this report covered the years 2000-2005. In 2006, the Michigan Department of Corrections completed their own Physical Assessment Plan self-audits based on the model URS Greiner originally developed and has extended this every year since then to its current 2015-2020. The Michigan Department of Corrections utilized their own physical plant staff to conduct the survey and updates yearly thus saving the State of Michigan approximately \$1,000,000-plus in outside contractual engineering and evaluation services for which no funding was available. The current Capital Outlay Plan Report encompasses prisons that have been in service since 1889 (Marquette Branch Prison) to the newest prison built in 2001 (Bellamy Creek Correctional Facility). MDOC has made much headway with completing planned repairs and replacements to the various systems and infrastructures.

The Michigan Department of Corrections has made many operational and programming changes as the need has demanded. At peak operation there was 45 correctional facilities and 12 camps totaling 15,285,667 square feet of structures, encompassing over 7,000 acres of property which housed approximately 52,000 inmates in March, 2007. Today the Michigan Department of Corrections currently is operating 33 correctional facilities housing 43,366 inmates.

This report covers the 33 sites that the Michigan Department of Corrections will have in operation as of October, 2013. These 33 facilities cover a total of 10,908,569 square feet, 5,837 acres, and 361 total buildings that must provide the same full range of services as required in any small community. They are required to function safely for the primary purpose of public safety, staff safety and inmate safety 24 hours a day, 7 days a week, 365 days a year.

Because each of our facilities is like a small city where prisoners must be clothed, housed, fed, provided health care, psychological care, educational, vocational, recreational, religious needs, and also maintain prisoner personal ties to the community by allowing family and friend visitation; this is a huge mission to accomplish. It is imperative that the physical plant buildings and structures are maintained in a safe, secure and efficient manner. This assessment is intended to present a list of what physical features, systems, equipment or other unique infrastructure have been determine to need or require repairs or replacement in the next five years.

The facility order for this report follows the same order as the Department of Corrections Appropriation Bill PA 59 of 2013, Article V, Part 1:

Sec. 109. NORTHERN REGION CORRECTIONAL FACILITIES

Alger Correctional Facility .....	Page 3
Baraga Correctional Facility .....	Page 9
Earnest C. Brooks Correctional Facility .....	Page 24
Chippewa Correctional Facility .....	Page 27
Kinross Correctional Facility .....	Page 33
Marquette Correctional Facility .....	Page 44
Muskegon Correctional Facility.....	Page 55
Newberry Correctional Facility .....	Page 79
Oaks Correctional Facility .....	Page 95
Ojibway Correctional Facility .....	Page 100
Central Michigan Correctional Facility .....	Page 108
Pugsley Correctional Facility .....	Page 116
Saginaw Correctional Facility .....	Page 127
St. Louis Correctional Facility .....	Page 137

Sec. 110. SOUTHERN REGION CORRECTIONAL FACILITIES

Bellamy Creek Correctional Facility .....	Page 141
Carson City Correctional Facility .....	Page 145
Cooper Street Correctional Facility.....	Page 156
G. Robert Cotton Correctional Facility .....	Page 162
Charles E. Egeler Correctional Facility .....	Page 175
Richard A. Handlon Correctional Facility .....	Page 194
Gus Harrison Correctional Facility .....	Page 206
Womens Huron Valley Correctional Complex.....	Page 216
Ionia Correctional Facility .....	Page 242
Lakeland Correctional Facility.....	Page 246
Macomb Correctional Facility .....	Page 266
Maxey/Woodland Center Correctional Facility.....	Page 272
Michigan Reformatory .....	Page 279
Parnall Correctional Facility .....	Page 291
Thumb Correctional Facility .....	Page 296

Also included:

Detroit Detention Center .....	Page 305
Detroit Reentry Center.....	Page 308

# MICHIGAN DEPARTMENT OF CORRECTIONS

*“Expecting Excellence Every Day”*

## MEMORANDUM

**DATE:** September 19, 2013  
**TO:** Warden Bauman  
**FROM:** Paul Britton, Physical Plant Superintendent  
**SUBJECT:** Annual Physical Plant Inspection

The LMF Annual Physical Plant Inspection has been completed by maintenance as required by PD 04.03.100. The following is a summary of the inspection:

Preventative Maintenance continues to be our top priority, followed by routine maintenance and energy conservation measures and projects. This year we have continued to move forward in energy conservation.

### ACCOMPLISHMENTS

We have replaced an additional 600 magnetic T-12 ballasts with electronic T8 Ballasts per our energy conservation effort.

All cells in all housing units have been outfitted with I-con valve systems per our water conservation effort. Water consumption has dropped considerably.

The State Police moved their local post into offices in our Administration Building.

We have replaced the entry doors at the Spruce and Aspen units with a larger single door. These doors better accommodate the food carts and replace a badly deteriorated set of doors.

We are currently in work replacing the fire alarm system in the Spruce unit as the system went into catastrophic failure and is antiquated, repair parts are not available.

We are currently in work adding laundry facilities to all housing units and are replacing one washer and one dryer in our Ware House.

We have added two electronic law library terminals to our library.

We have replaced the vibration detection coax on Zone 9B. This has cut back on false warning zone tripping. The new coax has a higher resistance to elements, is easy to install and adjust. There has been no apparent need for seasonal adjustments. We plan to replace the remaining zones by attrition.

## **LMF**

### Housing unit Aspen Segregation

This unit is in good condition overall. The brick and mortar have some minor deterioration. The windows and doors are in good condition. The roof was re-seamed in 2004 and is in fair condition, with the exception of the pavers which are continuing to deteriorate. Most of the unit was re-painted this past year. There are some rooms in the unit that are in need of floor tile. The tubes in the heating boiler are showing some pitting and either the tubes or the boiler will need to be replaced soon.

### Housing unit Birch Segregation

This unit is in good condition overall. The windows and doors are in good condition with the exception of the front entrance A-door. This door is a continuous problem caused by repeated damage from food carts entering the unit. The exterior walls look good except for some stress cracking that occurred several years ago. The roof was re-seamed in 2004 and is fair condition overall. There is a fair amount of deterioration of the pavers with some moss growth. There are also signs of water pooling, but not of a serious nature. Most of the unit was painted this past year. There are some rooms in the unit that are in need of floor tile. The tubes in the heating boiler are showing some pitting and either the tubes or the boiler will need to be replaced soon.

### Housing unit Cedar General Population

This unit is in good condition overall. The exterior walls look good and the repair to the stress crack on the southwest corner appears to be holding up. The roof is in fair condition with signs of seam/edge separation and considerable paver deterioration. The interior and the paint in this unit are in good shape. The doors and windows are also in good condition. The ceiling area in the day rooms, where the partition walls were removed when we double bunked, need to be covered. The tubes in the heating boiler are showing some pitting and either the tubes or the boiler will need to be replaced soon.

### Housing unit Maple General Population

This unit is in good condition overall. The roof is in fair condition with a fair amount of seam/edge separation and the pavers have some deterioration. There is evidence of some past repairs on the A/B wing side of the roof. The exterior walls look good except for the window sills which are showing some deterioration. The doors and windows are in good condition except for A-door which is need of replacement. The interior and the paint in this unit are in good shape. The ceiling area in the day rooms, where the partition walls were removed when we double bunked, need to be covered.

The tubes in the heating boiler are showing some pitting and either the tubes or the boiler will need to be replaced soon.

#### Housing unit Pine General Population

This unit is in good condition overall. The exterior walls have some stress cracking and the window sills are showing some deterioration. The roof of this unit has some seam/edge separation and the pavers are degrading with some moss cover. The windows and doors are in good condition. The interior and the paint in this unit are in good shape. The ceiling area in the day rooms, where the partition walls were removed when we double bunked, need to be covered. The tubes in the heating boiler are showing some pitting and either the tubes or the boiler will need to be replaced soon.

#### Housing unit Spruce General Population Level II

This unit was added in 1997 and is in good condition overall. The exterior walls are in good condition except for a stress crack on the northwest corner that is worthy of future observation. The interior and the paint in this unit are in good shape. There is some separation of caulk in the control joint on the interior wall in the dining hall. The windows and doors are in good condition. The roof is in poor condition and some extensive repairs were made, but leaks continue to show up. This roof is in need of replacement.

#### 100 Building Administration

The overall condition of this building is good. The exterior walls, doors, and windows, for the most part, are in good condition. The carpet is showing signs of wear in several areas and will need to be replaced soon. The interior walls are in overall good shape, except for some noted stress cracks. The roof of this building was re-seamed in 2004 and is in fair condition. Some repairs were made to the upper roof after water leaks were reported. The flashing joints on top of the parapet wall need to be resealed. The pavers are showing signs of deterioration and are in fair condition. The control of the HVAC system has been an on-going problem. We have made some improvements in that area, but the system is in need of more attention as time permits. Heating boiler #1 developed a leak and was re-tubed. Boiler #2 will need its tubes replaced in the near future. The rooftop A/C unit failed and had to have one of the compressors and several controls replaced.

#### 200 Building Food Service

The overall condition of this building is good. Some damaged brick on the exterior wall, but in otherwise good condition. The roof appears to be in good shape. All windows and doors are in good condition. Some of the kitchen areas were painted and the interior is in good shape overall. Repair of the floor tile and grout is on-going. The heating boiler tubes are pitted and either the boiler or the tubes will need to be replaced soon.

### 200 Building Health Services

The exterior walls, doors, and windows are in good condition. Except for some minor stress cracks, the interior of the building looks good. The roof of this entire building was re-seamed in 2004 and the overall condition is good. Some leaks in the dental area of the roof were repaired and seem to be holding up. Several loose flashings were noted and need to be re-secured. The pavers are degrading and some moss growth is present. A section of leaking condenser coil was replaced on the building A/C and seems to be working well.

### 300 Building Education and Recreation

The overall condition of this building is good. Some stress cracking was noted on exterior walls and interior floors, although minimal. The doors and windows are in good condition. The Gym and interior is also in good condition. The roof was replaced in 2001 due to storm damage and is in good condition. The pneumatic control compressor was replaced after several attempts at repair failed. Hopefully this will help with the control issues and temperature swings that have plagued this building. The heating boiler tubes are pitted and either the tubes or the boiler will have to be replaced soon.

### 500 Building Warehouse and Maintenance

The overall condition of this building is good. Winter salt conditions are a constant source of damage to the metal on the exterior doors, louvers, and light pole bases. The Warehouse floor has some cracking, but not of a serious nature. The roof of this building was replaced in 2001 and is in good condition. Repairs were made to the floor, the interior walls, and the door of one of the walk-in freezers. A baler was installed to aid in the recycling of cardboard.

### 600 Building and Pole barn Storage

All storage and out buildings are in good condition.

### Propane Plant

The propane tank and vaporizer equipment is currently in good running condition. The system was inspected and the annual twenty-four hour run completed in May.

### Fences, Gun Towers and Grounds

The perimeter fence is in good condition. The gun tower interiors are in need of paint and the doors have some salt damage. The windows in Post #1 are in need of repair or replacement. The grounds are in good condition with the exception of some grass areas that have been destroyed by grubs. No irrigating is being done this year as an energy savings. The flex fence zones are showing signs of age and are beginning to trip without contact. These zones also require seasonal adjustments.

### Concrete and Asphalt

The concrete is in fair condition. The sidewalks between the buildings have some holes that need to be repaired and there are some expansion joints that are raised. The asphalt is in poor condition and continues to deteriorate. There are some large cracks. The perimeter road is cracking and is in need or recap or replacement.

### Recreation Yards

The yard equipment and pavement are in good condition. The partition fences are intact and in good condition. The razor ribbon is secure and there are no visible signs of problems. The basketball and hand ball courts are in good condition.

### CCU

The facility was closed in the summer of 2009. The facility was emptied of furnishings and cleaned. It was winterized by maintenance staff. Mowing and snow plowing are taking place as needed. We continue to make inspection rounds of the buildings and grounds. The wastewater lagoon is being maintained as per the permit.

cc:

Dave Flack, Physical Plant Manager

Daniel Smith, Physical Plant Division

Becki Nylander, Business Manager

Jeff Niemi, Regional Physical Plant Superintendent

**ALGER CORRECTIONAL FACILITY**  
**5-Year Plan** **FY2015**

Project No.	Building	Project Description	Reason Description	Quantity & Units	Facility Priority	Cost Estimate
LMF.700.502 ALGER	4 Housing Units, 200 Bldg, 300 Bldg.	Upgrade Fire System	Upgrading to more efficient system	6	1	\$50,000
LMF.100.M10 ALGER	Site	EXTERIOR LIGHTING - Upgrade prisoner yard lights with Metal Halide lighting.	Improve security visibility of prisoner movement during non-day light hours. Increase equipment efficiency. Provides a cost and energy savings.	300	2	\$60,000
LMF.NEW.02 ALGER	Facility	Gates 1, 2, 3, and 4	Original gates. Gates and parts are wearing out and need of replacement repair due to continual use on a daily basis.	4	3	\$60,000
LMF.600.S01 ALGER	All Housing Units	Add new fixed color cameras inside.	Add capacity to existing system.	48 Units	4	\$81,000
LMF.600.M07 ALGER	Site	Parking Lot, Bituminous, Mill & Resurface. Mill 2" off existing bituminous parking lot located north of the Maintenance Building and replace with 2.5" of new bituminous material. Re-stripe lot and maintain surface drainage off parking lot.	Due to age of system. To prevent failure. To improve vehicle traffic flow. Long-term/high maintenance issue. Service reliability.	90,000 SF	5	\$97,200
LMF.900.F01 ALGER	100 Bldg.	Remodel Control Center	Remodel to work more efficiently. .		6	\$30,000
LMF.600.A05 ALGER	All Buildings	Replace single exterior door/frame/hardware. And provide new larger, heavy duty door and frames with smaller sidelite.	Update due to severely worn condition.	19 Units	7	\$66,800
LMF.100.E02 2 ALGER	Site	Emerg. Elec. Dist. System. Connect housing unit smoke purge systems to emergency power source.	Allows for the removal of Self Contained Breathing Apparatus program. Life Safety requirement.	Lump Sum	8	\$75,000
LMF.800.M07 ALGER	Post 1	Replace window in post 1 guard tower.	Update due to worn condition of existing.		9	\$30,000
LMF.1000.M06 ALGER	Warehouse	Main control panel and front-end direct digital controls (DDC) equipment.	Provide monitoring of each building.	1 Unit	11	\$46,200
LMF.NEW.01 ALGER	Site	Add a 40 X 60 X 14 Storage Pole Building with a 12' foot overhead door.	Provide additional storage space for institutional commodities and equipment. Due to additional prisoner capacities.	2.400 SF	12	\$40,000

# Michigan Department of Corrections

*“Expecting Excellence Every day”*

## Memorandum

**Date:** 8/30/13  
**To:** Tom Mackie, Warden  
**From:** Steve Zapolnik, Physical Plant Supervisor  
**Subject:** Annual Facility Report

An Annual Facility Inspection report was conducted to assess the need for future maintenance and to identify budgetary needs. This years annual inspection results follow and are noted by building.

### **Baraga Correctional Facility**

#### **Administration - 100 BLDG**

- The roof system is in very good condition having been replaced 5 years ago, showing no signs of damage.
- Exterior door frames are rusting due to salt/moisture from winter months.
- The electrical/security system continues to function properly, and are tested on a daily basis. Keywatcher system is becoming problematic and unreliable.
- Upgrades to the lighting system (T8 ballasts, lamps) have been and continue to be made.
- The heating/cooling systems are functional and regularly maintained. The pneumatic controls are problematic and are in need of constant adjustments.
- The plumbing system operates properly, and normal wear is maintained on a regular basis.

#### **Food Service/Health Service - 200 BLDG**

- Roof systems are original and minor leaks are repaired.
- Exterior of the bldg is in over all good condition.
- Electrical/security systems function properly and are regularly maintained.
- Lighting upgrades are continually done as needed.
- Kitchen equipment is a constant repair/maintenance item. Dish machine needs to be replaced or upgraded.
- HVAC systems are regularly maintained, and function properly. Pneumatic controls are in need

of constant adjustments. Boilers are original but in good working order.

### **Programs - 300 BLDG**

- Roof systems are original and minor leaks are repaired, but needs replacing.
- Electrical/ security systems function properly and are regularly maintained. Lighting upgrades are continually done as needed. Cameras in the corridors are outdated and need to be replaced.
- Plumbing system operates properly, and normal wear is maintained on a regular basis.
- HVAC systems are regularly maintained, and function properly. Pneumatic controls are in need of constant adjustments. Heating boiler is original, although functioning properly there is no redundant system.

### **Maintenance/Warehouse - 500 BLDG**

- Roof system is in good condition
- Electrical/security systems function properly. All high pressure sodium interior lighting was replaced with t8 high bay fixtures.
- Plumbing systems operate properly
- HVAC system is regularly maintained and functions properly. The roof top heating units are outdated and becoming very problematic with repair parts hard to find.

### **Housing Units 1-7**

- The roof system of the housing units are showing signs of wear and numerous leaks are a constant.
- Electrical/security systems function properly and are regularly maintained. The PPD system does have numerous false alarms and require constant tuning do to the age.
- Cell door food slots are a major concern do to the fact that they are rusting/corroding at the hinges and the slot itself requiring constant repair or replacing.
- Plumbing system operate properly. Icon electronic valves are being added in problem areas (4 per month). The water heaters in all the HUs have all been changed to new units. The recirculation lines are constantly leaking and repaired, causing ceiling damage.
- HVAC systems are regularly maintained, but are original equip, being problematic and inefficient. The pneumatic controls are in need of constant adjustments and repair. The boilers are original, but reliable. The venting for the boilers are in need of replacement.
- The ceiling tiles on various wings are falling, high humidity and no exhaust systems do to showers may have an impact.
- All cameras function properly but are out dated.
- The exterior of the HUs are in over all good condition.

### **Housing Unit 8**

- Roof system is showing signs of ware, any leaking are repaired timely.
- Electrical/security systems function properly and are regularly maintained.
- Plumbing systems operate properly, normal wear in maintained on a regular basis
- The domestic hot water system was replaced with high efficiency boilers/water makers.

- HVAC systems are regularly maintained and function well. The Electronic control system for the heating is outdated and needs constant adjustment or repair.

### **Sewage Lift Station**

- The pumps are daily monitored and serviced as needed. There is a possible problem with the check valves or pump housing. Do to confined system regulations an outside contractor is needed if the issue persists.

### **Propane Backup System**

- The system operates properly and is regularly maintained. Annual inspections are done by IPS Industrial and any corrections are made. Painting of the main tank was completed last year

### **Facility Grounds**

- All fencing is in good condition. Any repair or problems are done timely.
- The perimeter road and parking lot are in good condition but will need sealing and repainting done in the future
- Exterior pole lighting is in good working condition, the bases are rusting but repaired as time allows. Approx. 20 HPS lights have been replace with LED lights.
- The side walks are in overall good condition, but some large cracks and breaks are in constant need of repair.

### **Security/Safety Systems**

- All systems are tested with the start of each shift and any issues are addressed timely.
- The stun fence operates well, replacement parts are difficult to find.
- The camera systems function properly. Many of the cameras are outdated
- The monitoring system in control functions properly and was updated in Sep.2010. An updated back-up is needed.
- All fire safety systems are tested as required and function properly
- The PPD system is tested with each shift and operates properly. There are numerous false alarms do to the age of the system.

### **Camp Kitwen**

- Although the facility has been closed we continue to do monthly inspections, snow removal, and minimal grounds work.
- The overall exterior condition of the facility is fair. There are a few cracked windows and some minor exterior damage do to weather. Mildew/mold is become an increasing problem, but the overall interior is in fair condition.
- The air handling system, 4 dehumidifiers, and numerous fans are used to control humidity as need.

cc: Sandra Villa-Mogush, Administrative Officer  
Dave Flack, Manager – Physical Plant Division – BFM  
Daniel T Smith-Physical Plant Division-Dept. Analyst

# BARAGA MAXIMUM FACILITY

## 5-Year Plan FY2015

Project No.	Building	Project Description	Reason Description	Quantity & Units	Facility Priority	Project Cost
AMF.00.	Site	Replace personal protection system.	To reduce maintenance costs and to enhance staff and public safety.	78 Units	3	\$1,200,000
AMF.00.	Site	upgrade existng stun-fence controllers	The existing controlers need updating to enhanve security.	6	2	\$60,000
AMF.00	Site	Perimeter Security Enhancements	Add addition cameras and site lighting to the perimeter, upgrade existing camera system		1	\$250,000
AMF.100	Adminisration	Key watcher sytem	Replace existing keywatcher system. Current system is outdated and problematic.	4	2	\$28,000
AMF.00	Sire	Replace Level 1 lift pumps	Replace existing lift pumps . Current pumps are problematic and require constant maint.	2	2	\$12,000
AMF.00	Site	Seal,paint, and repaire cracks in parking lot	Seal,and repaire crack in the parking lot to prevent future damage, and repaint lines	1	4	\$20,000
AMF.100	Adminisration	VOIP phone system	upgrade the existng phone system to VOIP. Current system is outdate, problematic, and unreliable	1	2	\$120,000
AMF.1000	HU6	HU6 ADA elevator	replace existing man elevator. Current elevator in outdated and part are no longer available	1	4	\$35,000
AMF.500.M01	Housing Unit 1 - 5	Modular boilers. Replace existing with new.	Utility cost savings. Impairs building operation. Personal comfort.existing boilers are not efficient and outdated	5 Units	3	\$100,000
AMF.500.A01	Housing Units 1 - 5	Replace roofing on all five units.	The roofs on our original 5 Housing Units are over 15 years old and experiencing several leaks. Repair work is ongoing and extensive.	5 x 16,000 SF	3	\$550,000
AMF.00.S01	Site	Install fiber, communications on perimeter.	To eliminate potential for future damage. To eliminate high maintenance condition. Not functioning properly, components failing. None presently installed.	4,100 LF	5	\$82,700
AMF.00.C04	Site	Sidewalk, Concrete, Remove & Replace. Various sections of sidewalk in secure area need to be removed and replaced. Some joint replacement is the only thing necessary. Otherwise, replace the entire section.	Due to age of system. To prevent failure. To fix deteriorated, damaged, failure area. To prevent personal injury. To improve appearance. To improve pedestrian traffic flow. Prevent winter freezing hazard.	800 SF	5	\$8,000
AMF.400.A01	Support Services	Replace roof and insulation. Replace entire roof, and re-do all flashing so that cover is 8" above main roof level at all flashings into high walls.	The roofs on our original buildings are over 15 years old and experiencing several leaks. Repair work is ongoing and extensive.	20,000 SF	5	\$270,000
AMF.00.S04	Site	Add new equipment. Replace E-Flex RB Tech.	Replace to reduce risk of damage and to reduce maintenance costs.		5	\$85,000
AMF.500.M01	Housing Units 1 - 5	Replace/new plumdng fixtures	Water reduction-replace exesting cell water fixtures with I-con system. Current fixture are problematic, outdated, and costly tio repair. I-con are reliable and efficient	340	2	\$225,250
AMF.100.A15	Administration	Equipment-New and replacement	Keywatcher system-Replace outdated and malfunctioning system that requires frequent repair	3	2	\$28,000

AMF.1000.M01	Housing Unit 6	Modular boilers. Replace existing with (2) new.	Doesn't provide adequate heating. Utility cost savings. Impairs building operation. Personal comfort. Existing does not meet heating demand. If the boiler goes down, there is no back-up for heat.	2 Units	5	\$58,000
AMF.1100.M01	Housing Unit 7	Modular boilers. Replace existing with (2) new.	Doesn't provide adequate heating. Utility cost savings. Impairs building operation. Personal comfort. Existing does not meet heating demand. If the boiler goes down, there is no back-up for heat.	2 Units	5	\$58,000
AMF.400.	Support Services	Equipment - New and Replacement.	New dishwasher in Food service to replace existing equipment	lump sum	3	\$57,000
AMF.300.M01	Education	Modular boilers. Provide additional boiler for back-up or alternating boiler operation.	None presently installed. Allows back-up should the existing boiler go un-operational.	1 Unit	5	\$30,000
AMF.1000.A01	Housing Unit 6	Replace/Repair metal flashing. Replace all gravel stops.	Worn out. Poor detail will allow water penetration.	2,000 LF	5	\$50,400
AMF.1100.A01	Housing Unit 7	Replace/Repair metal flashing. Replace all gravel stops.	Worn out. Poor detail will allow water penetration.	2,000 LF	5	\$50,400
AMF.00.E01	Site	EXTERIOR LIGHTING-Miscellaneous. Repair and repaint exterior light fixtures.	Appearance. Preventative maintenance.	Lump Sum	5	\$10,000
AMF.00.C10	Site	Site Improvements III, Remodel/Repair, Sallyport. To prevent ramming through gate and reconstruct concrete cap that supports the steel grating over the inspection pit. Crack-seal joints within the Sally Port.	Maintenance upgrade.	1 Unit	5	\$100,800
AMF.500.M05	Housing Unit 1	exhaust fan.	Doesn't meet current ventilation standards. Personal comfort. To provide more air changes to decrease humidity in shower areas.	2	2	\$10,000
AMF.600.M05	Housing Unit 2	exhaust fan.	Personal comfort. To provide more air changes to decrease humidity in shower areas.	2	2	\$10,000
AMF.700.M05	Housing Unit 3	exhaust fan.	Personal comfort. To provide more air changes to decrease humidity in shower areas.	2	2	\$10,000
AMF.800.M05	Housing Unit 4	exhaust fan.	Personal comfort. To provide more air changes to decrease humidity in shower areas.	2	2	\$10,000
AMF.900.M05	Housing Unit 5	exhaust fan.	Personal comfort. To provide more air changes to decrease humidity in shower areas.	2	2	\$10,000
AMF.1000.M05	Housing Unit 6	exhaust fan.	Personal comfort. To provide more air changes to decrease humidity in shower areas.	2	2	\$10,000
AMF.1100.M05	Housing Unit 7	exhaust fan.	Personal comfort. To provide more air changes to decrease humidity in shower areas.	2	2	\$10,000
AMF.1800.M05	Level one housing	exhaust fan.	To eliminate excess moisture problems in bathrooms.	2 Units	3	\$15,000
AMF.500.A02	Housing Unit 1	Provide control joints. Provide control joints where walls have cracked at 135 degree corners. Remove ex. joint 2 over from cracking and rebuild wall.	Damaged. Leading to More Serious Problems. Building settlement. Joints were located wrong and walls cracked at nearby locations instead. Wall will continue to crack open if steps are not taken to correct.	180 LF	5	\$2,100

AMF.600.A02	Housing Unit 2	Provide control joints. Provide control joints where walls have cracked at 135 degree corners. Remove ex. joint 2 over from cracking and rebuild wall.	Damaged. Leading to More Serious Problems. Building settlement. Joints were located wrong and walls cracked at nearby locations instead. Wall will continue to crack open if steps are not taken to correct.	180 LF	5	\$2,100
AMF.700.A02	Housing Unit 3	Provide control joints. Provide control joints where walls have cracked at 135 degree corners. Remove ex. joint 2 over from cracking and rebuild wall.	Damaged. Leading to More Serious Problems. Building settlement. Joints were located wrong and walls cracked at nearby locations instead. Wall will continue to crack open if steps are not taken to correct.	180 LF	5	\$2,100
AMF.800.A02	Housing Unit 4	Provide control joints. Provide control joints where walls have cracked at 135 degree corners. Remove ex. joint 2 over from cracking and rebuild wall.	Damaged. Leading to More Serious Problems. Building settlement. Joints were located wrong and walls cracked at nearby locations instead. Wall will continue to crack open if steps are not taken to correct.	180 LF	5	\$2,100
AMF.900.A02	Housing Unit 5	Provide control joints. Provide control joints where walls have cracked at 135 degree corners. Remove ex. joint 2 over from cracking and rebuild wall.	Damaged. Leading to More Serious Problems. Building settlement. Joints were located wrong and walls cracked at nearby locations instead. Wall will continue to crack open if steps are not taken to correct.	180 LF	5	\$2,100
AMF.1000.A02	Housing Unit 6	Provide control joints. Provide control joints where walls have cracked at 135 degree corners. Remove ex. joint 2 over from cracking and rebuild wall.	Damaged. Leading to More Serious Problems. Building settlement. Joints were located wrong and walls cracked at nearby location instead. Wall will continue to crack open if steps are not taken to correct.	180 LF	5	\$2,100
AMF.1100.A02	Housing Unit 7	Provide control joints. Provide control joints where walls have cracked at 135 degree corners. Remove ex. joint 2 over from cracking and rebuilding wall.	Damaged. Leading to More Serious Problems. Building settlement. Joints were located wrong and walls cracked at nearby locations instead. Wall will continue to crack open if steps are not taken to correct.	180 LF	5	\$2,100
AMF.100.A02	Administration	Provide control joints. Provide new control joints at all openings and other locations as recommended by I.M.I.	Damaged. Leading to More Serious Problems. To Cover up Water Damage.	1,000 LF	5	\$5,900
AMF.400.A03	Support Services	Provide control joints. Provide control joints at all standard locations.	Damaged. Leading to More Serious Problems. Building settlement. Walls cracked at many locations particularly corners and opening due to poor or no control joints.	1,200 LF	5	\$7,100
AMF.200.A02	Warehouse	Recaulk/Reseal building joints. Reseal all control joints.	Damaged. Leading to More Serious Problems. Building settlement. Building movement has cracked joints beyond what caulking could bear.	1,200 LF	5	\$2,900
AMF.300.A04	Education	Recaulk/Reseal building joints. Reseal joints in gymnasium where metal columns and CMU have seperated (both vertical and horizontal joints).	Damaged. Building settlement.	300 LF	5	\$910
AMF.300.A01	Education	Provide control joints. Provide control joints at all standard locations per I.M.I. and at vertically cracked areas.	Damaged. Leading to More Serious Problems. Walls are cracked due to building movement and a lack of control joints.	1,500 LF	5	\$8,800
AMF.400.A11	Support Services	Tuckpoint brick. Tuckpoint glazed CMU along back corridor in Food Service area.	Worn out. Damaged. Cosmetically Necessary or Aesthetically Poor.	500 SF	5	\$5,500
AMF.400.A13	Support Services	Misc projects. Provide bumper rails down length of rear hallway.	To Eliminate High Maintenance Condition. To reduce damage to walls and doors from cart traffic.	Lump Sum	5	\$1,700
AMF.1300.A01	Storage/Hazardous	Replace single exterior door/frame/hardware. Replace rear storage doors.	Damaged. Bottoms rusting out.	2 Units		\$4,100
AMF.00.C08	Site	Sanitary Pre-Treatment Mechanism, Bar Screen, New. Locate it adjacent to the existing screw auger. Utilize the existing building and modify it as required to fit the new mechanism. New controls would be	Due to facility request. Existing is undersized. To prevent failure. Long-term/high maintenance issue. Service reliability. To extend life. Existing screw auger devise jams frequently and constantly needs to be dismantled to clean the compacted garb	1 Unit		\$972,000

AMF.00.C15	Site	Manhole/Vault, Electric, Remove & Replace. Add (2) new electrical/telecom manholes located east of (2) existing manholes that are located at the bottom of the steep hill behind the Maintenance Building and near Level 1 security roadway. The idea is to ge	Due to facility request. To prevent failure. To prevent personal injury. Service reliability. Life safety issue. Existing structures fill up with water because they are in a low spot. Maintenance worker runs risk of being electrocuted.	2 Units		\$63,200
AMF.00.S08	Site	Replace fire alarm system. On main site.	To eliminate high maintenance condition. Not functioning properly, components failing.	Lump Sum		\$448,600
AMF.100.M03	Administration	Couple the existing pneumatic control system with DDC (new panel + some points).	Provide better temperature control. Requirement for other improvements. Allows monitoring of buildings from a remote location.	27,000 SF	5	\$68,000
AMF.300.M02	Education	Couple the existing pneumatic control system with DDC (new panel + some points).	Provide better temperature control. Requirement for other improvements. Allows monitoring of the building from a remote location.	26,600 SF	5	\$67,000
AMF.400.A07	Support Services	Replace quarry tile. At kitchen with monumental polymer flooring after repairing drainage system and floor slab.	Damaged. Leading to More Serious Problems. To Eliminate High Maintenance Condition.	5,000 SF	5	\$84,000
AMF.400.M01	Support Services	Couple the existing pneumatic control system with DDC (new panel + some points).	None presently installed. Provide better temperature control. Requirement for other improvements. Allows monitoring of the building from a remote location.	23,000 SF	5	\$58,000
AMF.500.A05	Housing Unit 1	Replace acoustic ceiling system. Replace 12 x 12 applied tile with more durable system.	Damaged. To Eliminate High Maintenance Condition. System sustains damage from leaks when floors are mopped or flooded.	6,000 SF	5	\$60,500
AMF.500.A11	Housing Unit 1	Replace cell doors and hardware.	Worn out. Damaged. Leading to More Serious Problems. To Eliminate High Maintenance Condition. System needs constant adjustment to work properly.	80 Units	5	\$336,000
AMF.500.M02	Housing Unit 1	Air handling unit heating only. Replace existing in four years with those that allow more airflow.	Personal comfort. In four years, units will be at end of useful life.	24,600 SF	4	\$268,600
AMF.600.A05	Housing Unit 2	Replace acoustic ceiling system. Replace 12 x 12 applied tile with more durable system.	Damaged. To Eliminate High Maintenance Condition. System sustains damage from leaks when floors are mopped or flooded.	6,000 SF	5	\$60,500
AMF.600.A11	Housing Unit 2	Replace cell doors and hardware. System needs constant adjustment to work properly.	Worn out. Damaged. Leading to More Serious Problems. To Eliminate High Maintenance Condition.	80 Units	4	\$336,000
AMF.600.M02	Housing Unit 2	Air handling unit heating only. Replace existing in four years with those that allow more airflow.	Personal comfort. In four years, units will be at end of useful life.	24,600 SF	4	\$268,600
AMF.700.A11	Housing Unit 3	Replace cell doors and hardware.	Worn out. Damaged. Leading to More Serious Problems. To Eliminate High Maintenance Condition. System needs constant adjustment to work properly.	80 Units	4	\$336,000
AMF.700.M02	Housing Unit 3	Air handling unit heating only. Replace existing in four years with those that allow more airflow.	Personal comfort. In four years, units will be at end of useful life.	24,600 SF	4	\$268,600
AMF.800.A05	Housing Unit 4	Replace acoustic ceiling system. Replace 12 x 12 applied tile with more durable system.	Damaged. To Eliminate High Maintenance Condition. System sustains damage from leaks when floors are mopped or flooded.	6,000 SF	4	\$60,500
AMF.800.A11	Housing Unit 4	Replace cell doors and hardware.	Worn out. Damaged. Leading to More Serious Problems. To Eliminate High Maintenance Condition. System needs constant adjustment to work properly.	80 Units	5	\$336,000

AMF.800.M02	Housing Unit 4	Air handling unit heating only. Replace existing in four years with those that allow more airflow.	Personal comfort. In four years, units will be at end of useful life.	24,600 SF	5	\$268,600
AMF.900.A05	Housing Unit 5	Replace acoustic ceiling system. Replace 12 x 12 applied tile with more durable system.	Damaged. To Eliminate High Maintenance Condition. System sustains damage from leaks when floors are mopped or flooded.	6,000 SF	5	\$60,500
AMF.900.A11	Housing Unit 5	Replace cell doors and hardware.	Worn out. Damaged. Leading to More Serious Problems. To Eliminate High Maintenance Condition. System needs constant adjustment to work properly.	80 Units	5	\$336,000
AMF.900.M02	Housing Unit 5	Air handling unit heating only. Replace existing in four years with those that allow more airflow.	Personal comfort. In four years, units will be at end of useful life.	24,600 SF		\$268,600
AMF.1000.A11	Housing Unit 6	Replace cell doors and hardware.	Worn out. Damaged. Leading to More Serious Problems. To Eliminate High Maintenance Condition. System needs constant adjustment to work properly.	80 Units	5	\$336,000
AMF.1000.M02	Housing Unit 6	Air handling unit heating only. Replace existing in four years with those that allow more airflow.	To enhance air quality and to reduce maintenance costs. In four years, units will be at end of useful life.	24,600 SF	5	\$268,600
AMF.1100.A05	Housing Unit 7	Replace acoustic ceiling system. Replace 12 x 12 applied tile with more durable system.	Damaged. To Eliminate High Maintenance Condition. System sustains damage from leaks when floors are mopped or flooded.	6,000 SF	5	\$60,500
AMF.1100.A11	Housing Unit 7	Replace cell doors and hardware.	Worn out. Damaged. Leading to More Serious Problems. To Eliminate High Maintenance Condition. System needs constant adjustment to work properly.	80 Units	5	\$336,000
AMF.1100.M02	Housing Unit 7	Air handling unit heating only. Replace existing in four years with those that allow more airflow.	Doesn't meet current ventilation standards. Personal comfort. In four years, units will be at end of useful life.	24,600 SF	5	\$268,600
AMF.00.C01	Site	Site Improvements I, New, Barbed Wire Chain Link Fence. Install around (2) existing electrical cabinets inside secure perimeter at two locations in the facility. Provide 5' minimum clearance around cabinet and install (1) lockable man gate at cabinet doo	Due to facility growth. To prevent failure. To prevent personal injury. To improve security.	150 LF		\$5,900
AMF.00.C02	Site	Frame & Cover/Grate, Catch Basin, Adjust Existing to Grade & Re-grout. Located on west side of Unit 5, east of main sidewalk.	To improve drainage. Service reliability. Prevent winter freezing hazard. Prevent water from infiltrating building exterior.	1 Unit		\$500
AMF.00.C03	Site	Pavement Areas/Driveways/Roadways, Concrete, New Full Depth. Add 6' x 6' concrete splash pad beneath the outlets of the fire sprinkler drain-down pipe for all buildings.	To prevent failure. To improve appearance. Soil erosion issue. Prevent water from infiltrating building exterior.	400 SF		\$3,400
AMF.00.C05	Site	Site Improvements II, New, Concrete Slab/Pad. Existing muffin monster control building needs to be raised onto a concrete slab. Re-grade around building to avoid water from collecting around building foundation.	Due to facility request. To prevent failure. To prevent personal injury. Long-term/high maintenance issue. Prevent winter freezing hazard. Prevent water from infiltrating building exterior. Existing building is at bottom of embankment and lower than	50 SF	5	\$1,900
AMF.00.C09	Site	Pavement Areas/Driveways/Roadways, Concrete, New Full Depth. Replace existing gravel shoulder on north side of earth mound outside the Sally Port gate with concrete pavement.	To prevent failure. To fix deteriorated, damaged, failure area. To improve appearance. To improve vehicle traffic flow. Long-term/high maintenance issue. Service reliability. Due to frequent use by heavy/large trucks. To extend life.	500 SF	5	\$3,400
AMF.00.C11	Site	Miscellaneous Site Improvement Project, Remove & Replace. Steel W-beam guardrail and post west of Sally Port in the secure area. Use a steel post in lieu of wood.	To prevent failure. To fix deteriorated, damaged, failure area. To improve appearance. Service reliability. Due to frequent use by heavy/large trucks.	Lump Sum	5	\$8,400

AMF.00.C12	Site	Pavement Areas/Driveways/Roadways, Concrete, Remove & Replace Full Depth. Concrete under existing trash compactor. Re-grade to common low point and install a catch basin that is tied into the existing sanitary system.	To improve drainage. To fix deteriorated, damaged, failure area. To improve appearance. Long-term/high maintenance issue. Service reliability. Existing concrete is deteriorating due to garbage juices sitting on the concrete.	800 SF	5	\$21,800
AMF.00.C13	Site	Site Improvements I, New, Handrailing. Along both sides of the loading dock ramp at the Food Service Building.	To prevent personal injury. To improve pedestrian traffic flow. To improve vehicle traffic flow. Prevent winter freezing hazard.	100 LF	5	\$6,700
AMF.00.S06	Site	Add new equipment. Replace all paging micro-phones.	More cost effective to replace soon. To eliminate potential for future damage. To eliminate high maintenance condition.	Lump Sum	3	\$4,500
AMF.100.A04	Administration	Replace acoustic ceiling system. Replace 24" x 24" ACP ceiling on second floor - entire floor.	Worn out. Damaged. Cosmetically Necessary or Aesthetically Poor. To Cover up Water Damage. Age and water damage in several locations.	5,000 SF	5	\$33,600
AMF.100.A05	Administration	RegROUT tile. RegROUT quarry tile floor at lobby, corridors, control passage, and rear lobbies.	Worn out. Cosmetically Necessary or Aesthetically Poor.	6,000 SF	5	\$30,200
AMF.100.A06	Administration	Misc projects.	To provide ADA accessible sink at employee lounge on second floor.	Lump Sum	5	\$2,500
AMF.100.A07	Administration	Tuckpoint brick. Around areas that cracked from lack of control joints to repair said cracking.	Damaged. Leading to More Serious Problems.	500 SF	5	\$4,200
AMF.100.M02	Administration	Miscellaneous. Insulate piping.	None presently installed. Provide better temperature control.	Lump Sum	5	\$3,400
AMF.100.S02	Administration	Add new pan & tilt color cameras inside.	For officer safety. For public safety. To watch hidden areas and trouble spots. Add capacity to existing system. None presently installed.	2 Units		\$11,900
AMF.200.A01	Warehouse	Provide waterproofing. On northeast wall where interior of block is damaged.	Damaged. Leading to More Serious Problems. Water infiltration has caused paint peeling and some CMU spalling on interior at slab level.	200 SF		\$2,200
AMF.200.A03	Warehouse	Misc projects. Create separate sound-proof room within the building for air compressor.	Request of Facilities Maintenance. Currently in same room as lounge/office - can't hear on phones when compressor kicks in, which it does often.	Lump Sum		\$1,100
AMF.200.M01	Warehouse	Miscellaneous. Relocate the existing air compressor to a self contained room.	Requirement for other improvements. Existing compressor is located in Maintenance Staff office area and is a nuisance (makes telephone and radio conversations impossible).	Lump Sum	5	\$3,400
AMF.200.M02	Warehouse	Main control panel and front-end direct digital controls (DDC) equipment.	Requirement for other improvements. Allows monitoring of all buildings at facility from a remote location.	1 Unit	5	\$42,000
AMF.200.M03	Warehouse	Couple the existing pneumatic control system with DDC (new panel + some points).	None presently installed. Provide better temperature control. Requirement for other improvements. Allows monitoring of the building from a remote location.	16,000 SF	4	\$40,300
AMF.300.A03	Education	Replace ceramic tile. At janitor's closet with monolithic polymer flooring. Replace floor at showers in similar fashion.	Worn out. Damaged. Leading to More Serious Problems. To Eliminate High Maintenance Condition. Tile floors do not bear up under amount of water usage in prisons.	300 SF	4	\$7,100
AMF.300.E02	Education	ELECTRICAL DISTRIBUTION SYSTEM-Install additional branch panelboard.	Provides for future growth. Increase system capacity.	2 Units		\$9,400
AMF.400.A02	Support Services	Replace concrete floor slab. Remove kitchen floor at drain pits. Replace drainage system with better system and install new floor slab.	Leading to More Serious Problems. To Eliminate High Maintenance Condition. Request of Facilities Maintenance.	1,000 SF	4	\$12,600

AMF.400.A05	Support Services	Replace interior doors/frame/hardware. Replace doors into rear corridor from kitchen and loading dock.	Worn out. Damaged. Leading to More Serious Problems. To Eliminate High Maintenance Condition.	5 Units	4	\$12,600
AMF.400.A06	Support Services	Replace interior door hardware. Replace all interior locks.	Damaged. To Eliminate High Maintenance Condition. Request of Facilities Maintenance.	20 Units	4	\$8,600
AMF.400.A08	Support Services	RegROUT tile. RegROUT all tile in dining and serving areas.	Worn out. Damaged. Cosmetically Necessary or Aesthetically Poor. To Eliminate High Maintenance Condition.	5,000 SF	5	\$25,200
AMF.400.A09	Support Services	Equipment - New and Replacement. Replace bumpers at loading dock.	Worn out.	Lump Sum	5	\$3,400
AMF.400.A12	Support Services	Recaulk/Reseal building joints. Reseal all existing control joints that have cracked.	Damaged.	200 LF	5	\$610
AMF.500.A04	Housing Unit 1	Replace interior doors/frame/hardware. Replace control room door.	Worn out. Damaged. To Eliminate High Maintenance Condition.	1 Unit	5	\$2,500
AMF.500.A06	Housing Unit 1	Replace VCT. Replace VCT floor at control area.	Damaged.	1,000 SF	5	\$6,700
AMF.500.A07	Housing Unit 1	Replace ceramic tile. Replace tile floors in all showers with monolithic polymer flooring.	Worn out. Damaged. Leading to More Serious Problems. To Eliminate High Maintenance Condition.	600 SF	5	\$14,100
AMF.500.A08	Housing Unit 1	Misc projects. Install ceramic tile on shower walls.	Worn out. Damaged. Leading to More Serious Problems. To Eliminate High Maintenance Condition. To Cover up Water Damage. Request of Facilities Maintenance. Water works through wall, damages flooring, ceilings below.	Lump Sum	4	\$12,600
AMF.500.A09	Housing Unit 1	Repair brick - selective areas. Repair cracked, spalled, and damaged brick at roof center parapet.	Damaged. Leading to More Serious Problems. Cosmetically Necessary or Aesthetically Poor. To Eliminate High Maintenance Condition. To Cover up Water Damage. Movement and water infiltration have caused cracking and damage.	100 SF	5	\$2,500
AMF.500.A10	Housing Unit 1	Replace or add roof drains. Add drain at each cell wing near junction to control center area.	Leading to More Serious Problems. To Cover up Water Damage. Existing roof drains around corner onto control area. Water doesn't make turn and ponds at junction.	2 Units	5	\$1,700
AMF.500.M04	Housing Unit 1	Miscellaneous. Replace existing cell lavatory faucets.	Requirement for other improvements. Maintenance issue.	Lump Sum	4	\$40,300
AMF.500.M06	Housing Unit 1	Miscellaneous. Insulate the cold water supply entering the Mechanical Room and all other hot and cold piping in Mechanical Room with no piping.	Life safety issue. Requirement for other improvements. Cold water pipe with hot Mechanical Room causes condensation on pipes. Decreases life of piping. Some condensation is dripping onto electrical equipment.	Lump Sum	5	\$340
AMF.500.S01	Housing Unit 1	Add new pan & tilt color cameras inside.	For officer safety. To watch hidden areas and trouble spots. Add capacity to existing system. None presently installed.	1 Unit		\$6,000
AMF.600.A04	Housing Unit 2	Replace interior doors/frame/hardware. Replace control room door.	Worn out. Damaged. To Eliminate High Maintenance Condition.	1 Unit		\$2,500
AMF.600.A06	Housing Unit 2	Replace VCT. Replace VCT floor at control area.	Damaged.	1,000 SF		\$6,700
AMF.600.A07	Housing Unit 2	Replace ceramic tile. Replace tile floors in all showers with monolithic polymer flooring.	Worn out. Damaged. Leading to More Serious Problems. To Eliminate High Maintenance Condition.	600 SF		\$14,100
AMF.600.A08	Housing Unit 2	Misc projects. Install ceramic tile on shower walls.	Worn out. Damaged. Leading to More Serious Problems. To Eliminate High Maintenance Condition. To Cover up Water Damage. Request of Facilities Maintenance. Water works through wall, damages flooring, ceilings below.	Lump Sum		\$12,600

AMF.600.A09	Housing Unit 2	Repair brick - selective areas. Repair cracked, spalled, and damaged brick at roof center parapet.	Damaged. Leading to More Serious Problems. Cosmetically Necessary or Aesthetically Poor. To Eliminate High Maintenance Condition. To Cover up Water Damage. Movement and water infiltration have caused cracking and damage.	100 SF		\$2,500
AMF.600.A10	Housing Unit 2	Replace or add roof drains. Add drain at each cell wing near junction to control center area.	Leading to More Serious Problems. To Cover up Water Damage. Existing roof drains around corner onto control area. Water doesn't make turn and ponds at junction.	2 Units		\$1,700
AMF.600.M04	Housing Unit 2	Miscellaneous. Replace existing cell lavatory faucets.	Requirement for other improvements. Maintenance issue.	Lump Sum		\$40,300
AMF.600.M06	Housing Unit 2	Miscellaneous. Insulate the cold water supply entering the Mechanical Room and all other hot and cold piping in Mechanical Room with no piping.	Life safety issue. Requirement for other improvements. Cold water pipe with hot Mechanical Room causes condensation on pipes. Decreases life of piping. Some condensation is dripping onto electrical equipment.	Lump Sum		\$340
AMF.600.S01	Housing Unit 2	Add new pan & tilt color cameras inside.	For officer safety. To watch hidden areas and trouble spots. Add capacity to existing system. None presently installed.	1 Unit		\$6,000
AMF.700.A05	Housing Unit 3	Replace acoustic ceiling system. Replace VCT floor at control area.	Damaged.	1,000 SF		\$6,700
AMF.700.A07	Housing Unit 3	Replace ceramic tile. Replace tile floors in all showers with monolithic polymer flooring.	Worn out. Damaged. Leading to More Serious Problems. To Eliminate High Maintenance Condition.	600 SF		\$14,100
AMF.700.A08	Housing Unit 3	Misc projects. Install ceramic tile on shower walls.	Worn out. Damaged. Leading to More Serious Problems. To Eliminate High Maintenance Condition. To Cover up Water Damage. Request of Facilities Maintenance. Water works through wall, damages flooring, ceilings below.	Lump Sum		\$12,600
AMF.700.A09	Housing Unit 3	Repair brick - selective areas. Repair cracked, spalled, and damaged brick at roof center parapet.	Damaged. Leading to More Serious Problems. Cosmetically Necessary or Aesthetically Poor. To Eliminate High Maintenance Condition. To Cover up Water Damage. Movement and water infiltration have caused cracking and damage.	100 SF		\$2,500
AMF.700.A10	Housing Unit 3	Replace or add roof drains. Add drain at each cell wing near junction to control center area.	Leading to More Serious Problems. To Cover up Water Damage. Existing roof drains around corner onto control area. Water doesn't make turn and ponds at junction.	2 Units		\$1,700
AMF.700.M04	Housing Unit 3	Miscellaneous. Replace existing cell lavatory faucets.	Requirement for other improvements. Maintenance issue.	Lump Sum		\$40,300
AMF.700.M06	Housing Unit 3	Miscellaneous. Insulate the cold water supply entering the Mechanical Room and all other hot and cold piping in Mechanical Room with no piping.	Life safety issue. Requirement for other improvements. Cold water pipe with hot Mechanical Room causes condensation on pipes. Decreases life of piping. Some condensation is dripping onto electrical equipment.	Lump Sum		\$340
AMF.700.S01	Housing Unit 3	Add new pan & tilt color cameras inside.	For officer safety. To watch hidden areas and trouble spots. Add capacity to existing system. None presently installed.	1 Unit		\$6,000
AMF.800.A04	Housing Unit 4	Replace interior doors/frame/hardware. Replace control room door.	Worn out. Damaged. To Eliminate High Maintenance Condition.	1 Unit		\$2,500
AMF.800.A06	Housing Unit 4	Replace VCT. Replace VCT floor at control area.	Damaged.	1,000 SF		\$6,700
AMF.800.A07	Housing Unit 4	Replace ceramic tile. Replace tile floors in all showers with monolithic polymer flooring.	Worn out. Damaged. Leading to More Serious Problems. To Eliminate High Maintenance Condition.	600 SF		\$14,100
AMF.800.A08	Housing Unit 4	Misc projects. Install ceramic tile on shower walls.	Worn out. Damaged. Leading to More Serious Problems. To Eliminate High Maintenance Condition. To Cover up Water Damage. Request of Facilities Maintenance. Water works through wall, damages flooring, ceilings below.	Lump Sum		\$12,600

AMF.800.A09	Housing Unit 4	Repair brick - selective areas. Repair cracked, spalled, and damaged brick at roof center parapet.	Damaged. Leading to More Serious Problems. Cosmetically Necessary or Aesthetically Poor. To Eliminate High Maintenance Condition. To Cover up Water Damage. Movement and water infiltration have caused cracking and damage.	100 SF		\$2,500
AMF.800.A10	Housing Unit 4	Replace or add roof drains. Add drain at each cell wing near junction to control center area.	Leading to More Serious Problems. To Cover up Water Damage. Existing roof drains around corner onto control area. Water doesn't make turn and ponds at junction.	2 Units		\$1,700
AMF.800.M04	Housing Unit 4	Miscellaneous. Replace existing cell lavatory faucets.	Requirement for other improvements. Maintenance issue.	Lump Sum		\$4,000
AMF.800.M06	Housing Unit 4	Miscellaneous. Insulate the cold water supply entering the Mechanical Room and all other hot and cold piping in Mechanical Room with no piping.	Life safety issue. Requirement for other improvements. Cold water pipe with hot Mechanical Room causes condensation on pipes. Decreases life of piping. Some condensation is dripping onto electrical equipment.	Lump Sum		\$340
AMF.800.S01	Housing Unit 4	Add new pan & tilt color cameras inside.	For officer safety. To watch hidden areas and trouble spots. Add capacity to existing system. None presently installed.	1 Unit		\$6,000
AMF.900.A04	Housing Unit 5	Replace interior doors/frame/hardware. Replace control room door.	Worn out. Damaged. To Eliminate High Maintenance Condition.	1 Unit		\$2,500
AMF.900.A06	Housing Unit 5	Replace VCT. Replace VCT floor at control area.	Damaged.	1,000 SF		\$6,700
AMF.900.A07	Housing Unit 5	Replace ceramic tile. Replace tile floors in all showers with monolithic polymer flooring.	Worn out. Damaged. Leading to More Serious Problems. To Eliminate High Maintenance Condition.	600 SF		\$14,100
AMF.900.A08	Housing Unit 5	Misc projects. Install ceramic tile on shower walls.	Worn out. Damaged. Leading to More Serious Problems. To Eliminate High Maintenance Condition. To Cover up Water Damage. Request of Facilities Maintenance. Water works through wall, damages flooring, ceilings below.	Lump Sum		\$12,600
AMF.900.A09	Housing Unit 5	Repair brick - selective areas. Repair cracked, spalled, and damaged brick at roof center parapet.	Damaged. Leading to More Serious Problems. Cosmetically Necessary or Aesthetically Poor. To Eliminate High Maintenance Condition. To Cover up Water Damage. Movement and water infiltration have caused cracking and damage.	100 SF		\$2,500
AMF.900.A10	Housing Unit 5	Replace or add roof drains. Add drain at each cell wing near junction to control center area.	Leading to More Serious Problems. To Cover up Water Damage. Existing roof drains around corner onto control area. Water doesn't make turn and ponds at junction.	2 Units		\$1,700
AMF.900.M04	Housing Unit 5	Miscellaneous. Replace existing cell lavatory faucets.	Requirement for other improvements. Maintenance issue.	Lump Sum		\$40,300
AMF.900.M06	Housing Unit 5	Miscellaneous. Insulate the cold water supply entering the Mechanical Room and all other hot and cold piping in Mechanical Room with no piping.	Life safety issue. Requirement for other improvements. Cold water pipe with hot Mechanical Room causes condensation on pipes. Decreases life of piping. Some condensation is dripping onto electrical equipment.	Lump Sum		\$340
AMF.900.S01	Housing Unit 5	Add new pan & tilt color cameras inside.	For officer safety. To watch hidden areas and trouble spots. Add capacity to existing system. None presently installed.	1 Unit		\$6,000
AMF.1000.A03	Housing Unit 6	Replace single exterior door/frame/hardware. Replace all exterior doors and hardware.	Worn out. Damaged. To Eliminate High Maintenance Condition.	4 Units		\$10,100
AMF.1000.A04	Housing Unit 6	Replace interior doors/frame/hardware. Replace control room door.	Worn out. Damaged. To Eliminate High Maintenance Condition.	1 Unit		\$2,500
AMF.1000.A05	Housing Unit 6	Replace acoustic ceiling system. Replace 12 x 12 applied tile with more durable system.	Damaged. To Eliminate High Maintenance Condition. System sustains damage from leaks when floors are mopped or flooded.	1,000 SF		\$10,100
AMF.1000.A06	Housing Unit 6	Replace VCT. Replace VCT floor at control area.	Damaged.	1,000 SF		\$6,700

AMF.1000.A07	Housing Unit 6	Replace ceramic tile. Replace tile floors in all showers with monolithic polymer flooring.	Worn out. Damaged. Leading to More Serious Problems. To Eliminate High Maintenance Condition.	600 SF		\$14,100
AMF.1000.A08	Housing Unit 6	Misc projects. Install ceramic tile on shower walls.	Worn out. Damaged. Leading to More Serious Problems. To Eliminate High Maintenance Condition. To Cover up Water Damage. Request of Facilities Maintenance. Water works through wall, damages flooring, ceilings below.	Lump Sum		\$12,600
AMF.1000.A09	Housing Unit 6	Repair brick - selective areas. Repair cracked, spalled, and damaged brick at roof center parapet.	Damaged. Leading to More Serious Problems. Cosmetically Necessary or Aesthetically Poor. To Eliminate High Maintenance Condition. To Cover up Water Damage. Movement and water infiltration have caused cracking and damage.	100 SF		\$2,500
AMF.1000.A10	Housing Unit 6	Replace or add roof drains. Add drain at each cell wing near junction to control center area.	Leading to More Serious Problems. To Cover up Water Damage. Existing roof drains around corner onto control area. Water doesn't make turn and ponds at junction.	2 Units		\$1,700
AMF.1000.A12	Housing Unit 6	Misc projects. Infill mat recess in entry hallway, retile entire hallway.	Worn out. Damaged. Leading to More Serious Problems. Cosmetically Necessary or Aesthetically Poor. To Cover up Water Damage. Inset for mat fill with water, grows fungus, tile pops up around edges.	Lump Sum		\$2,500
AMF.1000.M04	Housing Unit 6	Miscellaneous. Replace existing cell lavatory faucets.	Requirement for other improvements. Maintenance issue.	Lump Sum		\$40,300
AMF.1000.M06	Housing Unit 6	Miscellaneous. Insulate the cold water supply entering the Mechanical Room and all other hot and cold piping in Mechanical Room with no piping.	Life safety issue. Requirement for other improvements. Cold water pipe with hot Mechanical Room causes condensation on pipes. Decreases life of piping. Some condensation is dripping onto electrical equipment.	Lump Sum		\$340
AMF.1100.A03	Housing Unit 7	Replace single exterior door/frame/hardware. Replace all exterior doors and hardware.	Worn out. Damaged. To Eliminate High Maintenance Condition.	4 Units		\$10,100
AMF.1100.A04	Housing Unit 7	Replace interior doors/frame/hardware. Replace control room door.	Worn out. Damaged. To Eliminate High Maintenance Condition.	1 Unit		\$2,500
AMF.1100.A06	Housing Unit 7	Replace VCT. Replace VCT floor at control area.	Damaged.	1,000 SF		\$6,700
AMF.1100.A07	Housing Unit 7	Replace ceramic tile. Replace tile floors in all showers with monolithic polymer flooring.	Worn out. Damaged. Leading to More Serious Problems. To Eliminate High Maintenance Condition.	600 SF		\$14,100
AMF.1100.A08	Housing Unit 7	Misc projects. Install ceramic tile on shower walls.	Worn out. Damaged. Leading to More Serious Problems. To Eliminate High Maintenance Condition. To Cover up Water Damage. Request of Facilities Maintenance. Water works through wall, damages flooring, ceilings below.	Lump Sum		\$12,600
AMF.1100.A09	Housing Unit 7	Repair brick - selective areas. Repair cracked, spalled and damaged brick at roof center parapet.	Damaged. Leading to More Serious Problems. Cosmetically Necessary or Aesthetically Poor. To Eliminate High Maintenance Condition. To Cover up Water Damage. Movement and water infiltration have caused cracking and damage.	100 SF		\$2,500
AMF.1100.A10	Housing Unit 7	Replace or add roof drains. Add drain at each cell wing near junction to control center area.	Leading to More Serious Problems. To Cover up Water Damage. Existing roof drains around corner onto control area. Water doesn't make turn and ponds at junction.	2 Units		\$1,700
AMF.1100.A12	Housing Unit 7	Misc projects. Infill mat recess in entry hallway, retile entire hallway.	Worn out. Damaged. Leading to More Serious Problems. Cosmetically Necessary or Aesthetically Poor. To Cover up Water Damage. Inset for mat fills with water, grows fungus, tile pops up around edges.	Lump Sum		\$2,500
AMF.1100.M04	Housing Unit 7	Miscellaneous. Replace existing cell lavatory faucets.	Requirement for other improvements. Maintenance issue.	Lump Sum		\$40,300

AMF.1100.M06	Housing Unit 7	Miscellaneous. Insulate the cold water supply entering the Mechanical Room and all other hot and cold piping in Mechanical Room with no piping.	Life safety issue. Requirement for other improvements. Cold water pipe with hot Mechanical Room causes condensation on pipes. Decreases life of piping. Some condensation is dripping onto electrical equipment.	Lump Sum		\$340
AMF.1800.A02	Level One Housing	Misc projects. Remove GPDW on walls in central area, replace with abuse resistant gypsum wallboard, re-inforce corners and install corner guards.	Damaged. Walls sustain heavy abuse, particularly at corners.	Lump Sum		\$42,000
AMF.300.A05	Education	Replace roof and insulation. Replace entire roof, and re-do all flashing so that cover is 8" above main roof level at all flashings into high walls.	The roofs on our original buildings are over 15 years old and experiencing several leaks. Repair work is ongoing and extensive.	20,00 SF	12	\$270,000
AMF.300.A02	Education	Replace entry system - w/ insulated system. Main entry.	Worn out. Damaged. To Eliminate High Maintenance Condition. Need to use roton continuous hinges to prevent entry damage at high--use doors.	80 SF		\$18,000
AMF.400.A14	Support Services	Replace overhead doors. Replace coiling door at loading dock, use door with more reasonable locking system that won't allow motor to operate when door is locked.	Worn out. Damaged. To Eliminate High Maintenance Condition.	64 SF		\$25,000

# Michigan Department of Corrections

*Expecting Excellence Every Day*

## Memorandum

**DATE:** August 15, 2013

**TO:** Warden Berghuis

**FROM:** Bob Alexander, PPS.  
E. C. Brooks and West Shoreline Correctional Facilities

**SUBJECT:** 2013 Annual Physical Plant Inspection.

During the month of July as required by OP-LRF/MTF 04.03.100, the annual physical plant inspection of LRF and MTF was completed for the year 2013. This inspection provides an overview of the general condition of the building's envelope and grounds. LRF is overall in good condition, mainly because the building was designed and built to be a permanent facility. MTF is in good repair but is showing the effects of the additional 8<sup>th</sup> man in the bay areas.

The entry drive that services both facilities continues to deteriorate and at this point it needs to be ground up and rebuilt. We are patching the pot holes as they develop but the cost of replacing the entry drive is more than we can handle at the facility level.

### LRF

The E. C. Brooks Correctional Facility (LRF) is now 24 years old having been built in 1989. Overall LRF is in good condition but we do have a few issues.

Our roofs are continuing to show their age. McDonald roofing was in during the month of May and inspected all our roofs and a report has been generated but we have not received a copy of the report yet. I have been told by Central office physical plant staff that they have money for roof repairs and we are on their schedule based on the results of the roof surveys.

The Camera System is still inadequate for what we need but we have received approval to install 15 additional cameras in Dublin unit and are in the process of purchasing the cameras.

Our roof top AC units for Health Care, School and the Administration buildings are all R-22 systems which is an obsolete Freon. The School building has one half the AC system down and I have been told it's un-repairable, our Health Care AC system won't keep up with the heat load and also needs to be replaced. In Food Service's we have a cooler/freezer combination unit that is still using R-12 Freon which has been obsolete for the last 15 years

Our exterior doors and frames are rusting out near the floor due to the salt that we use for ice removal, so far we are still able to repair but we need to start replacing a small number of doors and frames on a scheduled basis.

## MTF

West Shoreline Correctional Facility (MTF) was built in 1987/88 as a temporary structure that was to be torn down after 4 or 5 years of use. Originally designed to hold 480 prisoners we now house up to 1280. West Shoreline will also have a roof survey done by McDonald roofing but we are not scheduled to be done until September 2013.

The siding on most buildings is showing rust where it butts up against concrete side walks and is continually being repaired as needed using salvaged siding from other repairs. Although the rust is unsightly this is a repair that we can handle in house on a routine bases.

The entry doors, frames and hardware on all the buildings are showing the effects of the higher prisoner population and we are replacing and repairing as needed. We have gotten creative in some of our door repairs.

The Camera System is outdated and inadequate for what we need it to do. We did add two additional camera's in the school and one additional camera in the Chapel but we still only have 14 cameras' total, none of which are in any of our housing units. Our current camera system only allows us to expand to 16 cameras. This leaves us with numerous blind spots which include our zones due to the elimination of the PSV's.

Mechanical Systems continue to wear out at an accelerated rate as due to the 8<sup>th</sup> man in the bay's but we are still able to repair/replace as needed in house. We have lost ½ the AC available to cool the dining room in Food Services and this is also a R-22 system that is obsolete, we are in the process of determining what it will cost to replace.

cc: Dave Flack  
Dave Groenhof



# Michigan Department of Corrections

*“Expecting Excellence Every Day”*

## MEMORANDUM

**DATE:** August 2, 2013

**TO:** Gary Keiffer, Jeff Niemi, Edson Forrester, and Jeff Woods

**FROM:** Charles Gimpel Physical Plant Supervisor  
Chippewa Correctional Facility

**SUBJECT:** 2012 Annual Infrastructure Report - Chippewa Correctional Facility

As required by PD 04. 03. 100, Preventive and Emergency Maintenance, an annual inspection of all facility buildings and infrastructure was completed. The following is a compilation of information based on the notes from inspections completed over the preceding months.

### **CONCRETE AND CEMENT WORK:**

Sidewalks and pathways inside and outside URF East/West are constructed of either Asphalt or Cement. Most areas are holding up well. We have repaired several areas that have heaved or separated. West Food Service back dock has been repaired again this summer.

### **BRICK, MASONRY AND EXTERIOR METAL SIDING:**

URF East Brick and Masonry is holding up well. No problems to report. Masonry at URF West consists of limited areas of concrete block construction for footings and foundations. There is no evidence of any major problems at this time. The metal siding is in good shape except the areas where salt is utilized for ice removal. This will be part of the maintenance repairs plan for next year.

**PLASTER AND DRYWALL:**

Interior walls and finishes are in good shape. G/H unit has been totally repaired and painted due to being shut down and is ready to be opened back up. Holes in drywall are repaired through our work order program. Holes continue to be a problem from inmates trying to hide contraband from staff. We are using a different bulletin board hanger to help cut down on this issue. Painting in the units is ongoing and mostly completed.

**ROOFING SYSTEMS:**

URF East Roofs are in good shape with no leaks to report. URF West metal roofs are in good shape for their age. The Food Service and Administration buildings are the only areas that need attention. This summer we had, a contractor (McDonald Roofing) go around with our staff and survey all of our roofs as part of a state contract for future repairs. We await the report but the contractor agreed that most roofs are in good shape.

**ROOF SUPPORT SYSTEMS:**

URF West still has the original Metal Roofing from start-up. The wood trusses, purlins and rafters are still in good shape. There is no sign of damage or excessive wear. There are some watermarks from past leaks but the wood is still solid. This summer we built catwalks in the attic areas for easier footing when work needs to be completed in this space.

**WINDOWS:**

At URF West, we continue to repair and replace windows as directed. The current windows are obsolete and we can no longer get parts. We will need to order replacement type window when monies become available. Many of the East windows have broken seals. We replace them as directed. We have some replacement panes but will need to order more in the future.

**FLOORS:**

Flooring through out the facility is in good shape. Inmate porters do a good job keeping them clean and waxed. Staff has implemented a cleanest unit of the month program and this has helped even more with the floors and overall appearance of the housing units. The floors in Quarry unit that we painted are holding up well. The West food service kitchen and dinning area need attention and we will address in the fall.

**DOORS AND HARDWARE:**

All doors and hardware are addressed through the work order system. Currently most doors are in good working condition on the Eastside. Westside doors continue to be a problem area for maintenance staff. We replaced two doors with new product. We replaced several with used doors from closed HTF. We have added continuous hinges and adjusted closing hardware and latches. We will continue replacing and upgrading as time and money allow.

**LOCKING SYSTEMS:**

Locks, hinges, knobs, and closers issues are addressed through the work order program. Overall, this area is in good shape. This high maintenance area requires a lot of time to complete. All locking and closing hardware take a real beating by the inmate population.

**FENCES AND PERIMETER SECURITY:**

The security system at URF is in overall good condition. The cameras and fence are checked daily on all three shifts. Repairs are made through the work order program. We continue to upgrade lights as our budget allows. We have to replace the MARS system CPU and will order in the new fiscal year. The State has implemented a program to upgrade camera systems, PPD systems and perimeter lights at all facilities. We are scheduled for approximately 2015.

**HEATING AND COOLING SYSTEM:**

The heating systems in all buildings are in good operating condition. Leaks are addressed as they appear. HVAC systems are all working and get a lot of maintenance work done in the summer months. The Mechanical conversion room in building 1100 needs work and upgrading. We have received two bids on repairs and they are quite high. We will attempt to complete the mechanical work ourselves this fall and add new controls later next fiscal year.

**ELECTRICAL DISTRIBUTION SYSTEM:**

The electrical distribution systems have no problems to report. The emergency back up generators have had repairs and upgrades and are running very well. The only area that we are experiencing problems is the West Yard lights. The underground wiring is breaking down and has shorted out many of the lights. We have ordered new lights and going to replace the wiring with new in conduit.

**PLUMBING SYSTEMS / STORM AND WASTE WATER SYSTEMS:**

The plumbing system at URF is in good shape. With the hiring of a 2nd Plumber, we are able to address all plumbing issues in a timely manner. Plumbers have started maintaining the conversion rooms in buildings 1100 and old warehouse. We replaced one hot water tank in Lime unit and sent the coil from the old to be replaced. When we receive the coil back, we will be ready for the next failure.

**REFRIGERATION SYSTEMS:**

All refrigeration systems are in good working order. They are addressed through the work order system. We just replaced the compressor for the walk in cooler in East Food Service. The walk in freezer outside building 1100 needs new compressors, but we are holding off until we know about the new food service private contract.

**PARKING LOTS/ROADS/GROUNDS:**

Chippewa facility grounds area continues to be maintained very well. We have added a buffer fence on the west end of the facility and had to trim the tree line back for this installation. Potholes have reappeared and will be filled before fall. The perimeter road is starting to break down and will need to be replaced in the near future.

**COMMENTS:**

The overall condition of the facility is good. Maintenance staff has started work on many large projects this summer and we will have them completed this fall. We continue to have issues in the mechanical room at 1100. All parts are obsolete. We need to upgrade the controls with new technology.

**2014**

1100 Mechanical room control panel upgrade

Sally port controls (fiber)

Roofs

Doors

Windows

2<sup>nd</sup> bar screen added to sewer pit

Lights

I-con water saving controls

**CHIPPEWA EAST CORRECTIONAL FACILITY  
5-YEAR PLAN                      FY2015**

Project No.	Building	Project Description	Reason Description	Quantity & Units	Facility Priority	Cost Estimate
KTF.3.A02	Food Service	Replace existing roof	Damaged. To Eliminate High Maintenance and to protect building contents from water damage.		1	\$36,400
KTF.1.A01	Administration	Replace existing roof.	Damaged. To Eliminate High Maintenance Condition and to protect the building contents and interior structures from water damage.		2	\$36,800
A06.07	Administration 100	Replace east bubble gates 1, 2, 3 and operator system	Present gate mechanical system are obsolete and no longer manufactured. High maintenance costs because parts are difficult to obtain.		3	\$104,100
URF.1200.A03	Housing Unit 6	Replace cell doors and hardware.	Worn out. Damaged. To Eliminate High Maintenance Condition.		4	\$25,500
URF.500.A03	Housing Unit 5	Replace cell doors and hardware.	Worn out. Damaged. To Eliminate High Maintenance Condition.		4	\$25,500
C02.05BP	Site	Upgrade Sewage grinding and screening process	Upgrade sewage grinding and screening process. Furnish and install one waste catching mechanical bar screen with 1/2" opening suitable for installation in a 4' wide x 10' deep chase.		5	\$25,000
M01.05	Site	Install ICON Water Control System	System to be installed on all inmate operated flush valves, shower valves, urinal valves and wet cell toilets. Reduce water usage, sewage cost and simplify parts ordering and replacement cost. Energy and water savings realized payback 1 year.		6	\$232,500
KTF.8.A02	Housing Unit 1 - A/B Level	Replace existing window system - w/ insulated system.	Worn out. Energy savings enhance building security.		7	\$18,375
KTF.5.A02	Housing Unit 4 - G/H Level	Replace existing window system - w/ insulated system.	Worn out. Energy savings enhance building security.		7	\$18,375
KTF.6.A02	Housing Unit 3 - E/F Level	Replace existing window system - w/ insulated system.	Worn out. Energy savings enhance building security.		7	\$18,375
KTF.7.A02	Housing Unit 2 - C/D Level	Replace existing window system - w/ insulated system.	Worn out. Energy savings enhance building security.		7	\$18,375
URF.500.A01	Housing Unit 5	Replace existing window system - w/ insulated system. New frames and window units with better heavy duty hardware.	Worn out. Damaged. To Eliminate High Maintenance Condition. To repair water damage.		8	\$10,160
URF.700.A01	Housing Unit 2	Replace existing window system - w/ insulated system. New frames and window units with better heavy duty hardware.	Worn out. Damaged. Leading to More Serious Problems. To Eliminate High Maintenance Condition. To repair water damage.		8	\$10,160
URF.800.A01	Housing Unit 3	Replace existing window system - w/ insulated system. New frames and window units with better heavy duty hardware.	Worn out. Damaged. Leading to More Serious Problems. To Eliminate High Maintenance Condition. To repair water damage.		8	\$10,160

URF.900.A01	Housing Unit 4	Replace existing window system - w/ insulated system. New frames and window units with better heavy duty hardware.	Worn out. Damaged. Leading to More Serious Problems. To Eliminate High Maintenance Condition. To repair water damage.			8	\$10,160
URF.1200.A01	Housing Unit 6	Replace existing window system - w/ insulated system. New frames and window units with better heavy duty hardware.	Worn out. Damaged. Leading to More Serious Problems. To Eliminate High Maintenance Condition. To repair water damage.			8	\$10,160
KTF.1.A04	Administration	Replace single exterior door/frame/hardware.	Damaged. Also to provide compliance with ADA guidelines. To eliminate high maintenance conditions. Energy savings.			9	\$9,700
KTF.1.A05	Administration	Replace double exterior doors/frame/hardware.	Damaged. Also to provide compliance with ADA guidelines. To eliminate high maintenance conditions. Energy savings.			9	\$9,700
KTF.5.A03	Housing Unit 4 - G/H Level	Replace double exterior doors/frame/hardware.	To enhance building security. To Eliminate High Maintenance Condition. Energy savings.			9	\$9,700
KTF.6.A03	Housing Unit 3 - E/F Level	Replace double exterior doors/frame/hardware.	To enhance building security. To Eliminate High Maintenance Condition. Energy savings.			9	\$9,700
KTF.7.A03	Housing Unit 2 - C/D Level	Replace double exterior doors/frame/hardware.	To enhance building security. To Eliminate High Maintenance Condition. Energy savings.			9	\$9,700
KTF.8.A03	Housing Unit 1 - A/B Level	Replace double exterior doors/frame/hardware.	To enhance building security. To Eliminate High Maintenance Condition. Energy savings.			9	\$9,700
KTF.A.06.02	Housing Buildings 5,6, 7, 8 adm	Replace interior entry doors	Damaged. Also to provide compliance with ADA guidelines. To eliminate high maintenance conditions. Energy savings.			10	\$38,600
						<b>TOTAL</b>	<b>\$706,900</b>

# KINROSS CORRECTIONAL FACILITY ANNUAL INFRASTRUCTURE INSPECTION REPORT

**August 2013**

## A UNIT

Structural – Exterior Walls - South wall had paint blistering and lower blocks were crumbling and pushing out. West end wall has several cracks as well.

Doors – A1 fire exit doors should be replaced due to poor condition. A 2 east and west fire exit doors were replaced.

Windows – All are in average condition at best. New storm windows have been installed on the south side over existing windows.

Roof –New ballasted rubber membrane roof along with 5” of insulation was installed in 2009

Restrooms – showers need to be replaced. The shower ceilings are a continues maintenance problem, ceiling repairs with fiberglass reinforcement panel has been installed to assure sanitary requirements.

Energy Savings Project--

New water saving toilets, faucets, and shower heads were installed.

New electronic ballasts, T-8 lamps and several new fixtures were installed.

Added building automation system to heat exchangers for better control.

## B UNIT

Exterior Walls – The walls were painted during the summer of 2007.

Preparation included power washing the walls, caulking any cracks that were found a sealer primer coat and a cover coat were applied.

Doors - All end fire exit doors need to be replaced due to poor condition.

Windows – East side are old single panes and in very poor condition. These were all painted with oil base industrial enamel which should extend their useful life.

Replacements will be needed before too many more years.

Roof –New ballasted rubber membrane roof along with 5” insulation was installed in 2009

Restrooms – new showers are needed. Ceiling repairs with fiberglass reinforcement panel has been completed to assure sanitary requirements.

Energy Savings Project--

New water saving toilets, faucets and shower heads were installed.

New electronic ballasts, T-8 lamps and several new fixtures were installed.

Added building automation system to heat exchangers for better control.

## C UNIT

Exterior Walls – the exterior of this building was painted the summer of 2007. Preparation included power washing the walls, caulking any cracks that were found. A sealer primer coat and a cover coat were applied.

Doors - Many fire exit doors should be replaced due to poor condition.

Windows – North side are old single panes and in very poor condition. These were all painted with oil base industrial enamel which should extend their useful life.

Replacements will be needed before too many more years.

Roof – New ballasted roof along with 5” insulation was installed in 2009

Restrooms – 4 new shower stalls were installed in both C2 west and C3 west. Project completed by the facility maintenance staff. This has been a much needed improvement. Ceilings were rebuilt in C1,2,3 west during the shower project. The additional restrooms have been painted and the damaged areas of the ceilings covered with fiberglass reinforcement panel to assure sanitary requirements.

Energy Savings Project--

New water saving toilets, faucets and shower heads were installed.

New electronic ballasts, T-8 lamps and several new fixtures were installed.

Added building automation system to heat exchangers for better control.

## D UNIT

Exterior Walls – east end has several mortar joints in need of tucking, pressure washing and painting.

Doors - All fire exit doors should be replaced due to poor condition. East end are in extremely bad shape.

Windows - North side are old single panes and in very poor condition. Replacements needed.

Roof – New ballasted rubber membrane roof along with 5” insulation was installed in 2009.

Restrooms - 4 new shower stalls were installed in 2009 for both D2 west and D3 west. Project completed by facility maintenance staff. This has been a much needed improvement. The additional restrooms have been painted and the damaged areas of the ceilings covered with fiberglass reinforcement panel to assure sanitary requirements.

Energy Savings Performance Contract--

New water saving toilets, faucets and shower heads were installed.

New electronic ballasts, T-8 lamps and several new fixtures were installed.

Added building automation system to heat exchangers for better control.

## E UNIT

Exterior Walls – New caulking, pressure washing and painting was completed in 2008

Doors – All fire exit doors should be replaced. The east end doors are in extremely poor condition. Many will not close completely.

Windows – south side windows are very old single panes and should be replaced. These were painted with oil base industrial enamel which should extend their useful life.

Roof - a new roof was installed 4 years ago.

Restrooms –4 new shower stalls were installed in 2009 for both E2 west and E3 west. Project completed by facility maintenance staff. This has been a much needed improvement. The additional have been painted and the damaged areas of the ceilings covered with fiberglass reinforcement panel to assure sanitary requirements.

Energy Savings Performance Contract--

New water saving toilets, faucets and shower heads were installed

New electronic ballasts, T-8 lamps and several new fixtures were installed.

Added building automation system to the heat exchangers for better control.

## F UNIT

Structure is in fair condition overall. It would be wise to make plans to upgrade the restroom in the future.

Doors & Windows – fair condition.

Roof – was replaced a few years ago and is in good condition. A new make-up air ventilation system was installed when the new roof put on.

Energy Savings Performance Contract--

New water saving toilets, faucets and shower heads were installed.

New electronic ballasts, T-8 lamps and several new fixtures were installed.

Added building automation system to heating and ventilation for better control.

## GYM & G UNIT

Overall walls are in fair to good condition.

Doors – G unit north vestibule doors/frames are in poor condition and should be replaced. Gym doors are fair condition.

Windows – G unit has upper windows on the west side that are in poor condition. Gym windows are in good shape.

Roof – the roof over the gym and G unit housing has been replaced in the past few years and is in good condition. The roof over the restroom areas Will be getting replaced in Sept. of 2012 with a new membrane roof .

Restrooms—Plans should be made to remodel the restrooms in the near future.

Energy Savings Performance Contract--

New water saving toilets, faucets and shower heads were installed.

New electronic ballasts, T-8 lamps and several new fixtures were installed.

Added building automation system to heating and ventilation for better control.

## MSI GARMENT FACTORY

Overall fair to good condition.

Doors & Windows – are in fair condition.

Roof is in good shape as it was rebuilt and replaced a few years ago.

Plumbing stacks on the lower south roof should be tied together and run out as one up high on the roof due to snow/ice slides breaking them off.

Energy Savings Performance Contract—

Decoupled steam line to building.

New water saving toilets and faucets were installed.

New electronic ballasts, T-8 lamps and several new fixtures were installed.

Installed new gas fired high efficiency unit heaters and new ventilation system.

Installed new high efficiency steam boiler to supply steam for the ironing presses.

Added building automation system to heating and ventilation for better control.

## TECH SCHOOL

Exterior walls appear to be in good condition.

Doors – most are in good condition

Windows –We have purchased new windows with matching energy funds and they have been installed.

Roof – roof was completely rebuilt with a new truss system and metal roofing a few years ago.

Energy Savings Performance Contract--

New water saving toilets and faucets were installed

New electronic ballasts, T-8 lamps and several new fixtures were installed.

Added building automation system to heating for better control.

## BUILDING 210 -- Administration

The building has had some tuck pointing, caulking, primer and paint on several areas and the exterior walls are in fair condition. New heavy gauge down spouts were installed in 2010.

Control Center—installed new cabinets, carpet and paint.

Doors – Overall the doors are in fair condition.

Windows - fair condition at best. We replaced the windows in the women's public and staff restrooms last summer. The windows in the men's public restroom need to be replaced.

Restrooms—both the men's and women's visitor restrooms were remodeled with new paint and floor tile.

Information desk / waiting room - this area was remodeled with new paint and ceiling tile.

Roof – the membrane roofing is in poor condition. There is an area over the warden's office and conference room that should be replaced very soon. We have had many issues with this roof leaking and should be replaced soon

Health Care—Health Care along with Dental was moved from building 281 and relocated in the east side of the Administration Building. Extensive remodeling took place in order to accommodate their needs. This project was completed by maintenance staff, providing a valuable and useful upgrade to the facility. Two new split pack air conditioning units have been installed in that area. The medication distribution area had new concrete sidewalks installed.

Energy Savings Performance Contract--

New water saving toilets and faucets were installed.

New electronic ballasts, T-8 lamps and several new fixtures were installed.

Added building automation system to heating system for better control.

## ANNEX – BLDG 257

Building is in fair condition overall.

Doors – should consider new doors for the main entry in the near future. The north door on the quartermaster vestibule has been replaced this year.

Windows - are in fair condition. Several new windows in the 2<sup>nd</sup>. Floor classrooms were installed in spring of 2010.

Roof – replaced 10 years ago and is still in good condition.

The school classrooms were moved from the Administration Building to the second floor of the Annex in 2009.

Energy Savings Performance Contract—

Decoupled steam line to building.

Removed two outdated H&V units from the third floor mechanical room.

Installed two (2) new high efficiency H&V-units with cooling coils in the third floor mechanical room.

Installed two (2) new high efficiency furnaces with cooling coils in the second floor storage rooms.

Installed five (5) high efficiency condensing units over concrete pads on the exterior of the building with six foot high security fence protecting the units.

Added building automation system to heating, ventilation, and cooling for better control

New water saving toilets and faucets were installed.

New electronic ballasts, T-8 lamps and several new fixtures were installed.

A new storage room (9'x15') is being constructed to replace the storage closets used installing the two new furnaces on the second floor.

### FOOD SERVICE 238

Building is in reasonably good condition. The outside was pressure washed, caulked and painted in 2009.

Doors – doors and frames were primed and painted in 2009.

Windows – good condition overall.

Roof – Replaced within the past 4 years – very good condition.

Food prep area— a large area of tile and grout was removed and reinstalled.

Register covers were primed and painted along with several wall areas.

Energy Savings Performance Contract—

New water savings toilets and faucets were installed

New electronic ballasts, t-8 lamps and several new fixtures were installed.

Added building automation system to heat exchanger and make up air for better control.

## MAINTENANCE BLDG 275

Building is in fair condition. The building could use exterior painting.

Doors – 4 garage doors have been replaced in the past couple of years. All 4 were insulated and had automatic door openers installed. Entry doors are in good condition. Installed a new garage door and opener in 2011

Windows – the various shops have very poor window that should be replaced with more energy efficient windows.

Roof - fair condition at best.

Energy Savings Performance Contract—

Decoupled steam line to building

Installed three (3) high efficiency unit heaters and one (1) infrared high efficiency heater.

New water saving toilets and faucets were installed.

New electronic ballasts, T-8 lamps and several new fixtures were installed.

Added building automation system to units for better control.

## INSIDE MAINTENANCE BLDG 212

Building is in fair to good condition.

Doors – good overall.

Windows – all are newer thermo-panes.

Roof – replaced 5 or 6 years ago with truss system and roof metal.

Energy Savings Performance Contract--

New water saving toilets and faucets were installed.

New electronic ballasts, T-8 lamps and several new fixtures were installed.

## HUMAN RESOURCES BUILDING 281

New insulation and siding were installed in the past couple of years.

Doors – all doors are in good condition and are generally new.

Windows – all windows are in very good condition – many are Andersen energy efficient windows.

Roof – not that old but it has had some leaking issues. We might consider installing new truss system with metal roof.

Energy Savings Performance Contract--

Decoupled steam line to building.  
Removed two (2) outdated H&V units.  
Installed two (2) new high efficiency H&V&AC units.  
Installed One (1) new high efficiency boiler.  
New water saving toilets and faucets were installed.  
New electronic ballasts, T-8 lamps and several new fixtures were installed.

### GROUNDS BLDG 243

Building is in fair condition overall. North & south ends still need to be insulated and sided.

East entry vestibule is in poor condition.

Doors – good condition.

Windows – poor condition.

Roof – poor to average condition – needs coating at least.

### STORAGE BUILDING 240

Building is in fair condition at best.

Doors – fair

Windows – none

Roof – fair

### WAREHOUSE BLDGS 228, 229, 230

Overall the buildings are in fair to poor condition. Better insulation and lighting would help improve things.

Doors – fair to good condition. A new entry door was installed at the prisoner store.

Windows – good condition.

Roofs - the roofs over the buildings are in fair to poor condition at best. The roofs over the connecting tunnels are in poor condition and occasionally leak.

Energy Savings Performance Contract—

Decoupled steam line to building.

Installed four (4) high efficiency unit heaters.

Installed one (1) high efficiency infrared heater.

New water saving toilets and faucets were installed

New electronic ballasts, T-8 lamps and several new fixtures were installed.

### HEALTH SERVICES BLDG 252

Overall the building is in fair to good condition considering that it is a portable set up. This building was recently converted from being the Health Care / Dental building to the new Deputies / Behavioral Health offices.

New paint was applied to all the walls along with new carpet throughout.

Doors – fair condition

Windows – fair condition

Roof – less than 10 years old.

Energy Savings Performance Contract—

New water saving toilets and faucets were installed.

New electronic ballasts, T8 lamps and several new fixtures were installed.

### K UNIT HOUSING BLDG 10

The building is in average condition overall.

Doors – North and south entry doors are rusted thru. West mechanical doors have had new kick plates installed. Dayroom exit doors are in good overall shape and are less than 2 years old.

Windows – New windows were installed in all of K-UNIT in 2009.

Roof – fair condition – the leans received new metal less than 4 years ago.

### K UNIT FOOD SERVICE & ADMIN. BLDG 20

This is a newer building and is in good condition overall.

Doors and Windows – good condition.

Roof – good condition.

### K UNIT PUBLIC WORKS BLDG 30

This building is in good overall condition.

Doors an Windows – good

Roof – good

### K UNIT GENERATOR BLDG

This building is in good condition.

### GENERATOR #2 BLDG

This building is in average condition.

### GENERATOR #3 BLDG

This building is in average condition.

STEAM PLANT 50

The building was just built recently and is in excellent condition.

**KINROSS CORRECTIONAL FACILITY**  
**5-Year Plan FY2015**

Project No.	Facility	Building	Project Description	Reason Description	Quantity & Units	Facility Priority	Cost Estimate
		Housing	Bathroom and shower renovations (MOP 508008-05)	Original toilet/shower rooms are inadequate and are leaking thus creating structural damage. Facility staff have remodeled six (6) shower rooms.		1	\$2,500,000
KCF.211.A02	Kinross Correctional Facility and K-Unit	Gym, G Unit	Misc projects. Provide larger open in shower stall. Use C channel jamb w/wf litutel.	Request of Facilities Maintenance. Security reason.			
KCF.00.505	Kinross Correctional Facility and K-Unit	Site	Integrated personal protection system	The current equipment needs to be replaced and upgraded due to the age and the use of antiquated technology. The safety and security of staff and prisoners will be greatly enhanced.	Lump Sum	1	\$1,200,000
KCF.211.S02 KCF.212.S01 KCF.213.S01 KCF.214.S02 KCF.233.S02	Kinross Correctional Facility and K-Unit		Additional Cameras	Request is for a total of 13 cameras to be placed in various areas of the facility. This request also includes a 16 camera system to be placed in each housing unit to allow staff surveillance. Cameras are needed to limit the introduction of contraband inside the facility.		1	\$125,000
KCF.235.A07 KCF.236.A07 KCF.239.A07 KCF.254.A08	Kinross Correctional Facility and K-Unit	B, C, D, E Unit	Shower Replacements	Request to replace eight housing unit shower areas. Shower pan leakage is evident in the units.		1	\$360,000
	Kinross Correctional Facility and K-Unit	Admin. Building	Upgrade the heating and cooling system - Admin building	The current heating and cooling system in the administration building is not functioning correctly. During the heating season, there are hot and cold areas in the building and air temperatures is not consistent. The lobby area and visiting room is not climate controlled and does not have air conditioning.	2,800 SF	3	\$20,000
	Kinross Correctional Facility and K-Unit	Admin. Building	Administration Building Roof	Current roof which includes a carport and generator building is leaking and in need of repair.	2,800 SF	4	\$700,000
	Correctional Facility and K-Unit	Site	Replace Sallport Gate System	Present system is 28 years old and the repairs are ongoing	2,800 SF	5	\$314,700
KCF.254.A03	Correctional Facility and K-Unit	Unit A Detention/Segregation	Replace existing window system - w/ insulated system.	Worn out and damaged. To Eliminate High Maintenance condition. Request of Facility's Maintenance.	2,800 SF	6	\$30,000
KCF.235.A03	Kinross Correctional Facility and K-Unit	Unit B	Replace existing window system - w/ insulated system.	Worn out and damaged. To Eliminate High Maintenance Condition. Request of Facility's Maintenance.	2,800 SF	6	\$30,000
KCF.236.A03	Kinross Correctional Facility	Unit C	Replace existing window system - w/ insulated system.	Worn out and damaged. To Eliminate High Maintenance Condition. Request of Facility's Maintenance.		6	\$30,000
KCF.237.A03	Kinross Correctional Facility	Unit D	Replace existing window system - w/ insulated system.	Worn out and damaged. To Eliminate High Maintenance Condition. Request of Facility's Maintenance.		4	\$30,000
KCF.239.A03	Kinross Correctional Facility	Unit E	Replace existing window system - w/ insulated system.	Worn out and damaged. To eliminate high maintenance condition. Request of facility's maintenance.		6	\$30,000
KCF.211.A01	Correctional Facility and Camp Koehler	Gym, G Unit	Replace VCT. Install VCT.	To Eliminate High Maintenance Condition. Request of Facilities Maintenance. Bare plywood floors, hard to keep clean.	14,000 SF	7	\$110,000
		Site	Condensate pipe repairs	Currently there are 2,200 feet of condensate pipe that potentially will need to be replaced or repaired due to the age of the pipe.		8	\$120,000
KCF.00.C19	Kinross Correctional Facility	Site	Blacktop 7 - 3 shift parking lot	Parking lot is in poor condition. Part of the lot is gravel which needs resurfacing.	14,000 SF	9	\$67,100

**GRAND TOTAL \$1,966,800**

# MICHIGAN DEPARTMENT OF CORRECTIONS

*“Expecting Excellence Every Day”*

## MEMORANDUM

**DATE:** September 26, 2013  
**TO:** Robert Napel, Warden  
**FROM:** Sean Sundholm, Physical Plant Supervisor  
**SUBJECT:** Annual Facility Inspection

An Annual Facility Inspection was conducted per Item N of PD 04.03.100, Preventive and Emergency Maintenance for Correctional Facilities, and per Chapter 5 of the MDOC Physical Plant Operation Plan. The purpose of the inspection is to assess the need for future maintenance and to identify budgetary needs and establish spending plans. This year’s annual inspection results follow and are noted by building.

### **MARQUETTE BRANCH PRISON**

#### **Administration** (Building 1)

- Renovation to include elevator, ADA chairlift for visitors, barrier-free restrooms for staff and visitors; upgrade plumbing, electrical (new transformer), heating, and air conditioning systems; and tuckpoint stone on backside exterior of building.
- Renovation of 2<sup>nd</sup> and 3<sup>rd</sup> floor of former warden’s residence to include required floor-to-floor separation. Interior finish to meet “Class C” requirements.
- Repair/replace rear exit steps on main floor in the lunch room.

#### **Rotunda** (Building 2)

- Replace existing window system - w/ insulated system. Replace windows at crows nest on top of rotunda with aluminum framed units.
- Interior finish to meet “Class C” requirements (Partial Completion).
- Tuck point all sand stone on exterior walls.

#### **Brooks Center** (Building 3)

- Extend water line replacement from the main line to the various areas. 70% Completion.
- Concrete walks need repair.

#### **B Block** (Building 4)

- Tuck point all sand stone on exterior walls.

**C Block** (Building 5)

- Relocate existing electrical distribution panels to a non-resident accessible area.
- Replace West and North wall baseboard heating.
- Tuck point all sand stone on exterior walls.

**D Block** (Building 6)

- Relocate existing electrical distribution panels to a non-resident accessible area.
- Tuck point all sand stone on exterior walls.

**E Block** (Building 7)

- Relocate existing electrical distribution panels to a non-resident accessible area.
- Tuck point all sand stone on exterior walls.

**F Block** (Building 8)

- Replace 1.5 inch cold and 1 inch hot water galvanized lines with copper lines from main tunnel to cell block.
- Tuck point all sand stone on exterior walls.

**Service Building – Central Kitchen/Gymnasium** (Building 9)

- Concrete walks need repair.
- Remove old and install new ramp to the back entrance.
- Replace/Repair the four staircases as well as the ramp.
- Replace existing roof because it has reached its life expectancy and is a high maintenance issue.

**ERT Building** (Building 12)

- Repair eve.
- Exterior requires painting.

**Trusty Kitchen** (Building 14)

- Replace existing inefficient window system with an insulated system which will also reduce the number of windows.
- Expand the existing Level I kitchen to become a Food Factory to accommodate food preparation for the entire prisoner population.
- Replace the dishwasher because it has reached its serviceable life expectancy.

**Chapel – Level V** (Building 15)

- Replace existing window system with insulated system. Replace frames and glazing of all casement units.
- Replace double exterior doors/frame/hardware.

**Property Room – Level I** (Building 21)

- Concrete walks need repair.

**MSI/Road Stand** (Building 24)

- Replace single pane windows to thermo pane and reduce quantity.
- Drop ceiling and replace doors for energy efficiency.
- Exterior trim needs painting.

**Post 12 (Gate House)** (Building 25)

- Minor repairs needed to plaster walls.
- Caulking of windows needed.
- Roofing is in satisfactory condition; however, it contains asbestos.

**O Dorm** (Building 28)

- Remove and replace 4" thick concrete walk between dorm O (bldg. #28) and existing concrete wall on southeast corner of building.
- Replace Fire Alarm Panel. Existing panel is over 30 years old and continually requires maintenance. Parts are no longer available.
- Replace shower ventilation because it is inadequate for the number of prisoners being housed in this dorm.
- Remodel shower/bathroom areas. The tiles, flooring, ventilation and some of the plumbing are high maintenance areas and are in need of a complete remodel.

**G Block** (Building 34)

- Replace existing electrical distribution panelboard and circuit breaker disconnect panels with a new panel board.

**Guard Post – Orchard** (Building 36)

- Concrete walks need repair.
- Masonry in poor condition.
- Painting needed.

**Water Tank** (Building 39)

- Install 10' fence with 30" razor wire around Water Tank to provide additional security.

**Power Plant** (Building 40)

- Replace main water line.
- Steam generator modifications and overhaul.
- Replace leaking expansion joint on steam generator.
- Install 16' fence with 30" razor wire around Power Plant to provide additional security.
- Remove and replace concrete with 4" thick concrete at the door on east side of Power Plant.
- Replace condensate line in main tunnel to Power Plant; existing line, covered with asbestos, continues to leak and requires patching.
- Replace Emergency Generators with single 1250 KW Generator. Existing generators are over 35 years old. Repair parts are unavailable due to age.
- Repaint the exterior of the Power Plant to protect the metal skin of the building from rusting.
- Replace the insulation in the generator room. The old insulation is falling off in large pieces and is in danger of falling into the running diesel generators.

**Hog Barn/Engineering Storage** (Building 43)

- Building in poor condition—roof, flooring, and windows need replacement; masonry needs repairs. Demolition request submitted 2/14/05

**Creamery** (Building 44)

- Replace roof. Contains asbestos. Dairy operations closed 8/1/2010 Future use to be determined.

**Dairy Barn** (Building 45)

- Dairy operations closed 8/1/2010 Future use to be determined.
- Replace roof.
- Masonry needs repair.
- Complete changeover to new transformer; isolate old transformer.
- Extend water lines to remaining areas—creamery, bathrooms, faucets, and showers.
- Exterior trim requires painting.

**Bull Barn** (Building 46)

- Roof and windows need replacement. Future use to be determined.

**Sallyport/Checkstation** (Building 48)

- Concrete walks need repair.
- Electric gates and bars need painting.

**Sawmill** (Building 64)

- Trim needs painting.

**A-Block** (Building 65)

- Remodel the shower/bathroom area including tiles, flooring, ventilation and some plumbing as this is a high maintenance issue.

**Sewage Screening Plant** (Building 66)

- Exterior Doors are rusted and require replacement.

**Hog Barn – Boiler Room** (Building 82)

- Building in poor condition—roof and windows need replacement; masonry needs repair. Demolition form submitted 2/14/05.

**N Dorm** (Building 94)

- Replace damaged insulated glazing - 2 X 4 casements.
- Replace horns with horn strobes. (Fire Alarm Panel)
- Replace shower ventilation because it is inadequate for the number of prisoners being housed in this dorm.
- Remodel shower/bathroom areas. The tiles, flooring, ventilation and some of the plumbing are high maintenance areas and are in need of a complete remodel.
- Replace north and south double doors.

**Programs/School/Library/Property Room-Level V** (Building 96)

- Replace existing window system on vacated 2<sup>nd</sup> and 3<sup>rd</sup> floors for energy efficiency.

**Warehouse** (Building 97)

- Replace single exterior door/frame/hardware.

**P Dorm** (Building 98)

- Replace Fire Alarm Panel. Existing panel is over 28 years old and continually requires maintenance. Parts are no longer available.
- Replace shower ventilation because it is inadequate for the number of prisoners being housed in this dorm.
- Remodel shower/bathroom areas. The tiles, flooring, ventilation and some of the plumbing are high maintenance areas and are in need of a complete remodel.

**Cylinder Storage Shed** (Building 100)

- Rusting doors may need replacement depending on future utilization of building.

**Gun Posts 1, 2, and 3**

- Replace roofs.
- Exterior needs painting.

**Site**

- Install electronic sensors and cameras on Level V perimeter wall.
- Install stun fencing and electronic monitoring to enhance perimeter security.
- Replace exterior fence from the Central Tower west to G-Block and then north to the entrance to Post #5 by F-Block.
- Replace existing bank of transformers and two (2) oil switches with two (2) padmount transformers and a switchboard panel looped into existing electrical grid.
- Replace expired self luminous EXIT lights throughout institution.
- Parking Lots north and west of cell block B - Seal cracks and place 1.5" bituminous pavement overlay over existing bituminous pavement on parking lots.
- Drive between lot north of cell block B and lot west of cell block B - Remove and replace full depth of bituminous pavement. Enlarge radius around curves and widen drive.
- State vehicle parking lot - Seal existing cracks and overlay with 1 1/2" bituminous pavement northeast of the Brooks Center. Add gravel shoulder to the northeast edge of the pavement.
- Drive to the dairy barn - Add full depth bituminous pavement to edge to widen drive to 24 feet. Edge of existing drive should be saw cut to remove damaged edge of pavement. Existing pavement should be overlaid to match new pavement. (May be able to request MRI funds.) Work to be determined due to closure of Dairy Operations.
- Drive in Level 1 from the main gate to the warehouse - Seal cracks and place 1-1/2" overlay over existing pavement.

**Site Cont.**

- Remove existing stone sidewalk north of administration building. Salvage existing stones. Construct new 4" concrete walk and reset stones in new concrete. Grout around stones.
- Construct Warehouse Building outside secure perimeter to reduce vehicle traffic within the secure perimeter and the associated threat of escape and introduction of contraband.
- New security road around entire outside of perimeter fence – Install full depth pavement.
- Construct Service Building inside Level V --the building will incorporate under one roof and on one level the Classification Director Office, the kitchen, dining room, classroom, law library, general library, property room, barber shop, and prisoner gym.
- Recap the existing Trusty Division black top that is damaged from age and heavy use.
- Replace broken and cracked sidewalks and handball court in Level V. Sidewalks are heaving and are a safety and security concern.
- Construct a second Level V General Population Yard as a security enhancement for the Level V B-Block Yard.
- Upgrade the hot water circulation system to allow less water usage.
- Replace existing deteriorated and unserviceable tunnel to supply steam, hot water and condensate lines between N-Dorm and O-Dorm.
- Upgrade the facility's phone system (installation of IPT service by DTMB).
- Replace water main from main gate to the ERT Building. The water main continually breaks every year along this area and is in need of replacing with new lines and fill.

**MANGUM FARM**

**Dairy operations closed 8/1/2010 Future use to be determined. Includes buildings numbered , 52,53,54,55,58,69 and Weiger Farm.**

**Service Building** (Building 52)

- Windows need replacement.
- Exterior needs painting.
- Concrete walks need repair.

**Cattle Barn** (Building 53)

- Exterior needs painting.

**Farm Storage – Tools/Quonset** (Building 54)

- Exterior needs painting.

**Horse Barn** (Building 55)

- Exterior needs painting.

**Feed Storage Barn** (Building 58)

- Exterior needs painting.

**Belanger Farm Barns – 2** (Building 69)

- Provide metal roofing and siding. Barn is used to store hay and straw.
- Structural repairs are required due to leaking roof.
- Exterior needs painting.

**Weiger Farm**

- Driveway Entrance - place 4" compacted-in-place road gravel on re-graded drive at Weiger Farm.

cc: Don Hurrell, Administrative Officer  
Daniel Smith, MDOC

**MARQUETTE BRANCH PRISON**

**5 - Year Plan FY2015**

Project No.	Building	Project Description	Reason Description	Quantity & Units	Facility Priority	Cost Estimate
MBP.00	site	Upgrade of phone system	Installation of IPT service by DTMB			\$105,500
MBP.00	Site	Construct Warehouse Building outside secure perimeter	Reduce vehicle traffic within the secure perimeter and the associated threat of escape and introduction of contraband.	15,000 SF	39	\$1,254,500
MBP.1	Administration	Remodel to include elevator, ADA chairlift for visitors, barrier-free restrooms for staff and visitors; upgrade plumbing, electrical (new transformer), heating, and air conditioning systems. Tuckpoint stone on exterior of building. Renovation of 2nd and 3rd floor of East side of building to include required floor-to-floor separation. Interior finish to meet "Class C" requirements.	Needed to comply with ADA guidelines.	22,500 SF	38	\$801,300
MBP.34	Cell Block "G"	ELECTRICAL DISTRIBUTION SYSTEM-Replace switchboard. Replace existing kinney switchboard and circuit breaker disconnect panels with a new switchboard.	Existing equipment is old and has reached the end of its useful life. Replacement parts are either hard to find or no longer available. Service reliability. Preventative maintenance.	1 Unit	9	\$61,900
MBP.14	Kitchen (Trusty)	Replace existing high-maintenance window system with energy-efficient insulated system.	ENERGY SAVINGS	1,000 SF	8	\$28,700
MBP.14	Kitchen (Trusty)	Expand the existing Level I kitchen to become a "Food Factory" to accommodate food preparation for the entire prisoner population.		3000 SF		\$244,300
MBP.40	Power Plant	Repaint Exterior	Repainting the exterior will protect the metal skin of the building which is rusting.		10	\$59,100
MBP.40	Power Plant	Removal and Replacement of Fuel Oil Storage Tank	Removal of existing 150,000 fuel oil storage tank (alternate fuel) and replacement with three (3) 20,000 gallon self-contained storage tanks. This will satisfy DEQ's storage tank containment requirement which had a due date of August, 2008.	3 Units	11	\$261,200
MBP.40	Power Plant	Steam generator modifications and overhaul.	ENERGY SAVINGS - Will be able to generate more electricity in house and reduce operational costs by lowering need for external electricity.	1 Unit	12	\$418,200
MBP.40	Power Plant	Repair leaking expansion joint on the turbine generator	The leaking expansion joint could cause us to have to shut down the generator, which could result in the facility's ability to offset utility costs.	1 Unit	3	\$23,000
MBP.00	Site	ELECTRICAL DISTRIBUTION SYSTEM - Replace existing bank of transformers and two (2) oil switches with two (2) padmount transformers and a switchboard panel, looped into existing electrical grid.	Existing equipment is old and has reached the end of its useful life. Replacement parts are either hard to find or no longer available. Service reliability. Owner request. The distribution equipment is over 30 years old. Oil switches feeding level V perimeter lighting show signs of leaking and are in bad shape. The existing transformer bank cannot be back-fed given current configuration, compromising Level V perimeter security and service to 7 facility buildings.	2 Units	13	\$267,800
MBP.00	Site	Replace road from level 1 entrance up to the warehouse	The existing pavement is damaged from heavy use and freeze thaw cycles and is need of replacement.	16000 SF		\$59,000

MBP.00	Site	SECURITY ENHANCEMENT - Replace G-Block exterior fence, from the central tower west to post 5 and north to F block	Install 700' of fence at \$52,300. to enhance the security of the level five prisoners .	900 LF	14	\$52,300
MBP.00	Site	Parking Lot, Bituminous, Overlay Existing with Bituminous. Seal cracks and place 1.5" bituminous pavement overlay over existing bituminous pavement on parking lots north and west of cell block B.	Due to age of system. To prevent failure. Long-term/high maintenance issue. Due to freeze-thaw cycles. Parking lots north and west of the administration building need pavement overlay and crack seal. Lots have some cracking pavement overlap along with seal cracking would extend life.	72,440 SF	15	\$264,800
MBP.00	Site	Pavement/Driveway/Perimeter Road, Bituminous, New Full Depth. Install full depth pavement for new security road around entire outside of perimeter fence.	To fix deteriorated, damaged, failure area. To improve vehicle traffic flow. Long-term/high maintenance issue. No paved perimeter road is existing. Dirt road that is existing is extremely rough and would be impossible to get any speed on perimeter road in case of emergency. Perimeter road does not extend around entire facility.	44,400 SF	16	\$198,400
MBP.2	Rotunda	Replace the existing window system in the rotunda	The existing metal framed windows on the exterior of the rotunda are metal framed and failing and are inefficient		17	\$21,000
MBP.5	Cell Block "C"	ELECTRICAL DISTRIBUTION SYSTEM-Remove existing distribution equipment. Relocate existing distribution panels to a non-resident accessible area.	To enhance personal safety. The panels are located on a interior cellblock wall and 20 ft. above finished floor. A platform must be extended just to reach the panels.	3 Units	18	\$21,600
MBP.6	Cell Block "D"	ELECTRICAL DISTRIBUTION SYSTEM-Remove existing distribution equipment. Relocate existing distribution panels to a non-resident accessible area.	To enhance personal safety. The panels are located on a interior cellblock wall and 20 ft. above finished floor. A platform must be extended just to reach the panels.	3 Units	19	\$21,600
MBP.7	Cell Block "E"	ELECTRICAL DISTRIBUTION SYSTEM-Remove existing distribution equipment. Relocate existing distribution panels to a non-resident accessible area.	To enhance personal safety. The panels are located on a interior cellblock wall and 20 ft. above finished floor. A platform must be extended just to reach the panels.	3 Units	20	\$21,600
MBP.15	Chapel (Level V)	Replace existing window system - w/ insulated system. Replace frames and glazing of all casement units.	Damaged. To Eliminate High Maintenance Condition. Units are fogging, hardware is breaking.	324 SF		\$25,400
MBP.94	Dormitory (N)	Replace insulated glazing.	Damaged. To Eliminate High Maintenance Condition. 2 X 4 CASEMENT. (8 X 82 UNITS X 8 SR). ENERGY SAVINGS.	656 SF	21	\$33,900
MBP.94	Dormitory (N)	Replace horns with horn strobes. (Fire Alarm Panel)	Upgrade system as necessary	8 Units	22	\$3,300
MBP.28	Dormitory (O)	Replace horns with horn strobes and panel. Eight (8) horn strobes needed. (Fire Alarm Panel)	Obsolete, no longer manufactured, parts unavailable.	8 Units	23	\$20,900
MBP.98	Dormitory (P)	Replace horns with horn strobes and panel. Eight (8) horn strobes needed. (Fire Alarm Panel)	Obsolete, no longer manufactured, parts unavailable.	8 Units	24	\$20,900
MBP.14	Kitchen (Trusty)	ELECTRICAL DISTRIBUTION SYSTEM-Miscellaneous. Replace existing single phase transformer with a larger single phase transformer and install an additional branch circuit panelboard.	Existing equipment at full capacity. Provides for future growth. Increase system capacity.	6,500 SF	25	\$14,630
MBP.40	Power Plant	Replace condensate line in main tunnel to Power Plant. (Reference: Project Approval 07-017)	Existing condensate line continues to leak and requires patching; it is asbestos covered.	1200 LF	26	\$15,000

MBP.28 MBP.98 MO.N & A dorm		O.N&A dorm are in need of a complete shower / bathroom remodel	The tiles, floorin, ventilation and some plumbing need to be remodeled as these are high maintenance area and the poor ventilation is causing the concrete and tiles to be constantly wet and damaged.		4	\$70,550
MBP.24	Roadstand	INTERIOR LIGHTING-Replace interior light fixture(s) with T12 oamps and magnetic ballasts--to increase lighting levels and efficiency.	ENERGY SAVINGS	1,500 SF	37	\$9,700
MBP.2	Rotunda Post 9	Replace existing window system - w/ insulated system. Replace windows at top of rotunda with alum. framed units. (Post 9)	Damaged. To Eliminate High Maintenance Condition.	48 SF	5	\$5,000
MBP.00	Site	Relocate Level I Pedestrian Entrance Reference: Project Approval 06-088	This will enhance the security of Level I foot traffic.		27	\$10,300
MBP.00	Site	Parking Lot, Bituminous--Remove and replace full depth of bituminous pavement in drive between lot north of cell block B and lot west of cell block B. Enlarge radius around curves in drive and widen drive. Seal existing cracks of state vehicle parking lot and overlay with 1 1/2" bituminous pavement northeast of the Brooks Center. Add gravel shoulder to the northeast edge of the pavement.	Due to age of system. To fix deteriorated, damaged, failure area. To improve vehicle traffic flow. Long-term/high maintenance issue. Due to freeze-thaw cycles.	8,882 SF	28	\$28,900
MBP.00	Site	Structures I, Manhole, New. Install storm manhole, connect 3 existing pipes into manhole, trench for structure may need de-watering.	To improve drainage. To prevent failure. To fix deteriorated, damaged, failure area. Soil erosion issue. Long-term/high maintenance issue. 3 pipes come to same location. No good channel between the 3. One of the 3 pipes is plugged, all 3 pipes should come into 1 structure. 90% Compete	1 Unit	29	\$6,400
MBP.00	Site	Replacement of broken and cracked sidewalks in level V.	To improve safety and security in level V		30	\$25,550
MBP.00	Site	Construct Two level V general population yards inside the security walls.	This will limit the number of general population prisoners in a yard area at one time. Security enhancement for Bravo block yard		31	\$68,315
MBP.00	Site	Install fence around Water Tank	Install 10' fence with 30" razor wire around Water Tank.	400 LF	32	\$20,100
MBP.94 MBP.98	Trusty Dorms	Replace shower ventilation.	Dorms N and P are priorities.	6 Units	33	\$13,400
MBP.00	Site	Upgrade the HTWR system	We need to upgrade MBP's hot water return system. This will be an energy saver upgrade.	1 unit	1	\$26,885
MBP.40	Power plant	Power plant generator room needs the insulation replaced	The insulation in the generator room is constantly falling off of the ceiling and walls and has fallen on our running generators ENERGY SAVINGS	1 Unit	6	\$12,500
MBP.9	Service Building laundry dock	MBP needs to install a new laundry dock ramp.	The servide building laundry dock needs to have a ramp built to facilitate laundry carts and food carts to be hand pushed into the service building negating the need for vehicles to enter into the secure Level V area.	1 Unit	34	\$15,000
MBP.9	Service Building kitchen roof	The Level V kitchen roof is in need of replacement	The existing roof has reached it's life expectancy and is a constant high maintenance issue.	1 Unit	8	\$110,000

MBP.14	Trusty division kitchen	Dishwasher replacement	The dishwasher in the trusty kitchen has reached it's life expectancy and is need of a replacement as it is constantly breaking down and parts are getting hard to locate.	1 Unit	35	\$85,000
MBP.00	site	Perimeter enhancements	MBP would like to upgrade our fencing to stun fencing and electronic monitoring	site	36	\$250,000
MBP.00	site	Replace the main water line entering into the prison	The main water line entering the prison from the highway continually breaks every winter somplace along the way from the entrance to the ERT building we would like to replace the whole water main and backfill with sand.	1 Unit	7	\$180,000
MBP.28	O -dorm	Steam chase	We have a steam chase that needs to be rebuilt and relocated from O dorm to N dorm as the existing chase is unservicible.	1 Unit	2	\$35,000

**TOTAL                    \$5,292,430**

# Michigan Department of Corrections

*“Expecting Excellence Every Day”*

## Memorandum

**DATE:** September 5, 2013

**TO:** Warden Burt

**FROM:** Deron Kippen Physical Plant Supervisor  
Muskegon Correctional Facility

**SUBJECT:** Annual Physical Plant Inspection.

As required by PD-04.03.100 Preventive and Emergency Maintenance for Correctional Facilities, the annual physical plant inspection for MCF was completed for the year 2013. This inspection provides an overview of the general condition of the building's envelope and grounds. MCF was built in four stages starting in 1973 until Unit 6 was completed in 1986. The facility and building envelopes are still in good condition after 40 years of service.

The entry drive and parking lots are in fair condition, even though there are sections of the asphalt that have been cut out and repaired and there are pot holes that keep reoccurring we can still handle the cost of maintaining them at the facility level.

With the exception of the Food Services building roof which was replaced in 2008 all buildings have some minor roof leaks and we will continue to repair them as needed.

Consideration should be given to upgrading the powerhouse boilers controls. We are receiving a recondition boiler from Riverside which should provide an energy savings for the summer months. The windows in the housing units are single paned and would provide energy saving if replaced. Cameras picture quality has diminished and repair parts are becoming obsolete and hard to find.

cc: Daniel Smith

**Annual Visual inspection of Construction and Structural Components by the Physical Plant Superintendent per OP-MCF-04.03.100.**

**Facility:** Muskegon Correctional Facility

**Date:** August 26, 2013

**Building:** Administration building **Inspected by:** Deron Kippen

**Item #1:** Concrete and cement work, walls, floors, sidewalks and roads.

Satisfactory  Need some work  Unsatisfactory

Comments/notes Roads and parking lot needs some repairs

---

---

---

**Item #2:** Brickwork and masonry.

Satisfactory  Need some work  Unsatisfactory

Comments/notes: \_\_\_\_\_

---

---

---

**Item #3:** Wall and floor tile.

Satisfactory  Need some work  Unsatisfactory

Comments/notes \_\_\_\_\_

---

---

---

**Item #4:** Structural metal work.

Satisfactory  Need some work  Unsatisfactory

Comments/notes \_\_\_\_\_

---

---

---

**Item #5:** Sheet metal work.

Satisfactory  Need some work  Unsatisfactory

Comments/notes \_\_\_\_\_

---

---

---

**Item #6:** Windows.

Satisfactory  Need some work  Unsatisfactory

Comments/notes \_\_\_\_\_

---

---

---

**Item #7: Roofing.**

Satisfactory  Need some work  Unsatisfactory

Comments/notes: Roof needs some repair

---

---

---

**Item #8: Flooring**

Satisfactory  Need some work  Unsatisfactory

Comments/notes

---

---

---

**Item #9: Woodwork, drywall, etc.**

Satisfactory  Need some work  Unsatisfactory

Comments/notes

---

---

---

**Item #10: Painting and finishing.**

Satisfactory  Need some work  Unsatisfactory

Comments/notes

---

---

---

**Item #11: Fencing.**

Satisfactory  Need some work  Unsatisfactory

Comments/notes

---

---

---

**Item #12: Locking systems.**

Satisfactory  Need some work  Unsatisfactory

Comments/notes

---

---

---

**Annual Visual inspection of Construction and Structural Components by the Physical Plant Superintendent per OP-MCF-04.03.100.**

**Facility:** Muskegon Correctional Facility

**Date:** August 26, 2010

**Building:** Food Services building **Inspected by:** Deron Kippen

**Item #1:** Concrete and cement work, walls, floors, sidewalks and roads.

Satisfactory  Need some work  Unsatisfactory

Comments/notes \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**Item #2:** Brickwork and masonry.

Satisfactory  Need some work  Unsatisfactory

Comments/notes: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**Item #3:** Wall and floor tile.

Satisfactory  Need some work  Unsatisfactory

Comments/notes \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**Item #4:** Structural metal work.

Satisfactory  Need some work  Unsatisfactory

Comments/notes \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**Item #5:** Sheet metal work.

Satisfactory  Need some work  Unsatisfactory

Comments/notes \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**Item #6:** Windows.

Satisfactory  Need some work  Unsatisfactory

Comments/notes Windows are single pane and not energy efficient  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**Item #7: Roofing.**

Satisfactory  Need some work  Unsatisfactory

Comments/notes: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**Item #8: Flooring**

Satisfactory  Need some work  Unsatisfactory

Comments/notes \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**Item #9: Woodwork, drywall, etc.**

Satisfactory  Need some work  Unsatisfactory

Comments/notes \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**Item #10: Painting and finishing.**

Satisfactory  Need some work  Unsatisfactory

Comments/notes \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**Item #11: Fencing.**

Satisfactory  Need some work  Unsatisfactory

Comments/notes \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**Item #12: Locking systems.**

Satisfactory  Need some work  Unsatisfactory

Comments/notes \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**Annual Visual inspection of Construction and Structural Components by the Physical Plant Superintendent per OP-MCF-04.03.100.**

**Facility:** Muskegon Correctional Facility

**Date:** August 26, 2013

**Building:** Housing unit 1 Health Services building **Inspected by:** Deron Kippen

**Item #1:** Concrete and cement work, walls, floors, sidewalks and roads.

Satisfactory  Need some work  Unsatisfactory

Comments/notes \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**Item #2:** Brickwork and masonry.

Satisfactory  Need some work  Unsatisfactory

Comments/notes: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**Item #3:** Wall and floor tile.

Satisfactory  Need some work  Unsatisfactory

Comments/notes \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**Item #4:** Structural metal work.

Satisfactory  Need some work  Unsatisfactory

Comments/notes \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**Item #5:** Sheet metal work.

Satisfactory  Need some work  Unsatisfactory

Comments/notes \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**Item #6:** Windows.

Satisfactory  Need some work  Unsatisfactory

Comments/notes Windows are single pane and not energy efficient; A few doors need to be replaced. We are continually sited on fire safety report for these doors that are not repairable.

\_\_\_\_\_  
\_\_\_\_\_

---

---

**Item #7: Roofing.**

Satisfactory  Need some work  Unsatisfactory

Comments/notes: Roof needs some repairs

---

---

---

**Item #8: Flooring**

Satisfactory  Need some work  Unsatisfactory

Comments/notes

---

---

---

**Item #9: Woodwork, drywall, etc.**

Satisfactory  Need some work  Unsatisfactory

Comments/notes

---

---

---

**Item #10: Painting and finishing.**

Satisfactory  Need some work  Unsatisfactory

Comments/notes

---

---

---

**Item #11: Fencing.**

Satisfactory  Need some work  Unsatisfactory

Comments/notes

---

---

---

**Item #12: Locking systems.**

Satisfactory  Need some work  Unsatisfactory

Comments/notes

---

---

---

**Annual Visual inspection of Construction and Structural Components by the Physical Plant Superintendent per OP-MCF-04.03.100.**

**Facility:** Muskegon Correctional Facility

**Date:** August 26, 2013

**Building:** Housing unit 2 **Inspected by:** Deron Kippen

**Item #1:** Concrete and cement work, walls, floors, sidewalks and roads.

Satisfactory  Need some work  Unsatisfactory

Comments/notes \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**Item #2:** Brickwork and masonry.

Satisfactory  Need some work  Unsatisfactory

Comments/notes: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**Item #3:** Wall and floor tile.

Satisfactory  Need some work  Unsatisfactory

Comments/notes \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**Item #4:** Structural metal work.

Satisfactory  Need some work  Unsatisfactory

Comments/notes \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**Item #5:** Sheet metal work.

Satisfactory  Need some work  Unsatisfactory

Comments/notes \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**Item #6:** Windows.

Satisfactory  Need some work  Unsatisfactory

Comments/notes Windows are single pane and not energy efficient; A few doors need to be replaced. We are continually sited on fire safety report for these doors that are not repairable.  
\_\_\_\_\_  
\_\_\_\_\_

---

---

**Item #7: Roofing.**

Satisfactory  Need some work  Unsatisfactory

Comments/notes: Roof needs some repairs

---

---

---

**Item #8: Flooring**

Satisfactory  Need some work  Unsatisfactory

Comments/notes

---

---

---

**Item #9: Woodwork, drywall, etc.**

Satisfactory  Need some work  Unsatisfactory

Comments/notes

---

---

---

**Item #10: Painting and finishing.**

Satisfactory  Need some work  Unsatisfactory

Comments/notes

---

---

---

**Item #11: Fencing.**

Satisfactory  Need some work  Unsatisfactory

Comments/notes

---

---

---

**Item #12: Locking systems.**

Satisfactory  Need some work  Unsatisfactory

Comments/notes

---

---

---

**Annual Visual inspection of Construction and Structural Components by the Physical Plant Superintendent per OP-MCF-04.03.100.**

**Facility:** Muskegon Correctional Facility

**Date:** August 26, 2013

**Building:** Housing unit 3 **Inspected by:** Deron Kippen

**Item #1:** Concrete and cement work, walls, floors, sidewalks and roads.

Satisfactory  Need some work  Unsatisfactory

Comments/notes \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**Item #2:** Brickwork and masonry.

Satisfactory  Need some work  Unsatisfactory

Comments/notes: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**Item #3:** Wall and floor tile.

Satisfactory  Need some work  Unsatisfactory

Comments/notes \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**Item #4:** Structural metal work.

Satisfactory  Need some work  Unsatisfactory

Comments/notes \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**Item #5:** Sheet metal work.

Satisfactory  Need some work  Unsatisfactory

Comments/notes \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**Item #6:** Windows.

Satisfactory  Need some work  Unsatisfactory

Comments/notes Windows are single pane and not energy efficient; A few doors need to be replaced. We are continually sited on fire safety report for these doors that are not repairable.

\_\_\_\_\_  
\_\_\_\_\_

---

**Item #7: Roofing.**

Satisfactory  Need some work  Unsatisfactory

Comments/notes: Needs some repairs

---

---

**Item #8: Flooring**

Satisfactory  Need some work  Unsatisfactory

Comments/notes

---

---

**Item #9: Woodwork, drywall, etc.**

Satisfactory  Need some work  Unsatisfactory

Comments/notes

---

---

**Item #10: Painting and finishing.**

Satisfactory  Need some work  Unsatisfactory

Comments/notes

---

---

**Item #11: Fencing.**

Satisfactory  Need some work  Unsatisfactory

Comments/notes

---

---

**Item #12: Locking systems.**

Satisfactory  Need some work  Unsatisfactory

Comments/notes

---

---

**Annual Visual inspection of Construction and Structural Components by the Physical Plant Superintendent per OP-MCF-04.03.100.**

**Facility:** Muskegon Correctional Facility

**Date:** August 26, 2013

**Building:** Housing unit 4 **Inspected by:** Deron Kippen

**Item #1:** Concrete and cement work, walls, floors, sidewalks and roads.

Satisfactory  Need some work  Unsatisfactory

Comments/notes \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**Item #2:** Brickwork and masonry.

Satisfactory  Need some work  Unsatisfactory

Comments/notes: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**Item #3:** Wall and floor tile.

Satisfactory  Need some work  Unsatisfactory

Comments/notes \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**Item #4:** Structural metal work.

Satisfactory  Need some work  Unsatisfactory

Comments/notes \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**Item #5:** Sheet metal work.

Satisfactory  Need some work  Unsatisfactory

Comments/notes \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**Item #6:** Windows.

Satisfactory  Need some work  Unsatisfactory

Comments/notes Windows are single pane and not energy efficient; A few doors need to be replaced. We are continually sited on fire safety report for these doors that are not repairable.

\_\_\_\_\_  
\_\_\_\_\_

---

---

**Item #7: Roofing.**

Satisfactory  Need some work  Unsatisfactory

Comments/notes: Roof needs some work

---

---

---

**Item #8: Flooring**

Satisfactory  Need some work  Unsatisfactory

Comments/notes

---

---

---

**Item #9: Woodwork, drywall, etc.**

Satisfactory  Need some work  Unsatisfactory

Comments/notes

---

---

---

**Item #10: Painting and finishing.**

Satisfactory  Need some work  Unsatisfactory

Comments/notes

---

---

---

**Item #11: Fencing.**

Satisfactory  Need some work  Unsatisfactory

Comments/notes

---

---

---

**Item #12: Locking systems.**

Satisfactory  Need some work  Unsatisfactory

Comments/notes

---

---

---

**Annual Visual inspection of Construction and Structural Components by the Physical Plant Superintendent per OP-MCF-04.03.100.**

**Facility:** Muskegon Correctional Facility

**Date:** August 26, 2013

**Building:** Housing unit 5 **Inspected by:** Deron Kippen

**Item #1:** Concrete and cement work, walls, floors, sidewalks and roads.

Satisfactory  Need some work  Unsatisfactory

Comments/notes \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**Item #2:** Brickwork and masonry.

Satisfactory  Need some work  Unsatisfactory

Comments/notes: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**Item #3:** Wall and floor tile.

Satisfactory  Need some work  Unsatisfactory

Comments/notes \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**Item #4:** Structural metal work.

Satisfactory  Need some work  Unsatisfactory

Comments/notes \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**Item #5:** Sheet metal work.

Satisfactory  Need some work  Unsatisfactory

Comments/notes \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**Item #6:** Windows.

Satisfactory  Need some work  Unsatisfactory

Comments/notes Windows are single pane and not energy efficient; A few doors need to be replaced. We are continually sited on fire safety report for these doors that are not repairable.

\_\_\_\_\_  
\_\_\_\_\_

---

---

**Item #7: Roofing.**

Satisfactory  Need some work  Unsatisfactory

Comments/notes: Roof needs some repair

---

---

---

**Item #8: Flooring**

Satisfactory  Need some work  Unsatisfactory

Comments/notes

---

---

---

**Item #9: Woodwork, drywall, etc.**

Satisfactory  Need some work  Unsatisfactory

Comments/notes

---

---

---

**Item #10: Painting and finishing.**

Satisfactory  Need some work  Unsatisfactory

Comments/notes

---

---

---

**Item #11: Fencing.**

Satisfactory  Need some work  Unsatisfactory

Comments/notes

---

---

---

**Item #12: Locking systems.**

Satisfactory  Need some work  Unsatisfactory

Comments/notes

---

---

---

**Annual Visual inspection of Construction and Structural Components by the Physical Plant Superintendent per OP-MCF-04.03.100.**

**Facility:** Muskegon Correctional Facility

**Date:** August 26, 2013

**Building:** Housing Unit 6 **Inspected by:** Deron Kippen

**Item #1:** Concrete and cement work, walls, floors, sidewalks and roads.

Satisfactory  Need some work  Unsatisfactory

Comments/notes \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**Item #2:** Brickwork and masonry.

Satisfactory  Need some work  Unsatisfactory

Comments/notes: \_\_\_\_\_  
\_\_\_\_\_

**Item #3:** Wall and floor tile.

Satisfactory  Need some work  Unsatisfactory

Comments/notes \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**Item #4:** Structural metal work.

Satisfactory  Need some work  Unsatisfactory

Comments/notes \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**Item #5:** Sheet metal work.

Satisfactory  Need some work  Unsatisfactory

Comments/notes \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**Item #6:** Windows.

Satisfactory  Need some work  Unsatisfactory

Comments/notes \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**Item #7: Roofing.**

Satisfactory  Need some work  Unsatisfactory

Comments/notes: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**Item #8: Flooring**

Satisfactory  Need some work  Unsatisfactory

Comments/notes \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**Item #9: Woodwork, drywall, etc.**

Satisfactory  Need some work  Unsatisfactory

Comments/notes \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**Item #10: Painting and finishing.**

Satisfactory  Need some work  Unsatisfactory

Comments/notes \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**Item #11: Fencing.**

Satisfactory  Need some work  Unsatisfactory

Comments/notes \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**Item #12: Locking systems.**

Satisfactory  Need some work  Unsatisfactory

Comments/notes \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**Annual Visual inspection of Construction and Structural Components by the Physical Plant Superintendent per OP-MCF-04.03.100.**

**Facility:** Muskegon Correctional Facility

**Date:** August 26, 2013

**Building:** Maintenance Warehouse building **Inspected by:** Deron Kippen

**Item #1:** Concrete and cement work, walls, floors, sidewalks and roads.

Satisfactory  Need some work  Unsatisfactory

Comments/notes \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**Item #2:** Brickwork and masonry.

Satisfactory  Need some work  Unsatisfactory

Comments/notes: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**Item #3:** Wall and floor tile.

Satisfactory  Need some work  Unsatisfactory

Comments/notes \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**Item #4:** Structural metal work.

Satisfactory  Need some work  Unsatisfactory

Comments/notes \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**Item #5:** Sheet metal work.

Satisfactory  Need some work  Unsatisfactory

Comments/notes \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**Item #6:** Windows.

Satisfactory  Need some work  Unsatisfactory

Comments/notes \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**Item #7: Roofing.**

Satisfactory  Need some work  Unsatisfactory

Comments/notes: Roof needs some work

---

---

---

**Item #8: Flooring**

Satisfactory  Need some work  Unsatisfactory

Comments/notes

---

---

---

**Item #9: Woodwork, drywall, etc.**

Satisfactory  Need some work  Unsatisfactory

Comments/notes

---

---

---

**Item #10: Painting and finishing.**

Satisfactory  Need some work  Unsatisfactory

Comments/notes

---

---

---

**Item #11: Fencing.**

Satisfactory  Need some work  Unsatisfactory

Comments/notes

---

---

---

**Item #12: Locking systems.**

Satisfactory  Need some work  Unsatisfactory

Comments/notes

---

---

---

**Item #13: Sally port**

Satisfactory  Need some work  Unsatisfactory

Comments/notes: Sally port pit needs to be repaired.

---

---

---

**Annual Visual inspection of Construction and Structural Components by the Physical Plant Superintendent per OP-MCF-04.03.100.**

**Facility:** Muskegon Correctional Facility

**Date:** August 26, 2013

**Building:** Powerhouse building **Inspected by:** Deron Kippen

**Item #1:** Concrete and cement work, walls, floors, sidewalks and roads.

Satisfactory  Need some work  Unsatisfactory

Comments/notes \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**Item #2:** Brickwork and masonry.

Satisfactory  Need some work  Unsatisfactory

Comments/notes: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**Item #3:** Wall and floor tile.

Satisfactory  Need some work  Unsatisfactory

Comments/notes \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**Item #4:** Structural metal work.

Satisfactory  Need some work  Unsatisfactory

Comments/notes \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**Item #5:** Sheet metal work.

Satisfactory  Need some work  Unsatisfactory

Comments/notes \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**Item #6:** Windows.

Satisfactory  Need some work  Unsatisfactory

Comments/notes \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**Item #7: Roofing.**

Satisfactory  Need some work  Unsatisfactory

Comments/notes: Roof needs some repair

---

---

---

**Item #8: Flooring**

Satisfactory  Need some work  Unsatisfactory

Comments/notes: \_\_\_\_\_

---

---

---

**Item #9: Woodwork, drywall, etc.**

Satisfactory  Need some work  Unsatisfactory

Comments/notes: \_\_\_\_\_

---

---

---

**Item #10: Painting and finishing.**

Satisfactory  Need some work  Unsatisfactory

Comments/notes: \_\_\_\_\_

---

---

---

**Item #11: Fencing.**

Satisfactory  Need some work  Unsatisfactory

Comments/notes: \_\_\_\_\_

---

---

---

**Item #12: Locking systems.**

Satisfactory  Need some work  Unsatisfactory

Comments/notes: \_\_\_\_\_

---

---

---

**Annual Visual inspection of Construction and Structural Components by the Physical Plant Superintendent per OP-MCF-04.03.100.**

**Facility:** Muskegon Correctional Facility

**Date:** August 26, 2013

**Building:** School & LTA building **Inspected by:** Deron Kippen

**Item #1:** Concrete and cement work, walls, floors, sidewalks and roads.

Satisfactory  Need some work  Unsatisfactory

Comments/notes \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**Item #2:** Brickwork and masonry.

Satisfactory  Need some work  Unsatisfactory

Comments/notes: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**Item #3:** Wall and floor tile.

Satisfactory  Need some work  Unsatisfactory

Comments/notes \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**Item #4:** Structural metal work.

Satisfactory  Need some work  Unsatisfactory

Comments/notes \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**Item #5:** Sheet metal work.

Satisfactory  Need some work  Unsatisfactory

Comments/notes \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**Item #6:** Windows.

Satisfactory  Need some work  Unsatisfactory

Comments/notes Entryway doors need to be replaced they have become un-repairable

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**Item #7: Roofing.**

Satisfactory  Need some work  Unsatisfactory

Comments/notes: Roof needs some work

---

---

---

**Item #8: Flooring**

Satisfactory  Need some work  Unsatisfactory

Comments/notes \_\_\_\_\_

---

---

---

**Item #9: Woodwork, drywall, etc.**

Satisfactory  Need some work  Unsatisfactory

Comments/notes \_\_\_\_\_

---

---

---

**Item #10: Painting and finishing.**

Satisfactory  Need some work  Unsatisfactory

Comments/notes \_\_\_\_\_

---

---

---

**Item #11: Fencing.**

Satisfactory  Need some work  Unsatisfactory

Comments/notes \_\_\_\_\_

---

---

---

**Item #12: Locking systems.**

Satisfactory  Need some work  Unsatisfactory

Comments/notes \_\_\_\_\_

---

---

---

# MUSKEGON CORRECTIONAL FACILITY

## 5-Year Plan FY2015

Project No.	Building	Project Description	Reason Description	Quantity & Units	Facility Priority	Project Cost
MCF.00.s05	Site	add new camera to housing units, Educational buildings, Food service and yard areas	For officer safety, to watch hidden areas and trouble spots. Add capacity to existing system. Replace obsolete equipment.	7 units	1	\$60,000
MCF .00.mo2	Site	Miscellaneous. Replace pneumatic controls with DDC controls.	Due to age of system. Due to facility request. To prevent failure. To eliminate high maintenance condition.	9 buildings	2	\$65,000
MCF A05.01	Housing units	Replace windows in housing units for safety and energy efficient. Windows are single pane and in poor repair. Front entry doors to housing units, LTA and other door are in need of constant repair. We have been sited a number of times for doors not closing properly.	To replace windows with better energy efficiency window. New door frame others have deteriorated and are no longer repairable	5 unit	3	\$140,000
MCF.4	Food service	We currently have 4&6 man steel tables with plastic seats and laminate tops that are high maintenance and difficult to clean. We would like to replace these with 4 man stainless steel tables that are lower maintenance and improved our sanitation.	To Eliminate High Maintenance Condition. Request of Facilities Maintenance.	90 tables	4	\$150,000
MCF	Admin	Add new camera headend equipment monitoring equipment, digital recording equipment	For officer safety, to watch hidden areas and trouble spots. Add capacity to existing system. Replace obsolete equipment.	1 unit	5	\$75,000
MCF.00.16	Site	Road and lot surface is in poor condition and we are frequently patching	Due to age of system. To prevent failure. To improve vehicle traffic flow. Due to frequent use by heavy/large trucks. To extend life.	65,000 SF	6	\$173,700

**MICHIGAN DEPARTMENT OF CORRECTIONS**

**“Expecting Excellence Everyday”**

**MEMORANDUM**

Date: July 1, 2013  
To: Warden Mitch Perry, NCF  
From: Dave Albrecht; Physical Plant Superintendent, NCF  
Subject: **Annual Physical Plant Report**

This Annual Report has been prepared in accordance with P.D.04.03.100 “Preventive and Emergency Maintenance for Correctional Facilities”. Specifically, section “N” requires CFA Physical Plant Superintendents conduct an annual inspection of their respective facility to assess the need for future maintenance. The results of the inspection are to be submitted it in writing to the facility Warden.

Ongoing budget restrictions this fiscal year have made improving, upgrading and maintaining the facility a difficult task. The Maintenance Department has however, done an outstanding job maintaining both of the facilities given available resources.

**Overview of Physical Plant accomplishments**

**NCF**

Energy efficient IKON shower heads and controls were installed in Unit 11 shower.

New Fiber Optic cable was installed between the maintenance shop and the new server room.

Entry Control Gate 2 operating and locking mechanism was rebuilt.

A Cell phone repeater was installed in the warden’s office to improve cell phone reception in the deputy suite.

Housing unit 10 inmate cubes were repainted and recarpeted.

The new steel siding was installed on the east side of unit 9.

New salt brine tanks for the water softener were installed in the machine shop.

A new facility control center was constructed in the old muster room and the old control center was converted to a muster/storage room.

Punch code locks and a key watch system were installed in the maintenance shop.

Units 6 and 7 had the inmate showers ceramic tile repaired and regouted.

A new washer and dryer and one used washer and two dryers were installed in a new central laundry allowing the facility to go to 100% in house laundry.

Electric heat and 2 electric receptacles were installed in the programs building greenhouse.

Storage rooms in housing units 5, 6, and 7 were converted to SOP offices.

The SOM computer server was moved from the old admin building to it's new location at the east end of the info area.

A parking shelter for the PSV was constructed.

A new wall was constructed in the food service freezer allowing one half of it to be converted to a cooler.

### **CMQ (Camp Manistique)**

CMQ was closed in October of 2007. Maintenance and Warehouse staff emptied and cleaned the facility. Maintenance continues to maintain the buildings and grounds.

### **Annual review of Physical Plant**

#### **NCF**

#### **Housing Units**

The housing units are in good condition. Painting is on going. Shower areas have been problematic and have been torn down and repaired as time and budget allows. Brickwork needs tuck pointing. Some roof areas are leaking due to damaged brickwork. Unit 10 had repurposed carpet installed but most other areas are in need of new carpet.

#### **Warehouse**

The Warehouse Building structurally in good condition. All windows need to be replaced with energy efficient units. The brickwork is in need of tuck pointing. The elevator has been problematic and needs to be replaced. Air handling equipment and controls should be upgraded with energy efficient units. The roof is in good condition. Inside brick walls show signs of wear and damage from the warehouse equipment. Emergency power is

needed in the entire building. Refrigeration equipment needs upgrading. The new admin building area is in great shape and repairs have been minimal. A PPD system should be installed due to the number of inmate workers and poor radio operation.

### **Administration**

The Administration Building has been closed and all staff have been relocated to either the deputy suite or training center. The building has been winterized.

### **Maintenance**

Maintenance Building #33 is in very good condition. Air handling and heating units should be replaced with more energy efficient units. Single pane windows should be replaced. There are some minor roof leaks near the east end of building.

### **Power Plant**

The Power Plant is structurally in good condition. Routine maintenance and improvements are on going. Painting is needed throughout including the floors. Lighting has been upgraded to energy efficient lighting. Windows should be upgraded with energy efficient units. Abandon boilers #2 & 3 should be abated and removed. Boiler #1 has failed the 30 year hydro test and needs to be replaced. Old water softener tanks should be abated and removed. A new boiler still needs to be installed.

### **Machine Shop**

The Machine Shop is in good condition. Upkeep, maintenance and painting is on going. Windows need to be replaced with energy efficient units. New salt brine tanks have been installed allowing the abandonment of the old tanks.

### **Grounds Shop**

The Grounds Shop is in fair condition. The roof needs replacing. Three new overhead doors and trim are needed. Windows should be replaced with energy efficient units or bricked up and insulated. The air handler/heating unit should be upgraded.

### **Potato Building**

The potato barn is in poor condition. It needs the roof replaced, but the potato operation has been terminated.

### **Fire Hall Building**

The Fire Hall Building is in fair condition. The old entrance doors need to be replaced with an insulated roll up door. The windows need to be replaced. Exterior trim needs painting. Existing steam unit heater needs to be upgraded. The ceiling was insulated and covered. Interior of the building was repainted.

### **Garage Building #48**

This building is in poor condition. Roof is in poor condition. The exterior doors and trim need painting. This building is strictly used for facility storage.

**Truck Garage #49**

This building is in poor condition. Rusted metal doors and siding need repair. Windows need repair. Building at present is used for equipment storage.

**Storage Buildings #59 & 61**

These storage buildings are in fair condition and are strictly used for storage.

**Food Service**

The Food Service Building is in good condition. Painting and routine maintenance is ongoing. The brake down room floor has been very problematic and needs an epoxy floor covering. Air handling equipment needs to be upgraded. Building needs new air conditioning equipment installed.

**Grounds**

All drives and roads need patching and crack repair. Both Administration and facility parking lots need asphalt replaced and cracks repaired. Old mental health buildings including houses need to be abated and demolished. Security zone sensor wiring is addressed as problems arise. Perimeter fencing should be re-stretched.

**School Building**

The School Building is in good condition. Air handling equipment should be updated with energy efficient units. Windows should be replaced with energy efficient units.

**Health Care**

Health Care is in good condition. Carpeting should be replaced in the offices.

**Deputy Suite**

The Deputy Suite is in good condition. Some areas need to be recarpeted. The fire alarm needs to be upgraded to include Health Care.

**CMQ (Camp Manistique)****Main Facility**

The main facility is holding up well. Minor repairs have had to be made. There currently has a mold problem.

**Maintenance Building**

The Maintenance Building is in good shape but has a mold problem. Water and heat have been shut off and drained.

**Visiting Trailer**

The Visiting Trailer is in poor condition and should be demolished. A major water main leak over the 07/08 winter created the need to remove the damaged carpeting.

**Storage Sheds**

The Equipment and Wood Storage Sheds are in good condition.

**Grounds**

Grass is being cut as needed.

CC.

Dave Flack

George Sevarns

Ed Vallad

Gary Kieffer

Jeff Niemi

# NEWBERRY CORRECTIONAL FACILITY

5-Year Plan FY2015

Project No.	Building	Project Description	Reason Description	Quantity & Units	Facility Priority	Cost Estimate
NCF.00.S02	Perimeter Fence	Replace motion sensing shaker wire on the inside and outside perimeter fences.	Current wiring is damaged and in poor condition.	1 unit	1	\$50,000
NCF.00.A01	All Housing units	Remove existing carpeting and replace with new.	Carpet is in very poor condition.	32,000 sq ft	2	\$40,000
NCF.00.E01	Site	Install a new VOIP phone system and remove existing system.	Provide better more cost effective phone service.	1 unit	3	\$56,000
NCF.00.C08	Site	Remove and replace leaking fire hydrant located by the southeast corner of building 21	Save on water cost and prevent possible freeze damage	1 unit	4	\$25,000
NCF.00.C12	Site	Remove and replace damaged sanitary manhole located south of building 21	Prevent sewer backup	1 unit	5	\$20,000
NCF.00.C01	Site	Abandon or remove old Charles Street Sewer line. Install new 12" sewer line on East side of Charles street.	Existing sewer line is in poor condition causing numerous backups and damaging homeowners basements.	1 unit	6	\$1,199,000
NCF.42.E03	Power House	Install additional switch gear and transfer switch to provide emergency power to warehouse and administration building.	This building currently has no backup systems.	1 unit	7	\$48,000
NCF.68.M02	Housing Unit 1	Replace fire protection system	Existing system is beyond useful life.	1 unit	8	\$11,000
NCF.67.M02	Housing Unit 2	Replace fire protection system	Existing system is beyond useful life.	1 unit	9	\$11,200
NCF.65.M01	Housing Units 3, 4, 5	Replace fire protection system	Existing system is beyond useful life.	3 units	10	\$29,700
NCF.64.M01	Housing Unit 7	Replace fire protection system	Existing system is beyond useful life.	1 unit	11	\$10,000
NCF.62.M01	Housing Unit 9	Replace Fire protection System	Existing system is beyond useful life.	1 unit	12	\$10,500
NCF.61.M01	Housing Unit 10	Replace fire protection system	Existing system is beyond useful life.	1 unit	13	\$11,000

NCF.72.M04	Deputy Suite	Replace fire protection system	Existing system is beyond useful life.	1 unit	14	\$10,000
NCF.00.C02	Site	Replace sewage lift station southeast of power house	Existing lift station is damaged and has reached the end of it's useful life.	1 unit	15	\$35,000
NCF.61.S02	Housing Unit 10	Add new fixed color cameras inside.	For staff safety. To watch hidden areas and trouble spots. Add capacity to existing system.	2 Units	16	\$5,000
NCF.62.S02	Housing Unit 9	Add new fixed color cameras inside.	For staff safety. To watch hidden areas and trouble spots. Add capacity to existing system.	2 Units	17	\$5,000
NCF.64.S02	Housing Unit 6,7,8	Add new fixed color cameras inside.	For staff safety. To watch hidden areas and trouble spots. Add capacity to existing system.	10 Units	18	\$9,100
NCF.65.S02	Housing Unit 3,4,5	Add new fixed color cameras inside.	For staff safety. To watch hidden areas and trouble spots. Add capacity to existing system.	10 Units	18	\$9,100
NCF.67.S02	Housing Unit 2	Add new fixed color cameras inside.	For staff safety. To watch hidden areas and trouble spots. Add capacity to existing system.	2 Units	20	\$5,000
NCF.68.S02	Housing Unit 1	Add new fixed color cameras inside.	For staff safety. To watch hidden areas and trouble spots. Add capacity to existing system.	2 Units	21	\$5,000
NCF.00.C14	Site	Remove and rebuild existing sallyport pit	Existing pit concrete is spauling and coming apart. Safety iand security issue.	1 unit	22	\$20,000
NCF.59.C01	Wellhouse #5	Remove and install new pump motor on well 5	Existing pump motor is obsolete and is failing.	1 unit	23	\$7,000
NCF.21.A03	Service Building	Equipment - New and Replacement. Replace freight elevator and conveyor.	Damaged. To Eliminate High Maintenance Condition. Damage Due To Facility Growth.	1 unit	24	\$110,000
NCF.21.A01	Service Building	Replace existing window system - w/ insulated system.	Worn out. To Eliminate High Maintenance Condition. Damage Due To Facility Growth.	1,000 SF	25	\$55,300
NCF.21.E03	Service Building	ELECTRICAL DISTRIBUTION SYSTEM-Remove existing distribution equipment. Install new distribution panels and padmount transformer.	Existing equipment is old and has reached the end of its useful life. Existing equipment is obsolete. Service reliability. Provides for future growth.	10 Units	26	\$150,000
NCF.21.M01	Service Building	HVAC retrofit. Including replacement of airhandling units, exhaust fans, perimeter heat and any damaged piping, valves and insulation. Replace existing refrigeration equipment.	Beyond useful life. Not functioning or broken. Worn out. Provide better temperature control. Personal comfort.	25,000 SF	27	\$556,900
NCF.21.M02	Service Building	Couple the existing pneumatic control system with DDC (new panel + some points). Provide monitoring of space, heating and domestic water temperatures, airhandling unit and exhaust fan operation.	To provide better temperature control.	25,000 SF	28	\$55,700

NCF.21.A04	Service Building	Misc projects. Rebuild freight dock and canopy, (3) overhead doors and flip ramps and provide 600 LF wall bumpers to protect tile walls.	Worn out. Damaged. To Eliminate High Maintenance Condition. Damage Due To Facility Growth.	3 units	29	\$108,000
NCF.21.M03	Service Building	Replace/new fire protection system. Provide to entire building.	Currently, only storage rooms are sprinklered.	64,000 SF	30	\$760,300
NCF.73.A01	School, Shop & Recreation	Replace existing window system - w/ insulated system.	Worn out. To Eliminate High Maintenance Condition. Damage Due To Facility Growth.	1,200 SF	31	\$76,600
NCF.42.E05	Power House	ELECTRICAL DISTRIBUTION SYSTEM-Miscellaneous. Replace existing disconnect switches. Four total.	Existing equipment is old and has reached the end of its useful life. Service reliability. Preventative maintenance.	Lump Sum	32	\$41,000
NCF.00.C38	Site	Pavement Areas/Driveways/Roadways, Bituminous, Remove & Reseed. Existing bituminous driveways around Buildings 34, 95, 96 and along front of the old hospital, including tennis courts and basketball courts.	Due to age of system. To prevent failure. To fix deteriorated, damaged, failure area. To improve appearance. Long-term/high maintenance issue. Service reliability. Due to demolition of existing buildings in multiple areas around the facility.	40,000 SF	33	\$59,400
NCF.72.M01	Infirmiry- Housing Units 9, 10, 11, 12	HVAC retrofit. Including replacement of airhandling units, exhaust fans, perimeter heat, and any damaged piping, valves and insulation. Also provide air-conditioning to computer rooms.	Beyond useful life. Not functioning or broken. Worn out. To provide better temperature control. Personal comfort.	40,000 SF	34	\$1,108,800
NCF.00.C10	Site	Miscellaneous piped utilities project, New. <b>Add chlorinization injection unit to water well Pump House No. 6.</b> Add necessary piping and valves to all three Pump Houses so EPA can sample water per there standards.	Due to facility growth. Due to facility request. To prevent personal injury. To extend life. EPA request.	1 unit		\$54,000
NCF.21.E01	Service Building	INTERIOR LIGHTING-Replace interior light fixture(s), Industrial. Basement light fixtures.	Existing equipment is old and has reached the end of its useful life. Increase equipment efficiency. Increase lighting levels. Appearance. Provides a cost and energy savings.	15,000 SF		\$81,000
NCF.62.M01	Housing unit 9	HVAC retrofit. Including replacement of airhandling units, exhaust fans, perimeter heat and any damaged piping, valves and insulation. Also provide air-conditioning to computer rooms.	Beyond useful life. Not functioning or broken. Worn out. To provide better temperature control. Personal comfort.	7,000 SF		\$194,000
NCF.72.A01	Health care, deputy suite, Housing unit 11	Tuckpoint brick.	Leading to More Serious Problems. Cosmetically Necessary or Aesthetically Poor. To Eliminate High Maintenance Condition.	10,000 SF		\$84,000
NCF.00.C24	Site	Recreation Field/Court, Resurface/Renovate, Basketball. Located north of Q Unit and the Health Service Building, include re-stripping the court.	Due to age of system. To prevent failure. To improve appearance. Long-term/high maintenance issue. Service reliability. To extend life.	16,000 SF		\$53,800
NCF.00.E09	Site	ELECTRICAL DISTRIBUTION SYSTEM-Miscellaneous. Replace existing primary feeders including poles to Pump Houses <b>No. 4, 5, and 6.</b>	Existing equipment is old and has reached the end of its useful life. Service reliability. Owner request.	1 unit		\$101,300
NCF.00.C03	Site	Distribution Pipe, Water, New. Provide 1050 LF of 6" ductile iron water main pipe as a dedicated supply line from Pump House No. 5 and 6. Begin pipe at existing 6" line coming from Buildings 75 - 79 area, under the RR tracks, southeast of Building 4.	Due to facility growth. To prevent failure. To improve fire water flow. To improve domestic water flow. Long-term/high maintenance issue. Service reliability. Prevent winter freezing hazard. To extend life.	1,100 LF		\$52,000
NCF.00.C11	Site	Steam Distribution System, Tunnel, Demo/Remove. 350 LF of 4' x 4' tunnel from Building 14, northeast to Campbell Avenue. 100 LF of 4' x 4' tunnel from under Campbell Avenue to Building 34. Concrete seal tunnel at both ends under Campbell Avenue. 300 LF	Due to age of system. To prevent failure. Long-term/high maintenance issue. Service reliability.	1,300 LF		\$87,800

NCF.00.C13	Site	Steam Distribution System, Tunnel, Update/Repair. 300 LF of 7' x 6' walking tunnel from Sally Port to Power House needs to be refurbished.	Due to facility request. To prevent failure. Long-term/high maintenance issue. Service reliability. To extend life.	300 LF		\$121,500
NCF.00.C15	Site	Pipe, Sanitary, Remove & Backfill. Located along north face of the old demolished hospital, along the west side of the hospital and leading into and past Buildings 95, 96 and 34. At miscellaneous areas between buildings to be demolished on the south side	Due to age of system. To prevent failure. Long-term/high maintenance issue. Service reliability.	4,800 LF		\$181,400
NCF.00.C26	Site	Pavement Areas/Driveways/Roadways, Bituminous, Overlay Existing with Bituminous. Interior roadway from Athletic Fields, west and then south to Food Service Building. Overlay existing with 2" of new bituminous pavement and deep patch as necessary.	Due to age of system. To prevent failure. To fix deteriorated, damaged, failure area. Service reliability. Due to frequent use by heavy/large trucks. To extend life.	23,000 SF		\$69,600
NCF.00.C34	Site	Pavement Areas/Driveways/Roadways, Bituminous, Mill & Resurface. Mill 2" off existing bituminous pavement and replace with 3" of new bituminous pavement. Areas include main access road off Campbell Avenue to the prison parking lot, from corner of First.	Due to age of system. To prevent failure. To fix deteriorated, damaged, failure area. To improve appearance. To improve vehicle traffic flow. Long-term/high maintenance issue. Service reliability. Due to frequent use by heavy/large trucks. To exte	60,000 SF		\$64,800
NCF.00.C05	Site	Distribution Pipe, Water, New. Provide 1650 LF of 8" ductile iron water main pipe from new water tower to the "community" water lines located north of Building 32 across Campbell Avenue	Due to facility growth. To prevent failure. To improve fire water flow. To improve domestic water flow. Long-term/high maintenance issue. Service reliability. Prevent winter freezing hazard. To extend life.	1,700 LF		\$80,300
NCF.00.C06	Site	Distribution Pipe, Water, Remove & Backfill. Existing water service lines serving the old hospital and surrounding Service Buildings and Houses need removed. Coordinate with other water projects.	Due to facility growth. To prevent failure. To improve fire water flow. To improve domestic water flow. Long-term/high maintenance issue. Service reliability.	10,000 LF		\$270,000
NCF.00.C18	Site	Sanitary Pre-Treatment Mechanism, Bar Screen, Remove & Replace. Add new automatic bar screen unit adjacent to existing unit, ensuring that the new mechanism treats the main sanitary sewer line from the southeast direction.	Due to age of system. Due to facility growth. To prevent failure. To fix deteriorated, damaged, failure area. Service reliability.	1 Unit		\$945,000
NCF.00.C21	Site	Pavement Areas/Driveways/Roadways, Concrete, Remove & Replace Full Depth. Interior paved courtyard is severely deteriorated. Remove all existing bituminous and concrete pavement from wall to wall, including door stoops, basketball courts and sidewalks.	Due to age of system. Due to facility growth. Due to facility request. To improve drainage. To prevent failure. To fix deteriorated, damaged, failure area. To improve appearance. To improve pedestrian traffic flow. Soil erosion issue. Long-term/h	40,000 SF		\$436,800
NCF.00.C42	Site	Miscellaneous Pavement Surfaces, Remove & Replace. Remove existing circular driveway with planted island and do not replace. Replant vegetation and bushes. Re-seed area when complete.	Long-term/high maintenance issue. Service reliability.	50,000 sq ft		\$81,000
NCF.1.A01	Ferguson Hospital	Building demolition. Demolish entire structure.	Request of Facilities Maintenance. Building no longer used or usable.	68,800 SF		\$1,500,000
NCF.100.A01	Truck Garage	Provide pre-engineered building. Replace existing building with new.	Request of Facilities Maintenance.	6,000 SF		\$324,000
NCF.100.A02	Truck Garage	Building demolition. Demolish entire structure.	Request of Facilities Maintenance. Building is no longer usable.	6,000 SF		\$56,700

NCF.14.A01	Amusement Hall	Building demolition. Demolish entire structure.	Request of Facilities Maintenance. Building no longer used or usable.	14,500 SF	\$205,500
NCF.15.A01	Cottage N - Male	Building demolition. Demolish entire structure.	Request of Facilities Maintenance. Building no longer used or usable.	12,500 SF	\$177,200
NCF.16.A01	Cottage O - Male	Building demolition. Demolish entire structure.	Request of Facilities Maintenance. Building is no longer used or usable.	23,160 SF	\$328,300
NCF.17.A01	Cottage P - Male	Building demolition. Demolish entire structure.	Request of Facilities Maintenance. Building no longer used or usable.	12,280 SF	\$174,100
NCF.18.A01	Cottage Q - Male	Building demolition. Demolish entire structure.	Request of Facilities Maintenance. Building is no longer used or usable.	10,480 SF	\$148,600
NCF.19.A01	Cottage R - Male	Building demolition. Demolish entire structure.	Request of Facilities Maintenance. Building is no longer used or usable.	10,480 SF	\$148,600
NCF.20.A01	Cottage S - Male	Building demolition. Demolish entire structure.	Request of Facilities Maintenance. Building is no longer used or usable.	10,480 SF	\$148,600
NCF.21.E04	Service Building	ELECTRICAL DISTRIBUTION SYSTEM-Miscellaneous. Replace existing original electrical wiring in the building.	Existing equipment is old and has reached the end of its useful life. Service reliability. Preventative maintenance.	1 unit	\$67,500
NCF.3.A01	Cottage B - Male	Building demolition. Demolish and remove entire structure.	Request of Facilities Maintenance. Building is no longer used or usable.	10,480 SF	\$148,600
NCF.33.M01	Maintenance shop	HVAC retrofit. Including replacement of airhandling units, exhaust fans, perimeter heat and any damaged piping, valves and insulation.	Beyond useful life. Not functioning or broken. Worn out. To provide better temperature control. Personal comfort.	2,500 SF	\$55,700
NCF.33.M03	Maintenance shop	Replace/new fire protection system. Provide to entire building. Tie in existing system.	Currently, only storage rooms are sprinklered.	10,500 SF	\$124,700
NCF.34.A01	Employee Residence	Building demolition. Demolish entire structure.	Request of Facilities Maintenance. Building is no longer used.	24,720 SF	\$233,600
NCF.42.M01	Power House	Couple the existing pneumatic control system with DDC (new panel + some points). Provide monitoring of space, heating and domestic water temperatures, exhaust fan operation, pump operation, steam flow and pressure.	To provide better temperature control.	20,000 SF	\$52,700
NCF.42.M02	Power House	Miscellaneous. Provide roof exhausters, wall louvers, associated motor operated dampers and controls (reverse acting thermostat).	To provide better temperature control. Exhaust excess heat in building.	1 unit	\$67,500
NCF.42.M03	Power House	Miscellaneous. Remove abandoned turbines.	Not functioning or broken.	3 units	\$148,500

NCF.42.M05	Power House	New controls for boilers, cooling towers, chillers etc. Provide on two existing boilers.	Beyond useful life. Better equipment available. Requirement for other improvements.	2 Units	\$81,000
NCF.42.M06	Power House	Miscellaneous. Remove two existing abandoned boilers.	Not functioning or broken.	2 units	\$445,500
NCF.43.A01	Store House	Building demolition.	Damaged. Leading to More Serious Problems. To Eliminate High Maintenance Condition.	13,154 SF	\$186,500
NCF.5.A01	Cottage D - Female	Building demolition. Demolish entire structure.	Request of Facilities Maintenance. Building no longer used or usable.	17,800 SF	\$252,300
NCF.6.A01	Cottage E - Female	Building demolition. Demolish entire structure.	Request of Facilities Maintenance. Building no longer used or usable.	16,980 SF	\$240,700
NCF.61.A04	Housing Unit 10	Repair/Replace wood soffit/siding. Encompassing all the Wards 1-8 With aluminum fascia and soffit.	Worn out. To Eliminate High Maintenance Condition. To	8,000 SF	\$215,000
NCF.61.M01	Housing Unit 10	HVAC retrofit. Including replacement of airhandling units, exhaust fans, perimeter heat and any damaged piping, valves, and insulation. Also provide air-conditioning to computer rooms.	Beyond useful life. Not functioning or broken. Worn out. To provide better temperature control. Personal comfort.	7,000 SF	\$194,000
NCF.65.M04	Housing Units 3,4,5	Couple the existing pneumatic control system with DDC (new panel + some points). Provide monitoring of space, heating and domestic water temperatures, airhandling unit and exhaust fan operation.	To provide better temperature control.	21,000 SF	\$58,200
NCF.7.A01	Cottage F - Female	Building demolition. Demolish entire structure.	Request of Facilities Maintenance. Building is no longer used or usable.	12,240 SF	\$173,500
NCF.70.A02	Kitchen	Replace quarry tile. With monolithic polymer floor, all kitchens and dining areas.	Damaged. Leading to More Serious Problems. To Eliminate High Maintenance Condition. T	9,000 SF	\$151,200
NCF.70.A04	Kitchen	Equipment - New and Replacement. Replace dishwasher.	Worn out. To Eliminate High Maintenance Condition.	1 unit	\$63,800
NCF.70.A07	Kitchen	Misc projects. Remove/cut concrete cornices, replace with vertical metal fascia and rebuild entrance to hall.	Damaged. To Eliminate High Maintenance Condition.	1 unit	\$201,600
NCF.70.E01	Kitchen	ELECTRICAL DISTRIBUTION SYSTEM-Remove existing distribution equipment. Replace existing 400A disconnect switches located in the Kitchen, School and Infirmary basements. Six total.	Existing equipment has become a safety problem. Personal safety. Owner request. Existing disconnect switches are not dead-front.	6 Units	\$50,400
NCF.72.M02	Health Care, Deputy suite, Unit 11	Air handling unit heating only. To provide ventilation to tunnel/basement areas. Provide relief to space. Include heating, piping, ductwork and accessories.	Code compliance.	15,000 SF	\$180,200
NCF.72.M05	Health Care, Deputy suite, Unit 11	Couple the existing pneumatic control system with DDC (new panel + some points). Provide monitoring of space, heating and domestic water temperatures, airhandling unit and exhaust fan operation.	To [provide better temperature control.	36,000 SF	\$99,800

NCF.98.A01	Storage	Provide pre-engineered building. Replace existing building with new structure.	Request of Facilities Maintenance.	3,000 SF		\$162,000
NCF.99.A01	Lumber & Maintenance Storage	Building demolition.	Worn out. To Eliminate High Maintenance Condition.	5,335 SF		\$50,400
NCF.00.E08	Site	INTERIOR LIGHTING-Replace interior light fixture(s), Industrial. Provide new lighting in existing Pump House No. 4, 5, and 6.	Existing equipment is old and has reached the end of its useful life. Increase lighting levels. Owner request. To enhance a reduction in energy consumption.	500 SF		\$2,700
NCF.00.E10	Site	ELECTRICAL DISTRIBUTION SYSTEM-Miscellaneous. Replace existing distribution equipment and electrical wiring in Pump Houses No. 4, 5, and 6.	Existing equipment is old and has reached the end of its useful life. Service reliability. Owner request.	3 units		\$13,500
NCF.00.S01	Site	Add new pan & tilt color cameras outside.	Request of facilities maintenance. To eliminate potential for future damage. Appearance. To watch hidden areas and trouble spots.	2 Units		\$25,200
NCF.00.S05	Site	Add new equipment. Add intercom from Sally Port to Control Center.	Add capacity to existing system.	1 unit		\$2,900
NCF.70.A05	Kitchen	Equipment - New and Replacement. Replace food mixer.	Worn out. To Eliminate High Maintenance Condition.	1 unit		\$10,100
NCF.70.A06	Kitchen	Equipment - New and Replacement. Replace ovens.	Worn out. To Eliminate High Maintenance Condition.	4 units		\$60,000
NCF.00.E04	Site	INTERIOR LIGHTING-Replace interior light fixture(s), Industrial. Install new light fixtures, switches and wiring in existing tunnels.	Existing equipment is old and has reached the end of its useful life. Existing equipment is obsolete. Increase lighting levels. Security light. Service reliability. Owner request.	2,500 SF		\$16,800
NCF.70.M02	Kitchen	Miscellaneous. To provide ventilation to tunnel/basement areas. Provide relief to space, include heating, piping, ductwork and accessories.	Code compliance.	1 unit		\$8,900
NCF.00.E07	Site	EXTERIOR LIGHTING-Install Pole with Fixture. Provide additional roadway lighting from Power House Building to Administration Building.	Increase lighting levels. Owner request.	15 Units		\$36,500
NCF.00.E03	Site	EXTERIOR LIGHTING-Miscellaneous. Relocate fusing in existing exterior light pole fixtures to pole base.	Existing equipment has become a high maintenance problem. Existing equipment has become a security problem. Service reliability. Owner request.	55 units		\$25,200
NCF.00.C28	Site	Miscellaneous Site Improvement Project, Remove & Replace. Existing raised concrete platform containing handrails and concrete floor and supporting wall adjacent to the Food Service loading dock. Totally remove and replace.	Due to age of system. To prevent failure. To fix deteriorated, damaged, failure area. Long-term/high maintenance issue. Service reliability. Due to frequent use by heavy/large trucks.	1 unit		\$42,000
NCF.00.C27	Site	Site Improvements I, New, Handrailing. Add handrailing per ADA requirements. At stairways from building exits at various locations around the facility.	For ADA compliance. Prevent winter freezing hazard.	150 LF		\$20,200
NCF.00.C20	Site	Pipe, Storm, Remove & Replace. Unit 11 storm sewer repairs adjacent to inner security fence. Remove and replace approximately 30 LF of storm pipe.	Due to facility request. To prevent failure. To fix deteriorated, damaged, failure area. Soil erosion issue. Long-term/high maintenance issue. Service reliability. Due to facility construction.	30 LF		\$2,000

NCF.00.C22	Site	Pavement Areas/Driveways/Roadways, Concrete, New Full Depth. Add 6' x 6' concrete splash pad at the fire sprinkler, drain-down outlet for all buildings in the secure area.	To prevent failure. Soil erosion issue. Long-term/high maintenance issue. Service reliability.	550 SF		\$4,600
NCF.00.E06	Site	EXTERIOR LIGHTING-Miscellaneous. Rewire existing exterior wall-pak fixtures and security fixtures together. Provide one central control station with timeclock, photo cell and contactor controlled panel(s).	Increase equipment efficiency. Security light. Service reliability. Owner request.	48 units		\$16,800
NCF.00.C08	Site	Fire Hydrant & Valve Box, Remove & Backfill. Existing hydrants and post indicator valves are to be removed and parts to be used to rebuild existing hydrants and maintain an inventory.	To prevent failure. To improve fire water flow. To improve domestic water flow. Long-term/high maintenance issue. Service reliability.	17 Units	replaced as needed	\$45,900
NCF.00.C04	Site	Distribution Pipe, Water, New. Extend existing 6" water supply line from Well 4 to the new water tower. Begin just west of 100 Building and pipe it directly north to the tower and avoid any service taps off this dedicated supply line. Include necessary v	Due to facility growth. To prevent failure. To improve fire water flow. To improve domestic water flow. Long-term/high maintenance issue. Service reliability. Prevent winter freezing hazard. To extend life.	225 LF		\$10,600
NCF.00.C07	Site	Distribution Pipe, Water, New. Located along the east side of Building 72. Begin at 8" coming into the prison on the north side and tie into the water line that serves Buildings 67, 68 and 72 from the south main prison feed. Include necessary valves for	To prevent failure. To improve fire water flow. To improve domestic water flow. Long-term/high maintenance issue. Service reliability. This installation will complete a water line loop around the east portion of the secure prison area.	400 LF		\$23,500
NCF.00.C09	Site	Distribution Pipe, Water, New. Provide new water service to proposed buildings at various locations around the facility. Include valves necessary for isolation and control.	Due to facility growth. To improve fire water flow. To improve domestic water flow.	500 LF		\$23,600
NCF.00.C16	Site	Structures I, Manhole, Remove & Backfill. Located at various locations around the property. Coordinate with sanitary pipe removal project.	Due to age of system. To prevent failure. Long-term/high maintenance issue. Service reliability. To improve security.	25 Units		\$33,800
NCF.00.C17	Site	Pipe, Sanitary, New. Add 700 LF of storm pipe from existing sanitary manhole located on the north side of Campbell Avenue, across from the Administration Building, to the existing sanitary manhole on the north side of Building 34. Disconnect/plug the sew	Due to age of system. Due to facility request. To prevent failure. Long-term/high maintenance issue. Service reliability.	700 LF		\$37,800
NCF.00.C19	Site	Storm Drainage System, Parking Lot, New. Install storm catch basin in low spot located south of Building 21 in gutter line of curb and pipe it approximately 100 LF west into existing storm system.	To improve drainage. To prevent failure. To fix deteriorated, damaged, failure area. To improve appearance. Long-term/high maintenance issue. Service reliability.	1 Unit		\$20,300
NCF.00.C32	Site	Pavement Areas/Driveways/Roadways, Bituminous, Remove & Reseed. Existing bituminous roadway from State Avenue, north to the water tower area. Also include the removal of metal beam guard rail and concrete sidewalk that runs the length of the street. Poss	Due to age of system. To prevent failure. To fix deteriorated, damaged, failure area. To improve appearance. Long-term/high maintenance issue. Service reliability. Roadway currently does not get used and never will be.	7,500 SF		\$22,300
NCF.00.C33	Site	Pavement Areas/Driveways/Roadways, Concrete, Remove & Reseed. Existing concrete paved area at the southeast corner of First Street and State Avenue.	Due to age of system. To prevent failure. To fix deteriorated, damaged, failure area. Long-term/high maintenance issue. Service reliability.	10,000 SF		\$25,700
NCF.00.C35	Site	Pavement Areas/Driveways/Roadways, Gravel, Add Gravel. Dirt road/path from Building 100 near the southwest corner of the power plant to Building 98.	To prevent failure. To fix deteriorated, damaged, failure area. To improve vehicle traffic flow. Long-term/high maintenance issue. Service reliability. Due to frequent use by heavy/large trucks. To extend life. Existing road	5,000 SF		\$10,100
NCF.00.C36	Site	Pavement Areas/Driveways/Roadways, Bituminous, New Full Depth. Small driveway leading from old Well #2, past the existing brine tanks and down to the lower level. Also pave the perimeter road along the perimeter fence at the southwest corner of the facility.	To prevent failure. To fix deteriorated, damaged, failure area. To improve appearance. To improve vehicle traffic flow. Long-term/high maintenance issue. Service reliability. Due to frequent use by heavy/large trucks. To extend life. Existing is e	8,000 SF		\$24,300
NCF.00.C39	Site	Sidewalk, Concrete, Remove & Reseed. Existing concrete sidewalks along/around the old hospital and around Buildings 34, 95 and 96.	Due to age of system. To prevent failure. To fix deteriorated, damaged, failure area. To improve appearance. Long-term/high maintenance issue. Service reliability. Due to demolition of existing buildings in multiple areas around the facility.	25,000 SF		\$40,500

NCF.33.M02	Maintenance shop	Couple the existing pneumatic control system with DDC (new panel + some points). Provide monitoring of space, heating and domestic water temperatures, airhandling unit and exhaust fan operation.	To provide better temperature control.	7,500 SF		\$16,700
NCF.33.M04	Maintenance shop	Main control panel and front-end direct digital controls (DDC) equipment.	To provide monitoring of each building.	1 Unit		\$46,200
NCF.35.A01	Nurses Residence	Building demolition. Demolish entire structure.	Request of Facilities Maintenance. Building is no longer used or usable.	1,800 SF		\$17,000
NCF.39.A01	Paint Shop	Building demolition. Demolish entire structure.	Request of Facilities Maintenance. Building is no longer used or usable.	1,630 SF		\$15,400
NCF.42.E04	Power House	ELECTRICAL DISTRIBUTION SYSTEM-Replace distribution panel.	Existing equipment is old and has reached the end of its useful life. Replacement parts are either hard to find or no longer available. Increase equipment efficiency. Service reliability. Provides for future growth.	2 Units		\$32,400
NCF.47.A01	Storm Windows Storage	Building demolition. Demolish entire structure.	Request of Facilities Maintenance. Building is no longer used or usable.	1,560 SF		\$14,700
NCF.49.A01	Electrical Shop	Building demolition.	Worn out. Dangerous or Potentially Life Threatening. Cosmetically Necessary or Aesthetically Poor. To Eliminate High Maintenance Condition.	759 SF		\$10,800
NCF.51.A01	Maintenance Storage	Building demolition. Demolish entire structure.	Request of Facilities Maintenance. Building is no longer used or usable.	420 SF		\$4,000
NCF.52.A01	Pump House #2	Building demolition. Demolish entire structure.	Request of Facilities Maintenance. Building is no longer used or usable.	290 SF		\$2,700
NCF.52A.A01	Pump House #2	Building demolition.	Worn out. Damaged. Dangerous or Potentially Life Threatening. To Eliminate High Maintenance Condition.	276 SF		\$2,600
NCF.56.A01	Fire Station	Building demolition.	Worn out. Damaged. To Eliminate High Maintenance Condition.	770 SF		\$10,900
NCF.61.A02	Housing Unit 10	Replace ceramic tile. With monolithic polymer floor. Typical as with all 10 Wards.	Damaged. Leading to More Serious Problems. To Eliminate High Maintenance Condition. Damage Due To Facility Growth.	600 SF		\$14,100
NCF.61.E03	Housing Unit 10	ELECTRICAL DISTRIBUTION SYSTEM-Miscellaneous. Replace existing branch panelboard circuit breakers with new ones.	Existing equipment has become a high maintenance problem. Existing equipment is old and has reached the end of its useful life. Service reliability. Owner request.	1 unit		\$8,400
NCF.61.M04	Housing Unit 10	Couple the existing pneumatic control system with DDC (new panel + some points). Provide monitoring of space, heating and domestic water temperatures, airhandling unit and exhaust fan operation.	To provide better temperature control.	6,000 SF		\$16,600
NCF.62.A02	Housing Unit 9	Replace ceramic tile. With monolithic polymer floor. Typical as with all 10 Wards.	Damaged. To Eliminate High Maintenance Condition. Damage Due To Facility Growth.	600 SF		\$14,100

NCF.62.E02	Housing Unit 9	ELECTRICAL DISTRIBUTION SYSTEM-Miscellaneous. Replace existing branch panelboard circuit breakers with new ones.	Existing equipment has become a high maintenance problem. Existing equipment is old and has reached the end of its useful life. Service reliability. Owner request.	1 unit		\$8,400
NCF.62.M04	Housing Unit 9	Couple the existing pneumatic control system with DDC (new panel + some points). Provide monitoring of space, heating and domestic water temperatures, airhandling unit and exhaust fan operation.	To provide better temperature control.	6,000 SF		\$16,600
NCF.64.E02	Housing Unit 6,7,8	ELECTRICAL DISTRIBUTION SYSTEM-Miscellaneous. Replace existing branch panelboard circuit breakers with new ones.	Existing equipment has become a high maintenance problem. Existing equipment is old and has reached the end of its useful life. Service reliability. Owner request.	3 units		\$16,800
NCF.65.A05	Housing Unit 3,4,5	Replace ceramic tile. Typical Wards 3, 4, 5, and 6 with monolithic polymer floor.	Worn out. To Eliminate High Maintenance Condition.	1,600 SF		\$37,600
NCF.65.E02	Housing Unit 3,4,5	ELECTRICAL DISTRIBUTION SYSTEM-Miscellaneous. Replace existing branch panelboard circuit breakers with new ones.	Existing equipment has become a high maintenance problem. Existing equipment is old and has reached the end of its useful life. Service reliability. Owner request.	3 units		\$16,800
NCF.67.A02	Housing Unit 2	Replace ceramic tile. With monolithic polymer floor. Typical as with all 10 Wards.	Damaged. Leading to More Serious Problems. Cosmetically Necessary or Aesthetically Poor. To Eliminate High Maintenance Condition. Damage Due To Facility Growth.	600 SF		\$14,100
NCF.67.E02	Housing Unit 2	ELECTRICAL DISTRIBUTION SYSTEM-Miscellaneous. Replace existing branch panelboard circuit breakers with new ones.	Existing equipment has become a high maintenance problem. Existing equipment is old and has reached the end of its useful life. Service reliability. Owner request.	1 unit		\$8,400
NCF.67.M04	Housing Unit 2	Couple the existing pneumatic control system with DDC (new panel + some points). Provide monitoring of space, heating and domestic water temperatures, airhandling unit and exhaust fan operation.	To provide better temperature control.	6,000 SF		\$16,600
NCF.68.A02	Housing Unit 1	Replace ceramic tile. With monolithic polymer floor. Typical as with all 10 Wards.	Damaged. Leading to More Serious Problems. Cosmetically Necessary or Aesthetically Poor. To Eliminate High Maintenance Condition. Damage Due To Facility Growth.	600 SF		\$14,100
NCF.68.A04	Housing Unit 1	Misc projects. Provide and remodel all entrances to the housing units with double doors.	Damage Due To Facility Growth. To enhance safety and security.	1 unit		\$42,000
NCF.68.E02	Housing Unit 1	ELECTRICAL DISTRIBUTION SYSTEM-Miscellaneous. Replace existing branch panelboard circuit breakers with new ones.	Existing equipment has become a high maintenance problem. Existing equipment is old and has reached the end of its useful life. Service reliability. Owner request.	1 unit		\$8,400
NCF.68.M04	Housing Unit 1	Couple the existing pneumatic control system with DDC (new panel + some points). Provide monitoring of space, heating and domestic water temperatures, airhandling unit and exhaust fan operation.	to provide better temperature control.	6,000 SF		\$16,600
NCF.70.A03	Kitchen	Misc projects. Increase size of loading dock and install flip ramp.	Damaged. Damage Due To Facility Growth.	1 unit		\$33,600
NCF.70.M04	Kitchen	Couple the existing pneumatic control system with DDC (new panel + some points). Provide monitoring of space, heating and domestic water temperatures, airhandling unit and exhaust fan operation.	to provide better temperature control.	14,000 SF		\$38,800
NCF.72.A03	Health Care, Deputy suite, Unit 11	Replace ceramic tile. With monolithic polymer floors in all toilet and shower rooms.	Worn out. To Eliminate High Maintenance Condition.	2,000 SF		\$47,000

NCF.72.E02	Health Care, Deputy suite, Unit 11	ELECTRICAL DISTRIBUTION SYSTEM-Miscellaneous. Replace existing branch panelboard circuit breakers with new ones.	Existing equipment has become a high maintenance problem. Existing equipment is old and has reached the end of its useful life. Service reliability. Owner request.	3 units		\$25,200
NCF.72.S01	Health Care, Deputy suite, Unit 11	Add new fixed color cameras inside.	To enhance safety for staff and the public. To watch hidden areas and trouble spots. Add capacity to existing system. None presently installed.	4 Units		\$8,100
NCF.73.A02	School, Shop & Recreation	Replace double exterior doors/frame/hardware.	Damaged. Leading to More Serious Problems. To Eliminate High Maintenance Condition.	1 Unit		\$4,700
NCF.73.S02	School, Shop & Recreation	Add new fixed color cameras inside.	For staff safety. To watch hidden areas and trouble spots. Add capacity to existing system.	4 Units		\$8,100
NCF.73.S03	School, Shop & Recreation	Add new color cameras inside.	To enhance staff safety. To watch hidden areas and trouble spots. To watch areas where critical tools are used. Add capacity to existing system.	2 Units		\$11,900
NCF.91.A01	Medical Superintendent Residence	Building demolition. Demolish entire structure.	Request of Facilities Maintenance. Building is no longer used or usable.	4,400 SF		\$41,600
NCF.92.A01	Engineers Residence	Building demolition. Demolish entire structure.	Request of Facilities Maintenance. Building is no longer needed.	3,400 SF		\$32,100
NCF.93.A01	Doctors Residence	Building demolition. Demolish entire structure.	Request of Facilities Maintenance. Building is no longer used or usable.	3,540 SF		\$33,500
NCF.94.A01	Doctors Residence	Building demolition. Demolish entire structure.	Request of Facilities Maintenance. Building is no longer used or usable.	2,160 SF		\$20,400
NCF.95.A01	Staff Residence	Building demolition. Demolish entire structure.	Request of Facilities Maintenance. Building is no longer used.	2,250 SF		\$21,300
NCF.96.A01	Administrative Office Residence	Building demolition. Demolish entire structure.	Request of Facilities Maintenance. Building is no longer used.	3,300 SF		\$31,200
NCF.98.A02	Storage	Building demolition. Demolish entire structure.	Request of Facilities Maintenance. Building is no longer usable.	2,880 SF		\$27,200
					<b>Total</b>	<b>\$16,021,900</b>

# MICHIGAN DEPARTMENT OF CORRECTIONS

*Expecting Excellence Every Day*

## MEMORANDUM

**DATE:** August 11, 2013

**TO:** Gary Keiffer

**FROM:** Donald Dine, Physical Plant Superintendent  
Oaks Correctional Facility

**SUBJECT:** Annual Physical Plant Report 2013

### Facility Overview:

Asphalt driveways and parking lots are in poor condition. Some pothole patching, and overband crack seal was performed in 2013, but additional maintenance is needed. Failure to act on needed repairs will result in more costly future repairs. Sidewalks are generally in fair to good condition.

Roofs have reached the end of their useful life cycle and are in need of replacement. Leaks are common. Repairs are handled on an as-needed basis and are becoming more frequent. 500 building had roof recoated with White Knight roof coating in 10/2009. 1 blk and 7 blk roofs were coated in the June-September of 2011. 6 blk was coated in fall of 2012.

Entrance doors and frames through out the facility are in fair condition and in need of lower frame repair.

Porosity of the brick used to construct the facility has been a problem since the beginning. Heavy rains cause many building leaks. All buildings should be water-sealed with a commercial brick sealant.

The Fire Alarm System is in good working condition.

The Duress System (PPD) is in good condition.

### Building 100: Administration

The roof problems were covered in the overview. The HVAC system is generally in good condition. Precise temperature control in some areas can be problematic. Plumbing is in good condition. The electrical system is in good condition. The security system is in good condition. Several entry doors are showing signs of deterioration.

### Building 200: Support Services

The roof problems were covered in the overview. The HVAC system is generally in good condition. Plumbing is generally in good condition. The electrical system is in good condition. Food Service is generally in good condition; however, it is running at higher than designed capacity which translates into a shorter life cycle for equipment and increase maintenance demands, Dish machine floor area was retiled with dish machine having been relocated to better assist with the demands in the area. New DHW boilers were installed in September of 2011. Health Care is in good condition.

### Building 300: Education

The roof problems were covered in the overview. The HVAC system is generally in good condition. The plumbing system is in good condition. The electrical system is in good condition. Several entry doors are showing signs of deterioration.

### Building: 500: Maintenance, Warehouse and Electrical Generator Room

The HVAC system is generally in good condition. The plumbing system is generally in good condition; The electrical system is in good condition. The building is in a general good state.

### Units 1-7

The roof problems were covered in the overview. The HVAC systems are generally in good condition. The showers need tile replacement periodically. The plumbing systems are generally in good condition; however they are running at double their design capacity which translates into a shorter life cycle for equipment and increase maintenance demands. The electrical systems are in good condition. Building water softeners are continually problematic and require constant repairs. Several entry doors are showing signs of deterioration. Units 6 and 7 all cell doors are showing signs of wear and repairs /welding are problematic with constant repairs needed. 4 blk has had new boilers installed in 2012.

### Water Tower:

Water tower is in good condition. Paint bubbling/fading/peeling/rust on exterior and interior where paint has peeled is evident. The five year inspection is past due, Physical Plant in Lansing has been made aware of this. All mechanical equipment is in good condition except for the sludge valve is seized and will need to be replaced.

### Pole Building:

Pole building is in good condition. New shingles installed in 2009.

**OAKS CORRECTIONAL FACILITY**

**5-Year Plan**

**FY2015**

Project No.	Building	Project Description	Reason Description	Facility Priority	Project Cost
ECF.0045.C001	Site	Miscellaneous Site Improvement Project, New. Replace chain link fence in exercise segregation yard. (4,5 blk)	Long-term/high maintenance issue. Prisoners are breaking pieces of fence off bottom of fencing.	1	\$98,000
ECF.000.A001	Site	Miscellaneous Project. Roof repairs. Repair cracked joints in rubber membrane.	To prevent leaks.	2	\$265,000
ECF.000.M009	Housing Unit 2	Replace current boilers/Water Heaters	Beyond useful life. Items need to be replaced to eliminate high maintenance condition and costly repairs.	3	\$32,000
ECF.000.M010	Housing Unit 5	Replace current boilers/Water Heaters	Beyond useful life. To eliminate high maintenance condition and costly repairs.	4	\$32,000
ECF.200.C002	Facility Grounds	Remove current damaged areas of concrete.	Crumling and deteriorating concrete causing trip hazards and safety concerns	5	\$35,000
ECF.200.C003	Pole Barn	Pour fiber concrete in existing dirt floor area	Current floor is not cleanable, dusty, and lower than existing grade of exterior causing flooding. Will extend the life of equipment stored as well as provide additional work area.	6	\$4,500
ECF.200.C003	Support Services 200	Remove current concrete, excavate current loading dock area, pour new concrete 22" below current loading dock height.	The current variations between the warehouse dock and the food service dock require us to unload all deliveries in food service by hand. The current warehouse dock is 47.5" high and the FS dock is 25.5" high. This leads to long deliveries with the warehouse.	7	\$50,000
ECF.200.A008	Support Services 200	Resurface walls in kitchen prep area due to cracks, chips, etc..	Current finished brick is un-cleanable surface that allows moisture and food to enter. Urethane paint combined with Stainless steel protective covering in select areas will provide for cleaner surfaces.	8	\$18,000
ECF.300.A011	H/C - F/S 300	Replace exterior doors/frame/hardware	Severe Rust	9	\$12,000
ECF.200.A012	Programs 200	Replace exterior doors/frame/hardware	Severe Rust	10	\$22,000
ECF.100.M008	Administration 100	Replace current boilers/Water Heaters	Beyond useful life. Items need to be replaced to eliminate high maintenance condition and costly repairs.	11	\$33,000
ECF.200.M008	Support Services 200	Replace pneumatic with direct digital controls (DDC).	Not functioning or broken. Reduce energy usage. Provide better temperature control. Utility cost savings. Future major expense. Impairs building operation. Personal comfort.	12	\$175,000
ECF.000.E009	Site	EMERG. ELEC. DIST. SYSTEM-Miscellaneous. Install an additional generator (900KW) and step-up transformer to main distribution system.	Service reliability. Provides for future growth. Increase system capacity. Owner request. Provide emergency power for entire facility.	13	\$510,000
ECF.300.E001	Education 300	INTERIOR LIGHTING-Relamp/reballast interior light fixtures), Troffer. Remove T12 lamps and magnetic ballasts and replace with T8 lamps and electronic ballasts.	Increase equipment efficiency. Provides a cost and energy savings.	14	\$50,286
ECF.001.E002	Housing Unit 1	INTERIOR LIGHTING-Relamp/reballast interior light fixtures), Industrial. Remove T12 lamps and magnetic ballasts and replace with T8 lamps and electronic ballasts.	Increase equipment efficiency. Provides a cost and energy savings.	14	\$50,286

# OAKS CORRECTIONAL FACILITY

## 5-Year Plan

FY2015

Project No.	Building	Project Description	Reason Description	Facility Priority	Project Cost
ECF.004.E003	Housing Unit 4	INTERIOR LIGHTING-Relamp/reballast interior light fixtures), Industrial. Remove T12 lamps and magnetic ballasts and replace with T8 lamps and electronic ballasts.	Increase equipment efficiency. Provides a cost and energy savings.	14	\$50,286
ECF.005.E004	Housing Unit 5	INTERIOR LIGHTING-Relamp/reballast interior light fixtures), Industrial. Remove T12 lamps and magnetic ballasts and replace with T8 lamps and electronic ballasts.	Increase equipment efficiency. Provides a cost and energy savings.	14	\$50,286
ECF.006.E005	Housing Unit 6	INTERIOR LIGHTING-Relamp/reballast interior light fixtures), Industrial. Remove T12 lamps and magnetic ballasts and replace with T8 lamps and electronic ballasts.	Increase equipment efficiency. Provides a cost and energy savings.	14	\$50,286
ECF.007.E006	Housing Unit 7	INTERIOR LIGHTING-Relamp/reballast interior light fixtures), Industrial. Remove T12 lamps and magnetic ballasts and replace with T8 lamps and electronic ballasts.	Increase equipment efficiency. Provides a cost and energy savings.	14	\$50,285
ECF.200.E007	Support Services 200	INTERIOR LIGHTING-Relamp/reballast remaining interior light fixtures). Remove T12 lamps and magnetic ballasts and replace with T8 lamps and electronic ballasts.	Increase equipment efficiency. Provides a cost and energy savings.	14	\$50,285
ECF.500.M012	Maint/Warehouse 500	Cooler/Freezer Units	Beyond useful life. Worn out, components failing.	15	\$50,000
ECF.200.M011	Programs 200	Air Handling Unit (heating/cooling).	Beyond useful life. Worn out, components failing.	16	\$10,000
ECF.500.M013	Maint/Warehouse 500	Air Handling Unit (Cooling only). One projected in next 5 years	Beyond useful life. Worn out, components failing.	17	\$4,500
ECF.200.A007	Support Services 200	Remove and replace dish machine with new Flight type ware washer.	Replace current dish machine that is past its useful life expectancy. The current machine is under constant repair and causes the facility to have to switch to disposable service ware. The new machine will also save on utility costs.	18	\$95,000
ECF.001.A001	Housing Unit 1	Miscellaneous. Relocation of existing mechanical equipment which includes (2) air-handlers; (2) return air fans; (2) pumps; fire-protection piping; strainers; 3-way valves; ductwork; hot water piping; plus miscellaneous angularly equipment.	Future major expense. Impairs building operation. Most mechanical equipment is presently un-maintainable. Needs to be tied to A20.01-mechanical room expansion.	19	\$242,858
ECF.002.A002	Housing Unit 2	Miscellaneous. Relocation of existing mechanical equipment which includes (2) air-handlers; (2) return air fans; (2) pumps; fire-protection piping; strainers; 3-way valves; ductwork; hot water piping; plus miscellaneous angularly equipment.	Future major expense. Impairs building operation. Most mechanical equipment is presently un-maintainable. Needs to be tied to A20.01-mechanical room expansion.	19	\$242,857
ECF.003.A003	Housing Unit 3	Miscellaneous. Relocation of existing mechanical equipment which includes (2) air-handlers; (2) return air fans; (2) pumps; fire-protection piping; strainers; 3-way valves; ductwork; hot water piping; plus miscellaneous angularly equipment.	Future major expense. Impairs building operation. Most mechanical equipment is presently un-maintainable. Needs to be tied to A20.01-mechanical room expansion.	19	\$242,857
ECF.004.A004	Housing Unit 4	Miscellaneous. Relocation of existing mechanical equipment which includes (2) air-handlers; (2) return air fans; (2) pumps; fire-protection piping; strainers; 3-way valves; ductwork; hot water piping; plus miscellaneous angularly equipment.	Future major expense. Impairs building operation. Most mechanical equipment is presently un-maintainable. Needs to be tied to A20.01-mechanical room expansion.	19	\$242,857
ECF.005.A005	Housing Unit 5	Miscellaneous. Relocation of existing mechanical equipment which includes (2) air-handlers; (2) return air fans; (2) pumps; fire-protection piping; strainers; 3-way valves; ductwork; hot water piping; plus miscellaneous angularly equipment.	Future major expense. Impairs building operation. Most mechanical equipment is presently un-maintainable. Needs to be tied to A20.01-mechanical room expansion.	19	\$242,857

**OAKS CORRECTIONAL FACILITY**

**5-Year Plan**

**FY2015**

Project No.	Building	Project Description	Reason Description	Facility Priority	Project Cost
ECF.006.A006	Housing Unit 6	Miscellaneous. Relocation of existing mechanical equipment which includes (2) air-handlers; (2) return air fans; (2) pumps; fire-protection piping; strainers; 3-way valves; ductwork; hot water piping; plus miscellaneous angularly equipment.	Future major expense. Impairs building operation. Most mechanical equipment is presently un-maintainable. Needs to be tied to A20.01-mechanical room expansion.	19	\$242,857
ECF.007.A007	Housing Unit 7	Miscellaneous. Relocation of existing mechanical equipment which includes (2) air-handlers; (2) return air fans; (2) pumps; fire-protection piping; strainers; 3-way valves; ductwork; hot water piping; plus miscellaneous angularly equipment.	Future major expense. Impairs building operation. Most mechanical equipment is presently un-maintainable. Needs to be tied to A20.01-mechanical room expansion.	19	\$242,857
ECF.001.A002	Housing Unit 1	Misc projects. Expand existing mechanical space by 200 S.F.	To Eliminate High Maintenance Condition. Request of Facilities Maintenance. Unable to service equipment due to compact arrangement of space. need to spread out, need separate space for new water softener.	19	\$64,600
ECF.002.A003	Housing Unit 2	Misc projects. Expand existing mechanical space by 200 S.F.	To Eliminate High Maintenance Condition. Request of Facilities Maintenance. Unable to service equipment due to compact arrangement of space. Need to spread out, need separate space for new water softener.	19	\$64,600
ECF.003.A004	Housing Unit 3	Misc projects. Expand existing mechanical space by 200 S.F.	To Eliminate High Maintenance Condition. Request of Facilities Maintenance. Unable to service equipment due to compact arrangement of space. Need to spread out, need separate space for new water softener.	19	\$64,600
ECF.004.A005	Housing Unit 4	Misc projects. Expand existing mechanical space by 200 S.F.	To Eliminate High Maintenance Condition. Request of Facilities Maintenance. Unable to service equipment due to compact arrangement of space. Need to spread out, need separate space for new water softener.	19	\$64,600
ECF.005.A006	Housing Unit 5	Misc projects. Expand existing mechanical space by 200 S.F.	To Eliminate High Maintenance Condition. Request of Facilities Maintenance. Unable to service equipment due to compact arrangement of space. Need to spread out, need separate space for new water softener.	19	\$64,600
ECF.005.A007	Housing Unit 6	Misc projects. Expand existing mechanical space by 200 S.F.	To Eliminate High Maintenance Condition. Request of Facilities Maintenance. Unable to service equipment due to compact arrangement of space. need to spread out, need separate space for new water softener.	19	\$64,600
ECF.007.A008	Housing Unit 7	Misc projects. Expand existing mechanical space by 200 S.F.	To Eliminate High Maintenance Condition. Request of Facilities Maintenance. Unable to service equipment due to compact arrangement of space. Need to spread out, need separate space for new water softener.	19	\$64,600

**Ojibway Correctional Facility**  
**Annual Assessment**  
**June 2013**

**Administration (Bldg. 100)**

*Building Structure:* Very good condition

*Roof:* Fair to poor condition

*Windows, Doors:* Very good condition

*Electrical:* Very good condition

*Plumbing:* Good condition

*Mechanical, Heating and Cooling:* Good condition

*Specific Areas of Improvement:* Digital heating and cooling controls are obsolete and should be upgraded. The controls program and laptop computer to access the system should also be replaced.

**Housing Units A, B, & C (Bldg. 200, 300, 400)**

*Building Structure:* Very good condition

*Roof:* Good condition

*Windows:* Good condition

*Doors:* Poor condition

*Electrical:* Good condition

*Plumbing:* Needs upgrading

*Mechanical, Heating:* Good condition

*Specific Areas of Improvement:* Entrance, bathroom, porter closet, and shower doors and frames are rusting and should be replaced. The plumbing should be upgraded. There is a mix of 1.6 gallon per flush and 3.5 gallon per flush tank-type toilets. All tank type toilets should be replaced with flush-valve toilets. The water supply lines to the toilets would have to be increased to supply flush valves. Some of the cast iron drain lines need to be replaced due to deterioration. Work on the drain lines is ongoing.

**Housing Units D, E, F, & G (Bldg. 500 & 600)**

*Building Structure:* Good condition

*Roof:* Fair condition

*Windows, doors:* Good condition

*Electrical:* Good condition

*Plumbing:* Good condition

*Mechanical, Heating and Cooling:* Good condition

*Specific Areas of Improvement:* Digital heating controls and program should be upgraded.

**Food Service (Bldg. 700)**

*Building Structure:* Good condition

*Roof:* Fair condition

*Windows, doors:* Good condition

*Electrical:* Good condition

*Plumbing:* Good condition  
*Mechanical, Heating and Cooling:* Good condition  
*Exhaust and make up air:* Good condition  
*Specific Areas of Improvement:* Digital heating controls and program should be upgraded. Food service equipment is all thirteen years old or older and should be upgraded in the near future

### **School (Bldg. 800)**

*Building Structure:* Good condition  
*Roof:* Fair condition  
*Windows, doors:* Good condition  
*Electrical:* Good condition  
*Plumbing:* Good condition  
*Mechanical, Heating and Cooling:* Good condition  
*Specific Areas of Improvement:* Digital heating controls and program should be upgraded.

### **Gym/Property (Bldg. 900)**

*Building Structure:* Good condition  
*Roof:* Good condition  
*Windows, doors:* Poor condition  
*Electrical:* Fair condition  
*Plumbing:* Fair condition  
*Mechanical, Heating:* Fair condition  
*Specific Areas of Improvement:* Doors are in poor condition and need to be replaced. Windows in the classrooms are a mix of single pane glass and plexi-glass and need to be replaced. Lower level of the lobby and property room insulation is not adequate and should be improved. A fire alarm system should be installed in the gym and property room and should be tied in to the control center.

**NOTE:** The gym fire alarm sounds in B-Unit.

### **Maintenance/Warehouse (Bldg. 1000)**

*Building Structure:* Good condition  
*Roof:* Fair condition  
*Windows, doors:* Good condition  
*Electrical:* Very good condition  
*Plumbing:* Very good condition  
*Mechanical, Heating and Cooling:* Very good condition  
*Specific Areas of Improvement:* None noted.

### **Training (Bldg. 1100)**

*Building Structure:* Good condition

*Roof:* Fair condition

*Windows, doors:* Fair to poor condition

*Electrical:* Fair condition

*Plumbing:* Good condition

*Mechanical, Heating and Cooling:* Good condition

*Specific Areas of Improvement:* The sheet metal on the walls are in poor condition due to age as well as the patching of the area of the old overhead door and window openings. The single-pane glass on the steel frame awning windows are in poor condition. Doors are in fair condition with some deterioration noted at the bottom of the doors and frames. Building insulation is not adequate.

**Note:** Training has moved to the Administration Building. This building houses the employee emergency shower and bathroom and the ERT equipment. Heat is maintained at a minimum in these areas.

### **Maintenance/Storage (Bldg. 1200)**

*Building Structure:* Good condition

*Roof:* Fair condition

*Windows, doors:* Fair to poor condition

*Electrical:* Fair condition

*Plumbing:* N/A

*Mechanical, Heating and Cooling:* N/A

*Specific Areas of Improvement:* Sheet metal roof and exterior walls are in poor condition due to age and patching of old window and door openings. The windows and doors are in fair condition.

**NOTE:** This building is not heated. It is used for records retention, storage of maintenance equipment as well as maintenance, food service and excess warehouse supplies.

### **Auto/Carpenter Shop (Bldg. 1300)**

*Building Structure:* Good condition

*Roof:* Fair condition

*Windows, doors:* Poor condition

*Electrical:* Fair condition

*Plumbing:* Fair condition

*Mechanical, Heating:* Poor condition

*Specific Areas of Improvement:* Exterior walls are in poor condition due to age and patching of old window and door openings. Windows are steel frame, single-pane glass and should be replaced. Exterior service doors and frames are

Rusting near the floor. Heating consists of one gas unit heater, one radiant heater, and one furnace. The furnace and the radiant heater are both long past their useful life.

**Prisoner Store - vacant (Bldg. 1400)**

*Building Structure:* Good condition

*Roof:* Fair condition

*Windows, doors:* Poor condition

*Electrical:* Fair condition

*Plumbing:* N/A

*Mechanical, Heating and Cooling:* Poor condition

*Specific Areas of Improvement:* Metal roof, exterior walls, and patched window and door openings are in poor condition due to age. Exterior doors and frames are in fair condition. Insulation in the ceiling and walls are not adequate. Lighting needs to be upgraded.

**NOTE:** Building is vacant and not heated

**Old Maintenance Shop (Bldg. 1500)**

*Building Structure:* Good condition

*Roof:* Fair condition

*Windows, doors:* Poor condition

*Electrical:* Fair condition

*Plumbing:* N/A

*Mechanical, Heating and Cooling:* N/A

*Specific Areas of Improvement:* Lighting is in poor condition.

**NOTE:** Building is used for cold storage.

**Water Treatment (Bldg. 1600)**

*Building Structure:* Excellent condition

*Roof:* Very good condition

*Windows, doors:* Excellent condition

*Electrical:* Excellent condition

*Plumbing:* Excellent condition

*Mechanical, Heating:* Very good condition

*Specific Areas of Improvement:* None noted.

**Wastewater Treatment (Bldg. 1700)**

*Building Structure:* Excellent condition

*Roof:* Very good condition  
*Windows, doors:* Excellent condition  
*Electrical:* Excellent condition  
*Plumbing:* Excellent condition  
*Mechanical, Heating:* Very good condition  
*Specific Areas of Improvement:* Gas treatment room finishes are deteriorated due to the highly caustic chemicals used to clean aeration lines.

**Sallyport (Bldg. 2000)**

*Building Structure:* N/A  
*Roof, windows, doors:* N/A  
*Electrical:* Good condition  
*Plumbing:* N/A  
*Mechanical, Heating and Cooling:* N/A  
*Specific Areas of Improvement:* None noted.

**Water Tower (Bldg. 2100)**

*Building Structure:* Excellent condition  
*Roof, windows, doors:* N/A  
*Electrical:* Good condition  
*Plumbing:* Good condition  
*Mechanical, Heating and Cooling:* N/A  
*Specific Areas of Improvement:* None noted

**Alternate Fuel System (Bldg. 2200)**

*Building Structure:* N/A  
*Roof, windows, doors:* N/A  
*Electrical:* Good condition  
*Plumbing:* N/A  
*Specific Areas of Improvement:* None noted.

**Security:**

- Perimeter fence and razor wire is in very good condition. No signs of rust or corrosion.
  
- Sally port is in good condition. Gates are in good operating condition
  
- PPD system is in working condition. It has some issues with being unstable. Computer needs to be replaced and facility needs a back up computer for the system. Two hubs do not respond and this needs to be resolved.
  
- Fence alarm system is in good condition.

- Fire alarm system is in good condition.
- Perimeter and yard lighting is in good condition.
- Camera system is in good working condition.

### **Grounds**

- Asphalt perimeter road, entrance roads, and parking lots are in fair condition. There are some cracks throughout the asphalt. There are areas around a couple of light poles where asphalt was removed to fill in sunken areas. Asphalt between the Training building, Maintenance building, and old Store building is in poor condition.
- Concrete sidewalks are in good condition. There are some areas with cracked slabs which are not misaligned.
- Grounds inside the facility are in fair condition. Some areas, i.e. walking track and baseball field are prone to water and wind erosion.

### **Utilities:**

- Water lines and fire hydrants are in good condition. Well pump #3 has reduced capacity and is being monitored. Its capacity has remained unchanged.
- Sanitary sewer system is in good condition. Sewage lagoons five, six, and seven have a sludge buildup. This is being addressed. The Department is under a contract with U. P. Engineers and Architects to remove sludge from these lagoons.
- Storm sewer is in good condition
- Natural gas lines are in good condition.
- Electrical distribution system is in good condition.

Facility assessment completed by Bob Kleimola, Physical Plant Supervisor.

# OJIBWAY CORRECTIONAL FACILITY

5-Year Plan

FY2015

## Projects to be Completed

Project No.	Building	Project Description	Reason Description	Quantity & Units	Facility Priority	Cost Estimate
OCF.200.M02	Housing Unit A (Aspen)	Replace/new plumbing fixtures (shower/toilet/sink/urinal). Replace existing tank type fixtures with flush valve fixtures.	Not functioning or broken. Maintenance issue. Tank parts "disappear". Constantly having to be replaced.	10		\$53,000
OCF.300.M02	Housing Unit B (Birch)	Replace/new plumbing fixtures (shower/toilet/sink/urinal). Replace existing tank type fixtures with flush valve fixtures.	Not functioning or broken. Maintenance issue. Tank parts "disappear". Constantly having to be replaced.	10		\$53,000
OCF.400.M02	Housing Unit C (Cedar)	Replace/new plumbing fixtures (shower/toilet/sink/urinal). Replace existing tank type fixtures with flush valve fixtures.	Not functioning or broken. Maintenance issue. Tank parts "disappear". Constantly having to be replaced.	10		\$53,000
OCF.300.A05	Housing Unit B (Birch)	Replace ceramic tile. Replace floor at showers and janitor closets with monolithic polymer flooring.	Damaged. Leading to More Serious Problems. To Eliminate High Maintenance Condition.	700		\$16,500
OCF.400.A05	Housing Unit C (Cedar)	Replace ceramic tile. Replace floor at showers and janitor closets with monolithic polymer flooring.	Damaged. Leading to More Serious Problems. To Eliminate High Maintenance Condition.	700		\$16,500
OCF.200.A05	Housing Unit A (Aspen)	Replace ceramic tile. Replace floor at showers and janitor closets with monolithic polymer flooring.	Damaged. Leading to More Serious Problems. To Eliminate High Maintenance Condition.	700		\$16,500
OCF.200.A06	Housing Unit A (Aspen)	Misc projects. Replace treads at all stairways - install new rubber treads.	Worn out.	2,000		\$3,400
OCF.300.A06	Housing Unit B (Birch)	Misc projects. Replace treads at all stairways - install new rubber treads.	Worn out. .	2,000		\$3,400
OCF.400.A06	Housing Unit C (Cedar)	Misc projects. Replace treads at all stairways - install new rubber treads.	Worn out. .	2,000		\$3,400
OCF.900.A01	Gymnasium/Property	Seal coat metal roofing. At gymnasium.	Worn out. Leading to More Serious Problems. Roof leaks.	11,000		\$4,600
OCF.900.M03	Gymnasium/Property	Miscellaneous. Insulate hot water heating piping.	To provide better temperature control. Personal comfort.	7,500		\$12,600
OCF.00.C18	Site	Pipe, Storm, Remove & Replace. Remove existing pipe from roof leader off northeast corner of Education Building and replace with 6" storm pipe that is below grade and ties into the side of the catch basin.	Existing is undersized. To improve drainage. To improve appearance. Long-term/high maintenance issue. Service reliability. Prevent water from infiltrating building exterior. Due to facility construction. Existing pipe daylights at rim elevation of existing catch basin.	20		\$1,300
OCF.1100.E02	Training	INTERIOR LIGHTING-Replace interior light fixture(s), Troffer.	Increase equipment efficiency. Increase lighting levels. Provides a cost and energy savings.	1,827	10	\$8,000
OCF.1100.A02	Training	Refurbish current 4,000 SF building.	To save energy and repair leaks.	1,200,000	10	\$52,500

**Projects to be Completed**

Project No.	Building	Project Description	Reason Description	Quantity & Units	Facility Priority	Cost Estimate
OCF.900.A03	Gymnasium/ Property	Misc projects. Remove existing wood gymnasium flooring. Infill slab to be 1/2" below current finish floor. Install new rubberized gymnasium flooring.	Worn out. Damaged. Request of Facilities Maintenance. Existing flooring is improperly vented and is worn out from 35 years of use.	130,000	12	\$218,400
OCF.100.S101	Administration Building	Upgrade paging system with onsite technical diagnostics, computer hardware, and software systems.	Leading to more serious problems. To eliminate high maintenance condition. Not functioning properly, components failing. Add capacity to existing system.	1,187	2	\$23,413
OCF.1000.M02	Administration Building	Main control panel and front-end direct digital controls (DDC) equipment.	System obsolete if failure occurs buildings lose heat. Energy waste and high maintenance condition.	1	4	\$13,780
OCF.200/300/400/ 900.A06.01S	Housing Units A, B, C Gym Outer Doors	Replace doors, frames, and hardware of all outside doors in pre-existing OCF buildings of Housing Units A, B, C and the Gym.	High maintenance and Energy Costs. Original Doors from Original Camp Buildings are rusted from years of using winter salt; they do not close resulting in heat loss. Multiple repairs have already been done and the current doors are beyond the ability to repair anymore	4	1	\$6,450
OCF.00.C02.11R	Lagoon 1	Replace Rubber Membrane in Lagoon #1	Facility to Utilize #1 on North West of Property as additional Lagoon for increase of population and operational needs due to new in-house laundry system.	330,000	6	\$200,142
OCF.00.C01.01P	Well #3 Pump	Replace Well #3 Pump which has been running at reduce capacity (140 gal/min) compared to Well #4 Pump (240 gal/min). The replacement of Well #3 would include pump hardware, a new pump and motor, and well rehabilitation.	If not replaced Well Pump could rupture. To prevent Energy waste, and high maintenance condition.		7	\$24,507
OCF.900.S105	Gymnasium/ Property	Upgrade Fire Alarm System in the Gym/Property Building. Current system has one fire alarm pull station and the alarm rings in B-Unit.	To prevent high maintenance condition.		11	\$12,000
OCF.00.C02.05B N	Sewer System	Sanitary Pre-treatment Mechanism Bar Screen. Remove, replace, and upgrade size according to system ensure connection and integration of the new system with existing sanitary system.	Remove, replace, and upgrade Bar Screen Sanitary Treatment System for OCF Site to meet population/operational increase of Sewage output.		9	\$215,000
OCF.700.C01.09P	Food Service/Quartermas ter	Remove 500 gallon hot water tank and replace with (2) efficient 250 gallon tanks. The room was built around the existing 500 gallon water tank and has a single door on the area. Cutting the tank for removal will be required to exit out	to prevent high maintenance condition.	7,500	8	\$20,000
OCF.100.E05.16	Administration Building	Move Facility's Camera/DVR System from a high heat room with no ventilation to an air-conditioned room with other electronic equipment.	There is a possibility of water damage from the boiler if any of the pump were to breakdown. Security and Safety concerns. Potential loss of security system throughout facility.		5	\$10,715
OCF.00.C02.11P	Sewer System	Replace aging Sewer Lift Station submersible pump.	Our Sewer Lift Station has two pumps. One was replaced in the Spring after it broke down. The other is the same age and showing signs of imminent failure.		3	\$6,415

# MICHIGAN DEPARTMENT OF CORRECTIONS

*“Expecting Excellence Every Day”*

## MEMORANDUM

**DATE:** September 12, 2013

**TO:** Jeff Larson, Warden

**FROM:** Jeff Miller, Physical Plant Superintendent  
Central Michigan Correctional Facility

**SUBJECT:** Annual Facility Inspection – Central Michigan Correctional Facility

### **Administration Building (East)**

All building infrastructure (roofing, siding, windows, doors, etc.) are in good condition. One point to note is #5 exit door, which is on the prison side of the Admin is in need of repair or replacement due to rust. In addition to this, the addition of a keyless entry system to the East Administration building is planned to be installed.

### **School (East)**

All building infrastructure (siding, windows, doors, etc.) are in good condition. Exception would be the roof covering is still a steel roof and needs to be changed out to rubber roofing material to match the rest of the compound. This building also has exterior doors in need of repair or replacement due to rusting.

### **Food Service (East)**

All building infrastructure (roofing, siding, windows, doors, etc.) are in good condition. Exceptions to this would be the inmate entrance foyer is in bad condition and needs to be removed or replaced. Also, the kitchen area has two drains under the kettles that need repair. Two dish machine disposals need to be repaired or replaced. In addition, there are minor wall and floor tile repairs needed in various areas. Also, this building has exterior doors in need of repair or replacement due to rusting.

### **Quartermaster (East)**

All building infrastructure (roofing, siding, windows, doors, etc.) are in good condition. Exceptions would be the boiler room in this building, which supplies the East Quartermaster and Food Service area has various equipment that has been damaged over the years due to salt in a water softener system resulting in rust on various different pieces including transformers, hot water tank, electrical conduit, etc. and also this area has drywall damage which needs to be repaired. The East Quartermaster laundry is in need of a new replacement 50 lb or larger washing machine.

**Pavilion Weight Pit (East)**

All building infrastructure (roofing, siding, windows, doors, etc.) are in good condition. This building also has exterior steel doors that need repair or replacement due to rusting.

**Property Trailer (East)**

All building infrastructure (roofing, siding, windows, doors, etc.) are in good condition. This building has a metal roof and is in need of fresh paint and vent replacements.

**Shakedown Building/Storage Pole Barn (East of Food Service Building)**

All building infrastructure (roofing, siding, windows, doors, etc.) are in good condition. Entrance door is in need of repair or replacement. Interior walls are covered with a drywall finish and have many holes and electrical outlets and switches that are damaged due to abuse and in need of repair.

**Corrections Program Coordinator Trailer (East)**

This building is in generally good condition and is in need of repairs to the roof and siding in certain areas.

**Psych Trailer (East)**

This building was scheduled to be demolished and it was decided to keep it and use for Psych Services. This building is in need of many repairs including roofing, siding, interior walls, exterior doors and windows.

**Housing Unit J (East)**

Renovations were recently completed in this building including divider wall extensions, new ceramic tile in showers, water conserving push valves, and lavatories with new push valves. Exhaust ventilation duct work in the bathroom was also replaced along with painting of the floor and walls. Inmate cable TV system was updated and 8 cameras were installed and connected to Control Center for viewing and recording. A new stainless steel kitchenette with sink was installed in place of the old wooden cabinet design. Wall patching and painting was added throughout. Circulation fans were added to both ends of the housing unit. This housing unit is still in need of new entrance doors and some existing windows are in need of replacement also. J & K Unit's mechanical room has received a new water main valve and a new domestic water boiler at the end of 2012.

**Housing Unit K (East)**

This housing unit is currently closed and renovations are underway to duplicate what was performed in housing unit J. Other needs for this unit include new entrance doors needed and various windows have been repaired but would be better to replace them. J & K Units are both incorporated in to the same building and once the renovations are completed in K Unit, the attic areas above both units have a membrane attached to the trusses which separates a void area above unit ceilings and the attic space itself. This membrane has holes in it and needs to be repaired and additional insulation needs to be added. The roof covering on this building is in good condition.

**Housing Units L & M / N & P / Q & R (East)**

All of these housing units are in need of the same renovations which were performed in J Unit with the addition of replacement entrance doors and some of the windows. All of the East side housing units has laundry utilities, which are aging and will need washer and dryer replacements. We are currently repairing the original equipment as needed. The roof coverings and siding on these buildings are in good condition. The mechanical rooms and the equipment in them are in good condition at this time. All of these buildings also need the attic membrane repaired and insulation added.

**Maintenance Storage Pole Barn (East)**

This building is in good condition overall with the exception of the 2 overhead roll up garage doors. These doors should be replaced with conventional overhead garage doors, which would help seal the building and be a more secure door.

**Maintenance/Transportation Building (East)**

All building infrastructure (roofing, siding, windows, doors, etc.) are in good condition. This building houses the water treatment system for the East side facility. This water treatment system and main water inlet is in need of new water main valves. A water main valve and back flow preventer inside the building is in need of replacement due to rust damage from years of exposure to salt and dust in the area. Outside the building, 3 underground water main valves are in need of repair or replacement. The East facility Emergency Backup Generator is also in this building and it is good working condition and being run weekly as described in the Preventative Maintenance Manual.

**Records Retention Building (East)**

This building is of pole barn construction and is in good overall condition; has no foreseeable needs.

### **Parking Lots, Driveways and Walkways (East)**

Many areas have been repaired and repairs are ongoing. These repairs should last for several years.

### **Administration Building (West)**

All building infrastructure (roofing, siding, windows, doors, etc.) are in good condition. Minor roof repairs are needed to this building and are scheduled to be performed.

### **Food Service (West)**

All building infrastructure (roofing, siding, windows, doors, etc.) are in good condition. This building has a steam boiler which supplies steam to the dishwashing machine and to 3 kettles in the cooking area that will need replaced in the near future. Three existing kettles in the food prep area are in bad shape and will need to be replaced also. All other areas and equipment of this building are in good working condition at this time.

### **School/Quartermaster/Chapel (West)**

All building infrastructure (roofing, siding, windows, doors, etc.) are in good condition. The old gymnasium's (now Chapel) heating system is very loud and makes it difficult for religious services to be performed due to noise levels. We have a plan to add duct work to the existing system, which we believe would quiet this heating system down and make it usable without replacing it entirely.

### **Maintenance/Warehouse Building (West)**

All building infrastructure (roofing, siding, windows, doors, etc.) are in good condition. The West side water main and water treatment systems are in this building. The current water softener system is not performing correctly and currently repairs are being attempted. We are finding the current system has components which are obsolete and recommendation is to replace the controls to this softener system. We are currently seeking bids for the replacement of these controls. The emergency electrical back up generator is also in this building and is in good condition.

### **Housing Units A/B, C/D, E/F & G/H (West)**

All building infrastructure (roofing, siding, windows, doors, etc.) are in good condition. Wall extensions are currently being installed. Cameras are being installed and connected to Control Center for viewing and recording. Kitchenettes in these units are in need of replacement. E Unit is receiving a new stainless steel tabletop with sink, the same as installed in J Unit on the East side. All boiler systems, both domestic hot water heaters and heating boilers, are currently in good condition in all of these units. Minor repairs are needed to drywall and floor coverings. Entrance doors are showing signs of wear, but are still in usable condition as is. Late last year the attics in these housing units had repairs performed to the membrane holding the insulation up and fresh insulation was installed, bringing these attics in to a good condition.

**Psych Trailer (West)**

This is a doublewide modular trailer, which is aging, but in decent condition overall requiring minor repairs occasionally including roof patching, vinyl siding and window screens. Overall this building is in usable condition.

**State Police Post Building**

This building is part of the Central Michigan Correctional Facility's assets and is maintained primarily by our Physical Plant. This building is currently in good condition overall.

**Maintenance Storage Pole Barn (West)**

The pole barn is in excellent condition and needs nothing. In addition, there are 2 other buildings in this area used for Maintenance storage. One of them is in good condition, but needs new sliding door installed for security purposes and would better serve our storage needs if it had a cement floor added to it. The other outbuilding is an old red farm building which is in need of demolition. It is currently housing old heating equipment, light fixtures, etc. which could be scrapped out.

**Perimeter Road, Driveways, Walkways (West)**

We have patched, and continue to patch, damaged areas both inside and outside the facility as needed. Many areas are in need of crack sealing.

**Propane/Mixed Gas Back Up System (West)**

This system is in good working condition and being tested both weekly and monthly according to the Preventative Maintenance Program. We are currently repainting all of the piping systems and the tank to bring it up to industry standards.

**Perimeter Fences (East & West)**

Perimeter fences are in good condition in all areas with the exception of the East interior E field system is very problematic and parts are hard to find. Recommendation is to replace this with a RB Tech Shaker System or a stun fence system. The East side exterior fence security system was changed from an E Flex to an I Flex and is working fine.

**Sallyports (East & West)**

The East Sallyport system is in good working condition, however the Officer's Station and other fence components are in need of painting. The West Sallyport is in very good condition with the exception of some areas of cement drive in need of replacement due to unlevel conditions.

**Additional Site Information**

These items are proposed to be added to the facility as laid out in the 2015 Capital Outlay – Lump Sum/MOP, Special Maintenance Request report.

- ❖ Updating the existing key watcher tracking systems.
- ❖ West Visiting Room capacity expansion; Proposed to double the square footage of this area.
- ❖ Convert prisoner housing unit lighting from T-12 to T-8 bulbs - STF East.
- ❖ Replace windows and install security bars throughout the facility - STF East.
- ❖ Replace sheet metal siding - STF East.
- ❖ Electrical control panels for housing units need security lighting separated and individual switches added in all housing units.
- ❖ Replace telephone systems - Site.
- ❖ Demolish red barn - STF West.

cc: Mike Rotter, Administrative Officer  
File

**Central Michigan Correctional Facility**  
**5-Year Plan FY2015**

Project No.	Building	Project Description	Reason Description	Quantity & Units	Facility Priority	Cost Estimates
STF 1	STF East	Keyless Entry System - Install for entry inot "closed" east administration building	Installing a keyless entry system in East Admin bldg, we eliminate several positions and increase cost savings while enhancing our security		1	\$6,000.00
STF 2	Site	Installation of camera system and adding additional cameras in all housing units.	With the 8th prisoner now housed in each cubical this will enhance staff and prisoner safety.		2	\$250,000.00
STF 3	Site	Raise Housing Unit Walls, dividers between cubicles.	Install wall extensions between top of all wall dividers to reach ceiling. This is a security issue to prevent unauthoized travel or contact between sides.	12	3	\$12,000.00
STF 4	Floor	Renovate Rest Rooms, including replacement of all fixtures and tile in all housing units.	The shower bases leaks waste wate adjacent pipe cahse room. Shower floors and lower section of walls for each shower will need to be rebuilt and resurfaces with suitable materials.		4	\$254,000.00
STF 5	Site	Keywatch System Upgrade	Systems upgrade due to aging system.		5	\$30,000.00
STF 6	STF West	Visit Room consolidation and expansion.	Expand West visting room to centralize visitations for both sides. To accommodate all facility visits. The visiting room in the East administration building will be closed. Consolidation will eliminate duplicative staffing needs and provide a central location to service all visits.		6	\$300,000.00
STF 7	STF East	Water Main Shut Off Valve Replacement	Due to its age and deterioration, main water shut off valve is in need of replacement to ensure all systems are completely functionaing.		7	\$50,000.00
STF 8	STF East	Replace Roof on School building	Current roof, asphalt shingle type, is failing due to age. Roof leaks are occurring.		8	\$25,300.00
STF 9	Site	Insulate and repair dead air space in common area of Housing Units and re-insulation of attics over, "common area", in all housing units.	Existing insulation provisions have failed to prevent water line n these areas from freezing. Busted water lines have resulted in significant equipment and furnishings damaged.		9	\$200,000.00
STF 10	Site	Repair major sections of interior rpad and walkway. Current road is deterioriated asphalt.	Due to age of system.	TBD	10	\$150,000.00
STF 11	Site	Crack filling of asphalt, due to age, to prevent future failure.	Due to age of system.		11	\$30,000.00
STF 12	Site	Replace Entry Doors into Housing Units	Frames and doors have deteriorated with age. Doors do not always close tightly. Permits excessive heat loss in the heating season.		12	\$165,000.00

Project No.	Building	Project Description	Reason Description	Quantity & Units	Facility Priority	Cost Estimates
STF 13	STF East	Convert Prisoner Housing Unit Lighting from T-12 to T-8 Bulbs	Current fixtures are not energy efficient as they should be. Age of fixtures is also a factor.		13	\$16,500.00
STF 14	All East Housing Units	Replace Windows and install new window with Security Bars .	To replace deficient windows (energy savings) and enhance security.		14	\$165,000.00
STF 15	STF East	Replace the metal siding on all the facility buildings along with installation of roof drainage.	Siding is rusting out at the bottom of the metal panels from years of splash up from rain and/or snow melt. Replacing the siding panels will prevent damage to the fiberglass insulation interior walls (dry wall).		15	\$165,000.00
STF 16	Site	Installation of electrical switches for staff to use in switching power on/orr in lieu of using circuit breakers in the main electrical panel of each housing unit.	To provide staff with more convenient and safer procedure to switch electrical services on and off.		16	\$77,000.00
STF 17	Site	Replace Telephone System	Current telephone system is obsolete. Cost share with St. Louis Correctional Facility.		17	\$200,000.00
STF 18	Site	Demolition of an unused Storage Barn	Existing structure is in poor repair. Money requested for its demolition and site restoration.		18	\$11,000.00

# MICHIGAN DEPARTMENT OF CORRECTIONS

*“Expecting Excellence Every Day”*

## MEMORANDUM

**DATE:** July 9, 2013

**TO:** Shirlee Harry, Warden

**FROM:** Jeff Zenner, Physical Plant Supervisor  
Pugsley Correctional Facility

**SUBJECT:** 2013 Annual Physical Plant Inspection

The Department’s purchasing restrictions have caused us to put some of our approved projects on hold. The budget continues to be a factor for other Physical Plant issues.

### Energy Savings

We have installed eyed faucets in 2B wing bathroom to try to save electricity to pump water and to conserve the amount of water going in the ponds. We also monitor heating system to regulate temperatures in the units.

### Administration Building

This building is in very good condition overall. However there are some issues which need to be addressed now and some in the future. The plywood on the roof buckles occasionally in limited areas and lifts the shingles requiring us to make repairs. In the winter we continue to have ice build up. Need to look into more insulation around heating equipment in attic or try to increase the amount of ventilation in the attic.

### Programs

The building is in good condition overall. There are some minor cracks in the block on the northwest corner which could indicate some settling. No change from last year. We will monitor this. There is some minor rust on the door frames at the front entrance. This will be repaired this year if our schedule allows.

### Training Building

This building is an old trailer which was installed at Camp Pugsley in 1975. The siding is showing its age. We would like to add foam board insulation and new siding when funds are available. There is no fire detection system in this building.

### Parking Lot / Paved Roads

There are some cracks in the parking lot and some of the roadways that need to be filled. We repainted the stripping 2012 year.

### Chapel

This building is in good condition overall due to previous renovations. This building does not have any type of fire detection system. Mid State submitted a proposal in 2006 to install a fire detection system for the Chapel and the Gym for \$16,000.00. However, we do not have staff certified to work on fire detection systems, so we contacted an Electrical Inspector from the Department of Energy, Labor and Economic Growth, Bureau of Construction Codes/Fire Safety and asked if we could install fire detectors in the building with horns and strobes as warning devices on the outside of the building. He said we could do that (as a warning system) and we wouldn't have to have anyone certified to install or work on them. This could be an alternative to Mid State's system. The total material costs for the Chapel and Gym would be \$2,700.00. We could add the Quartermaster for an additional \$985.00. These bids were obtained in 2006, so prices would be higher. The Chapel does not have its own heating system. The heat is transferred 180 feet underground from the Housing Unit 4 boilers.

### Quartermaster

The building is in fair condition considering its age. There are some minor cracks in the block walls. The shingles are showing signs of wear and may need to be replaced in a few years. The doors and frames have some minor rust. The paint on the outside of the building is faded. Doors and frames need painting. There is no fire detection system in this building. See notes on Chapel. The heat is transferred about 60 feet underground from the Gym boiler.

### Salt Storage Shed

The building is in poor condition overall. The roof was replaced in 2011. The sliding door is in poor condition. The exterior wood is also in poor condition and needs to be replaced with vinyl or other maintenance free material. The blocks for the foundation have some cracks in the joints.

### Maintenance/Warehouse

The building is in good condition overall. Currently prisoners use portable toilets. To comply with the plumbing code, we plan to add a bathroom for prisoner use (when funds and time allows) to provide separate facilities for staff and prisoners so we can eliminate the portable toilets. Doors and frames need some paint.

### Maintenance Storage Building

The building is in fair condition overall. The siding is in poor condition and needs to be replaced with vinyl or other maintenance free material. We need to install some type of soffit to keep birds, bats, etc. out. The sliding doors are old and should be replaced with overhead doors when funds are available.

### Public Works/Lockshop/Employee Weight Room

The building is in fair condition considering its age. The wood siding and soffit are in poor condition and need to be replaced with vinyl or other maintenance free material. The windows in the Employee Weight room area should be replaced with energy star rated windows. We will do this if funds are available. There is no fire detection system in this building. In 2013 we have submitted a Physical plant change to repair the exterior of this building, new windows, and door and pole barn steel for siding. If approved will

complete before October 1.

#### Shakedown Trailer

This is an old single wide trailer that was used as a latrine until 2001 when it was moved outside the secure perimeter and converted to the Shakedown Trailer. Exterior siding has been repaired and painted and is in good shape. The roof membrane is in excellent shape. The interior walls and benches were paint in 2012.

#### Housing Unit 1

The building is in good condition overall. The plywood on the roof buckles occasionally in limited areas and lifts the shingles requiring us to make repairs. Currently we do not have reliable/adequate controls to regulate heat. New controls are needed and would help reduce fuel costs and make it easier to control the heat and meet ACA standards. The doors and frames all need to be cleanup and repainted we plant o complete this in 2013

#### Housing Unit 2

The building is in good condition overall. The plywood on the roof buckles occasionally in limited areas and lifts the shingles requiring us to make repairs. Currently we do not have reliable/adequate controls to regulate heat. New controls are needed and would help reduce fuel costs and make it easier to control the heat and meet ACA standards. The doors and frames all need to be cleanup and repainted we plant o complete this in 2013.

#### Housing Unit 3

The building is in good condition overall. The plywood on the roof buckles occasionally in limited areas and lifts the shingles requiring us to make repairs. We currently have a stain on the front of the building that looks to be caused by a roof leak. While doing inspection of the attic no signs of leak were visible. There is a crack on A wing halfway down the building. We repair the fascia on the front of the building the water was running down the block moister got between the joints froze causing the crack in the front of the building. We made the repair to the crack in the block everything should be good. Currently we do not have reliable/adequate controls to regulate heat. New controls are needed and would help reduce fuel costs and make it easier to control the heat and meet ACA standards.

#### Housing Unit 4

The building is in fair condition considering its age. However there are some small cracks in the blocks and joints in various locations. Most of the ceiling in this building is plywood and is bowed and has water stains due to the previous roof leaking. Currently funds are not available for this upgrade. The outside of the building has paint peeling in various areas. We plan to install insulation board and some type of maintenance free siding. The wood around some of the windows has been replace and repainted when siding is installed we plan to rap all window frames with maintenance free material. There is some rust on door frames and doors. The door to the yard tool storage area needs to be replace will complete this summer. Door was replaced in 2013.

#### Food Service

The building is in good condition overall. The hood was cleaned on 7/2011 and is due again in 2013. The plywood on the roof buckles occasionally in limited areas and lifts the

shingles requiring us to make repairs. The domestic boiler needs to be replaced trying to find energy efficient unit to install. At this point we have determined to purchase same style of boiler plan to complete be for the end of 2013FY

### Gym

The building is in fair condition considering its age. The doors have some minor rust. A bathroom is needed to provide toilet facilities for prisoners. Currently they return to their housing unit to use toilet facilities. The bathroom would reduce prisoner movement. The shingled roof over the mechanical room has been replaced in 2011. There are some minor cracks in the concrete blocks. The ceiling heating units are showing their age and may need to be replaced in the near future. This building does not have a fire detection system. See notes on Chapel. We are currently looking at adding exhaust dampers the will be control of the lighting system. This will cut down on heating the building when it is not occupied. At the currant time the dampers are open all of the time.

### Old Pump House

The building is in fair condition considering its age. This building contains some electrical panels which feed the Gym and Chapel.

### Auto Shop

The building is in fair condition considering its age. The main to service doors were replaced in 2012 along with new steel siding. The roof over the storage room was found to be leaking. We removed all of the rotted material rebuilt the exterior wall repaired roof. Building should be in good shape for several years.

### Grounds Building

The building is in fair condition considering its age. The wood siding and soffit are in poor condition and need to be replaced with vinyl or other maintenance free material.

### Pole Barn

The building is in good condition overall. There are no maintenance issues at this time.

### Pump House / Water Tower

The pump house building is in good condition. The water tower was inspected in August/05 and no major issues were noted. The next suggested inspection was do in 2010 Physical plant division stated do to the condition of the tower and the age they have elected to wait. The tentative schedule for inspection will be 2013 or 2014. The base of the bowl needs cleaning. There are no other maintenance issues at this time.

### Building Trades Pole Building

Some rust on metal roof.

### Vehicle Maintenance Storage Shed

The overall condition of this building is poor. The roof was replaced in 2010. The siding is in poor condition and needs to be replaced with vinyl or other maintenance free material. The sliding door is old and difficult to use an overhead door would be a better alternative. Part of the ceiling is in poor condition and needs to be removed. There is no electrical power to this building.

### Sallyport

The sally port shack received some extensive remodeling in 2012. The bottom of this unit was rusted away we cut out all of the rotted material and completely rebuilt it. The entire pit was sandblasted and repainted along with the post.

### Security Camera System

The camera system is in good condition overall. The cooling fans in the cameras were replaced 2011. Mid State recommends that they be replaced every 3 years.

### Security Fence System

The fence system is in good condition overall. We have had Mid State service techs here occasionally to repair the system (software or transponder issues). This is due to the lack of training available for Maintenance staff on this system. Some of the cable and sensors will need to be replaced in the future. We do have additional fence, cable and razor wire in the event that repairs are necessary.

### Fire Protection System

The fire protection system is in good condition overall. Siemens will be here in August to do our annual inspection. We are in need of up grading our system because the panels are no longer available and parts cannot be repaired.

### Personal Protection Device System

The system is in working condition. Senstar recommends the batteries be replaced in the sensors every 3 years and this was completed in 2011. We have had some issues with hubs and sensors going down in the past year. We are told the system is going to be up graded in the future.

### Propane System

The propane system is in good operating condition. We completed our 24 hour test last December with no problems. We Brought propane tank farm up to current regulation replace vents and stand pipes. We replaced fill valves and added emergency shut off valves in August 2011. We are planning a shut down of both natural gas and propane system on 7/15/13 to install a dialectic union. This union will isolate the propane system piping from the natural gas piping.

### Wastewater Lagoon System

The overall condition is good. The pond liner is in good condition (20 year warranty). The solar powered aerators which were added in July/05 continue to help keep odor issues from becoming a problem. They are supposed to be designed to be in the ponds year around. However, we had some damage occur one winter due to snow and ice. To avoid this, we remove the aerators prior to ice forming on the ponds and then place them back in after the ice melts. We had the discharge field trees all harvested and new seedling replanted between fall of 2010 and spring of 2011.our permit is good until 2015. We plan to have the sludge remove from all 4 ponds this fall. We currently have an engineer firm testing and coming up with a plan to have it removed.

### Grounds

The overall condition is good. We added a temporary sidewalk from the main parking lot out to the maintenance /warehouse area made of roof blocks. This allows staff to walk between these areas and not be on the perimeter road.

Other

The basketball court adjacent to HU 4 is in very poor condition.

cc: Dave Flack, Manager, Physical Plant Division  
Joe Sattler, Administrative Officer  
File

**PUGSLEY CORRECTIONAL FACILITY**  
**5 - Year Plan FY2015**

Project No.	Building	Project Code	Project Description	Reason Description	Quantity & Units	Facility Priority	Project Cost
MPF.000.S015	Site	S104	Replace Fire Alarm System	The current fire alarm system is old and it is difficult to obtain components to repair/maintain/upgrade the system.	8 Units	1	\$396,000
MPF.002.S002	Chapel	S126	Install fire alarm/detection system	The capacity and value, both financial and for use by the facility, warrant installation of the system.	1 Unit	2	\$20,075
MPF.007.S003	Gym	S126	Install fire alarm/detection system	The capacity and value, both financial and for use by the facility, warrant installation of the system.	1 Unit	3	\$22,545
MPF.003.S004	Quartermaster Building	S126	Install fire alarm/detection system	The capacity and value, both financial and for use by the facility, warrant installation of the system.	1 Unit	4	\$20,075
MPF.006.S014	Human Resources/ Training Building	S126	Install fire alarm/detection system	The capacity and value, both financial and for use by the facility, warrant installation of the system.	1 Unit	5	\$25,600
MPF.100.A032	Administration Building	A01.02	Replace Administration Building roof	The new heating system installed in the Administration Building generates excessive heat in the attic. The resulting ice dams have damaged the roof and shingles.	15,000 SF	10	\$202,400
MPF.001.A013	Housing Unit 4	A20.01	Remove and replace plywood ceiling, and relocate old ceiling conduit	The plywood ceiling is bowed and has water damage in some locations. Ceiling conduit would also be removed or relocated.	9,000 SF	12	\$138,965
MPF.300.A016	Food Service Building	C04.09N	Expand building	The dining room needs to be expanded to increase seating for the additional prisoners. Additional storage space is also needed to adequately handle the increase in food and supplies needed as a result of the population increase.	1,400 SF	9	\$187,605
MPF.100.A024	Administration Building	C04.09N	Expand building to add three offices for Health Care	Health Care does not have adequate space.	1,400 SF	11	\$109,410
MPF.001.M001	Housing Unit 4	M02.09	Heat system upgrade - Replace convectors and install heating controls	Replacing convectors that are not working and adding new controls would make it easier to maintain heat in building.	1 unit	13	\$89,635
MPF.000.S012	Site	S101	Replace Personal Protective Device (PPD) System	Our current PPD's are no longer manufactured and parts cannot be obtained. The system database is also outdated and needs to be replaced. Repairs to the system are difficult due to its age.	200 units	7	\$137,435
MPF.000.S013	Site	S113	Camera system expansion (PSV enhancement)	Installation of 9 cameras around the perimeter of the facility.	9 units	8	\$80,295
MPF.002.S010	Chapel	S118	Install pan & tilt camera	Installing a camera will improve the security of the building by allowing additional, on-going observation of the building.	1 unit	5	\$3,140
MPF.700.S006	Housing Unit 1	S119	Install fixed day/night cameras	Installing cameras will improve the security of the unit by allowing additional on-going observation throughout the unit.	12 units	1	\$20,005
MPF.600.S007	Housing Unit 2	S119	Install fixed day/night cameras	Installing cameras will improve the security of the unit by allowing additional on-going observation throughout the unit.	12 units	2	\$20,005
MPF.500.S008	Housing Unit 3	S119	Install fixed day/night cameras	Installing cameras will improve the security of the unit by allowing additional on-going observation throughout the unit.	12 units	3	\$20,005

MPF.001.S009	Housing Unit 4	S119	Install fixed day/night cameras	Installing cameras will improve the security of the unit by allowing additional on-going observation throughout the unit.	10 units	4	\$16,140
MPF.100.S011	Administration Building	S124	Install digital video recorders	The addition of cameras in the housing units and Chapel will require additional video recorders to monitor and record the	4 units	6	\$26,605
MPF.003.A037	Quartermaster Building	A01.02	Replace roof	The age of the current roof is unknown but the shingles are worn and curling and need to be replaced.	1,780 SF	38	\$3,000
MPF.009.A009	Lock Shop/HRD Office Building	A04.11	Add vinyl siding and soffit	Replacing it with metal would extend the life of the building and significantly reduce the need for maintenance to paint/stain or replace rotted boards. The soffit is also deteriorating and needs to be replaced.	1,780 SF	26	\$11,325
MPF.010.A007	Carpenter Shop	A04.11	Add vinyl siding and soffit	Replacing it with metal would extend the life of the building and significantly reduce the need for maintenance to paint/stain or replace rotted boards. The soffit is also deteriorating and needs to be replaced.	1,600 SF	27	\$1,920
MPF.100.A034	Administration Building	A06.04	Replace doors on temporary holding cells	Replacing current doors with doors that have slots at bottom and mid-door will allow officers to apply handcuffs and leg restraints prior to opening door.	2 units	37	\$4,780
MPF.006.A004	Human Resources/ Training Building	A20.01	Install insulation and vinyl siding and replace doors on north side of building.	Adding foam board insulation on the exterior walls and new siding and doors would extend the life of the building and make it more energy efficient.	2,200 SF	5	\$4,720
MPF.001.A044	Housing Unit 4	A20.01	Split OPMHT office into two offices	Construct an office for Outpatient Mental Health by splitting a current office into two offices, adding a window in each office. This will consolidate OPMHT staff in the HU 4 and the Programs	220 SF	14	\$9,330
MPF.001.A035	Housing Unit 4	A20.01	Add insulation and metal siding	Installing insulation would make the building more comfortable for the occupants and more energy efficient. Installing metal siding would eliminate the need to remove old paint and would reduce maintenance on the building.	16,000 SF	25	\$40,000
MPF.012.A011	Vehicle Maintenance Storage Shed	A20.01	Repair walls; add vinyl siding and soffit; and replace doors, windows and roof	Replacing it with metal would extend the life of the building and reduce the need for maintenance staff to paint/stain and replace rotted boards.	1,500 SF	28	\$3,200
MPF.014.A003	Salt Storage Shed	A20.01	Repair existing building - Remove rear door and replace with solid wall, repair walls as needed and install overhead door	It has deteriorated to a point where it has become a safety concern. Need a structurally sound building.	850 SF	29	\$13,635
MPF.013.A006	Maintenance Storage Building	A20.01	Add vinyl siding and soffit, and overhead and entrance doors.	Replacing it with metal would extend the life of the building and significantly reduce the need for maintenance staff to paint/stain or replace rotted boards. There is no soffit. The sliding doors are old and difficult to use and would be replaced with overhead doors.	2,800 SF	30	\$11,535
MPF.003.A036	Quartermaster Building	A20.01	Add insulation and metal siding	Installing insulation would make the building more energy efficient. Installing metal siding would eliminate the need to remove old paint and would reduce maintenance on the building.	1,500 SF	31	\$3,850
MPF.400.A045	Programs Building	A20.01	Construct Library Office	Construct office in Library so Librarian can have secure work area while monitoring prisoner activity.	170 SF	33	\$9,540
MPF.700.A041	Housing Unit 1	A20.01	Install wire mesh dividers between housing unit wings	To provide a secure barrier so that prisoners may not scale the half wall and/or move contraband between the wings of the unit.	960 SF	45	\$5,240
MPF.600.A042	Housing Unit 2	A20.01	Install wire mesh dividers between housing unit wings	To provide a secure barrier so that prisoners may not scale the half wall and/or move contraband between the wings of the unit.	960 SF	46	\$5,240
MPF.500.A043	Housing Unit 3	A20.01	Install wire mesh dividers between housing unit wings	To provide a secure barrier so that prisoners may not scale the half wall and/or move contraband between the wings of the unit.	960 SF	47	\$5,240

MPF.200.M010	Maintenance / Warehouse	A20.01	Construct prisoner bathroom	Adding this bathroom would bring us into compliance with MIOSHA and State Plumbing codes and eliminate the ongoing expense for the porta-john rental.	90 SF	50	\$18,965
MPF.007.M005	Gym	A20.01	Construct prisoner bathroom	Currently, prisoners must return to their housing unit to use toilet facilities, creating additional prisoner movement.	200 SF	51	\$45,810
MPF.400.A030	Programs Building	A20.01	Renovate Programs Suite to create additional classrooms	The classrooms will be used to meet the increased programming and group therapy needs of the facility.	1,000 SF	52	\$10,760
MPF.001.A014	Housing Unit 4	A20.01	Level floor and replace tile	The cracks in the concrete floor need to be repaired before we can repair the damaged tile.	5,000 SF	53	\$6,190
MPF.000.A033	Site	A20.01	Construct Food Service Pavilion	Construction of a 40' x 60' x 10' covered pavilion will allow prisoners to dine outside on rainy days.	2,400 SF	54	\$20,280
MPF.700.M007	Housing Unit 1	A20.01	Renovate showers	Reconfiguring the shower with a privacy partition and two heads would allow two prisoners to shower rather than the current practice of one at a time.	6 units	56	\$3,405
MPF.600.M008	Housing Unit 2	A20.01	Renovate showers	Reconfiguring the shower with a privacy partition and two heads would allow two prisoners to shower rather than the current practice of one at a time.	6 units	57	\$3,405
MPF.500.M009	Housing Unit 3	A20.01	Renovate showers	Reconfiguring the shower with a privacy partition and two heads would allow two prisoners to shower rather than the current practice of one at a time.	6 units	58	\$3,405
MPF.700.A038	Housing Unit 1	A20.01	Install expanded metal screens over windows	To provide a secure barrier so that prisoners cannot move contraband out of the housing unit via the windows.	52 units	59	\$2,940
MPF.600.A039	Housing Unit 2	A20.01	Install expanded metal screens over windows	To provide a secure barrier so that prisoners cannot move contraband out of the housing unit via the windows.	52 units	60	\$2,940
MPF.500.A040	Housing Unit 3	A20.01	Install expanded metal screens over windows	To provide a secure barrier so that prisoners cannot move contraband out of the housing unit via the windows.	52 units	61	\$2,940
MPF.000.C002	Site	C03.03BS	Repair, seal and stripe parking lots, drives and perimeter road	Repair cracks, seal pavement, and repaint faded stripes in all parking lots, drives and roads.	225,030 SF	40	\$15,410
MPF.000.C010	Site	C03.03CN	Install cement pad for Building Trades	Currently Building Trades completes construction projects outdoors on a stone and grass covered area.	3,300 SF	39	\$4,110
MPF.000.C004	Site	C04.06SK	Replace concrete basketball court adjacent to HU 4	The concrete needs to be replaced. It is cracked / damaged and uneven and cannot be fully utilized for its intended purpose.	4,200 SF	48	\$13,045
MPF.000.M006	Waste Water Lift Station	C04.08NF	Install outdoor faucet at Waste Water Treatment Plant	Water supply is needed for general clean up when waste water system pumps are pulled for maintenance.	1 unit	32	\$3,720
MPF.003.A017	Quartermaster Building	C04.09N	Expand building - Construct an addition on QM building and relocate Property Room from Food Service Building (see Project # MPF.300.A016 for alternative)	Relocating the Property Room from the Food Service Building to this addition would allow us to renovate the existing Property Room into the additional dining and storage space needed.	880 SF	9	\$41,870
MPF.000.A015	Maintenance Equipment Storage Building	C04.09N	Construct a pole barn for maintenance equipment	Currently, maintenance equipment (tractor, plow, blower, etc) is stored outside and subjected to the weather. Equipment is depreciating at a more rapid than normal rate. Construction of a storage building would allow this equipment to be stored in a dry	2,400 SF	41	\$18,810
MPF.000.S001	Site	C04.09N	Partially remove fence on northwest side of Housing Unit 4 and relocate to enclose area behind Programs Building	To provide a secure barrier so that prisoners walking in the yard.	28 LF	49	\$8,390

MPF.000.C005	Site	C04.09N	Install irrigation system	An irrigation system is needed to enhance the overall appearance of the entrance to the facility. Due to sandy soil conditions, grass does not grow well and maintenance staff cannot spend the necessary time to keep it watered.	1 unit	55	\$10,630
MPF.000.C011	Waste Water Ponds	C04.09P	Replace aerators (see Project # MPF.000.C012 for alternative)	The manufacturer no longer provides repair parts. Installation of new aerators will reduce utility costs and provide the facility with the required number of operational aerators.	8 units	6	\$60,000
MPF.000.C012	Waste Water Ponds	C04.09P	Replace aerators with floating aeration system (see Project # MPF.000.C011 for alternative)	Installation of a floating aeration system will better aerate the ponds and improve the quality of the water going into our storage ponds. This will allow us to more quickly empty the storage ponds during our discharge period.	16 units	7	\$9,600
MPF.007.M029	Gym	M01.01	Replace hot water heater with on demand water heater	Replace existing hot water heater (10 years old and operates at 70.9% efficiency) with an on-demand water heater (95% efficiency) to reduce natural gas costs.	1 unit	43	\$2,105
MPF.400.M030	Programs Building	M01.01	Replace hot water heater with on demand water heater	Replace existing hot water heater (15 years old and operates at 83.5% efficiency) with an on-demand water heater (95% efficiency) to reduce natural gas costs.	1 unit	44	\$2,670
MPF.700.M019	Housing Unit 1	M01.05	Install motion activated faucets on prisoner sinks	Reduce the quantity of water going into waste water ponds, helping to ensure that we stay within our DEQ wastewater permit.	36 units	1	\$11,880
MPF.600.M020	Housing Unit 2	M01.05	Install motion activated faucets on prisoner sinks	Reduce the quantity of water going into waste water ponds, helping to ensure that we stay within our DEQ wastewater permit. T	26 units	2	\$8,580
MPF.500.M021	Housing Unit 3	M01.05	Install motion activated faucets on prisoner sinks	Reduce the quantity of water going into waste water ponds, helping to ensure that we stay within our DEQ wastewater permit.	36 units	3	\$11,880
MPF.001.M022	Housing Unit 4	M01.05	Install motion activated faucets on prisoner sinks	Reduce the quantity of water going into waste water ponds, helping to ensure that we stay within our DEQ wastewater permit.	20 units	4	\$6,600
MPF.700.M023	Housing Unit 1	M01.05	Install motion activated flush valves on prisoner toilets	Reduce the quantity of water going into waste water ponds, helping to ensure we stay within our DEQ wastewater permit.	18 units	10	\$10,315
MPF.600.M024	Housing Unit 2	M01.05	Install motion activated flush valves on prisoner toilets	Reduce the quantity of water going into waste water ponds, helping to ensure we stay within our DEQ wastewater permit.	18 units	11	\$10,315
MPF.500.M025	Housing Unit 3	M01.05	Install motion activated flush valves on prisoner toilets	Reduce the quantity of water going into waste water ponds, helping to ensure we stay within our DEQ wastewater permit.	18 units	12	\$10,315
MPF.001.M026	Housing Unit 4	M01.05	Install motion activated flush valves on prisoner toilets	Reduce the quantity of water going into waste water ponds, helping to ensure we stay within our DEQ wastewater permit.	12 units	13	\$6,910
MPF.700.M032	Housing Unit 1	M02.14	Install air conditioning in Housing Unit 1 C/D CPC office	Installing air conditioning will allow staff to spend more time in the office performing their duties and will prevent any possible heat related health issues.	1 unit	34	\$3,450
MPF.600.M013	Housing Unit 2	M02.14	Install air conditioning in Housing Unit 2 C/D CPC office	Installing air conditioning will allow staff to spend more time in the office performing their duties and will prevent any possible heat related health issues.	1 unit	35	\$3,450
MPF.500.M014	Housing Unit 3	M02.14	Install air conditioning in Housing Unit 3 C/D CPC office	Installing air conditioning will allow staff to spend more time in the office performing their duties and will prevent any possible heat related health issues.	1 unit	36	\$3,450
MPF.007.M031	Gym	M02.39	Install energy recovery ventilator	Installing an energy recovery ventilator will capture the heated air at the exhaust point and return it to the Gym.	1 unit	42	\$16,245

MPF.700.M003	Housing Unit 1	M03.05	Heat system upgrade - Install heating controls	New controls would help reduce fuel usage/costs and make it easier to control the heat.	1 unit	22	\$12,865
MPF.600.M002	Housing Unit 2	M03.05	Heat system upgrade - Install heating controls	Currently we do not have reliable/adequate controls to regulate heat. New controls would help reduce fuel usage/costs and make it easier to control the heat.	1 unit	23	\$12,865
MPF.500.M004	Housing Unit 3	M03.05	Heat system upgrade - Install heating controls	New controls would help reduce fuel usage/costs and make it easier to control the heat.	1 unit	24	\$12,865
MPF.700.M036	Housing Unit 1	M06.02	Replace heating boiler with energy efficient boiler	Installation of an energy efficient boiler will reduce utility and repair costs and provide a more reliable heating source for the housing unit.	1 unit	15	\$14,000
MPF.600.M037	Housing Unit 2	M06.02	Replace heating boiler with energy efficient boiler	Installation of an energy efficient boiler will reduce utility and repair costs and provide a more reliable heating source for the housing unit.	1 unit	16	\$14,000
MPF.500.M038	Housing Unit 3	M06.02	Replace heating boiler with energy efficient boiler	Installation of an energy efficient boiler will reduce utility and repair costs and provide a more reliable heating source for the housing unit.	1 unit	17	\$14,000
MPF.001.M039	Housing Unit 4	M06.02	Replace heating boiler with energy efficient boiler	Installation of an energy efficient boiler will reduce utility and repair costs and provide a more reliable heating source for the housing unit.	1 unit	18	\$14,000
MPF.700.M033	Housing Unit 1	M06.02	Replace domestic hot water boiler with energy efficient boiler	Installation of an energy efficient boiler will reduce utility and repair costs and provide a more reliable hot water supply for the prisoners housed in this unit.	1 unit	19	\$16,000
MPF.600.M034	Housing Unit 2	M06.02	Replace domestic hot water boiler with energy efficient boiler	Installation of an energy efficient boiler will reduce utility and repair costs and provide a more reliable hot water supply for the prisoners housed in this unit.	1 unit	20	\$16,000
MPF.500.M035	Housing Unit 3	M06.02	Replace domestic hot water boiler with energy efficient boiler	Installation of an energy efficient boiler will reduce utility and repair costs and provide a more reliable hot water supply for the prisoners housed in this unit.	1 unit	21	\$16,000
MPF.000.S005	Site	S122	Replace facility siren	Replace the existing facility siren with a new siren with a built in heater. This would prevent the siren from freezing in cold, wet	1 unit	8	\$6,980

# MICHIGAN DEPARTMENT OF CORRECTIONS

*Expecting Excellence Every Day*

## MEMORANDUM

**DATE:** August 28, 2013

**TO:** Becky Scherf, Facility Business Manager  
Saginaw Correctional Facility (SRF)

**FROM:** Ed LaPlant, Physical Plant Superintendent  
Saginaw Correctional Facility (SRF)

**SUBJECT:** Annual Physical Plant Report 2013

In 2000, the Department of Management and Budget commissioned the URS Corporation to conduct a comprehensive architectural, engineering and security study on all DOC facilities. The purpose was to assess the condition of the facilities and identify major problems. This will aid in budget planning and ensure that the facilities are properly maintained. Since receiving the study in 2001, money has been tight and only a few of the problems noted had been addressed. The URS study is still a valid document and, coupled with visual observation of current conditions, it will be the mainstay of this report.

### Facility Overview:

Asphalt driveways and parking lots are in fair to poor condition. They are in need of milling and resurfacing or complete replacement. Sidewalks are generally in fair condition.

Entrance doors and frames throughout the facility are in poor condition and in need of replacement.

Porosity of the brick used to construct the facility has been a problem since the beginning. Heavy rains cause many building leaks. All buildings should be water-sealed with a commercial brick sealant.

Water proofing on the lower levels of the medium security housing unit walls has failed. Heavy rains cause leaks into the lower level cells in certain areas.

The Fire Alarm System needs updating or replacement. Some parts are no longer available.

The Duress System (PPD) needs to be updated or replaced. We have been informed by Central Office that funds have been allocated for this project.

Roofs have exceeded their normal life expectancy and are in need of replacement. We have been informed by Central Office that funds have been allocated for this project

The above items have been included in our 5-Year Plan. It should be noted that this facility is running at over double its design capacity with no changes in its infrastructure. This translates into a shorter life cycle for equipment and increase maintenance demands.

### Building 100: Administration

The roof and porous brick problems were covered in the overview. The HVAC system is generally in good condition. Precise temperature control in some areas can be problematic. Plumbing is in good condition. The electrical system is in good condition. The security system is in good condition. Brick is in need of tuck pointing and windows should be caulked.

### Building 200: Support Services

The roof and porous brick problems were covered in the overview. The HVAC system is generally in good condition. Precise temperature control in some areas can be problematic. Plumbing is generally in good condition. The electrical system is in good condition. Food Service is generally in good condition; however, it is running at over double design capacity which translates into a shorter life cycle for equipment and increase maintenance demands. Health Care is in good condition. Segregation is generally in good condition. The brick is in need of tuck pointing and windows should be caulked.

### Building 300: Education

The roof and porous brick problems were covered in the overview. The HVAC system is generally in good condition. Precise temperature control can be problematic in some areas. The plumbing system is in good condition. The electrical system is in good condition. The brick is in need of tuck pointing and the windows should be caulked.

### Building: 400 Level I Housing

The roof and brick problems were covered in the overview. The HVAC system is generally in good condition. The plumbing system is generally in good condition; however, it is running at double design capacity which translates into a shorter life cycle for equipment and increase maintenance demands. The water heater failed this year and has been replaced with two higher efficiency units. The electrical system is in good condition. The brick is in need of tuck pointing and the windows should be caulked.

### Buildings: 700, 800, 900 Level II Housing

The roof and brick problems were covered in the overview. The HVAC systems are generally in good condition with exception on the air compressors which are in need of replacement. The plumbing systems are generally in good condition; however they are running at double their design capacity which translates into a shorter life cycle for equipment and increase maintenance demands. The electrical systems are in good condition. The brick is in need of tuck pointing and the windows should be caulked.

### Buildings: 500, 1200 Level IV Housing

The roof and brick problems were covered in the overview. The HVAC systems are generally in good condition with exception on the air compressors which are in need of replacement. The plumbing systems are generally in good condition; however they are running at double their design capacity which translates into a shorter life cycle for equipment and increased maintenance demands. The electrical systems are in good condition. The sliding cell door systems are generally in good condition with worn track assemblies replaced on a as needed basis. The brick is in need of tuck pointing and the windows should be caulked.

#### Building: 600 Level IV Housing

This housing unit was built in 2001 and is in generally good condition. The plumbing system is in good condition. The electrical system is in good condition. The HVAC systems are in good condition, with the exception of the boiler. The boiler in this unit became plugged this year and will be repaired this fall by having all tubes replaced.

#### Building 1100: Maintenance, Warehouse and Electrical Substation

The roof and brick problems were covered in the overview. The HVAC systems are in good condition. The plumbing system is in good condition. The electrical system is in good condition. The substation switch gear, back up generator and propane backup system is in good condition. The propane tank has paint peeling off and should be re-painted. Warehouse freezer doors are in poor condition and need replacement.

#### Building 1600: Grounds, Wood Shop and Transportation

This building is of post frame construction and in good condition. HVAC system is in good condition. Plumbing is in good condition. Electrical system is in good condition.

*End of report*

**Saginaw Correctional Facility**  
**5-Year Plan FY2015**

Project No.	Building	Project Description	Reason Description	Quantity & Units	Facility Priority	Project Cost
SRF.A01.03	Site	Replace all roofs	Damaged; leading to more serious problems.		1	\$1,380,000
SRF.00.A01	Site	Equipment - New and Replacement. Replace Garmet labeling machine.	Worn out. Damaged. Request of Facilities Maintenance.	Lump Sum		\$3,400
SRF.00.C01	Site	Recreation Field/Court, Resurface/Renovate, Basketball. Basketball court located westerly of Building 10.	Due to age of system. To prevent failure. To fix deteriorated, damaged, failure area.	3,000 SF		\$10,100
SRF.00.C02	Site	Site Improvements II, New, Concrete Slab/Pad. Water test discharge located on north end of the northeast wing of Building 10.	Due to facility request. To improve drainage. To fix deteriorated, damaged, failure area. To improve appearance. Prevent water from infiltrating building exterior. Due to site/soil characteristics.	25 SF		\$190
SRF.00.C03	Site	Recreation Field/Court, Resurface/Renovate, Basketball. Basketball court located westerly of Building 11.	Due to age of system. To prevent failure. To fix deteriorated, damaged, failure area.	3,000 SF		\$10,100
SRF.00.C04	Site	Recreation Field/Court, Resurface/Renovate, Basketball. Basketball court located westerly of Building 12.	Due to age of system. To prevent failure. To fix deteriorated, damaged, failure area.	3,000 SF		\$10,100
SRF.00.C05	Site	Sidewalk, Concrete, New. Sidewalk running southwesterly adjacent to basketball court for Building 12.	Due to facility growth. Due to facility request. To fix deteriorated, damaged, failure area. To improve appearance. Inmate activity in this area does not allow lawn growth.	1,625 SF		\$15,000
SRF.00.C06	Site	Sidewalk, Concrete, Remove & Replace. Sidewalks at northeast corner of Building 2.	Due to age of system. Due to facility request. To prevent failure. To fix deteriorated, damaged, failure area. To prevent personal injury. To improve appearance. To improve pedestrian traffic flow. To extend life.	5,250 SF		\$56,900
SRF.00.C07	Site	Sidewalk, Concrete, Seal Coat/Crack Seal. Sidewalk intersection/plaza between Buildings 2 and 4.	Due to age of system. Due to facility request. To improve drainage. To prevent failure. To extend life. Joints are opening and walks are beginning to float.	2,500 SF		\$5,300
SRF.00.C08	Site	Recreation Field/Court, Resurface/Renovate, Basketball. Basketball court located northerly of Building 13.	Due to age of system. To prevent failure. To fix deteriorated, damaged, failure area.	3,000 SF		\$10,100
SRF.00.C09	Site	Soil Stabilization/Grading, Add/Regrade Drainage Swale/Lawn Area. Areas adjacent to fence of new housing unit.	Due to facility growth. To fix deteriorated, damaged, failure area. To improve appearance. Due to facility construction. Building not turned over to facility yet, restoration not completed to date.	5,600 SF		\$37,600
SRF.00.C10	Site	Recreation Field/Court, Resurface/Renovate, Basketball. Basketball courts located at north end of the Activity Yard.	Due to age of system. Due to facility request. To prevent failure. To prevent personal injury. To improve appearance. Due to site/soil characteristics. To extend life.	12,000 SF		\$40,300
SRF.00.C11	Site	Recreation Field/Court, Remove & Replace, Running Track. Running track within the Activity Yard located at the northwest corner.	Due to age of system. Due to facility growth. To prevent failure. To fix deteriorated, damaged, failure area. To prevent personal injury. To improve appearance. To improve pedestrian traffic flow. Due to facility construction. To extend life. Uti	150 SF		\$880
SRF.00.C12	Site	Recreation Field/Court, Resurface/Renovate, Running Track. Running track within the Activity Yard.	Due to age of system. Due to facility request. To prevent failure. To fix deteriorated, damaged, failure area. To prevent personal injury. To improve appearance. To improve pedestrian traffic flow. Due to site/soil characteristics. To extend life.	14,200 SF		\$59,600
SRF.00.C13	Site	Gravel, Add to Existing Perimeter Fence Area. Inside area of perimeter fences located on the south side of the Activity Yard adjacent to the Guard Tower.	Due to facility request. To improve drainage. To fix deteriorated, damaged, failure area. To improve appearance. Area is low and holding water.	750 SF		\$1,300
SRF.00.C14	Site	Site Improvements III, Remodel/Repair, Ball Field Backstop. Backstop at ball field within Activity Yard.	Due to age of system. To prevent failure. To fix deteriorated, damaged, failure area. To prevent personal injury. To improve appearance. To extend life.	1 Unit		\$2,700
SRF.00.C15	Site	Site Improvements III, Remodel/Repair, Sallyport.	Due to age of system. Due to facility growth. Due to facility request. To prevent failure. Service reliability. Prevent winter freezing hazard. Due to site/soil characteristics. Due to freeze-thaw cycles. Upper gate rollers freeze in the winter, c	1 Unit		\$134,400

SRF.00.C16	Site	Sidewalk, Concrete, Remove & Replace. Interior walkways/sidewalks - miscellaneous areas.	Due to age of system. To fix deteriorated, damaged, failure area. To prevent personal injury. To improve appearance.	1,200 SF		\$13,000
SRF.00.C17	Site	Sidewalk, Concrete, Remove & Replace. Concrete walk under overhang at front entrance to Building 1.	To prevent failure. To fix deteriorated, damaged, failure area. To prevent personal injury. To improve appearance. Due to freeze-thaw cycles. To extend life.	900 SF		\$6,300
SRF.00.C18	Site	Sidewalk, Concrete, Remove & Replace. Sidewalks located at front entrance to Building 1 adjacent to curb.	Due to age of system. Due to facility request. To improve drainage. To prevent failure. To fix deteriorated, damaged, failure area. To prevent personal injury. To improve appearance. To improve pedestrian traffic flow. Prevent winter freezing haza	2,000 SF		\$13,900
SRF.00.C19	Site	Parking Lot, Bituminous, Mill & Resurface. Visitors parking lot.	Due to age of system. Due to facility request. To prevent failure. To fix deteriorated, damaged, failure area. To extend life.	17,160 SF		\$14,800
SRF.00.C20	Site	Pavement Markings, New. Visitors parking lot.	Due to age of system. To fix deteriorated, damaged, failure area. To improve appearance. Lot will require restriping if resurfaced.	58 Cars		\$530
SRF.00.C21	Site	Pavement Areas/Driveways/Roadways, Bituminous, Mill & Resurface. Front traffic circle adjacent to Building 1.	Due to age of system. Due to facility request. To prevent failure. To fix deteriorated, damaged, failure area. Due to site/soil characteristics. Due to freeze-thaw cycles. Due to frequent use by heavy/large trucks. To extend life.	11,580 SF		\$10,000
SRF.00.C22	Site	Pavement Areas/Driveways/Roadways, Bituminous, Remove & Replace Full Depth. Entrance drive at radius opposite first drive of traffic circle.	Due to facility request. To fix deteriorated, damaged, failure area. To improve appearance. Due to facility construction. To extend life.	4,000 SF		\$13,000
SRF.00.C23	Site	Soil Stabilization/Grading, Add Erosion Control Blanket. Easterly slope of drainage ditch along west side of entrance drive just north of the temporary parking lot.	Due to age of system. Due to facility growth. To prevent failure. To fix deteriorated, damaged, failure area. To improve appearance. Due to site/soil characteristics. Slope continues to erode.	150 SF		\$160
SRF.00.C24	Site	Soil Stabilization/Grading, Add Erosion Control Blanket. Slope of drainage ditch along west side of entrance drive at Pierce Road.	Due to age of system. Due to facility growth. To prevent failure. To fix deteriorated, damaged, failure area. To improve appearance. Due to site/soil characteristics. Slope continues to erode.	525 SF		\$570
SRF.00.C25	Site	Frame & Cover/Grate, Manhole, Adjust Existing to Grade & Re-grout. Sanitary manhole at intersection of entrance drive and Pierce Road.	Due to age of system. Due to facility request. To prevent failure. To fix deteriorated, damaged, failure area. To improve appearance. To extend life.	1 Unit		\$430
SRF.00.C26	Site	Pavement Areas/Driveways/Roadways, Bituminous, Mill & Resurface. Entrance drive from Pierce Road to traffic circle.	Due to age of system. Due to facility request. To prevent failure. To fix deteriorated, damaged, failure area. To improve appearance. Due to facility construction. Due to site/soil characteristics. Due to frequent use by heavy/large trucks. To ext	4,320 SF		\$3,700
SRF.00.C27	Site	Soil Stabilization/Grading, Add/Regrade Drainage Swale/Lawn Area. Ditch along south side of Pierce Road adjacent to Building 22.	Due to facility request. To improve drainage. To fix deteriorated, damaged, failure area. To improve appearance. Soil erosion issue. Ditch has standing water, floods in the spring.	750 SF		\$4,100
SRF.00.C28	Site	Soil Stabilization/Grading, Add/Regrade Drainage Swale/Lawn Area. Lawn area adjacent to Building 22.	Due to facility growth. To fix deteriorated, damaged, failure area. To improve appearance. Due to facility construction. Contractor of building should restore.	10,000 SF		\$54,000
SRF.00.C29	Site	Structures II, Trench Drain, Remove & Replace. Trench drain at new Building 22.	Due to facility growth. To improve drainage. Prevent water from infiltrating building exterior. Trench drains tend to get blocked and need constant maintenance. Trench drain and building's 1st floor is lower than drive going out to Pierce Road. Floodin	30 LF		\$6,300
SRF.00.C30	Site	Soil Stabilization/Grading, Add/Regrade Drainage Swale/Lawn Area. Ditch/swale located between Building 10 and staff parking lot.	Due to age of system. Due to facility request. Existing is undersized. To improve drainage. To fix deteriorated, damaged, failure area. To improve appearance. Due to site/soil characteristics. Ditch/swale holds water. Mowing and mosquito problem.	6,000 SF		\$50,400
SRF.00.C31	Site	Pavement Areas/Driveways/Roadways, Bituminous, Mill & Resurface. Staff parking lot located southerly of Building 10.	Due to age of system. Due to facility request. To prevent failure. To fix deteriorated, damaged, failure area. To improve appearance. Due to site/soil characteristics. To extend life. Water perks through pavement at southeasterly corner.	67,100 SF		\$58,000
SRF.00.C32	Site	Pavement Markings, New. Staff parking lot.	Due to facility construction. Lot will require restriping if resurfaced.	154 Cars		\$1,400
SRF.00.C33	Site	Pavement Areas/Driveways/Roadways, Bituminous, Overlay Existing with Bituminous. Perimeter Road from Building 1 to Sally Port.	Due to facility request. To improve drainage. To improve vehicle traffic flow. Prevent winter freezing hazard. To extend life. Pavement was constructed with a reverse crown and holds water.	7,200 SF		\$21,800
SRF.00.C34	Site	Soil Stabilization/Grading, Add/Regrade Drainage Swale/Lawn Area. Lawn and garden area adjacent to east side of Building 15.	Due to age of system. Due to facility growth. Due to facility request. To improve drainage. Prevent water from infiltrating building exterior. Due to gardens a low area exist adjacent to building.	1,400 SF		\$11,800

SRF.00.C35	Site	Soil Stabilization/Grading, Add/Regrade Drainage Swale/Lawn Area. Lawn area north of Building 15.	Due to facility request. To improve drainage. To fix deteriorated, damaged, failure area. To prevent personal injury. To improve appearance.	1,200 SF		\$10,100
SRF.00.C36	Site	Pipe, Storm, Remove & Replace. Screen fence area adjacent to southerly side of Building 15.	Due to facility request. To improve drainage. To fix deteriorated, damaged, failure area. Prevent water from infiltrating building exterior. Due to facility construction. Flower beds adjacent to fence were built up and block drainage, pipes were inst	60 LF		\$3,200
SRF.00.C37	Site	Pavement Areas/Driveways/Roadways, Bituminous, Mill & Resurface. Perimeter Road northeasterly of Building 1 and northwesterly corner of Building 10.	Due to age of system. To fix deteriorated, damaged, failure area. To improve appearance. To improve vehicle traffic flow. Due to site/soil characteristics. To extend life.	2,520 SF		\$2,200
SRF.00.C38	Site	Soil Stabilization/Grading, Add/Regrade Drainage Swale/Lawn Area. Lawn area between perimeter road and perimeter fence along north side of site and northeast of Building 10.	Due to facility request. To improve drainage. To fix deteriorated, damaged, failure area. To improve appearance. Due to site/soil characteristics. Area does not drain.	6,000 SF		\$40,300
SRF.00.C39	Site	Soil Stabilization/Grading, Add/Regrade Drainage Swale/Lawn Area. Ditch located on north side of Perimeter Road on north side of site.	Due to age of system. Due to facility request. To improve drainage. To improve appearance. Due to site/soil characteristics. Area does not drain, cattails growing.	1,500 SF		\$10,100
SRF.00.C40	Site	Soil Stabilization/Grading, Add Rip Rap & Geotextile. Area located on the north side of the Perimeter Road between the perimeter fence and the ditch northerly of Building 11.	Due to facility request. To improve drainage. To prevent failure. To fix deteriorated, damaged, failure area. To extend life. Water flows into site from farmers field.	600 SF		\$11,600
SRF.00.C41	Site	Soil Stabilization/Grading, Add/Regrade Drainage Swale/Lawn Area. Ditch located on the north side of Perimeter Road at the northeast corner of the site.	Due to age of system. Due to facility request. To improve drainage. To improve appearance. Due to site/soil characteristics. Area does not drain, cattails growing.	3,000 SF		\$25,200
SRF.00.C42	Site	Soil Stabilization/Grading, Add/Regrade Drainage Swale/Lawn Area. Ditch outside of perimeter fence running southeast from the northeast corner of the site.	Due to age of system. Due to facility request. To fix deteriorated, damaged, failure area. To improve appearance. Due to site/soil characteristics. Property below to facility, ditch does not drain and cattails are growing. Forces water back to Perime	7,500 SF		\$50,400
SRF.00.C43	Site	Pipe, Storm, New. Field property east of facility.	Due to facility request. To improve pedestrian traffic flow. To improve vehicle traffic flow. Existing ditch cuts parcel in two without access to far side. Maintenance is difficult.	16 LF		\$520
SRF.00.C44	Site	Soil Stabilization/Grading, Add/Regrade Drainage Swale/Lawn Area. Ditch located on the east side of Perimeter Road at the northeasterly corner of the site.	Due to age of system. Due to facility request. To improve drainage. To improve appearance. Due to site/soil characteristics.	7,500 SF		\$63,000
SRF.00.C45	Site	Driveway Entrance, Bituminous, Overlay Existing with Bituminous. Perimeter Road turn pads at northeast, southeast and southwest corners of site.	Due to age of system. Due to facility request. To prevent failure. To fix deteriorated, damaged, failure area. To extend life.	10,500 SF		\$31,800
SRF.00.C46	Site	Storm Detention Pond, Re-grade & Increase Size. Detention pond located easterly of site.	Due to age of system. Due to facility request. To improve drainage. To fix deteriorated, damaged, failure area. Service reliability. Due to site/soil characteristics. To extend life. Cattails growing.	Lump Sum		\$32,400
SRF.00.C47	Site	Pavement Areas/Driveways/Roadways, Bituminous, New Full Depth. South drive to new addition to Building 4.	Due to facility request. To prevent failure. To prevent personal injury. To improve appearance. To improve vehicle traffic flow. Due to facility construction. To extend life.	1,000 SF		\$3,000
SRF.00.C48	Site	Pavement Areas/Driveways/Roadways, Bituminous, Mill & Resurface. Front drive at Building 4 (Maintenance Building).	Due to age of system. To fix deteriorated, damaged, failure area. Due to site/soil characteristics. Due to frequent use by heavy/large trucks. To extend life.	16,560 SF		\$14,300
SRF.00.C49	Site	Concrete Stairway Cast-in-Place, Remove & Replace. Stairs located adjacent to north side of Building 4.	Due to age of system. To prevent failure. To fix deteriorated, damaged, failure area. To prevent personal injury. To improve appearance. To extend life. Railing mounts are beginning to crack off.	24 LF Nose		\$1,000
SRF.00.C50	Site	Miscellaneous Site Improvement Project, New. Propane tank adjacent to Building 4.	Due to age of system. Due to facility request. To fix deteriorated, damaged, failure area. To improve appearance. To extend life. Tank requires painting.	Lump Sum		\$2,500
SRF.00.C51	Site	Overflow Containment Area, Repair & Fix. Used oil containment tanks located adjacent to west side of Building 4.	Due to facility request. To fix deteriorated, damaged, failure area. Service reliability. Lids require raising - water enters tanks.	Lump Sum		\$1,100
SRF.00.S01	Site	Upgrade fire alarm system. Replace all smoke detectors.	Does not meet ADA guidelines. Life safety code issue.	Lump Sum		\$20,200
SRF.00.S02	Site	Install fiber, communications on perimeter.	More cost effective to replace soon. For public safety. Add capacity to existing system. None presently installed.	4,100 LF		\$82,700

SRF.00.S03	Site	Replace horns with horn strobes. Add strobes to all buildings with handicap rooms. 18 per unit.	Dangerous or potentially life threatening. Does not meet ADA guidelines. Life safety code issue. For public safety. None presently installed.	36 Units		\$11,500
SRF.00.S04	Site	Upgrade fence sensors.	More cost effective to replace soon. To eliminate potential for future damage. Not functioning properly, components failing. For officer safety. For public safety.	8,200 LF		\$323,700
SRF.00.S05	Site	Replace personal protection system.	Dangerous or potentially life threatening. For officer safety. For public safety.	87 Units		\$1,169,300
SRF.1.A01	Administration 100	Misc projects. Remodel toilet rooms to give more space for monitors (50 sf).	Request of Facilities Maintenance. Observation of Existing Condition. Monitors are visible to everyone.	Lump Sum		\$16,800
SRF.1.A02	Administration 100	Misc projects. Seal exterior brick with commercial sealant.	Worn out. Damaged. Leading to More Serious Problems. To Cover up Water Damage.	Lump Sum		\$25,200
SRF.1.E01	Administration 100	INTERIOR LIGHTING-Relamp/reballast interior light fixture(s), Troffer. Remove T12 lamps and magnetic ballasts and replace with T8 lamps and electronic ballasts.	Provides a cost and energy savings.	27,315 SF		\$73,800
SRF.1.M01	Administration 100	Modular boilers. Replace (2) PK-1200 heating boilers.	Worn out. Future major expense.	2 Units		\$35,300
SRF.1.M02	Administration 100	Replace/new water heater - 250 gallon.	Worn out. Future major expense.	2 Units		\$22,700
SRF.1.M03	Administration 100	Miscellaneous. Replace smoke detectors throughout facility.	Worn out. Future major expense. Life safety issue.	Lump Sum		\$26,900
SRF.1.S01	Administration 100	Add new camera headend equipment.	For officer safety. Add capacity to existing system.	1 Unit		\$44,100
SRF.1.S02	Administration 100	Add new color cameras inside.	For officer safety. For public safety. To watch hidden areas and trouble spots. Add capacity to existing system.	1 Unit		\$6,000
SRF.1.S03	Administration 100	Add new equipment. Rebuild control center for more room.	Beyond useful life. To eliminate potential for future damage. To eliminate high maintenance condition. For officer safety.	Lump Sum		\$161,300
SRF.1.S04	Administration 100	Replace monitoring system.	Beyond useful life. More cost effective to replace soon. To eliminate high maintenance condition. For officer safety.	Lump Sum		\$69,200
SRF.2.A01	Support Services 200	Replace single exterior door/frame/hardware.	Worn out. Damaged.	4 Units		\$10,100
SRF.2.A02	Support Services 200	Replace acoustic ceiling system.	Worn out. Damaged.	40 SF		\$270
SRF.2.A03	Support Services 200	Equipment - New and Replacement. Replace (3) dental chair control arms.	Damaged. Request of Facilities Maintenance.	Lump Sum		\$4,200
SRF.2.A04	Support Services 200	Equipment - New and Replacement. Replace dental x-ray processor.	Worn out. Damaged. Request of Facilities Maintenance.	Lump Sum		\$5,000
SRF.2.A05	Support Services 200	Equipment - New and Replacement. Replace (2) Combi Blodgett ovens (oven/steamer).	Worn out. To Eliminate High Maintenance Condition. Request of Facilities Maintenance.	Lump Sum		\$121,000
SRF.2.A06	Support Services 200	Misc projects. Seal exterior brick with commercial sealant.	Worn out. Damaged. Leading to More Serious Problems.	Lump Sum		\$25,200
SRF.2.M01	Support Services 200	Modular boilers.	Worn out. Future major expense.	2 Units		\$35,300
SRF.2.M02	Support Services 200	Replace pneumatic with direct digital controls (DDC).	Not functioning or broken.	29,740 SF		\$12,500
SRF.2.M03	Support Services 200	Miscellaneous. Replace faucets with motion sensor type faucets.	Code compliance. Personal comfort.	Lump Sum		\$8,100
SRF.2.S01	Support Services 200	Add new color cameras inside.	For officer safety. To watch hidden areas and trouble spots. To watch areas where critical tools are used.	4 Units		\$23,900
SRF.2.S02	Support Services 200	Add new equipment. Replace door control panel.	To eliminate potential for future damage. To eliminate high maintenance condition. Not functioning properly, components failing. For staff safety.	Lump Sum		\$13,600

SRF.2.S03	Support Services 200	Add new equipment.	Request of facilities maintenance. For staff and public safety. None presently installed.	Lump Sum		\$1,200
SRF.3.A01	Education 300	Replace double exterior doors/frame/hardware.	Worn out. Damaged. To Eliminate High Maintenance Condition.	2 Units		\$9,400
SRF.3.A02	Education 300	Replace carpet.	Worn out. Damaged.	5,000 SF		\$33,600
SRF.3.A03	Education 300	Equipment - New and Replacement. Replace ice machine.	Damaged. To Eliminate High Maintenance Condition. .	Lump Sum		\$4,700
SRF.3.A04	Education 300	Equipment - New and Replacement. Replace convection oven/range.	Worn out. Damaged. To Eliminate High Maintenance Condition.	Lump Sum		\$13,400
SRF.3.M01	Education 300	Replace/new water heater - 250 gallon.	Worn out. Future major expense.	2 Units		\$22,700
SRF.3.S01	Education 300	Add new color cameras inside.	For officer safety. To watch hidden areas and trouble spots. Add capacity to existing system.	4 Units		\$23,900
SRF.4.A01	Warehouse 1100	Replace existing roof.	Damaged. Leading to More Serious Problems.	17,855 SF		\$135,000
SRF.4.A02	Warehouse 1100	Tuckpoint brick.	Leading to More Serious Problems.	500 SF		\$4,200
SRF.4.A03	Warehouse 1100	Equipment - New and Replacement. Add extra sound absorptive blankets around compressors 30 LF.	Request of Facilities Maintenance.	Lump Sum		\$4,000
SRF.4.A04	Warehouse 1100	Misc projects. Addition of 500 sf for extra storage.	Dangerous or Potentially Life Threatening. Remove storage above freezer/coolers.	Lump Sum		\$168,000
SRF.4.M01	Warehouse 1100	Miscellaneous. Repair vent associated with radiant heat.	Potential safety risk. Impairs building operation.	Lump Sum		\$1,700
SRF.4.M02	Warehouse 1100	Miscellaneous. Move condensing units for freezers to outside.	Impairs building operation.	Lump Sum		\$4,000
SRF.4.M03	Warehouse 1100	Air handling unit DX. Provide air-conditioning for the new addition.	None presently installed. Provide better temperature control.	3,000 SF		\$25,200
SRF.7.A01	Carport	Building demolition.	Damaged. Leading to More Serious Problems. To Eliminate High Maintenance Condition.	352 SF		\$4,100
SRF.10.A01	Housing Unit 700 - L2	Recaulk/Reseal window system.	Worn out. Leading to More Serious Problems.	1,500 SF		\$12,600
SRF.10.A02	Housing Unit 700 - L2	Replace double exterior doors/frame/hardware.	Worn out. Damaged. To Eliminate High Maintenance Condition.	4 Units		\$18,800
SRF.10.A03	Housing Unit 700 - L2	Equipment - New and Replacement. Replace washer and dryer.	Worn out. Damaged. Request of Facilities Maintenance.	Lump Sum		\$5,200
SRF.10.A04	Housing Unit 700 - L2	Misc projects. Seal exterior brick with commercial sealant.	Worn out. Damaged. Leading to More Serious Problems.	Lump Sum		\$25,200
SRF.10.E01	Housing Unit 700 - L2	INTERIOR LIGHTING-Relamp/reballast interior light fixture(s), Troffer. Remove T12 lamps and magnetic ballasts and replace with T8 lamps and electronic ballasts.	Provides a cost and energy savings.	18,550 SF		\$62,300
SRF.10.M01	Housing Unit 700 - L2	Modular boilers.	Worn out. Future major expense.	1 Unit		\$17,600
SRF.10.S01	Housing Unit 700 - L2	Add new color cameras inside.	For staff safety. To watch hidden areas and trouble spots. Add capacity to existing system.	1 Unit		\$6,000
SRF.11.A01	Housing Unit 800 - L2	Recaulk/Reseal window system.	Worn out. Leading to More Serious Problems.	1,500 SF		\$12,600
SRF.11.A02	Housing Unit 800 - L2	Replace double exterior doors/frame/hardware.	Worn out. Damaged. To Eliminate High Maintenance Condition.	4 Units		\$18,800
SRF.11.A03	Housing Unit 800 - L2	Equipment - New and Replacement. Replace washer and dryer.	Worn out. Damaged. Request of Facilities Maintenance. All washing done in house.	Lump Sum		\$5,200
SRF.11.A04	Housing Unit 800 - L2	Misc projects. Seal exterior brick with commercial sealant.	Worn out. Damaged. Leading to More Serious Problems.	Lump Sum		\$25,200
SRF.11.E01	Housing Unit 800 - L2	INTERIOR LIGHTING-Relamp/reballast interior light fixture(s), Troffer. Remove T12 lamps and magnetic ballasts and replace with T8 lamps and electronic ballasts.	Provides a cost and energy savings.	23,225 SF		\$78,000
SRF.11.M01	Housing Unit 800 - L2	Modular boilers.	Worn out. Future major expense.	1 Unit		\$17,600

SRF.11.S01	Housing Unit 800 - L2	Add new color cameras inside.	For staff safety. To watch hidden areas and trouble spots. To watch areas where critical tools are used. Add capacity to existing system.	1 Unit		\$6,000
SRF.12.A01	Housing Unit 900 - L2	Recaulk/Reseal window system.	Worn out. Leading to More Serious Problems.	1,500 SF		\$12,600
SRF.12.A02	Housing Unit 900 - L2	Replace double exterior doors/frame/hardware.	Worn out. Damaged. To Eliminate High Maintenance Condition.	4 Units		\$18,800
SRF.12.A03	Housing Unit 900 - L2	Equipment - New and Replacement. Replace washer and dryer.	Worn out. Damaged. Request of Facilities Maintenance.	Lump Sum		\$5,200
SRF.12.A04	Housing Unit 900 - L2	Misc projects. Seal exterior brick with commercial sealant.	Worn out. Damaged. Leading to More Serious Problems.	Lump Sum		\$25,200
SRF.12.E01	Housing Unit 900 - L2	INTERIOR LIGHTING-Relamp/reballast interior light fixture(s), Troffer. Remove T12 lamps and magnetic ballasts and replace with T8 lamps and electronic ballasts.	Provides a cost and energy savings.	27,975 SF		\$94,000
SRF.12.M01	Housing Unit 900 - L2	Replace/new water heater - 250 gallon.	Worn out. Future major expense.	1 Unit		\$11,300
SRF.12.M02	Housing Unit 900 - L2	Modular boilers.	Worn out. Future major expense.	1 Unit		\$29,400
SRF.12.M03	Housing Unit 900 - L2	Miscellaneous. Replace faucets in cells.	Required improvement.	Lump Sum		\$30,200
SRF.12.M04	Housing Unit 900 - L2	Miscellaneous. Replace expansion joints.	Worn out.	Lump Sum		\$2,700
SRF.12.S01	Housing Unit 900 - L2	Add new color cameras inside.	For staff safety. To watch hidden areas and trouble spots. To watch areas where critical tools are used. Add capacity to existing system.	1 Unit		\$6,000
SRF.13.A01	Housing Unit 500 - L4	Replace existing window system - w/ insulated system.	Damaged.	120 SF		\$7,700
SRF.13.A02	Housing Unit 500 - L4	Recaulk/Reseal window system.	Worn out. Leading to More Serious Problems.	1,200 SF		\$10,100
SRF.13.A03	Housing Unit 500 - L4	Replace double exterior doors/frame/hardware.	Worn out. Damaged. To Eliminate High Maintenance Condition.	4 Units		\$18,800
SRF.13.A04	Housing Unit 500 - L4	Equipment - New and Replacement. Replace washer and dryer.	Worn out. Damaged. Request of Facilities Maintenance. All washing done in house.	Lump Sum		\$5,200
SRF.13.A05	Housing Unit 500 - L4	Equipment - New and Replacement. Replace 192 faucets.	Leading to More Serious Problems. To Eliminate High Maintenance Condition.	Lump Sum		\$43,700
SRF.13.A06	Housing Unit 500 - L4	Misc projects. Replace 96 automatic door tracks.	Worn out. Damaged. To Eliminate High Maintenance Condition. Request of Facilities Maintenance.	Lump Sum		\$40,300
SRF.13.A07	Housing Unit 500 - L4	Misc projects. Add 100 sf for laundry (masonry addition).	Observation of Existing Condition. Everything is washed in house.	Lump Sum		\$33,600
SRF.13.M01	Housing Unit 500 - L4	Replace/new water heater - 250 gallon.	Worn out. Future major expense.	1 Unit		\$11,300
SRF.13.M02	Housing Unit 500 - L4	Modular boilers.	Worn out. Future major expense.	1 Unit		\$29,400
SRF.13.M03	Housing Unit 500 - L4	Miscellaneous. Replace faucets in cells..	Not functioning or broken. Code compliance.	Lump Sum		\$30,200
SRF.13.M04	Housing Unit 500 - L4	Miscellaneous. Replace expansion joints.	Worn out.	Lump Sum		\$2,700
SRF.13.S01	Housing Unit 500 - L4	Add new color cameras inside.	For staff safety. To watch hidden areas and trouble spots. Add capacity to existing system.	3 Units		\$17,900
SRF.13.S02	Housing Unit 500 - L4	Add new fixed color cameras inside.	Dangerous or potentially life threatening. For officer safety. To watch hidden areas and trouble spots. Add capacity to existing system. None presently installed.	4 Units		\$8,100
SRF.14.A01	Housing Unit 1200 - L4	Replace existing window system - w/ insulated system.	Damaged.	120 SF		\$7,700
SRF.14.A02	Housing Unit 1200 - L4	Recaulk/Reseal window system.	Worn out. Leading to More Serious Problems.	1,200 SF		\$10,100
SRF.14.A03	Housing Unit 1200 - L4	Replace double exterior doors/frame/hardware.	Worn out. Damaged. To Eliminate High Maintenance Condition.	4 Units		\$18,800
SRF.14.A04	Housing Unit 1200 - L4	Equipment - New and Replacement. Replace washer and dryer.	Worn out. Damaged. Request of Facilities Maintenance.	Lump Sum		\$5,200
SRF.14.A05	Housing Unit 1200 - L4	Equipment - New and Replacement. Replace 192 faucets.	Leading to More Serious Problems. Not to Present Code. To Eliminate High Maintenance Condition.	Lump Sum		\$43,700

SRF.14.A06	Housing Unit 1200 - L4	Misc projects. Replace 96 automatic door tracks.	Worn out. Damaged. To Eliminate High Maintenance Condition. Request of Facilities Maintenance.	Lump Sum		\$40,300
SRF.14.A07	Housing Unit 1200 - L4	Misc projects. Add 100 sf for laundry (masonry addition).	Observation of Existing Condition.	Lump Sum		\$33,600
SRF.14.M01	Housing Unit 1200 - L4	Replace/new water heater - 250 gallon.	Worn out. Future major expense.	1 Unit		\$11,300
SRF.14.M02	Housing Unit 1200 - L4	Modular boilers.	Worn out. Future major expense.	1 Unit		\$29,400
SRF.14.M03	Housing Unit 1200 - L4	Miscellaneous. Replace (92) faucets.	Not functioning or broken. Code compliance.	Lump Sum		\$30,200
SRF.14.M04	Housing Unit 1200 - L4	Miscellaneous. Replace expansion joints.	Worn out.	Lump Sum		\$2,700
SRF.14.S01	Housing Unit 1200 - L4	Add new color cameras inside.	For staff safety. To watch hidden areas and trouble spots. Add capacity to existing system.	4 Units		\$23,900
SRF.14.S02	Housing Unit 1200 - L4	Add new color cameras inside.	For staff safety. To watch hidden areas and trouble spots. Add capacity to existing system.	4 Units		\$8,100
SRF.15.A01	Housing Unit 400 - L1	Replace double exterior doors/frame/hardware.	Worn out. Damaged. To Eliminate High Maintenance Condition.	4 Units		\$18,800
SRF.15.A02	Housing Unit 400 - L1	Equipment - New and Replacement. Replace ice machine.	Worn out. Damaged.	Lump Sum		\$4,700
SRF.15.A03	Housing Unit 400 - L1	Equipment - New and Replacement. Replace cooler/freezer.	Worn out. Damaged. Request of Facilities Maintenance.	Lump Sum		\$26,900
SRF.15.A04	Housing Unit 400 - L1	Equipment - New and Replacement. Replace washer and dryer.	Worn out. Damaged. Request of Facilities Maintenance.	Lump Sum		\$5,200
SRF.15.E01	Housing Unit 400 - L1	INTERIOR LIGHTING-Relamp/reballast interior light fixture(s), Troffer. Remove T12 lamps and magnetic ballasts and replace with T8 lamps and electronic ballasts.	Provides a cost and energy savings.	23,225 SF		\$78,000
SRF.15.M01	Housing Unit 400 - L1	Modular boilers.	Worn out. Future major expense.	1 Unit		\$29,400
SRF.15.S01	Housing Unit 400 - L1	Add new color cameras inside.	For staff safety. To watch hidden areas and trouble spots. To watch areas where critical tools are used. Add capacity to existing system.	2 Units		\$11,900
SRF.18.A01	Weight Pit Building	Replace gutter system.	Leading to More Serious Problems. To Eliminate High Maintenance Condition.	200 LF		\$2,000
SRF.19.M01	Equipment Storage	Miscellaneous. Provide paint booth.	None presently installed.	Lump Sum		\$6,700
SRF.19.M02	Equipment Storage	Miscellaneous. Provide dust collector.	None presently installed.	Lump Sum		\$670
SRF.20.A01	Guard Tower #1	Replace glazing with safety glass.	Damaged.	40 SF		\$2,000
SRF.20.A02	Guard Tower #1	Equipment - New and Replacement. Screen hooks on all (3) windows.	Request of Facilities Maintenance. Observation of Existing Condition.	Lump Sum		\$500
SRF.21.A01	Guard Tower #2	Replace glazing with safety glass.	Damaged.	30 SF		\$1,500
SRF.21.A02	Guard Tower #2	Equipment - New and Replacement. Screen hooks on all (3) windows.	Request of Facilities Maintenance. Observation of Existing Condition.	Lump Sum		\$500
SRF.00.A20.01	Prison Build Pole Barn	Upgrades to existing pole structure. Extend utilites, install insulation, and new doors	Request of Prison Build program to protect workers and to facilitate increased production needs.			\$100,000

# Michigan Department of Corrections

*“Expecting Excellence Every Day”*

## Memorandum

**DATE:** July 30, 2013

**TO:** Jeff Moeggenborg, Administrative Officer

**FROM:** Vic Fisher, Physical Plant Superintendent  
St. Louis Correctional Facility

**SUBJECT:** Annual Physical Plant Report 2013

### Facility Overview

Asphalt driveways and parking lots are in fair to poor condition. They need cracks and holes filled and resurfacing. Sidewalks are generally in fair condition.

Roofs are in need of repair and resealing. Build up of water is evident over the common areas in all the buildings. Leaks are common. Review from McDonald Roofing is complete and we are waiting for results.

Entrance doors and frames throughout the facility are in poor condition and in need of replacement.

The current phone/voicemail system is obsolete and is in need of replacement.

Porosity of the brick used to construct the facility has been a problem since the beginning. Heavy rains cause many building leaks. All buildings should be water-sealed with a commercial brick sealant.

The washers and dryers at the facility have been ordered and we are waiting on a delivery date.

Perimeter fence and security systems are in good working order.

Facility propane backup system still not operational and is currently in the process of being repaired by Industrial Propane Service.

### Building 100 – Administration

The roof and porous brick problems were covered in the overview. The HVAC system is generally in good condition. Plumbing is in good condition. The electrical system is in good

## **Annual Physical Plant Report 2013**

### **Page 2**

condition. The security system is in good condition. Brick is in need of tuck pointing and windows should be caulked.

#### Building 200 – Food Service / Health Care

The roof and porous brick problems were covered in the overview. The HVAC system is generally in good condition. Plumbing is generally in good condition. The electrical system is in good condition. Food Service is generally in good condition; however, it is running at over double design capacity which translates into a shorter life cycle for equipment and increase maintenance demands. Health Care is in good condition.

#### Building 300 – Education/Programs

The roof and porous brick problems were covered in the overview. The HVAC system is generally in good condition; however, an additional unit needs to be installed to handle air conditioning to the library offices and quartermaster areas. For security concerns we need to install interior windows and cameras in room 44. The plumbing system is in good condition. The electrical system is in good condition. The windows should be caulked.

#### Housing Unit #1

The roof and brick problems were covered in the overview. The HVAC system is generally in good condition. The plumbing system is generally in good condition; however, it is running at double design capacity which translates into a shorter life cycle for equipment and increase maintenance demands. The electrical system is in good condition. Need to install a walking track for the unit big yard.

#### Housing Units #2 - #7

The roof and brick problems were covered in the overview. The HVAC systems are in generally in good condition. The plumbing systems are generally in good condition; however, they are running at double their design capacity which translates into a shorter life cycle for equipment and increase maintenance demands. The electrical systems are in good condition.

#### Building 500 – Maintenance, Warehouse and Electrical Substation

The roof and brick problems were covered in the overview. The HVAC systems are in good condition. The plumbing system is in good condition; however, the carbon filters need to be re-bedded in the water treatment system. The electrical system is in good condition. The substation switch gear, back-up generator is in good condition.

#### Pole Barn

This building is a post frame construction building that also needs the roof replaced. Electrical system and lighting in barn needs to be completed.

cc: David Flack, Manager  
Daniel Smith, Department Analyst  
File



Project No.	Building	Project Description	Reason Description	Quantity & Units	Facility Priority	Project Cost
SLF.200	Food Service	Kosher Kitchen 110 sq ft enclosure	There is not an exclusive work area in the food service building to cook and prepare kosher meals	1	5	\$67,881.00
SLF.300	Programs	Programs Building	Currently we no A/C for the Law Library offices.	1	4	\$45,000.00
SLF.00	Unit 1	Unit 1 Walkway	Walking track needs to be installed in Unit 1 yard. Currently there are no walkways for the ASRP inmates while at yard.	1	3	\$30,000.00

**MICHIGAN DEPARTMENT OF CORRECTIONS**  
**BELLAMY CREEK CORRECTIONAL FACILITY**

*Expecting Excellence Every Day*

**MEMORANDUM**

**DATE:** July 2, 2013  
**TO:** Dave Flack/ Gary Keiffer  
**FROM:** Randy L Thelen  
**SUBJECT:** 2013 Annual Facility Inspection

**Grounds:**

The grounds are not in bad shape, the lawns are seeded on clay but look good this time of year.

**Parking lots and Driveways:**

Last spring I purchased a cheap crack sealer machine and we filled every crack we could find, it's held up pretty good, I plan to make this a biannual event. We also painted the lines last year, they are still visible but will have to also be on a biannual schedule.

**Sidewalks:**

There are still some areas inside that need sidewalks, most of the walks are in good shape.

**Building Frames:**

At IBC All the buildings are in good shape, we do very little maintenance on the structures as they are holding up well. The dorm buildings are holding their own, for as old as they are.

**Roofing:**

The roofing is in good shape. The only roof we have that is bad is the old pole barn across from M.R it's severely rusted.

**Windows and Doors:**

I reported last year that many of our exterior doors are rusting on the bottoms, we are rebuilding them as we have time, these doors should have been galvanized, the salt tears them up. It's going to be a full time job in the near future. We are still replacing doors at the dorm in B unit as they fail due to the asbestos issue. .

**Keys and Cores:**

The key watch system is holding up pretty well. Locking systems are currently in good shape, high traffic areas will continue to need daily repairs as requested by staff.

**HVAC:**

The last of the third round air conditioners is going to be replaced July 2<sup>nd</sup> so we should be good for 4-5 years. There's something about the Ionia water that just eats them up, originally the units didn't have dielectric fittings, we have installed them but that didn't completely solve the problem. We could be more energy efficient if we could afford to install pre boilers and only use our oversized boilers in the dead of winter, but we can't afford that change now.

**Plumbing:**

We are still replacing water heaters \$18,000.00 per unit, in my opinion this is also a water quality issue. Another big ticket is the repair and replacement of Acorn parts, these parts are very expensive but needed to keep toilets and sinks operational. We are in the process of installing energy efficient shower controls at the dorm, we hope to have this completed by years end.

**Electrical:**

At IBC we have no major issues with electric, it's mostly routine repairs. We are maintaining with one electrician as the electrician we hired last year defected to MSU.

**Lighting:**

Last year we replaced 90 exterior light fixtures with energy efficient induction lighting, I would like to get more matching funds money to do another 90 fixtures that would come close to having all our 250 watt exterior lamps replaced. Would still like to replace our perimeter lighting with LED but can't come up with any funding for that.

**Security Systems:**

The perimeter security systems, camera systems, video recording systems, PPD, fire alarm, fire protection, phones and all other security systems are in good working condition due to having an equipment tech on-site full-time., it would be impossible to maintain the equipment to high standards they have been if we didn't have him on staff full-time. These systems have to be maintained daily to maintain safety and security, training another staff person to do the job that our tech went to college for and has 20+ years of hands on isn't an option, my electrician can do some of the basics but he's busy 40 hours a week on electrical. You can't build a facility this high tech and expect an untrained person to maintain it at a high level. A full-time tech is a must.

**Steam and Condensate:**

All the steam traps have been inspected and are in good shape.

**Food service equipment:**

For the most part things are good in food service, the food carts that we take food to the units with are in bad shape. We could use another gas kettle but with the budget being what it is that probably won't happen this year.

**Water Treatment:**

We are 11 years in so the media in the softeners should be replaced and the charcoal in the filters should be replaced, we have no money in the budget for either of these.

**Back up Generator, switch gear, transformers and UPS systems:**

The generator is in good condition; it is being maintained and tested per policy. The switch gear is working as it should; it has never been cleaned and serviced per recommendations. The transformers also should be preventative maintenance and the oil should be tested, I'm getting prices for both.

**Back up L.P system:**

The LP system is not operational at this time, the tank has sprung leaks and will have to be replaced.

**Stun Fence:**

The stun fence has been pretty reliable, haven't had time to replace the black wire that feeds it we have the wire on site, it's just a matter of having time. Zone 8 is in need of new wire and it's been ordered.

**Work orders:**

In the past year we received 10020 work orders completed 9030 and have 302 open. We average about 130 P.M. work orders per month, mostly HVAC.

**Staffing levels:**

We are short one electrician and one building tradesmen at this time, I will keep one position open till the end of the fiscal year and hope we don't fall to far behind.

**BELLAMY CREEK CORRECTIONAL FACILITY**  
**5-Year Plan FY2015**

09-30-2013

Project No.	Building	Project Description	Reason Description	Quantity & Units	Facility Priority	Cost Estimate
IBC-13-1		Perimeter and parking lot lighting	Energy savings-replace all exterior lamps with induction lighting. There are approximately 500 light fixtures.	500	1	\$99,900.00
IBC-13-2		Enhance camera coverage	Increased for several areas	10	1	\$25,000.00
IBC-13-3		Replace Boilers	Boilers in housing units require frequent expensive repairs. Units are reaching their maximum life.	1	1	\$75,000.00
IBC-13-4		Replace doors and frames - B Unit Dorm	All existing doors are original equipment (50+ years old). Many are in poor repair from years of use. Fire safety code requires door and frames to be approved as one unit.	2	1	\$50,000.00
IBC-13-5		Shower controls	Energy savings	40	1	\$20,000.00
IBC-13-6		Toilet and sink flush controls	Energy savings	500	1	\$99,900.00
IBC-13-7		Water heater	High volume of hot water demand in housing units places equipment in high stress and causes premature failure.	2	1	\$36,000.00
IBC-13-8		Heat in unit A and B Dorm	all the fin tube and covers need to be replaced energy savings	1	1	\$99,000.00
IBC-13-9		Replace vinyl tile at Dormitory	various areas are in poor repair.	1	2	\$99,000.00
IBC-13-10		Dormitory Hallway and dayroom windows	Energy Savings-all windows are original to the structure (50+ years old) and need to be replaced.		2	\$50,000.00
IBC-13-11		Replace Windows in C-unit Dorm	C-unit windows enhance energy savings	2	2	\$75,000.00
IBC-13-12		Parking Lot Re-surface	Parking lot needs to be re-surfaced with a top coat to avoid potholes and keep it maintenance frees for the next ten years.		2	\$50,000.00
IBC-13-13		Replace ceramic tile	Interior finishes of some community shower rooms and bathrooms need complete refinishing to provide suitable cleanable surfaces.	3	3	\$70,000.00
IBC-13-14		Add Lockers in all Level II units	Original housing units were furnished to accommodate level IV prisoner w/minimal property. These units are now used for level II prisoners. For fire safety seasons prisoner personal property must be stored in secure cabinets.	3	3	\$99,000.00
				<b>total</b>		<b>\$947,800.00</b>

# MICHIGAN DEPARTMENT OF CORRECTIONS

“Expecting Excellence Every Day”

## MEMORANDUM

DATE: April 17, 2013

TO: Warden Smith

FROM: Stan Leonard, Physical Plant Superintendent

SUBJECT: Annual Inspection Report for the Carson City Correctional Facility.

Submitted herein is the Annual Inspection Report for the Fiscal Year 2012/2013. This is in compliance with Policy Directive 04.03.100, Preventive and Emergency Maintenance for Correctional Facilities. This covers the inspection of all Carson City Correctional Facility buildings and grounds.

### **Annual Inspection Report- Building Architectural and Structural**

Inspections of the Building Architectural and Structural components of the Carson City Correctional Facility show the facility to be in exceptional condition. None of the buildings show any sign of breaks or settling in the foundations, floors or walls. Doors and windows all seem to open and close properly; headers and sills all look good, as well as blow-out joints and sealants. Wall-Caps all seem to be in place and the building Water-Scuppers look to be working properly. The additional scupper that was added four years ago to 400 Building continues to help adequately drain that new roof. The building masonry looks to be in generally good condition with some slight sign of phosphoresce in the area of the Administration building visit yard wall; I believe this is possibly due to some sort of anti-freezing agent added to the mortar during construction that reveals itself as a type of salt stain on the brickwork. All facility Observation Post and Yard Storage buildings look good. The training tower located at the Fish Creek Sportsman's Club has had some maintenance updates in order to keep that structure safe. The buildings known as the Miller House Buildings, located on the West side of the facility grounds along Blackmer Road, has been demolished. The only out building standing is the garage. It is in fare shape and we are still using it for storage.

### **Woodwork**

An inspection of the Woodwork used at the Carson City Correctional Facility shows it to be in very good condition with no problems found.

### **Concrete/Paving**

Inspection of the concrete at the Carson City Correctional Facility shows it to be in good overall condition. Maintenance has done some concrete work at 200 Building Med Window area; this consisted of a Pad and Sidewalk. We have enhanced the motorcycle parking area with the help of the Boyer Club. The dumpster pads at both Food Service areas have been expanded with an additional pad added at both locations to accommodate incoming receptacles. The back Dock area of Food Service is going to need some extensive concrete work with the installation of a new retainer wall and sidewalk. The asphalt pavements located at both East and West locations are in need of crack filling and a total seal coat in order to give them a few more years of life. The Phone base pads for the new prisoner phones has been installed. We have also replaced several areas of concrete that were low and a trip hazard.

### **Hollow Metal Work**

An inspection of the Hollow Metal Work used at the Carson City Correctional Facility shows it to be in good to very good condition. This area consists mainly of Light Poles, Utility Fixtures, Doors, Door casings and Mullions. Some of the doors that access our buildings and cells are rusted out and are being replaced by attrition. We will need to continue with the replacement of some Level IV Cell Door Trolley Systems and install Roton Hinges on some of our entrance doors (due to failing hinge pockets) to extend their usefulness. Facility light poles will need some attention in the area of repainting as soon as manpower and budget allows. It is our understanding that with new energy monies being made available, that we will be upgrading some of our parking lot and perimeter lighting fixtures with an energy efficient LED or similar type of lighting replacement unit.

### **Metal and Vinyl Windows and Sash**

An inspection of the Metal Window and Sash units used at the Carson City Correctional Facility shows them to be in generally good condition, over the past few years, maintenance has replaced over half of the glass in the windows of our West side housing units due to a failure of the sash sealant which causes them to fog and fill with water, we will need to continue with the glass replacement as manpower and budget permits. The metal and vinyl windows on the East side continue to be in good shape with no problems found.

### **Flooring**

An inspection of the Flooring systems of the Carson City Correctional Facility shows it to be in good condition. We have no sheet vinyl floor coverings but we do have vinyl tile, carpet and carpet squares, all areas look very good, with some ware. The only areas in which I have found any problems, is the painted finish on the cell room floors, many are in need of refinishing. This was mentioned on previous years report and should be addressed as soon as funding permits. The East Annex and ARUS offices in the housing units are in need of new carpeting.

### **Brickwork**

The condition of the Brickwork at the Carson City Correctional Facility looks to be in good general order with few signs of weather damage due to freeze or thaw. The only damage that I have found was due to window restrictors that were anchored into the brick to prevent hyperextension of the cell windows; these restrictors have since been removed. I have found no problems with any of the block work or supporting foundations. All of the weep-holes that would allow the moisture in the walls to adequately drain appear to be open and functioning properly. Openings for the roof drainage all look good and the sealant at the blow-out joints also looks good.

### **Miscellaneous and Ornamental Metal Work**

An inspection of the Miscellaneous and Ornamental Metal Work that is used at the Carson City Correctional Facility shows it to be in very good condition with no problems found.

### **Sheet Metal Work**

An inspection of the Sheet metal Work used at the Carson City Correctional Facility shows some extensive rusting of the sheet metal panels around the venting ports of the 600 building MSI operation. I would recommend that we repaint the area with a rust inhibitor paint to slow down the deterioration process, and consider replacing the siding in the future when manpower and budget allows. The front of the East Side Housing Units are showing signs of fading, all buildings have developed rust to some degree at or near the main entries from years of ice melter use, we have already started to replace steel on some of these buildings such as Food Service and G Unit.

### **Wall and Floor Tile**

Inspection of the Wall and Floor Tile at the Carson City Correctional Facilities, East and West, shows it to be in generally good repair. In the areas where Quarry and Ceramic floor tiles are used, I have found no missing tiles and very little in damaged ones, we continue to re-grout the shower floors as time permits. The Food Service corner protectors used to minimize wall damage continue to help. All of the tiled walls in the facility are looking good. DRF East Food Service dining room needs some tile repair in the dinning area.

### **Structural Metal Work**

An inspection of the Structural Metal Work at the Carson City Correctional Facility shows it to be in very good condition with no problems found. The steel roof trusses look good as does the metal roof decking. Previous roof replacements at 100, 400, and 900, show the underlying steel roof sheeting looked very good. The MSI building structural steel looks to be in generally good condition with the exterior wall sheeting in need of refinishing at the ventilation exhaust areas due to rusting.

### **Security and Locking Systems**

An inspection of the Locking Systems at the Carson City Correctional Facility shows them to be in good working order with no problems found. The Keywatch key security system is requiring more preventive maintenance than originally thought, with cleaning being needed every month. The exit door crash bars that are used around the facility are starting to show their age and will be replaced by attrition due to the high cost of the replacement bars (over \$600.00 apiece). We have noticed that the Roton continuous door hinges used everywhere in the compound are in need of rebuilding, this will mean that we will need to order quite a few rebuild kits at approximately \$40.00 apiece. Door carriers on the Close Unit cells and the Control Center Security Gates are going to require some extra attention over the next few years, we will keep an eye on this and make repairs as needed, but this may become quite expensive. We are continuing to upgrade our camera security systems, The West side cameras that were added to the level 2 housing units, the level 4 housing units, the Gymnasium and the School Hallway are working well. We have installed a camera to cover the med lines on the west side and to cover the Pavilion area on the east side and the lobby area camera in 400 building. We are very pleased with the expanded and vastly improved control center and monitor room. The DVR recorders that have been added, replacing our old time lapse recording system is an excellent improvement. The camera controllers that were added to the Warden's office area and the Deputy's Conference Room a few of years ago continue to work well. We are still experiencing problems with our perimeter fence monitoring systems as they are old, problematic and outdated. We did update the East side fences E field with a "shaker type" of system which is better suited to our type of climate. We are being told by Physical Plant that there is a plan to update our head end to digital this year.

Additional security enhancements include the siren cross connection at both East and West locations, Panic alarms (Horn and Strobe) at Health Care and Special Acts areas, and the Gym building security lighting on the East Side, and finally a weapons security lock box installed at the West Side near the bubble area.

### **Roofing**

An inspection of the Roofing systems maintained at the Carson City Correctional Facility shows them to be in fair condition. We have replaced the roofs on 1100, 500, 1300, 400, 900, the upper part of 300, the commons area of the 1200 Building, and the lower roof of the Administration Building. We are at this time, half done with 800 Building roof. We have 1200 Building yet to do, then will move to the 200 Building Health Care areas, and the 300 Building lower roof. In doing this, we have come a long way in cutting down our roof related work orders. I feel that there is still a lot of work remaining to do in order to stay ahead of system failures. The East annex roofs are steel sheeting on a 4/12 pitch slope coated with an asphalt based coating over the seams and fasteners. Due to the age of these steel roofs, we are starting to have the fasteners work loose, we have replaced some of these fasteners but have many more that need replacing; I would recommend that we replace all of these steel roofs. The remaining East side roofs are also 4/12 pitched slopes with asphalt shingles applied, these are found to be in fair condition.

### **Roadway and Walkway**

The Roadways and Walkways at the Carson City Correctional Facility are in good to fair condition, this is due to some extensive crack filling work done 5 years ago to help maintain them. We need to continue with the crack filling and also apply a surface sealant to our entire paved area in order to preserve what we have. The resurfacing work that was done on the East side big yard walk track has vastly improved that area. The west side track has been resurfaced.

### **Refrigeration, Heating Ventilation and Air Conditioning**

An inspection of the Refrigeration and HVAC components at the Carson City Correctional Facility shows that some of our freezers and the AC unit in 300 building are reaching the end of their life cycle; some of these units have run steadily for the last 20 years and are showing the wear of that constant use. We have replaced two of four coils at 100 building, the compressor and the condenser on the inside Ware House Walk-in Freezer and the Coil on the unit in 200 Building. We will need to replace both of the compressors on the outside Walk-in Freezer before long and one coil on the 300 building A/C unit. I would recommend that we order the replacement units as soon as possible. Our air conditioning units are running well at this time.

### **Perimeter Fences and Walls**

An inspection of the Fences at the Carson City Correctional Facility shows them to be in generally good condition, with only minor problems found in the Perimeter or Buffer fence construction materials (post, fence fabric, razor wire, wire ties, gates, etc.). We recently replaced the e-field on the east side with the new shaker system. That is working as designed or better.

However we have discovered some upcoming problems with the E-Flex and E-Field systems on the West side zones that have recently begun to rise out of the ground. We have made some repairs but more is needed. A request has been made to replace these systems with the same shaker system just installed on the East side. Most of the newer facilities are using this type of fence security system as it is better suited for our climate, more reliable with fewer false alarms, and less costly to maintain. The fencing at the Segregation area looks to be in good repair as well as that used on the Food Service exterior storage cage. All of the components used on the Close Unit Fences appear to be in good shape with no problems found, the cross fencing gate is proving to be a big help. The Microwave System on the Buffer Fence ends at 2 Post and does not continue around the east annex, this should be added for security reasons. The removal of the trees along the south buffer fence is an improvement in maintaining that area and has greatly reduced fence damage due to winds. Maintenance has reactivated the West side access to MSI for vehicle traffic and pedestrian crossing between East and West; we have hardened the East Annex Sally Port and discontinued its use.

### **Painting**

An Inspection of the Painting at the Carson City Correctional Facility shows it to be in generally good condition. All of the building interior walls look to be in good shape. As mentioned last year, housing unit cell floors are showing considerable wear in the paint, which should be addressed as soon as the budget allows. The overhead beams in the West side quarter master area have some flaking paint that needs to be taken care of as soon as arrangements can be made to do so. The parking lots and curbing are due to be repainted and some of the light poles will need repainting. The painting in the housing units are done by housing unit painters assigned to that task, all of these areas appear to be kept in good condition. As mentioned earlier in the report regarding sheet metal, we are experiencing some fading on the fronts of some East Annex buildings along with some rust occurring on the MSI Building metal siding by the exhaust protrusions. DRF East housing units are in need of interior painting. And lastly many of the bathroom stalls and partitions are in need of repainting.

### **Waterproofing**

A prior concern with the Waterproofing at the Carson City Correctional Facility has had maintenance keeping an eye on possible problems with water leakage in the area of the lower floor of 800 Building. A few years ago, we had a report of moisture entering one of the cells; it was presumed that it may have entered through the wall, which would indicate that a possible failure of the waterproofing membrane may have occurred. We had a similar incident in 900 Building, where the problem was corrected by retiling the outside of the basement walls. We did some work in the problem area of 800 with grading and weep-hole exposure and seemed to have improved the drainage considerably. Over the past few years, we have not had any reported problems at 800 building, but these have been very dry years, we will continue to monitor this area. Most of our buildings have not had any brick resealing /waterproofing agent applied in the last 15 years and it is time to consider having this done when money permits.

**CARSON CITY CORRECTIONAL FACILITY**  
**5-Year Plan FY2015**

Project No.	Facility	Building	Project Description	Reason Description	Quantity & Units	Facility Priority	Cost Estimate
	East	A thru H	Install cameras in the front and back halls. 4 cameras per unit.	Installation of equipment will enhance safety and security procedures in the areas listed.			\$50,000.00
	East and West	A, B, C, D, E, F, G, H, 200, 600	Add additional security cameras	Installation of equipment will enhance safety and security procedures in the areas listed.		1	\$70,000.00
DRF.2011.S.1	West	Site	Replace current fence security systems for part of compound.	Current equipment is obsolete. Replacement parts when needed, are required to be made special for the system and expensive to maintain.		2	\$80,000.00
DRF.00.S01	East and West	Site	Replace personal protection system.	More accurate location of personal requires installation throughout facility. Current equipment is obsolete. Newer systems have better identification features and can be maintained more economically.		3	\$2,419,758.00
DRF.00.S05	West	700	Replace existing roof.	Fasteners holding roof insulation down over cell block wings is working its way through membrane causing maintenance problems.		4	\$50,600.00
DRF.700.A01	East	Site	Replace existing wall mounted exterior fixtures (wall-pak) with energy efficient lighting.	Increase equipment efficiency. Increase lighting levels. Appearance. .		7	\$100,500.00
OTF.00.E01	East	All Bldgs.	Seal Coat Metal Roofing	Existing coatings are deteriorating. Need to eliminate water penetration into all interior areas.		8	\$70,000.00
DRF.2011.A.2	East	A/B Housing	Replace existing gas fired 250 gallon water heater with an equivalent new water heater. Replace the water heater stack while utilizing the existing roof opening.	Beyond useful life. Impairs building operation. Due to the near constant firing, it is believed the life expectancy of these water heaters is sign		9	\$16,170.00
OTF.1200.M06	East	C/D Housing	Replace existing gas fired 250 gallon water heater with an equivalent new water heater. Replace the water heater stack while utilizing the existing roof opening.	Beyond useful life. Impairs building operation. Due to the near constant firing, it is believed the life expectancy of these water heaters is sign		10	\$16,170.00
OTF.900.M06	East	All Housing Units and MSI	Replace steel siding.	Major deterioration exists, beyond useful life. Integral component of building structure.		13	\$21,450.00
Facility Request	East	Site	Installation of water supply pressure boosting pumps.	Current water pressure is insufficient. Installation of booster pumps would maintain constant adequate pressure.		14	\$83,820.00
Facility Request	East	Site	Pavement located from MSI gate to area behind food service building. Seal coat existing bituminous pavement to extend life.	Due to age of system. To prevent failure. To improve appearance. Service reliability.		15	\$16,830.00
OTF.00.C09	East	Site	Driveway Entrance, Bituminous, New Full Depth. Typical heavy duty bituminous entrance to replace existing gravel entrance to grease dumpster area. More fill required due to depth of ditch line and widening of flat surface area	Existing drive ara are becoming significantly deteriorated due to age of system. To improve appearance. Service reliability.		16	\$4,065.60
OTF.00.C11	West	1100	Replace pneumatic with direct digital controls (DDC). Upgrade existing pneumatic temperature control system with a direct digital control system...this will allow correlation between the buildings; effective troubleshooting; diagnostics from remote	Existing drive ara are becoming significantly deteriorated due to age of system. To improve appearance. Service reliability.		17	\$94,160.00
DRF.1100.M01	West	1200	Upgrade existing pneumatic temperature control system with a direct digital control system.	Reduce energy usage. Provide better temperature control. Utility cost savings. This will allow correlation between the buildings; effective troubleshooting; diagnostics from remote locations.		18	\$163,680.00

DRF.1200.M05	West	500	Upgrade existing pneumatic temperature control system with a direct digital control system.	Reduce energy usage. Provide better temperature control. Utility cost savings. This will allow correlation between the buildings; effective troubleshooting; diagnostics from remote locations.		19	\$163,680.00
DRF.500.M05	West	700	Upgrade existing pneumatic temperature control system with a direct digital control system.	Reduce energy usage. Provide better temperature control. Utility cost savings. This will allow correlation between the buildings; effective troubleshooting; diagnostics from remote locations.		20	\$192,390.00
DRF.700.M05	West	800	Upgrade existing pneumatic temperature control system with a direct digital control system.	Reduce energy usage. Provide better temperature control. Utility cost savings. This will allow correlation between the buildings; effective troubleshooting; diagnostics from remote locations.		21	\$192,390.00
DRF.800.M05	West	900	Upgrade existing pneumatic temperature control system with a direct digital control system.	Reduce energy usage. Provide better temperature control. Utility cost savings. This will allow correlation between the buildings; effective troubleshooting; diagnostics from remote locations.		22	\$192,390.00
DRF.900.M05	East	C/D Housing	Make up air system (2 MAU's, 4 inline exhaust fans, 4 ext. louvers). Replace (or change motor size if possible) existing inline exhaust fans (4 per building) with new fans. Re-use existing ductwork and grilles. Install new indirect gas fired	Doesn't provide adequate heating. Provide better temperature control. Personal comfort. Current ventilation rates are insufficient for the number of occupants. There is not any makeup air currently provided		23	\$332,992.00
OTF.1000.M03	East	A/B Housing	Make up air system (2 MAU's, 4 inline exhaust fans, 4 ext. louvers). Replace (or change motor size if possible) existing inline exhaust fans (4 per building) with new fans. Re-use existing ductwork and grilles. Install new indirect gas fired	Doesn't provide adequate heating. Provide better temperature control. Personal comfort. Current ventilation rates are insufficient for the number of occupants. There is not any makeup air currently provided		24	\$332,992.00
OTF.1200.M03	East	G/H Housing	Make up air system (2 MAU's, 4 inline exhaust fans, 4 ext. louvers). Replace (or change motor size if possible) existing inline exhaust fans (4 per building) with new fans. Re-use existing ductwork and grilles. Install new indirect gas fired	Doesn't provide adequate heating. Provide better temperature control. Personal comfort. Current ventilation rates are insufficient for the number of occupants. There is not any makeup air currently provided		25	\$332,992.00
OTF.800.M03	East	E/F Housing	Make up air system (2 MAU's, 4 inline exhaust fans, 4 ext. louvers). Replace (or change motor size if possible) existing inline exhaust fans (4 per building) with new fans. Re-use existing ductwork and grilles. Install new indirect gas fired	Doesn't provide adequate heating. Provide better temperature control. Personal comfort. Current ventilation rates are insufficient for the number of occupants. There is not any makeup air currently provided		26	\$332,992.00
OTF.900.M03	East	C/D Housing	Replace existing pneumatic controls with a new DDC control system. (Replacement shall consist of the following as a minimum: 1 heating water 3" flanged 3-way control valve and electric actuator. 1 domestic hot water 2" threaded 3-way cont)	Provide better temperature control. Impairs building operation. Frequent repair is required for the compressor, filters, etc. This will allow remote monitoring, alarming, diagnostics and troubleshooting of the system.		27	\$32,065.00
OTF.1000.M05	East	A/B Housing	Replace existing pneumatic controls with a new DDC control system. (Replacement shall consist of the following as a minimum: 1 heating water 3" flanged 3-way control valve and electric actuator. 1 domestic hot water 2" threaded 3-way cont)	Provide better temperature control. Impairs building operation. Frequent repair is required for the compressor, filters, etc. This will allow remote monitoring, alarming, diagnostics and troubleshooting of the system.		28	\$32,065.00
OTF.1200.M05	East	Food Service	Replace existing pneumatic controls with a new DDC control system. (Replacement shall consist of the following as a minimum: 1 heating water 3" flanged 3-way control valve and electric actuator. 1 domestic hot water 2" threaded 3-way cont)	Provide better temperature control. Impairs building operation. Frequent repair is required for the compressor, filters, etc. This will allow remote monitoring, alarming, diagnostics and troubleshooting of the system.		29	\$32,065.00
OTF.500.M04	East	G/H Housing	Replace existing pneumatic controls with a new DDC control system. (Replacement shall consist of the following as a minimum: 1 heating water 3" flanged 3-way control valve and electric actuator. 1 domestic hot water 2" threaded 3-way cont)	Provide better temperature control. Impairs building operation. Frequent repair is required for the compressor, filters, etc. This will allow remote monitoring, alarming, diagnostics and troubleshooting of the system.		30	\$32,065.00
OTF.800.M05	East	E/F Housing	Replace existing pneumatic controls with a new DDC control system. (Replacement shall consist of the following as a minimum: 1 heating water 3" flanged 3-way control valve and electric actuator. 1 domestic hot water 2" threaded 3-way cont)	Provide better temperature control. Impairs building operation. Frequent repair is required for the compressor, filters, etc. This will allow remote monitoring, alarming, diagnostics and troubleshooting of the system.		31	\$32,065.00
OTF.900.M05	East	Maintenance/Warehouse	Main control panel and front-end direct digital controls (DDC) equipment. One main control panel/computer located on site which will interface with the individual building control panels.	Reduce energy usage. Requirement for other improvements. Remote monitoring and control of all building systems will be a result. System will be capable of expanding to accommodate future needs.		32	\$53,240.00
OTF.300.M01	West	Medium & Minimum Security Units	Provide additional wash basins and construction of shower houses.	Improve finishes and reduce maintenance		33	\$66,913.00

	West	Site	Upgrade fire alarm system.	Difficult to obtain parts and to repair the system economically		34	\$1,067,220.00
DRF.00.S03	West	100	Upgrade paging system. Badly in need of new rack cabinet 19" back floor model. Keep from pulling off the wall.	More cost effective to replace soon. Leading to more serious problems. Can't close door or cabinet at this time.		35	\$9,680.00
DRF.100.S02	West	Site	Storm Drainage System, Sump Pump, New. Add storm drainage system to collect water that would be pumped from all (20) manholes and tied into existing storm system.	Existing electrical/telecomm. manholes/vaults are flooded constantly. approx. 20 manholes total Long-term/high maintenance issue. Service reliability.		36	\$128,018.00
DRF.00.C05	West	1100	ELECTRICAL DISTRIBUTION SYSTEM-Circuit breaker coordination. Perform a circuit breaker coordination study to coordinate trip characteristics between the administration main circuit breaker located in the unit substation in building #1100 with the rest of the facility.	Service reliability. Preventative maintenance. The main circuit breaker for the administration buildings in the unit substation has tripped 3 or 4 times in the past, needlessly interrupting the buildings electrical system.		37	\$8,470.00
DRF.1100.E01	West	200	Replace control panel in health care so it will work with monitoring system.	Panel has been damaged.		38	\$5,717.80
DRF.200.S01	West	300	Replace entry system - w/ insulated system. Entrance at east and west of academic area.	Long term/high maintenance issue. Service reliability.		39	\$41,140.00
DRF.300.A01	West	600	Replace gutter system.	Damaged. To Eliminate High Maintenance Condition. Seam failure.		40	\$1,397.00
DRF.600.A01	West	600	Replace metal panels. Rusted at outlet - staining masonry wall below. 100sf west wall. 200sf north wall.	Damaged. To repair Water Damage and eliminate future problems.		41	\$27,830.00
DRF.600.A02	East	100	ELECTRICAL DISTRIBUTION SYSTEM-Install additional branch panelboard. Install 208V, 400A panelboard in connection with larger transformer installation.	Provides for future growth. Increase system capacity.		42	\$7,260.00
OTF.100.E01	East	100	ELECTRICAL DISTRIBUTION SYSTEM-Replace Transformer, <150KVA. Replace existing 75 KVA XFMR with a 112.5 KVA XFMR.	Existing equipment at full capacity. Increase building capacity for current loads and provide for future growth.		43	\$8,893.50
OTF.100.E02	East	100	ELECTRICAL DISTRIBUTION SYSTEM-Repair existing distribution equipment. Relocate existing XFMR installed underneath cold water supply. Water damage is evident on XFMR enclosure.	Preventative maintenance. NEC compliance.		44	\$3,388.00
OTF.100.E03	East	A/B Housing	ELECTRICAL DISTRIBUTION SYSTEM-Install additional branch panelboard. Install additional panelboards. One for each unit.	Existing equipment at full capacity. To replace existing residential grade sub-panels.		45	\$11,942.70
OTF.1200.E01	East	A/B Housing	ELECTRICAL DISTRIBUTION SYSTEM-Install additional distribution panel. Install distribution system in connection with larger transformer installation.	Existing equipment at full capacity. Increase system capacity.		46	\$21,344.40
OTF.1200.E02	East	A/B Housing	ELECTRICAL DISTRIBUTION SYSTEM-Replace Transformer, <150KVA. Replace existing 75 KVA XFMR with a 112.5 KVA XFMR.	Existing equipment at full capacity. Provides for future growth. Increase building electrical capacity for current conditions and provide for future growth.		47	\$11,052.80
OTF.1200.E03	East	A/B Housing	ELECTRICAL DISTRIBUTION SYSTEM-Replace Feeder, <600V. Replace existing 100A building service feeders with 200A service feeders.	Existing equipment is obsolete. Increase system capacity. Building service upgrade.		48	\$36,058.00
OTF.1200.E04	East	C/D Housing	ELECTRICAL DISTRIBUTION SYSTEM-Install additional branch panelboard. Install additional branch panelboards. One for each unit.	Existing equipment at full capacity. To replace existing residential grade sub-panels.		49	\$11,942.70

OTF.1000.E01	East	C/D Housing	ELECTRICAL DISTRIBUTION SYSTEM-Install additional distribution panel. Install distribution panel in connection with larger transformer installation.	Existing equipment is at full capacity. Increase system capacity.		50	\$21,344.40
OTF.1000.E02	East	C/D Housing	ELECTRICAL DISTRIBUTION SYSTEM-Replace Transformer, <150KVA. Replace existing 75 KVA XFMR with a 112.5 KVA XFMR.	Existing equipment is at full capacity. Increase building electrical capacity for current conditions and provide for future growth.		51	\$11,052.80
OTF.1000.E03	East	C/D Housing	ELECTRICAL DISTRIBUTION SYSTEM-Replace Feeder, <600V. Replace existing 100A building service feeders with 200A service feeders.	Existing equipment is at full capacity. Increase system capacity. Building service upgrade.		52	\$36,058.00
OTF.1000.E04	East	E/F Housing	ELECTRICAL DISTRIBUTION SYSTEM-Replace Transformer, <150KVA. Replace existing 75 KVA XFMR with a 112.5 KVA XFMR.	Existing equipments is at full capacity.. Increase building electrical capacity for current conditions and provide for future growth.		53	\$11,052.80
OTF.900.E01	East	E/F Housing	ELECTRICAL DISTRIBUTION SYSTEM-Install additional distribution panel. Install distribution panel in connection with larger transformer installation.	Existing equipment is at full capacity. Increase system capacity.		54	\$21,344.40
OTF.900.E02	East	E/F Housing	ELECTRICAL DISTRIBUTION SYSTEM-Install additional branch panelboard. Install additional branch panelboard. One for each unit.	Existing equipment is at full capacity. To replace existing residential grade sub-panels.		55	\$11,942.70
OTF.900.E03	East	E/F Housing	ELECTRICAL DISTRIBUTION SYSTEM-Replace Feeder, <600V. Replace existing 100A building service feeders with 200A service feeders.	Existing equipment is obsolete. Increase system capacity. Building service upgrade.		56	\$36,058.00
OTF.900.E04	East	G/H Housing	ELECTRICAL DISTRIBUTION SYSTEM-Install additional branch panelboard. Install additional branch panelboards. One for each unit.	Existing equipment is at full capacity. To replace existing residential grade sub - panels.		57	\$11,942.70
OTF.800.E01	East	G/H Housing	ELECTRICAL DISTRIBUTION SYSTEM-Install additional distribution panel. Install distribution panel in connection with larger transformer installation.	Existing equipment is at full capacity. Increase system capacity.		58	\$21,344.40
OTF.800.E02	East	G/H Housing	ELECTRICAL DISTRIBUTION SYSTEM-Replace Transformer, <150KVA. Replace existing 75 KVA transformer with a 112.5 KVA XFMR.	Existing equipment is at full capacity. Increase building electrical capacity for current conditions.		59	\$11,052.80
OTF.800.E03	East	G/H Housing	ELECTRICAL DISTRIBUTION SYSTEM-Replace Feeder, <600V. Replace existing 100A building service feeders with 200A service feeders.	Existing equipment is obsolete. Increase system capacity. Building service upgrade.		60	\$36,058.00
OTF.800.E04	East	Site	Recreation Field/Court, Resurface/Renovate, Basketball. Three basketball courts located east of C/D units, west of G/H units and east of A/B units. Crack seal existing court and apply new wearing surface to the court. Provide painted	Due to age of system. To prevent failure. To fix deteriorated, damaged, failure area. To improve appearance. Service reliability.		61	\$128,139.00
OTF.00.C18	East	Site	Recreation Field/Court, Resurface/Renovate, Basketball. Located north of E/F units. Crack seal existing court and apply 1.5" overlay of bituminous pavement. Provide surface treatment with painted markings.	Due to age of system. To prevent failure. To fix deteriorated, damaged, failure area. To improve service reliability.		62	\$85,305.00
OTF.00.C17	East	Food Service	Provide pre-engineered building. Addition to quartermaster should be made due to lack of storage space. Recommend a shoe repair shop for OTF and DRF.	Damage Due To Facility Growth. Request of Facilities Maintenance.		63	\$426,888.00
OTF.500.A04	East	Administration/Health	Provide pre-engineered building. Provide increased space in health services bldg. for records, exam rooms, and a waiting area.	Damage Due To Facility Growth. Request of Facilities Maintenance.		64	\$341,462.00
OTF.100.A07	East	Administration/Health	Relief hoods. Install new relief air hoods in boiler room roof.	None presently installed. Impairs building operation. There is excessive heat buildup which may cause damage to existing and new electronics or electrical equipment. There is currently no relief available.		65	\$5,716.70

OTF.100.M02	East	Site	Recreation Field/Court, Resurface/Renovate, Tennis. Located behind A/B unit. Crack seal existing tennis court and then apply a new wearing surface which shall include new paint and markings.	Due to age of system. To prevent failure. To improve appearance. Service reliability.		66	\$42,350.00
OTF.00.C16	East	Administration/Health	Add power assist doors. Main entrance. ADA compliance.	Does Not Meet ADA Guidelines. To be ADA compliant in visitor area power doors must be installed.		67	\$37,752.00
OTF.100.A03	East	C/D Housing	Relief hoods. Install new relief air hoods in boiler room roof.	None presently installed. Impairs building operation. There is excessive heat buildup which may cause damage to existing and new electronics or electrical equipment. There is currently no relief available.		69	\$5,445.00
OTF.1000.M02	East	C/D Housing	Toilet exhaust fan. Modify existing exhaust ductwork in order to separate the toilet exhaust from the general housing exhaust system. Install new exhaust ductwork, grilles and rooftop exhaust fan for the toilet and shower rooms.	None presently installed. Reduce energy usage. Personal comfort. Increase exhaust in the toilet/shower rooms.□		70	\$21,296.00
OTF.1000.M04	East	A/B Housing	Replace acoustic ceiling system.	Leading to More Serious Problems. Cosmetically Necessary or Aesthetically Poor. To Eliminate High Maintenance Condition. To Cover up Water Damage. Damaged tectum panels because of high humidity and sagging.		71	\$1,089.00
OTF.1200.A02	East	A/B Housing	Relief hoods. Install new relief air hoods in boiler room roof.	None presently installed. Impairs building operation. There is excessive heat buildup which may cause damage to existing and new electronics or electrical equipment. There is currently no relief available.		72	\$5,445.00
OTF.1200.M02	East	A/B Housing	Toilet exhaust fan. Modify existing exhaust ductwork in order to separate the toilet exhaust from the general housing exhaust system. Install new exhaust ductwork, grilles and rooftop exhaust fan for the toilet and shower rooms.	None presently installed. Reduce energy usage. Doesn't meet current ventilation standards. Personal comfort. Increase exhaust in the toilet/shower rooms.□ One symptom of this problem is excessive flushing of the toilets in attempt to reduce		73	\$21,296.00
OTF.1200.M04	East	Food Service	Relief hoods. Install new relief air hoods in boiler room roofs.	None presently installed. Impairs building operation. There is excessive heat buildup which may cause damage to existing and new electronics or electrical equipment. There is currently no relief available.		74	\$10,890.00
OTF.500.M03	East	G/H Housing	Relief hoods. Install new relief air hoods in boiler room roof.	Not functioning or broken. Impairs building operation. There is excessive heat buildup which may cause damage to existing and new electronics or electrical equipment. There is currently no relief available.		75	\$5,445.00
OTF.800.M02	East	G/H Housing	Toilet exhaust fan. Modify existing exhaust ductwork in order to separate the toilet exhaust from the general housing exhaust system. Install new exhaust ductwork, grilles and rooftop exhaust fan for the toilet and shower rooms.	None presently installed. Reduce energy usage. Personal comfort. Increase exhaust in the toilet/shower rooms.□		76	\$21,296.00
OTF.800.M04	East	E/F Housing	Relief hoods. Install new relief air hoods in boiler room roof.	None presently installed. Impairs building operation. There is excessive heat buildup which may cause damage to existing and new electronics or electrical equipment. There is currently no relief available.		77	\$5,445.00
OTF.900.M02	East	E/F Housing	Toilet exhaust fan. Modify existing exhaust ductwork in order to separate the toilet exhaust from the general housing exhaust system. Install new exhaust ductwork, grilles and rooftop exhaust fan for the toilet and shower rooms.	None presently installed. Reduce energy usage. Personal comfort. Increase exhaust in the toilet/shower rooms.□		78	\$21,296.00
OTF.900.M04	West	400	Replace Wheel Chair Lift. Current wheel chair lift was installed when this facility was built. It has outlived its useful life and the ongoing cost of repair exceeds the cost	Current wheel chair lift was installed when this facility was built. It has outlived its useful life and the ongoing cost of repair exceeds the cost of replacement.		79	\$26,000.00
	West	400	Replace interior door hardware. Re-hinge with continuous hinge.	Worn out. Damaged. To Eliminate High Maintenance Condition. Request of Facilities Maintenance. Doors are at heavy use areas and failing.		80	\$6,050.00

# MICHIGAN DEPARTMENT OF CORRECTIONS

“Expecting Excellence Every Day”

## Memorandum

**DATE:** August 1, 2013

**TO:** Joe Barrett, Warden  
Cooper Street Correctional Facility  
Cassidy Lake Special Alternative Incarceration

**FROM:** **Jeffrey R. Rice, Physical Plant Superintendent** *Jeffrey R. Rice.*  
Cooper Street Correctional Facility/ Cassidy Lake Special Alternative Incarceration

**SUBJECT: JCS Annual Physical Plant Evaluation**

This past year has been difficult because of all of the budget constraints. We continue to improve the Micro Main work order and preventive maintenance program which tracks the facility maintenance. The preventive Maintenance Program has had more updates for equipment changes.

### Housing Units

To improve security, the door frames for the officer's station in Housing Unit F, G, H, I, J and K need to be replaced to correct the door swing. The heating system controls within Housing Unit F, G, H, I, J and K need to be upgraded to permit communications with the main diagnostic computer located in the Administration Building. More lighting in Housing Units A, B, C, D, and E needs to be upgraded to energy efficient fixtures for enhanced energy efficiency. Most of the light fixtures have been upgraded during normal maintenance. The exterior doors and frames need to be replaced on housing Units A, B, C, and D to enhance energy efficiency. Cameras need to be installed in all housing units to assist in safety and for security issues. Currently a MOP project is underway to enhance perimeter security which will include upgrading the camera security system which will allow for cameras to be added in housing units.

### Programs Building

The heating/cooling system within the building is in need of some upgrades to permit communications with the main diagnostic computer located in the Administration Building. More lighting needs to be upgraded to energy efficient fixtures for enhanced energy efficiency. Some light fixtures have been upgraded during normal maintenance.

### RSAT RSOP Modulares

The RSOP modulares are leased. There are no needed repairs.

### Food Service/Gym Building

More lighting needs to be upgraded to energy efficient fixtures for enhanced energy efficiency. Many light fixtures have been upgraded during normal maintenance.

### Administration Building

More light fixtures need to be upgraded to energy efficient fixtures for enhanced energy efficiency. Many light fixtures have been upgraded during normal maintenance. The current air conditioning system has been repaired, but is inefficient and needs to be replaced.

### Grounds

The Perimeter road and employee/visitor parking lots need to have cracks repaired and the blacktop sealed. The old sewage treatment buildings located behind the facility needs to be demolished and cleaned up to prevent health and safety hazards to staff and prisoners. There is a MOP project to demolish the old sewage treatment plant, which is in the bid award stage. The Perimeter fence security system needs to have upgrades and enhancements completed to provide better operation of system to provide safety and security to the public. Currently a MOP project is underway to enhance perimeter security which will include upgrading the camera security system and fence security, which is in the bid award stage.

### Maintenance/Prisoner Store Building

The lighting needs to be upgraded to energy efficient fixtures for enhanced energy efficiency.

### Record Retention Trailers

The old record retention area, Grainger Trailers, have been removed. The underground electrical, plumbing and concrete needs to be removed and the area leveled and seeded.

cc;

Dave Flack, Physical Plant Manager

Robert Sullivan, Facility Manager

Eames Groenleer, Regional Physical Plant Supervisor

Carol Wilson, Regional Administrative Officer

.

# COOPER STREET CORRECTIONAL FACILITY

## 5-Year Plan

FY2015

Project No.	Building	Project Description	Reason Description	Quantity & Units	Facility Priority	Cost Estimate
JCS.00.S02	Site	Upgrade fire alarm system.	For staff safety and public safety. Add capacity to existing system. None presently installed.	1 Unit	1	98400
JCS.00.C05	Site	Storm Drainage System, Yard/Gravel Area, New. Located around B Unit. Install 150' of corrugated perforated pipe (CPP) along south wall of B Unit to new yard drain #1 at southeast corner of building. Also add 66' of CPP from yard area southeast of B Unit	Due to facility request. To improve surface and groundwater drainage. Prevent water from infiltrating building exterior.	1 Unit	2	63000
JCS.8.E02	Food Service Building	EMERG. ELEC. DIST. SYSTEM-Miscellaneous. Install a 480V, 100KW stand-by generator with distribution panel, transfer switch, etc.	Service reliability and to provide emergency power for existing coolers and freezers (food service).	1 Unit	3	117600
JCS.2.E01	B Unit Housing	INTERIOR LIGHTING-Relamp/reballast interior light fixture(s), Troffer. Remove T12 lamps and magnetic ballasts and replace with T8 lamps and electronic ballasts.	Increase equipment efficiency. Provides a cost and energy savings.	15,000 SF	4	50400
JCS.3.E01	C Unit Housing	INTERIOR LIGHTING-Relamp/reballast interior light fixture(s), Troffer. Remove T12 lamps and magnetic ballasts and replace with T8 lamps and electronic ballasts.	Increase equipment efficiency. Provides a cost and energy savings.	15,000 SF	5	50400
JCS.4.E01	D Unit Housing	INTERIOR LIGHTING-Relamp/reballast interior light fixture(s), Troffer. Remove T12 lamps and magnetic ballasts and replace with T8 lamps and electronic ballasts.	Increase equipment efficiency. Provides a cost and energy savings.	15,000 SF	6	50400
JCS.7.S01	Administration Building	Upgrade monitoring system.	More cost effective to replace soon. Request of facilities maintenance. For officer safety. Add capacity to existing system.	1 Unit	1	37000
JCS.00.S01	Site	Add new color cameras to exterior building areas.	For staff safety. To monitor isolated areas and trouble spots. Add capacity to existing system.	1 Unit	2	12600
JCS.1.S01	A Unit Housing	Add new color cameras to interior of unit.	For staff safety. To monitor isolated areas and trouble spots. Add capacity to existing system.	4 Units	2	23900
JCS.13.S01	Weight Lifting Building	Add new color cameras outside.	For staff safety. To monitor isolated areas and trouble spots. To monitor areas where critical tools are used. Add capacity to existing system. .	1 Unit	2	12600
JCS.15.S01	RSAT Modular Building	Add new color cameras inside.	For staff safety. To monitor isolated areas and trouble spots. Add capacity to existing system.	2 Units	2	4000
JCS.16.S01	Storage Trailers	Add new equipment. Install monitoring system to control center.	For staff safety and public safety. Add capacity to existing system.	1 Unit	2	5000

JCS.2.S01	B Unit Housing	Add new color cameras inside.	For staff safety. For public safety. To moitor isolated areas and trouble spots. Add capacity to existing system. .	4 Units		2	23900
JCS.3.S01	C Unit Housing	Add new color cameras inside.	For staff safety. To watch monitor isolated areas and trouble spots. Add capacity to existing system.	4 Units		2	23900
JCS.4.S01	D Unit Housing	Add new color cameras inside.	For staff safety. To monitor areas and trouble spots. Add capacity to existing system.	4 Units		2	23900
JCS.5.S01	E Unit Housing	Add new color cameras inside.	For staff safety. To monitor isolated areas and trouble spots. Add capacity to existing system.	4 Units		2	23900
JCS.6.S01	F Unit Housing	Add new color cameras inside.	For staff safety. To monitor isolated areas and trouble spots. Add capacity to existing system.	4 Units		2	23900
JCS.7.S02	Administration Building	Add new camera headend equipment.	For staff safety. Add capacity to existing system.	1 Unit		2	24700
JCS.8.S01	Food Service Building	Add new color cameras inside.	For staff safety and public safety. To watch hidden areas and trouble spots. To watch areas where critical tools are used. Add capacity to existing system.	3 Units		2	17900
JCS.4.A02	D Unit Housing	Replace double exterior doors/frame/hardware.	Cosmetically Necessary or Aesthetically Poor.	4 Units		3	18800
JCS.3.A01	C Unit Housing	Replace double exterior doors/frame/hardware.	Cosmetically Necessary or Aesthetically Poor. Original doors had standard hinges which since have been replaces with continuous type, replace frand and door to heavy duty frame and door.	4 Units		3	18800
JCS.4.A01	D Unit Housing	Replace interior doors/frame/hardware.	Damaged.	1 Unit		4	2500
JCS.3.M03	C Unit Housing	Pumps. Add boiler back-up circulating pump.	None presently installed. Potential safety risk.	25,125 SF		5	3400
JCS.4.M03	D Unit Housing	Pumps. Add boiler back-up circulating pump.	None presently installed. Potential safety risk.	25,125 SF		5	3400
JCS.7.M02	Administration Building	Pumps. Add boiler back-up circulating pump.	None presently installed. Potential safety risk.	13,680 SF		5	3000
JCS.10.M01	Education Building	Pumps. Add boiler back-up circulating pump.	None presently installed. Potential safety risk.	9,600 SF		5	3200
JCS.3.M02	C Unit Housing	Miscellaneous. Replace convector heaters in all restrooms.	Worn out.	4 Units		6	8400

JCS.4.M02	D Unit Housing	Miscellaneous. Replace convector heaters in restrooms.	Worn out.	4 Units	6	8400
JCS.4.M01	D Unit Housing	Toilet exhaust fan. Add separate exhaust fan for the electrical/phone room.	Doesn't provide adequate cooling. Provide better temperature control. Potential safety risk.	1 Unit	7	3400
JCS.7.M03	Administration Building	Toilet exhaust fan. Add separate exhaust system for the electrical/medical room.	Doesn't provide adequate cooling. Provide better temperature control. Potential safety risk.	1 Unit	7	2700
JCS.2.M01	B Unit Housing	Toilet exhaust fan. Replace exhaust fans serving shower area.	Provide better temperature control. Impairs building operation.	2 Units	7	6700
JCS.3.M01	C Unit Housing	Toilet exhaust fan. Add separate exhaust fan for the electrical/phone room.	Doesn't provide adequate cooling. Provide better temperature control. Potential safety risk.	1 Unit	7	3400
JCS.7.S03	Administration Building	Upgrade paging system.	Request of facilities maintenance. Not functioning properly, components failing. For officer safety. Add capacity to existing system.	1 Unit	8	7600
JCS.10.E01	Education Building	INTERIOR LIGHTING-Relamp/reballast interior light fixture(s), Troffer. Remove T12 lamps and magnetic ballasts and replace with T8 lamps and electronic ballasts.	Increase equipment efficiency. Provides a cost and energy savings.	7,500 SF	9	25200
JCS.12.E01	Maintenance Storage	INTERIOR LIGHTING-Relamp/reballast interior light fixture(s), Troffer. Remove T12 lamps and magnetic ballasts and replace with T8 lamps and electronic ballasts.	Increase equipment efficiency. Provides a cost and energy savings.	1,500 SF	9	4100
JCS.14.E01	Public Works Building	INTERIOR LIGHTING-Relamp/reballast interior light fixture(s), Troffer. Remove T12 lamps and magnetic ballasts and replace with T8 lamps and electronic ballasts.	Increase equipment efficiency. Provides a cost and energy savings.	1,000 SF	9	2700
JCS.15.E01	RSAT Modular Building	INTERIOR LIGHTING-Relamp/reballast interior light fixture(s), Troffer. Remove T12 lamps and magnetic ballasts and replace with T8 lamps and electronic ballasts.	Increase equipment efficiency. Provides a cost and energy savings.	1,500 SF	9	5000
JCS.7.E01	Administration Building	INTERIOR LIGHTING-Relamp/reballast interior light fixture(s), Troffer. Remove T12 lamps and magnetic ballasts and replace with T8 lamps and electronic ballasts.	Increase equipment efficiency. Provides a cost and energy savings.	10,000 SF	9	33600
JCS.8.E01	Food Service Building	INTERIOR LIGHTING-Relamp/reballast interior light fixture(s), Troffer. Remove T12 lamps and magnetic ballasts and replace with T8 lamps and electronic ballasts.	Increase equipment efficiency. Provides a cost and energy savings.	5,000 SF	9	16800
JCS.9.E01	Activity Building	INTERIOR LIGHTING-Relamp/reballast interior light fixture(s), Troffer. Remove T12 lamps and magnetic ballasts and replace with T8 lamps and electronic ballasts.	Increase equipment efficiency. Provides a cost and energy savings.	1,500 SF	9	5000
JCS.11.E01	Maintenance Office	INTERIOR LIGHTING-Replace interior light fixture(s), Troffer.	Existing equipment is old and has reached the end of its useful life. Increase lighting levels. Appearance. Provides a cost and energy savings.	500 SF	10	2400
JCS.2.A01	B Unit Housing	Misc projects. Provide new stairs in both wings with open risers.	Dangerous or Potentially Life Threatening. Security and safety, to eliminate blind spots	1 Unit	11	33600

JCS.7.A02	Administration Building	Add power assist doors.	For ADA compliance.	2 Units	12	19800
JCS.8.A02	Food Service Building	Replace quarry tile. With monolithic polymer floor.	Leading to More Serious Problems. To Eliminate High Maintenance Condition. To repair water damage.	1,200 SF	13	20200
JCS.00.C04	Site	Storm Drainage System, Yard/Gravel Area, New. Located east of Weight Pit and tying into yard drain southeast of Weight Pit. Add 50' of storm pipe and (1) new yard drain to drain Weight Pit yard area.	To improve drainage. To prevent failure. To improve appearance. Long-term/high maintenance issue. Service reliability. To extend life.	1 Unit	14	12600
JCS.00.C11	Site	Soil Stabilization/Grading, Add Rip Rap & Geotextile. Reform wandering ditch line into straight ditch swale and add soil erosion control devices in ditch (i.e. rip rap and geotextile).	To improve drainage. To improve appearance. Soil erosion issue. Long-term/high maintenance issue. Service reliability.	1,300 SF	15	25100
JCS.00.E01	Site	ELECTRICAL DISTRIBUTION SYSTEM-Replace Transformer, 150-500KVA. Federal Pacific 150KVA transformer feeding storage trailer.	Existing equipment is old and has reached the end of its useful life. Service reliability.	1 Unit	16	16200

# MICHIGAN DEPARTMENT OF CORRECTIONS

*“Expecting Excellence Every Day”*

## MEMORANDUM

**DATE:** September 12, 2013

**TO:** Fred Parker, Facility Manager  
G. Robert Cotton Correctional Facility

*Jerry M. Colby*

**FROM:** Jerry Colby, Act. Physical Plant Superintendent  
G. Robert Cotton Correctional Facility

**SUBJECT:** Annual Facility Report 2012-13

Below is the annual facility inspection report per Policy Directive 04.03.100.

**1. Temp Units - TA, TB, TC, TD, TE, TF** – With the additional prisoners added to these units, wear and tear on these units has increased. Locks need replacement. Front doors need replacement. In addition, ongoing in all units is drywall repair and painting. The temp units are functional and can remain that way.

**2. Temp and Cotton Yard Areas – SAFETY/SECURITY CONCERNS:**

- 1) Outside Restrooms behind I/J yard need to be torn down. They are not usable and over the past year have become a major security concern.
- 2) Concrete wear and asphalt problems have taking their toll and are in dire need of replacement. CSSM funding is being used to replace the walkways and because they are hazardous to walk on.

**3. 600 Building Food Service** - Temp Food Service looks used and the prep equipment has outlived its expected life span. Locks need replacement. In addition, this building is about ready for a new roof.

**4. 600 Building Laundry Area** - Area in fair condition. Washers and dryers are quite worn and are in constant need of repairs.

**5. 600 Building MSI** – The area is in good repair and maintained very well. A roof replacement is now due.

**6. T-100 Building** -The building is in fair condition. The roof is still in poor shape and should have a new roof.

**7. 800 Building** – The area is in good condition. Generator testing is done as required for the year with no problems noted. Load testing has been done each month as required. The switch gear is in need of replacement. The capacitor cabinet needs replaced units are bulging. A new roof is critical.

**8. A, B, C, D, E, F, G, H Units** - These units are in good condition. All units are showing their age. Roof repairs are continuous. The boilers are requiring regular maintenance. Hot water heaters need to be replaced with boilers. We should look into replacing them.

**9. I & J Units** - Both of these units are in good shape. These units are showing their age. Roof repairs are continuous. The boilers are requiring regular maintenance. Hot water heaters need to be replaced with boilers. We should look into replacing them. All the cell hand sinks have cracked or busted out drains they all need replaced.

**10. K Unit** - No special problems noted in this area. Unit is showing its age. The boilers are requiring regular maintenance. Hot water heaters need to be replaced with boilers. We should look into replacing them.

**11. L Unit** – The unit is in good condition. Unit is showing its age. Hot water heaters need to be replaced with boilers. We should look into replacing them.

**12. 100 Building** – This building continues to need roof repairs. Facility budget keeps us from replacing this roof. The HVAC system is in dire need of replacement. The arsenal still needs additional space.

**13. 200 Building Food Service** -This area is in fair condition. The area definitely shows deterioration this year because of constant use. The floor tile is in need of replacement. The roof is in poor shape and should be replaced in the next year or two. Boilers have outlived their useful life and are in need of replacement.

**14. 200 Building Health Services** – With the ever expanding Health Care Department here at JCF, the need for additional computer drops has more than doubled. This department was designed for 860 prisoners and now provides services for over 1800. This department was not designed for this volume of technology connections. Additional drops are needed. This area remains in useable condition. Remodeling in this area has increased usable space for all aspects of Health Care. The med line area is in dire need of expansion.

**15. 300 Building** -This building is in good shape overall. It should have a new roof to avoid interior damage. Painting and general maintenance needs are a constant. The

classrooms are in need of re-carpeting.

**16. Well House** -This area is clean, neat and in good condition. The is building working well as a storage area.

Annual Facility Report

September 12, 2013

Page # 3

**17. Pole Barn** - Meets the current needs for storage. Frame and walls on both storage barns are in good condition. The roofs are in good shape. Entrance and garage doors are in dire need of replacing.

**18. Outside Grounds** - Excellent condition.

**In conclusion** the facility is in good condition considering the temporary units are well over twenty five years old. This facility is in the process of a Performance Contracting Audit.

Areas of concern include:

1. **300 Building Roof replacement.**
2. **Concrete/Asphalt Repair/Replacement throughout facility.**
3. **4 AHU replacements in 300 Building.**
4. **Rebuild Masonry Wall in 300 Building.**
5. **Demolition of yard restrooms. (Security concern)**
6. **HVAC replacement in 100 building.**
7. **Food Service Floor replacement.**
8. **Boiler Replacements**

cc. Warden Haas  
File

**G ROBERT COTTON CORRECTIONAL FACILITY**  
**5-Year Plan FY2015**

Project No.	Building	Project Description	Reason Description	Quantity & Units	Facility Priority	Cost Estimate
JCF.00.S05	Site	Install IT fiber cable, communications on perimeter and security fence.	Request of facilities maintenance. Add capacity to existing security system.		1	\$201,600
JCF.1.A	Adminstration	Replace heating and ventilation controls in building.	Existing, original equipment requires frequent service. New controls provide improved energy efficiency and reduce maintenance costs.		2	\$80,000
JCF.5.M01	Education	Air handling unit DX. Existing four units are under sized for the needs of the structure.	Existing equipment doesn't provide adequate heating and cooling.		3	\$400,000
JCF.A	Yard	Building demolition. Yard Restrooms	Existing structure and furnishings in poor repair. To Eliminate High Maintenance Condition. Request of Facilities Maintenance.		4	\$3,500
JCF.5.A01	Education	Replace existing roof.	Existing structure worn out. Leading to More Serious Problems caused by water entering interior occupied and furnished areas.		5	\$166,000
JCF.2.A16	Support/Seg/K Housing/Food	Misc projects. Replace freezer door.	Existing equipment is in poor repair from daily use. To Eliminate High Maintenance Condition.		6	\$4,000
JCF.2.A18	Support/Seg/K Housing/Food	Misc projects. Replace walkway pads 2,000 SF.	Damaged surfaces. To eliminate trip hazard. To improve storm water drainage patterns.		7	\$60,000
JCF.5.A09	Education	Misc projects. Replace 100 LF walkway pads.	Damaged surfaces.		7	
JCF.00.C20	Site	Sidewalk, Concrete, Remove & Replace. Walkway into southerly activity area of I and J Housing Unit.	Due to age of system. To repair damaged areaS. Due to site/soil characteristics. To extend life. New walk has cracked prematurely.		7	
JCF.00.C39	Site	Sidewalk, Concrete, Remove & Replace. Entrance walk to K Housing adjacent to loading dock at the Support/Seg/K Housing/Food Building.	Due to age of system. To prevent failure. To repair damaged areas. Due to site/soil characteristics. To extend life. Sidewalk has prematurely cracked. Walk is separating and settling.		7	
JCF.5.A03	Education	Rebuild masonry wall.	Damaged. Leading to More Serious Problems. To repair water damage.		8	\$225,000
JCF.10.M01	E & F Temporary Housing	Replace/new hot water heater - 50 gallon. Install four 100 gallon hot water heaters.	Worn out. Future major expense.		9	\$225,000

JCF.9.M01	C & D Temporary Housing	Replace/new hot water heater - 50 gallon. Install four 100 gallon hot water heaters.	Worn out. Future major expense.		9	
JCF.8.M01	A & B Temporary Housing	Replace/new hot water heater - 50 gallon. Install four 100 gallon hot water heaters.	Worn out. Future major expense.		9	
JCF.7.M03	A, B, C, & D Housing	Replace/new hot water heater - 50 gallon. Replace four 100 gallon hot water heaters.	Worn out. Future major expense.		9	
JCF.6.M03	E, F, G, & H Housing	Replace/new hot water heater - 50 gallon. Replace four 100 gallon hot water heaters.	Worn out. Future major expense.		9	
JCF.2.M03	Support/Seg/K Housing/Food	Replace/new hot water heater - 50 gallon. Replace four 100 gallon domestic hot water heaters.	Worn out. Future major expense.		9	
JCF.4.M03	I & J Housing	Replace/new hot water heater - 50 gallon. Replace two 100 gallon hot water heaters.	Worn out. Future major expense.		9	
JCF.A	MS Industries/Generator	Install Fire Wall between Food Services and MSI	Current construction doesn't meet fire code.		10	\$100,000
JCF.2.M01	Support/Seg/K Housing/Food	Make-up air handling unit (heating only). For the kitchen area.	Not functioning or broken. Worn out.		11	\$15,000
JCF.2.A10	Support/Seg/K Housing/Food	Replace ceramic tile.	Worn out. Leading to More Serious Problems. To Eliminate High Maintenance Condition. To repair water damage.		12	\$25,000
JCF.6.A07	E, F, G, & H Housing	Replace VCT. Stair treads.	Worn out and in need of replacement		13	\$15,000
JCF.7.A07	A, B, C, & D Housing	Replace VCT. Stair treads.	Worn out and in need of replacement		13	
JCF.2.A07	Support/Seg/K Housing/Food	Replace VCT. Stair treads.	Worn out and in need of replacement		13	
JCF.1.A05	Administration	Rebuild visitor toilet rooms.	For compliance with ADA guidelines.		14	\$20,000
JCF.00.C42	Site	Overflow Containment Area, New. Generator fuel tank located adjacent to the southerly side of the Maintenance Building.	Due to age of system. Due to facility construction. Fuel tank is recently installed but provides no containment for an overflow or spill.		15	\$12,000

JCF.5.M07	Education	Exhaust fan(s). New exhaust fan for hood in the food technology room.	Worn out.		16	\$4,500
JCF.1.M05	Administration	Pumps. Replace two hot water heating pumps.	Worn out. Future major expense.		17	\$50,000
JCF.4.M04	I & J Housing	Pumps. Replace two heating hot water pumps.	Worn out. Future major expense.		17	
JCF.7.M04	A, B, C, & D Housing	Pumps. Replace four heating hot water pump.	Worn out. Future major expense.		17	
JCF.6.M04	E, F, G, & H Housing	Pumps. Replace four heating hot water pumps.	Worn out. Future major expense.		17	
JCF.1.M07	Administration	Exhaust fan(s). Install exhaust fan for the bubble area.	None presently installed.		18	\$1,800
JCF.3.M03	MS Industries/Generator	Gas fired unit heater (100 MBH output). Install unit heater for the kitchen area.	Doesn't provide adequate heating.		19	\$5,000
JCF.3.A01	MS Industries/Generator	Replace/Repair metal flashing.	Damaged. Leading to More Serious Problems. To Eliminate High Maintenance Condition. To repair water damage.		20	\$37,300
JCF.6.A02	E, F, G, & H Housing	Tuckpoint brick.	Damaged. Leading to More Serious Problems.		21	\$2,610
JCF.7.A01	A, B, C, & D Housing	Tuckpoint brick.	Damaged. Leading to More Serious Problems.		21	
JCF.2.A01	Support/Seg/K Housing/Food	Tuckpoint brick. Or CMU under joist seats.	Damaged. Leading to More Serious Problems.		21	
JCF.6.A03	E, F, G, & H Housing	Recaulk/Reseal building joints.	Worn out. Leading to More Serious Problems. To repair water damage.		22	
JCF.7.A02	A, B, C, & D Housing	Recaulk/Reseal building joints.	Worn out. Leading to More Serious Problems. To repair water damage		22	
JCF.5.A04	Education	Recaulk/Reseal building joints.	Worn out. Leading to More Serious Problems. To repair water damage		22	

JCF.3.A03	MS Industries/Generator	Recaulk/Reseal building joints.	Worn out. To repair water damage.		22	
JCF.4.A01	I & J Housing	Recaulk/Reseal building joints.	Worn out. Leading to More Serious Problems. To Eliminate High Maintenance Condition. To repair water damage.		22	
JCF.2.A02	Support/Seg/K Housing/Food	Recaulk/Reseal building joints.	Worn out. Damaged. Leading to More Serious Problems. To repair water damage.		22	
JCF.34.A01	Ambulance Storage	Repair/Replace wood soffit/siding.	Damaged. To repair water damage.		23	\$13,710
JCF.7.A04	A, B, C, & D Housing	Replace existing window system - w/ insulated system.	Damaged. Insulated seal broken.		24	
JCF.6.A05	E, F, G, & H Housing	Replace existing window system - w/ insulated system.	Worn out.		24	
JCF.4.A02	I & J Housing	Replace existing window system - w/ insulated system.	Damaged.		24	
JCF.26.A01	Guard Shack	Replace existing window system - w/ insulated system.	Worn out. Damaged.		24	
JCF.17.A01	Sallyport Guard Shack	Replace existing window system - w/ insulated system.	Damaged.		24	
JCF.22.A01	Guard Shack	Replace existing window system - w/ insulated system.	Damaged.		24	\$11,840
JCF.4.A03	I & J Housing	Recaulk/Reseal window system.	Worn out. Leading to More Serious Problems. To Eliminate High Maintenance Condition. To Cover up Water Damage.		25	
JCF.5.A05	Education	Recaulk/Reseal window system.	Worn out. Leading to More Serious Problems. To repair water damage.		25	
JCF.7.A03	A, B, C, & D Housing	Recaulk/Reseal window system.	Worn out. Leading to More Serious Problems. To Eliminate High Maintenance Condition.		25	
JCF.2.A03	Support/Seg/K Housing/Food	Recaulk/Reseal window system.	Worn out. Damaged. Leading to More Serious Problems.		25	\$42,700

JCF.5.A06	Education	Replace acoustic ceiling system.	Worn out. Damaged. To repair water damage.		26	
JCF.2.A06	Support/Seg/K Housing/Food	Replace acoustic ceiling system.	Worn out. Damaged. To repair water damage.		26	
JCF.7.A06	A, B, C, & D Housing	Replace acoustic ceiling system.	Worn out. Damaged. To repair water damage.		26	
JCF.6.A06	E, F, G, & H Housing	Replace acoustic ceiling system.	Worn out. Damaged. To repair water damage.		26	
JCF.4.A04	I & J Housing	Replace acoustic ceiling system.	Worn out. Damaged. To repair water damage.		26	\$28,200
JCF.5.A07	Education	Replace carpet.	Worn out. Damaged. To repair water damage.		27	
JCF.2.A09	Support/Seg/K Housing/Food	Replace carpet.	Worn out. Damaged.		27	\$26,200
JCF.2.A08	Support/Seg/K Housing/Food	Replace recessed mat.	Worn out. Damaged.		28	\$2,500
JCF.2.A19	Support/Seg/K Housing/Food	Misc projects. Medical waiting area needs 1,000 SF more space.	Damage Due To Facility Growth. Request of Facilities Maintenance.		29	\$134,400
JCF.2.A21	Support/Seg/K Housing/Food	Misc projects. Dental area needs 2,000 SF more space.	Damage Due To Facility Growth. Request of Facilities Maintenance.		30	\$268,800
JCF.5.A10	Education	Misc projects. Outpatient mental health needs 1,000 SF of space.	Damage Due To Facility Growth. Request of Facilities Maintenance.		31	\$134,400
JCF.1.A08	Administration	Misc projects. Visiting room needs 300 SF more space.	Damage Due To Facility Growth. Request of Facilities Maintenance.		32	\$40,300
JCF.11.E01	Maintenance	EMERGENCY LIGHTING-Install additional emergency light fixture(s), Wall Mounted.	To enhance safety and security		33	\$6,500
JCF.23.E02	Braille Building	ELECTRICAL DISTRIBUTION SYSTEM-Install additional branch panelboard.	Provides for future growth.		34	\$4,700

JCF.2.E04	Support/Seg/K Housing/Food	ELECTRICAL DISTRIBUTION SYSTEM-Miscellaneous. Replace internal panels and rewire food serving lines.	Existing equipment has become a safety problem. .		34	
JCF.5.E02	Education	ELECTRICAL DISTRIBUTION SYSTEM-Miscellaneous. Replace feeder and main distribution panel to building.	Provides for future growth. Increase system capacity.		34	\$159,600
JCF.2.E03	Support/Seg/K Housing/Food	EMERG. ELEC. DIST. SYSTEM-Miscellaneous. Replace transfer switch, feeder, and distribution panel.	Existing equipment at full capacity. Service reliability. Increase system capacity.		35	\$67,200
JCF.4.M06	I & J Housing	Replace/new piping. Replace pipe and fittings in the valve room.	Worn out. Future major expense.		36	\$3,800
JCF.5.M06	Education	New ductless split system A/C unit. Install new unit in property room.	Doesn't provide adequate cooling.		37	\$6,700
JCF.6.M02	E, F, G, & H Housing	Replace pneumatic with direct digital controls (DDC).	Not functioning or broken.		38	
JCF.7.M02	A, B, C, & D Housing	Replace pneumatic with direct digital controls (DDC).	Not functioning or broken.		38	
JCF.5.M03	Education	Replace pneumatic with direct digital controls (DDC).	Not functioning or broken. Provide better temperature control.		38	
JCF.1.M02	Administration	Replace pneumatic with direct digital controls (DDC).	Not functioning or broken. Provide better temperature control.		38	
JCF.2.M05	Support/Seg/K Housing/Food	Replace pneumatic with direct digital controls (DDC).	Not functioning or broken. Provide better temperature control.		38	
JCF.2.M02	Support/Seg/K Housing/Food	Replace pneumatic with direct digital controls (DDC) (boiler & water heater only).	Not functioning or broken.		39	\$394,500
JCF.3.M01	MS Industries/Gener ator	Miscellaneous. Provide ventilation in electrical room.	None presently installed.		40	
JCF.4.M05	I & J Housing	Miscellaneous. Provide ventilation for the mechanical room.	None presently installed.		40	
JCF.7.M05	A, B, C, & D Housing	Miscellaneous. Provide ventilation for the mechanical room.	None presently installed.		40	

JCF.6.M05	E, F, G, & H Housing	Miscellaneous. Provide ventilation for the mechanical room.	None presently installed.		40	\$13,200
JCF.2.S02	Support/Seg/K Housing/Food	Add new fixed color cameras inside.	Enhance security monitoring system. To watch hidden areas and trouble Add capacity to existing system.		41	\$2,000
JCF.00.C30	Site	Water Tank, Remove. Water tower located at the northwest corner of the facility.	Due to facility request. Long-term/high maintenance issue. Water tower was taken off line last year when f12" water connection was provided by regional facilities. Tower will become a maintenance problem.		42	\$45,000
JCF.00.C31	Site	Sidewalk, Bituminous, Remove & Replace. Asphalt area adjacent to the northeasterly exist to C and D Temporary Housing Unit.	Due to age of system. To improve drainage. To fix deteriorated, damaged, failure area. To improve appearance. Prevent winter freezing hazard. Prevent water from infiltrating building exterior. To extend life. Building is being recommended for demolition.		1	1,500,00
JCF.00.C33	Site	Sidewalk, Concrete, New. Enclosed area adjacent to the south side of Administration Building.	Due to age of system. Due to facility growth. To fix deteriorated, damaged, failure area. To prevent personal injury. To improve appearance. To improve pedestrian traffic flow. Area is not longer used for visitor area. Staff now uses both doors.		1	
JCF.00.C32	Site	Sidewalk, Concrete, Remove & Replace. Northeasterly exit to C and D Temporary Housing Unit.	Due to age of system. To improve drainage. To improve appearance. Prevent winter freezing hazard. Prevent water from infiltrating building exterior. To extend life. Building is being recommended for demolition, nullify project cost if demolition tak		1	
JCF.00.C27	Site	Sidewalk, Concrete, Remove & Replace. Southwesterly exit to A and B temporary Housing Unit.	Due to age of system. To improve drainage. To fix deteriorated, damaged, failure area. To improve appearance. Prevent water from infiltrating building exterior. Building is being recommended for demolition, nullify project cost if demolition takes place.		1	
JCF.00.C46	Site	Sidewalk, Concrete, Remove & Replace. Sidewalk at entrance to the Maintenance Building.	Due to age of system. To fix deteriorated, damaged, failure area. To prevent personal injury. Due to site/soil characteristics. Sidewalk is cracked and settled.		1	
JCF.00.C19	Site	Sidewalk, Concrete, Remove & Replace. Walkway located at north westerly corner of the Education Building.	Due to age of system. To prevent failure. To fix deteriorated, damaged, failure area. To prevent personal injury. Due to site/soil characteristics. To extend life. Walk has cracked and deteriorated improperly at construction.		1	
JCF.00.C48	Site	Sidewalk, Concrete, Remove & Replace. Door stoop at entrance to Pump House Building.	Due to age of system. Due to facility request. To improve drainage. To fix deteriorated, damaged, failure area. To prevent personal injury. To improve appearance. Prevent winter freezing hazard. Top surface has scoured off.		1	
JCF.00.C02	Site	Driveway Entrance, Bituminous, Seat Coat/Crack Seal. Asphalt delivery drive at northeast corner of A, B, C, and D Housing Unit.	Due to age of system. To prevent failure. To fix deteriorated, damaged, failure area. To prevent personal injury. To improve appearance. Long-term/high maintenance issue. To extend life. Pavement has aged and large cracks have developed.		1	
JCF.00.C04	Site	Driveway Entrance, Bituminous, Seat Coat/Crack Seal. Asphalt delivery drive at southeast corner of A, B, C, and D Housing Unit.	Due to age of system. To prevent failure. To fix deteriorated, damaged, failure area. To prevent personal injury. To improve appearance. Long-term/high maintenance issue. To extend life. Pavement has aged and large cracks have developed.		1	
JCF.00.C36	Site	Pavement/Driveway/Perimeter Road, Bituminous, Mill & Resurface. Drives for main parking lot southeasterly of the Administration Building.	Due to age of system. To prevent failure. To fix deteriorated, damaged, failure area. To extend life. Pavement has aged and is cracking and breaking up. Areas have been patched.		1	
JCF.00.C34	Site	Pavement/Driveway/Perimeter Road, Bituminous, Mill & Resurface. Circle drive located adjacent to the southeast side of the Administration Building.	Due to age of system. To improve drainage. To prevent failure. To repair damaged areas. To extend life. Asphalt has aged and deteriorated. Areas have cracked and checker boarded		1	

JCF.00.C41	Site	Pavement/Driveway/Perimeter Road, Bituminous, Mill & Resurface. Entrance drive from Parnall Road to loading dock on Support/Seg/K Housing/Food Building.	Due to age of system. To repair damaged areas. Due to frequent use by heavy/large trucks. Drive carries all delivery trucks to the facility and has deteriorated.		1	
JCF.00.C47	Site	Pavement/Driveway/Perimeter Road, Bituminous, Mill & Resurface. Asphalt drives adjacent to the northeast and southeast side of the Maintenance Building.	Due to age of system. Due to facility growth. Due to frequent use by heavy/large trucks. Asphalt has deteriorated and is badly cracked and patched.		1	
JCF.00.C37	Site	Pavement/Driveway/Perimeter Road, Bituminous, Mill & Resurface. Outside drive from the Administration Building to the perimeter security drive at the northwest corner of Maintenance Building.	Due to age of system. To prevent failure. To repair damaged areas. To extend life. Pavement has aged and is cracking and breaking up. Areas have been patched.		1	
JCF.00.C44	Site	Pavement/Driveway/Perimeter Road, Bituminous, Mill & Resurface. Drives within staff parking lot at the north side of the Support/Seg/K Housing/Food Building.	Due to age of system. To prevent failure. To fix deteriorated, damaged, failure area. To prevent personal injury. To improve appearance. Asphalt has deteriorated and is cracking and breaking up.		1	
JCF.00.C10	Site	Pavement/Driveway/Perimeter Road, Bituminous, Overlay Existing with Bituminous. Drives located west of E, F, G, and H Housing Unit.	Due to age of system. To prevent failure. To fix deteriorated, damaged, failure area. To improve appearance. Due to facility construction. To extend life. Asphalt has deteriorated and cracked.		1	
JCF.00.C09	Site	Pavement/Driveway/Perimeter Road, Bituminous, Overlay Existing with Bituminous. Drive area located between Education and Recreation Building and the Braille Building.	Due to age of system. To prevent failure. To fix deteriorated, damaged, failure area. To improve appearance. Due to facility construction. To extend life. Asphalt has aged and cracked. Some areas have been patched due to previous construction.		1	
JCF.00.C03	Site	Pavement/Driveway/Perimeter Road, Bituminous, Overlay Existing with Bituminous. Delivery drive located along the easterly side of A, B, C, and D Housing Unit.	Due to age of system. To improve drainage. To prevent failure. To repair damaged areas. Long-term/high maintenance issue. To extend life. Pavement has aged and cracks have developed. Some areas have settle		1	
JCF.00.C29	Site	Pavement/Driveway/Perimeter Road, Bituminous, Remove & Replace Full Depth. Asphalt activity area in front of A and B Temporary Housing Unit.	Due to age of system. To improve drainage. Prevent winter freezing hazard. To extend life. Building is being recommended for demolition, nullify project cost if demolition takes place. Asphalt is extremely flat with some		1	
JCF.00.C11	Site	Pavement/Driveway/Perimeter Road, Bituminous, Remove & Replace Full Depth. Southeast entrance to E, F, G, and H Housing Unit.	Due to age of system. To prevent failure. To fix deteriorated, damaged, failure area. To prevent personal injury. To improve appearance. Pavement has aged and adjacent to building has badly cracked and settled.		1	
JCF.00.C28	Site	Pavement/Driveway/Perimeter Road, Bituminous, Remove & Replace Full Depth. Asphalt area adjacent to the northwesterly exit to A and B Temporary Housing Unit.	Due to age of system. To improve drainage. To fix deteriorated, damaged, failure area. Prevent water from infiltrating building exterior. Building is being recommended for demolition, nullify project cost if demolition takes place.		1	
JCF.00.C24	Site	Pavement/Driveway/Perimeter Road, Bituminous, Seal Coat/Crack Seal. Asphalt area adjacent to the northerly side of the M.S. Industries/Generator building.	Due to age of system. To prevent failure. To improve appearance. To extend life. Asphalt was main entrance and delivery area in previous years, now is just a hard surface area. Asphalt is deteriorating and cracking.		1	
JCF.00.C12	Site	Pavement/Driveway/Perimeter Road, Bituminous, Seal Coat/Crack Seal. Northeast entrance to E, F, G, and H Housing Unit.	Due to age of system. To prevent failure. To repair damaged areas. To extend life. Pavement has deteriorated and cracks are developing.		1	
JCF.00.C01	Site	Pavement/Driveway/Perimeter Road, Bituminous, Seal Coat/Crack Seal. Asphalt area at northwest entrance to A, B, C AND D Housing Unit.	Due to age of system. To prevent failure. To repair damaged areas. Long-term/high maintenance issue. To extend life. Pavement has aged and large cracks have developed.		1	
JCF.00.C06	Site	Pavement/Driveway/Perimeter Road, Bituminous, Seal Coat/Crack Seal. Asphalt area at southwest entrance to A, B, C, and D Housing Unit.	Due to age of system. To prevent failure. To repair damaged areas. Long-term/high maintenance issue. To extend life. Pavement has aged and large cracks have developed.		1	

JCF.00.C25	Site	Pavement/Driveway/Perimeter Road, Bituminous, Seal Coat/Crack Seal. Asphalt area located off the westerly side of I and J Housing Unit.	Due to age of system. To prevent failure. To extend life. Area has aged, asphalt has dried and cracked.		1	
JCF.00.C17	Site	Pavement/Driveway/Perimeter Road, Concrete, Remove & Replace Full Depth. Southerly end of loading area to Food Service.	Due to age of system. To prevent failure. To repair damaged areas. Due to frequent use by heavy/large trucks. To extend life. Pavement has cracked due to heavy truck and forklift traffic. Pavement will deteriorate		1	
JCF.00.C15	Site	Pavement/Driveway/Perimeter Road, Concrete, Remove & Replace Full Depth. Delivery drive located southerly of Sallyport.	Due to age of system. To prevent failure. To repair damaged areas. Due to frequent use by heavy/large trucks. To extend life. Pavement has received a large volume of heavy truck traffic and has cracked.		1	
JCF.00.C14	Site	Pavement/Driveway/Perimeter Road, Concrete, Remove & Replace Full Depth. Northerly end of cross-over drive located between the Education Building and Support/Seg/K Housing/Food Building.	Due to age of system. To prevent failure. To repair damaged areas. Due to frequent use by heavy/large trucks. To extend life. Pavement has received a large volume of heavy truck traffic and has cracked.		1	
JCF.00.C18	Site	Pavement/Driveway/Perimeter Road, Concrete, Remove & Replace Full Depth. Concrete drive area located adjacent to northerly side of the Education Building.	Due to age of system. To prevent failure. To repair damaged areas. Due to facility construction. Due to frequent use by heavy/large trucks. Pavement has cracked due to heavy truck traffic with deliveries to		1	
JCF.00.C13	Site	Pavement/Driveway/Perimeter Road, Concrete, Remove & Replace Full Depth. Cross-over drive located between Education Building and Support/Seg/K Housing/Food Building.	Due to age of system. To repair damaged areas. To extend life. Concrete is cracked and deteriorated at the joints.		1	
JCF.00.C22	Site	Pavement/Driveway/Perimeter Road, Concrete, Remove & Replace Full Depth. Truck well located adjacent to the southwesterly end of the M.S. Industries Building.	Due to age of system. To prevent failure. To repair damaged areas. Due to frequent use by heavy/large trucks. To extend life. Ramp portion of truck well is deteriorated and cracked. Water entering cracks will deteriorate concrete		1	
JCF.00.C38	Site	Pavement/Driveway/Perimeter Road, Concrete, Remove & Replace Full Depth. Loading dock located along the northerly side of the Support/Seg/K Housing/Food Building.	Due to age of system. To prevent failure. To repair damaged areas. Due to frequent use by heavy/large trucks. To extend life. Concrete has aged and cracked from heavy loads.		1	
JCF.00.C45	Site	Pavement/Driveway/Perimeter Road, Concrete, Remove & Replace Full Depth. Drive to Sallyport.	Due to age of system. Due to facility growth. To prevent failure. To repair damaged areas. Due to frequent use by heavy/large trucks. To extend life. Concrete is cracking from heavy truck traffic.		1	
JCF.00.C43	Site	Parking Lot, Bituminous, Mill & Resurface. Staff parking lot at the north side of the Support/Seg/K Housing/Food Building.	Due to age of system. To prevent failure. To repair damaged areas. To prevent personal injury. To improve appearance. Asphalt has deteriorated and is cracking and breaking up.		1	
JCF.00.C35	Site	Parking Lot, Bituminous, Mill & Resurface. Main parking lot southeasterly of the Administration Building.	Due to age of system. To prevent failure. To repair damaged areas. To extend life. Pavement has aged and is cracking and breaking up.		1	
JCF.00.C40	Site	Recreation Field/Court, Crack Seal, Basketball. Hard surface activity area located along the southeasterly face of K Housing of the Support/Seg/K Housing/Food Building.	Due to age of system. To prevent failure. To extend life. Surface is deteriorating.		1	
JCF.00.C07	Site	Recreation Field/Court, Crack Seal, Basketball. Basketball court located southerly of A, B, C, and D Housing Unit.	Due to age of system. To prevent failure. To repair damaged areas. To improve appearance. To extend life. Court is cracking due to age.		1	
JCF.00.C08	Site	Recreation Field/Court, Crack Seal, Basketball. Basketball courts located westerly of E, F, G, and H Housing Unit and southerly of Braille Building.	Due to age of system. To prevent failure. To repair damaged areas. To extend life. Courts have aged, asphalt is cracking and colored surface and stripping has deteriorated.		1	

JCF.00.C26	Site	Recreation Field/Court, Crack Seal, Basketball. Basketball court located along the northeasterly end of I and J Housing Unit.	Due to age of system. To prevent failure. To extend life. Asphalt surface coating and stripping has deteriorated and is almost non-existent.		1	
JCF.00.C05	Site	Recreation Field/Court, Crack Seal, Tennis. Tennis courts located southwesterly of A, B, C, and D Housing Unit.	Due to age of system. To prevent failure. To repair damaged areas. To extend life. Asphalt has 2 or 3 major cracks, surface and stripping has deteriorated.		1	
JCF.00.C49	Site	Site Improvements II, Remove & Replace, Concrete Slab/Pad. Slab around sewage pump at Gun Tower located at the southwesterly corner of the facility within the perimeter fencing.	Due to age of system. To repair damaged areas. Slab was constructed without joints and has cracked.		1	
JCF.00.C16	Site	Site Improvements II, Remove & Replace, Concrete Slab/Pad. Barrier free ramp located within loading area to Food Service.	Due to age of system. To prevent failure. To repair damaged areas. Due to facility construction. To extend life. Ramp surface was poured without construction and expansion joints. Slab and base has cracked.		1	
JCF.2.A22	Support/Seg/K Housing/Food	Misc projects. Segregation needs 20 more BF cells.	Damage Due To Facility Growth. Request of Facilities Maintenance.		2	\$600,000

# MICHIGAN DEPARTMENT OF CORRECTIONS

*"Expecting Excellence Every Day"*

## MEMORANDUM

Date: August 7, 2013

To: Heidi E. Washington, Warden  
Charles E. Egeler Reception and Guidance Center

From:  Dan Reska, A/Physical Plant Superintendent  
Charles E. Egeler Reception and Guidance Center

Subject: RGC Annual Inspection Report

### Main:

The cell block roof light wiring needs to be replaced as the conduit is pulling apart creating a potential fire hazard. Funding, man power and cell availability are needed to complete the stack project in 1 and 2 blocks. The Administration Building roof overhangs need to be replaced as the roof leaks during heavy rains. The main sally port gates and gate operators need to be replaced as they have outlived their useful life; repair parts are not immediately available. Funding is needed to upgrade the stun fence security system throughout the facility. A pole building needs to be constructed in order to store maintenance equipment and materials in a weather proof environment.

### C-Unit:

A secure perimeter fence needs to be installed around C-Unit in order to make C-Unit a part of the RGC secure perimeter. This will allow prisoners to access DWHC without the need of transportation officers, reducing transportation costs. The roof needs to be replaced also.

### Staffing:

The Maintenance Department staffing levels need to be maintained. Currently, we have two vacant positions, one on extended medical leave and another that shares time (12 hours weekly) with MSEA duties. We have considerable seniority amongst the ranks which provides knowledge and experience. However, with eminent retirements, this Department would be crippled with delays in filling vacancies.

cc: Daniel Smith, MDOC Physical Plant  
file

**CHARLES EGLER CORRECTIONAL FACILITY**

**5-YEAR PLAN FY2015**

Proect jNo.	Building	Project Description	Reason Description	Quantity & Units	Facility Priority	Cost Estimate
SMN.00.C01	Site	Sidewalk, Bituminous, Overlay Existing with Bituminous. Interior walkways located within the courtyard area between the Administration Building, the Block Housing Building, the Programs Building and the Food Service Building.	Due to age of system. To prevent failure. To repair damaged areas. Walks are old and deteriorated. Walks are cracking and beginning to break up.	55,276 SF		\$ 222,900
SMN.00.C02	Site	Sidewalk, Concrete, Remove & Replace. Concrete sidewalks located northwesterly of the Legal Services Building and southerly of the Storage Building.	Due to age of system. Due to facility request. To repair damaged areas. To improve pedestrian traffic flow. Walks have deteriorated, top surface has scoured off at spots.	1,728 SF		\$ 18,700
SMN.00.C03	Site	Recreation Field/Court, Resurface/Renovate, Basketball. Basketball courts located north of 1 Block Housing.	Due to age of system. To prevent failure. To repair damaged areas. To extend life of courts.	22,400 SF		\$ 75,300
SMN.00.C04	Site	Recreation Field/Court, Resurface/Renovate, Handball. Handball courts located north of 2 Block Housing.	Due to age of system. To prevent failure. To repair damaged areas. To extend life of courts.	1,200 SF		\$ 8,100
SMN.00.C05	Site	Sidewalk, Bituminous, New. Walk intersection located north of doors exiting northwest corner of 2 Block Housing and the northeast corner of 3 Block Housing.	Due to age of system. Due to facility growth. Existing is undersized. To repair damaged areas. To improve pedestrian traffic flow.	450 SF		\$ 2,300
SMN.00.C06	Site	Sidewalk, Concrete, Remove & Replace. Walk area located north of 3 Block Housing.	Due to age of system. To repair damaged areas. To improve pedestrian traffic flow.	600 SF		\$ 6,500
SMN.00.C07	Site	Sidewalk, Concrete, Remove & Replace. Concrete walk located at Northwest corner of 3 Block Housing.	Due to age of system. To repair damaged areas. . Walks have cracked and are beginning to settle.	480 SF		\$ 5,200
SMN.00.C08	Site	Structures II, Trench Drain, Adjust Existing to Grade & Re-grout. Trench drain grate located at northwest corner of 3 Block Housing.	Due to age of system. To improve drainage. To repair damaged areas. Concrete walk at grate has cracked, water settles into base material.	10 LF		\$ 1,100
SMN.00.C09	Site	Sidewalk, Bituminous, New. Walk located at exist doors at north west corner of A Block Housing and northeast corner of 2 Block Housing.	Due to age of system. Due to facility growth. Due to facility request. Existing is undersized. To fix deteriorated, damaged, failure area. To improve pedestrian traffic flow.	450 SF		\$ 2,300

SMN.00.C10	Site	Frame & Cover/Grate, Manhole, Adjust Existing to Grade & Re grout. Sanitary manholes located northeasterly of the northwest exit of 1 Block Housing.	Due to age of system. Grate and frame should be below ground to prevent trip and fall hazard.	2 Units	\$	1,300
SMN.00.C11	Site	Sidewalk, Bituminous, New. Intersection of walks located north of the northeasterly corner of 1 Block Housing.	Due to age of system. Due to facility growth. To repair damaged areas. Foot traffic following the shortest route. Maintaining lawn is impossible.	240 SF	\$	1,300
SMN.00.C12	Site	Concrete Stairway Cast-in-Place, Remove & Replace. Steps located northeasterly of the northeast corner of 1 Block Housing running to the outside activity area of Duane Waters Hospital.	Due to age of system. To prevent failure. To repair damaged areas. Steps and rails are separate from retaining walls.	280 LF Nose	\$	24,900
SMN.00.C13	Site	Pavement/Driveway/Perimeter Road, Bituminous, New Full Depth. Gravel/dirt drive located along the southeasterly side of the Food Service Building.	Due to age of system. Due to facility growth. To repair damaged areas. To improve vehicle traffic flow.	3,240 SF	\$	12,200
SMN.00.C14	Site	Sidewalk, Bituminous, New. Stone area adjacent to the southeasterly side of the Food Service Building.	To improve drainage. To repair damaged areas.. To improve pedestrian traffic flow.. Stone area is a maintenance problem. Moisture is causing problems with the face brick.	600 SF	\$	3,100
SMN.00.C15	Site	Pavement/Driveway/Perimeter Road, Concrete, Remove & Replace Full Depth. Loading dock located on the northeasterly side of the Food Service Building. Remove asphalt and replace with concrete.	Due to age of system. To improve drainage. To repair damaged area.s. Due to frequent use by heavy/large trucks. Pavement is deteriorated and cracked and has been trenched and patched.	4,500 SF	\$	49,100
SMN.00.C16	Site	Pavement/Driveway/Perimeter Road, Concrete, Remove & Replace Full Depth. Compactor slab located within loading dock ramp on the northeasterly side of the Food Service building.	Due to age of system. To repair damaged areas. Due to frequent use by heavy/large trucks. Concrete is severely damaged due to loads and truck traffic.	240 SF	\$	3,100
SMN.00.C17	Site	Pavement/Driveway/Perimeter Road, Bituminous, New Full Depth. Gravel/dirt area located northeasterly of the Food Service Building. Remove wood steps and handrail.	Due to facility growth. To repair damaged areas. To improve vehicle traffic flow. To extend life. Area is used by truck and cart traffic.	6,350 SF	\$	24,000
SMN.00.C18	Site	Site Improvements II, Remove & Replace, Concrete Slab/Pad. Top slab of dock adjacent to the freezer located northeasterly of the Food Service Building.	Due to age of system. To prevent failure. To repair damaged areas. Slab is cracked and deteriorating.	30 SF	\$	420
SMN.00.C19	Site	Sidewalk, Bituminous, Seat Coat/Crack Seal. Sidewalk from exit door located on the southeasterly end of the Programs Building.	Due to age of system. To prevent failure. To repair damaged areas. .	500 SF	\$	1,100
SMN.00.C20	Site	Pavement/Driveway/Perimeter Road, Bituminous, Seal Coat/Crack Seal. Service running northerly from loading dock at the Food Service to service drive from the Programs Building.	Due to age of system. To prevent failure. To fix deteriorated, damaged, failure area. To extend life.	6,000 SF	\$	12,600
SMN.00.C21	Site	Recreation Field/Court, Remove & Replace, Running Track. Location being on the southerly curve of the running track.	Due to facility growth. To prevent failure. To improve pedestrian traffic flow. Due to facility construction. To extend life of running track and field/court.	75 SF	\$	440

SMN.00.C22	Site	Site Improvements III, Remodel/Repair, Ball Field Backstop. Backstop located at the northeasterly corner of the activity area.	Due to age of system. To repair damaged areas.	1 Unit	\$	2,700
SMN.00.C23	Site	Pavement/Driveway/Perimeter Road, Bituminous, Remove & Replace Full Depth. Inside radius of service drive for the Programs Building located at the intersection with center delivery/loading drive on the northerly side of the budding.	Due to age of system. To repair damaged areas.	150 SF	\$	760
SMN.00.C24	Site	Pavement/Driveway/Perimeter Road, Bituminous, Remove & Replace Full Depth. Front (East) entrance drive and south delivery/loading drive at the Duane Waters Hospital.	Due to age of system. To improve drainage. To repair damaged areas. To improve pedestrian traffic flow. To improve vehicle traffic flow.	19,815 SF	\$	99,900
SMN.00.C25	Site	Parking Lot, Bituminous, Seal Coat/Crack Seal. Parking lot located easterly of the Duane Waters Hospital.	Due to age of system. To repair damaged areas. Lot is cracking and beginning to deteriorate.	44,525 SF	\$	30,100
SMN.00.C26	Site	Sidewalk, Concrete, Remove & Replace. Concrete sidewalk at the southerly end of the Duane Waters Hospital running east and west from the building to the front drive.	Due to age of system. To repair damaged areas. To improve pedestrian traffic flow. Walk is cracked and settling. Should have a curb cut.	60 SF	\$	420
SMN.00.C27	Site	Sidewalk, Concrete, Remove & Replace. Outside activity area at the Duane Waters Hospital located at the southwesterly corner of the building.	Due to age of system. To repair damaged areas. Joints have deteriorated and walks are breaking up.	1,000 SF	\$	10,800
SMN.00.C28	Site	Pavement/Driveway/Perimeter Road, Concrete, Remove & Replace Full Depth. Concrete loading/unloading area at northerly end of the Duane Waters Hospital.	Due to age of system. To prevent failure. To repair damaged areas. Due to site/soil characteristics. Pavement is prematurely cracking.	800 SF	\$	8,700
SMN.00.C29	Site	Site Improvements I, Remove & Replace, Retaining Wall. Retaining wall connecting to the northwesterly corner of the Duane Waters Hospital. Height of the retaining wall is 15 FT.	To prevent failure. To repair damaged areas. Wall has formed a crack of the entire height. Concrete is ready to chip/break and fall off.	3 LF	\$	2,100
SMN.00.C30	Site	Sidewalk, Concrete, Remove & Replace. Center walkway island within the first parking bay of the Duane Waters Hospital and the main entrance.	Due to age of system. To Repair damaged areas. To improve pedestrian traffic flow. Walk is prematurely deteriorating at the joints. Should have a curb cut.	288 SF	\$	2,000
SMN.00.C31	Site	Pavement/Driveway/Perimeter Road, Bituminous, Remove & Replace Full Depth. Center area of the second (outer) bay of the parking at the Duane Waters Hospital.	Due to age of system. To improve drainage. To repair damaged areas. Pavement has deteriorated, cracked, and is breaking apart. Areas have been previously patched.	3,750 SF	\$	12,200
SMN.00.C32	Site	Parking Lot, Bituminous, Mill & Resurface. Staff parking lot located between the Administration Building and the Maintenance Budding.	Due to age of system. To improve drainage. To repair damaged areas.	12,805 SF	\$	11,100
SMN.00.C33	Site	Pavement/Driveway/Perimeter Road, Bituminous, Mill & Resurface. Drive located northerly of the Administration Building and the Maintenance Building.	Due to age of system. To improve drainage. To repair damaged areas.	21,000 SF	\$	18,100

SMN.00.C34	Site	Driveway Entrance, Bituminous, Mill & Resurface. Drive approach from Cooper Street to drive located northerly of the Administration Building.	Due to age of system. To improve drainage. To repair damaged area.s.	4,130 SF	\$	4,500
SMN.00.C35	Site	Pavement/Driveway/Perimeter Road, Concrete, Remove & Replace Full Depth. Concrete drive (with asphalt overlay) adjacent to the northerly side of the MSI Chairs Building and the MSI Dye Plant Building.	Due to age of system. Due to facility growth. Due to facility request. To improve drainage. To fix deteriorated, damaged, failure area. To improve vehicle traffic flow. Due to frequent use by heavy/large trucks.	7,650 SF	\$	83,500
SMN.00.C36	Site	Pavement/Driveway/Perimeter Road, Concrete, New Full Depth. Lawn area between drive and wall at delivery door located at the northwesterly end of the MSI Chairs Building.	Due to facility growth. To fix deteriorated, damaged, failure area. To improve appearance. To improve vehicle traffic flow. Due to frequent use by heavy/large trucks. Trucks need additional room to maneuver.	975 SF	\$	8,200
SMN.00.C37	Site	Pavement/Driveway/Perimeter Road, Concrete, Remove & Replace Full Depth. Drive to easterly door along northerly side of the MSI Chairs Building.	Due to age of system. To improve drainage. To fix deteriorated, damaged, failure area. To improve appearance. Due to frequent use by heavy/large trucks. Concrete at this location is primarily gone.	375 SF	\$	4,100
SMN.00.C38	Site	Sidewalk, Concrete, Remove & Replace. Walk to doorway located between MSI Chairs and MSI Dye Plant along the northerly side.	Due to age of system. To improve drainage. To fix deteriorated, damaged, failure area. To prevent personal injury. To improve appearance.	30 SF	\$	330
SMN.00.C39	Site	Concrete Stairway Cast-in-Place, New. Northwesterly door along the north side of the MSI Dye Building.	Due to age of system. Due to facility growth. Due to facility request. To prevent personal injury. To improve appearance. To improve pedestrian traffic flow. Life safety issue. Existing steps are block and steel hand placed with no railings.	48 LF Nose	\$	4,000
SMN.00.C40	Site	Pavement/Driveway/Perimeter Road, Concrete, Remove & Replace Full Depth. Northeastly end of drive adjacent to the northerly side of the MSI Dye Building.	Due to facility growth. To fix deteriorated, damaged, failure area. To prevent personal injury. To improve appearance. To improve vehicle traffic flow. Due to facility construction. Trench from sanitary sewer construction was never repaired.	180 SF	\$	2,000
SMN.00.C41	Site	Barrier Free Pedestrian Ramp, Concrete, New. Delivery door along north face of the MSI Warehouse building.	Due to age of system. Due to facility growth. Due to facility request. To prevent personal injury. To improve appearance. To improve pedestrian traffic flow. To improve vehicle traffic flow. Delivery door was never provided with a ramp for walk.	230 SF	\$	7,000
SMN.00.C42	Site	Pavement/Driveway/Perimeter Road, Concrete, New Full Depth. Northeastly end of service drive located north of the MSI Dye Building.	Due to age of system. Due to facility growth. Due to facility request. To fix deteriorated, damaged, failure area. Due to frequent use by heavy/large trucks. To extend life. Drive turn around is required for larger trucks. Gravel and snow removal are difficult.	5,400 SF	\$	45,400
SMN.00.C43	Site	Manhole/Vault, Steam, Update & Repair. Steam structure located between MSI Dye Building and the MSI Warehouse Building.	Due to age of system. To prevent failure. To fix deteriorated, damaged, failure area. To improve appearance. Structure is located above ground and has deteriorated.	1 Unit	\$	16,800
SMN.00.C44	Site	Sidewalk, Concrete, Remove & Replace. Concrete sidewalk located adjacent to the northerly and westerly side of the Administration Building..	Due to age of system. To improve drainage. To prevent personal injury. To improve appearance. Prevent winter freezing hazard. Due to site/soil characteristics. Due to freeze-thaw cycles. Walk is settled 1/2" to 3/4" below top of curb. A trip and fall hazard.	375 SF	\$	2,600
SMN.00.C45	Site	Structures I, Catch Basin, New. Location being at the northerly end of the Administration Building in the southerly end of the staff parking lot.	Due to facility growth. Due to facility request. To improve drainage. Nearest catch basin was constructed in the lawn area and not within the parking lot. Drive has standing water during wet seasons.	1 Unit	\$	1,400

SMN.00.C46	Site	Pavement/Driveway/Perimeter Road, Bituminous, New Full Depth. Location being the northeast corner of the Maintenance Building.	Due to facility growth. Due to facility request. To improve appearance.	1,300 SF		\$ 3,200
SMN.00.C47	Site	Pavement/Driveway/Perimeter Road, Bituminous, New Full Depth. Gravel/dirt area adjacent to the entrance of the north Sallyport.	Due to facility growth. Due to facility request. To fix deteriorated, damaged, failure area. To improve appearance. To improve vehicle traffic flow. Due to frequent use by heavy/large trucks. Trucks continue to use this area for staging and turning around.	5,000 SF		\$ 12,200
SMN.00.C48	Site	Site Improvements III, Remodel/Repair, Sallyport. Gates and mechanisms at Sallyport located at north end of site.	Due to age of system. Due to facility growth. Due to facility request. To prevent failure. To fix deteriorated, damaged, failure area. Long-term/high maintenance issue. Service reliability. To improve security. Gates and mechanisms are the old-style.	1 Unit		\$ 135,000
SMN.00.C49	Site	Trees/Plants/Ground Cover, New/Add, Medium Density. Overhang area located at the northerly end of the front face of the Duane Waters Hospital.	Due to age of system. To fix deteriorated, damaged, failure area. To improve appearance. Stone work is not working. Some erosion and a hazard to mowing.	900 SF		\$ 5,800
SMN.00.C50	Site	Pavement/Driveway/Perimeter Road, Concrete, Remove & Reseed. Located between the MSI Dye Building and the MSI Warehouse Building.	Due to facility growth. To improve appearance. Foundations were never removed with previous demolitions.	125 SF		\$ 400
SMN.00.C51	Site	Pavement/Driveway/Perimeter Road, Bituminous, Mill & Resurface. Main parking lot located north of the Administration and Maintenance Buildings.	Due to age of system. Due to facility growth. To improve drainage. To prevent failure. To fix deteriorated, damaged, failure area. To improve appearance. To extend life.	59,500 SF		\$ 51,400
SMN.00.S01	Site	Upgrade fence sensors. Inside fence change out microwave with RB Tech.	Beyond useful life. Obsolete, no longer manufactured, parts unavailable. To eliminate high maintenance condition.	3,200 LF		\$ 126,300
SMN.00.S02	Site	Upgrade fence sensors.	Dangerous or potentially life threatening. Not functioning properly, components failing.	450 LF		\$ 17,800
SMN.00.S03	Site	Replace personal protection system. Add PPD system to facility.	For officer safety. For public safety.	47 Units		\$ 631,700
SMN.1.A01	Cell Block 1	Replace existing roof.	Worn out. Damaged. Leading to More Serious Problems. To Eliminate High Maintenance Condition.	80 SF		\$ 610
SMN.1.A02	Cell Block 1	Replace concrete floor slab.	Damaged. Leading to More Serious Problems. To repair water damage.	240 SF		\$ 2,000
SMN.1.A03	Cell Block 1	Tuckpoint brick.	Worn out. Damaged. Leading to More Serious Problems. To Eliminate High Maintenance Condition.	50 SF		\$ 420

SMN.1.A04	Cell Block 1	Rebuild communal shower rooms. Walls.	Worn out. Damaged. To repair water damage.	450 SF		\$ 75,600
SMN.1.A05	Cell Block 1	Misc projects. Wrap shower columns in stainless steel 145 SF.	Worn out. Damaged. To Eliminate High Maintenance Condition. To repair water damage.	Lump Sum		\$ 2,400
SMN.1.E01	Cell Block 1	INTERIOR LIGHTING-Relamp/reballast interior light fixture(s), Troffer. Remove T12 lamps and magnetic ballasts and replace with T8 lamps and electronic ballasts.	Increase equipment efficiency. Provides a cost and energy savings.	46,700 SF		\$ 156,900
SMN.1.E02	Cell Block 1	ELECTRICAL DISTRIBUTION SYSTEM-Miscellaneous. Replace seven electrical panels.	Existing equipment is damaged. Service reliability. Provides for future growth.	Lump Sum		\$ 117,600
SMN.1.M01	Cell Block 1	Miscellaneous. Provide additional ventilation.	Improves operations.	Lump Sum		\$ 33,600
SMN.1.M02	Cell Block 1	Replace/new piping. Replace domestic water (hot & cold), plumbing piping near catwalks.	Worn out. Leaking.	20,000 SF		\$ 40,300
SMN.1.M03	Cell Block 1	Miscellaneous. Install new hot water heating coils in basement.	Worn out. Leaking.	Lump Sum		\$ 33,600
SMN.1.M04	Cell Block 1	Roof top unit, heating only. Replace rooftop energy recovery unit.	Worn out. Future major expense.	20,000 CFM		\$ 40,300
SMN.1.M05	Cell Block 1	Miscellaneous. Remove miscellaneous equipment from basement.	A Requirement for other improvements.	Lump Sum		\$ 16,800
SMN.1.S01	Cell Block 1	Add new pan & tilt color cameras inside.	To watch hidden areas and trouble spots. Add capacity to existing system.	2 Units		\$ 11,900
SMN.2.A01	Cell Block 2	Replace concrete floor slab. Patch concrete.	Damaged. Leading to More Serious Problems. To repair water damage.	120 SF		\$ 1,000
SMN.2.A02	Cell Block 2	Repair brick - selective areas.	Damaged. To Eliminate High Maintenance Condition. To repair water damage.	150 SF		\$ 3,800
SMN.2.A03	Cell Block 2	Tuckpoint brick.	Worn out. Damaged. Leading to More Serious Problems. To Eliminate High Maintenance Condition.	20 SF		\$ 170
SMN.2.A04	Cell Block 2	Replace existing window system - w/ insulated system.	Worn out. To Eliminate High Maintenance Condition.	4,860 SF		\$ 310,300

SMN.2.A05	Cell Block 2	Rebuild communal shower rooms. Walls.	Worn out. Damaged. To repair Water Damage.	450 SF		\$ 75,600
SMN.2.A06	Cell Block 2	Misc projects. Wrap shower columns in stainless steel 145 SF.	Worn out. Damaged. To Eliminate High Maintenance Condition. To repair water damage. Request of Facilities Maintenance.	Lump Sum		\$ 2,400
SMN.2.E01	Cell Block 2	INTERIOR LIGHTING-Relamp/reballast interior light fixture(s), Troffer. Remove T12 lamps and magnetic ballasts and replace with T8 lamps and electronic ballasts.	Increase equipment efficiency. Provides a cost and energy savings.	43,900 SF		\$ 147,500
SMN.2.E02	Cell Block 2	ELECTRICAL DISTRIBUTION SYSTEM-Miscellaneous. Replace seven electrical panels.	Service reliability. Provides for future growth.	Lump Sum		\$ 117,600
SMN.2.M01	Cell Block 2	Miscellaneous. Provide additional ventilation.		Lump Sum		\$ 33,600
SMN.2.M02	Cell Block 2	Replace/new piping. Replace domestic water (hot & cold), plumbing piping near catwalks.	Worn out. Leaking.	20,000 SF		\$ 40,300
SMN.2.M03	Cell Block 2	Miscellaneous. Install new hot water heating coils in basement.	Worn out. Leaking.	Lump Sum		\$ 33,600
SMN.2.M04	Cell Block 2	Roof top unit, heating only. Replace rooftop energy recovery unit.	Worn out. Future major expense.	20,000 CFM		\$ 40,300
SMN.2.S01	Cell Block 2	Add new pan & tilt color cameras inside.	For officer safety. To watch hidden areas and trouble spots. Add capacity to existing system. None presently installed.	2 Units		\$ 11,900
SMN.3.A01	Cell Block 3	Replace concrete floor slab. Patch concrete.	In need of repair	60 SF		\$ 500
SMN.3.A02	Cell Block 3	Replace existing window system - w/ insulated system.	In need of repair To Eliminate High Maintenance Condition. .	4,860 SF		\$ 310,300
SMN.3.A03	Cell Block 3	Rebuild communal shower rooms. Walls.	To repair water damage.	450 SF		\$ 75,600
SMN.3.A04	Cell Block 3	Misc projects. Wrap shower columns in stainless steel 145 SF.	Worn out. To Eliminate High Maintenance Condition. To repair water damage.	Lump Sum		\$ 2,400
SMN.3.A05	Cell Block 3	Misc projects. Build an awning over entry (8 x 10).	In need of repair and to eliminate high maintenance condition. .	Lump Sum		\$ 5,400

SMN.3.E01	Cell Block 3	INTERIOR LIGHTING-Relamp/reballast interior light fixture(s), Troffer. Remove T12 lamps and magnetic ballasts and replace with T8 lamps and electronic ballasts.	Increase equipment efficiency. Provides a cost and energy savings.	46,700 SF		\$ 156,900
SMN.3.E02	Cell Block 3	ELECTRICAL DISTRIBUTION SYSTEM-Miscellaneous. Replace seven electrical panels.	Existing equipment is damaged. Service reliability. Provides for future growth. Personal safety.	Lump Sum		\$ 117,600
SMN.3.E03	Cell Block 3	ELECTRICAL DISTRIBUTION SYSTEM-Remove existing distribution equipment.	Safety item.	3 Units		\$ 37,800
SMN.3.M01	Cell Block 3	Miscellaneous. Provide additional ventilation.	To improve ventilation operations.	Lump Sum		\$ 33,600
SMN.3.M02	Cell Block 3	Replace/new piping. Replace domestic water (hot & cold), plumbing piping near catwalks.	Worn out. Leaking.	20,000 SF		\$ 40,300
SMN.3.M03	Cell Block 3	Miscellaneous. Install new hot water heating coils in basement.	Worn out. Leaking.	Lump Sum		\$ 33,600
SMN.3.M04	Cell Block 3	Roof top unit, heating only. Replace rooftop energy recovery unit.	Worn out. Future major expense.	20,000 CFM		\$ 40,300
SMN.3.S01	Cell Block 3	Add new pan & tilt color cameras inside.	To watch hidden areas and trouble spots. Add capacity to existing system.	2 Units		\$ 11,900
SMN.84.A01	Shake Down	Replace existing roof. Concrete.	Damaged. Leading to More Serious Problems. To repair water damage.	225 SF		\$ 1,700
SMN.84.A02	Shake Down	Replace existing window system - w/ insulated system.	Worn out. Damaged. To repair water damage.	170 SF		\$ 10,900
SMN.84.A03	Shake Down	Replace double exterior doors/frame/hardware.	Worn out. Damaged. To Cover up Water Damage.	2 Units		\$ 9,400
SMN.84.A04	Shake Down	Replace recessed mat.	Worn out. In need of repair.	20 SF		\$ 1,000
SMN.84.A05	Shake Down	Misc projects. Build an addition with toilets (50 SF).	Observation of Existing Condition. Have to close down MSI gate if a break is needed.	Lump Sum		\$ 16,800
SMN.84.E01	Shake Down	INTERIOR LIGHTING-Relamp/reballast interior light fixture(s), Troffer. Remove T12 lamps and magnetic ballasts and replace with T8 lamps and electronic ballasts.	Increase equipment efficiency. Provides a cost and energy savings.	225 SF		\$ 760

SMN.140.A01	Administration	Add power assist doors.	To improve efficiency.	1 Unit		\$ 9,900
SMN.140.A02	Administration	Replace acoustic ceiling system.	To repair water damage.	1,600 SF		\$ 10,800
SMN.140.A03	Administration	Replace quarry tile.	In need of repair and to Eliminate High Maintenance Condition.	8,200 SF		\$ 137,800
SMN.140.E01	Administration	INTERIOR LIGHTING-Relamp/reballast interior light fixture(s), Troffer. Remove T12 lamps and magnetic ballasts and replace with T8 lamps and electronic ballasts.	Increase equipment efficiency. Provides a cost and energy savings.	16,373 SF		\$ 55,000
SMN.140.M01	Administration	Replace pneumatic with direct digital controls (DDC).	Provide better temperature control.	16,373 SF		\$ 55,000
SMN.140.M02	Administration	Miscellaneous. Install hot water reheat coils for interior zone VAV boxes.	Provide better temperature control.	Lump Sum		\$ 6,700
SMN.140.M03	Administration	Miscellaneous. Renovate HVAC ductwork.	In need of repair and to provide better temperature control.	Lump Sum		\$ 4,200
SMN.140.M04	Administration	Miscellaneous. Install new VAV boxes.	In need of repair.	Lump Sum		\$ 8,400
SMN.140.M05	Administration	Miscellaneous. Demo existing chillers and piping, air cooled condensing units.	In need of replacement.	Lump Sum		\$ 8,400
SMN.140.M06	Administration	Pumps. New heating hot water pump.	In need of replacement.	16,373 SF		\$ 2,200
SMN.140.M07	Administration	New water softener system (270 GPM peak).	In need of replacement.	1 Unit		\$ 6,600
SMN.140.M08	Administration	Replace/new hot water heater - 50 gallon. New 50 gallon electric hot water heater.	In need of replacement.	1 Unit		\$ 2,100
SMN.140.M09	Administration	Replace steam unit heater (100 mbh output). New hot water unit heater for mechanical room.	In need of replacement.	1 Unit		\$ 1,500
SMN.140.M10	Administration	Miscellaneous. Renovate exhaust system for building.	To improve ventilation operations.	Lump Sum		\$ 13,400

SMN.140.M11	Administration	Miscellaneous. Renovate men's and women's toilet rooms.	In need of repair.	Lump Sum		\$ 25,200
SMN.140.M12	Administration	Replace/new piping. Replace hot and cold water piping.	Worn out. Leaking.	16,373 SF		\$ 20,600
SMN.140.M13	Administration	Miscellaneous. Replace cabinet unit heaters.	Worn out. Future major expense.	Lump Sum		\$ 3,500
SMN.140.S01	Administration	Replace monitoring system.	In need of repair to eliminate high maintenance condition and to enhance staff and public safety.	Lump Sum		\$ 37,800
SMN.140.S02	Administration	Add new cameras inside.	To watch hidden areas and trouble spots. Add capacity to existing system.	3 Units		\$ 17,900
SMN.140.S03	Administration	Upgrade paging system.	In need of repair and upgrading and to enhance staff and public safety.	Lump Sum		\$ 41,200
SMN.141.A01	Food Service	Replace existing roof.	Worn out. Damaged. To Eliminate High Maintenance Condition. To repair water damage.	5,200 SF		\$ 39,300
SMN.141.A02	Food Service	Replace damaged steel. 5 column bases.	Worn out. Leading to More Serious Problems. To eliminate water damage.	Lump Sum		\$ 16,800
SMN.141.A03	Food Service	Replace concrete floor slab. Stair treads.	In need of repair.	20 SF		\$ 170
SMN.141.A04	Food Service	Repair/Replace plaster. Soffit.	Damaged. Leading to More Serious Problems. To repair water damage.	830 SF		\$ 22,300
SMN.141.A05	Food Service	Replace existing window system - w/ insulated system.	Worn out. Damaged. To Eliminate High Maintenance Condition.	930 SF		\$ 59,400
SMN.141.A06	Food Service	Replace single exterior door/frame/hardware.	Worn out. Damaged. To repair water damage.	4 Units		\$ 10,100
SMN.141.A07	Food Service	Equipment - New and Replacement. Replace 3 coolers (total 1,550 SF).	To improve operations.	Lump Sum		\$ 151,200
SMN.141.A08	Food Service	Equipment - New and Replacement. Replace pot and pan washer.	Damaged. Request of Facilities Maintenance.	Lump Sum		\$ 7,600

SMN.141.A09	Food Service	Equipment - New and Replacement. Replace seating in cafeteria area (276 seats).	Damaged. To Eliminate High Maintenance Condition.	Lump Sum		\$ 164,600
SMN.141.E01	Food Service	INTERIOR LIGHTING-Relamp/reballast interior light fixture(s), Troffer. Remove T12 lamps and magnetic ballasts and replace with T8 lamps and electronic ballasts.	Increase equipment efficiency. Provides a cost and energy savings.	22,230 SF		\$ 60,000
SMN.141.E02	Food Service	ELECTRICAL DISTRIBUTION SYSTEM-Miscellaneous. Replace feeder transformer, distribution panel and branch circuits to equipment in basement with water damage.	Existing equipment is damaged. Existing equipment has become a safety problem. Provides for future growth. Personal safety.	Lump Sum		\$ 117,600
SMN.141.M01	Food Service	Condensing unit. Replace condensing units for walk-in coolers (eight).	Worn out. Future major expense.	16 Tons		\$ 21,500
SMN.141.M02	Food Service	Replace/new piping. Replace cold water, hot water piping.	Worn out. Leaking.	22,230 SF		\$ 16,800
SMN.141.M03	Food Service	New water softener system (270 GPM peak).	Worn out.	1 Unit		\$ 10,900
SMN.141.M04	Food Service	New condensate return system (1-1/2 HP duplex).	Worn out. Leaking.	1 Unit		\$ 6,700
SMN.141.M05	Food Service	Pumps.	Worn out.	20,000 SF		\$ 3,400
SMN.141.M06	Food Service	Replace/new steam to hot water converter system - 800 GPM. Approximately 100 GPM.	Worn out. Future major expense.	1 Unit		\$ 11,800
SMN.141.M07	Food Service	Replace pneumatic with direct digital controls (DDC).	In need of repair.	22,230 SF		\$ 37,300
SMN.141.M08	Food Service	Air handling unit DX. Replace AHU for store area and replace multi-zone AHU.	Worn out.	2,000 SF		\$ 33,600
SMN.141.M09	Food Service	Make-up air handling unit (heating only).	Worn out. Future major expense.	2,500 CFM		\$ 7,400
SMN.141.M10	Food Service	Exhaust fan(s).	Worn out.	1,000 SF		\$ 6,700
SMN.141.M11	Food Service	Miscellaneous. Replace 5 hot water vestibule heaters.	Worn out. Future major expense.	Lump Sum		\$ 4,700

SMN.141.M12	Food Service	Replace steam unit heater (100 mbh output). Replace four hot water unit heaters.	Worn out. Future major expense.	4 Units		\$ 4,800
SMN.141.M13	Food Service	Replace/new piping. Replace water pipes and fittings above ceilings and behind walls.	Worn out. Leaking.	10,000 SF		\$ 12,600
SMN.141.S01	Food Service	Add new pan & tilt color cameras inside. (3) in the store. (4) in the infirmary.	For staff safety. To watch areas where critical tools are used. Add capacity to existing system.	7 Units		\$ 41,700
SMN.142.A01	Programs	Replace existing roof.	Worn out. Leading to More Serious Problems.	53,800 SF		\$ 406,700
SMN.142.A02	Programs	Recaulk/Reseal building joints.	Worn out. Leading to More Serious Problems.	170 LF		\$ 510
SMN.142.A03	Programs	Replace existing window system - w/ insulated system.	Worn out. Leading to More Serious Problems. To Eliminate High Maintenance Condition.	2,000 SF		\$ 127,700
SMN.142.A04	Programs	Replace single exterior door/frame/hardware.	Worn out. Damaged. To repair water damage.	1 Unit		\$ 2,500
SMN.142.A05	Programs	Replace double exterior doors/frame/hardware.	Worn out. Damaged. To repair water damage.	2 Units		\$ 14,100
SMN.142.A06	Programs	Replace athletic flooring.	Worn out. Damaged. To repair water damage.	8,000 SF		\$ 161,300
SMN.142.A07	Programs	Equipment - New and Replacement. Install new diffusers (6).	Damaged. In need of repair.	Lump Sum		\$ 400
SMN.142.A08	Programs	Equipment - New and Replacement. Replace 60' long bleachers.	Damaged. To Eliminate High Maintenance Condition.	Lump Sum		\$ 40,300
SMN.142.E01	Programs	INTERIOR LIGHTING-Relamp/reballast interior light fixture(s), Troffer. Remove T12 lamps and magnetic ballasts and replace with T8 lamps and electronic ballasts.	Increase equipment efficiency. Provides a cost and energy savings.	53,800 SF		\$ 180,800
SMN.142.E02	Programs	ELECTRICAL DISTRIBUTION SYSTEM-Miscellaneous. Replace distribution panel, transformer, and branch panel.	Existing equipment is damaged. Existing equipment has become a safety problem. Service reliability. Provides for future growth. Personal safety.	Lump Sum		\$ 67,200
SMN.142.M01	Programs	Replace/new piping. Replace cold and hot water piping in tunnel.	Worn out. Leaking.	15,000 SF		\$ 37,800

SMN.142.S01	Programs	Add new pan & tilt color cameras inside.	For officer safety. To watch hidden areas and trouble spots. To watch areas where critical tools are used. .	3 Units		\$ 17,900
SMN.142A.A01	Greenhouse	Replace single exterior door/frame/hardware.	Damaged.	2 Units		\$ 5,000
SMN.143.A01	C Post	Replace acoustic ceiling system.	Worn out. Damaged. To repair water damage.	80 SF		\$ 540
SMN.143.A02	C Post	Replace VCT.	Worn out. Damaged.	80 SF		\$ 540
SMN.143.E01	C Post	ELECTRICAL DISTRIBUTION SYSTEM-Miscellaneous. Replace entire electrical system in Gun Tower.	Existing equipment is damaged. Service reliability.	Lump Sum		\$ 33,600
SMN.143.M01	C Post	Electric unit heater (2000 Watts).	Worn out.	1 Unit		\$ 540
SMN.143.M02	C Post	Replace/new piping. Replace plumbing piping.	Worn out.	200 SF		\$ 410
SMN.143.S01	C Post	Remove equipment. Remove old graphic panel and old intercom.	Beyond useful life. To eliminate high maintenance condition. Not functioning properly, components failing.	Lump Sum		\$ 2,500
SMN.143.S02	C Post	Add new equipment. Add new intercom, conduit, and box for call switch.	Request of facilities maintenance. For staff safety.	Lump Sum		\$ 3,700
SMN.144.A01	B Post	Misc projects. New gun tower (200 SF).	Damage Due To Facility Growth. Request of Facilities Maintenance.	Lump Sum		\$ 210,000
SMN.144.A02	B Post	Building demolition.	Worn out. Damaged. To Eliminate High Maintenance Condition.	200 SF		\$ 2,400
SMN.144.E01	B Post	ELECTRICAL DISTRIBUTION SYSTEM-Miscellaneous. Replace entire electrical system in Gun Tower.	Existing equipment is damaged. Service reliability.	Lump Sum		\$ 33,600
SMN.144.M01	B Post	Electric unit heater (2000 Watts).	Worn out.	1 Unit		\$ 540
SMN.144.M02	B Post	Replace/new piping. Replace plumbing piping.	Worn out.	200 SF		\$ 410

SMN.144.S01	B Post	Add fire alarm system. Remove old graphic panel and old intercom.	In need of replacement o eliminate high maintenance condition.	Lump Sum		\$ 2,500
SMN.144.S02	B Post	Add new equipment. Add new intercom, conduit, and box for call switch.	Request of facilities maintenance. For staff safety.	Lump Sum		\$ 3,700
SMN.144A.A01	Sallyport Storage	Replace metal panels.	Worn out. Damaged.	100 SF		\$ 4,500
SMN.144A.A02	Sallyport Storage	Replace single exterior door/frame/hardware.	Worn out. Damaged. To repair waterdDamage.	1 Unit		\$ 2,500
SMN.144B.A01	Sallyport	Misc projects. Build a new building (70 SF) in the Sallyport.	Damage Due To Facility Growth.	Lump Sum		\$ 5,400
SMN.144B.A02	Sallyport	Building demolition.	Worn out. Damaged.	64 SF		\$ 750
SMN.145.A01	A Post	Replace acoustic ceiling system.	Worn out. Damaged. To repair water damage.	80 SF		\$ 540
SMN.145.A02	A Post	Replace VCT.	Worn out. Damaged.	80 SF		\$ 540
SMN.145.E01	A Post	ELECTRICAL DISTRIBUTION SYSTEM-Miscellaneous. Replace entire electrical system in Gun Tower.	Existing equipment is damaged. Service reliability.	Lump Sum		\$ 33,600
SMN.145.M01	A Post	Electric unit heater (2000 Watts).	Worn out.	1 Unit		\$ 540
SMN.145.M02	A Post	Replace/new piping. Replace plumbing piping.	Worn out.	200 SF		\$ 410
SMN.145.S01	A Post	Remove equipment. Remove old graphic panel and old intercom.	Beyond useful life. To eliminate high maintenance condition.	Lump Sum		\$ 2,500
SMN.145.S02	A Post	Add new equipment. Add new intercom, conduit, and box for call switch.	Request of facilities maintenance. For staff safety.	Lump Sum		\$ 3,700
SMN.146.A01	Maintenance	Replace VCT.	Worn out. Damaged.	200 SF		\$ 1,300

SMN.146.E01	Maintenance	INTERIOR LIGHTING-Relamp/reballast interior light fixture(s), Troffer. Remove T12 lamps and magnetic ballasts and replace with T8 lamps and electronic ballasts.	Increase equipment efficiency. Provides a cost and energy savings.	1,000 SF		\$ 2,700
SMN.146.E02	Maintenance	EMERGENCY LIGHTING-Install additional emergency light fixture(s), Wall Mounted.	Security light. Life safety code compliance.	12 Units		\$ 5,200
SMN.146.E03	Maintenance	ELECTRICAL DISTRIBUTION SYSTEM-Replace switchboard.	Existing equipment undersized for present load conditions. Provides for future growth.	1 Unit		\$ 40,500
SMN.155.A01	Storage	Building demolition.	Damaged. To Eliminate High Maintenance Condition.	1,600 SF		\$ 18,800
SMN.155.A02	Storage	Misc projects. Build a 2,000 SF storage building.	Damage Due To Facility Growth.	Lump Sum		\$ 151,200
SMN.193.A01	DLW Hospital	Replace or add roof drains. Add drain at south end of exterior courtyard roof.	Leading to More Serious Problems. To Eliminate High Maintenance Condition. To repair water damage.	1 Unit		\$ 840
SMN.193.A02	DLW Hospital	Replace/Repair metal flashing.	Damaged. Leading to More Serious Problems. To Eliminate High Maintenance Condition. To repair water damage.	60 LF		\$ 1,500
SMN.193.A03	DLW Hospital	Repair brick - selective areas.	Damaged. In need of repair.	180 SF		\$ 4,500
SMN.193.A04	DLW Hospital	Tuckpoint brick.	Worn out. Damaged. Leading to More Serious Problems. To repair water damage.	100 SF		\$ 840
SMN.193.A05	DLW Hospital	Recaulk/Reseal window system.	Worn out. Damaged. Leading to More Serious Problems. To Eliminate High Maintenance Condition.	2,700 SF		\$ 22,700
SMN.193.A06	DLW Hospital	Replace single exterior door/frame/hardware.	Worn out. Damaged. To repair water damage.	3 Units		\$ 7,600
SMN.193.A07	DLW Hospital	Replace interior doors/frame/hardware.	Worn out. Damaged. In need of replacement.	3 Units		\$ 7,600
SMN.193.A08	DLW Hospital	Replace VCT.	Worn out. Damaged. Leading to More Serious Problems. Not to Present Code. To Eliminate High Maintenance Condition. Request of Facilities Maintenance. Need sterile environment. Flooring propagates bacteria.	180,000 SF		\$ 1,209,600
SMN.193.A09	DLW Hospital	Equipment - New and Replacement. Replace (2) 4 floor elevators.	Worn out. Damaged. To Eliminate High Maintenance Condition. .	Lump Sum		\$ 420,000

SMN.193.A10	DLW Hospital	Rebuild communal shower rooms. Use a polymer flooring and level walls and floor.	Damaged. Leading to More Serious Problems. To Eliminate High Maintenance Condition. To repair water damage.	700 SF		\$ 117,600
SMN.193.A11	DLW Hospital	Misc projects. Replace shower pans and terrazzo with a polymer floor (130 SF).	Damaged. Leading to More Serious Problems. To Eliminate High Maintenance Condition. To repair water damage.	Lump Sum		\$ 21,800
SMN.193.A12	DLW Hospital	Misc projects. Replace 250 SF of casework.	Damaged. Dangerous or Potentially Life Threatening. To Eliminate High Maintenance Condition. Request of Facilities Maintenance. Need sterile environment. Damaged casework propagates bacteria.	Lump Sum		\$ 84,000
SMN.193.A13	DLW Hospital	Misc projects. Build a roof and replace floor of exterior courtyard location of old chiller (500 SF).	Damage Due To Facility Growth. Request of Facilities Maintenance. Need mechanical and electrical storage.	Lump Sum		\$ 16,800
SMN.193.E01	DLW Hospital	INTERIOR LIGHTING-Relamp/reballast interior light fixture(s), Troffer. Remove T12 lamps and magnetic ballasts and replace with T8 lamps and electronic ballasts.	Increase equipment efficiency. Provides a cost and energy savings.	227,443 SF		\$ 764,200
SMN.193.E02	DLW Hospital	EXTERIOR LIGHTING-Replace exterior light fixture(s), Pole Mounted. Replace rusted parking lot poles.	Existing equipment is damaged.	15 Units		\$ 13,200
SMN.193.E03	DLW Hospital	ELECTRICAL DISTRIBUTION SYSTEM-Miscellaneous. Replace unit substation emergency transfer controls.	Existing equipment is no longer functioning. Existing equipment has become a safety problem. Service reliability. .	Lump Sum		\$ 67,500
SMN.193.M01	DLW Hospital	Replace/new hot water heater - 250 gallon.	Worn out. Future major expense.	2 Units		\$ 27,200
SMN.193.M02	DLW Hospital	Replace pneumatic with direct digital controls (DDC).	Not functioning or broken. Provide better temperature control.	223,443 SF		\$ 93,800
SMN.193.M03	DLW Hospital	Miscellaneous. Replace reheat coils in ductwork.	IN need of replacement. Worn out. Future major expense.	Lump Sum		\$ 10,100
SMN.193.M04	DLW Hospital	Miscellaneous. Exhaust system for dental vacuum equipment.	None presently installed.	Lump Sum		\$ 3,400
SMN.193.M05	DLW Hospital	New water softener system (270 GPM peak).	None presently installed.	1 Unit		\$ 10,900
SMN.193.M06	DLW Hospital	Miscellaneous. Replace supply and return fan motors and two AHU.	Worn out.	Lump Sum		\$ 28,200
SMN.193.M07	DLW Hospital	Miscellaneous. Replace air compressor.	Worn out. Future major expense.	Lump Sum		\$ 9,400

SMN.193.M08	DLW Hospital	Miscellaneous. Replace valves (water closet) in the plumbing chase.	Worn out. Future major expense.	Lump Sum		\$ 26,900
SMN.193.S01	DLW Hospital	Add new camera headend equipment.	For officer safety. To watch hidden areas and trouble spots. To watch areas where critical tools are used. None presently installed.	1 Unit		\$ 17,600
SMN.193.S02	DLW Hospital	Upgrade door controls. Add new controls and locks.	Beyond useful life. Leading to more serious problems. . To eliminate high maintenance condition.	64 Units		\$ 147,800
SMN.193.S03	DLW Hospital	Add new color cameras inside.	Beyond useful life. Leading to more serious problems. Request of facilities maintenance. To eliminate high maintenance condition. For officer safety. Add capacity to existing system.	24 Units		\$ 48,400
SMN.193.S04	DLW Hospital	Add new color cameras inside.	For staff safety. To watch hidden areas and trouble spots. To watch areas where critical tools are used. None presently installed.	14 Units		\$ 83,500
SMN.193.S05	DLW Hospital	Add new camera headend equipment.	For officer safety. To watch hidden areas and trouble spots. Add capacity to existing system.	1 Unit		\$ 17,600
SMN.194.E01	MSI Warehouse	INTERIOR LIGHTING-Replace interior light fixture(s), Industrial.	Existing equipment is old and has reached the end of its useful life. Increase equipment efficiency. Provides a cost and energy savings.	7,200 SF		\$ 48,400
SMN.194.E02	MSI Warehouse	ELECTRICAL DISTRIBUTION SYSTEM-Miscellaneous. Replace distribution panel and equipment circuits.	Existing equipment is old and has reached the end of its useful life. Existing equipment undersized for present load conditions. Service reliability.	Lump Sum		\$ 50,400
SMN.226.A01	Legal Services	Replace existing roof.	Worn out. To Eliminate High Maintenance Condition.	3,140 SF		\$ 23,700
SMN.226.A02	Legal Services	Repair/Replace wood soffit/siding.	Damaged. Leading to More Serious Problems. To repair water damage.	100 SF		\$ 1,300
SMN.226.A03	Legal Services	Replace existing window system - w/ insulated system.	Worn out. Damaged.	72 SF		\$ 4,600
SMN.226.A04	Legal Services	Replace single exterior door/frame/hardware.	Worn out. Damaged. To repair water damage.	1 Unit		\$ 2,500
SMN.226.E01	Legal Services	INTERIOR LIGHTING-Relamp/reballast interior light fixture(s), Troffer. Remove T12 lamps and magnetic ballasts and replace with T8 lamps and electronic ballasts.	Increase equipment efficiency. Provides a cost and energy savings.	3,136 SF		\$ 10,500
SMN.G1.A01	Housing Gun Tower #1	Misc projects. New gun tower (70 SF).	Damage Due To Facility Growth. Request of Facilities Maintenance.	Lump Sum		\$ 151,200

SMN.G1.A02	Housing Gun Tower #1	Building demolition.	Worn out. Damaged. To Eliminate High Maintenance Condition. Request of Facilities Maintenance.	64 SF		\$ 750
SMN.G2.A01	Housing Gun Tower #2	Replace concrete floor slab. Patch concrete walls.	Damaged.	50 SF		\$ 420
SMN.G2.A02	Housing Gun Tower #2	Tuckpoint brick.	Worn out. Damaged.	50 SF		\$ 420
SMN.G2.A03	Housing Gun Tower #2	Replace existing window system - w/ insulated system.	Worn out. Damaged. To Eliminate High Maintenance Condition. To repair water damage.	50 SF		\$ 3,200
SMN.G2.E01	Housing Gun Tower #2	ELECTRICAL DISTRIBUTION SYSTEM-Miscellaneous. Replace entire electrical system in Gun Tower.	Existing equipment is old and has reached the end of its useful life. Service reliability.	Lump Sum		\$ 33,600
SMN.G3.A01	Housing Gun Tower #3	Replace concrete floor slab. Patch concrete walls.	Damaged.	50 SF		\$ 420
SMN.G3.A02	Housing Gun Tower #3	Tuckpoint brick.	Worn out. Damaged.	50 SF		\$ 420
SMN.G3.A03	Housing Gun Tower #3	Replace existing window system - w/ insulated system.	Worn out. Damaged. To Eliminate High Maintenance Condition. To repair water damage.	50 SF		\$ 3,200
SMN.G3.E01	Housing Gun Tower #3	ELECTRICAL DISTRIBUTION SYSTEM-Miscellaneous. Replace entire electrical system in Gun Tower.	Existing equipment is old and has reached the end of its useful life. Service reliability.	Lump Sum		\$ 33,600

# Michigan Department of Corrections

## Memorandum

DATE: **June 14th, 2013**

TO: Cathleen Stoddard, Warden  
Richard A. Handlon Correctional Facility

FROM: Stephen Card, Physical Plant Supt.  
Richard A. Handlon Correctional Facility

SUBJECT: **Annual Physical Plant Inspection – 2013**

Another year has passed and even with continued budget restrictions we continue to effectively maintain the facility with our excellent maintenance staff here at MTU. Building upgrades are still needed so I will continue my efforts to improve and maintain an efficient building envelope and to prevent any building deterioration. We continue to manage repair and removal of asbestos using a contracted vendor as needed. We have made many repairs to the main portion of our steam system located in the maintenance basement, and hope to have everything in the maintenance building in like new condition before the start of the next heating season. Once we have the main distribution control system repaired we will start repairing one building at a time until the whole heating and hot water system has been repaired to its original operating condition. We have many exterior doors that need to be replaced and many that need to be painted.

### Housing Unit A / Health Care

An upgrade to the building heating system is needed to regulate steam use in the building. Heating the cells in this building is a challenge because of the air infiltration through the metal frame single pane glass in all the prisoner cells. The domestic hot and cold water lines in the pipe chases are in poor condition and need to be replaced. The main entrance door into the health care area is in poor condition and needs replacing. The roof, block and brick are in good condition. A fires detection system upgrade is needed. An Electrical system upgrade is needed. Cameras are needed.

### Housing Unit B

The heating system in this building is need of upgrading similar to A Unit. Heating controls are basically controlled manually by maintenance staff in this building. The building windows are in the same type and condition as those in A Unit. The roof system is in good condition. The main entrance door / partition is in poor condition and should be considered for replacement. A fires detection system upgrade is needed. An Electrical system upgrade is needed. Cameras are needed.

### Housing Unit C

The sky lights in this building are in poor condition and should be considered for replacement. They continue to be patched again this year. The normal 10 year life of this buildings rubber roof is in its 22 year of service. A section of this roof separated this past winter and was repaired this spring. Replacement of the rubber roof is recommended. The heating control system is in poor condition and should be considered for a upgrade to reduce steam usage. The hollow metal door to the basement mechanical room needs to be replaced. A fires detection system upgrade is needed. An Electrical system upgrade is needed. Cameras are needed.

### Housing Unit D

The heating controls are not operational in this building, so controlling the heat is done manually by maintenance staff. The water supply and drain lines are imbedded into the walls so repair and maintenance is very difficult. New access panels and piping should be considered. The rubber roof of this building is the same age as C Unit, so replacement should be considered in the near future. There are several sky lights that continually leak and should be considered for replacement. Overall the interior and exterior walls are in good condition except for the TV and Card rooms metal/ glass doors and partitions which are in poor condition. A new set of doors are needed to the mechanical room. A fires detection system upgrade is needed. An Electrical system upgrade is needed. Cameras are needed.

### Housing Unit E

The existing heating controls are not operational on the building steam heating system, so it is being controls manually by maintenance staff. The roof system on this building is in good condition. The existing prisoner top locks are problematic and should be considered for replacement with a new style lock. The floors in the prisoner bathrooms are pitted and difficult to keep clean. A floor coating material is recommended for this area. The sanitary lines are difficult to clean and should be reworked to make them more efficient to clean. The existing doors/ partitions to the nurses station and activity rooms are in poor condition and should be considered for replacement. A fires detection system upgrade is needed. An Electrical system upgrade is needed. Cameras are needed.

### Housing Unit F

The heating controls in this building are controlled manually by maintenance staff and should be considered for replacement. The main entrance door/ partition is in poor condition and should be replaced. The roofing system is in good condition. The block, brick, and flooring in this building is in good condition. A fires detection system upgrade is needed. An Electrical system upgrade is needed. Cameras are needed.

### Field House

The entrance doors into the gym are in poor condition should be considered for replacement. Floors are in good condition. Interior and exterior block and brick is in good condition. The building roof and flashing is in good condition. A fire detection system upgrade is needed. An Electrical system upgrade is needed. Cameras are needed.

### Recreation Building

This building is in good condition. Block and roof is in good condition. Lighting in the building should be upgraded. The wooden wall around the weight pit is in need of repair which is behind the fence material making it a difficult repair.

### School Building

The main entrance door/ window system is in poor condition and should be considered for replacement. Seventy five percent of the building has large single pane glass windows that cause a large amount of heat loss. Several of these outside wall/ window partitions have deteriorated and should be considered for replacement. An overhead door on the east side of the auto mechanics area is in poor condition and should be replaced. The toilet partitions in the north hallway prisoner bathroom are in poor condition. The roof system, interior and exterior block and brick on the building are in good condition.

### Food Service

The main entrance doors/ glass panels are in poor condition. A plan to replace these and upgrade the prisoner chow line should be considered for cleaning and sanitation reasons. The dining room has large single pane exterior glass partitions that are in poor condition and should be replaced with a more energy efficient windows and panels. The concrete pad for the garbage container and grease container are in poor condition and should be replaced. A new slip resistant epoxy floor coating was installed in the dish room when the dish machine was replaced with the Deerfield Hobart unit. The last water cooled compressor units need to be replaced. The grease trap has a broken wall in it and needs to be repaired.

### Administration Building

The bituminous parking lots for staff and visitors are in poor condition. Additional bituminous parking is needed in the upper parking lot for staff. The paved parking lot needs to be resurfaced. The lighting poles and fixtures need to be updated in the upper parking area. All the roofing systems are in good condition.

### Activity Building

The south east side of the building has the old store windows that are in poor condition. These windows should be removed and steel siding installed. A coating material is needed on the roof.

### Gun Range

The gun range building is in fair condition. The exterior doors are in poor condition and should be replaced. Some wood panels and trim need repair. Painting is needed on the exterior of the building. An upgrade of the security lighting is needed. A new phone line needs to be run.

### Fences, Towers, Grounds

The guard towers are in poor condition and need to be painted. The perimeter fences and post are in good condition. When funds are available, removal of the northwest gate should be considered. Nearly all of our building water main curb valves do not shut off so a building can be isolated, these valve need to be considered for replacement. Several sections of concrete sidewalk need to be replaced. The sally port gate operators have been ordered to replace to problem operators. The sensor wire on your fences is very old and we continue to have problems with false alarms on the outside zones. Two outside zones have had the sensor wire replaced with new sensor wire. We will continue to replace the wire on bad zones as they fail. A great deal of limestone is needed all over the facility.

### Maintenance Area Buildings

The 2400 volt electrical service main from the maintenance building feeding the facility should be considered for replacement because of the age of the wire. The emergency generator building is in good condition. Repairs were done by a contractor to repair coolant leaking into the crankcase. The underground diesel storage tank has been inspected and is in good condition. The existing steam fiber cast condensate line from M21 to RMI Power plant is in poor condition and is a continual maintenance problem. The remaining condensate line should be considered for replacement. The MTU/ICF sewer manual bar screen needs to be upgraded to an automated system. The maintenance building walls, floors and roof are in good condition. The pole building equipment storage buildings are in good condition.

cc;

David Flack – Physical Plant Manager

Kim Grant – Facility Manager

**RICHARD HANDLON CORRECTIONAL FACILITY**

**5-Year Plan FY2015**

Project No.	Building	Project Description	Reason Description	Quantity	Facility Priority	Cost Estimate
		New north perimeter road addition	Perimeter vehicle	700LF	2	\$260,000
MTU.00		Upgrade sanitary system bar screen.	Existing system is manual and	1 Unit	2	\$995,500
		Provide bituminous access, conduit and power to building and equipment.	Does not have the capacity to handle ICF and MTU sewer.			
MTU.00		Replace existing 8" sanitary main with a 12" sewer pipe at bar screen	Existing is undersized and can cause bar screen to backup	300 LF	2	\$140,000
MTU.00		Cover existing gravel parking lot with bituminous and existing with 1 1/2".	Improve mainenance, improve apperance	12,000 SF	5	\$52,000
MTU.00		Repair stairs to upper parking lot. Install concrete curb, replace stairs, raise stair 6" above upper lot.	Improve drainage, prevent personal injury, soil erosion issue, prevent winter hazard.	3,000 SF	3	\$28,000
MTU.00		Replace pavement/driveway/perimeter road. Bituminous, remove and replace full debth.	Existing pavement is breaking up and leaving large chunks when scraping snow.	22,000 SF	3	\$99,700
MTU.00		Remove and replace cracked and broken sidewalks. Widen others	Existing sidewalks are raised and cracked from frost. Wider sidewalks for prisoner traffic flow	2,500 SF	3	\$ 28,000
MTU.00		Pavement/Driveway/Bituminous, Overlay existing with 3" of new bituminous.	Due to age of system. To fix damaged and failure area.	3,000 SF	3	\$ 21,000
MTU.00		Fire Hydrant & Valve Box, Remove & Replace. Various Locations	Due to age of system. To improve fire water flow. Long-term maintenance issure, Life safety issue, Fire code issue	3 Units	2	\$14,000
MTU.00		Water distribution system piping. Remove & replace approximately 35% of the existing water system. Include pipe, valves & boxes, replace drives and sidewalks.	Due to age of system, to improve fire water flow, long term high maintenance issue Due to wide spread at various locatin specific areas can not be identified.	LS	2	\$ 239,000
MTU.00		Parking Lot, Bituminous, Remove & Replace Full Depth. Two south bituminous parking lots. Re-strip	Due to age of system. To prevent failure. To fix deteriorated, damaged, failure area. To improve vehicle traffic flow. Long-term/high maintenance issue. Service reliabilty.	55,000 SF	3	\$ 285,000

MTU.00	Sidewalk, Concrete, Remove & Replace. Located north of A Unit front entrance and section of sidewalk near west end of A Unit. Provide positive drainage away from the building and remove the low spots in the walkway.	Due to age of system. To improve drainage. To prevent failure. To fix deteriorated, damaged, failure area. To prevent personal injury. To improve appearance. To improve pedestrian traffic flow.	1,200 SF	3	\$ 18,000
MTU.00	Electrical Distribution System- Replace feeder. Replace facilities 2400 volt primary loop conductors. Site's medium voltage conductors are more than forty (40) years old.	Existing equipment is old and has reached the end of its useful life. Preventative Maintenance. A higher potential for ground faults as conductor insulation ages and deteriorates.	1,300 LF	3	\$ 85,000
MTU.00	Install fiber, communications on perimeter.	More cost effective to replace soon. Request of facilities maintenance. Faster and better communication of data. Fiber is resistant to lightning damage.	3,900 LF	3	\$ 98,000
MTU.00	Upgrade monitoring system. 3 locations, replace old 680 E-field panels with new Intellifield panels, new nema 48"x24"x10" boxes at 4 locations.	Dangerous and potentially life threatening. Beyond useful life. Currently electronic fence could stop working in some areas.	MOP	3	\$ 92,000
MTU.1	Replace interior door hardware.	Does not meet ADA Guidelines	30 Units	3	\$29,000
MTU.1	Rebuild visitor communal toilet rooms.	Worn out. Not to present code. Cosmetically necessary or aesthetically poor. Eliminate high maintenance condition.	800 SF	3	\$140,000
MTU.1	Electrical Distribution System - Replace unit substation, single-ended 500KVA transformer.	Existing equipment is old and has reached the end of its useful life. Existing equipment is obsolete. Replacement parts are either hard to find or no longer available.	1 Unit	2	\$210,000
MTU.1	Air handling unit heating only. (3) heating and ventilation units	Beyond useful life. Reduce energy usage. Doesn't meet current ventilation standards. Provide better temperature control. Impairs building operations.	9,000 SF	2	\$120,000
MTU.2	Replace existing window system in dining room w/insulated system.	To eliminate high maintenance condition, provide energy efficiency.	3,000 SF	2	\$245,000
MTU.2	Replace entry system. w/insulated system.	Worn out. Leading to more serious problems. Cosmetically necessary or aesthetically poor. To eliminate high maintenance condition.	200 SF	2	\$18,000
MTU.2	Replace interior door/frame/hardware.	Worn out. Damaged. Cosmetically necessary and aesthetically poor. To eliminate high maintenance condition.	7 Units	2	\$19,500
MTU.2	Replace existing security partitions on serving line with stainless steel rail system. Remove curb, repair floor.	Worn out. Damaged. To eliminate high maintenance condition.	60 SF	2	\$175,000
MTU.2	Clean and patch terrazzo.	Damaged, cracked, hard to clean and maintain sanitation.	14,000 SF	2	\$430,000

MTU.2		Electrical Distribution System - Replace unit substation, single-ended 500KVA transformer. No main secondary breaker. Separate secondary mains for each section.	Existing equipment has become a high maintenance problem. Existing equipment has become a safety problem. Existing equipment is old and has reached the end of its useful life. Service reliability.	1 Unit	1	\$200,000
MTU.3		Replace existing window system with insulated system.	Worn out. Damaged. Not energy efficient.	7,100 SF	2	\$580,000
MTU.3		Replace double exterior doors/frame/hardware.	Worn out. Damaged. To eliminate high maintenance condition.	2 Units	2	\$12,000
MTU.3		Replace VCT	Worn out. Cosmetically necessary or aesthetically poor. To eliminate high maintenance condition.	8,300 SF	4	\$72,000
MTU.3		Replace toilet partitions.	Worn out. Damaged	12 Units	2	\$15,000
MTU.3		Provide new hallway, egress opening.	Not to present code. Does not meet ADA guidelines. Life safety issue/dead end corridor.	MOP	1	\$54,000
MTU.3		Interior lighting - Replace interior light fixtures, Troffer.	Increase lighting levels. Provides a cost and energy savings.	MOP	3	\$13,000
MTU.3		Electrical Distribution System - Replace distribution panel. Relocate electrical distribution equipment located in tunnel underneath toilet and shower drains in shop area - panel has severe rust.	Service reliability. Preventive maintenance. NEC compliance.	1 Unit	2	\$31,000
MTU.3		Install new roof top AC unit for ADW offices and conference room.	No outside windows for ADW Custody office. Comfort in hot weather.	1 Unit	5	\$29,000
MTU.3		Install ductless split AC in 5 offices in inspectors wing.	Improve working conditions in warm weather.	3 Units	5	\$12,000
MTU.4		Replace entry system. w/insulated system.	Worn out. Existing doors are beyond useful life.	1 Unit	2	\$27,500
MTU.4		Replace existing window - w/insulated system.	Worn out. To eliminate high maintenance condition.	150 SF	2	\$12,000

MTU.4		Replace double exterior doors/frame/hardware.	Worn out. Damaged. To eliminate high maintenance condition.	1 Unit	2	\$6,000
MTU.4		Replace interior doors/frames/hardware	Worn out. Leading to more serious problems. Cosmetically necessary or aesthetically poor. To eliminate high maintenance condition.	17 Units	2	\$54,000
MTU.4		Electrical Distribution System- Replace unit substation, single-ended 225 KVA transformers.	Existing equipment is old and has reached the end of its useful life. Existing equipment is obsolete. Replacement parts are either hard to find or no longer available. Service reliability.	1 Unit	2	\$166,000
MTU.4		Exhaust fan. Add exhaust fans for weight room.	None presently exist. Doesn't meet current ventilation standards. Personal comfort.	1 Unit	2	\$10,500
MTU.4		Replace/new isolation valves 4". 4" steam; 2" domestic hot water; 2" cold water.	Old valves do not shut off completely so equipment can be worked on.	3 Units	2	\$12,000
MTU.10		Electrical Distribution System - Replace unit substation, single-ended 225 KVA transformers.	Existing equipment is old and has reached the end of its useful life. Existing equipment is obsolete. Replacement parts are either hard to find or no longer available. Service reliability.	1 Unit	2	\$157,000
MTU.10		Upgrade heating control system and couple with existing energy management system.	Better temperature control. Reduce energy usage. Personnel comfort.	50,000 SF	2	\$157,000
MTU.10		Add new horn/strobes at end of each corridor.	Dangerous or potentially life threatening. Life safety code issue. Per NFPA 7-6.3.4	3 Units	1	\$4,000
MTU.11		Rebuild communal shower rooms.	Damaged. Leading to more serious problems. Cosmetically necessary or aesthetically poor. To cover up water damage.	700 SF	2	\$150,000
MTU.11		Replace acoustic ceiling system	Worn out. Damaged. Cosmetically necessary or aesthetically poor.	2,000 SF	3	\$17,000
MTU.11		Replace VCT	Worn out. Cosmetically necessary or aesthetically poor. To eliminate high maintenance condition.	2,000 SF	3	\$17,000
MTU.11		Replace cell Locksets	Worn out. Cosmetically necessary or aesthetically poor. To eliminate high maintenance condition.	120 Units	2	\$210,000
MTU.11		Replace interior doors/frames/hardware/glass partition.	Worn out. Cosmetically necessary or aesthetically poor. To eliminate high maintenance condition.	450 SF	2	\$22,000

MTU.11	Replace existing window system - w/insulated security glass/screens	Worn out. Damaged. Not energy efficient.	120 Units	3	\$292,000
MTU.11	Replace single exterior door/frame/hardware.	Worn out. Damaged. Cosmetically necessary or aesthetically poor.	3 Units	3	\$10,500
MTU.11	Electrical Distribution System - Replace unit substation, single-ended 225 KVA transformers.	Existing equipment is old and has reached the end of its useful life. Existing equipment is obsolete. Replacement parts are either hard to find or no longer available. Service reliability.	1 Unit	2	\$154,000
MTU.11	Replace air handling unit.	Worn out. To eliminate high maintenance condition.	9,046 SF	2	\$105,000
MTU.11	Replace existing cell sinks with stainless steel & air controls	Existing sinks control rods have been removed by prisoners to make shanks.	120 Units	1	\$55,000
MTU.11	Add new pan & tilt color cameras and monitors to view activity in the housing unit.	Dangerous or potentially life threatening.	4 Units	1	\$28,000
MTU.11	Add new horn/strobes at end of each corridor.	Dangerous or potentially life threatening. Life safety code issue. Per NFPA 7-6.3.4	3 Units	1	\$4,000
MTU.12	Replace cell Locksets	Worn out. To eliminate high maintenance condition.	120 Units	3	210,000
MTU.12	Rebuild communal shower rooms.	Damaged. Leading to more serious problems. Cosmetically necessary or aesthetically poor. To cover up water damage.	700 SF	3	\$150,000
MTU.12	Replace existing window system - w/insulated system	Not energy efficient. High maintenance condition.	120 Units	3	\$280,000
MTU.12	Electrical Distribution System - Replace unit substation, single-ended 225 KVA transformers.	Existing equipment is old and has reached its useful life. Existing equipment is obsolete. Replacement parts are either hard to find or not longer available. Service reliability.	1 Unit	3	\$165,000
MTU.12	Air handling unit heating only. Replace main heating supply fan.	Existing equipment is old and has reached the end of its useful life. Replace with more energy efficient equipment.	9,046 SF	3	\$100,000

MTU.12		Add new horn/strobes at end of each corridor.	Dangerous or potentially life threatening. Life safety code issue. Per NFPA 7-6.3.4	3 Units	1	\$4,000
MTU.13		Replace acoustic ceiling system	Noise issue. Worn out. Damaged. Cosmetically necessary or aesthetically poor. To eliminate high maintenance condition.	5,000 SF	3	\$43,000
MTU.13		Replace toilet partitions.	Worn out. Damaged. Cosmetically necessary or aesthetically poor.	4 Units	3	\$5,000
MTU.13		Replace existing window system - w/insulated security glass/screens	Not energy efficient. High maintenance condition.	120 Units	3	\$345,000
MTU.13		Electrical Distribution System - Replace unit substation, single-ended 225 KVA transformer.	Existing equipment is old and has reached the end of its useful life. Existing equipment is obsolete. Replacement parts are either hard to find or no longer available. Service reliability.	1 Unit	2	\$167,500
MTU.13		Replace/piping. Replace domestic hot water and cold water lines. Provide access to lines.	Impairs building operation. High maintenance condition.	19,600 SF	3	\$51,000
MTU.13		Add new horn/strobes at end of each corridor.	Dangerous or potentially life threatening. Life safety code issue. Per NFPA 7-6.3.4	3 Units	1	\$3,600
MTU.14		Replace single exterior door/frame/hardware. Side glass panels.	Worn out. Damaged. Cosmetically necessary or aesthetically poor.	1 Unit	3	\$5,500
MTU.14		Replace existing window system - w/insulated security glass/screens	Not energy efficient. High maintenance condition.	120 Units	3	\$300,000
MTU.14		Electrical Distribution System - Replace unit substation, single-ended 225 KVA transformer.	Existing equipment is old and has reached the end of its useful life. Existing equipment is obsolete. Replacement parts are either hard to find or no longer available. Service reliability.	1 Unit	2	125,000
MTU.14		Replace existing fixtures with stainless.	Maintenance and upkeep	20 Units	3	\$25,000
MTU.14		Replace/ new piping. Replace domestic hot and cold water lines, sewer lines. Build in pipe access panels.	Existing piping has deteriorated causing high maintenance. Not accessible.	1,000 LF	2	\$95,000
MTU.14		Add new pan & tilt color cameras and monitors to view activity in the housing unit.	Dangerous or potentially life threatening. For officer safety.	4 Units	1	\$24,000

MTU.14		Add new horn/strobes at end of each corridor.	Dangerous or potentially life threatening code issue. Per NFPA 7-6.3.4	3 Units	1	\$3,500
MTU.15		Repair brick - selected areas	Damaged. Leading to more serious problems. Cosmetically necessary or aesthetically poor. To cover up water damage.	2,000 SF	2	\$56,000
MTU.15		Replace existing window system - w/insulated security glass/screens	Worn out. Damaged. Leading to more serious problems. To eliminate high maintenance condition. Energy efficient.	120 Units	2	\$300,000
MTU.15		Replace single exterior door/frame/hardware. Side glass panels.	Damaged. Leading to more serious problems. Cosmetically necessary or aesthetically poor. To cover up water damage.	4 Units	2	\$15,000
MTU.15		Replace acoustic ceiling system. Existing ceiling has ACM.	Worn out. Cosmetically necessary or aesthetically poor. To eliminate high maintenance condition.	1,600 SF	2	\$65,000
MTU.15		Rebuild staff communal toilet room.	Does not meet ADA Guidelines	100 SF	3	\$13,500
MTU.15		Interior lighting - Replace interior light fixtures, Troffer.	Existing equipment has become a high maintenance problem. Existing equipment has become a safety problem. Provides cost and energy savings.	120 Units	3	\$62,500

MTU.15	Electrical Distribution System - Replace unit substation, single-ended 225 KVA transformer.	Existing equipment has become a high maintenance problem. Existing equipment is old and has reached the end of its useful life. Existing equipment is obsolete.	1 Unit	2	\$158,000
MTU.15	HVAC retrofit. AC Health Care Wing	Does not provide adequate cooling or meet current ventilation standards. Provide better temperature control.	5,000 SF	1	\$136,000
MTU.15	Upgrade heating system. Existing system is not adequate. New fin tube heating in each cell is needed.	Upgrade is needed to provide enough heating to all cells.	9,858 LF	2	\$210,000
MTU.15	Replace/new plumbing fixtures - w/stainless.	Existing sink valves can be taken apart and made in weapons. Security issue	120 Units	1	\$95,000
MTU.15	Replace domestic hot and cold water lines and sewer lines.	Prevent future maintenance issues. Impairs building operations.	21,360 LF	2	\$56,500
MTU.15	Add new pan & tilt color cameras and monitors to view activity in the housing unit.	Dangerous or potentially life threatening. Life safety code issue. Per NFPA 7-6.3.4.	4 Units	1	\$24,000
MTU.15	Add new horn/strobes at end of each corridor.	Dangerous or potentially life threatening. Life safety code issue. Per NFPA 7-6.3.4.	3 Units	1	\$3,600
MTU.21	Replace/new piping. Approx. 400 ft of 3" fibercast condensate piping.	Beyond useful life. High maintenance cost. Loss of condensate.	400 LF	2	\$73,500
MTU.00	Upgrade perimeter security E-Field	Improve perimeter security. Prevent prisoner escapes.	4 Units	1	\$68,000
	Upgrade Camera system				
					\$89,000.00
				<b>Total</b>	<b>\$10,057,900</b>

# MICHIGAN DEPARTMENT OF CORRECTIONS

*“Expecting Excellence Every Day”*

## MEMORANDUM

(Sent Electronically)

**DATE:** June 10, 2013

**TO:** Paul Klee, Warden  
Gus Harrison Correctional Facility

**FROM:** Glen Hively, Physical Plant Superintendent *G. Hively*  
Gus Harrison Correctional Facility

**SUBJECT:** 2013 Annual Facility Report

As outlined in Policy Directive 04.03.100, Preventive and Emergency Maintenance for Correctional Facilities, the Annual Facility Inspection Report for the Gus Harrison Correctional Facilities is as follows:

### **FINDINGS**

#### **GUS HARRISON CORRECTIONAL FACILITY (NORTH)**

##### **1. Housing Units 1, 2, & 3**

These units are in good condition due to regular maintenance. Roof replacement/repair should be completed as soon as money allows.

The heating boilers in these housing units do require more maintenance due to their age and the condition of our water. We repair as necessary.

The exterior brick and interior block of the buildings are in good shape. Windows are kept in good operating condition.

The wheel chair lift in HU3 requires extreme maintenance/repairs due to the amount of use and the design of the unit. We should try to allocate money for a replacement that better fits our needs.

##### **2. Housing Units 4 & 5**

The units are in good condition due to regular maintenance. Roof replacement/repair should be completed as soon as money allows.

The heating boilers in these housing units do require more maintenance due to their age and the condition of

our water. We repair as necessary.

We have installed ICON water controls in several of the cells but have many more to do. These help by reducing the repairs, limit flushing and basically eliminates cell flooding.

The exterior brick and interior block of the buildings are in good shape. Windows are kept in good operating condition.

### **3. Housing Unit 6**

The unit is in good condition due to regular maintenance. Roof replacement/repair should be completed as soon as money allows.

The heating boiler in this housing unit is also requiring more maintenance do to its age and the condition of our water. We repair as necessary.

The exterior brick and interior block of the buildings are in good shape. Windows are kept in good operating condition.

### **4. Segregation Unit**

Segregation is in good shape and with the installation of ICON water controls in all 22 cells. This has reduced the repairs and limited cell flooding and drain plugging. Windows are replaced if necessary.

### **5. North Administrative Building**

This building is in good shape due to regular maintenance despite the constant shuffling of staff. The roof should be repaired/replaced as soon as money allows.

The doors and windows are good. The exterior brick and interior block is in good shape.

Control Center may need to be looked at for expansion of the EM Room in the future due to the Departments goal of security enhancement.

The heating boilers in this building do not cause many problems. The air conditioner unit has been a problem. We purchased and installed two (2) new compressors for the system this year.

### **6. North Food Service Building**

As in all facilities this is an area that requires constant attention. The walls and floors take a beating and therefore don't look as good as other areas.

The equipment is repaired as needed but will not be replaced if at all possible due to the announcement of privatization.

The heating boilers are requiring more attention due to their age and our water condition. We repair/replace as necessary.

The roof should be repaired/replaced as soon as money allows.

#### **7. North Health Services Building**

This area remains a high traffic area but is in good condition. We have several roof leaks here that require patching/repairing. It should be repaired/replaced as soon as money allows.

#### **8. North School Building**

The School Building is in overall, good shape. The roof has several leaks that require patching/repairing. It should be repaired/replaced as soon as money allows.

The gymnasium floor needs to be resurfaced.

#### **9. Maintenance/Warehouse/Generator Building**

This building is in good condition. The exterior brick and interior block is good.

The roof has several leaks and should be repaired/replaced as money allows.

The main switch gear for the facility has a manufacturer's recommendation of cleaning on a five year schedule but has never been cleaned.

The generator is in good condition and gets regular scheduled maintenance.

### **SOUTH FACILITY:**

#### **1. Housing Units A, B, C, D, E, F, G & H**

The roofs on all of these buildings are showing their age. Nuisance leaks are showing up more often, which are repaired with seal coating. An outside roofing company has completed their assessment and we are waiting for the results. This could become a critical item soon as rust is present and metal only lasts so long.

The doors and windows are showing wear as well. Some doors have been replaced. Eight prisoners to a cube are expediting wear and tear on these units.

In addition, all units are in need of drywall repair and painting constantly, which is being done throughout the year.

The units are functional and can remain that way with appropriate preventative maintenance and care. The electrical systems are in good condition. We have replaced most of the boilers as necessary and we keep one on inventory to provide basic requirements for the prisoners.

## **2. South Food Service Building**

The Food Service Building is one of the most used buildings at this facility. Our maintenance staff spends much of their time working in this area and the equipment is in constant need of repair. The walls and floors get a constant test of durability.

This building is probably the most unappealing on grounds due to the size and constant use. Repairs to the building itself are hard to stay on top of because most of the day this building is full of activity.

The roof should be repaired/replaced as soon as money allows.

The hot water boiler is in high demand and requires frequent maintenance.

## **3. South Education Building**

The Education Building appears to be in decent condition. The walls are drywall and require patching and painting routinely. The doors get a lot of use and wear shows up quick.

The roof should be repaired/replaced as soon as money allows.

## **4. South Weight Pit/ SPA Area**

This building is in decent shape. The only repair this area normally requires is a plastic surrounding in the winter months. The two group meeting rooms require little maintenance. The roof is in fair shape.

## **5. MSI License Plate Factory**

The factory is in excellent form and housekeeping is a priority. Staff and prisoners do a very good job. The roof, doors and windows are in good shape however we do have roof leaks. Rooftop heaters require seasonal maintenance due to their age.

## **6. South Administration Building**

This building is in adequate shape. The drywall walls are in constant need of repair/painting due to items

being transported through on carts and visiting room use.

The doors get a lot of use and show wear and tear fast.

The roof needs repaired/replaced as soon as money allows,

The boiler is in good condition and is repaired as needed.

The Health Care portion of this building is maxed out as far as occupied space. This is a small area to serve 1280 prisoners.

The visiting room is also small but staff make it work.

The Communications Center is adequate for its limited use now that we have consolidated.

#### **7. South Maintenance Building/ ERT/ Records Retention**

This building is in decent shape but has limited use. The roof needs replacing/repairing as money allows.

The maintenance part is used for grounds equipment storage/repair.

We have had minimal problems with the generator.

The ERT area is in good shape. Minor drywall repair and painting is always needed.

The Records Retention area is in fair shape. This area is heated and well lit which is an improvement over our old area.

#### **8. Chapel**

This building has a lot of use and normal wear and tear exists on the inside. The exterior finish looks fine.

The roof is in need of replacement. The shingles are close to their expected life so replacement should be soon.

The heating/cooling system is a constant maintenance issue but staff keep it running.

#### **9. Parking Lots and Perimeter Roads**

These areas are visibly in need of a great deal of work/repair. Certain areas are a total loss and will need to be replaced rather than repaired. Other areas could still be repaired. I do not believe any major money has been spent on these areas as far as road surface since 2002.

The LED lighting in the parking lots has been an issue of water intrusion. We have replaced several and have more to do. The vendor has supplied replacements at no cost to the facility.

## **10. Outside Grounds**

The grounds outside of the perimeter are in satisfactory condition and are maintained better this year than any year since I have been here. That is due to a staffing change.

### **SUMMARY**

Overall, I feel that our facility is in good condition considering our age. This is largely due to the dedicated staff in our maintenance department past and present by utilizing their knowledge, skills and prisoner labor to the fullest.

There is one area that I have major concerns with and would make a top priority is to repair roofs. The South Facility metal roofs need immediate attention and the North Side rubber roofs would be a second priority.

We, as in the Administration, need to keep researching energy reduction possibilities on all utilities. As money/budget allows us we are limiting flushes in the wet cells with the purchase of ICON water controls. We also should look into central A/C in the South Administration and School Buildings to replace all of the small window units. I do believe we could get a quick payback on that initial investment.

If you should have any questions, please feel free to contact me.

Cc: L. McRoberts, ARF Deputy Warden of Housing/Programs  
S. Campbell, ARF Deputy Warden of Operations  
V. Stewart, Admin. Officer  
C. Ruehs, Wardens Secretary  
File

**GUS HARRISON CORRECTIONAL FACILITY**

**5-Year Plan**

**FY2015**

Project No.	Building	Project Description	Reason Description	Quantity & Units	Facility Priority	Cost Estimate
ARF.100.E01	All	Replace PPD system.	Current system is over 20 years old & repair parts are hard to procure.	1 System	1	\$2,350,000
ARF.100.E02	All	Replace fire alarm system	Current system is over 20 years old & repair parts are hard to procure.	1 System	2	\$1,200,000
ARF.100.S01	All	Upgrade Camera System. Replace all head end equipment to IP addressable & add cameras.	Current system is over 20 years old & repair parts are no longer manufactured.	200 Each	3	\$600,000
ARF.100.E03	All	Replace key security key boxes.	Current system is over 20 years old & repair parts are hard to procure. Also software programs are no longer supported by manufacture.	7 Units	4	\$90,000
ARF.600.M06	Food Service	Replace walk-in freezer.	Failed two sanitation inspections. Replacement recommended by Sanitarian. Too small to accommodate prisoner meals & meet sanitation requirements.	300 SF	5	\$55,000
ARF.300	HU 3	Replace wheel chair lift for handicap inmates	The current wheel chair lift is continually failing causing issue with the facility having the ability to provide free access to the handicap inmates that house in the low wing of the unit.	1 Unit	6	\$35,000
ARF.000	Sallyport	Replace gate operators	Current gate operators are over 20 years old and starting to fail. Maintenance staff require constant maintence to keep the gates operable. This is the only gate into the facility for emrgency equipment into the facility.	2 Unit	7	\$55,000
ARF.00	Site	Repair propane backup heating system.	During annual safety inspection several issues has been identified by outside contractor of items that need to be repaired.	1 Each	8	\$25,000
ARF.100.S01	All	Replace phone system	Current system is over 20 years old & repair parts are no longer manufactured.	1 Each	9	\$200,000
ARF.00.C13	Site	Pavement/Driveway/Perimeter Road, Bituminous, Overlay Existing with Bituminous. Perimeter security road/parking lots.	Due to age of system. Due to facility request. To fix deteriorated, damaged, failure area. To extend life.	54,000 SF	10	\$600,000
ARF.1100.M01	Seg, HU4 & 5	Replace plumbing "trees" to wet cells with more reliable and energy saving devices (IKON).	Existing system is outdated and repair parts are becoming hard to find	80 Each	11	\$136,000
ARF.00.E01	Site	Outdoor lighting replacement & energy savings.	Replace existing HPS fixtures & lamps with retrofit LED fixtures.	400 Each	12	\$400,000
ARF.100.A03	Administration	Replace roof.	Worn out. Damaged.	12,300 SF	13	\$ 180,000
ARF.200.A01	Housing Unit A & B	Replace roof.	Worn out. Leading to More Serious Problems. To Eliminate High Maintenance Condition. Reaching life expectancy.	19,150 SF	14	\$ 270,000
ARF.300.A01	Housing Unit C & D	Replace roof.	Worn out. Leading to More Serious Problems. To Eliminate High Maintenance Condition. Reaching life expectancy.	19,150 SF	15	\$ 270,000

**GUS HARRISON CORRECTIONAL FACILITY**

**5-Year Plan**

**FY2015**

Project No.	Building	Project Description	Reason Description	Quantity & Units	Facility Priority	Cost Estimate
ARF.400.A01	Housing Unit E & F	Replace roof.	Worn out. Leading to More Serious Problems. To Eliminate High Maintenance Condition. Reaching life expectancy.	19,150 SF	16	\$ 270,000
ARF.500.A01	Housing Unit G & H	Replace roof.	Worn out. Leading to More Serious Problems. To Eliminate High Maintenance Condition. Reaching life expectancy.	19,150 SF	17	\$ 270,000
ARF.600.A01	Food Service	Replace roof .	Worn out. Damaged. Reaching life expectancy.	7,440 SF	18	\$ 105,000
ARF.1400	Chapel	Replace roof and insulation.	Worn out. Leading to More Serious Problems. To Eliminate High Maintenance Condition. Reaching life expectancy.	4100 SF	19	\$ 45,000
ARF.200.A01	Food Service	Replace roof and insulation.	Worn out. Leading to More Serious Problems. To Eliminate High Maintenance Condition. Reaching life expectancy.	22,450 SF	20	\$ 375,000
ARF.300.A01	Education	Replace roof and insulation.	Worn out. Leading to More Serious Problems. To Eliminate High Maintenance Condition. Reaching life expectancy.	30,280 SF	21	\$ 475,000
ARF.800.A01	Housing Unit 1	Replace roof and insulation.	Worn out. Leading to More Serious Problems. To Eliminate High Maintenance Condition. Reaching life expectancy.	10,200 SF	22	\$ 200,000
ARF.900.A01	Housing Unit 2	Replace roof and insulation.	Worn out. Leading to More Serious Problems. To Eliminate High Maintenance Condition.	10,200 SF	23	\$ 200,000
ARF.1000.A01	Housing Unit 3	Replace roof and insulation.	Worn out. Leading to More Serious Problems. To Eliminate High Maintenance Condition. Reaching life expectancy.	10,200 SF	24	\$ 200,000
ARF.1100.A01	Housing Unit 4	Replace roof and insulation.	Worn out. Leading to more serious problems. Reaching life expectancy.	9,300 SF	25	\$175,000
ARF.1200.A01	Housing Unit 5	Replace roof and insulation.	Worn out. Leading to More Serious Problems. To Eliminate High Maintenance Condition.	9,300 SF	26	\$175,000
ARF.1300.A01	Housing Unit 6	Replace roof and insulation.	Worn out. Damaged. To Eliminate High Maintenance Condition. Reaching life expectancy.	7,200 SF	27	\$150,000
ATF.00.S04	Site	Install fiber, communications on perimeter.	To eliminate potential for future damage. To eliminate high maintenance condition. Add capacity to existing system.	2,600 LF	28	\$ 6,000
ARF.100.S01	Adminstration	Construct 900 square feet addition to south visiting rm	To accommodate additional visitors for inmate visits.	1 Each	29	\$250,000
N/A	Site/Sallyport	Add new thermal infrared imaging camera.	To provide public and officer safety. Prevent prisoner escapes and/or unauthorized intrusions.	1 Unit	30	\$8,000

# GUS HARRISON CORRECTIONAL FACILITY

5-Year Plan

FY2015

Project No.	Building	Project Description	Reason Description	Quantity & Units	Facility Priority	Cost Estimate
ARF.1400.S01	Chapel	Add newcolor cameras in classroom area.	For staff safety. To watch hidden areas and trouble spots. Add capacity to existing system.	1 Unit	31	\$ 6,000
ATF.200.S01	Housing Unit A & B	Add newcolor cameras in classroom area.	For staff safety. To watch hidden areas and trouble spots. Add capacity to existing system.	4 Units	32	\$ 23,900
ATF.300.S01	Housing Unit C & D	Add newcolor cameras in classroom area.	For staff safety. To watch hidden areas and trouble spots. Add capacity to existing system.	4 Units	33	\$ 23,900
ATF.400.S01	Housing Unit E & F	Add newcolor cameras in classroom area.	For staff safety. To watch hidden areas and trouble spots. To watch areas where critical tools are used.	4 Units	34	\$ 23,900
ATF.500.S01	Housing Unit G & H	Add newcolor cameras in classroom area.	For staff safety. To watch hidden areas and trouble spots. Add capacity to existing system.	4 Units	35	\$ 23,900
ATF.700.S01	Education	Add newcolor cameras in classroom area.	For staff safety. To watch hidden areas and trouble spots. Add capacity to existing system.	1 Unit	36	\$ 6,000
ATF.600.S01	Food Service	Add newcolor cameras in classroom area.	For staff and public safety. To watch hidden areas and trouble spots. To watch areas where critical tools are used. Add capacity to existing system.	3 Units	37	\$ 6,000
ARF.800.S01	Housing Unit 1	Add new color cameras inside wings.	For staff safety. To watch hidden areas and trouble spots. Add capacity to existing system.	4 Units	38	\$ 23,900
ARF.900.S01	Housing Unit 2	Add new color cameras inside wings.	For staff safety. To watch hidden areas and trouble spots. Add capacity to existing system.	4 Units	39	\$ 23,900
ARF.1000.S01	Housing Unit 3	Add new color cameras inside wings.	For staff safety. To watch hidden areas and trouble spots. Add capacity to existing system.	4 Units	40	\$ 23,900
ARF.1300.S01	Housing Unit 6	Add new color cameras inside.	For staff and pbulic safety. To watch hidden areas and trouble spots. To watch areas where critical tools are used. Add capacity to existing system.	1 Unit	41	\$ 6,000
ARF.00.S01	Site	Add new color cameras outside.	For staff and public safety. To watch hidden areas and trouble spots. To watch areas where critical tools are used. Add capacity to existing system.	4 Units	42	\$ 50,400
ARF.700	School and Programs	Install central air condition in school/programs building.	Currently the A/C is supplied by window units which are costly to operate and requires the units to be on max to cool the building.	1 Unit	43	\$ 55,000
ARF.00.C01	Site/Gun Range	Pavement Areas/Driveways/Roadways, Bituminous, Remove & Replace Full Depth. Service drive at off-site farming located on east side of Parr Highway.	To fix deteriorated, damaged, failure area. To improve appearance. Service reliability. Due to site/soil characteristics. To extend life. Damaged by farming equipment.	LOT	44	\$ 210,000
N/A	Administration	Add new automated phone calling system.	For community notification chain network. Prevent manual phone calls to the community. Free staff during critical time of mobilizations/disturbances.	1 Unit	45	\$5,000

GUS HARRISON CORRECTIONAL FACILITY

5-Year Plan

FY2015

Project No.	Building	Project Description	Reason Description	Quantity & Units	Facility Priority	Cost Estimate
N/A	Recreation	Construct 75' x 55' recreation building.	To accommodate additional 160 prisoners.	1 Each	46	\$595,000

# MICHIGAN DEPARTMENT OF CORRECTIONS

*“Expecting Excellence Every Day”*

## MEMORANDUM

DATE: August 08, 2013

TO: Toni Moore, Business Manager

FROM: Steve Olson, Physical Plant Superintendant

SUBJECT: Facility Inspection for 2013

There are currently several 6 DTMB projects underway. The perimeter road project was finally put to bed. The DOJ/ADA projects are all starting. All three projects dictated by the DOJ went to one contractor, Skabardis Custom Builders. We are apprehensive if they can run all three concurrently and meet the deadlines. The public restrooms located at the East and West entrances were remodeled by WHV maintenance staff to meet current ADA guidelines. The project to reroof E,F,G & H has also finally begun. This project was put off due to an issue with breaking the fire rated system and LARA requiring non-com plywood be installed. Still to begin are sprinkler installation and fire alarm upgrades in Units 4 & 5. Also, a site wide PPD system which is still in the pre-bid stages.

Staffing levels continue to improve. With the addition of 4 new hires, we are up to 26 staff working in the maintenance department. This will improve our preventative maintenance activities. The facility generates on average 500 work orders per month. The maintenance staff complete on average 84% of all work orders submitted each month. Average work orders carried over from month to month remains stable at about 170 per month.

Preventative maintenance activities continue to be performed along with the abundance of ongoing projects. Continued expansion of preventative maintenance remains a goal of this department. We currently utilize the Micro Main data base to generate preventative Maintenance Work Orders.

### **Power Plant and Utilities**

Boilers #2, and #3 have had new Non-return valves installed. Boiler #1 not completed yet. Made several condensate pipe (section 23) repairs in the tunnels (work in progress). Updating steam trap survey on steam star program, (work in progress). Chiller maintenance involving cleaning condensate tubes on chillers in 1 & 2 (not started). East

side perimeter heat tube bundle repairs completed. Housing Unit-2 perimeter heat tube bundle repairs completed. East side domestic hot water tube bundle repairs underway. Units 4 and 5 air line project (not started).

The Switch Gear Repair for the Power Plant/West Admin and J. Building (UIS) has been delayed do to not being able to find the switches, they are obsolete. We are still searching for spare switches.

The current emergency generation system does not provide power to RGC/Unit-9 or the Intake Trailer. Recommendation to tie the two buildings into the main system, or purchase a replacement generator for the one that used to power these two buildings.

## **West Side**

### *Programs Building*

The building overall is in good shape. The roof needs to be replaced. The bathrooms need to be updated to comply with ADA standards. (Contracted out)

### *Administration Building*

The public restrooms in the lobby were updated to comply with ADA standards.  
The entrance doors need to be replaced to comply with ADA standards.(Contracted)

### *Food Service Building*

The cement floor in the dish tank area, and dock area, was never sealed properly by the Contractors. This entire area needs to be properly sealed. A back splash was installed on the dish machine on the initial installment. The floor is chipping around the freezer, (Warranty Issue with the contractor).

There is a problem with proper ventilation in the Diet room, Religious Room, and Kettle Row causing condensation build up, (Warranty Issue with contractor). Food Service heating and cooling system needs to be tied in with the Bass system, this is an ongoing process.

### *Housing Unit 1*

The roof needs to be replaced. Air handlers need to be replaced as well as hot and cold decks. The valve shut off project is moving along. C-side is complete with B-side started. The cell door replacement project is ongoing. The paint project is ongoing, 85% complete. Entrance doors need to be replaced to meet ADA standards. Radiator cover project is ongoing as time permits.

### *Housing Unit 2*

Roof needs to be replaced. Air handlers need to be replaced as well as hot and cold decks.

### *Housing Unit 3*

Roof needs to be replaced. Air handlers need to be replaced as well as hot and cold decks.

### *Housing Unit 4*

Heating system is not on the BASS system like the other the units. Unit needs to be integrated into the BASS system so the unit temperature can be controlled on the system in lieu of manually. Unit to have sprinkler system added as well as upgraded fire alarm.

### *Housing Unit 5*

Heating system is not on the BASS system like the other the units. Unit needs to be integrated into the BASS system so the unit temperature can be controlled on the system in lieu of manually. Unit to have sprinkler system added as well as upgraded fire alarm

### *Housing Unit 6*

This unit is located in the Programs Building. Same as listed above for Programs.

### *Field House*

The roof needs to be replaced. The gymnasium needs to be repainted, (contract out). Wall fans have been installed in the gymnasium. New entrance doors need to be replaced

### *Old Food Service*

Roof needs to be replaced. The entire building needs to be renovated. Anticipated projects for that building include, Laundry Services, Food Tech Program, Quartermaster, and Property Room. It is anticipated most of this will be contracted out.

### *Maintenance Buildings*

The floor drain in the main garage needs to be replaced.

### *Health Care*

The paint project in the entire Health Care area is 100% complete. The entrance doors need to be replaced, they are rotting and are not ADA compliant.

### *Grounds/West Side General Issues*

The parking lot needs to be re-paved, including the dirt lot and entrances. The drive between the West and East sides needs to be repaved. Walkways need to be repaved. Entrance doors on all buildings located inside the secure perimeter need to be replaced to be ADA compliant, most are rotting out. Condensate line repair is ongoing.

## **East Side**

### *Calhoun Unit*

The roof needs to be replaced. The bathrooms need to be updated to meet ADA standards. The entrance doors need to be replaced, they are rotting out and do not meet ADA standards.

### *Dickinson Unit*

The roof needs to be replaced. The bathrooms need to be updated to meet ADA standards. The entrance doors need to be replaced, they are rotting out and do not meet ADA standards.

### *Emmett Unit*

The roof is being replaced. The entrance doors need to be replaced, they are rotting out and do not meet ADA standards. The bathrooms need to be updated to meet ADA standards.

### *Filmore Unit*

The roof is being replaced. The entrance doors need to be replaced, they are rotting out and do not meet ADA standards. The bathrooms need to be updated to meet ADA standards.

### *Gladwin Unit*

The roof is being replaced. The entrance doors need to be replaced, they are rotting out and do not meet ADA standards. The bathrooms need to be updated to meet ADA standards.

### *Harrison Unit*

The roof is being replaced. The entrance doors need to be replaced, they are rotting out and do not meet ADA standards. The bathrooms need to be updated to meet ADA standards

### *Jennings Building/School*

The roof needs to be replaced. The entrance doors need to be replaced, they are rotting out and do not meet ADA standards. The bathrooms need to be updated to meet ADA standards. The loading dock is in poor condition, and has poor grade for proper drainage.

### *Kent Building*

The roof needs to be replaced. The entrance doors need to be replaced, they are rotting out and do not meet ADA standards. The bathrooms need to be updated to meet ADA standards. The painting project is 100% complete.

### *L Administration Building*

The entrance doors need to be replaced to meet ADA standards. The public restrooms have been updated to meet ADA standards.

### *RGC/ Unit 9*

To be compliant with the PREA standards for housing under 18 year old felons away from those over 18. We are remodeling Unit 9 of RGC to become a totally separate Unit with separate toilet and shower areas, dayroom and grooming room. As well as an isolated yard.

### *Warehouse*

Breakers for the dock levelers need to be switched out with ones with disconnects because of moisture seeping into the system and tripping the GFI receptacles.

### *Grounds/East Side general Issues*

The perimeter road project was completed Spring of 2013. The East Parking lot needs to be paved. Interior roads and walkways on the East side need to be resurfaced. The back docks to the units have deteriorated to the point they need to be refurbished.

The P.A/Siren system project is ongoing. The amplifiers have been replaced, and the interior speakers have been replaced. Replacement of the outside speakers is ongoing. There is no working PPD system in Unit-9 RGC.

The new OBS wing in Kent Unit needs all the cell doors replaced with new doors that open out instead of into the cell. The cells need to be restructured to meet OBS guidelines. Four of these cells must be ADA compliant. Doors scheduled to arrive mid-august 2013. To be done by maint. staff.

Caustic Dispense Hot H2O lines project is ongoing. Maintenance is currently keeping ahead of MSI.

Gas line to Greenhouse, this is low priority and has been put on hold until spring, 2013.

Walk through gates project is nearing completion, 100% done.

The project to relocate the compactor from Ryan and relocate one of the facility compactors away from the East sally port was completed.

Condensate line repair project is ongoing, in the process of pricing materials.

Tube bundle repair was completed in October.

All fire hydrant repairs are complete. We still need to raise #5 & #7. Paint all fire hydrants non fade red. Fire extinguisher testing was completed

Radiator cover replacement/refurbishing is ongoing, 50% complete. Jackson will no longer refurbish the radiator covers, will need to contract out to Van Buren Steel.

## *Grounds*

The amplifiers for the P.A/Siren system on the West side will eventually need to be Replaced.

The carpet throughout the facility needs to be replaced with new carpet or tile.

The MDOC CCTV Camera Project is ongoing. We have installed over 1400 cameras. Most are up and running/recording. Exterior cameras are not all up yet.

We are in the process of winterizing all the air handlers in the units.

The Control Center remodel is complete.

All the concrete building loading docks have crumbled and chipped surfaces.

# HURON VALLEY WOMEN'S CORRECTIONAL FACILITY

## 5-Year Plan FY2015

Project No.	Building	Project Description	Reason Description	Quantity & Units	Facility Priority	Cost Estimate
WHV.3.A01	Food Service	Replace roof and insulation. Roof membrane has dried and cracked. Roof needs resloping for correct drainage. Roof has pockets of water under roof. Food Service BLDG	Worn out. Leaking	18,000 SF	1	\$125,000
WHV.11.A01	Academic/Voc. School	Replace Roof of school	Worn out	35,163 SF	1	\$634,000
WHV10.A01	Administration/Medical	Administration/Medical bldg Replace Roof	Worn out	17,195 SF	1	\$568,000
WHV.1.M05	Power Plant	Replace industrial watertube boiler (20,000 lb/hr steam).	Beyond useful life.	3 Units	2	\$1,200,000
WHV.1.M07	Power Plant	Main control panel and front-end direct digital controls (DDC) equipment.	Not functioning or broken. Provide open platform to monitor, alarm, record history, etc., of plant systems	1 Unit	2	\$48,600
WHV.B.M3.02	Warehouse	Replace pneumatic controls with DDC	Worn out. Gain,energy savings	22,212 sq ft	3	\$90,000
WHV.5.M3.02	HU5	Replace pneumatic controls with DDC	Worn out. Gain,energy savings	24,114 sq ft	3	\$100,000
WHV.6.M3.02	HU4	Replace pneumatic controls with DDC	Worn out. Gain,energy savings	24,114 sq ft	3	\$100,000
WHV.RGC.M3.02	RGC	Replace pneumatic controls with DDC	Worn out. Gain,energy savings	32,000 sq ft	3	\$190,000
WHV.11.M3.02	Academic/Voc. School	Replace pneumatic controls with DDC	Worn out. Gain,energy savings	41,595 sq ft	3	\$220,000
WHV.3.M3.02	Food Service	Replace pneumatic controls with DDC	Worn out. Gain,energy savings	21,968 sq ft	3	80,000
WHV.2.M3.02	Maintenance/Warehouse	Replace pneumatic controls with DDC	Worn out. Gain,energy savings	23,624 sq ft	3	\$125,000

WHV.4.M3.02	Field House	Replace pneumatic controls with DDC	Worn out. Gain,energy savings	16,799 sq ft	3	\$60,000
WHV.B.M3.02	MSI	Replace pneumatic controls with DDC	Worn out. Gain,energy savings	22,212 sq ft	3	\$70,000
WHV.E.M03	Emmet Hall	Air handling unit chilled water.	Worn out. Future major expense.	38,055 SF	4	\$204,600
WHV.F.M03	Fillmore Hall	Air handling unit chilled water.	Worn out. Future major expense.	38,055 SF	4	\$204,600
WHV.11.M05	Academic/Voc. School	Air handling unit chilled water.	Worn out.	41,595 SF	4	\$167,700
WHV.6.M04	Housing Unit 4	Air handling unit chilled water.	Worn out. Leaking.	24,114 SF	4	\$162,000
WHV.10.M03	Administration /Medical	Air handling unit chilled water.	Worn out	38,005 SF	4	\$205,200
WHV.11.M04	Academic/Voc. School	Air handling unit chilled water.	Worn out.	41,595 SF	4	\$167,700
WHV.G.M03	Gladwin Hall	Air handling unit chilled water.	Worn out. Future major expense.	39,220 SF	4	\$210,800
WHV.H.M03	Harrison Hall	Air handling unit chilled water.	Worn out. Future major expense.	39,451 SF	4	\$212,100
WHV.J.M03	Jennings Hall	Air handling unit chilled water.	Beyond useful life. Leaking. Future major expense.	26,529 SF	4	\$142,600
WHV.K.M07	Kent Hall	Air handling unit chilled water.	Not functioning or broken. Impairs building operation. Existing equipment is old.	54,000 SF	4	\$290,300
WHV.5.A04	Housing Unit 5	Replace existing window system - w/ insulated system. Windows should include integral bars. Combine all bldgs 1 submittal	Worn out.	800 SF	5	\$102,100
WHV.6.A02	Housing Unit 4	Replace existing window system - w/ insulated system. Windows should include integral bars. Combine all bldgs 1 submittal	Worn out.	800 SF	5	\$102,100

WHV.G	Gladwin Hall	Replace existing windows	Existing window do not open. Opening window will allow cooling system shut down. Reduce energy costs.	14 Units	5	\$17,500
WHV.H	Harrison Hall	Replace existing windows	Existing window do not open. Opening window will allow cooling system shut down. Reduce energy costs.	14 Units	5	\$17,500
WHV.K	Kent Hall	Replace existing windows	Existing window do not open. Opening window will allow cooling system shut down. Reduce energy costs.	14 Units	5	\$17,500
WHV.K.A06	Kent Hall	Replace existing window system - w/ insulated system.	Damaged.	130 SF	5	\$8,300
WHV.J.E01	Jennings Hall	Replace existing windows	Existing window do not open. Opening window will allow cooling system shut down. Reduce energy costs.	128 units	5	\$160,000
WHV.J.E01	Jennings Hall	INTERIOR LIGHTING-Replace interior light fixture(s), Troffer. Remove 1x4 recessed fluorescent lights and replace with same.	Increase lighting levels. Frames are starting to rust and lenses are stained. This was caused by water leaking through the roof.	750 SF		\$4,400
WHV.C.E01	Calhoun Hall	INTERIOR LIGHTING-Relamp/reballast interior light fixture(s), Troffer. Remove T12 lamps and magnetic ballasts and replace with T8 lamps and electronic ballasts.	Provides a cost and energy savings.	30,285 SF		\$101,800
WHV.D.E01	Dickinson Hall	INTERIOR LIGHTING-Relamp/reballast interior light fixture(s), Troffer. Remove T12 lamps and magnetic ballasts and replace with T8 lamps and electronic ballasts.	Provides a cost and energy savings.	61,763 SF		\$207,500
WHV.E.E01	Emmet Hall	INTERIOR LIGHTING-Relamp/reballast interior light fixture(s), Troffer. Remove T12 lamps and magnetic ballasts and replace with T8 lamps and electronic ballasts.	Provides a cost and energy savings.	38,055 SF		\$127,900
WHV.F.E01	Fillmore Hall	INTERIOR LIGHTING-Relamp/reballast interior light fixture(s), Troffer. Remove T12 lamps and magnetic ballasts and replace with T8 lamps and electronic ballasts.	Provides a cost and energy savings.	38,055 SF		\$127,900
WHV.G.E01	Gladwin Hall	INTERIOR LIGHTING-Relamp/reballast interior light fixture(s), Troffer. Remove T12 lamps and magnetic ballasts and replace with T8 lamps and electronic ballasts.	Provides a cost and energy savings.	39,220 SF		\$131,800
WHV.H.E01	Harrison Hall	INTERIOR LIGHTING-Relamp/reballast interior light fixture(s), Troffer. Remove T12 lamps and magnetic ballasts and replace with T8 lamps and electronic ballasts.	Provides a cost and energy savings.	39,451 SF		\$132,600
WHV.L.E01	L Building	INTERIOR LIGHTING-Relamp/reballast interior light fixture(s), Troffer. Remove T12 lamps and magnetic ballasts and replace with T8 lamps and electronic ballasts.	Provides a cost and energy savings.	34,584 SF		\$116,200
WHV.4.E01	Field House	INTERIOR LIGHTING-Relamp/reballast interior light fixture(s), Troffer. Remove T12 lamps and magnetic ballasts and replace with T8 lamps and electronic ballasts.	cost and energy savings.	16,799 SF		\$45,400

WHV.3.E01	Food Service	INTERIOR LIGHTING-Relamp/reballast interior light fixture(s), Troffer. Remove T12 lamps and magnetic ballasts and replace with T8 lamps and electronic ballasts.	cost/energy savings.	21,968 SF		\$59,300
WHV.J.E01	Jennings Hall	Replace roof and insulation.	Damaged.	26,529 SF		\$289,700
WHV.B.A01	Warehouse	Replace existing roof.	Damaged.	21,000 SF		\$115,500
WHV.4.A01	Field House	Replace existing roof. Fieldhouse	Worn out.	10,000 SF		\$101,000
WHV.00.C48	Site	Soil Stabilization/Grading, Add/Regrade Drainage Swale/Lawn Area. Area between perimeter fence and bldg.'s. #7 and #8 does not drain well.	To improve drainage.	80,000 SF		\$572,000
WHV.00.C60	Site	Soil Stabilization/Grading, Add/Regrade Drainage Swale/Lawn Area. Existing berms within lawn area in front of bldg. H.	Long-term/high maintenance issue. Prevent water from infiltrating building exterior. Lawn area was constructed with 3' high berms which causes drainage to flow toward bldg. - recommend removal of berms.	7,600 SF		\$63,800
WHV.00.C68	Site	Soil Stabilization/Grading, Add/Regrade Drainage Swale/Lawn Area. Located within the main activity area between bldg. C and D at NE corner south of pathway.	To improve drainage. Due to site/soil characteristics. Low area approx. 100'x60'. Area continues to settle, has been filled before. Water prevents mowing and is hazard to inmates. Recommend overfill	6,000 SF		\$50,400
WHV.00.C12	Site	Soil Stabilization/Grading, Add/Regrade Drainage Swale/Lawn Area. Lawn area located between bldg. #6 and interior walk/drive.	To improve drainage.	600 SF		\$5,000
WHV.00.C60	Site	Soil Stabilization/Grading, Add/Regrade Drainage Swale/Lawn Area. Existing berms within lawn area in front of bldg. H.	Long-term/high maintenance issue. Prevent water from infiltrating building exterior. Lawn area was constructed with 3' high berms which causes drainage to flow toward bldg. - recommend removal of berms.	7,600 SF		\$63,800
WHV.00.C57	Site	Soil Stabilization/Grading, Add/Regrade Drainage Swale/Lawn Area. Catch basin located in lawn area westerly of north doorway of building K.	To improve drainage. Area at catch basin remains wet due to soil conditions. Recommend 4 - 10 ft. lengths of underdrain. re-grade area to provide positive drainage to adjusted cover.	40 SF		\$340
WHV.00.C62	Site	Soil Stabilization/Grading, Add/Regrade Drainage Swale/Lawn Area. Located in corner between bldg. K and L adjacent to connector.	To improve drainage. Prevent water from infiltrating building exterior. Area was not correctly graded or addition stone has been added preventing water from flowing out of enclosed area. Water sometimes has entered bldg. K. Area needs to be re-graded	2,400 SF		\$24,200
WHV.00.C63	Site	Soil Stabilization/Grading, Add/Regrade Drainage Swale/Lawn Area. Located at SE interior corner of site east of bldg. K.	To improve drainage. To fix deteriorated, damaged, failure area. Long-term/high maintenance issue. Area from circulation drive to security fencing is low and holding water.	1,200 SF		\$10,100
WHV.00.C70	Site	Soil Stabilization/Grading, Add/Regrade Drainage Swale/Lawn Area. Located between loading dock drives to bldg. C and F along south circulation drive.	To fix deteriorated, damaged, failure area. T Soil erosion issue. Vehicles have been driving off drive. Provide topsoil and seeding.	400 SF		\$3,400
WHV.00.C78	Site	Soil Stabilization/Grading, Add/Regrade Drainage Swale/Lawn Area. Located just off north end of the west wing of bldg. K.	To improve drainage. To improve appearance. Long-term/high maintenance issue. Area between pathway and patio area is low with standing water. Recommend filling with topsoil, grading for positive drainage and re-seeding.	1,500 SF		\$12,600

WHV.00.C65	Site	Soil Stabilization/Grading, Add/Regrade Drainage Swale/Lawn Area. Outlet of storm sewer from parking lot between bldg. #10 (admin. bldg.) and bldg. #2 (maint. bldg.).	To improve drainage.	300 SF		\$1,600
WHV.00.C03	Site	Soil Stabilization/Grading, Add/Regrade Drainage Swale/Lawn Area. Area is located at sidewalk "Y" in walk just north of bldg. #10.	Maintenance improvement.	300 SF		\$2,500
WHV.00.C67	Site	Soil Stabilization/Grading, Add/Regrade Drainage Swale/Lawn Area. Existing swale within pond area on west side of entrance drive off Bemis Rd.	To improve drainage.	1,000 SF		\$5,400
WHV.00.C64	Site	Soil Stabilization/Grading, Add/Regrade Drainage Swale/Lawn Area. Second detention pond located on east side of the site entrance off Bemis Rd. Pipe discharge along west edge.	To improve drainage.	1,000 SF		\$6,800
WHV.00.C32	Site	Soil Stabilization/Grading, Add/Regrade Drainage Swale/Lawn Area. Swales within center lawn area between secured bldg. s.	To improve drainage.	2,000 SF		\$16,800
WHV.J.A20	Jennings	Food Service Floor	Delaminated, bubbled, damaged	7,313 sq ft	1	\$109,800
WHVC04		Alternate Fuel	Have 12 hour supply of diesel fuel for boilers and generators. Increase to 72 hour supply.	2 Units	2	\$540,000
WHV.3.E02	Food Service	ELECTRICAL DISTRIBUTION SYSTEM-Replace distribution panel. Remove (2) panels in the basement and provide (2) new panels.	corroded.	2 Units	3	\$32,400
WHV.5.E02	Housing Unit 5	ELECTRICAL DISTRIBUTION SYSTEM-Replace distribution panel. Replace (3) panels and (1) motor starter panel.	Panels very corroded.	4 Units	3	\$56,400
WHV.3M04.01	foodservice	Install Fire Suppression system	Food Service	21,968 sq ft	4	\$120,000
WHV.11M04.01	Admin/Voc	Install Fire Suppression system	Programs	41,595 sq ft	4	\$200,000
WHV.10M04.01	Admin/Med	Install Fire Suppression system	Admin/healthcare	38,005 sq ft	4	\$220,000
WHV.1.S01	Power House	Preplace pneumatic controls on steam station with solid state controls	Worn out, not reliable. 2 PRV station	1 Units	5	\$37,000

WHV01.M02	Power House	Add third boiler feed pump	non operative worn out	1 Unit	5	\$20,000
WHV.K.M06	Kent Hall	Replace/new steam to hot water converter system - 800 GPM.	Beyond useful life. Not functioning or broken. Leaking. Impairs building operation. Existing steam to hot water converters are old and defective. More than 50% of tubes are plugged.	1 Unit	6	\$117,600
WHV.9.M06.03		Install smoke purge system	Segregation Unit	24,114 sq ft	7	\$120,000
WHV12.A21.01		Demolish Farmhouse	Public Safety	2,000 SF	8	\$10,000
WHV.1.M03	Power Plant	Pumps. Replace/Repair chilled water pumps.	Worn out.	40,000 SF		\$16,200
WHV.1.M02	Power Plant	Pumps. Replace/Repair cooling tower water pumps.	Worn out.	40,000 SF		\$8,600
WHV.1.M04	Power Plant	Replace cooling tower (1000 tons).	Worn out.	4 Units		\$243,000
WHV.4.A01	Fieldhouse	Repair Field House Roof	water penetrating building	400 LF		\$14,000
WHV.D.A01	Dickinson Hall	Replace gutter system. Install industrial gutter/collector/downspout system.	Leading to More Serious Problems. Request of Facilities Maintenance.	1,260 LF		\$25,400
WHV.E.A01	Emmet Hall	Replace gutter system. Install industrial gutter/collector/downspout system.	Leading to More Serious Problems. Request of Facilities Maintenance.	900 LF		\$18,100
WHV.F.A01	Fillmore Hall	Replace gutter system. Install industrial gutter/collector/downspout system.	Leading to More Serious Problems. Request of Facilities Maintenance.	900 LF		\$18,100
WHV.G.A01	Gladwin Hall	Replace gutter system. Install industrial gutter/collector/downspout system.	Leading to More Serious Problems. Request of Facilities Maintenance.	900 LF		\$18,100
WHV.H.A01	Harrison Hall	Replace gutter system. Install industrial gutter/collector/downspout system.	Leading to More Serious Problems. Request of Facilities Maintenance.	900 LF		\$18,100
WHV.J.A01	Jennings Hall	Replace gutter system. Install industrial gutter/collector/downspout system.	Leading to More Serious Problems. Request of Facilities Maintenance.	950 LF		\$19,200

WHV.K.A01	Kent Hall	Replace gutter system. Install industrial gutter/collector/downspout system.	Leading to More Serious Problems. Request of Facilities Maintenance.	1,150 LF		\$23,200
WHV.L.A01	L Building	Replace gutter system. Install industrial gutter/collector/downspout system.	Leading to More Serious Problems. Request of Facilities Maintenance.	1,025 LF		\$20,700
WHV.2.A02	Maintenance/ Warehouse	Replace gutter system. Install new.	Maintenance improvement.	600 LF		\$5,800
WHV.10.A01	Administration /Medical	Replace E.J. material. Reseal/reflash E.J. material.	Damaged.	500 LF		\$21,500
WHV.13.A01	6 Guard Towers	Replace or add roof drains. Guard tower in SE corner near sallyport.	Damaged.	1 Unit		\$840
WHV.3.A02	Food Service	Replace or add roof drains.	Damaged.	4 Units		\$3,400
WHV.4.A02	Field House	Replace or add roof drains.	Damaged.	6 Units		\$5,000
WHV.5.A01	Housing Unit 5	Replace lintels.	Damaged.	12 LF		\$710
WHV.10.A02	Administration /Medical	Replace lintels.	Worn out. Damaged.	120 LF		\$7,100
WHV.5.A02	Housing Unit 5	Repair brick - selective areas.	Damaged.	40 SF		\$1,000
WHV.C.A03	Calhoun Hall	Tuckpoint brick.	Building settlement.	100 SF		\$840
WHV.C.A10	Calhoun Hall	Tuckpoint brick. Re-caulk CMU.	Building settlement. Prisoners hiding things in cracks.	300 SF		\$1,300
WHV.D.A02	Dickinson Hall	Tuckpoint brick.	Maintenance improvement	100 SF		\$840

WHV.D.A09	Dickinson Hall	Tuckpoint brick. Re-caulk CMU.	Building settlement.	200 SF		\$840
WHV.G.A06	Gladwin Hall	Tuckpoint brick.	Leading to More Serious Problems.	45 SF		\$380
WHV.K.A04	Kent Hall	Tuckpoint brick.	Leading to More Serious Problems.	300 SF		\$2,500
WHV.10.A03	Administration /Medical	Tuckpoint brick. Interior CMU to be tuckpointed below joist seats for structural integrity as well as exterior.	Damaged. Dangerous	22 SF		\$190
WHV.4.A03	Field House	Tuckpoint brick.	Maintenance improvement	40 SF		\$340
WHV.1.A02	Power Plant	Tuckpoint brick. Tuckpoint cmu.	Maintenance improvement	160 SF		\$1,100
WHV.C.A02	Calhoun Hall	Rebuild masonry wall.	Maintenance improvement	10 SF		\$130
WHV.E.A05	Emmet Hall	Rebuild masonry wall.	Maintenance improvement	140 SF		\$1,900
WHV.F.A05	Fillmore Hall	Rebuild masonry wall.	Maintenance improvement	150 SF		\$2,000
WHV.G.A05	Gladwin Hall	Rebuild masonry wall.	Maintenance improvement	80 SF		\$1,100
WHV.H.A05	Harrison Hall	Rebuild masonry wall.	Maintenance improvement	10 SF		\$130
WHV.J.A03	Jennings Hall	Rebuild masonry wall.	Damaged.	100 SF		\$1,300
WHV.K.A03	Kent Hall	Rebuild masonry wall.	Damaged.	10 SF		\$130
WHV.1.A03	Power Plant	Rebuild masonry wall.	Maintenance improvement	100 SF		\$1,100

WHV.3.A03	Food Service	Rebuild masonry wall.	Maintenance improvement			
				100 SF		\$1,300
WHV.5.A03	Housing Unit 5	Rebuild masonry wall. Saturated gypsum drywall elec. room to be replaced with CMU.	Damaged.			
				100 SF		\$1,300
WHV.6.A01	Housing Unit 4	Rebuild masonry wall. Saturated gypsum drywall elec. room to be replaced with CMU.	Damaged.			
				100 SF		\$1,300
WHV.7.A01	Housing Unit 3	Rebuild masonry wall. Saturated gypsum drywall elec. room to be replaced with CMU.	Damaged.			
				100 SF		\$1,300
WHV.8.A01	Housing Unit 2	Rebuild masonry wall. Saturated gypsum drywall elec. room to be replaced with CMU.	Damaged			
				100 SF		\$1,300
WHV.9.A01	Housing Unit 1	Rebuild masonry wall. Saturated gypsum drywall elec. room to be replaced with CMU.	Damaged.			
				100 SF		\$1,300
WHV.8.A02	Housing Unit 2	Rebuild masonry wall.	Damaged.			
				120 SF		\$1,600
WHV.H.A09	Harrison Hall	Repair/Replace plaster. Rebuild gypsum drywall wall.	Damaged			
				20 SF		\$540
WHV.J.A12	Jennings Hall	Repair/Replace plaster. Rebuild gypsum drywall wall.	Damaged			
				20 SF		\$540
WHV.J.A04	Jennings Hall	Replace metal panels.	Damaged.			
				50 SF		\$2,300
WHV.2.A03	Maintenance/Warehouse	Replace metal panels.	Damaged.			
				80 SF		\$2,900
WHV.1.A04	Power Plant	Replace metal panels.	Worn out. Damaged.			
				280 SF		\$10,200
WHV.K.A05	Kent Hall	Replace flashing.	Leading to More Serious Problems.			
				20 LF		\$660
WHV.G.A07	Gladwin Hall	Recaulk/Reseal building joints. Sealant has dried out.	Damaged. Leading to More Serious Problems.			
				50 LF		\$150

WHV.10.A04	Administration /Medical	Recaulk/Reseal building joints.	Worn out.	20 LF		\$60
WHV.9.A02	Housing Unit 1	Recaulk/Reseal building joints.	Worn out.	20 LF		\$60
WHV.11.A01	Academic/Vo c. School	Recaulk/Reseal building joints.	Worn out.	50 LF		\$150
WHV.8.A03	Housing Unit 2	Recaulk/Reseal building joints. Door stoop settled. Replace backer rod and reseal.	Building settlement.	40 LF		\$150
WHV.2.A04	Maintenance/ Warehouse	Recoat stucco. Concrete patching selective areas as well.	Damaged. Water Damage.	2,000 SF		\$5,100
WHV.C		Replace existing windows	Existing window do not open. Opening window will allow cooling system shut down. Reduce energy costs.	60 units		\$75,000
WHV.E		Replace existing windows	Existing window do not open. Opening window will allow cooling system shut down. Reduce energy costs.	14 Units		\$17,500
WHV.11.A03	Academic/Vo c. School	Replace existing window system - w/ insulated system.	Damaged.	20 SF		\$1,300
WHV.3.A04	Food Service	Replace existing window system - w/ insulated system.	Damaged.	1,200 SF		\$76,600
WHV.E.A06	Emmet Hall	Recaulk/Reseal window system.	Worn out. To Cover up Water Damage.	1,000 SF		\$8,400
WHV.F.A06	Fillmore Hall	Recaulk/Reseal window system.	Worn out. To Cover up Water Damage.	800 SF		\$8,400
WHV.G.A08	Gladwin Hall	Recaulk/Reseal window system.	Worn out. To Cover up Water Damage.	1,000 SF		\$8,400
WHV.H.A06	Harrison Hall	Recaulk/Reseal window system.	Worn out. To Cover up Water Damage.	1,000 SF		\$8,400
WHV.J.A05	Jennings Hall	Recaulk/Reseal window system.	Worn out. To Cover up Water Damage.	500 SF		\$4,200

WHV.K.A07	Kent Hall	Recaulk/Reseal window system.	Worn out. Leading to More Serious Problems.	1,500 SF		\$12,600
WHV.10.A05	Administration /Medical	Recaulk/Reseal window system.	Worn out.	150 SF		\$1,300
WHV.4.A04	Field House	Recaulk/Reseal window system.	Worn out.	340 SF		\$2,900
WHV.E.A07	Emmet Hall	Replace insulated glazing.	Damaged.	420 SF		\$17,600
WHV.F.A07	Fillmore Hall	Replace insulated glazing. Moisture in window.	Damaged.	400 SF		\$16,800
WHV.G.A09	Gladwin Hall	Replace insulated glazing.	Damaged.	140 SF		\$5,900
WHV.H.A07	Harrison Hall	Replace insulated glazing.	Damaged.	180 SF		\$7,600
WHV.11.A02	Academic/Vo c. School	Replace insulated glazing.	Damaged.	100 SF		\$4,200
WHV.E.A09	Emmet Hall	Replace interior doors/frame/hardware.	Damaged.	2 Units		\$5,000
WHV.K.A09	Kent Hall	Replace interior doors/frame/hardware.	Worn out. Damaged.	8 Units		\$20,200
WHV.10.A07	Administration /Medical	Replace interior doors/frame/hardware. Admin/medical	Worn out. Damaged.	5 Units		\$12,600
WHV.4.A06	Field House	Replace interior doors/frame/hardware.	Damaged.	5 Units		\$12,600
WHV.11.A05	Academic/Vo c. School	Replace interior doors/frame/hardware.	Worn out. Damaged.	13 Units		\$32,800
WHV.3.A06	Food Service	Replace interior doors/frame/hardware. Food Service	Damaged.	18 Units		\$45,400

WHV.7.A03	Housing Unit 3	Replace interior doors/frame/hardware.	Worn out.	22 Units		\$55,400
WHV.8.A06	Housing Unit 2	Replace interior doors/frame/hardware.	Worn out. Damaged.	22 Units		\$55,400
WHV.5.A06	Housing Unit 5	Replace interior doors/frame/hardware.	Worn out. Damaged.	23 Units		\$58,000
WHV.6.A03	Housing Unit 4	Replace interior doors/frame/hardware.	Worn out. Damaged.	25 Units		\$63,000
WHV.9.A05	Housing Unit 1	Replace interior doors/frame/hardware.	Worn out. Damaged.	25 Units		\$63,000
WHV.1.A06	Power Plant	Replace overhead doors.	Damaged.	300 SF		\$12,200
WHV.2.A06	Maintenance/ Warehouse	Replace overhead doors.	Damaged.	400 SF		\$16,200
WHV.C.A05	Calhoun Hall	Replace plaster ceilings.	Damaged. Building settlement.	200 SF		\$3,400
WHV.D.A06	Dickinson Hall	Replace plaster ceilings.	Building settlement.	90 SF		\$1,500
WHV.6.A07	Housing Unit 4	Replace plaster ceilings. Gypsum drywall.	Water Damage.	40 SF		\$540
WHV.4.A09	Field House	Replace plaster ceilings. Gypsum drywall.	Damaged.	300 SF		\$5,000
WHV.10.A08	Administration /Medical	Replace acoustic ceiling system.	Worn out. Damaged.	15,775 SF		\$106,000
WHV.B.A05	Warehouse	Replace acoustic ceiling system.	Worn out. To Cover up Water Damage.	1,100 SF		\$5,900
WHV.J.A08	Jennings Hall	Replace acoustic ceiling system.	Damaged.	7,050 SF		\$47,400

WHV.K.A010	Kent Hall	Replace acoustic ceiling system.	Worn out. Damaged. To Cover up Water Damage.	770 SF		\$5,200
WHV.L.A04	L Building	Replace acoustic ceiling system.	Worn out. Damaged. To Cover up Water Damage.	320 SF		\$2,200
WHV.5.A09	Housing Unit 5	Replace acoustic ceiling system.	Worn out.	60 SF		\$400
WHV.1.A07	Power Plant	Replace acoustic ceiling system.	Damaged.	220 SF		\$1,200
WHV.2.A07	Maintenance/Warehouse	Replace acoustic ceiling system.	Worn out. Water Damage.	240 SF		\$1,300
WHV.9.A09	Housing Unit 1	Replace acoustic ceiling system.	Worn out.	210 SF		\$1,400
WHV.4.A07	Field House	Replace acoustic ceiling system.	Worn out. Damaged.	3,290 SF		\$22,100
WHV.11.A06	Academic/Voc. School	Replace acoustic ceiling system.	Worn out. Damaged.	7,400 SF		\$49,700
WHV.C.A07	Calhoun Hall	Replace metal ceiling.	Damaged. To Cover up Water Damage.	100 SF		\$1,700
WHV.D.A04	Dickinson Hall	Replace metal ceiling.	Damaged. To Cover up Water Damage.	20 SF		\$340
WHV.F.A09	Fillmore Hall	Replace metal ceiling. Rusted.	To Cover up Water Damage.	880 SF		\$14,800
WHV.5.A07	Housing Unit 5	Replace access panel.	Damaged.	24 SF		\$400
WHV.6.A05	Housing Unit 4	Replace access panel.	Damaged.	24 SF		\$400
WHV.7.A05	Housing Unit 3	Replace access panel.	Damaged.	24 SF		\$400

WHV.8.A07	Housing Unit 2	Replace access panel.	Damaged.	24 SF		\$400
WHV.9.A07	Housing Unit 1	Replace access panel.	Damaged.	24 SF		\$400
WHV.C.A08	Calhoun Hall	Replace carpet.	Worn out. Damaged. To Cover up Water Damage.	400 SF		\$2,700
WHV.D.A08	Dickinson Hall	Replace carpet.	Damaged.	50 SF		\$340
WHV.L.A05	L Building	Replace carpet.	Worn out. Damaged. To Cover up Water Damage.	500 SF		\$3,400
WHV.10.A10	Administration /Medical	Replace carpet.	Worn out. Damaged.	5,575 SF		\$37,500
WHV.11.A07	Academic/Vo c. School	Replace carpet.	Worn out. Damaged.	8,300 SF		\$55,800
WHV.3.A08	Food Service	Replace ceramic tile.	Worn out. Damaged.	480 SF		\$11,300
WHV.10.A11	Administration /Medical	Replace ceramic tile.	Damaged.	850 SF		\$20,000
WHV.4.A08	Field House	Replace ceramic tile.	Damaged.	1,480 SF		\$34,800
WHV.K.A14	Kent Hall	Clean and patch terrazzo. Exterior concrete stairs spalling off and creating a dangerous situation.	Worn out. Damaged.	40 SF		\$1,000
WHV.C.A09	Calhoun Hall	Replace VCT.	Worn out. Damaged.	150 SF		\$1,000
WHV.J.A09	Jennings Hall	Replace VCT.	Damaged.	720 SF		\$4,800
WHV.K.A11	Kent Hall	Replace VCT.	Worn out.	180 SF		\$1,200

WHV.4.A10	Field House	Replace VCT.	Worn out.	2,880 SF		\$19,400
WHV.10.A09	Administration /Medical	Replace VCT.	Worn out.	3,960 SF		\$26,600
WHV.7.A07	Housing Unit 3	Replace VCT.	Worn out.	4,000 SF		\$26,900
WHV.9.A10	Housing Unit 1	Replace VCT.	Worn out.	4,000 SF		\$26,900
WHV.6.A08	Housing Unit 4	Replace VCT.	Worn out.	4,100 SF		\$27,600
WHV.8.A11	Housing Unit 2	Replace VCT.	Worn out.	4,100 SF		\$27,600
WHV.5.A10	Housing Unit 5	Replace VCT.	Worn out.	4,200 SF		\$28,200
WHV.K.A12	Kent Hall	Replace recessed mat.	Damaged.	25 SF		\$1,300
WHV.E.A12	Emmet Hall	Misc projects. Replace 280 SF of exterior pipe enclosure.	Damaged.	280 SF		\$1,500
WHV.F.A11	Fillmore Hall	Misc projects. Replace 280 SF of exterior pipe enclosure.	Damaged.	280 SF		\$1,500
WHV.G.A13	Gladwin Hall	Misc projects. Replace 280 SF of exterior pipe enclosure.	Damaged.	280 SF		\$1,500
WHV.J.A13	Jennings Hall	Misc projects. Replace 280 SF of exterior pipe enclosure.	Damaged.	280 SF		\$1,500
WHV.K.A16	Kent Hall	Misc projects. Replace 650 SF fabric wall covering. Acoustical wall covering in the x-ray area.	Damaged.	280 SF		\$1,700
WHV.L		Replace carpet in L Building open areas.	The carpet is worn beyond its useful life from years of use. The exiting carpet will be removed and replace.			\$30,000

WHV.00.C11	Site	Fire Hydrant & Valve Box, Provide Hydrant Extension. Located in front of bldg. #6.	Repair improvement	1 Unit		\$920
WHV.00.C34	Site	Fire Hydrant & Valve Box, Provide Hydrant Extension. Hydrant locate 100't NW of bldg. #11 within center lawn area adjacent to walk between bldg. #11 and #6.	Repair improvement	1 Unit		\$920
WHV.00.C47	Site	Valve Box, Water, Adjust to Grade. Located west of bldg. H on east side of circulation drive and south of loading dock drive. Lower valve box to match grade.	Long-term/high maintenance issue. Valve box sticks above grade - lower match grade as its a mowing hazard.	1 Unit		\$500
WHV.00.C48	Site	Valve Box, Water, Adjust to Grade. Located just off north end of the west wing of bldg. K. Valve box requires lowering as it hinders mowing of grass.	Long-term/high maintenance issue. Water valve box sits 10" higher than lawn area. - needs lowering. Hinders lawn mowing.	1 Unit		\$500
WHV.00.C49	Site	Pipe, Storm, New. Located east of bldg. D outside of outer security fence and west of perimeter drive.	To improve drainage. Long-term/high maintenance issue. Area holds about 1.5' of water in an area approx. 300'x10'. This will cause deterioration of the perimeter road due to keeping sub-base wet. Recommend a storm sewer and catch basin to nearest storm	85 LF		\$6,000
WHV.00.C52	Site	Pipe, Storm, New. Area between bldg.. G and H.	To improve drainage. Soil erosion issue. Long-term/high maintenance issue. Prevent winter freezing hazard. Prevent water from infiltrating building exterior. Bldg. G is higher than bldg. H. Add gutter and downspout to roof area that drains onto the sidewalk to the unit entrance.	1		\$4,500
WHV.00.C85	Site	Pipe, Storm, New. Catch basin located in lawn area westerly of north doorway of building K - recommend 4 - 10 foot lengths of underdrain and re-grading of area to provide positive drainage to adjusted cover.	To improve drainage. Area at catch basin remains wet due to soil conditions.	40 LF		\$2,000
WHV.00.C39	Site	Pipe, Storm, New. Area of standing water located within outside activity area at NW corner of bldg. #4.	To improve drainage.	180 LF		\$12,700
WHV.00.C63	Site	Structures I, End Section, Remove & Reset. Detention pond located on the east side of the site entrance off Bemis Rd. Storm sewer end section at east side.	To improve drainage.	1 Unit		\$680
WHV.00.C66	Site	Structures I, End Section, Remove & Reset. Storm sewer outlet of east side of entrance drive off Bemis Rd.	To improve drainage.	1 Unit		\$680
WHV.00.C69	Site	Structures I, End Section, Remove & Reset. Existing storm end section from site to north side of detention pond at corner of Bemis Rd. and Platt Rd.	To improve drainage.	1 Unit		\$680
WHV.00.C42	Site	Structures I, End Section, Remove & Reset. End sections on storm sewer system within center lawn area of interior court yard.	Due to facility growth.	3 Units		\$2,000
WHV.00.C50	Site	Frame & Cover/Grate, Catch Basin, Adjust Existing to Grade & Re-grout. Located at NE corner of interior court yard of bldg. L.	To improve drainage. Prevent water from infiltrating building exterior. Catch basin receives roof drainage (no gutters) , rim is high - recommend adjusting to provide positive drainage.	1 Unit		\$400
WHV.00.C53	Site	Frame & Cover/Grate, Catch Basin, Adjust Existing to Grade & Re-grout. Catch basin located adjacent to N wall of newer addition on bldg. H.	To improve drainage. Prevent water from infiltrating building exterior. Area is high and doesn't drain well. In heavy rains, water ponds on walks - recommend lowering catch basin cover and re-grading adjacent area to provide positive drainage.	1 Unit		\$500

WHV.00.C54	Site	Frame & Cover/Grate, Catch Basin, Adjust Existing to Grade & Re-grout. Located between perimeter site fencing and circulation road at drive to loading dock at bldg. H.	To improve drainage. To improve appearance. Long-term/high maintenance issue. Service reliability. Prevent winter freezing hazard. Catch basin rim is too high causing standing water - will cause pavement to deteriorate. Recommend lowering it.	1 Unit		\$500
WHV.00.C51	Site	Frame & Cover/Grate, Catch Basin, Remove & Replace. Catch basin located in front of west wing of bldg. E.	To improve drainage. Catch basin casing is broken with piece missing. Sharp edges remain - remove and replace.	1 Unit		\$840
WHV.00.C56	Site	Frame & Cover/Grate, Catch Basin, Remove & Replace. Catch basin located in lawn area westerly of north doorway of building K.	To improve drainage. To fix deteriorated, damaged, failure area. Catch basin is broken and elevation wise too high. Lower frame and cover while replacing.	1 Unit		\$840
WHV.00.C05	Site	Frame & Cover/Grate, Manhole, Adjust Existing to Grade & Re-grout. Sanitary manhole located in front walk to bldg. #9.	Safety improvement.	1 Unit		\$810
WHV.00.C36	Site	Concrete Stairway Cast-in-Place, Remove & Replace. Loading dock area at building E.	Due to age of system. To fix deteriorated, damaged, failure area. Long-term/high maintenance issue. Remove and replace stairs and railing. They are in very bad shape.	24 LF Nose		\$2,100
WHV.00.C37	Site	Concrete Stairway Cast-in-Place, Remove & Replace. Loading dock area at building F.	Due to age of system. To fix deteriorated, damaged, failure area. Long-term/high maintenance issue. Remove and replace stairs and railing. They are in very bad shape.	24 LF Nose		\$2,100
WHV.00.C39	Site	Concrete Stairway Cast-in-Place, Remove & Replace. Loading dock area at bldg. G.	Due to age of system. To fix deteriorated, damaged, failure area. Long-term/high maintenance issue. Remove and replace stairs and railing. They are in very bad shape.	24 LF Nose		\$2,100
WHV.00.C38	Site	Concrete Stairway Cast-in-Place, Remove & Replace. Loading dock at bldg. H.	Due to age of system. To fix deteriorated, damaged, failure area. Long-term/high maintenance issue. Remove and replace stairs and railing. They are in very bad shape.	24 LF Nose		\$2,100
WHV00.C26	Site	Soil Stabilization/Grading, Add Erosion Control Blanket. Located at West face to bldg. #3.	To improve drainage.	5,000 SF		\$8,400
WHV.00.C58	Site	Soil Stabilization/Grading, Add Rip Rap & Geotextile. Walk area between bldg. G and F.	To improve drainage. To prevent failure. To fix deteriorated, damaged, failure area. Soil erosion issue. Long-term/high maintenance issue. Prevent water from infiltrating building exterior.	1,230 SF		\$23,800
WHV.00.C59	Site	Soil Stabilization/Grading, Add Rip Rap & Geotextile. SW corner of new addition to bldg. F.	To improve drainage. To fix deteriorated, damaged, failure area. Soil erosion issue. Roof drainage has caused bad erosion between bldg. and sidewalk. Recommend grouted rip rap to stabilize.	200 SF		\$3,900
WHV.00.C61	Site	Soil Stabilization/Grading, Add Rip Rap & Geotextile. At loading area for bldg. J.	To fix deteriorated, damaged, failure area. Soil erosion issue. Long-term/high maintenance issue. Due to facility construction. At both sides of loading dock erosion has occurred from roof drainage	1,500 SF		\$34,800
WHV.00.C64	Site	Soil Stabilization/Grading, Add Rip Rap & Geotextile. Located at north end of north wing of bldg. E.	To improve drainage. To fix deteriorated, damaged, failure area. Soil erosion issue. Area along fence is badly eroding due to roof drainage and slope. Recommend grouted rip rap forming minor swale to direct run off.	75 SF		\$1,400
WHV.00.C65	Site	Soil Stabilization/Grading, Add Rip Rap & Geotextile. Area located between bldg. E and circulation drive.	To prevent failure. To prevent personal injury. To improve appearance. Soil erosion issue. Area is badly eroding, mostly from roof drainage and shaded area with side slope. Recommend grout rip rap along north face of wing and up 10' l along side of building	1,200 SF		\$27,800

WHV.00.C66	Site	Soil Stabilization/Grading, Add Rip Rap & Geotextile. Located adjacent to east wall of loading dock ramp to bldg. D.	To improve drainage. To fix deteriorated, damaged, failure area. Soil erosion issue. Due to grading water follows retaining to south end - bad erosion. Recommend providing grouted rip rap to halt erosion	100 SF	\$1,900
WHV.00.C71	Site	Soil Stabilization/Grading, Add Rip Rap & Geotextile. Located at SE corner of loading dock ramp to bldg. C.	To improve drainage. To fix deteriorated, damaged, failure area. Soil erosion issue. Erosion adjacent to north ret. wall of loading dock. Can be corrected with rip-rap adjacent to wall and ramp.	120 SF	\$2,300
WHV.00.C72	Site	Soil Stabilization/Grading, Add Rip Rap & Geotextile. Located adjacent to the west wall of the west wing of bldg. H.	To fix deteriorated, damaged, failure area. Soil erosion issue. Long-term/high maintenance issue. Due to facility construction. Water falls from roof (no gutters) and drains toward circulation road.	360 SF	\$7,000
WHV.00.C73	Site	Soil Stabilization/Grading, Add Rip Rap & Geotextile. At loading area for bldg. E.	To fix deteriorated, damaged, failure area. . Soil erosion issue. Long-term/high maintenance issue. Due to facility construction. At both sides of loading dock erosion has occurred from roof drainage	600 SF	\$13,900
WHV.00.C74	Site	Soil Stabilization/Grading, Add Rip Rap & Geotextile. At loading area for bldg. F.	To fix deteriorated, damaged, failure area. Soil erosion issue. Long-term/high maintenance issue. Due to facility construction. At both sides of loading dock erosion has occurred from roof drainage	600 SF	\$13,900
WHV.00.C75	Site	Soil Stabilization/Grading, Add Rip Rap & Geotextile. At loading area for bldg. G.	To fix deteriorated, damaged, failure area. Soil erosion issue. Long-term/high maintenance issue. Due to facility construction. At both sides of loading dock erosion has occurred from roof drainage	600 SF	\$13,900
WHV.00.C76	Site	Soil Stabilization/Grading, Add Rip Rap & Geotextile. At loading area for bldg. K.	To fix deteriorated, damaged, failure area. Soil erosion issue. Long-term/high maintenance issue. Due to facility construction. At both sides of loading dock erosion has occurred from roof drainage	600 SF	\$13,900
WHV.00.C77	Site	Soil Stabilization/Grading, Add Rip Rap & Geotextile. At loading area for bldg. H.	To fix deteriorated, damaged, failure area. Soil erosion issue. Long-term/high maintenance issue. Due to facility construction. At both sides of loading dock erosion has occurred from roof drainage	600 SF	\$11,600
WHV.00.C44	Site	Soil Stabilization/Grading, Add Rip Rap & Geotextile. Storm outlet located outside of exterior security fence along north fence line (mid-center).	To prevent failure.	600 SF	\$9,300
WHV.00.C30	Site	Soil Stabilization/Grading, Add Rip Rap & Geotextile. Existing pipe outlet located at east side of pond between bldg. #3 and outside security road.	To prevent failure.	600 SF	\$13,900
WHV.00.C36	Site	Recreation Field/Court, Remove & Replace, Basketball. Located within outside activity area north side of site.	Safety iimprovement.	3,600 SF	\$14,500
WHV.00.C51	Site	Site Improvements II, New, Concrete Slab/Pad. At existing dumpster area of north end of bldg. #2 (maintenance bldg.).	Due to age of system.	1,040 SF	\$7,700
WHV.J.E02	Jennings Hall	INTERIOR LIGHTING-Replace interior light fixture(s), High Bay. Remove and replace high bay H.I.D. fixtures.	Existing equipment is old and has reached the end of its useful life. They are old and the efficiency is low.	4,000 SF	\$37,000
WHV.1.E01	Power Plant	INTERIOR LIGHTING-Relamp/reballast interior light fixture(s), Industrial. Remove T12 lamps and magnetic ballasts and replace with T8 lamps and electronic ballasts.	cost/energy savings.	20,985 SF	\$56,700

WHV.2.E01	Maintenance/Warehouse	INTERIOR LIGHTING-Relamp/reballast interior light fixture(s). Industrial. Remove T12 lamps and magnetic ballasts and replace with T8 lamps and electronic ballasts.	cost/energy savings.	23,624 SF	\$63,800
WHV.1.E02	Power Plant	ELECTRICAL DISTRIBUTION SYSTEM-Clean & inspect distribution equipment. Inspect primary voltage double-ended substation.	Preventative maintenance.	1 Unit	\$16,200
WHV.C.M02	Calhoun Hall	Replace/new tempering valve.	Not functioning or broken.	10 Units	\$13,400
WHV.E.M01	Emmet Hall	Replace/new tempering valve.	Not functioning or broken.	14 Units	\$18,800
WHV.F.M01	Fillmore Hall	Replace/new tempering valve.	Not functioning or broken. □	14 Units	\$18,800
WHV.G.M01	Gladwin Hall	Replace/new tempering valve.	Not functioning or broken.	14 Units	\$18,800
WHV.H.M01	Harrison Hall	Replace/new tempering valve.	Not functioning or broken.	14 Units	\$18,800
WHV.K.M02	Kent Hall	Replace/new tempering valve.	Not functioning or broken. Provide better temperature control. Better equipment available. Personal comfort.	6 Units	\$8,100
WHV.B.M02	Warehouse	Replace/new isolation valves 2".	None presently installed. Impairs building operation.	2 Units	\$2,200
WHV.C.M03	Calhoun Hall	Replace/new isolation valves 2".	None presently installed. Impairs building operation.	2 Units	\$2,700
WHV.D.M03	Dickinson Hall	Replace/new isolation valves 2".	None presently installed. Impairs building operation.	2 Units	\$2,700
WHV.E.M02	Emmet Hall	Replace/new isolation valves 2".	None presently installed. Impairs building operation.	6 Units	\$8,100
WHV.F.M02	Fillmore Hall	Replace/new isolation valves 2".	None presently installed. Impairs building operation.	6 Units	\$8,100
WHV.G.M02	Gladwin Hall	Replace/new isolation valves 2".	None presently installed. Impairs building operation.	6 Units	\$8,100

WHV.H.M02	Harrison Hall	Replace/new isolation valves 2".	None presently installed. Impairs building operation.	6 Units		\$8,100
WHV.J.M02	Jennings Hall	Replace/new isolation valves 2".	None presently installed. Impairs building operation.	6 Units		\$8,100
WHV.K.M03	Kent Hall	Replace/new isolation valves 2".	None presently installed. Impairs building operation.	6 Units		\$8,100
WHV.L.M01	L Building	Replace/new isolation valves 2".	None presently installed. Impairs building operation.	6 Units		\$6,500
WHV.D.M03	Dickinson Hall	Replace/new isolation valves 2".	None presently installed. Impairs building operation.	2 Units		\$2,700
WHV.4.M02	Field House	Air handling unit heating only.	Worn out. Leaking.	16,799 SF		\$91,700
WHV.5.M06	Housing Unit 5	Fintube radiation.	Worn out.	24,114 SF		\$91,200
WHV.6.M06	Housing Unit 4	Fintube radiation.	Worn out.	24,114 SF		\$91,200
WHV.7.M06	Housing Unit 3	Fintube radiation.	Worn out.	24,114 SF		\$91,200
WHV.8.M06	Housing Unit 2	Fintube radiation.	Worn out.	24,114 SF		\$91,200
WHV.9.M05	Housing Unit 1	Fintube radiation.	Worn out.	24,114 SF		\$91,200
WHV.K		insulate pipes, fittings, valves, heat exchangers	Insulation is missing, deteriorated	160 units		\$27,100
WHV.10.M06	Administration/Medical	Miscellaneous. Insulate ductwork/piping in basement. Admin	None presently installed.	20 Units		\$6,800
WHV.4.M05	Field House	Miscellaneous. Replace/Repair unit ventilators. Fieldhouse	Worn out.	8 Units		\$8,400
					<b>Total</b>	<b>\$11,706,610</b>

# MCHIGAN DEPARTMENT OF CORRECTIONS

*“Expecting Excellence Every Day”*

## MEMORANDUM

**DATE:** 7/12/2013

**TO:** Cathy Stoddard, Act Warden  
Ionia Maximum Correctional Facility

**FROM:** Douglas Thelen, Physical Plant Supt.  
Ionia Maximum Correctional Facility

**SUBJECT:** Annual Physical Plant Evaluation 2013

This past year has been an interesting one. With all of the budget problems and staff shortages it continues to be a challenge to maintain the high standard of efficiency this maintenance department is known for. We continue to complete our work orders and maintain the facility in a timely and professional manner. Preventive Maintenance has also been completed when scheduled and we have no backlog of assigned tasks. One of our most important daily goals is to keep all cells on line and available for use.

All of our security systems (stun fence –intellaflex—microwaves and cameras) are working properly. Our PPD system is outdated and we have daily problems with overlapping alarms which causes staff to respond to multiple areas. The installer of our stun fence G.D.I. has gone out of business and parts are no longer available. We have upgraded 4 of our 10 stun fence zones and are in the process of installing upgrades in the remaining 6 zones. Do to the security issues involved in this process we are only doing 2 zones per week. All parts have been purchased and this project is being completed as time dictates.

Our standby generator is at full capacity and there are no upgrades scheduled in the near future. It seems the answer to our capacity problem would be to install a lager 800 K.W. generator for total site generation. Presently only limited lighting and our security systems are on the emergency power grid. This would only be half of the answer because total sight generation would also require that our power distribution system be totally replaced.

We are constantly looking for ways to save energy. We have completed a steam trap program and replaced all traps that were identified as bad. I put in for matching funds for lighting upgrades and was rejected because we are on the list for funding for such upgrades. I can not get a definite answer as to when these funded energy saving upgrades will materialize. With that thought in mind, when ever possible all purchases we make for failed lighting or HVAC are of the most energy efficient components available.

Building 100: Many changes have been proposed for this building but I think few will materialize due to lack of funding or the proposed changes not being physically or economically practical. Mechanically this building is in good shape considering no new additions have been added in 25 years. The roof is past is proposed life span and is slated to be upgraded in the next couple of years. Our

monitor room is too small for the old type equipment we presently utilize and enlarging it is not feasible. We have been told that the new camera system we are slated to get will take up less space yet be able to do more. Hopefully this new system will alleviate the overcrowding of the monitor room. Our arsenal /employee break room move is completed with a proposed addition of an employee patio forthcoming as funding becomes available.

Building 200: Health Care- Warehouse-Property/Intake and Maintenance are in good repair and all scheduled P.M. has been completed. Food Service equipment is old and needs to be replaced when funding is available. Our Dish machine is 13 years old and is getting to the point where it is not reliable do to constant electrical/mechanical failures. A badly need fork truck ramp will be installed on our warehouse to facilitate easier handling of inmate property and other warehouse transfers. Our sally port tower is scheduled to be shut down resulting in the addition of controls for the gates and the arsenal door being moved to the control center monitor room. Additional cameras and an intercom will be added to this area. Project is forthcoming. Health Care/Warehouse/Foodservice roofs have been inspected and are on the list for roofing upgrades.

There seems to something wrong with the water that we get from the city because our domestic water lines and water heating appliances continually need replacement. They are deteriorating from the inside out. Upon checking with the other three prisons in the Ionia complex I have found out that this problem is not unique to I-Max. Because of this problem we are using a product called Aquatherm which is a plastic/fiberglass piping and welding system that will not erode do to the water. We have purchase the necessary welding equipment and four of my men have been trained and are now certified installers. I have notified the other prisons in the Ionia complex that we have the installation equipment if they want to borrow it.

Building 300: The main water supply line that runs the length of the building was repaired 3 times this past year. We will be replacing this 3 inch piping with the new Aquatherm system. Gymnasium/Auditorium/Academic/ Quartermaster roofs have been inspected and are slated for upgrades. All HVAC systems are functioning properly.

Building 400: The roof system needs to be recoated or replaced as leaks are repaired and new ones develop due to expansion and contraction. This roof is also on the list to be upgrades. The building also needs cameras because of the expansion of MSI inmate labor force. There used to be only 30inmate workers, now we will be potentially utilizing 100 inmates with only one officer for security.

Housing Units 1-5: These units need new sink valves as funding permits. They also need new doors and frames on the bubbles and entrance /exit doors.

Unit 2 needs a new security wall and door on B-wing side to enhance bubble security.

All housing units need additional lighting upgrades. As lights fail in these units we are retrofitting them from T-12 to more economical T-8 bulbs and ballast. The cell door operators and hardware in units three thru 5 are becoming a problem do to the constant movement of inmates in these units now that they are G.P. Replacement parts are no longer stock items and we have had to find a vendor who can custom make them for us. The roofs on unit 1 thru 5 have been inspected and are slated to be upgraded.

Unit 6&7: This building was originally designed to house 160 inmates and we currently have 280 inmates which limits the use of toilets and showers. A new reinforced cement slab has been poured for the inmate weight pit to replace the broken and deteriorated old one and weight machines reinstalled. PBF has paid for this project. Housing unit shower walls and floors have been repaired with a new epoxy grout and they seem to beholding up quite well. Do to the closing of our guard towers it has

been proposed that we install guards on the windows of six and seven unit to prevent the inmates from exiting them to retrieve contraband that could be thrown over our fences. There are presently cameras that cover these areas but they do not work well in fog or snow storms.

Grounds: The parking lots-entrance drive and perimeter road need repair and recoating because the asphalt is breaking up and deteriorating.

Guard Towers/Shacks: These are in good repair and will be maintained for incidental use when required.

One final note: ICF has a maintenance staff of 6 Maintenance Mechanics, 1 Electrician, 1 Building Trades and 1 Physical Plant Supervisor. When I hired in at ICF 21 years ago there were 11 men on the crew and all were pretty new to the state and did not get much vacation time or did not have much accumulated sick leave. Now 5 of the present crew can retire in the next 2 years and they get an average of 7.5 weeks off per year plus some will use up their accumulated sick leave before they retire. What I am getting at is ICF has a smaller crew with less available working hours yet the project list seems to keep getting larger. Some of the required projects are mandated and we have no control over but are expected to get them done in a certain time period.

I am privileged to have a crew who take great pride in the work they do and how they have kept this facilities infrastructure and equipment running many time past its expected usable life. Keep in mind though that there comes a point when the job can become overwhelming and the worker's ability to perform their duties becomes compromised. Rest assured our tax dollars are being well spent!

C.C. Phyllis Clement—Facility Mgr  
Dave Flack Physical Plant Division



# Michigan Department of Corrections

*“Expecting Excellence Every Day”*

## Memorandum

**DATE:** July 30, 2013

**TO:** Bonita Hoffner, Warden  
Patricia Schmidt, Administrative Officer

**FROM:** David Karney, Physical Plant Superintendent

**SUBJECT:** LCF 2013 Annual Physical Plant Inspection

I have completed a detailed inspection of the complex buildings, infrastructure, grounds and roads. It is my intent to identify areas of concern and areas in which special funding is needed. With the closure of Florence Crane, many items will no longer be an issue.

**Building 11 (CDW):** This building has been closed. Minimal power is on. The roof has developed a leak and will not be repaired at this time because it's an abandoned building.

**Building 12 (CDW):** This building has been closed. No heat or water. Minimal power is on.

**Buildings 13 thru 18 (CDW):** All buildings have been closed. All utilities have been turned off.

**Building 19 (ACF):** Business Office and Training. Over all, the building is in good condition. Some windows and doors need replacing to improve energy savings. Roof is in good condition. Building HVAC controls need to be updated. The energy savings equipment installed in the building has been working well.

**Building 27 (LCF):** School and Segregation. This building is in good condition. Roof is less than 15 years old with no problems. Some doors and windows need replacing to improve energy loss. Segregation is functioning as designed. Building HVAC controls need to be updated. Staff has some ventilation concerns in these offices.

**Building 29 (LCF):** Administration, Control Center, Healthcare and Inmate Housing. The building is in good condition and operates well, considering its different functions. The roof is nine years old. Some windows and exterior doors need replacing to improve energy loss. This building is air conditioned. A new compressor and return air fan were changed in the summer. Mechanical systems are in good condition but updated controls are needed to improve energy savings and environmental conditions.

**Building 42 (ACF):** This building has been closed. No heat or water. Some power remains on until the building has been cleaned out.

**Buildings 43 (ACF):** This building has been closed. All utilities have been turned off.

**Buildings 44 & 45 (ACF):** All buildings closed. Minimal heat is maintained during the winter months. The exterior of the building is maintained.

**Building 46 (LCF):** Housing. Building is in fair condition. Roof is less than 15 years old and has no problems. We continue to replace windows as funds are available. Most exterior doors need replacing. The primary heating system has not been functional for many years. We heat this building with two secondary systems which are marginal when we have extreme cold for extended periods. Funding has been requested to replace the primary heating system, for many years.

**Building 47 (LCF):** Housing, Laundry and Quartermaster. Condition of this building is about the same as Building 46. Electrical panels in C2 and C3 were recently brought up to code. The laundry equipment is aging. We should be budgeting for equipment replacement.

**Building 50 (ACF):** This building has been closed. Minimal heat is maintained during the winter months. The exterior of the building is maintained.

**Buildings 51 & 52 (LCF):** Housing. Buildings are 17 years old and are of pole barn type construction. Roofs and siding are metal. Some minor leakage has occurred. Interior walls and ceilings are in good condition. Bathrooms and showers are in fair condition, requiring frequent repair. Exterior entrance doors need replacing. Funding has been requested. A PPCR was approved to put bars on the windows. This is a project being completed as funds are available. Another PPCR is pending to update the exterior door alarms to add to the facilities security and limit theft in these units.

**Building 53 (LCF):** School and Programs. This building is pole barn construction and is 17 years old with metal roof and siding. Exterior doors need replacing in some arrears. Interior areas are generally in good condition. Mechanical and electrical systems are operating as designed.

**Building 54 (LCF):** Food Service. This building is pole barn construction and is 17 years old with metal roof and siding. Some leakage has occurred with ice build up on the eaves and gutters.

This building continues to be a high maintenance area due to the amount of use and people it is serving. The food prep and dishwasher areas are in fair to good condition. The equipment is in fair condition and requires a lot of maintenance weekly to keep things running. Dining area is in good condition. Exterior is in fair condition, some doors need to be repaired or replaced and metal siding in some areas has been replaced due to damage from carts. Mechanicals are in good condition and operate as designed.

**Buildings 57 and 58 (ACF):** All buildings have been closed. Minimal heat is maintained during the winter months. The exterior of the building is maintained.

**Building 60 (CDW):** Warehouse. This building is currently being used for storage of food products. Warehouse, store and some maintenance functions have been moved to this building. The building infrastructure and mechanical systems are in fair condition. Several freezer compressors were recently replaced. Windows and doors need replacing and some minor roof repairs are needed.

**Building 61 (CDW):** Power Plant. The building and equipment have been well maintained and is meeting the needs of the complex. Boilers are 42 years old and have had very little done to them since their installation. The boiler controls are obsolete and failing. Funding for boilers and control replacement is needed. Estimated cost for repairs is \$61,000.00. Funding requests have been submitted to have them replaced. Staff continues to install energy saving devices and equipment to make the powerhouse run more efficiently. Generators are being maintained and operate as designed. Current emissions reports are all up to date. A new permit for operating was just completed and approved by DEQ. Above ground fuel tanks are slated for replacement, which would help us meet DEQ requirements.

**Building 66 (CDW):** Sewage Lift Station. The building houses the main sewage pumps for the entire complex. The pumps are in fair condition and the new controls and energy saving devices have been working well to operate more efficiently and to provide early warning in the event of a failure. Doors and windows need replacing, roof is in fair condition. The force main that starts in this building and goes to the Coldwater treatment plant is 40 plus years old. We have experienced some breaks over the past several years. This will be a major expenditure in the future and will require city and state involvement.

**Building 70 (CDW):** Grounds Maintenance. Building is in good condition. A new overhead door was installed last fall. The roof has developed a few minor leaks.

**Building 71 (CDW):** Physical Plant Operations. This building has become the central location for all computer and fiber systems for the complex. This equipment has high priority and security functions. The roof needs to be replaced on the building. We have had requests in for over eight years to replace this roof. It is becoming a serious problem that will need to be addressed in the near future.

**Complex Infrastructure:** Roads, Tunnels, Piping Systems, Electrical Distribution, Water Distribution and Storage.

Roads vary from fair to poor. All roads need patching or replacement and should be seal coated as a preventive maintenance function. Some areas have become a safety concern. The current budget restricts us from doing much. The court yard area of building 52 was cemented last fall.

The sally port pit is deteriorating and needs repairs. Funding has been requested. It is becoming a safety concern.

Tunnels that serve the camp continue to deteriorate due to ground water. Tunnels leading to buildings 42 and 43 are in good condition. Half tunnels to LCF and ACF are good to fair. Repairs have been made to some hot water, hot water return and condensate piping. Other areas still need replacing. Some materials are on hand to make repairs this summer. Most tunnels need to have the pipe insulation replaced.

Most steam lines are in good condition. Electrical distribution lines are in good condition.

Most water mains are in good condition. The water tower is in good condition. All three wells should have a complete inspection over the next five years. Estimated cost is \$10,000.00 each.

**Perimeter Fence and Security System:** The fence security system is aging and needs to be updated. It requires considerable maintenance to keep operating as designed. Many of the holes for the E-Field have heaved and need to be replaced or re-set. Much of the E-Field cable has been spliced and should be replaced.

LAKELAND CORRECTIONAL FACILITY

5-Year Plan FY2015

Project No.	Building	Project Description	Reason Description	Quantity & Units	Facility Priority	Cost Estimate
LCF.61.E01	Power Plant	EMERG. ELEC. DIST. SYSTEM-Miscellaneous. Replace existing boilers with 2 smaller boilers, add controls, replace economizers and fuel tanks that are non-compliant.	Existing equipment is aging and oversized for current needs. Provides a cost and energy savings.	Cap Outlay		\$2,000,000
LCF.29.A10	Admin./'A' Housing	Replace existing window system - w/ insulated system.	Worn out. To Eliminate High Maintenance Condition.	3,650 SF	6	\$233,000
LCF.46.A06	'B' Housing	Replace existing window system - w/ insulated system.	Worn out. Damaged. Request of Facilities Maintenance.	2,065 SF	6	\$131,800
LCF.47.A06	'C' Housing	Replace existing window system - w/ insulated system.	Worn out. Damaged. Request of Facilities Maintenance.	2,065 SF	6	\$131,800
LCF.47.A10	'C' Housing	Replace acoustic ceiling system.	Worn out. Damaged.	24,220 SF		\$162,800
LCF.29.A19	Admin./'A' Housing	Replace VCT.	Worn out. Damaged.	15,500 SF		\$104,200
LCF.27.A11	'D' School	Rebuild communal shower rooms. Segregated showers.	Damaged. Leading to More Serious Problems. Request of Facilities Maintenance.	150 SF		\$50,400
LCF.29.A24	Admin./'A' Housing	Misc projects. Addition of 2400 SF to visiting room.	Damage Due To Facility Growth. Request of Facilities Maintenance.	Lump Sum		\$645,100
LCF.54.A08	Food Service	Misc projects. Addition of 2500 SF to kitchen prep area.	Damage Due To Facility Growth. Request of Facilities Maintenance. Double number of meals compared to original design capacity.	Lump Sum		\$336,000
LCF.00.C19	Site	Pavement/Driveway/Perimeter Road, Bituminous, Remove & Replace Full Depth. Interior drives from sallyport north to delivery area at 'B' housing and drive between 'B' housing and admin/'A' housing to westerly security fence.	Due to age of system. Due to facility request. To prevent failure. To fix deteriorated, damaged, failure area. To improve appearance. Long-term/high maintenance issue. Drives (fire route) have reached their life expectancy and have cracked and are b	65,700 SF	8	\$397,200
LCF.00.C29	Site	Pavement/Driveway/Perimeter Road, Bituminous, Remove & Replace Full Depth. Loading/delivery area for 'B' housing.	Due to age of system. Due to facility request. To improve drainage. To fix deteriorated, damaged, failure area. To prevent personal injury. To improve appearance. To improve vehicle traffic flow. Long-term/high maintenance issue. Large area of asp	10,800 SF		\$54,400
LCF.46.E01	'B' Housing	ELECTRICAL DISTRIBUTION SYSTEM-Replace distribution panel.	Existing equipment is old and has reached the end of its useful life.	5 Units		\$70,600
LCF.47.E01	'C' Housing	ELECTRICAL DISTRIBUTION SYSTEM-Replace distribution panel.	Existing equipment is old and has reached the end of its useful life.	5 Units		\$30,000

LCF.29.M03	Admin./'A' Housing	Fintube radiation. Only in housing unit.	Doesn't provide adequate heating. Underflow heating system is not working.	26,000 SF	5	\$65,500
LCF.46.M03	'B' Housing	Fintube radiation. Install permanent heating.	Doesn't provide adequate heating. Future major expense. Existing steam unit heaters are temporary.	41,500 SF	5	\$156,900
LCF.47.M03	'C' Housing	Fintube radiation. Install permanent heating.	Doesn't provide adequate heating. Future major expense. Existing steam unit heaters are temporary.	41,500 SF	5	\$156,900
LCF.29.A05	Admin./'A' Housing	Repair foundation wall.	Damaged. Leading to More Serious Problems.	30 SF		\$5,000
LCF.47.A02	'C' Housing	Repair foundation wall.	Damaged. Leading to More Serious Problems.	50 SF		\$8,400
LCF.27.A02	'D' School	Tuckpoint brick.	Worn out. Leading to More Serious Problems.	220 SF		\$1,800
LCF.29.A06	Admin./'A' Housing	Tuckpoint brick. Window sills.	Worn out. Leading to More Serious Problems.	1,200 SF		\$10,100
LCF.46.A03	'B' Housing	Tuckpoint brick.	Worn out. Leading to More Serious Problems.	600 SF		\$5,000
LCF.47.A03	'C' Housing	Tuckpoint brick.	Worn out. Leading to More Serious Problems.	600 SF		\$5,000
LCF.29.A07	Admin./'A' Housing	Rebuild masonry wall.	Damaged. Leading to More Serious Problems.	140 SF		\$1,900
LCF.29.A08	Admin./'A' Housing	Rebuild masonry wall. Replace porcelain panels with a masonry screen wall.	Damaged. Leading to More Serious Problems. Request of Facilities Maintenance.	640 SF		\$8,600
LCF.46.A05	'B' Housing	Rebuild masonry wall.	Damaged. Leading to More Serious Problems.	400 SF		\$5,400
LCF.47.A04	'C' Housing	Rebuild masonry wall.	Damaged. Leading to More Serious Problems.	400 SF		\$5,400
LCF.47.A05	'C' Housing	Rebuild masonry wall. Extend wall of laundry room up to deck.	Request of Facilities Maintenance.	120 SF		\$1,600
LCF.27.A03	'D' School	Replace metal panels. Enclose duct work.	Worn out. Damaged. Request of Facilities Maintenance.	80 SF		\$1,100

LCF.29.A09	Admin./'A' Housing	Repair/Replace wood soffit/siding. With vents.	Worn out. Damaged.	3,000 SF		\$40,300
LCF.26.A01	Guard Booth	Replace existing window system - w/ insulated system.	Worn out. Damaged.	50 SF		\$3,200
LCF.27.A04	'D' School	Replace existing window system - w/ insulated system.	Worn out. Damaged.	550 SF		\$35,100
LCF.27.A05	'D' School	Replace entry system - w/ insulated system.	Worn out. Damaged.	80 SF		\$5,400
LCF.29.A11	Admin./'A' Housing	Replace entry system - w/ insulated system.	Worn out. Damaged.	330 SF		\$22,200
LCF.29.A14	Admin./'A' Housing	Replace double exterior doors/frame/hardware.	Damaged.	1 Unit		\$4,700
LCF.51.A01	'E' Housing	Replace double exterior doors/frame/hardware.	Worn out. Damaged.	4 Units		\$18,800
LCF.52.A01	'F' Housing	Replace double exterior doors/frame/hardware.	Worn out. Damaged.	4 Units		\$18,800
LCF.53.A02	'G' Housing	Replace double exterior doors/frame/hardware.	Worn out. Damaged. .	5 Units		\$23,500
LCF.54.A03	Food Service	Replace double exterior doors/frame/hardware.	Worn out. Damaged.	1 Unit		\$4,700
LCF.27.A06	'D' School	Replace single exterior door/frame/hardware.	Damaged.	1 Unit		\$2,500
LCF.29.A13	Admin./'A' Housing	Replace single exterior door/frame/hardware.	Damaged.	8 Units		\$20,200
LCF.46.A07	'B' Housing	Replace single exterior door/frame/hardware.	Damaged.	7 Units		\$17,600
LCF.47.A08	'C' Housing	Replace single exterior door/frame/hardware.	Damaged.	7 Units		\$17,600
LCF.29.A16	Admin./'A' Housing	Replace interior doors/frame/hardware.	Worn out.	1 Unit		\$2,500

LCF.46.A08	'B' Housing	Replace interior doors/frame/hardware.	Worn out.	3 Units		\$7,600
LCF.47.A09	'C' Housing	Replace interior doors/frame/hardware.	Worn out.	3 Units		\$7,600
LCF.27.A07	'D' School	Add power assist doors.	Required improvement.	1 Unit		\$9,900
LCF.27.A08	'D' School	Replace acoustic ceiling system.	Request of Facilities Maintenance.	1,660 SF		\$11,200
LCF.27.A09	'D' School	Replace VCT.	Worn out.	100 SF		\$670
LCF.27.A12	'D' School	Rebuild communal toilet rooms.	Request of Facilities Maintenance.	325 SF		\$43,700
LCF.29.A21	Admin./'A' Housing	Rebuild communal toilet rooms. Geriatric wing.	Damaged. Request of Facilities Maintenance.	225 SF		\$30,200
LCF.54.A07	Food Service	Misc projects. Move trash compactors away from building and food loading area.	Request of Facilities Maintenance.	Lump Sum		\$6,700
LCF.00.C18	Site	Frame & Cover/Grate, Manhole, Adjust Existing to Grade & Re-grout. Storm manhole easterly of the northeast wing of 'C' housing. Cover requires raising 3"+.	Due to age of system. Long-term/high maintenance issue. For access and maintenance of storm sewer.	1 Unit		\$670
LCF.00.C08	Site	Sidewalk, Concrete, New. Northerly west exit out of 'C' housing.	Due to age of system. Due to facility growth. Long-term/high maintenance issue. Slab of walk is missing to utility room door.	16 SF		\$150
LCF.00.C12	Site	Sidewalk, Concrete, New. Lawn area adjacent to the westerly side of 'C' housing between delivery.	Due to age of system. Due to facility growth. To fix deteriorated, damaged, failure area. To improve pedestrian traffic flow. Long-term/high maintenance issue. Inmates use lawn instead of walk.	400 SF		\$3,700
LCF.00.C15	Site	Sidewalk, Concrete, New. Lawn area adjacent to the westerly side of 'C' housing southerly of the south delivery drive.	Due to age of system. Due to facility growth. To fix deteriorated, damaged, failure area. Long-term/high maintenance issue. Lawn area has been used as the walkway. Path is lower than the lawn.	1,050 SF		\$9,700
LCF.00.C26	Site	Sidewalk, Concrete, New. Located along the westerly side of 'B' housing from loading dock area south to interior drive.	Due to age of system. Due to facility growth. Due to facility request. To fix deteriorated, damaged, failure area.	2,580 SF		\$23,800
LCF.00.C32	Site	Sidewalk, Concrete, New. Lawn area southerly of 'B' housing.	Due to age of system. Due to facility growth. Due to facility request. To fix deteriorated, damaged, failure area. To improve pedestrian traffic flow. Long-term/high maintenance issue.	1,860 SF		\$17,200
LCF.00.C35	Site	Sidewalk, Concrete, New. Lawn area located on the east side of 'E' unit housing and 'F' unit housing.	Due to facility growth. Due to facility request. Long-term/high maintenance issue. Area is used as a walkway between buildings.	900 SF		\$8,300

LCF.00.C40	Site	Sidewalk, Concrete, New. Lawn area adjacent to the west side of 'D' school and running north to 'C' housing.	Due to age of system. Due to facility growth. Due to facility request. To fix deteriorated, damaged, failure area. To improve pedestrian traffic flow. Long-term/high maintenance issue.	600 SF		\$5,500
LCF.00.C06	Site	Sidewalk, Concrete, Remove & Replace. Sidewalk along easterly edge of interior drive approx. from weight shed to northerly delivery drive on westerly side of 'C' housing.	Due to age of system. To fix deteriorated, damaged, failure area. Long-term/high maintenance issue. Surface of walk has scoured off.	600 SF		\$12,900
LCF.00.C11	Site	Sidewalk, Concrete, Remove & Replace. Located at the southwest corner of the north delivery drive on the westerly side of 'C' housing between the delivery drives.	Due to age of system. To improve drainage. To prevent failure. To fix deteriorated, damaged, failure area. Long-term/high maintenance issue. Prevent winter freezing hazard. Prevent water from infiltrating building exterior. Walk has settled towards	600 SF		\$590
LCF.00.C14	Site	Sidewalk, Concrete, Remove & Replace. Existing concrete adjacent to the south wall of 'C' housing at the south delivery drive.	Due to age of system. To fix deteriorated, damaged, failure area. Long-term/high maintenance issue. Concrete has deteriorated with the surface chipping off. Water now causing damage to concrete and adjacent asphalt.	225 SF		\$1,700
LCF.00.C20	Site	Sidewalk, Concrete, Remove & Replace. Sidewalk located along west side of interior drive between 'B' housing and weights shed.	Due to age of system. To prevent failure. To fix deteriorated, damaged, failure area. Long-term/high maintenance issue. Sidewalk surface has deteriorated away. Walk now holds water and ice and is a hazard and will only get worse.	320 SF		\$6,500
LCF.00.C23	Site	Sidewalk, Concrete, Remove & Replace. Located adjacent to the interior drive radius off the SE corner of 'B' housing.	Due to age of system. To prevent failure. To fix deteriorated, damaged, failure area. To improve pedestrian traffic flow. Long-term/high maintenance issue. Walk has deteriorated. Surface has scale.	320 SF		\$6,500
LCF.00.C31	Site	Sidewalk, Concrete, Remove & Replace. Located at the mid-center entrance along the easterly side of 'B' housing. Replace using larger flags.	Due to age of system. Due to facility growth. To fix deteriorated, damaged, failure area. Long-term/high maintenance issue. Walk has cracked and settled.	760 SF		\$2,400
LCF.00.C39	Site	Sidewalk, Concrete, Remove & Replace. Sidewalk adjacent to the west side of the greenhouse.	Due to age of system. To fix deteriorated, damaged, failure area. To improve pedestrian traffic flow. Long-term/high maintenance issue. Walk is old and deteriorated with grass growing in the cracks.	295 SF		\$3,500
LCF.00.C44	Site	Sidewalk, Concrete, Remove & Replace. Sidewalks adjoining the SE corner of the SE wing of the administration building.	Due to age of system. To prevent failure. To fix deteriorated, damaged, failure area. To prevent personal injury. To improve appearance. Long-term/high maintenance issue. Walk has cracked, separated, and settled.	300 SF		\$3,500
LCF.00.C47	Site	Sidewalk, Concrete, Remove & Replace. Sidewalk adjacent to east side of entrance drive to Lakeland facility easterly of the main parking lots located westerly of the administration building. Remove and replace or pressure grout walk to raise it to proper height.	Due to age of system. To improve drainage. To prevent failure. To fix deteriorated, damaged, failure area. Long-term/high maintenance issue. Walk to major entrance has settled below the height of the curbing.	1,850 SF		\$8,200
LCF.00.C49	Site	Sidewalk, Concrete, Remove & Replace. Sidewalk located at north entrance to administration building.	Due to age of system. To prevent failure. To fix deteriorated, damaged, failure area. Long-term/high maintenance issue. Walk is cracking and separating. Entrance is used by staff and visitors.	240 SF		\$3,300
LCF.00.C38	Site	Pavement/Driveway/Perimeter Road, Bituminous, Mill & Resurface. Interior drive located southerly of 'D' school.	Due to age of system. To fix deteriorated, damaged, failure area. To improve appearance. Long-term/high maintenance issue. To extend life. Drive is beginning to deteriorate with cracking and settling.	9,220 SF		\$12,400
LCF.00.C42	Site	Pavement/Driveway/Perimeter Road, Bituminous, Mill & Resurface. Drive and parking to delivery area for the administration building. Replace with interior drive paving.	Due to age of system. To prevent failure. To fix deteriorated, damaged, failure area. To improve appearance. Long-term/high maintenance issue. Asphalt is cracked and deteriorating.	10,660 SF		\$20,000
LCF.46.C38	B' Housing	Pavement/Driveway/Perimeter Road, Bituminous, Mill & Resurface. Courtyard area of building.	Due to age of system. To fix deteriorated, damaged, failure area. To improve appearance. Long-term/high maintenance issue. To extend life. Courtyard is beginning to deteriorate with cracking and settling and is causing trip hazards.		8	\$24,000

LCF.47.C38	C' Housing	Pavement/Driveway/Perimeter Road, Bituminous, Mill & Resurface. Courtyard area of building.	Due to age of system. To fix deteriorated, damaged, failure area. To improve appearance. Long-term/high maintenance issue. To extend life. Courtyard is beginning to deteriorate with cracking and settling and is causing trip hazards.		8	\$24,000
LCF.51.C38	E' Housing	Pavement/Driveway/Perimeter Road, Bituminous, Mill & Resurface. Courtyard area of building.	Due to age of system. To fix deteriorated, damaged, failure area. To improve appearance. Long-term/high maintenance issue. To extend life. Courtyard is beginning to deteriorate with cracking and settling and is causing trip hazards.		8	\$31,200
LCF.52.C38	F' Housing	Pavement/Driveway/Perimeter Road, Bituminous, Mill & Resurface. Courtyard area of building.	Due to age of system. To fix deteriorated, damaged, failure area. To improve appearance. Long-term/high maintenance issue. To extend life. Courtyard is beginning to deteriorate with cracking and settling and is causing trip hazards.		8	\$31,200
LCF.00.C53	Site	Pavement/Driveway/Perimeter Road, Bituminous, New Full Depth. Gravel drive and parking located on the east side of the maintenance storage pole barn. Recommend providing hard surface drive and parking.	Due to facility growth. To improve drainage. To improve appearance. To improve vehicle traffic flow. Long-term/high maintenance issue. Due to facility construction.	4,060 SF		\$9,900
LCF.00.C54	Site	Pavement/Driveway/Perimeter Road, Bituminous, New Full Depth. Gravel area on south side of maintenance storage pole barn adjacent to existing concrete slab.	Due to facility growth. To improve drainage. To improve appearance. To improve vehicle traffic flow. Long-term/high maintenance issue. Due to facility construction. For storage of materials and vehicles.	850 SF		\$2,100
LCF.00.C13	Site	Pavement/Driveway/Perimeter Road, Bituminous, Remove & Replace Full Depth. Southerly delivery drive on west side of 'C' housing.	Due to age of system. To prevent failure. To fix deteriorated, damaged, failure area. To improve appearance. Long-term/high maintenance issue. Drive has deteriorated with cracks and potholes. Existing pavement appears thin.	7,500 SF		\$37,800
LCF.00.C10	Site	Pavement/Driveway/Perimeter Road, Concrete, Remove & Replace Full Depth. Northerly delivery drive on west side of 'C' housing.	Due to age of system. To improve drainage. To fix deteriorated, damaged, failure area. Long-term/high maintenance issue. Concrete is old and piece-mealed together. Some have settled, grass in joints.	1,500 SF		\$16,400
LCF.00.C22	Site	Pavement/Driveway/Perimeter Road, Concrete, Remove & Replace Full Depth. Drive approach for north delivery drive to 'C' housing.	Due to age of system. To prevent failure. To fix deteriorated, damaged, failure area. To improve appearance. Long-term/high maintenance issue. Approach has cracked and settled, now holding water/ice and will continue to deteriorate.	120 SF		\$1,300
LCF.00.C09	Site	Barrier Free Pedestrian Ramp, Concrete, Remove & Replace. Door ramp located on westerly side of 'C' housing at northerly delivery drive.	Due to age of system. To fix deteriorated, damaged, failure area. Ramp is cracked and separated. Handrail is old and not long enough.	72 SF		\$2,400
LCF.00.C27	Site	Barrier Free Pedestrian Ramp, Concrete, Remove & Replace. Exit door located mid center of the west side of 'B' housing.	Due to age of system. To fix deteriorated, damaged, failure area. Long-term/high maintenance issue. Edge of stoop has deteriorated and broke.	48 SF		\$1,600
LCF.00.C01	Site	Concrete Stairway Cast-in-Place, Remove & Replace. Stairs at exit door of SW wing of 'C' housing.	Due to age of system. To fix deteriorated, damaged, failure area. Stairs are chipped and partially undermined. Bad forming at time of construction. No rails.	16 LF Nose		\$1,700
LCF.00.C04	Site	Concrete Stairway Cast-in-Place, Remove & Replace. Stairs at exit door of NE wing of 'C' housing.	Due to age of system. To fix deteriorated, damaged, failure area. Stairs are chipped with large pieces breaking away. Partially undermined due to bad forming at time of construction. No rails.	16 LF Nose		\$1,400
LCF.00.C05	Site	Concrete Stairway Cast-in-Place, Remove & Replace. Stairs at exit door of NW wing of 'C' housing.	Due to age of system. To fix deteriorated, damaged, failure area. Corner of steps have chipped/broken off. Surface is cracking and will begin to scour off.	16 LF Nose		\$1,400
LCF.00.C17	Site	Concrete Stairway Cast-in-Place, Remove & Replace. Porch and steps at southeasterly exit of 'C' housing adjoining the SE wing. Replace corner of slab and provide two steps.	Due to age of system. To fix deteriorated, damaged, failure area. To improve appearance. Long-term/high maintenance issue. The slab of porch and step has deteriorated and broke away.	12 LF Nose		\$1,300
LCF.00.C30	Site	Concrete Stairway Cast-in-Place, Remove & Replace. Stairs located within the SW corner of the delivery area to 'B' housing.	Due to age of system. To fix deteriorated, damaged, failure area. To improve appearance. Stair well is narrow and hand rail has been damaged.	25 LF Nose		\$2,200

LCF.00.C45	Site	Concrete Stairway Cast-in-Place, Remove & Replace. Stairs to east entrance/exit to the administration building.	Due to age of system. To prevent failure. To fix deteriorated, damaged, failure area. To improve appearance. Long-term/high maintenance issue. Stairs have cracked and nose guards are letting loose. Stairs will continue to deteriorate.	30 LF Nose		\$3,200
LCF.00.C50	Site	Parking Lot, Bituminous, New/Expand. Parking area located SE of the sallyport along the perimeter security road.	Due to age of system. Due to facility growth. To improve appearance. Long-term/high maintenance issue. Existing parking is gravel. Owner had requested asphalt paving.	1,460 SF		\$3,500
LCF.00.C25	Site	Parking Lot, Bituminous, Remove & Replace Full Depth. Parking area (abandoned) along north side of interior drive south of 'B' housing.	Due to age of system. To prevent failure. To fix deteriorated, damaged, failure area. To improve appearance. Long-term/high maintenance issue. Parking area adjacent to drive is deteriorated with large cracks.	2,400 SF		\$45,000
LCF.00.C52	Site	Parking Lot, Bituminous, Remove & Replace Full Depth. Parking lot located south of the SW wing of the administration building adjacent to the site entrance drive.	Due to age of system. Due to facility request. To improve drainage. To fix deteriorated, damaged, failure area. To improve appearance. Long-term/high maintenance issue.	13,890 SF		\$12,100
LCF.00.C07	Site	Curb & Gutter, Concrete, Remove & Replace. Curbing along easterly edge of interior drive approx. from weight shed to northerly delivery drive on westerly side of 'C' housing.	Due to age of system. To improve drainage. To fix deteriorated, damaged, failure area. To improve appearance. Long-term/high maintenance issue. Surface of curbing has scoured away. No holding dirt, stone, and weeds.	100 LF		\$3,900
LCF.00.C24	Site	Curb & Gutter, Concrete, Remove & Replace. Located at the interior drive radius off the SE corner of 'B' housing. Recommend to remove and replace curb prior to placement of new asphalt.	Due to age of system. To improve drainage. To prevent failure. To fix deteriorated, damaged, failure area. To improve appearance. Long-term/high maintenance issue. Curbing has deteriorated.	60 LF		\$2,300
LCF.00.C28	Site	Curb & Gutter, Concrete, Remove & Replace. Located at the SE corner of the NE wing of 'B' housing adjoining the delivery area. Remove and replace curb prior to placement of new asphalt.	Due to age of system. To improve drainage. To prevent failure. To fix deteriorated, damaged, failure area. To improve appearance. Long-term/high maintenance issue. Surface of curb has scaled off.	25 LF		\$980
LCF.00.C43	Site	Curb & Gutter, Concrete, Remove & Replace. Located on the southerly side of the south drive to the delivery area of the administration building. Recommend removing and replacing curb at time of asphalt replacement.	Due to age of system. To improve drainage. To prevent personal injury. To improve appearance. Long-term/high maintenance issue. Curbing has cracked and settled, grass is growing in the cracks. Areas of curbing have been patched with asphalt.	135 LF		\$5,300
LCF.00.C21	Site	Soil Stabilization/Grading, Add/Regrade Drainage Swale/Lawn Area. Recommend topsoil and seeding. Lawn area between east edge of interior drive and sidewalk adjacent to NW wing of 'C' housing.	Due to age of system. Due to facility growth. To fix deteriorated, damaged, failure area. To improve appearance. Soil erosion issue. Long-term/high maintenance issue. Lawn area appears to never had topsoil and does not grow grass.	2,000 SF		\$16,800
LCF.00.C16	Site	Site Improvements II, Remove & Replace, Concrete Slab/Pad. Door stoop on westerly side of southwest wing of 'C' building.	Due to age of system. Due to facility growth. To fix deteriorated, damaged, failure area. To improve appearance. Due to facility construction. Stoop has been modified and repaired and is continuing to break up.	75 SF		\$880
LCF.00.C46	Site	Site Improvements II, Remove & Replace, Concrete Slab/Pad. Top slab of loading dock for administration building.	Due to age of system. To improve drainage. To prevent failure. To fix deteriorated, damaged, failure area. To improve appearance. Long-term/high maintenance issue. Slab is settling causing cracking. Drainage is flowing	576 SF		\$8,100
LCF.54.C04	Food Service	Site Improvements III, remodel/repair, below grade loading dock	Install a dock leveler to food service loading dock. The current dock is too short for many trucks.		9	\$15,000
LCF.25.C05	Sally Port	Site Improvements III, remodel/repair, sallyport	Repair sallyport inspection pit. The current pit is deteriorating and needs repair.		1	\$10,000
LCF.55.C04	Generator Building	Site Improvements III, new, above ground tank	Upgrade above ground generator fuel tank to include overflow protection.		4	\$10,000
LCF.27.M02	'D' School	Replace/new piping. Replace domestic cold and hot water lines.	Worn out. Leaking.	12,200 SF		\$1,900

LCF.29.M01	Admin./'A' Housing	Replace/new piping. Replace existing domestic cold water and hot water piping.	Worn out. Leaking.	26,000 SF		\$15,400
LCF.46.M01	'B' Housing	Replace/new piping. Replace defective domestic hot water and cold water piping.	Worn out. Leaking.	41,500 SF		\$15,000
LCF.47.M01	'C' Housing	Replace/new piping. Replace defective domestic hot and cold water piping.	Worn out. Leaking.	41,500 SF		\$15,000
LCF.54.M01	Food Service	Replace/new piping. Replace underground steam, condensate piping.	Worn out.	10,500 SF		\$26,500
LCF.27.M03	'D' School	Replace/new steam to hot water converter system - 800 GPM. Replace heat exchange (150 GPM approx.).	Worn out.	1 Unit		\$23,500
LCF.29.M02	Admin./'A' Housing	Replace/new steam to hot water converter system - 800 GPM.	Worn out. Better equipment available. Future major expense.	1 Unit		\$35,300
LCF.46.M02	'B' Housing	Replace/new steam to hot water converter system - 800 GPM.	None presently installed.	1 Unit		\$35,300
LCF.47.M02	'C' Housing	Replace/new steam to hot water converter system - 800 GPM.	None presently installed.	1 Unit		\$35,300
LCF.27.M04	'D' School	Air handling unit heating only. Replace steam heating air handling unit in segregation area.	Not functioning or broken. Future major expense.	3,000 SF		\$19,700
LCF.29.M04	Admin./'A' Housing	Pumps. Replace hot water heating pumps.	Worn out.	26,000 SF		\$4,400
LCF.61.M01	Power Plant	Main control panel and front-end direct digital controls (DDC) equipment. New boiler controls required.	Better equipment available. Future major expense. Existing controls obsolete. Difficulty getting replacement parts.	1 Unit	3	\$152,000
LCF.27.A01	'D' School	Couple the existing pneumatic control system with direct digital controls.	Request will provide energy savings and a better working/living environment and reduce maintenance work orders.	12,200 SF	10	\$12,500
LCF.29.A01	Admin./'A' Housing	Couple the existing pneumatic control system with direct digital controls.	Request will provide energy savings and a better working/living environment and reduce maintenance work orders.	52,700 SF	10	\$12,500
LCF.46.A01	'B' Housing	Couple the existing pneumatic control system with direct digital controls.	Request will provide energy savings and a better working/living environment and reduce maintenance work orders.	41,500 SF	10	\$12,500
LCF.47.A01	'C' Housing	Couple the existing pneumatic control system with direct digital controls.	Request will provide energy savings and a better working/living environment and reduce maintenance work orders.	41,500 SF	10	\$12,500

LCF.51.A02	'E' Housing	Couple the existing pneumatic control system with direct digital controls.	Request will provide energy savings and a better working/living environment and reduce maintenance work orders.	20,500 SF	10	\$12,500
LCF.52.A02	'F' Housing	Couple the existing pneumatic control system with direct digital controls.	Request will provide energy savings and a better working/living environment and reduce maintenance work orders.	20,500SF	10	\$12,500
LCF.53.A01	'G' Housing	Couple the existing pneumatic control system with direct digital controls.	Request will provide energy savings and a better working/living environment and reduce maintenance work orders.	14,400 SF	10	\$12,500
LCF.54.A04	Food Service	Couple the existing pneumatic control system with direct digital controls.	Request will provide energy savings and a better working/living environment and reduce maintenance work orders.	10,500 SF	10	\$12,500
LCF.32.M05	Maintenance Storage	Replace/new fire protection system.	Systems upgrade.	2,400 SF		\$41,700
LCF.27.M06	School	Miscellaneous.	Asbestos survey is needed to meet MIOSHA requirements.		3	\$12,500
LCF.29.M06	Admin./'A' Housing	Miscellaneous.	Asbestos survey is needed to meet MIOSHA requirements.		3	\$12,500
LCF.46.M06	'B' Housing	Miscellaneous.	Asbestos survey is needed to meet MIOSHA requirements.		3	\$12,500
LCF.47.M06	'C' Housing	Miscellaneous.	Asbestos survey is needed to meet MIOSHA requirements.		3	\$12,500
LCF.29.S02	Admin./'A' Housing	Upgrade monitoring system. Clean up panels in storeroom.	More cost effective to replace soon. Leading to more serious problems. Request of facilities maintenance. To eliminate potential for future damage. May add to lightning damage.	Lump Sum		\$41,700
LCF.29.S03	Admin./'A' Housing	Replace security gate operators.	System is worn out and parts are no longer manufactured.	Lump Sum	2	\$20,000
LCF.20.S01	Weights	Add new cameras outside.	For staff safety. To watch hidden areas and trouble spots.	1 Unit	7	\$12,600
LCF.27.S01	'D' School	Add new equipment. Add strobes to all 9 classrooms.	Add capacity to existing system. None presently installed.	Lump Sum		\$23,900
LCF.29.S06	Admin./'A' Housing	Add new equipment. Add free standing rack in phone room to hold batteries for Telco equipment larger batteries. Move computers to next room after remodel.	Leading to more serious problems. Request of facilities maintenance. To eliminate high maintenance condition. Add capacity to existing system. To add larger batteries to system and charge computers to next room.	Lump Sum		\$17,900
LCF.46.S02	'B' Housing	Add new equipment. Add 16 smoke detectors to housing unit "B".	Systems upgrade.	Lump Sum		\$1,100

LCF.47.S02	'C' Housing	Add new equipment. Add smoke detectors to 7 and 2 man rooms.	Systems upgrade.	Lump Sum		\$1,100
LCF.27.S03	'D' School	Add new color cameras inside.	For staff safety. To watch hidden areas and trouble spots. To watch areas where critical tools are used.	2 Units		\$2,600
LCF.46.S03	'B' Housing	Add new color cameras inside.	For staff safety. To watch hidden areas and trouble spots. To watch areas where critical tools are used. .	7 Units	7	\$41,700
LCF.47.S03	'C' Housing	Add new color cameras inside.	For officer safety. To watch hidden areas and trouble spots. To watch areas where critical tools are used. None presently installed.	7 Units	7	\$41,700
LCF.51.S01	'E' Housing	Add new color cameras inside.	For staff safety. To watch hidden areas and trouble spots. To watch areas where critical tools are used. .	4 Units		\$23,900
LCF.52.S01	'F' Housing	Add new color cameras inside.	For staff safety. To watch hidden areas and trouble spots. To watch areas where critical tools are used. .	4 Units		\$23,900
LCF.53.S01	'G' Housing	Add new color cameras inside.	For staff safety. To watch hidden areas and trouble spots. To watch areas where critical tools are used. .	3 Units	7	\$17,900
LCF.27.S02	'D' School	Add new horn strobes. Add in basement horn strobes.	Security improvement	1 Unit		\$12,500
LCF.29.S04	Admin./'A' Housing	Add new horn strobes. Add smoke detectors outside dinning room.	Security improvement	1 Unit		\$12,500
LCF.29.S01	Admin./'A' Housing	Replace horns with horn strobes.	Security improvement	8 Units		\$12,500
LCF.29.S03	Admin./'A' Housing	Replace horns with horn strobes.	Security improvement	7 Units		\$12,500
LCF.46.S01	'B' Housing	Replace horns with horn strobes.	Security improvement	12 Units		\$12,500
LCF.47.S01	'C' Housing	Replace horns with horn strobes.	Security improvement	10 Units		\$12,500

# LAKELAND CORRECTIONAL FACILITY

5-year Plan

FY2015

## Crane

Project No.	Building	Project Description	Reason Description	Quantity & Units	Facility Priority	Project Cost
ACF.61.E01	Power Plant	EMERG. ELEC. DIST. SYSTEM-Miscellaneous. Provide a new 2.5 MW turbine to provide emergency power and also steam for the facilities.	Provides a cost and energy savings.	Cap Outlay		\$3,375,000
ACF.61.A02	Power Plant	Replace existing window system - w/ insulated system.	Worn out. Damaged.	1,550 SF	6	\$87,400
ACF.22.A01	Mental Health	Building demolition.	Worn out. Damaged. Request of Facilities Maintenance.	9,500 SF		\$89,800
ACF.41.A01	Housing	Building demolition.	Damaged. Request of Facilities Maintenance.	41,500 SF		\$392,200
ACF.66.C01	Sewage Plant	Misc sewerage/drainage project, repair/fix.	Current system overflow dumps into storm system. Needs to have overflow area large enough to allow staff time to respond. Plugging the current overflow would result in damage to the electrical system and pumps due to submersion in raw sewage.		2	\$500,000
ACF.61.C01	Power Plant	Site Improvements III, new, above ground tank	A new storage system needs to be installed to provide an alternate fuel system for the power house boilers.	20,000 gal	3	\$400,000
ACF.61.M02	Power Plant	Replace boiler economizers (3).	These units generate 5% savings on fuel costs. The payback for replacement is 5 years.	3 units	5	\$200,000
ACF.68.A03	Well #1	Replace existing roof.	Worn out. To Eliminate High Maintenance Condition. Request of Facilities Maintenance.	150 SF	7	\$900
ACF.3.A01	Well #4	Replace roof and insulation.	Worn out. Damaged. To Eliminate High Maintenance Condition.	182 SF		\$1,600
ACF.66.A01	Sewage Plant	Replace roof and insulation.	Damaged. To Eliminate High Maintenance Condition.	1,500 SF	7	\$13,700
ACF.19.A01	Administration	Tuckpoint brick.	Leading to More Serious Problems.	20 SF		\$170
ACF.61.A01	Power Plant	Tuckpoint brick.	Worn out. Leading to More Serious Problems.	50 SF		\$340
ACF.66.A03	Sewage Plant	Tuckpoint brick.	Worn out.	80 SF		\$540

ACF.68.A01	Well #1	Tuckpoint brick.	Worn out. Damaged.	20 SF		\$140
ACF.19.A02	Administration	Replace existing window system - w/ insulated system.	Worn out. Damaged. Leading to More Serious Problems.	396 SF		\$25,300
ACF.19.A03	Administration	Replace single exterior door/frame/hardware.	Worn out. Damaged.	4 Units		\$10,100
ACF.66.A05	Sewage Plant	Replace single exterior door/frame/hardware.	Damaged.	5 Units		\$10,100
ACF.19.A04	Administration	Replace interior doors/frame/hardware.	Worn out. Damaged.	2 Units		\$5,000
ACF.7.A01	Greenhouse	Building demolition.	Worn out. Damaged. To Eliminate High Maintenance Condition.	1,063 SF		\$12,500
ACF.00.C50	Site	Structures I, Manhole, Remove & Replace. Sanitary manhole located easterly 100 foot from business building.	To improve appearance.	1 Unit		\$3,700
ACF.00.C60	Site	Frame & Cover/Grate, Manhole, Adjust Existing to Grade & Re-grout. Sanitary manhole south of sewage plant.	Due to age of system. To prevent failure. To fix deteriorated, damaged, failure area. To improve appearance. Long-term/high maintenance issue.	1 Unit		\$430
ACF.61.C04	Power Plant	Site Improvements III, new, above ground tank	Upgrade above ground generator fuel tank to include overflow protection.			\$5,000
ACF.19.E02	Administration	ELECTRICAL DISTRIBUTION SYSTEM-Replace distribution panel.	Existing equipment is old and has reached the end of its useful life.	1 Unit		\$6,000
ACF.19.M06	Administration	Miscellaneous.	Asbestos survey is needed to meet MIOSHA requirements.			\$12,500
ACF.60.M06	Warehouse	Miscellaneous.	Asbestos survey is needed to meet MIOSHA requirements.		1	\$12,500
ACF.70.M06	Maintenance Storage	Miscellaneous.	Asbestos survey is needed to meet MIOSHA requirements.		1	\$12,500
ACF.71.M06	Maintenance Storage	Miscellaneous.	Asbestos survey is needed to meet MIOSHA requirements.		1	\$12,500
ACF.66.M06	Sewage Plant	Miscellaneous.	Asbestos survey is needed to meet MIOSHA requirements.		1	\$12,500

ACF.61.M06	Power Plant	Miscellaneous.	Asbestos survey is needed to meet MIOSHA requirements.		1	\$12,500
ACF.19.S01	Administration	Upgrade fire alarm system. New panel, smoke detectors, and pull stations.	System upgrade.	Lump Sum		\$12,900

# LAKELAND CORRECTIONAL FACILITY

5-Year Plan

FY2015

Camp Branch

Project No.	Building	Project Description	Reason Description	Quantity & Units	Facility Priority	Cost Estimate
CDW.71.A01	Maintenance	Replace existing roof.	Worn out. To Eliminate High Maintenance Condition.	17,530 SF	1	\$127,800
CDW.71.A02	Maintenance	Replace existing window system - w/ insulated system.	Worn out. To Eliminate High Maintenance Condition. Request of Facilities Maintenance.	1,500 SF	2	\$77,000
CDW.60.A01	Food Service/School	Replace or add roof drains.	Damaged.	2 Units		\$1,700
CDW.60.A03	Food Service/School	Replace lintels.	Damaged. Leading to More Serious Problems.	110 LF		\$6,500
CDW.60.A04	Food Service/School	Tuckpoint brick.	Damaged. Leading to More Serious Problems. To Cover up Water Damage.	100 SF		\$840
CDW.70.A01	Grounds	Replace existing window system - w/ insulated system.	Worn out.	840 SF		\$43,100
CDW.60.A06	Food Service/School	Replace entry system - w/ insulated system.	Worn out. Damaged.	88 SF		\$5,900
CDW.60.A07	Food Service/School	Replace double exterior doors/frame/hardware.	Damaged.	6 Units		\$28,200
CDW.60.A08	Food Service/School	Replace single exterior door/frame/hardware.	Damaged.	2 Units		\$5,000
CDW.70.A02	Grounds	Replace single exterior door/frame/hardware.	Worn out.	4 Units		\$8,100
CDW.60.A09	Food Service/School	Replace overhead doors.	Worn out. Damaged.	432 SF		\$21,800
CDW.60.A11	Food Service/School	Replace access panel.	Damaged.	10 SF		\$170
CDW.73.A02	Public Works Office	Building demolition.	Worn out. Damaged. To Eliminate High Maintenance Condition. Request of Facilities Maintenance.	206 SF		\$2,400

CDW.00.C27	Site	Sidewalk, Concrete, New. Intersection of walks at the northwest corner of Maintenance Building.	Due to age of system. Due to facility growth. To prevent failure. To improve appearance. To improve vehicle traffic flow. Long-term/high maintenance issue. Maintenance carts utilize walks to get to the rear of the building. i	200 SF		\$1,200
CDW.00.C38	Site	Sidewalk, Concrete, New. Walkway from Public Works Office to parking lot located at north side of Grounds Building.	Due to age of system. Due to facility growth. Due to facility request. To prevent personal injury. To improve appearance. To improve pedestrian traffic flow. Long-term/high maintenance issue. Walkway is gravel/stone.	275 SF		\$1,600
CDW.00.C25	Site	Sidewalk, Concrete, Remove & Replace. Exit door at southwesterly corner of maintenance building. Ramp required at door.	Due to age of system. To fix deteriorated, damaged, failure area. To improve appearance. Long-term/high maintenance issue. Prevent winter freezing hazard. Top surface of walk has scoured off. Pockets will hold water and freeze during winter months.	160 SF		\$1,400
CDW.00.C26	Site	Sidewalk, Concrete, Remove & Replace. Sidewalk located off the northwest corner of the Maintenance Building.	Due to age of system. To fix deteriorated, damaged, failure area. To improve appearance. Long-term/high maintenance issue. Walk is cracked with grass growing in joints and cracks. Surface has scoured off.	750 SF		\$5,200
CDW.00.C33	Site	Sidewalk, Concrete, Remove & Replace. Sidewalk along south side of front drive to Grounds Building.	Due to age of system. To improve drainage. To fix deteriorated, damaged, failure area. . To improve appearance. Long-term/high maintenance issue. Due to frequent use by heavy/large trucks. Walk is badly cracked and broken.	200 SF		\$1,400
CDW.00.C35	Site	Sidewalk, Concrete, Remove & Replace. Sidewalk adjacent to parking in front of the Grounds Building	Due to age of system. To fix deteriorated, damaged, failure area. To improve appearance. Long-term/high maintenance issue. Top surface of walk has scoured off.	260 SF		\$1,800
CDW.00.C42	Site	Pavement/Driveway/Perimeter Road, Bituminous, Mill & Resurface. Driveway located off the southeast corner of the Warehouse Building.	Due to age of system. To fix deteriorated, damaged, failure area. To improve appearance. Long-term/high maintenance issue. Drive and parking is used both for warehouse employees and Camp Branch visitor parking.	5,250 SF		\$4,500
CDW.00.C29	Site	Pavement/Driveway/Perimeter Road, Bituminous, Overlay Existing with Bituminous. Parking area adjacent to the east side of the Maintenance Building.	Due to age of system. To prevent failure. To fix deteriorated, damaged, failure area. To improve appearance. Long-term/high maintenance issue. Pavement is deteriorated, cracked and breaking up.	4,725 SF		\$9,200
CDW.00.C30	Site	Pavement/Driveway/Perimeter Road, Bituminous, Overlay Existing with Bituminous. East/west roadway located along the southerly side of the Maintenance Building.	Due to age of system. To prevent failure. To fix deteriorated, damaged, failure area. To improve appearance. Long-term/high maintenance issue. To extend life.	3,990 SF		\$7,800
CDW.00.C31	Site	Pavement/Driveway/Perimeter Road, Bituminous, Overlay Existing with Bituminous. East/west roadway located along the north side of the Maintenance Building.	Due to age of system. To prevent failure. To fix deteriorated, damaged, failure area. Long-term/high maintenance issue. To extend life. At the present time, drive is a dead end and not used for anything except a dumpster site.	4,830 SF		\$9,400
CDW.00.C50	Site	Pavement/Driveway/Perimeter Road, Bituminous, Remove & Reseed. Parking lot located west of Power Plant.	Due to age of system. Due to facility growth. To prevent failure. To improve appearance. Long-term/high maintenance issue. Power Plant is scheduled to be demolished and lot will no longer be required. Presently lot is no	11,200 SF		\$13,300
CDW.00.C01	Site	Concrete Stairway Cast-in-Place, Remove & Replace. Stairwell located on south end of Food Service/School Building.	Due to age of system. To prevent failure. To fix deteriorated, damaged, failure area. T. To improve appearance. Long-term/high maintenance issue. Lower step has deteriorated and chipped away. Face brick is in good condition	40 LF Nose		\$4,300
CDW.00.C03	Site	Concrete Stairway Cast-in-Place, Remove & Replace. Stairwell located on the east side of the Food Service/School Building.	Due to age of system. To fix deteriorated, damaged, failure area. To improve appearance. Long-term/high maintenance issue. Outer edges/corners of steps have chipped or have been broken off. Possibly due to truck damage. Patching would only be a temp	30 LF Nose		\$2,700
CDW.00.C08	Site	Concrete Stairway Cast-in-Place, Remove & Replace. Northerly entrance along west side of the Food Service/School Building.	Due to age of system. To fix deteriorated, damaged, failure area. . To improve appearance. Long-term/high maintenance issue. Steps have deteriorated and have no hand rails.	42 LF Nose		\$3,700
CDW.00.C06	Site	Concrete Stairway Cast-in-Place, Remove & Reseed. Stairwell at north side of the Food Service/School Building.	Due to age of system. Due to facility growth. Due to facility request. To prevent failure. . To improve appearance. Long-term/high maintenance issue. Stairs are deteriorated and no longer required. Doorway is blocked by a	36 LF Nose		\$1,800

CDW.00.C37	Site	Parking Lot, Bituminous, Remove & Replace Full Depth. At north doorway to parking lot located along the north side of the Grounds Building.	Due to age of system. To improve drainage. To fix deteriorated, damaged, failure area. . Long-term/high maintenance issue. Asphalt has deteriorated and settled. A portion of asphalt is missing.	800 SF		\$2,600
CDW.00.C36	Site	Parking Lot, Bituminous, Seal Coat/Crack Seal. Parking lot located along the north side of the Grounds Building.	Due to age of system. To prevent failure. To fix deteriorated, damaged, failure area. To improve appearance. Long-term/high maintenance issue. To extend life. Parking lot is beginning to deteriorate and crack.	3,985 SF		\$2,200
CDW.00.C34	Site	Curb & Gutter, Concrete, Remove & Replace. Curbing at radius south side of front drive to the Grounds Building.	Due to age of system. To fix deteriorated, damaged, failure area. To improve appearance. Long-term/high maintenance issue. Due to frequent use by heavy/large trucks. Curbing is badly cracked and broken probably due to hea	120 LF		\$3,000
CDW.00.C32	Site	Site Improvements II, New, Concrete Slab/Pad. Dumpster located within the east/west roadway, located along the north side of the Maintenance Building.	Due to age of system. Due to facility growth. To improve appearance. Long-term/high maintenance issue. Dumpster has been placed on roadway. Should be on it's own concrete pad.	150 SF		\$890
CDW.00.C04	Site	Site Improvements II, Remove & Replace, Concrete Slab/Pad. Loading dock located mid-center along the east side of the Food Service/School Building.	Due to age of system. To prevent failure. To fix deteriorated, damaged, failure area. . To improve appearance. Long-term/high maintenance issue. Prevent winter freezing hazard. Top slab appears to have been broken and chip	120 SF		\$1,700
CDW.00.C05	Site	Site Improvements II, Remove & Replace, Concrete Slab/Pad. Loading dock located along the north easterly side of the Food Service/School Building.	Due to age of system. To prevent failure. To fix deteriorated, damaged, failure area. To improve appearance. Long-term/high maintenance issue. Prevent winter freezing hazard. Top slab has been broken and chipped due to t	480 SF		\$5,600
CDW.71.M02	Maintenance	Replace pneumatic with direct digital controls (DDC).	Beyond useful life. Not functioning or broken.	17,530 SF		\$29,600
CDW.60.M11	Food Service/School	Miscellaneous. New faucets for mop closets.	Worn out.	Lump Sum		\$1,000

# MICHIGAN DEPARTMENT OF CORRECTIONS

*“Expecting Excellence Every Day”*

## MEMORANDUM

**DATE:** August 1, 2013

**TO:** Kenneth Romanowski, Warden  
Macomb Correctional Facility

**FROM:** James McDonald, Physical Plant Supervisor

**SUBJECT:** Annual Physical Inspection 2013 - MRF

### **Administration Building**

#### Deficiencies noted:

We continue to have problems with the roof top air conditioning unit. Regional Maintenance has assisted our Maintenance Department in the troubleshooting and repair of the unit with little success. Trane has been called in to assist with the troubleshooting and will be installing a new compressor to get half of the unit operational. Regional Maintenance has suggested that the entire unit be replaced due to the age and condition of the unit. Monies have been requested for unit replacement.

#### Findings/Observations:

The building is very sound structural wise. The elevator, windows, and doors are in good working order. All areas of this building are well illuminated, securable, and well maintained. Electrical, mechanical, and plumbing systems are operable and properly maintained. The building is in good shape and very clean, however when funds permit, monies will be requested to replace the hot water heater, security gates and the personal protection system which are overdue for replacement.

### **Housing Units 1 – 7**

#### Deficiencies noted:

#### Finding/Observations:

Housing units are in good condition. Floors, walls, ceiling tiles are clean and look good. Windows, doors and related hardware are in good working order. Mechanical, electrical, and water and sewage systems are working well. Visual inspection of roofs indicates they are sound and water tight.

Handicap elevators in housing units are functional; however the units are in constant need of maintenance. H.U. #6 elevator is in poor condition and will require attention in the near future. These buildings are very clean, well maintained, and staff submits work requests in a very timely manner.

### **Unit 6 – Satellite Food Service Unit**

#### Deficiencies noted:

The serving line unit and several tables are in need of replacement.

#### Findings/Observations:

Kitchen equipment for the most part is in good working order, but the serving line unit is in need of replacement. The “stainless steel skins” that line the warming bins are paper thin and have been repaired on numerous occasions.

### **Food Service**

#### Deficiencies noted:

Food Service has two grease traps which are in urgent need of replacement. The trap located outside of Food Service has rusted through, allowing sand and gravel to enter the trap. Serving line units are also in need of replacement.

#### Findings/Observations:

Acoustical ceiling and diffusers are in good order. Dining room lights have been replaced with LED lighting, purchased with matching funds. Floor tiles and grout are in tact and appear to be water-tight in the dining area. Windows and entry doors to Food Service are operable; weather tight and in good condition.

### **Building 300 School**

#### Deficiencies noted:

A compressor was replaced in the roof top air conditioning unit. Staff is noting more problems with this unit due to the age of the equipment. Hot water heaters are original equipment and are in need of replacement.

#### Findings/Observations:

Gymnasium lighting has been replaced with LED lighting, purchased with matching funds. Mechanical, plumbing, and electrical systems are in good working order. Building is very clean.

## **Health Care**

### Deficiencies noted:

Trane was called in to repair roof top air conditioning unit. Again, staff is noting more problems with this unit due to the age of the equipment. Maintenance staff is in process of installing a sink in the Pharmacy to comply with healthcare sanitation standards.

### Findings/Observations:

The interior is in good condition, well illuminated and maintained. There were no problems to note with the building structure itself or utilities.

## **Segregation**

### Deficiencies noted:

### Findings/Observations:

Area is clean and well illuminated.

## **Intake Area/Sallyport**

### Deficiencies noted:

### Findings/Observations:

Area is clean and well illuminated.

## **Building 500 Warehouse, Commissary Store, Maintenance**

### Deficiencies noted:

### Findings/Observations:

Warehouse and Maintenance shop lighting has been replaced with LED lighting, purchased with matching funds. The mechanical, refrigeration, sewage grinder (muffin Monster), and electrical systems are in good working order. Areas are clean, well organized, and safeties and machine lockouts are in place.

## **Building 800 (Modular Unit)**

### Deficiencies noted:

None

## **Gun Towers**

### Deficiencies noted:

None

### Findings/Observations:

Plumbing, heating, and electrical have been well maintained.

## **Fences, Zones, Fire Protection Systems, and Grounds**

### Deficiencies noted:

Some of the zones require replacement shaker wire.

### Findings/Observations:

Fence fabric is tight, well adhered to the structural support network, posts are solid, and the razor ribbon is in good condition. Security/Detection/Cameras/Fire Protection systems are functional, and no problems were noted during the physical inspection. Replacement and repairs on all related components are addressed as they arise. Landscape is well maintained. The asphalt entrance to the facility requires replacement. Lighting in the Visitor Parking lot has been converted to LED lighting. Light poles, lighting elements, and stanchions are sound and water tight. Some of the light pole bases are cracked, Regional Maintenance has been contacted to see if this is an issue of concern.

## **Secondary Energy Plants, Generators and Propane Converter**

Secondary Energy Plants are tested monthly, well maintained and are in working order. Electrical switchgear is overdue for cleaning and will be scheduled soon.

## **Water Tower**

Water Tower is due for inspection; last inspection date was 11-17-2005. A MOP has been has been written.

## **Summary:**

It is evident the facility has an excellent maintenance program and it is evident staff takes pride working at Macomb. This facility is clean, organized, well maintained and there are no visible signs of abuse or neglect to facility buildings or adjacent structures.

**MACOMB CORRECTIONAL FACILITY  
5-Year Plan FY2015**

Project No.	Building	Project Description	Reason Description	Quantity	Facility Priority	Cost Estimate
MRF.100		Replace Air Conditioner - Building 100	due to Age of system(23yrs), Increased system failure for past three years. Eliminate high maintenance costs and system failures, increased efficiency.	1	1	\$125,000
MRF.00		Replace personal protection system.	Staff and public safety. Age of system and parts availability.	60	1	\$1,075,200
MRF.200		Replace Air Conditioner - Building 200	Due to age of system(23yrs), Increased system failure for past three years. Eliminate high maintenance costs and system failures, increased efficiency.	1	2	\$125,000
MRF.300		Replace Air Conditioner - Building 300	Due to Age of system(23yrs), Increased system failure for past three years. Eliminate high maintenance costs and system failures, increased efficiency.	1	3	\$100,000
MRF.200		Grease Traps	Traps are rusted completely throughsanitation lines become blocked with soil when traps are cleaned by vendor.	2	4	\$32,000
MRF.00		Water Tower/Refurbish and Paint	Water tower shows several areas of rust. To prevent further deterioration and damage refurbishing and painting is required.	1	5	\$80,000
MRF.100		Replace Boiler - Building 100	Due to age of system(23yrs), eliminate high maintenance costs and system failures, increased efficiency	1	6	\$15,185
MRF.300		Replace Two Boilers - Building 300	Due to age of system(23yrs), eliminate high maintenance costs and system failures, increased efficiency. Provide for centralized laundry.	2	7	\$30,370
MRF.00		Water Controls - ICON	Costs savings measure (water and gas). Decrease flooding of cells. Meet current water/sewer increase charges of 27% for 2013.	1	8	\$304,437
MRF.300		Centralized Laundry: 4 Washers 65lb/400G Force; 5 Dryers 75lb;	Control and accountability for laundry operations and caustic usage. Decrease water/sewer usage. Cost savings measure.	9	9	\$73,086
MRF.100		Replace Security Gates (4)	Due to age of system(23yrs), replacement parts are not available, failure to operate increases.	4	10	\$85,000
MRF.400/500		Replace Door Controls - Units 4 & 5	Due to age of system(23yrs), replacement parts are not available, failure to operate increases.	2	11	\$76,000
MRF.00		Shaker Wire	Planned replacement	6.75	12	\$62,250

MRF.00		Add new equipment. Make control center monitoring room bigger.	Improve working environment, enhanced security.	1	13	\$42,000
MRF.00		Pavement Areas/Driveways/Roadways, Bituminous, Overlay Existing with Bituminous. Main entrance from 26 Mile Road to entrance to staff parking lot.	To repair damaged areas, and to extend life. Safety and security of road integrity	41.575	14	\$50,000
MRF.00		Recreation Field/Court, resurface/renovate basketball courts located within activity area.	To repair damaged areas, and to extend life. Safety and security of road integrity	14.375	15	\$50,000
MRF.00		Card Readers - All Units	Accuracy of Verification for officer rounds,staff and prisoner safety.	26	16	\$42,000
MRF.00		Replace Phone System	Current phone system is 23 yrs old, parts availability limited.	1	17	\$100,000
					<b>Total</b>	<b>\$1,010,328</b>

# Michigan Department of Corrections

*"Expecting Excellence Every Day"*

## Memorandum

**DATE :** September 10, 2013  
**TO:** Warden Joan Roggenbuck, WCC  
**FROM:** Joel Thompson; Maintenance Supervisor, WCC  
**SUBJECT:** Annual Physical Plant Report

This Annual Report has been prepared in accordance with P.D. 04.03.100 "Preventive and Emergency Maintenance for Correctional Facilities". Specifically, section "N" requires CFA Physical Plant Superintendents conduct an annual inspection of their respective facility to assess the need for future maintenance. The results of the inspection are to be submitted in writing to the facility Warden.

Ongoing budget restrictions this fiscal year have made improving, upgrading, and maintaining the facility a difficult task. The Maintenance Department has however, done an outstanding job maintaining our facility given the available resources.

### **Overview of Physical Plant Accomplishments**

#### **Huron Admin Building**

Fire system upgraded to horns and strobes.

New facility mailbox installed.

Moved camera recording system from Inspector's Office to separate office.

#### **Huron Housing Unit**

Cement sidewalk installed across backside of building.

Installed benches and tables in recreation yard.

Updated dogwalk lighting to L.E.D.

#### **Maintenance Building**

Constructed and installed caged area for bottles gases per policy.

Replaced water softener.

Replaced backflow preventer.

Upgraded fire system to horns and strobes.

## **Power Plant**

Annual CSD-1 completed.

Annual boiler inspections completed.

## **Infirmary and Med Clinic**

Removed steps and installed handicap ramp from inside building to recreation yard.

Finished handicap toilets.

Installed new water softener for dialysis machines.

## **Woodland Building**

Installed security screens over all supply and return air diffusers in all cells to prevent suicide attempts (400 total).

Installed mobilization siren.

Converted office by Control Center to facility arsenal.

Removed 3 compressors from A/C unit 2 for rebuilding.

Installed signs in parking lot for department heads/handicap/visitors, etc.

Upgraded wall pack lighting to CFL bulbs.

Electronic library installed in treatment mall.

## **Lift Station**

Installed davet cranes for pump removal, cleaning, and repair.

## **Well House**

Changed media in iron filter.

Upgraded chlorine injection system from gas to liquid.

Painted inside of well house.

## **Annual Review of Physical Plant**

### **Huron Admin Building**

Carpet needs to be replaced in several areas/offices.

Trees in the office area need to be removed.

Warden's conference table needs to be replaced.

*Overall area is in good condition.*

### **Huron Housing Unit**

Lighting control problems still exist – working with new vendor on solution.

Laundry needs plumbing and electrical for new washers and dryers; dining room service area to be converted for this purpose.

Recreation yard needs grading for proper drainage (pools of water standing for long periods of time).

### **Woodland Housing Pods**

All units need painting.

Ice machine needs updating.

PPD system needs more receivers for better coverage.

Hallway windows need to be re-caulked after rust is removed from frames.

Pods 6-10 yards needs to have a gate installed inside secured perimeter for access to machine room and mowing.

Pods 1-5 need to have trees removed in secured area (behind pods 4 & 5).

### **Woodland Sub Kitchen**

Dock area needs painting.

Access doors need to have mag locks installed.

*Over all area is in good condition.*

### **Woodland Treatment Mall**

PPD system needs to have receivers installed.

Painting needs to be started.

Electronic library installed, waiting for further instructions.

*Over all area is in good condition.*

### **Woodland Control Center**

Sliding doors need to be installed to establish proper bubble/search area at entrance.

Area inside C/C needs to be constructed for bubble gate operation once doors are installed or near completion.

C/C needs to be painted.

*Over all area is in good condition.*

### **Warehouse/Food Service**

Food Service equipment needs updating.

Roof will need replacing.

Office A/C (roof top) needs upgrading.

Freezer/cooler (2 total) compressors need upgrading.

Parking lot and drive need repair and resurfacing.

### **Infirmary & Med Clinic**

*Over all area is in good condition.*

### **Woodland Mechanical**

A/C unit 1 will need 3 compressors removed and rebuilt.

All systems have reached 10 year period. Issues related to this bench marks are appearing. *Extensive attention/repair will be needed this fiscal year.*

Plumbing: toilets, and fittings are starting to fail. Heating: valves, pumps, seals are starting to fail.

### **Maintenance Building**

*Over all area is in good condition.*

### **Power Plant**

Seals need replacing in several pumps.

*Over all area is in good condition.*

### **Water Tower/Well House**

Well pump in pump house # 2 needs to be pulled, point cleaned, and replaced if needed.

*Over all area is in good condition.*

### **Grounds**

Clean-up to continue; several trees need to be cut down.

Two mowers need to be replaced.

Perimeter Road needs to be paved.

Parking lot needs cracks to be filled and sealed.

Olympic and Summit buildings need to be demolished.

# WOODLAND CORRECTIONAL FACILITY

5-Year Plan

FY2015

ProjNo	Building	Project Description	Reason Description	Quantity & Units	Facility Priority	Cost Estimate
	All buildings	Recondition 6 ea existing R & R Air Conditioning Compressors to all buildings	The existing compressors are original equipment and are worn out and are in constant need of repair.	3	1	\$26,000
WCC	Control Center	Relocate/Upgrade bubble/Install New Security Gates	Bubble gates were not designed for a correctional facility which require bubble staff to manually open.	1	2	\$120,000
WCC.07.E	Site	Provide new generator, transfer switch and building	The current emergency power for the Woodland facility is comprised of two generator systems. The Woodland generator provides minimal emergency power to some of the Woodland buildings, the Green Oaks generator provides emergency power to the balance of the buildings. The Green Oaks generator should be removed from the system and an additional generator installed so that DOC is not relying on DHS to maintain and operate the generator.	1	3	\$2,500,000
WCC.03.E	All Buildings	Replace PPD system	Current PPD system was relocated from a closed facility. Although the system is operational parts are hard to locate and detection areas are by pod only. Additional areas of the facility should be added but additional equipment is not available at this time.	1	4	\$250,000
WCC.01.C	Site	Install Perimeter lighting	Currently there are no lights on the perimeter of the facility. Existing lighting is mounted on buildings shining out toward perimeter.	1	5	\$125,000
WCC.02.C	Site	Expand Stun Fencing	Facility currently only has one perimeter fence with no razor ribbon. Current Stun Fence only covers part of the perimeter, additional will provide complete, seamless coverage. Stun fence will provide additional security and escape detection.	1	6	\$500,000
WCC.03.C	Site	Install second perimeter fence	Currently facility has only one perimeter fence. Second fence will provide additional security and escape deterrent.	1	7	\$750,000
WCC.04.C	Perimeter Road	Perimeter road paving and parking lot repair	The perimeter road is new and is gravel. Paving will ensure longevity of the road. Warehouse/ Food Service parking areas are in need of repair. Main parking area needs to be reconfigured to accommodate additional staff.	1	8	\$200,000
WCC.02.P	Site	Install Water meter	WCC provides water to the Green Oaks building. Currently Green Oaks has to supply meter readings from multiple meters for water usage fo MDOC to bill DHS. Installation of this meter will allow MDOC to read the meter at the main line going to Green Oaks and have one number for all DHS water usage.	1	9	\$15,000
WCC.02.A	Sallyport	Replace sallyport guard shack	Current guard shack is too small to accommodate items needed to properly operate sallyport. Additional space is needed to secure weapons, provide proper workspace, and provide protection from the elements.	1	10	\$12,000
WCC.01.M	Food Service	Convert Kitchen equipment from electric to natural gas	Currently all WCC food service equipment is electric. Converting to gas will save significant utility costs. Conversion of equipment will require installation of gas lines, replacement of hood system (current hood system does not meet current codes and will not work with gas equipment), and replacement of the cooking equipment.	1	11	\$300,000
WCC.03.A	Sequoia	Replace roof membrane	Roof membrane is beyond its useful life and needs to be replaced. Not replacing will cause further damage to the interior of the building rendering it useless.	1	12	\$300,000
WCC.04.A	Summit	Demolish Building	Roof membrane is beyond its useful life and needs to be replaced. Not replacing will cause further damage to the interior of the building rendering it useless.	1	13	\$275,000
WCC.05.A	Olympic	Demolish Building	Building has deteriorated beyond repair. Building should be demolished .	1	14	\$275,000

WCC.07.A	Warehouse / Food Service	Replace roof membrane	Roof membrane has exceeded its expected life. Replacement will prevent further damage to roofing structure and leaks into the building.	1	15	\$150,000
	On Site	Replace Back Flow Preventors	Back flow preventors through out the facility are old and in need of constant repair	20	16	\$32,000

# MICHIGAN DEPARTMENT OF CORRECTIONS

*"Expecting Excellence Every Day"*

## MEMORANDUM

**DATE:** August 28, 2013

**TO:** Carmen D. Palmer, Warden  
D. Lance, Facility Manager

**FROM:** Paul Tefft Physical Plant Supervisor

**SUBJECT:** 2013 Annual Physical Plant Structural Report: The Michigan Reformatory

### **G-BLOCK / C-WARD BUILDING #1 (20,900 Sq. Ft.)**

This building was built in 1887 and is generally in good structural condition. The structure consists of two floors. The first floor is an 83 bed inmate cell block. The second floor houses the Deputy Wardens offices and support staff offices.

**Exterior** is brick and is in good physical condition, but the brick could use some tuck point repair to the masonry joints, cosmetic only. The roof was reroofed in 2003 and is in very good shape. The foundation is stone and has no defects.

#### **Interior, first floor:**

G-Block is a two level cell block constructed of concrete with plaster ceilings and walls and has very few cracks and is structurally sound. The concrete floor has area drains for cell flooding and is in very good shape. Electrical and plumbing was completely remodeled in 2000 and is working perfectly. Windows are aluminum frame and in good working condition however "R" value is a concern. The locking system is old and still in working condition however it needs to be replaced since repair parts are no longer available. Doors and frames have no rust and are in good working order. The heating system is low pressure steam and is in good working condition. There is not air conditioning in this cell block.

#### **Interior, second floor:**

C-Ward has plaster ceilings and masonry or glazed tile walls and is in good structural shape. The floor is Terrazzo and in good condition however there is some wear in areas. Doors are wood construction and functioning with one needing replacement. Windows are aluminum frame and functioning well; however, "R" value is a concern. Electrical is in satisfactory working condition. Plumbing is in good working condition. Heating is low pressure steam and controls are being upgraded on an as needed base. Air-conditioning is supplied with window mounted units, and the air-conditioners are in need of replacement due to age and low efficiency.

**OLD DETENTION BUILDING #2  
(3,544 Sq. Ft.)**

According to the 1981 Consent Decree, this area is prohibited for use as a housing unit. It contains cells but the cell doors have been removed. The lavatories and toilets have also been removed and the sanitary drain lines are plugged. The building is structurally sound, but the hall leading to the main structure and the main structure itself needs a new roof. The interior of this space was painted with lead based paint and during the closure of the prison this area went unheated causing major deterioration to the paint. This was cleaned up but remains unusable until further notice. This building has been requested for demolition as part of the department's removal of unusable building.

**H-WARD / D-WARD BUILDING #3  
(16,100 Sq. Ft.)**

This building was built in 1887 and is in very good structural condition. The structure consists of two floors. The first floor, H-Ward houses the prisoner's educational classrooms. The second floor was designed to be an Educational Extension Center and Computer Lab.

**Exterior** is brick and in very good condition and does not need any attention at this time. The roof was replaced in 2003 and is in very good condition.

**Interior** first floor H-Ward:

This ward was remodeled in 2000 and is in good condition. Ceilings are drop in type with good insulating factors of R-23. Walls are of steel stud construction with fire rated plaster board. Windows are aluminum frame and "R" factor is a concern. Flooring is construction grade tile in halls and bathrooms and commercial grade carpet squares in rooms. Electrical and plumbing is new and meets current codes. During the 2000 remodel the HVAC system was installed by contractors, the system consists of Trane AHU's with cooling. Heating is low pressure steam with Honeywell controls and is in very good condition.

**Interior** second floor D-Ward:

This ward has also been completely remodeled and an occupancy permit was received in October 2007 finalizing this project. This ward was constructed identically to the specifications of H-Ward with the exception of the low pressure steam system controls are not functioning as well as planned and will need updating.

**E-WARD / A-WARD BUILDING #4**  
**(16,100 Sq. Ft.)**

This building was built in 1887 and is in very good structural condition. The structure consists of two floors. The first floor, E-Ward houses Quartermaster Services. The second floor, A-Ward is an open bay housing unit.

**Exterior** is brick and is in need of minor repair, replacement of two exterior doors and the mortar joints tuck pointed for aesthetic purposes. The roof on this building was replaced in 2000.

**Interior** first floor, E-ward (Quartermaster):

The walls are plaster and structurally sound. The ceiling was replaced in 2000 with drop in tiles and has a good "R" rating of 23. The flooring is cement and shows much wear however it is not compromised and still functional. The floor needs to be sealed and repainted. The doors and frames were replaced in 2000 and are in good working condition. A new employee bathroom with a shower was installed in 2000. New electrical was installed in 2000. The heating is low pressure steam and is working very well.

**Interior** second floor A-Ward;

This Ward was converted to an open bay housing unit in 2008. It houses 120 Level 2 Prisoners. The unit is in excellent condition. It has a plaster ceiling with ceiling fans for air flow control. The unit has a new electrical service, a new bathroom and plumbing service and a large day room. The heating system is new with low pressure steam converted to forced air circulation with digital thermostatic control. Windows are aluminum frame and fully functional. There is no air conditioning.

**F-WARD / B-WARD BUILDING #5**  
**(13,760 Sq. Ft.)**

This building was built in 1887 and is in good structural condition. The structure consists of two floors. The first floor F-ward houses Medical Services. The second floor is used for level II recreation services.

**Exterior** is brick and in good structural condition. The roof was replaced in 1993 and is still in good functioning condition.

**Interior** first floor F-Ward:

The walls are plaster and in very good condition. The ceiling is drop in type and was replaced in offices in 2002; however, much of the wards hallway needs new ceiling tile. The electrical is in good condition and serving the needs of this area. A new water distribution system was installed in 2002 and supplies soft water to the ward. The heating is low pressure steam and is in good condition. In 2009 three new air handlers for air conditioning were installed.

**Interior** B-Ward:

This is an open ward with plaster walls and ceiling. The floor is cement. Doors and windows are in good function order. Electrical is sufficient for the current needs and plumbing was replaced in 1999 and is in good working order. Heating is low pressure steam and in good working order.

**I-BLOCK BUILDING #6  
(98,000 Sq. Ft.)**

This building is constructed of masonry and reinforced poured concrete and is structurally sound. I-Block is a five story housing unit with two hundred and fifty double bunk cells and two hundred and fifty single bunk cells. It employs group showers on each floor and individual toilet and hand sink in each cell.

**Exterior:** The roof was replaced in 2001 and is in fair condition. The exterior walls are a mix of steel framed windows in good working order and brick that is in good condition. The foundation is concrete and solid.

**Interior:** The walls, floors and ceilings of this building are made of steel re-enforced concrete and are in good condition. This building has an all new sanitary drainage system and all new copper cold water and copper hot water distribution system and a new copper hot water recirculation system. This building also has a newer sprinkler system, fire alarm system and ventilation system. The windows in this unit are single pane and are in good repair however energy efficient windows would help with energy consumption and prisoner comfort. Electrical panels for cell power in the I-block pipe chase need replacing because of the high moisture levels. The locking systems are old and antiquated both electrical and mechanical type systems and need up dating although it is still operational. The lighting system in the catwalk pipe chase area is not explosion proof and needs to be up dated. The heating system is low pressure steam and in very good condition. The outside showers have several cracks and leak to the units below these areas need to be sealed and repaired.

**J-BLOCK BUILDING #7  
(90,750 Sq. Ft.)**

This building is constructed of masonry and reinforced poured concrete and is structurally sound. J - Block is a five story housing unit with two hundred and fifty double bunk cells and two hundred and fifty single bunk cells. It employs group showers on each floor and individual toilet and hand sink in each cell.

**Exterior:** The roof was replaced in 2000 and is in fair condition. Some roof conductors need to be re-sealed. The exterior walls are a mix of steel framed windows in good working order and brick that is in good condition. The foundation is concrete and solid.

**Interior:** The walls, floors and ceilings of this building are made of steel re-enforced concrete and are in good condition. The locking system is old and needs to be up dated although it is still operational. This building has an all new sanitary drainage system and all new copper cold water and copper hot water distribution system and a new copper hot water recirculation system. This building also has a newer sprinkler system, fire alarm system and ventilation system.

The windows in this unit are single pane and are in good repair however energy efficient windows would help with energy consumption and prisoner comfort. Electrical panels for cell power in the J-block catwalk pipe chase need replacing because of the high moisture levels.

The lighting system in the catwalk pipe chase needs to be up dated and not all floors have switches to be able to turn out the lights when not in use. The heating system is low pressure steam and in very good condition.

**CUSTODIAL MAINTENANCE / LIBRARY BUILDING #8  
(22,930 Sq. Ft.)**

This building was built in 1887 of masonry and reinforced concrete and is structurally sound. The structure consists of two floors. The first floor, houses (CMT) Custodial Maintenance Training. The second floor, houses the Prisoner Library.

**Exterior:**

The exterior is brick and it is fair condition. The roof is in good condition and the foundation is sound.

**Interior first floor CMT:**

This area is an open educational setting with plaster walls and ceilings and tile floor. The electrical and plumbing systems were replaced in 2000 and an electrical sub-station for institutional electrical upgrade was also installed in this area. The heating is low pressure steam and in good condition.

**Interior second floor Library:**

This has a large open area and offices. The floor is carpeted. The ceiling is drop in type and has a good "R" value. The plumbing is old and in need of replacing but is currently in working order. The electrical has had some updating in 2013 with addition for electric law library including LAN drops and extra receptacles for future use. The heat is low pressure steam and in good condition.

**CHAPEL BUILDING #17  
(6,400 Sq. Ft.)**

This building is made of poured concrete, was built in 1970 and is in good condition. A new roof was installed in 1994. This roof system is in good condition. The floor is commercial tile. The windows are aluminum framed and in good working condition. The main sanitary sewer servicing this building was replaced in 2001. The bathroom facilities and electrical systems are in good condition. The heat is low pressure steam exchanged to hot water and in very good condition.

**CANNERY / GROUNDS MAINTENANCE #18  
(10,954 Sq. Ft.)**

This building is of masonry and wood construction and was built in 1932. This building is in fair condition and could use some repairs to the brick mortar joints. The wood-bow string trusses have shown signs of cracking and have been supported with steel columns. A new roof was installed over the old roof system in 2000 by maintenance staff. The electrical was updated in the early 1990's.

**KITCHEN/RECREATION BUILDING #24  
(68,370 Sq. Ft.)**

This building is constructed of masonry and reinforced concrete. This is a two story building. The first floor houses the dining hall and food preparation area. The second floor provides a recreation area.

**Exterior:** The sloped roof on this building was replaced in 1998 by RMI maintenance staff and is in need of replacement with several areas' leaking and complete failure of shingles. The flat roof is in need of repair. The roof drains need repair. The exterior brick needs repair both with replacement of brick and mortar and cement work.

**Interior, first floor:** The ceilings in the food prep areas were replaced in 2000. The floor in the food prep area, commissary, bakery and serving line is structural mortar joint and tile and although the floor experiences heavy use it is in need of grouting. We routinely repair broken tile and re-fill mortar joints. The floor in the dining area is terrazzo and shows wear in a few areas though, overall it is in good condition. Entry doors to main dining area need to be replaced. The ceiling in the dining area is plaster and in good condition. The plumbing for this area is in good condition. The heat is low pressure steam and in good condition.

**Interior, second floor:** The Recreation area was remodeled in 1992. This included new bathroom and electrical up grade. The walls are plaster and need some repair; the floor is carpeted with hard wood flooring on ends and is in good condition. The heat is low pressure steam and in good condition.

### **COMMISSARY BUILDING #25 (7,176 Sq. Ft.)**

This area is constructed of masonry and steel construction. It is in good condition and had a new single ply roof installed in 1994. The plumbing and electrical are in good condition.

### **ADMINISTRATION BUILDING #26 (6,786 Sq. Ft.)**

This building is a three story structure and is in good structural condition. The first floor serves as the main entrance to the prison and has a visitor waiting area and restroom facilities. The second floor houses the warden offices, business offices, training room, staff bathrooms, and a conference room. The basement houses the arsenal, and employee break room.

#### **Exterior:**

The roof was replaced in 1992. Some areas of the roofing are again in need of repair. A stair tower exists for emergency egress, but an elevator is needed to meet barrier free code. The barrier free ramp leading to the lobby could use some patching. The windows are a mix of aluminum, wood frame and steel frame. All are single pane and not energy efficient.

#### **Interior first floor:**

The front stair entrance is concrete and in good condition. There is a double glass double door entrance with double lighted panes. The floor in the entrance way is Terrazzo and is in good condition although shows some wear. Just inside the doors is the staircase that leads to the second floor which is terrazzo and in fair to moderate condition. From the entrance a second glass door to the front desk/waiting area. The waiting area and hall floor is commercial tile and in good condition. The walls are plaster and trimmed in stained wood. The visitor bathroom facilities are in fair condition and functioning properly.

**Interior second floor:**

The ceilings are cement, covered with insulating tile or simply painted. The walls are wood stud and steel stud covered with commercial grade drywall. The doors are steel framed and are in good condition. The electrical is old but functional and much of it does not meet current codes. The bathrooms and plumbing are old but in working condition. The windows are wood with single pane glass and are not in good functioning order.

**GUARD POSTS BUILDING #32 (1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11)  
(826 Sq. Ft.)**

Guard Post 2, 4, and 11 are the only posts being manned at this time. These posts are in good working order. The remaining posts are in varying condition; however all are winterized.

**TRAINING BUILDING #63  
(2,100 Sq. Ft.)**

This building is a wood constructed building which was built originally as a Deputy Warden's residence. It is one story with a full basement. The building is in good condition and has a newer electrical service, the plumbing was replaced in 2002 and the roof was installed in 2000

**WAGON STORAGE BUILDING #75-A  
(3,960 Sq. Ft.)**

This building is open front with steel roof. It has no utilities and is used as a tool shed for equipment storage. The trusses on this structure are in need of some attention. Some paint is needed on trusses and roofing components.

**TRUCK GARAGE BUILDING # 75-B  
(4,480 Sq. Ft.)**

The east end of this building is of wood construction and is in fair condition. The flat roof on the west end was replaced in 1993 and is in good condition. The sloped roof was re-roofed in 2005. In 2009 and 2010 the electrical service was upgraded in the basement and at the north east end of the main floor. The wood overhead doors need to be replaced.

**AUTO SHOP BUILDING #75-C  
(2,304 Sq. Ft.)**

This building is of wood and masonry construction and is in good condition. The roof was replaced in 1993 and is in good condition. The electrical system was upgraded in 2009. The east end of the building houses the area's ERT vehicle.

**HORSE BARN BUILDING #76  
(8,832 Sq. Ft.)**

This building is of masonry and wood construction. The roof is made of asbestos shingles and is in need of replacement. Structurally, this building is 75% unusable do to the upper level floor collapsing. The second level was used for an indoor shooting range for several years, and is contaminated by lead and pigeon droppings. The electrical service was upgraded in 2010.

**MAINTENANCE BUILDING #87  
(15,984 Sq. Ft.)**

This southern portion of this building is masonry and the newer north portion is a prefabricated steel structure. The electrical and plumbing systems are adequate. The ceiling in the old part of this building is cork insulation and continues to deteriorate and fail. This should be removed when time allows. An 80'X90' addition was added to the northeast corner of this building. The new building is steel construction and is in excellent condition.

**INFRASTRUCTURE**

Most of the drives and parking lots are in fair condition with the exception of the south brick lot. This lot is exceptionally difficult to maintain as it has deteriorated to a point to where snow removal is very difficult and causes damage to equipment. Some concrete walk way around the Administration Building is in need of replacement. Much of the interior drives were replaced when sewer and storm separation was completed in 2013.

The steam and condensate system is in poor condition in tunnels near Food Service. The electrical primary system is in excellent condition with a few of the secondary feeds needing to be upgraded. Telephone, security systems and fire detection systems are in working condition, but all three areas could be upgraded.

The tunnel system for the most part is in satisfactory condition although it needs to be professionally cleaned. The lighting system needs updating.

The sanitary sewer system was completely evaluated in 2008 by Williams and Works. The sanitary sewer was separated in 2013 with separation being made throughout the facility and a new drain for the majority of the facility.

The perimeter security systems are adequate. Razor ribbon and fencing enhancements were made 2008. Additional microwave and e-flex coverage has been provided in several areas. Many exterior light fixtures have been repaired and added to give exterior areas an appropriate level of security lighting.

The perimeter wall is constructed of Ionia brick on a stone foundation. The brick is very soft and not glazed and therefore retains moisture. The moisture content and winter freezing leads to a high level of deterioration. In 2003 the wall was capped and sealed, however the moisture and subsequent freezing continues to deteriorate the wall.

---

Paul Tefft, Physical Plant Supervisor

**MICHIGAN REFORMATORY CORRECTIONAL FACILITY**

**5-Year Plan**

**FY2015**

Project No.	Building	Project Description	Reason Description	Quantity & Units	Facility Priority	Project Cost
RMI.25.A01	Food Service/Gym	Replace roof on Gym/Food Service Building.	The sloped roof on this building was replaced by RMI maintenance in 1998. However, the roof has deteriorated, leaks and need to be replaced to protect the furnishings and prevent structural damage.		1	\$171,000.00
RMI.00.C45	Site	Steam Distribution System, Tunnel, Remove & Replace. Three locations of underground tunnel need a new roof or "cap". Approximately 6'wide in all cases, the second location is on the north since of the food service building under concrete walkway, The third location is on the west side near the old kiln. Concrete sidewalk repair will be necessary.	To prevent failure of the structure that contains critical infrastructure utilities and services. To fix deteriorated, damaged, failure area. To prevent personal injury. Long-term/high maintenance issue. Service reliability.	150 LF	2	\$476,300.00
RMI 00.S118	I Block, J Block, G Ward, School, Gate Area	Install additional security cameras in various areas.	This equipment will enhance the safety and security of staff and prisoners and allow for recording of critical incidents. Camera would be connected the facility recording system.	34 pan & tilt, 4 fixed, IP Service/Storage Camera	3	\$150,000.00
RMI.00.C22	Site	Parking Lot, Bituminous, Remove & Replace Full Depth. Brick parking area located south of administration building. Remove and salvage bricks from parking lot and replace with bituminous pavement.	To fix deteriorated, damaged, failure areas. To prevent personal injury. To improve appearance. To improve vehicle traffic flow and to reduce long-term/high maintenance issue.	22,000 SF	4	\$133,700.00
	Various Units	Replace Cell Door Header Mechanisms	Current door header drive mechanisms have become obsolete. Parts are no longer available. As units break replacements will need to be installed. Old units will be salvaged to use for parts to make repairs throughout facility.	100	5	\$350,000.00
RMI.00.000	Dairy Barn	Barn Roof Needs to be Replaced	The roof leaks badly risking damage to timbers. If not repaired soon, we risk losing this building. This project includes the abatement of the existing roofing materials. (est. by E.V. 2008, based on May 2005 project at RCF).		6	
RMI.00.000	Kitchen & Auditorium	Make-up air handling unit (heating only). Recreation center make-up air handler (35,000 CFM).	Doesn't provide adequate heating. To provide better temperature control. Impairs building operation. Personal comfort.	35,000 CFM	7	\$113,200.00
RMI.24.M02	Housing	Make-up air handling unit (heating only). 30,000 CFM make-up air handling unit.	Doesn't provide adequate heating. Impairs building operation. Personal comfort.	30,000 CFM	8	\$105,800.00
RMI.5.M01	F and B Wards	Central ventilation fan.	Not functioning or broken. Reduce energy usage. Doesn't meet current ventilation standards. Future major expense. Impairs building operation. Personal comfort.	13,760 SF	9	\$208,100.00
RMI.55.M02	Library	Re-plumbing Library restrooms and drains.	The library currently has one prisoner restrooms, but no staff restrooms since existing systems have failed.		10	\$22,000.00
RMI.4.A01	E Wards	Replace existing window system - w/ insulated system.	Worn out. To Eliminate High Maintenance Condition and provide energy conservation.	2,400 SF	11	\$80,000.00
RMI.3.A02	H and D Wards	Replace existing window system - w/ insulated system. Non insulated units and not energy efficient.	Worn out. To Eliminate High Maintenance Condition and to conserve energy (heating).	2,400 SF	12	\$183,900.00

RML5.A01	F and B Wards	Replace existing window system - w/ insulated system.	Worn out. To Eliminate High Maintenance Condition and to conserve energy.	2,400 SF	13	\$153,200.00
RML1.A03	C and G Wards	Replace existing window system - w/ insulated system. Non-insulated units and not energy efficient.	Worn out. Damaged. To Eliminate High Maintenance Condition and to conserve energy.	2,400 SF	14	\$183,900.00
RML5.M02	F and B Wards	Replace pneumatic with direct digital controls (DDC).	Existing controls are not functioning or broken. Reduce energy usage. Provide better temperature control. Utility cost savings. Personal comfort.	13,760 SF	15	\$63,600.00
RML8.M03	School & Library	Replace pneumatic with direct digital controls (DDC).	Existing controls are not functioning or broken. Reduce energy usage. Provide better temperature control. Utility cost savings. Personal comfort.	22,930 SF	16	\$105,900.00
RML3.M01	H and D Wards	Replace pneumatic with direct digital controls (DDC).	Existing controls are not functioning or broken. Reduce energy usage. Provide better temperature control. Utility cost savings. Personal comfort.	16,100 SF	17	\$74,400.00
RML4.M02	E Wards	Replace pneumatic with direct digital controls (DDC).	Existing controls are not functioning or broken. Reduce energy usage. Provide better temperature control. Utility cost savings. Personal comfort.	16,100 SF	18	\$40,000.00
RML6.M02	Cell Block 1	Replace pneumatic with direct digital controls (DDC).	Existing controls are not functioning or broken. Reduce energy usage. Provide better temperature control. Utility cost savings. Personal comfort.	98,000 SF	19	\$452,800.00
RML7.M02	Cell Block J	Replace pneumatic with direct digital controls (DDC).	Existing controls are not functioning or broken. Reduce energy usage. Provide better temperature control. Utility cost savings. Personal comfort.	90,750 SF	20	\$419,300.00
RML24.M03	Kitchen & Auditorium	Replace pneumatic with direct digital controls (DDC).	Existing controls are not functioning or broken. Reduce energy usage. Provide better temperature control. Utility cost savings. Personal comfort.	68,370 SF	21	\$315,900.00
RML00.S02	Site	Install fiber, communications on perimeter. 6000' of fiber.	To enhance existing system by increasing much needed capacity. Add capacity to existing system.	6,000 LF	22	\$121,000.00
RML00.000	Building #2	Building demolition.	This area contains a great deal of lead paint which creates a danger to prisoners and staff. This must be performed by trained, certified personnel.		23	\$35,000.00
RML20.A01	Building #2	Building demolition.	The roof on this building is over twenty years old causing deterioration of the building structure and contents.		24	\$38,000.00
RML00.C32	Site	Pavement/Driveway/Perimeter Road, Bituminous, Overlay Existing with Bituminous. Driveway located between Wall Street and Sallyport and driveway down to power plant. Overlay existing with 3" of new bituminous pavement.	Due to age of system. To prevent failure. To fix deteriorated, damaged, failure area. To improve appearance. Service reliability.	142,500 SF	25	\$346,300.00
						\$4,343,300.00

# MICHIGAN DEPARTMENT OF CORRECTIONS

*“Expecting Excellence Every Day”*

## MEMORANDUM

**DATE:** September 17, 2013

**TO:** Marilyn Ruben, Facility Manager  
Parnall Correctional Facility

**FROM:** **Rey Patino**  
Rey Patino, Physical Plant Superintendent  
Parnall Correctional Facility

**SUBJECT:** Annual Facility Report 2012-2013

Below is the annual facility inspection report per Policy Directive 04.03.100.

**92-Administration Building** – This building is in fair condition. Various cosmetic changes have been completed.

**57-Warden Suite and Physical Training Center** – This building is in very good condition. AC Unit needs to be replaced.

**80-Healthcare, Creamery, Q-Master, Property** – Healthcare needs the floors finished, currently they are concrete. The Creamery is in very good condition. Property and Quartermaster areas are in good condition but needs to be cosmetically upgraded. The exterior of the building is in need of serious upgrades including paint and exterior doors.

**61-Old Traffic Building** - This building structurally is in sound shape but it has not been maintained. Paint peeling, no ceilings, windows need replacement, and demo needs to be done in various areas.

**91-Levin School** – This building is in fair condition. Carpet needs replacing and minor cosmetic repairs are needed.

**200-Modular Annex** – This building is in fair condition considering its age. The heat system needs replacement.

**201-Modular School Offices** This building is in fair condition considering its age. New carpet is needed.

**219-Gym** This building is in good condition and well maintained. Concrete areas need replacing.

**198-Programs** This building is in very good condition.

**74-Maintenance** this building is in good condition.

**213-Maintenance Storage** This Pole barn structure building is in very good condition.

**79-Food Services** This building is in good shape for its age. Floors need resurfacing. Windows need energy efficient upgrade.

**56-Storage Room** This building is in very poor shape and has not been maintained. Needs complete make-over if it's to be utilized in the future.

**8-Block-Housing** This building is in good shape considering its age. This Unit is currently used as a mechanical room, supplying water and heat to other Housing Units.

**9-Block-Housing** This building is in good shape considering its age. The showers in this Housing Unit are in need of complete replacements. A security camera system needs to be installed.

**10-Block-Housing** This building is in good shape considering its age. The showers in this Housing Unit are in need of complete replacements. A security camera system needs to be installed.

**16-Block-Housing** This building is in very good shape.

**196-A-Unit-Housing** This building is in good shape considering its age. The drywall coverings are constantly being repaired. Roofs need to be replaced due to many leaks. Mold is a concern in the attic due to these leaks. A security camera system needs to be installed.

**197-B-Unit-Housing** This building is in good shape considering its age. The drywall coverings are constantly being repaired. Roofs need to be replaced due to many leaks. Mold is a concern in the attic due to these leaks. A security camera system needs to be installed.

**101-Wing Barracks** This building is showing its age and is in need of a complete makeover if it is to be utilized. It currently is winterized. Mold is a factor now.

**32-Factory** Currently this building is empty.

**31-Regional Store, Trades Class** This building is in fair condition. This building is in fair condition. Windows need replacing through out. General maintenance concerns through out building need addressing.

**128-Laundry, Distribution Center** The Laundry section of this building is currently being emptied due to the fire of last year. If this area is to be utilized, complete upgrading and repairs need to be made. The Distribution Center section of this building is in excellent shape. Currently it is being re-purposed for transportation.

**94-Meat Processing** This building is in very good condition. Various doors need replacement.

**124-204-Horticulture** These buildings are currently used for a Horticulture class. The roof is in need of replacement due to weather damage. Minor general repairs are needed.

**53-Chapel** This building is in good condition considering its age.

**Sallyport** This area is in need of serious upgrading. The building is in need of paint, wall repairs, AC replacement, and a roof.

**In conclusion** the facility is in good condition considering the temporary units are well over twenty five years old. The grounds are well maintained. The facility is in the process of replacing the perimeter fence around Factories 31 and 32.

**Areas of concern include:**

- 1. Asphalt/Concrete Repair/Replacements**
- 2. camera system upgrade**

**PARNALL CORRECTIONAL FACILITY**

**5-Year Plan FY2015**

ProjNo	Building	Project Description	Reason Description	Quantity & Units	Facility Priority	Project Cost
SMT.AB.M18	A & B Housing Units	<b>A &amp; B HOUSING UNITS ROOF REPLACEMENT</b> - Both roofs are leaking requiring continuous repairs. Roofs were built in 1985 and are causing ceiling and wall damage and creating safety hazards.	Replace roof. Necessary to prisoners, building, and contents.	60,000 SF	1	\$300,000
SMT.00.S05	A & B Block Housing Units	<b>A &amp; B HOUSING UNIT INTERIOR CAMERAS</b> - Add 1 new interior fixed digital IP cameras for each of the 4 TV rooms in housing units.	For staff safety. To watch hidden areas and trouble spots. To watch areas where critical tools are used. Add capacity to existing system. 4 interior cameras are needed, 2 for each housing unit.	4 units	2	\$6,500
SMT.00.S05	9 & 10 Block Housing Units	<b>CAMERAS 9 &amp; 10-BLOCK HOUSING UNITS</b> - Add new color cameras inside, 4 interior cameras are needed, 2 for each housing unit.	For staff safety. To watch hidden areas and trouble spots. To watch areas where critical tools are used. Add capacity to existing system. 4 interior cameras are needed, 2 for each housing unit.	4 units	3	\$40,000
SMT.00.P	A & B Housing Units, 9 & 10 Block Housing Units	<b>PRISONER SHOWERS</b> - Replace unsanitary gang showers with individual shower stalls including shower chairs and handicapper accessible stalls in 9 & 10 Block Housing Units. Remove/Replace old leaking, non-repairable concrete floor with non-slip ceramic tiles or similar easy to sanitize surface. Remove/Replace piping with new hot and cold domestic piping. Resurface unsanitary shower floors in showers in A & B Housing Units.	Surface finishes require replacement.	12 Shower Areas	4	\$70,000
SMT.00.C36	Site	<b>Pavement/Driveway/Perimeter Road</b> , Bituminous, Seal Coat/Crack Seal. Asphalt activity areas located on the south side of 8, 9, and 10 Block Housing.	Due to age of system. To prevent failure. To improve appearance. To extend life. Asphalt has aged and is beginning to deteriorate.	62,900 SF	5	\$132,100

5-Year Plan FY2015

ProjNo	Building	Project Description	Reason Description	Quantity & Units	Facility Priority	Project Cost
SMT.79.M17	Food Service	<b>FOOD SERVICE ROOF REPLACEMENT</b> - Entire roof is leaking. Rain water drips from ceiling over dining room tables and back areas where food preparation occurs and is causing interior damage to building and causing safety hazards.	Replace roof. It is necessary for prisoners, building, and contents of building.	26,000 SF	6	\$150,000
SMT.79.C	Food Service Window Modifications	<b>FOOD SERVICE WINDOWS</b> - Replace non-energy efficient windows with energy efficient windows and block up some overhead windows.	Energy conservation measure to eliminate non-energy efficient windows and replace with energy efficient windows for better ventilation and air circulation. Block out some overhead windows.	20 windows	7	\$25,000
SMT.200.M01	Annex School	<b>FURNACE REPLACEMENTS</b> - Miscellaneous. Replace two electric furnaces (70,000 BHU/hr.) with natural gas in School Annex.	Worn out. Future major expense.	Lump Sum	8	\$10,000
SMT.00.E	Site	<b>EXTERIOR LIGHTING</b> - Convert from high pressure sodium to a white type of light for better video recording and night visibility.	Increase lighting levels. Security light.	200 fixtures	9	\$8,000
SMT.57.M	Warden's Building	<b>HOT WATER HEATING BOILERS</b> - Replace worn out heating equipment in Warden's Building.	Not energy efficient. Not economical to repair. High cost to maintain and operate. Short life expectancy.	1 units	10	\$7,000

# MICHIGAN DEPARTMENT OF CORRECTIONS

*“Expecting Excellence Every Day”*

## MEMORANDUM

**DATE:** July 9, 2013

**TO:** Dave Bergh, Warden  
Thumb Correctional Facility

**FROM:** Marty Farnsworth, Physical Plant Superintendent  
Thumb Correctional Facility

**SUBJECT: Annual Physical Plant Evaluation**

Policy directives require an annual maintenance assessment of our facility. A key to ensuring the proper maintenance of any site is the resources (human and financial) that are provided toward that effort.

Detailed below is the annual assessment of our physical plant as required by PD 04 03.100. We have detailed each building's condition and any repairs/improvements that are recommended or have recently been completed. Many of the items have been previously identified and included on our five (5) year plan.

Most buildings at the Thumb Correctional Facility are in good condition with wear and tear typically found in buildings of this age. This report will detail only the work that is not considered “routine”, it will be items that directly affect the safety and security of the facility as a whole.

Auburn Unit/Burns Unit (Bldg. 700)

There continues to be the need for new Boilers in this housing unit. The old boilers are still in good working condition, and the continuous preventative maintenance on them will continue to extend their lives. It is still a concern of mine that if we do not eventually replace these boilers we will someday come across repairs that may be significant to this facility both financial and with great disruption.

The new Cisco phone system has been installed this past year and is a big improvement in every area of the Thumb Correctional Facility.

In order to ensure the highest level of safety and security we need to replace/upgrade/increase the cameras in the housing units throughout the facility. This housing unit has no cameras at this time and additional cameras would greatly assist Custody in the safety of our facility, both staff

and inmates.

The overall appearance and structure of building 700 is excellent the staff both Maintenance and Custody do an excellent job of keeping this housing unit in great shape.

#### Cord Unit/Durant Unit (Bldg. 400)

Not unlike all the other housing units building 400 is in need of new metal insulated doors, hardware and frames. The entrance doors on the front and back of this housing unit get considerable wear and tear over the years and have just come to the end of their usefulness.

Like building 700, building 400 has no security cameras, cameras in this area would help with the safety and security of both the facility and this housing unit. Additional/upgraded cameras will eliminate hidden and/or trouble spots for staff. There are now additional fibers in this housing unit that would assist with installation of cameras.

The roof of building 400 is still in need of replacement, this is the only remaining roof in the facility that needs to be replaced. This would reduce the continuous and costly repairs we perform on the roof.

Building 400 too has the new Cisco phones installed.

#### Essex Unit / Franklin Unit (Building 500 and Building 1000)

As with the other units this unit too needs new entry doors, hardware and continuous hinges. The doors are not worn out due to misuse but because of age and use. There was a new door put on Franklin this past year so we are moving forward with the replacement of needed hardware.

The handicapped lift in building 500 is still working well, and has not seemed to give us many issues over the past year.

Additional cameras are needed in both housing units. Both of these housing units are housed by youthful offenders and more cameras would help in the policing of these housing units, making the units safer for staff and inmates. There are several blind spots that would be eliminated with the proper placement of cameras.

Building 1000 roof is in poor condition, it is leaking in several areas and recently Regional Maintenance has come out to inspect roof. Per the conversation with Regional Maintenance the roof in building 1000 (Franklin) is beyond repair and is in need of immediate replacement.

These housing units now have the new Cisco phones installed as well.

#### Food Service/Health Care/Segregation/Maintenance/Warehouse (Bldg. 200)

The elevator in this building was worked on this past year and has seemed to be working good. There have been no complaints in quite some time about this elevator.

There is still one old Domestic Hot Water heater that needs to be replaced, this is still in the works but will be done through attrition.

There are some doors throughout this building that are still in the need of replacing. Although I feel they could certainly be done through attrition.

Due to the high traffic area, and this facility housing youthful offenders this building could use the installation of several cameras placed strategically through out Food Service and Segregation areas.

### Programs (Building 300)

To ensure the highest level of safety and security we need to replace/upgrade/increase the cameras in this building similar to those suggested for the housing units. Additional cameras will provide a better quality monitoring system and provide increased ability to monitor more areas that are currently considered trouble areas. There presently are no cameras in this area of our facility.

The entrance doors are in need of replacement in building 300, but for the most part this building is in good shape.

### Administration (Building 100)

We need to replace the sliding doors (Doors 1, 2, and 3) at the Bubble and Control Center in order to maintain the safety and security of the facility when employees, visitors, and prisoners enter and exit this area. We have seemed to get the work on these doors under control, although there are still times we need to work on these doors for the most part they have been running well.

The elevator in Building 100 is in good condition, there have been some minor issues with this elevator but nothing that hasn't been able to be fixed quickly and for the most part inexpensively.

We need to replace the entrance doors to the Building 100 to a power assisted door which will make us fully compliant with ADA guidelines and improve building accessibility.

### MSI (Building 600)

This building is in good shape for the most part. The steal roof has several leaks; Regional Maintenance has recently visited the facility and is willing to help us fix these minor leaks.

All the lighting through out this building has been updated and it has made a significant difference.

Due to the constant volume of traffic through MSI cameras are needed to help with the safety and security of building 600 and the rest of the Facility.

### Site Needs

We need to repair our parking lots and perimeter roads, even though they do not see the traffic that they once did they still need to be maintained or even upgraded.

The Generator is in good working condition. It recently had its yearly full load test completed with an entire tune up. It would be a great advantage to this facility if the Generator was upgraded; this would allow us to be able to run the entire facility during a power outage. As of right now we can only run certain areas of the facility.

In order to ensure the highest level of security at the facility we need to replace/upgrade/increase the cameras on the outside perimeter of the facility. Additional/upgraded cameras will provide a better quality monitoring system and provide increased ability to monitor more areas that are currently considered trouble spots for staff.

There are supposed upgrades coming to facilities around the State, and I have been working hard to get the Thumb Correctional Facility to the top of the list.

Replacing five security microwave zones that are near the end of their expected operational life is necessary. The microwaves experience malfunctions of various types. We are constantly working and tweaking them to keep them working properly. We should also replace several zone sensors throughout the facility which will enhance our overall security system.

The new perimeter and parking lot lights have made a big difference at the facility. There has not been the need to replace even a light bulb or this past year saving the facility thousands of dollars, not including the savings that is achieved through the energy reduction.

### Gun Range

The gun range is up and running at this time, and seems to be holding up better due to some slight changes made over the past year. The building of the second range is in full motion and as materials come in we should be able to finish possibly even this year.

In conclusion, our major needs fall into several key areas:

1. Boiler for heat and domestic hot water
2. Door replacements
3. Roof replacement; on building 400, 600 and 1000
4. Security cameras
5. Perimeter security zones

As indicated above, many of the items reported herein have been identified through previous assessment documents. We will continue to review the facilities needs and update all concerned as our reassessment project is completed.

**THUMB CORRECTIONAL FACILITY**  
**5-Year Plan FY2015**

Project No.	Building	Project Description	Reason Description	Quantity & Units	Facility Priority	Project Cost
TCF.100.S01	Administration	Add new color cameras inside.	For staff safety. To watch hidden areas and trouble spots. To watch areas where critical tools are used. Add capacity to existing system.	5 Units	1	\$ 29,800
TCF.200.S02	Admin. Support	Add new color cameras inside.	For staff safety. To watch hidden areas and trouble spots. To watch areas where critical tools are used.	2 Units	1	\$ 11,900
TCF.300.S02	Education	Add new color cameras inside. Two in gym, two in atrium, and two in school hall.	For staff safety. To watch hidden areas and trouble spots. Add capacity to existing system.	6 Units	1	\$ 35,800
TCF.700.S02	Auburn/Burns Housing	Add new color cameras inside.	Request of facilities maintenance. For staff safety. To watch hidden areas and trouble spots. To watch areas where critical tools are used. Add capacity to existing system.	8 Units	1	\$ 47,700
TCF.600.S02	MSI	Add new color cameras inside.	For staff safety. To watch hidden areas and trouble spots. To watch areas where critical tools are used. Add capacity to existing system.	1 Unit	1	\$ 6,000
TCF.700.S02	Cord/Durant Housing	Add new color cameras inside.	For staff safety. To watch hidden areas and trouble spots. To watch areas where critical tools are used. Add capacity to existing system.	8 Units	1	\$ 47,700
TCF.00.S03	Site	Add new equipment. Replace 5 microwave zones.	Beyond useful life. More cost effective to replace soon. To eliminate high maintenance condition.	Lump Sum	2	\$ 21,000
TCF.700.A06	Cord/Durant Housing	Replace existing window system - w/ insulated system. Louver hardware only.	Damaged.	580 SF		\$ 14,800
TCF.700.A10	Cord/Durant Housing	Replace quarry tile. Replace with polymer/epoxy floor in toilet/shower rooms.	Damaged. Leading to More Serious Problems.	50 SF		\$ 840
TCF.700.A11	Cord/Durant Housing	Replace ceramic tile. Replace with polymer/epoxy floor in toilet/shower rooms.	Damaged. Leading to More Serious Problems.	260 SF		\$ 6,100
TCF.100.S04	Administration	Upgrade paging system.	Not functioning properly, components failing.	Lump Sum	4	\$ 6,600
TCF.300.S04	Education	Upgrade paging system. New amp. and speakers. Clean up wiring.	More cost effective to replace soon. To eliminate high maintenance condition. For staff safety.	Lump Sum	4	\$ 6,000
TCF.700.S03	Auburn/Burns Housing	Upgrade paging system.	Beyond useful life. More cost effective to replace soon. Leading to more serious problems. Request of facilities maintenance.	Lump Sum	4	\$ 6,000
TCF.700.S03	Cord/Durant Housing	Upgrade paging system.	Beyond useful life. More cost effective to replace soon. Leading to more serious problems. Obsolete, no longer manufactured, parts unavailable. Request of facilities maintenance.	Lump Sum	4	\$ 6,000

TCF.200.A04	Admin. Support	Replace entry system - w/ insulated system.	Damaged. These are the food service entry doors.	Lump Sum	5	\$ 15,100
TCF.200.A06	Admin. Support	Replace single exterior door/frame/hardware.	Damaged.	6 Units	5	\$ 15,100
TCF.200.S03	Admin. Support	Upgrade door controls.	Beyond useful life. More cost effective to replace soon. Leading to more serious problems. Not functioning properly, components failing.	8 Units	5	\$ 7,400
TCF.300.A09	Education	Replace single exterior door/frame/hardware.	Worn out. Damaged.	2 Units	5	\$ 5,000
TCF.300.A10	Education	Replace single exterior door/frame/hardware. Need continuous hinges only.	Damaged.	2 Units	5	\$ 2,500
TCF.300.S01	Education	Upgrade door controls.	Request of facilities maintenance. To eliminate high maintenance condition. Not functioning properly, components failing.	9 Units	5	\$ 8,300
TCF.700.A08	Auburn/Burns Housing	Replace single exterior door/frame/hardware. Need continuous hinges only.	Damaged.	10 Units	5	\$ 12,600
TCF.500.A04	Essex Housing	Replace entry system - w/ insulated system.	Damaged.	150 SF	5	\$ 10,100
TCF.500.A05	Essex Housing	Replace interior doors/frame/hardware. Interior secure shower door.	Damaged.	1 Unit	5	\$ 7,600
TCF.600.A04	MSI	Replace single exterior door/frame/hardware.	Damaged.	5 Units	5	\$ 12,600
TCF.700.A07	Cord/Durant Housing	Replace single exterior door/frame/hardware.	Damaged.	2 Units	5	\$ 5,000
TCF.700.A08	Cord/Durant Housing	Replace single exterior door/frame/hardware. Need continuous hinges only.	Damaged.	4 Units	5	\$ 5,000
TCF.00.A01	Site	Repave parking lot, cracks and holes are developing.	Water damage, freezing conditions are adding to damage of the parking lot.	Lump Sum	6	\$ 20,200
TCF.700.A13	Cord/Durant Housing	Install Shower Curb.	Leading to More Serious Problems.	3 LF		\$ 500
TCF.200.A08	Admin. Support	Replace VCT.	Worn out.	2,520 SF	8	\$ 16,900
TCF.300.A14	Education	Replace VCT.	Worn out. Damaged.	600 SF	8	\$ 4,000
TCF.700.A12	Auburn/Burns Housing	Replace VCT. Stair treads.	Worn out. Damaged.	60 SF	8	\$ 400

TCF.500.A08	Essex Housing	Replace VCT. Stair treads.	Damaged.	50 SF	8	\$ 340
TCF.700.A12	Cord/Durant Housing	Replace VCT. Stair treads.	Worn out. Damaged.	440 SF	8	\$ 3,000
TCF.100.A04	Administration	Add power assist doors.	ACA improvements.	2 Units	9	\$ 19,800
TCF.700.A15	Auburn/Burns Housing	Replace toilet partitions.	Worn out.	20 Units	10	\$ 20,200
TCF.700.A14	Cord/Durant Housing	Replace toilet partitions.	Worn out.	18 Units	10	\$ 18,100
#REF!	Site	Sidewalk, Bituminous, Remove & Replace. Bituminous walkway between basketball court and weight lifting area (west of new dormitory). Remove ex. bit. pavement fill area, compact and repave.	To improve drainage. To prevent personal injury. To improve appearance. Due to facility construction. Area was excavated to run utilities to new dorm. Area floods as a result of poor compaction and improper grading.	200 SF		\$ 1,200
TCF.00.C03	Site	Sidewalk, Bituminous, Seal Coat/Crack Seal. Sidewalk east of basketball court. Seal cracks to prevent injury and continued growth.	Maintenance improvement	100 SF		\$ 210
TCF.00.C05	Site	Sidewalk, Concrete, Remove & Replace. Remove existing concrete slab which is protruding from original grade. Replace slab with new concrete. Courtyard area (visitor's area) on West side of bldg. by playground equipment.	Maintenance improvement	20 SF		\$ 260
TCF.00.C06	Site	Pavement/Driveway/Perimeter Road, Bituminous, Overlay Existing with Bituminous. Perimeter road from main parking area to new dormitory. Note: Remainder of perimeter road was paved Aug 16, 2000 and this area was not due to ongoing construction of new door.	Due to facility construction. Road is severely cracked with numerous pot holes.	10,000 SF		\$ 36,300
TCF.00.C08	Site	Sidewalk, Concrete, Remove & Replace. East of building 500 (by access gate). Ponding occurs in (2) areas. Beneath access gate and off east side of building 500. Remove/replace concrete in these areas to provide positive drainage.	To improve drainage. To improve pedestrian traffic flow. Prevent winter freezing hazard.	200 SF		\$ 2,600
TCF.00.S01	Site	Replace fence sensors.	More cost effective to replace soon. To eliminate high maintenance condition. For staff and public safety.	4,300 LF	2	\$ 169,800
TCF.100.M03	Administration	Miscellaneous. Add re-heat coils on (3) VAV boxes.	Systems upgrade	Lump Sum		\$ 2,000
TCF.100.S03	Administration	Add new equipment.	Request of facilities maintenance. For officer safety. For public safety. Add capacity to existing system.	Lump Sum	2	\$ 5,000
TCF.200.A09	Admin. Support	Replace quarry tile. Replace with polymer/epoxy floor in toilet/shower rooms.	Damaged. Leading to More Serious Problems.	150 SF		\$ 2,500
TCF.200.M01	Admin. Support	Firetube boilers.	Worn out. Potential safety risk.	2 Units		\$ 216,000
TCF.300.A05	Education	Tuckpoint brick. Interior CMU for structural integrity.	Leading to More Serious Problems.	160 SF		\$ 1,300

TCF.300.A06	Education	Tuckpoint brick.	Damaged. Leading to More Serious Problems.	160 SF		\$ 1,300
TCF.300.A07	Education	Replace entry system - w/ insulated system.	Damaged.	240 SF		\$ 16,100
TCF.300.A13	Education	Replace athletic flooring.	Worn out.	7,200 SF		\$ 145,200
TCF.300.A16	Education	Equipment - New and Replacement. Replace damaged 1,500SF gym divider curtain.	Damaged.	Lump Sum		\$ 28,600
TCF.300.M01	Education	Air handling unit DX. Replace individual A/C units with new central AHU with DX-cooling and hot water heating.	Systems upgrade	43,900 SF		\$ 73,800
TCF.300.M03	Education	Replace pneumatic with direct digital controls (DDC). New controls for seven (7) unit ventilators to control economized dampers.	Reduce energy usage. Impairs building operations.	1,500 SF		\$ 6,300
TCF.700.A06	Auburn/Burns Housing	Recaulk/Reseal window system.	Worn out.	1,820 SF		\$ 15,300
TCF.700.A07	Auburn/Burns Housing	Replace existing window system - w/ insulated system. Louver hardware only.	Damaged.	580 SF		\$ 14,800
TCF.700.A10	Auburn/Burns Housing	Replace ceramic tile. Replace with polymer/epoxy floor in toilet/shower rooms.	Damaged. Leading to More Serious Problems.	470 SF		\$ 11,100
TCF.700.A18	Auburn/Burns Housing	Replace plaster ceilings.	Damaged.	10 SF		\$ 170
TCF.700.A13	Auburn/Burns Housing	Replace quarry tile. Replace drains and re-slope floor. Replace with polymer/epoxy floor in toilet/shower rooms.	Damaged. Leading to More Serious Problems.	50 SF		\$ 1,300
TCF.700.A14	Auburn/Burns Housing	Install Shower Curb.	Leading to More Serious Problems.	3 LF		\$ 500
TCF.700.M03	Auburn/Burns Housing	Central ventilation fan. Need additional exhaust/ventilation.	Systems upgrade	1,000 SF		\$ 5,000
TCF.500.A07	Essex Housing	Replace ceramic tile. Replace with polymer/epoxy floor in toilet/shower rooms.	Damaged. Leading to More Serious Problems.	1,730 SF		\$ 40,700
TCF.700.M03	Cord/Durant Housing	Central ventilation fan. Need additional exhaust/ventilation.	Systems upgrade	1,000 SF		\$ 5,000
TCF.500.M01	Essex Housing	Replace/new tempering valve.	Not functioning or broken.	1 Unit		\$ 3,400
TCF.600.A01	MSI	Replace roof and insulation. And flashing.	Damaged. Leading to More Serious Problems. Request of Facilities Maintenance.	30,000 SF		\$ 393,100

TCF.600.A03	MSI	Replace flashing.	Damaged. Leading to More Serious Problems.	500 LF		\$ 12,600
TCF.600.M01	MSI	Miscellaneous. Make-up air and exhaust system needs to be redesigned.	Future major expense.	Lump Sum		\$ 5,000
TCF.600.M02	MSI	Miscellaneous. Sewer system needs to be evaluated and redesigned.	Future major expense.	Lump Sum		\$ 5,000
TCF.700.A01	Cord/Durant Housing	Replace existing roof.	Worn out. Leading to More Serious Problems.	34,350 SF		\$ 259,700
TCF.700.A04	Cord/Durant Housing	Rebuild masonry wall.	Damaged. Leading to More Serious Problems.	70 SF		\$ 940
TCF.700.A05	Cord/Durant Housing	Recaulk/Reseal window system.	Worn out.	1,820 SF		\$ 15,300
						\$ 1,953,360

# DETROIT DETENTION CENTER

## 5-Year Plan FY2015

Project No.	Building	Project Description	Reason Description	Quantity	Facility Priority	Cost Estimate
DDC.500.A03	Level 2 Housing	Recaulk/Reseal window system.	Worn out. Leading to More Serious Problems.	1,200	14	\$10,100
DDC.500.A	Level 2 Housing	Fill void and mud-jack floors Bld 500	Maintenance improvement.	1	9	\$35,000
DDC.100.A02	Administration	Recaulk/Reseal window system.	Worn out. Leading to More Serious Problems.	1,000	15	\$8,400
DDC.100.A03	Administration	Replace acoustic ceiling system.	Worn out. Damaged.	1,500	16	\$10,100
DDC.100.A04	Administration	Replace carpet.	Worn out. Damaged.	2,550	17	\$17,100
DDC.100.A05	Administration	Rebuild communal toilet rooms.	Maintenance improvement.	80	3	\$10,800
DDC.100.M01	Administration	Air handling unit DX.	Worn out. Future major expense.	27,052	1	\$181,800
DDC 00 S04	Sally Port	Upgrade/replace sallyport gate operators.	maintenance upgrade	2	10	\$16,500
DDC.00.S01	Site	Replace fire alarm system.	More cost effective to replace soon. To eliminate potential for future damage..	530,000	2	\$890,400
DDC.1600.A01	Braver Building	Replace roof and insulation.	Worn out. Damaged. Leading to More Serious Problems.	10,430		\$113,900
DDC.500.A04	Level 2 Housing	Replace single exterior door/frame/hardware.	Damaged. Due to wall and floor shifting, doors are inoperable.	5	11	\$12,600
DDC.500.A06	Level 2 Housing	Rebuild communal shower rooms. Remove door, use a wing wall or half door instead.	Damaged. Leading to More Serious Problems.	640	4	\$215,000

Project No.	Building	Project Description	Reason Description	Quantity	Facility Priority	Cost Estimate
DDC.1600.A02	Braver Building	Repair/Replace wood soffit/siding. Wood skirt board.	Worn out. Damaged. Leading to More Serious Problems.	400		\$5,400
DDC.1600.A03	Braver Building	Replace single exterior door/frame/hardware.	Worn out.	1		\$2,500
DDC.500.A02	Level 2 Housing	Replace concrete floor slab. Feather surface to make flush.	Damaged.	300	12	\$1,300
DDC.500.A05	Level 2 Housing	Replace VCT.	Damaged.	300	13	\$2,000
DDC.00.C01	Site	Pavement Areas/Driveways/Roadways, Bituminous, Seal Coat/Crack Seal. Inside perimeter/delivery drive.	Due to age of system. To prevent failure. To fix deteriorated, damaged, failure area. To improve appearance. To extend life. Bituminous is in good shape but has developed numerous 1" cracks.	43,200		\$90,700
DDC.00.C30	Site	Sidewalk, Concrete, Seal Coat/Crack Seal. Interior court yard sidewalk - miscellaneous locations.	Due to age of system. Due to facility request. To prevent failure. To fix deteriorated, damaged, failure area. To improve appearance. To extend life. Walks at miscellaneous locations have cracked.	250	5	\$6,300
DDC.00.C34	Site	Parking Lot, Bituminous, Seal Coat/Crack Seal. Visitor's parking lot located northerly of Building 100.	Due to age of system. Due to facility request. To prevent failure. To fix deteriorated, damaged, failure area. To improve appearance. To extend life. Joint sealing and seal coating needed to extend pavement life.	107,196	6	\$72,400
DDC.00.C32	Site	Pavement Areas/Driveways/Roadways, Bituminous, Seal Coat/Crack Seal. Outside perimeter road.	Due to age of system. Due to facility request. To prevent failure. To fix deteriorated, damaged, failure area. To extend life. Bituminous in good condition except for cracks.	71,500		\$180,200
DDC.00.C15	Site	Site Improvements I, New, Handrailing. South retaining wall of loading dock to south side of Building 200.	Due to age of system. Due to facility growth. Due to facility construction. Life safety issue. Loading dock was constructed adjacent to sidewalk without a handrail - walk is entrance to store.	75		\$6,000
DDC.00.C18	Site	Sidewalk, Concrete, Remove & Replace. Entrance walk at southwest corner of Building 100.	Due to age of system. Due to facility growth. To prevent failure. To fix deteriorated, damaged, failure area. To improve appearance. To extend life. Walk is cracked and chipping, walk was poured too thin across curb cut.	40	7	\$4,300
DDC.00.C35	Site	Pavement Markings, New. Visitor's parking lot located northerly of Building 100.	Due to age of system. To fix deteriorated, damaged, failure area. Due to facility construction. Restripping will be required if lot is joint sealed and seal coated.	310	18	\$3,500
DDC.00.C11	Site	Miscellaneous Site Improvement Project, Remove & Replace. Sally Port located southerly of Building 200.	Due to age of system. Due to facility request. To prevent failure. To fix deteriorated, damaged, failure area. To improve vehicle traffic flow. To extend life. Owner has requested replacing gate controllers as they are old and replacement parts are	5,000	19	\$10,100
DDC.00.C12	Site	Site Improvements I, Remove & Replace, Perimeter Fence System. Sally Port southerly of Building 200.	Due to age of system. Due to facility growth. Due to facility request. To improve vehicle traffic flow. To extend life. Pit was not located in the center of access drive and gates. It is difficult for trucks to enter Sally Port. Relocation or enlargi	80		\$28,200
DDC.00.C36	Site	Pavement Areas/Driveways/Roadways, Bituminous, Remove & Replace Full Depth. Front entrance drives from front gate to parking lot entrances including administration turn around.	Due to facility growth. Due to facility request. To prevent failure. To fix deteriorated, damaged, failure area. To improve appearance. To extend life.	1,500		\$6,100

Project No.	Building	Project Description	Reason Description	Quantity	Facility Priority	Cost Estimate
DDC.00.C37	Site	Pavement Areas/Driveways/Roadways, Bituminous, Mill & Resurface. Front entrance drives.	Due to facility growth. To improve drainage. To prevent failure. To fix deteriorated, damaged, failure area. To improve appearance. To extend life.	15,000		\$16,200
DDC.00.C38	Site	Parking Lot, Bituminous, Mill & Resurface. Staff parking lot located easterly of Building 100.	Due to age of system. Due to facility request. To prevent failure. To fix deteriorated, damaged, failure area. To improve appearance. To extend life.	75,000		\$81,000
DDC.00.E01	Site	Replace light poles	Poles have rusted from inside out causing unsafe conditions to ensure the safety of staff and public, poles should be replaced.	50	20	\$75,000
DDC.100.E01	Administration	INTERIOR LIGHTING-Relamp/reballast interior light fixture(s), Troffer. Remove T12 lamps and magnetic ballasts and replace with T8 lamps and electronic ballasts.	Provides a cost and energy savings.	27,052	8	\$73,000



RICK SNYDER  
GOVERNOR

STATE OF MICHIGAN  
DEPARTMENT OF CORRECTIONS  
FIELD OPERATIONS ADMINISTRATION  
DETROIT REENTRY CENTER

DANIEL H. HEYNS  
DIRECTOR

**DATE:** 8/28/2013

**TO:** Raymond D. Booker, Warden Ryan/Mound Correctional Facility

**FROM:** Rick Kroske, Physical Plant Superintendent, Detroit Reentry Center

**SUBJECT:** Annual Physical Plant Evaluation, Deroit Reentry Center

This Annual report has been prepared in accordance with P.D.04.03.100 "Preventative and Emergency Maintenance for Correctional Facilities" section "N".

**Parking lots and roads:** The facility parking lots and roads are reaching a critical stage. There is severe cracking to the asphalt surface and has deteriorated a little more each year and the formation of large pot holes are occurring we only have cold patching capabilities and a small walk behind crack filler but it is at a point it is time to make some major repairs like resurfacing or full replacement.

**Roofs:** The roofs were all replaced with the exception of building 900 and 600. There are leaks that we are presently addressing 900 bldg being the worst.

**Security systems:**

The PPD system needs replacement due to the age of the system. The portable units are ceasing to function at an accelerated rate. The transponders that receive the input from the PPD's utilize an outdated technology. The chips that control the transponder's are no longer manufactured and the price per unit has skyrocketed (\$1400.00 each). Soon there will no longer be replacement parts available. The projected cost to replace the system is between \$1,500,000.00 and \$2,000,000.00 this is on the five year plan.

**Camera System:** We have 37 cameras ,20 are new IP camera's and 17 are the old we are waiting for 17 converter kits to arrive and add them to the new DVR head end. We have added two IP cameras to 200 housing, one in dialysis, one ea in 5 A, 5B and bowtie, one ea in 400 A,B,C, D and upper and lower bowtie also the same in 700 bldg, upper and lower segregation also\_intake. We ran fiber optic lines to all of the buildings. The facility is looking at adding approx 50 more IP cameras.

**Fire System:** The fire system was replaced in the majority of the facility in 2005, and it has worked very well since final installation. We have only buildings 600 and 900 on the old system. The design work was done for the entire facility, however 600 and 900 were not updated. It is recommended the DRC complete the upgrade to building 600 and 900. The cost will be substantial and we do not know when or if we will receive funding to complete these buildings. This is on the five year plan.

**Boilers:** A few boilers for the domestic hot water are in need of replacing they are burning up from double occupancy usage. In addition, the storage tanks are rotting and leaking due to age we are starting to replace them. We will have a contractor look to determine if insta hot is the way to go for our applications.

Most of our boilers are Raypack brand which is a cheap substitute for Lochinvar. We have rebuilt several Raypaks in the past replacing the fire brick and heat exchanger and replaced one unit. We have added temporary additional air intake for the boilers to make up for inadequate air supply, which we think caused the boilers to overheat shorting the life span. We will focus on comparative pricing for Lockinvar or insta-hot replacement.

**Pumps:** We continue to rebuild pumps as needed. There will be several that will need total replacement due to excessive wear to the pump housing.

**Sidewalks:** We have been replacing walks inside the facility this summer and last we still have more to do as time permits. Outside the facility concrete is sinking and raising at an alarming rate we can't make repairs fast enough, an outside contractor will I have contacted several contractors still waiting for bids to come back.

**Plastered walls and finished surfaces:** The interior of the Facility is in good shape. The inmates keep most areas well painted and maintained. The shower area's need constant cleaning due to very little air flow in those area's which is part of the design.

**Entrance Doors/Frames:** Because of walls settling and concrete raising and sinking doors are starting to hang up. Entrance door frames are rusting in shower areas due to inadequate air ventilation. Aluminum entrance door frames and hinges in several areas are deteriorating due to winter salt.

**Brick work:** Most of the Facility is in very good shape. There is some deterioration to the bricks of the walls to the visiting yards. They are being damaged from water penetrating the brick work from the top. These walls were never capped off during construction. We will schedule sealing this area with a waterproofing seal as time permits since it is impractical to use metal in this area.

**Towers:** At this time it is uncertain as to the need for manned towers we will just keep them functional for now,

**Windows:** Many of the seals on the double paned thermal windows are failing. This causes the windows to fog up or fill with water and ice up. We are replacing the worst of them as time and money

allow. There are many areas that need window caulking replaced.

**Lock mechanisms/doors:** The locking systems are constantly failing due to age and use. The old Level IV doors are sliders and much more prone to wear and mechanical failure than the Level II swinging doors. It takes a staff person 6 – 8 hours to teardown, weld/grind and repair each door. Repairs are ongoing and increasing.

**Food Service Equipment:** Almost all of the Food Service equipment needs replacing. The kitchen feeds twice the number of inmates that it was designed to do. Thus the equipment is taxed to the limit at all times. Newer equipment is also more energy efficient than our current models. Dishwasher/Booster tank has been repaired several times and has become very costly a quote for a new unit has been obtained still needs to go through DMB for approval. We replaced booster tank this year and keep making repairs to dishwasher.

**Food Service Plumbing** So far has been draining with no problems other than inmates flushing objects and rags this summer for preventative maintenance I will have system flush with a professional jetter service to eliminate any backups in to housing units.

**Interior Lighting:** Normal changing of lamps and ballast.

**Light Poles:** Perimeter light poles are in need of changing out due to rusting.

**Warehouse:** The freezers and coolers at the main warehouse have compressors that are beginning to wear out. They run on a very expensive type of Freon (\$900/30# can). If any major leaks occur it would be a good time to change out the entire compressor unit and switch to a gas that is more reasonable priced. Additionally freezers doors are in need of seals latches replacement and alignment I will schedule a contractor to quote price for repairs/replacement.

**HVAC Units** We have had costly repairs to the 100 bldg Trane unit last year this too is 20+ years old, parts are obsolete these Trane units should be replaced. This year we spent several thousand dollars on the Trane AC unit with new #2 compressor, leaks in system,

**Base Board Heat Vents:** Heat vents are rusting out in several areas price for replacement is very costly I have one quote seeking additional quotes.

# DETROIT RE-ENTRY CENTER

## 5-Year Plan

FY2015

Project No.	Building	Project Description	Reason Description	Quantity and units	Facility Priority	Cost Estimate
DRC.00	Facility	Relocate front Ryan road gates 80 yards east and upgrade to gate operators.	Site access control to enhance security measures.		1	\$300,000
DRC100-900	All Areas of facility	Replace Public Address System system.	To eliminate high maintenance condition and components failing. For public safety and to improve communication of daily operational instructions to staff and prisoners. Also, to enhance security measures.	Lump Sum	1	\$205,000
DRC.00	Site	Replace light poles	Existing poles experience significant corrosion in critical support areas.	62	3	\$93,000
DRC.400	Level 2 Housing	Rebuild communal shower rooms. Remove shower base and rebuild shower stall	Water is leaking from upper levels to lower level shower since original barriers have deteriorated. Water seepage causing damage to other internal finishes.	66,616 SF	4	\$200,000
DRC.800	Food Service / Seg / Medical	Miscellaneous. Repair sanitary pipe/grease trap.	Existing drainlines have become deteriorated through corrosion of metal pipes. Unable to repair since whole line is in questionable structural condition.	LUMP SUM	3	\$202,900
DRC.300	Programs	Equipment - New and Replacement. Gym divider curtain.	Damaged. Mechanism that prevent the movable partition device from functioning as needed.	Lump Sum	3	\$35,200
DRC.00	Site	Sidewalk, Concrete, Remove & Replace. Miscellaneous sidewalks within the interior court yard from the main sidewalk to buildings.	Existing surfaces are in poor condition due to age of system. Parts of the sidewalk system used to convey food carts, laundry carts, and light service vehicles.	625 SF	1	\$16,000
DRC 900	Maintenance/Warehouse	Replace existing roof	Roof is worn out. Leading to more serious problems to the structure and materials stored in the building.	6 Units	1	\$99,380
DRC 100 E03	Generator Room	Electrical distribution system- clean and inspect distribution equipment.	To ensure operation is energy efficient and operates safely.	200 SF	1	\$13,670

DRC.00	Site	Recreation Field/Court, Resurface/Renovate, Basketball. Basketball courts located at west end of the activity yard.	Due to age of system. To improve storm water drainage services. To fix deteriorated, damaged, failure area. To improve appearance. Due to facility construction. Due to freeze-thaw cycles. Courts have been patched numerous times by construction. Numerous cracks and heaving, could cause a trip and fall.	16,100 SF	3	\$64,900
DRC.00	Site	Sidewalk, Concrete, Remove & Replace. East/west sidewalk through center court area from Building 200 to Buildings 300 and 600.	Due to age of system. To improve drainage. To fix deteriorated, damaged, failure area. To prevent personal injury. To improve appearance. To improve pedestrian traffic flow. Prevent winter freezing hazard. Walkway handles a large inmate traffic flow, walks have been damaged by sewer maintenance trucks.	5,750 SF	1	\$70,530
DRC 100 E01	Generator Room	Electrical distribution system - replace tie breaker switch	To ensure operation is energy efficient and operates safely.	65 SF	1	\$30,000
DRC 100	Site	Replace personnel protection system	Due to the age of system parts are becoming obsolete. Dangerous or potentially life threatening for officer safety. Improve area coverage, eliminate several trouble spots.			\$2,000,000
DRC.00	Site	Sidewalk, Concrete, Seal Coat/Crack Seal. Sidewalk at front entrance to the Administration Building (100).	Due to age of system. To improve drainage. To fix deteriorated, damaged, failure area. To improve appearance. Due to site/soil characteristics. Due to freeze-thaw cycles. To extend life. Walk is separated from curb and heaves in cold weather and settles below curb in warm weather. A trip and fall is possible.	300 SF	1	\$62,000
DRC.00	Site	Sidewalk, Concrete, Remove & Replace. Interior mall yard walks.	Due to age of system. To improve drainage. To fix deteriorated, damaged, failure area. To improve appearance. To improve pedestrian traffic flow. To extend life. Walks have been damaged by sewer cleaning. Walks and cracked and pitched.	4,500 SF	1	\$68,350
DRC.00	Site	Pavement areas/Drive Ways Road Ways. Remove and replace to full depth	Due to age of system, the existing driveway surfaces are in poor repair. Drives accommodate a variety of types of vehicles and need to be sound and stable condition to meet the needs of all users.	198 Cars	5	\$10,800
DRC.00	Site	Frame & Cover/Grate, Catch Basin, Adjust Existing to Grade & Re-grout. Catch basins located within visitor's parking lot.	Due to age of system. To improve drainage. To fix deteriorated, damaged, failure area. To extend life. Frames are allowing sub-base to enter catch basin and pavement is settling and breaking up.	6 Units	1	\$2,900
DRC.00	Site	Curb & Gutter, Concrete, Remove & Replace. Curbing located at catch basin on perimeter drive southerly of Building 200.	Due to age of system. To improve drainage. To fix deteriorated, damaged, failure area. To improve appearance. Curbing adjacent to walk and catch basin has deteriorated and catch basin frame is accepting sub-base material and settling.	15 LF	1	\$1,470
DRC.00	Site	Pavement Areas/Driveways/Roadways, Bituminous, Seal Coat/Crack Seal. Bituminous drive at Building 600.	Due to age of system. To prevent failure. To fix deteriorated, damaged, failure area. Pavement will deteriorate without joint sealing.	30,400 SF	1	\$67,760

DRC.100	Administration	Re caulk/Reseal window system.	Existing sealants have interior parts of structure and finishes from water damage. To increase energy savings.	1,000 SF	2	\$8,500
DRC.500	Level 2 Housing	Re caulk/Reseal window system.	Existing sealants have interior parts of structure and finishes from water damage. To increase energy savings.	1,200 SF	2	\$15,100
DRC.00	Site	Frame & Cover/Grate, Catch Basin, Adjust Existing to Grade & Re-grout. Catch basin located within the inside perimeter south of Building 800.	To improve drainage. To prevent failure. To fix deteriorated, damaged, failure area. To improve vehicle traffic flow. Due to site/soil characteristics. To extend life. Backfill and pavement seeping into catch basin.	1 Unit	2	\$2,000
DRC.00	Site	Pavement Areas/Driveways/Roadways, Bituminous, New Full Depth. Drive opposite loading ramp/docks at Building 600 between maintenance drive and perimeter road.	Due to age of system. Due to facility growth. To fix deteriorated, damaged, failure area. To improve appearance. To improve vehicle traffic flow. Drive is too narrow for larger trucks also trucks block Maintenance Building drive when unloading.	600 SF	2	\$5,800
DRC.00	Site	Parking Lot. Bituminous, Mill and Resurface. Visitor parking lot located south of building 200.	Existing surfaces ae badly deteriorated. New surfacing will improve surface water drainage needs.	MOP	5	\$150,000
DRC.00	Site	Pavement areas, service perimeter road.	Existing surfaces ae badly deteriorated. New surfacing will improve surface water drainage needs. Also to provide reliable access to public safety type vehicles.	MOP	5	\$8,500
DRC.00	Site	Parking Lot, the Staff Parking Lot	Existing surfaces ae badly deteriorated. New surfacing will improve surface water drainage needs. Also, to provide reliable access to public safety type vehicles.	130 SF	5	\$100,000
DRC.00	Site	Pavement areas- Drive area at north end of island adjacent to front entrance to Building 200	Existing surfaces ae badly deteriorated. New surfacing will improve surface water drainage needs. Also, to provide reliable access to public safety type vehicles.	MOP	5	\$10,000
DRC.00	Site	Pavement area- North island and 200 entrance	Existing surfaces ae badly deteriorated. New surfacing will improve surface water drainage needs. Also, to provide reliable access to public safety type vehicles.	MOP	5	\$4,000
DRC.00	Food Service / Seg/ Medical	Replacing acoustic ceiling system.	Existing original equipment finishes are in poor repair. New ceiling will reduce noise and provide cleanable surfaces. Also, this will improve appearance.	Lump Sum	5	\$30,200

DRC. 300	Programs	Replace double exterior doors / frame and hardware	Existing doors have been damaged from water leaking into the structure causing significant deterioration. New doors and frames would ensure reliable emergency egress, improve building security, and conserve energy.		3	\$18,500
DRC.300	Programs	Replace double exterior doors/frame/hardware.	Existing doors have been damaged from water leaking into the structure causing significant deterioration. New doors and frames would ensure reliable emergency egress, improve building security, and conserve energy.	2 Units	2	\$10,000
DRC.300	Programs	Replace acoustic ceiling system.	Existing doors have been damaged from water leaking into the structure causing significant deterioration. New doors and frames would ensure reliable emergency egress, improve building security, and conserve energy in food services and health care.	2,744 SF	2	\$20,000
DRC.700	Level 2 Housing	Replace existing Fin tube coverings	Existing, original equipment has reached the end of its usable life. To ensure structure is provided with reliable heating service and to prevent damage to interior finishes and furnishings.	66,616 SF	5	\$20,700
DRC.500	Level 2 Housing	Replace acoustic ceiling system.	Existing doors have been damaged from water leaking into the structure causing significant deterioration. New doors and frames would ensure reliable emergency egress, improve building security, and conserve energy.	4,600 SF	2	\$30,900
DRC 600	MSI	Replace roof and insulation	Worn out. Damaged . Due to the age of the facility, water leakage . Leading to more serious problems. Water can deteriorate the exterior walls and floor slab.		3	\$425,400
DRC.800	Food Service / Seg / Medical	Replace double interior doors/frame/hardware.	Existing doors have been damaged from water leaking into the structure causing significant deterioration. New doors and frames would ensure reliable emergency egress, improve building security, and conserve energy.	2 Units	2	\$5,500
DRC.800	Food Service / Seg / Medical	Re caulk/Reseal window system.	Existing doors have been damaged from water leaking into the structure causing significant deterioration. New doors and frames would ensure reliable emergency egress, improve building security, and conserve energy. Detroit Re-entry Center 500, level 2 housing.	600 SF	2	\$6,000
DRC.800	Food Service / Seg / Medical	Miscellaneous. Replace dishwasher exhaust fan.	Not functioning. Need to provide suitable exhaust of heat and moisture in this area to maintain interior finishes and furnishings.	MOP	3	\$3,000
DRC.900	Yard Toilets	Replace gutter system.	Worn out. Damaged.	100 LF	3	\$1,500

DRC.700	Level 2 Housing	Replace acoustic ceiling system.	Not functioning. Need to provide suitable exhaust of heat and moisture in this area to maintain interior finishes and furnishings. Detroit Re-entry Center 300 programs.	15 LF	5	\$168,000
DRC	Level 2 Housing	Rebuild communal shower rooms. Remove door, use a wing wall or half door instead	Damaged interior finishes and wall attachments. New finishes and design would enhance cleanable design.	240 SF	5	\$215,000
DRC.300	Programs	Equipment / new and replacement . Replace heating hot water pumps.	Existing original equipment is reaching the end of its useable life. New equipment would conserve energy, reduce maintenance costs, and provide reliable heating to the occupied structure.	35,898 SF	3	\$3,000
DRC.400	Level II Housing unit	Equipment / new and replacement.Replace heating hot water boiler.	Existing original equipment is reaching the end of its useable life. New equipment would conserve energy, reduce maintenance costs, and provide reliable heating to the occupied structure.		1	\$20,000
DRCF.400	Level 2 Housing	Replace acoustic ceiling system.	Not functioning. Need to provide suitable exhaust of heat and moisture in this area to maintain interior finishes and furnishings.	25,000 SF	3	\$168,000
DRC.400	Level 2 Housing	Rebuild communal shower rooms.	Damaged interior finishes and wall attachments. New finishes and design would enhance cleanable design.	1,280 SF	3	\$250,000
DRC.500	Level 2 Housing	Replace/new water heater - 250 gallon.	Existing original equipment is reaching the end of its useable life. New equipment would conserve energy, reduce maintenance costs, and provide reliable heating to the occupied structure.	1 Unit	3	\$11,300
DRC.700	Level 2 Housing	Rebuild communal shower rooms.	Damaged interior finishes and wall attachments. New finishes and design would enhance cleanable design.	1,280 SF	3	\$250,000
DRC.700	Level 2 Housing	Equipment / new and replacement . Replace heating hot water pumps.	Existing original equipment is reaching the end of its useable life. New equipment would conserve energy, reduce maintenance costs, and provide reliable heating to the occupied structure.	66,616 SF	1	\$20,000
DRC.800	Food Service / Seg / Medical	Air handling unit heating only.	Existing equipment is reaching the end of its useable life. New equipment would be more energy efficient and reduce maintenance costs.	31,954 SF	3	\$44,900

DRC.00	Site	Pavement Areas/Driveways/Roadways, Bituminous, Remove & Replace Full Depth. Delivery drive inside of Sally Port.	Due to age of system. Due to facility growth. To prevent failure. To repair damaged areas. To improve To extend life.	8,750 SF	3	\$44,100
DRC00	Site	Soil Stabilization/Grading, Add/Re grade Drainage Swale/Lawn Area. Lawn/dirt area located between basketball courts and running track within activity yard.	Due to age of system. To improve drainage. To repair damaged areas. Due to site/soil characteristics.	1,500 SF	3	\$15,600
DRC.00	Site	Recreation Field/Court, Build Expand, Running Track. Running track located within activity yard.	Due to age of system. Due to facility growth. To improve drainage. To repair damaged areas. To improve pedestrian traffic flow. Gravel track is maintained by inmates, gravel has poor drainage, track should be updated and paved.	17,280 SF	4	\$120,500
DRC.00	Site	Recreation Field/Court, Resurface/Renovate, Weight Pit. Weight room area located adjacent to Building 600.	Due to facility growth. To improve drainage. To repair damaged areas. Due to site/soil characteristics. Due to freeze-thaw cycles. Life safety issue. Area has no roof, and no pavement. Area does not drain.	3,500 SF	4	\$21,200
DRC.100	Administration	Replace acoustic ceiling system.	Worn out. Damaged. To repair water damage.	800 SF	4	\$7,400
DRC.100	Administration	Air handling unit DX.	Worn out. Future major expense.	27,052 SF	4	\$181,800
DRC.100	Administration	Miscellaneous. Replace VAV boxes.	Worn out. Future major expense.	Lump Sum	4	\$25,800
DRC.200	Quartermaster / Store / Level 2	Miscellaneous. Replace/repair smoke exhaust fans.	Not functioning or broken. Worn out.	Lump Sum	4	\$5,200
DRC.400	Level 2 Housing	Equipment - New and Replacement. 160 LF fin tube covers.	Worn out. Leading to More Serious Problems. To repair water damage.	Lump Sum	4	\$5,700
DRC.400	Level 2 Housing	Equipment - New and Replacement. Four story elevator.	Worn out. In need of replacement. Doesn't open when needed. People have been stuck. Not flush with floor when doors open.	Lump Sum	4	\$424,000

DRC. 800	Food service / Seg / Medical	Replace cooler doors	Due to the age of the System due to the facility request . Due to energy loss. Units are worn out		1	\$35,000
DRC.100	Admin. Bldg	Renovate/Controls	Due to growth of Facility	4 Units	2	\$90,000
DRC 900	Maintenance/Warehouse	Add new color cameras inside, also need new monitors.	For staff and public safety. To watch areas where critical tools are used. Add capacity to existing system.	6 Units	8	\$49,380