

MICHIGAN DEPARTMENT OF CORRECTIONS

2017 Five-Year Physical Assessment Plan Report

We create a safer Michigan by holding offenders accountable while promoting their success.

In 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 2017-2022. 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. 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 were 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 with an average population of 43,000 inmates.

This report covers the 33 sites that the Michigan Department of Corrections will have in operation as of October, 2015. These 33 facilities cover a total of 10.9 million square feet, 7,184 acres, and 611 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, staff 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 determined 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 84 of 2015, Article V, Part 1:

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MICHIGAN DEPARTMENT OF CORRECTIONS

“Help Make Things Right”

MEMORANDUM

DATE: July 13, 2015
TO: Warden Bauman
FROM: Tyrone Rosten/Physical Plant Supervisor
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 results are as follows:

Updates to our security are being done. Preventive and routine maintenance are continuously being performed. Energy conservation is still moving forward.

ACCOMPLISHMENTS

1. Security updates completed by adding more Constantine wire, adding more micro-waves, and adding expanded metal to cover seams on the top and bottom of the fencing.
2. New LED perimeter and yard lighting are in the works for energy conservation and security.
3. New security cameras and monitors are currently being installed.
4. New air-conditioning units are being installed in all the unit bubbles.
5. Roofs on all LMF buildings are currently being replaced.

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 is being replaced. The floor tile is in good condition. The boilers are waiting approval to be replaced since they are in poor condition. We will be installing split-system air-conditioning in the bubble.

Housing Unit Birch Segregation

This unit is in good overall condition. The windows and doors are in good condition. The exterior walls are ok. The roof is being replaced. The floor tile is in good condition. The boilers are waiting approval to be replaced since they are in poor condition. We have installed new split-system air-conditioning in the bubble.

Housing Unit Cedar General Population

This unit is in good condition overall. The exterior walls look good. The roof is being replaced. The floor tile is in good condition. The boilers are waiting approval to be replaced since they are in poor condition. We have installed new split-system air-conditioning in the bubble.

Housing Unit Maple General Population

The unit is in good condition overall. The roof is being replaced. The exterior walls look good. The floor tile is in good condition. The boilers are waiting approval to be replaced since they are in poor condition. We have installed new split-system air-conditioning in the bubble.

Housing Unit Pine General Population

The unit is in good condition. The exterior walls have some stress cracking and the window sills are showing some deterioration. The roof is being replaced. The windows and doors are in good condition. The floor tile is in good condition. The boilers are waiting approval to be replaced since they are in poor condition. We will be installing new split-system air-conditioning in the bubble.

Housing Unit Spruce General Population Level II

The unit is in good overall condition. The exterior walls are in good overall condition with the exception of a stress crack on the northwest corner. The floor tile is in good condition. The windows and doors are in good condition. The boilers are waiting approval to be replaced since they are in poor condition. We will be installing new split-system air-conditioning in the bubble.

Note: All tiles in the showers for all units need replacing. Several ceiling tiles in all housing units need replacing.

100 Building Administration

The overall condition of the building is good. The exterior walls, doors, and windows are in overall good condition. The roof is being replaced. The control of the HVAC system has been an on-going problem. Carpet in some areas needs replacing.

200 Building Food Service

The overall condition of this building is good. All windows and doors are in good condition with the exception of replacing one door. The roof is being replaced. The interior is in good shape overall. Repairs need to be done to food service area floor tiles. The boilers are in poor condition and need repairs or replacement.

200 Building Health Services

The exterior walls, doors, and windows are in good condition. The roof is being replaced.

300 Building Education and Recreation

The overall condition of this building is good. Some stress cracks were noted on exterior walls and interior floors. The doors and windows are in good condition. The Gym and interior is also in good condition. The roof is being replaced. The boilers are in poor condition and need to be repaired or replaced.

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 nothing serious. The roof is being replaced. The brick on the upper exterior wall is leaning in at the roof level and will need attention.

600 Building Pole Barn Storage

All buildings and out buildings are in good condition.

Propane Plant

The propane tank and vaporizer equipment is currently in good running order.

Fences, Gun Towers, and Grounds

The perimeter fence is in good condition. Some flex zones still need replacing. The tower doors are in poor condition. The grounds are in good condition.

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 raised. The asphalt is in poor condition. There are some large cracks and holes in the drive and parking lot that need to be filled or sections replaced.

Recreation Yards

The yard equipment is in good condition with the exception of some repairs to weight equipment. The pavement is in good condition. The partition fences are intact and in good condition. The razor ribbon is secure and in good condition. The basketball and handball courts are in good condition.

cc:

Dave Flack, Physical Plant Manager

Daniel Smith, Physical Plant Division

Jeff Niemi, Regional Physical Plant Superintendent

Becki Nylander, Business Manager

ALGER CORRECTIONAL FACILITY
5-Year Plan FY2017

Project No	Building	Project Description	Reason Description	Quantity & Units	Facility Priority	Cost Estimate
LMF.900.M12	Support Services, 300 Bldg.	Replace roof and insulation. (In progress)	In need of replacement and to eliminate future high maintenance condition and costs.	18,000 SF	2	\$196,600
LMF.600.M09	All Buildings	Relamp/reballast interior light fixture(s), Troffer.	Increase equipment efficiency. Provides a cost and energy savings.	141,200 SF	5	\$50,000
LMF.800.M07	(4) Guard Towers	Misc projects. Rebuild bases, and remodel, all towers replace windows.	In need of replacement and to eliminate high maintenance condition and costs.	Lump Sum	6	\$420,000
LMF.1000.M10	Site	Gun Range fabrication and enviromental clean up.	DEQ Notification of potential enviromental Issue.	Lump Sum	9	\$200,000
LMF.900.E01	Administration	Misc projects. Remodel Control Center allowing for better work areas. (In progress)	To enhance facility growth.	Lump Sum	10	\$162,000
LMF.1000.M06	Warehouse	Main control panel and front-end direct digital controls (DDC) equipment.	To provide monitoring of each building.	1 Unit	11	\$46,200
LMF.NEW.01	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.	2,400 SF	4	\$40,000
LMF. NEW.00	Site	Fill and seal joints and cracks in all black top area to include the perimeter road.	To prevent long-term/high maintenance issue.	350,000 SF	6	\$20,000
LMF.600.A05	All Buildings	Replace single exterior door/frame/hardware. And provide new larger, heavy duty door and frames with smaller sidelite.	In need of replacement to eliminate future high maintenance conditions and costs.	19 Units	7	\$66,800
LMF.100.E02 2	Site	Connect housing unit smoke purge systems to emergency power source.	Allows for the removal of Self Contained Breathing Apparatus program.	Lump Sum	8	\$75,000
LMF.400.M04	Site	Pipe, Storm, Remove & Replace.	To improve drainage. To prevent long-term/high maintenance issue.	25 LF	11	\$5,000
LMF.100.A06	All Housing Units	Miscellaneous. Replace entryway heaters (cabinet units, heaters or convectors) and unit heaters in building.	In need of replacement and to prevent long term maintenance conditions and costs.	Lump Sum	N/A	\$100,800
LMF.1100.M06	Site	Pavement Areas/Driveways/Roadways, Concrete, New Full Depth.	To improve appearance. To prevent long-term/high maintenance issue and to enhance service reliability.	250 SF	N/A	\$2,100
LMF.00.C06	Site	Pavement Areas/Driveways/Roadways, Gravel, New.	To improve vehicle traffic flow.	8,000 SF	N/A	\$40,500
LMF.NEW	500 Bldg.	Brickwork to 500 Building.	500 building parapet wall bricks are crumbling.			\$219,730
LMF.NEW	Maple Bldg.	Maple Building Parapit Wall.	Maple building parapet wall bricks are crumbling.			\$150,000
LMF.NEW	All Buildings	All Building Brickwork.	To prevent future stress fractures. To prevent caulking, due to age and weather conditions, from further damamge.			\$500,000
LMF.700.A04	Housing Units & School Building	Modular boilers. Replace existing boiler with these.	Reduce energy usage. Provide better temperature control.	21 Units	1	\$1,358,000

LMF.00.S09	Site	Add Secure level one housing unit to facility grounds.	To provide housing for minimum security level prisoners on institutional grounds for programming and occupational training.	30,000 SF	2	\$5,000,000
LMF.00.S08	Site, 500 Bldg.	Replace personal protection system.	To eliminate potential for future damage.	87 Units	3	\$90,000
LMF.900.A01	All Buildings	Couple the existing pneumatic control system with DDC.	to enhance security and maintenance ease.	237,000 SF	4	\$656,900
LMF.1100.M11	Administration Build & Housing	Air handling unit heating only.	Provide better temperature control.	179,000 SF	5	\$2,095,500
LMF.1100.A06	School Unit & Support Services	Air handling unit DX.	Provide better temperature control.	50,000 SF	6	\$885,400
					Total	\$12,380,530

MICHIGAN DEPARTMENT OF CORRECTIONS

“Help Make Things Right”

MEMORANDUM

Date: 6/30/15

To: Shane Place, Warden
Baraga Correctional Facility

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 8 years ago, showing no signs of damage.
- Exterior door frames are rusting due to salt/moisture from winter months, but being repaired as time permits.
- The electrical/security system continues to function properly, and are tested on a daily basis. Keywatcher boxes have all been replace with new units
- A new perimeter security lighting and camera system has been installed and a replacement of all existing cameras is taking place now. There is also a new PPD system being installed, this will greatly increase security and the reliability of the systems.
- 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 leaks are repaired as needed.
- Exterior of the bldg is in over all good condition.
- Electrical/security systems function properly and are regularly maintained.
- Kitchen equipment is a constant repair/maintenance item. The facility maint. staff works with Armark to insure items are repaired.
- 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.
- 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.
- 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. A roof study was completed by McDonald Roofing with recommendations for repair. We are in the process of working with central office to make this a priority project for 2016.
- Electrical/security systems function properly and are regularly maintained. The PPD system has been replaced with a new system
- 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. A plan is in place to make regularly scheduled repairs.
- Plumbing system operate properly. Icon electronic valves are being added in problem areas. The water heaters in all the HUs have all been changed to new units. The recirculation lines are constantly leaking and repaired. The leaks are causing ceiling damage.
- HVAC systems are regularly maintained, but are original equip, and can be problematic. The pneumatic controls are in need of constant adjustments and repair. New high efficient boiler were installed in Hus 1, 2, 3, 4 also upgrading the venting, Hu 7 is in the process.
- The ceiling tiles on various wings are falling, high humidity and no exhaust systems do to showers may have an impact.
- All existing cameras are being replaced with IP cameras and additional cameras are being added for the best coverage.
- The exterior of the HUs are in over all good condition. A plan is in place to strip and repaint exterior door and frames.
- All Hus now have a laundry room with gas dryers and commercial washers.

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. The Electronic control system for the heating is outdated and needs constant adjustment or repair. Upgrades are being looked at.

Sewage Lift Station

- The pumps are daily monitored and serviced as needed. Two new pumps were installed by an outside contractor and the system is working well.

Propane Backup System

- The system operates properly and is regularly maintained. The system is starting to be problematic and options to fix are being looked at. Annual inspections are done by IPS Industrial and any corrections are made.

Facility Grounds

- All fencing is in good condition. Any repairs or problems are done timely.
- The perimeter road is in good condition but will need sealing in the future. The parking lot was resealed/stripped and is in great condition.
- Exterior pole lighting is in good working condition, the bases are rusting but repaired as time allows. The yard lights of the Hus are planned to be changed out to LED this year and options for all other lights in the future.
- The side walks are in overall good condition, but some large cracks and breaks are in constant need of repair and done as time allows. A contractor is planned to replace large damaged areas.

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. Plans are being made upgrade the controls this year.
- The existing camera systems function properly but outdated. A complete new system is being installed and should be complete by Sep. 1
- The monitoring system in control functions properly and was updated with a new computer in 10/8/12. A completely new system is being planned for July 7th
- All fire safety systems are tested as required and functions properly, but the system is outdated and parts are becoming hard to find.
- The PPD system is tested with each shift and operates properly. There are numerous false alarms do to the age of the system. This system is being replaced and should be operation by the end of July.

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 becoming 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 needed.

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

BARAGA CORRECTIONAL FACILITY
5-Year Plan FY2017

Project No.	Building	Project Description	Reason Description	Quantity & Units	Facility Priority	Cost Estimate
AMF.00.S08.S104	Site	Replace fire alarm system. On main site.	To eliminate high maintenance condition.	Lump Sum	6	\$619,471
AMF.500.M02.04	Housing Unit 1	Install Exhaust Fan.	Does not meet current ventilation standards.	5 Units	11	\$25,547
AMF.600.M02.04	Housing Unit 2	Install Exhaust Fan.	Does not meet current ventilation standards.	5 Units	11	\$25,547
AMF.700.M02.04	Housing Unit 3	Install Exhaust Fan.	Does not meet current ventilation standards.	5 Units	11	\$25,547
AMF.800.M02.04	Housing Unit 4	Install Exhaust Fan.	Does not meet current ventilation standards.	5 Units	11	\$25,547
AMF.900.M02.04	Housing Unit 5	Install Exhaust Fan.	Does not meet current ventilation standards.	5 Units	11	\$25,547
AMF.1000.M02.04	Housing Unit 6	Install Exhaust Fan.	Does not meet current ventilation standards.	5 Units	11	\$25,547
AMF.1100.M02.04	Housing Unit 7	Install Exhaust Fan.	Does not meet current ventilation standards.	5 Units	11	\$25,547
AMF.00.S110	Site	Upgrade existing stun fence controllers.	The existing controllers are outdated and parts are difficult to locate.	6	in progress	\$20,000
AMF.00.S109	Site	Replace level1 security fence system (shaker).	The curent system on the perimeter fence is outdated.	1	1	\$40,000
AMF.00.S110	Site	Replace E-Flex System.	Current system is obsolete, no longer manufactured, parts unavailable.		in progress	\$86,275
AMF.500.A01.02	Housing Unit 1	Replace roofing.	The roofs on our original 5 Housing Units are old and experiencing several leaks.	16,000 SF	13	\$111,870
AMF.c03.03BS	Site	Reseal perimeter road.	The asphalt perimeter road has not had repairs in over decade.		7	\$21,500
AMF.700.A01.02	Housing Unit 3	Replace roofing.	The roofs on our original 5 Housing Units are old and experiencing several leaks.	16,000 SF	13	\$111,870
AMF.800.A01.02	Housing Unit 4	Replace roofing.	The roofs on our original 5 Housing Units are old and experiencing several leaks.	16,000 SF	1	\$111,870
AMF.900.A01.02	Housing Unit 5	Replace roofing.	The roofs on our original 5 Housing Units are old and experiencing several leaks.	16,000 SF	13	\$111,870
AMF.300.A01.03	Education	Replace roof and insulation.	The roofs on our original buildings are old and experiencing several leaks.	20,000 SF	13	\$287,099
AMF.400.A01.03	Support Services	Replace roof and insulation.	The roofs on our original buildings are old and experiencing several leaks.	20,000 SF	13	\$287,099
AMF.00.C04.07PC	Site	Sidewalk, Concrete, Remove & Replace.	To prevent failure. To fix deteriorated, damaged, failure area.		8	\$60,000
AMF.500.A6.04	Housing Unit 1	Rebuild food slots in segregation cell doors.	Rebuild food slots in segregation cell doors for added security and safety.	88 units	in progress	\$3,333

AMF.600.A6.04	Housing Unit 2	Rebuild food slots in segregation cell doors.	Rebuild food slots in segregation cell doors for added security and safety.	88 units	in progress	\$3,333
AMF.700.A6.04	Housing Unit 3	Rebuild food slots in segregation cell doors.	Rebuild food slots in segregation cell doors for added security and safety.	88 units	in progress	\$3,334
AMF.500.M01.05	Housing Unit 1	Replace Existing Water Control Valves with ICON Valves.	Replace existing cell water fixtures with I-con system.	76	9	\$54,340
AMF.600.M01.05	Housing Unit 2	Replace Existing Water Control Valves with ICON Valves.	Replace existing cell water fixtures with I-con system.	76	9	\$54,340
AMF.700.M01.05	Housing Unit 3	Replace Existing Water Control Valves with ICON Valves.	Replace existing cell water fixtures with I-con system.	76	9	\$54,340
AMF.800.M01.05	Housing Unit 4	Replace Existing Water Control Valves with ICON Valves.	Replace existing cell water fixtures with I-con system.	76	9	\$54,340
AMF.900.M01.05	Housing Unit 5	Replace Existing Water Control Valves with ICON Valves.	Replace existing cell water fixtures with I-con system.	76	9	\$54,340
AMF.400.A15.01	Support Services	Replace Dishwasher.	Replacement dishwasher is needed.	1 unit	12	\$57,629
AMF.1000.A15.01	Housing Unit 6	Replace man elevator - for ADA accessibility.	The current elevator is outdated and repair parts are not available.	1 Unit	10	\$30,968
AMF.1800.A20.01	Level One Housing (HU8)	Construct and install additional classrooms.	Current number of classrooms does not meet programming needs.	2 Units	2	\$114,880
AMF.700.C04.09P	Housing Unit 3	Redesign HU3 Segregation Yard.	Redesign needed for improved visibility and security.	1 Unit	12	\$40,000
AMF.00.C04.02NF	Site	Addition of a 2nd perimeter fence.	To provide added security the the existng HU.	1	5	\$360,000
AMF.00.A15.01	Site	Replace Existing stand by propane plant system.	Current system is problematic and is not a reliable backup system.	1	4	\$200,000
AMF.00.S01	Site	Install fiber, communications on perimeter.	To eliminate potential for future damage.	4,100 LF		\$82,700
AMF.00.E01	Site	Exterior Lighting-Miscellaneous. Repair and repaint exterior light fixtures.	Appearance. Preventative maintenance.	Lump Sum	In progress	\$10,000
AMF.00.C10	Site	Remodel/Repair, Sallyport.	Fix deteriorated, damaged, failure area.	1 Unit		\$100,800
AMF.00.C08	Site	Sanitary Pre-Treatment Mechanism, Bar Screen.	Existing screw auger device jams frequently.	1 Unit		\$972,000
AMF.00.C15	Site	Manhole/Vault, Electric, Remove & Replace.	Existing structures fill up with water because they are in a low spot.	2 Units		\$63,200
AMF.00.C01	Site	Barbed Wire Chain Link Fence.	To improve security.	150 LF		\$5,900
AMF.00.C02	Site	Frame & Cover/Grate, Catch Basin, Adjust Existing to Grade & Re-grout.	Prevent winter freezing hazard. Prevent water from infiltrating building exterior.	1 Unit		\$500
AMF.00.C03	Site	Pavement Areas/Driveways/Roadways, Concrete.	Soil erosion issue. Prevent water from infiltrating building exterior.	400 SF		\$3,400
AMF.00.C05	Site	Concrete Slab/Pad.	Prevent winter freezing hazard. Prevent water from infiltrating building exterior.	50 SF		\$1,900
AMF.00.C09	Site	Pavement Areas/Driveways/Roadways, Concrete.	To improve vehicle traffic flow. Due to frequent use by heavy/large trucks.	500 SF		\$3,400

AMF.00.C11	Site	Remove & Replace. Steel W-beam guardrail and post west of Sally Port in the secure area.	Fix deteriorated, damaged, failure area. Due to frequent use by heavy/large trucks.	Lump Sum		\$8,400
AMF.00.C13	Site	Handrailing. Along both sides of the loading dock ramp at the Food Service Building.	Improve pedestrian traffic flow and vehicle traffic flow.	100 LF		\$6,700
AMF.00.S06	Site	Add new equipment. Replace all paging micro-phones.	Eliminate high maintenance condition.	Lump Sum		\$4,500
AMF.1000.A01	Housing Unit 6	Replace/Repair metal flashing. Replace all gravel stops.	Poor detail will allow water penetration.	2,000 LF		\$50,400
AMF.1100.A01	Housing Unit 7	Replace/Repair metal flashing. Replace all gravel stops.	Poor detail will allow water penetration.	2,000 LF		\$50,400
AMF.1800.M02.04	Level One Housing (HU8)	Install Exhaust Fan.	Current ventilation standards for bathroom, causing excess moisture problems.	2 Units		\$15,000
AMF.500.A02	Housing Unit 1	Provide control joints.	Building settlement. Joints were located wrong and walls.	180 LF		\$2,100
AMF.600.A02	Housing Unit 2	Provide control joints.	Building settlement. Joints were located wrong and walls.	180 LF		\$2,100
AMF.700.A02	Housing Unit 3	Provide control joints.	Building settlement. Joints were located wrong and walls.	180 LF		\$2,100
AMF.800.A02	Housing Unit 4	Provide control joints.	Building settlement. Joints were located wrong and walls.	180 LF		\$2,100
AMF.900.A02	Housing Unit 5	Provide control joints.	Building settlement. Joints were located wrong and walls.	180 LF		\$2,100
AMF.1000.A02	Housing Unit 6	Provide control joints.	Building settlement. Joints were located wrong and walls.	180 LF		\$2,100
AMF.1100.A02	Housing Unit 7	Provide control joints.	Building settlement. Joints were located wrong and walls.	180 LF		\$2,100
AMF.100.A02	Administration	Provide control joints.	Building settlement. Joints were located wrong and walls.	1,000 LF		\$5,900
AMF.400.A03	Support Services	Provide control joints.	Building settlement. Joints were located wrong and walls.	1,200 LF		\$7,100
AMF.200.A02	Warehouse	Recaulk/Reseal building joints. Reseal all control joints.	Building settlement. Joints were located wrong and walls.	1,200 LF		\$2,900
AMF.300.A04	Education	Recaulk/Reseal building joints.	Building settlement. Joints were located wrong and walls.	300 LF		\$910
AMF.300.M02.06	Education	Modular boilers. Replace existing with new.	Impairs building operation.	1 Unit	3	\$30,000
AMF.400.A11	Support Services	Tuckpoint brick.	Worn out.	500 SF		\$5,500
AMF.400.A13	Support Services	Misc projects. Provide bumper rails down length of rear hallway.	To eliminate high maintenance condition.	Lump Sum		\$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.100.M03	Administration	Couple the existing pneumatic control system with DDC.	Provide better temperature control.	27,000 SF		\$68,000
AMF.300.M02	Education	Couple the existing pneumatic control system with DDC.	Provide better temperature control.	26,600 SF		\$67,000

AMF.400.A07	Support Services	Replace quarry tile.	To eliminate high maintenance condition.	5,000 SF		\$84,000
AMF.400.M01	Support Services	Couple the existing pneumatic control system with DDC.	Provide better temperature control.	23,000 SF		\$58,000
AMF.500.A05	Housing Unit 1	Replace acoustic ceiling system.	To eliminate high maintenance condition.	6,000 SF		\$60,500
AMF.500.A11	Housing Unit 1	Replace cell doors and hardware.	To eliminate high maintenance condition.	80 Units		\$336,000
AMF.500.M02	Housing Unit 1	Air handling unit heating only.	Update ventilation standards.	24,600 SF		\$268,600
AMF.600.A05	Housing Unit 2	Replace acoustic ceiling system.	To eliminate high maintenance condition.	6,000 SF		\$60,500
AMF.600.A11	Housing Unit 2	Replace cell doors and hardware.	To eliminate high maintenance condition.	80 Units		\$336,000
AMF.600.M02	Housing Unit 2	Air handling unit heating only.	Update current ventilation standards.	24,600 SF		\$268,600
AMF.700.A11	Housing Unit 3	Replace cell doors and hardware.	To eliminate high maintenance condition.	80 Units		\$336,000
AMF.700.M02	Housing Unit 3	Air handling unit heating only.	Update current ventilation standards.	24,600 SF		\$268,600
AMF.800.A05	Housing Unit 4	Replace acoustic ceiling system.	To eliminate high maintenance condition.	6,000 SF		\$60,500
AMF.800.A11	Housing Unit 4	Replace cell doors and hardware.	To eliminate high maintenance condition.	80 Units		\$336,000
AMF.800.M02	Housing Unit 4	Air handling unit heating only.	Update current ventilation standards.	24,600 SF		\$268,600
AMF.900.A05	Housing Unit 5	Replace acoustic ceiling system.	To eliminate high maintenance condition.	6,000 SF		\$60,500
AMF.900.A11	Housing Unit 5	Replace cell doors and hardware.	To eliminate high maintenance condition.	80 Units		\$336,000
AMF.900.M02	Housing Unit 5	Air handling unit heating only.	Update current ventilation standards.	24,600 SF		\$268,600
AMF.1000.A11	Housing Unit 6	Replace cell doors and hardware.	To eliminate high maintenance condition.	80 Units		\$336,000
AMF.1000.M02	Housing Unit 6	Air handling unit heating only.	Update current ventilation standards.	24,600 SF		\$268,600
AMF.1100.A05	Housing Unit 7	Replace acoustic ceiling system.	To eliminate high maintenance condition.	6,000 SF		\$60,500
AMF.1100.A11	Housing Unit 7	Replace cell doors and hardware.	To eliminate high maintenance condition.	80 Units		\$336,000
AMF.1100.M02	Housing Unit 7	Air handling unit heating only.	Update current ventilation standards.	24,600 SF		\$268,600
AMF.100.A04	Administration	Replace acoustic ceiling system.	Fix water damage in several locations.	5,000 SF		\$33,600
AMF.100.A05	Administration	RegROUT tile.	Worn out. Cosmetically Necessary or Aesthetically Poor.	6,000 SF		\$30,200

AMF.100.A06	Administration	Misc projects. Provide ADA accessible sink.	Does not meet ADA Guidelines.	Lump Sum		\$2,500
AMF.100.A07	Administration	Tuckpoint brick.	Damaged. Leading to more serious problems.	500 SF		\$4,200
AMF.100.M02	Administration	Miscellaneous. Insulate piping.	None presently installed. Provide better temperature control.	Lump Sum		\$3,400
AMF.100.S02	Administration	Add new pan & tilt color cameras inside.	Add capacity to existing system.	2 Units		\$11,900
AMF.200.A01	Warehouse	Provide waterproofing on northeast wall where interior of block is damaged.	Water infiltration has caused paint peeling and some CMU spalling.	200 SF		\$2,200
AMF.200.A03	Warehouse	Create separate sound-proof room within the building for air compressor.	Request of Facilities Maintenance.	Lump Sum		\$1,100
AMF.200.M01	Warehouse	Relocate the existing air compressor to a self contained room.	Requirement for other improvements.	Lump Sum		\$3,400
AMF.200.M02	Warehouse	Main control panel and front-end direct digital controls (DDC) equipment.	Requirement for other improvements.	1 Unit		\$42,000
AMF.200.M03	Warehouse	Couple the existing pneumatic control system with DDC.	Provide better temperature control.	16,000 SF		\$40,300
AMF.300.A03	Education	Replace ceramic tile.	To eliminate high maintenance condition.	300 SF		\$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.	To eliminate high maintenance condition.	1,000 SF		\$12,600
AMF.400.A05	Support Services	Replace interior doors/frame/hardware.	To eliminate high maintenance condition.	5 Units		\$12,600
AMF.400.A06	Support Services	Replace interior door hardware. Replace all interior locks.	To eliminate high maintenance condition.	20 Units		\$8,600
AMF.400.A08	Support Services	RegROUT tile. RegROUT all tile in dining and serving areas.	To eliminate high maintenance condition.	5,000 SF		\$25,200
AMF.400.A09	Support Services	Replace bumpers at loading dock.	Worn out.	Lump Sum		\$3,400
AMF.400.A12	Support Services	Recaulk/Reseal building joints.	Damaged.	200 LF		\$610
AMF.500.A04	Housing Unit 1	Replace interior doors/frame/hardware.	To eliminate high maintenance condition.	1 Unit		\$2,500
AMF.500.A06	Housing Unit 1	Replace VCT. Replace VCT floor at control area.	Damaged.	1,000 SF		\$6,700
AMF.500.A07	Housing Unit 1	Replace ceramic tile.	To eliminate high maintenance condition.	600 SF		\$14,100
AMF.500.A08	Housing Unit 1	Misc projects. Install ceramic tile on shower walls.	To eliminate high maintenance condition.	Lump Sum		\$12,600
AMF.500.A09	Housing Unit 1	Repair brick - selective areas.	To eliminate high maintenance condition.	100 SF		\$2,500
AMF.500.A10	Housing Unit 1	Replace or add roof drains.	Existing roof drains around corner onto control area.	2 Units		\$1,700

AMF.500.M04	Housing Unit 1	Miscellaneous. Replace existing cell lavatory faucets.	Requirement for other improvements. Maintenance issue.	Lump Sum		\$40,300
AMF.500.M06	Housing Unit 1	Miscellaneous. Insulate the cold water supply.	Requirement for other improvements.	Lump Sum		\$340
AMF.600.A04	Housing Unit 2	Replace interior doors/frame/hardware.	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.	To eliminate high maintenance condition.	600 SF		\$14,100
AMF.600.A08	Housing Unit 2	Misc projects. Install ceramic tile on shower walls.	To eliminate high maintenance condition.	Lump Sum		\$12,600
AMF.600.A09	Housing Unit 2	Repair brick - selective areas.	To eliminate high maintenance condition.	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.	Existing roof drains around corner onto control area.	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.	Cold water pipe with hot mechanical room causes condensation on pipes.	Lump Sum		\$340
AMF.700.A05	Housing Unit 3	Replace acoustic ceiling system.	Damaged.	1,000 SF		\$6,700
AMF.700.A07	Housing Unit 3	Replace ceramic tile.	To eliminate high maintenance condition.	600 SF		\$14,100
AMF.700.A08	Housing Unit 3	Misc projects. Install ceramic tile on shower walls.	To eliminate high maintenance condition.	Lump Sum		\$12,600
AMF.700.A09	Housing Unit 3	Repair brick - selective areas.	To eliminate high maintenance condition.	100 SF		\$2,500
AMF.700.A10	Housing Unit 3	Replace or add roof drains.	Existing roof drains around corner onto control area.	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.	Cold water pipe with hot mechanical room causes condensation on pipes.	Lump Sum		\$340
AMF.800.A04	Housing Unit 4	Replace interior doors/frame/hardware.	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.	To eliminate high maintenance condition.	600 SF		\$14,100
AMF.800.A08	Housing Unit 4	Misc projects. Install ceramic tile on shower walls.	To eliminate high maintenance condition.	Lump Sum		\$12,600
AMF.800.A09	Housing Unit 4	Repair brick - selective areas.	To eliminate high maintenance condition.	100 SF		\$2,500
AMF.800.A10	Housing Unit 4	Replace or add roof drains.	Existing roof drains around corner onto control area.	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.	Cold water pipe with hot mechanical room causes condensation on pipes.	Lump Sum		\$340
AMF.900.A04	Housing Unit 5	Replace interior doors/frame/hardware.	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.	To eliminate high maintenance condition.	600 SF		\$14,100
AMF.900.A08	Housing Unit 5	Misc projects. Install ceramic tile on shower walls.	To eliminate high maintenance condition.	Lump Sum		\$12,600
AMF.900.A09	Housing Unit 5	Repair brick - selective areas. Repair cracked, spalled, and damaged brick at roof center parapet.	To eliminate high maintenance condition.	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.	Existing roof drains around corner onto control area.	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	Insulate the cold water supply entering the Mechanical Room.	Cold water pipe with hot mechanical room causes condensation on pipes.	Lump Sum		\$340
AMF.1000.M02.06	Housing Unit 6	Modular boilers. Replace existing with new.	Existing does not meet heating demand.	1 Unit	3	\$20,000
AMF.1000.A04	Housing Unit 6	Replace interior doors/frame/hardware. Replace control room door.	To eliminate high maintenance condition.	1 Unit		\$2,500
AMF.1000.A05	Housing Unit 6	Replace acoustic ceiling system.	To eliminate high maintenance condition.	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.	To eliminate high maintenance condition.	600 SF		\$14,100
AMF.1000.A08	Housing Unit 6	Misc projects. Install ceramic tile on shower walls.	To eliminate high maintenance condition.	Lump Sum		\$12,600
AMF.1000.A09	Housing Unit 6	Repair brick - selective areas. Repair cracked, spalled, and damaged brick at roof center parapet.	To eliminate high maintenance condition.	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.	Existing roof drains around corner onto control area.	2 Units		\$1,700
AMF.1000.A12	Housing Unit 6	Infill mat recess in entry hallway, retile entire hallway.	Inset for mat fill with water, tile pops up around edges.	Lump Sum		\$2,500
AMF.1000.M04	Housing Unit 6	Replace existing cell lavatory faucets.	Requirement for other improvements. Maintenance issue.	Lump Sum		\$40,300
AMF.1000.M06	Housing Unit 6	Insulate the cold water supply entering the Mechanical Room.	Cold water pipe with hot mechanical room causes condensation on pipes.	Lump Sum		\$340
AMF.1100.A03	Housing Unit 7	Replace single exterior door/frame/hardware.	To eliminate high maintenance condition.	4 Units		\$10,100
AMF.1100.A04	Housing Unit 7	Replace interior doors/frame/hardware. Replace control room door.	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.	To eliminate high maintenance condition.	600 SF		\$14,100
AMF.1100.A08	Housing Unit 7	Misc projects. Install ceramic tile on shower walls.	To eliminate high maintenance condition.	Lump Sum		\$12,600
AMF.1100.A09	Housing Unit 7	Repair brick - selective areas. Repair cracked, spalled and damaged brick at roof center parapet.	To eliminate high maintenance condition.	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.	Existing roof drains around corner onto control area.	2 Units		\$1,700
AMF.1100.A12	Housing Unit 7	Misc projects. Infill mat recess in entry hallway, retile entire hallway.	Inset for mat fills with water, tile pops up around edges.	Lump Sum		\$2,500
AMF.1100.M04	Housing Unit 7	Replace existing cell lavatory faucets.	Requirement for other improvements. Maintenance issue.	Lump Sum		\$40,300
AMF.1100.M06	Housing Unit 7	Insulate the cold water supply entering the Mechanical Room.	Cold water pipe with hot mechanical room causes condensation on pipes.	Lump Sum		\$340
AMF.1800.A02	Level One Housing	Remove GPDW on walls in central area.	Walls sustain heavy abuse, particularly at corners.	Lump Sum		\$42,000
AMF.300.A05	Education	Replace roof and insulation.	Repair work is ongoing and extensive.	20,00 SF		\$270,000
AMF.300.A02	Education	Replace entry system - w/ insulated system. Main entry.	To eliminate high maintenance condition.	80 SF		\$18,000
AMF.400.A14	Support Services	Replace overhead doors. Replace coiling door at loading dock.	To eliminate high maintenance condition.	64 SF		\$25,000
					Total	\$10,577,530

MICHIGAN DEPARTMENT OF CORRECTIONS

“Help Make Things Right”

MEMORANDUM

DATE: 6/9/15
TO: Ken McKee Warden IBC Bellamy Creek Facility
FROM: Scott Klein Physical Plant Superintendent 13
SUBJECT: Annual Physical Plant Report

This report has been prepared in accordance with P.D.04.03.100.

Overview of Physical Plant Accomplishments

Command Center has been relocated to second floor of Administration Building.

All gates have had metal plates added to bottom for security.

Sally Port pit cover installed.

Razor ribbon installed around top of Sally Port.

Shaker security installed on Sally Port to make it separate zone.

Exit door alarms added to all back exits of units.

L.P. system was upgraded.

Fire alarm was added to Unit-A and Unit-B at the Dorm.

Generator switch gear has been cleaned and inspected.

Annual Review of Physical Plant

Housing Units 1 thru 8

The housing units are in good condition. The roofs are inspected monthly and are in good shape. The entrance doors and jambs rusted. Water recirculation lines are being replaced as they spring leaks. Finding softener media in valves in showers and flush valves. HVAC system in good condition routine maintenance performed.

Administration Building 100

The Administration is in good condition. The entrance doors and jambs rusted. Carpet has been replaced in Warden's Suite. Roof leak has been resolved. HVAC system in good condition routine maintenance performed. Camera system is at maximum, unable to add cameras on the DVR.

Building 300 School

Building 300 is in good condition. Replacing doors on three opening in progress, doors on sight. HVAC system in good condition, routine maintenance performed. Gym floor showing its age.

Maintenance Building 500

The maintenance building is in good condition. The entrance doors and jambs rusted. Roof is inspected and in good condition.

MSI Building 400

This building is in good condition. HVAC system in good condition routine maintenance performed.

Health Care Building 200

Health Care is in good condition.

Food Service Building 200

The food service building is in good condition, routine maintenance performed. Entrance doors and jambs rusted. HVAC system in good condition routine maintenance performed. Roof is inspected and in good condition.

Grounds Storage

This building is pole structure and in good condition.

Dorm Housing Units A, B and C

The Dorm units are in good shape. Roofs are in fair condition, some repairs need on C-Unit. Doors being replaced as they wear out. Vinyl floor tiles showing wear replacing as needed.

Dorm Food Service

Food service is fair condition, floor tile grout being replaced as needed. Paint as needed also. Working on roof leak in Food Steward office.

Dorm Grounds

Perimeter lights are being upgraded with ESG energy contractor. We have LED lights on site to change the rest of yard lights. Storage shed roof could use a coat of paint showing rust.

Bellamy Grounds

The drives and roads are in good repair. The parking lots have been striped and cracks repaired. Grounds are being mowed and maintained as needed. Security shaker zones should be replace due the deterioration of the existing wire, waiting on Purchase order to purchase the replacement wire. The Sally Port has had shaker wire added to make the Sally Port a separate zone. Stun fence feed wires have been upgraded eliminate nuisance alarms.

Water Treatment

Softeners are losing media in the water system and showing up in flush valves and mixing valves. Looking into upgrading or changing softening system out. We are also in need of software upgrade on the water treatment system. System in not softening water at this time.

Backup Generator

The generator is in good condition: it is being maintained and tested per policy. Switch gear has been cleaned and inspected.

Backup L.P. System

The L.P. system has been replaced and working well and tested per policy.

BELLAMY CREEK CORRECTIONAL FACILITY
5-Year Plan FY2017

Project No.	Building	Project Description	Reason Description	Quantity & Units	Facility Priority	Cost Estimate
IBC-16-1	Food Service	Relining/Refurbish Food Service Floor Drains.	Drains are rusted.		1	\$50,000
IBC-16-2	HU 3, 6 & 7	Add Lockers in all Level II Units.	Property storage in the three housing units.	720	1	\$250,000
IBC-16-3	IBC	Perimeter Lighting.	Energy savings.		1	\$99,000
IBC-16-4	IBC grounds	Resurface Parking Lot.	Resurface parking lot.		1	\$392,000
IBC-16-5	Throughout facility	Replace Entrance Doors.	Replace aproximately 12 entry doors.	12 entrance doors	1	\$12,000
IBC-16-6	Above Food Service and Processing Center	Update Dorm Roofs.	Repair roofs.		1	\$75,000
IBC-16-7	Dorm	Fire Suppression for the Dorm.	Fire and safety upgrades.		1	\$99,000
IBC-16-8	Throughout facility	Boilers.	Energy savings.	1	1	\$75,000
IBC-16-9	Dorm B unit	Replace Door and Frames - B Unit Dorm.	Need to be replaced.	2	1	\$50,000
IBC-16-10	IBC	Water Heater.	Need to be replaced.		1	\$23,000
IBC-16-11	Dorm A & B unit	Heat in A-Unit and B-Unit.	All the fin tube and covers need to be replaced for heating units.	1	1	\$99,000
IBC-16-12	Dorm throughout	Replace Vinyl Tile at Dorm.	Various areas are in bad shape.	1	1	\$99,000
IBC-16-13	Dorm A, B & C unit	Replace Dorm Hallway and Dayroom Windows.	All windows need to be replaced.		2	\$50,000
IBC-16-14	Dorm C unit	Replace Windows in C-Unit.	C-Unit windows are in bad shape.	2	2	\$75,000
IBC-16-15	Dorm A, B & C unit	Replace Ceramic Title.	Several areas of Dormitory (showers).	3	3	\$70,000
IBC-16-16	Buffer Fence to Sallyport	Extend Buffer Fence.	Extend buffer fence to sallyport.	500 ft	3	\$25,000
					Total	\$1,543,000

MICHIGAN DEPARTMENT OF CORRECTIONS

“Help Make Things Right”

MEMORANDUM

DATE: July 1, 2015

TO: Warden Berghuis

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

SUBJECT: 2015 Annual Physical Plant Inspection.

During the month of June the annual physical plant inspection for both E. C. Brooks and West Shoreline Correctional Facilities was completed for the year 2015. This inspection provides an overview of the general condition of the building's envelope and grounds. Both Facilities are overall in good condition.

The entry drive that services both facilities was so deteriorated that we started milling and repaving small sections of the drive out of our facilities maintenance budget. In September of 2013 we completed milling and repaving the front entrance of the drive at a cost of \$24,988.00 using 2013 fiscal year money. We also did two repairs using 2014 moneys milling and repaving 31,648 square feet of entry drive at a cost of \$38,939.48. We are currently waiting for DTMB to issue the contract for our 4th major milling and paving repair for the entry drive using 2015 fiscal year monies. We continue using our Asphalt crack sealing kettle to repair cracks in our parking lots and perimeter roads at both facilities to try and slow down the deterioration of the asphalt.

E. C. Brooks Correctional Facility

A new Chapel has been constructed and we have signed the substantial completion papers. The only hold up is a design problem with the new sprinkler system that will need to be resolved before LARA will issue a permanent occupancy permit, currently we are using a temporary one that will expire on or about July 20th.

We are in the middle of having our new roofs installed, the scheduled completion date is July 27th but we are finding more water damaged insulation than anticipated on our housing units and the contractor has experienced a number of rain days. I anticipate the project running into August.

Commtech Design is in the process of designing the new video security upgrade project. Our next meeting should be a 90 percent plan review.

We had three security projects approved to replace our E-field system, adding two zones to our back 40 fence and adding a 12' fence between MSI and Segregation. All three projects where combined and put out for bid, we are waiting for the State Admin board to meet to approve the contract.

Tower-Pinkster has designed a new PPD system (DTMB file number 472/14136.GAF) and the project has been bid out and is waiting for the State Admin board to meet to approve the contract.

We added to our 5-year plan replacing the prisoner desk in Level IV, currently we are replacing the desk with a wall mounted writing surface as the old desk get tore up for shank material, we have replaced 110 desk and have 82 left to go.

The replacement roof top AC unit for Health Services is in the process of being installed, we have been waiting for parts from Johnstone Supply to finish; our next unit that needs to be replaced is the one for the School Building.

West Shoreline Correctional Facility

Commtech Design is in the process of designing the new video security upgrade project. Our next meeting should be a 90 percent plan review.

We had three security projects approved to replace our E-field system, adding a 12' fence separating the back 40 yard and the housing units and Hardening the Sally port. All three projects where combined and put out for bid, we are waiting for the State Admin board to approve the contract.

Our school building at MTF still has the original steel roof and our roof survey completed by McDonald roofing in 2013 recommended its replacement within a year. Our Transportation building will also need to be added to our 5 year plan.

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. Last year we replaced the steel around the front entrances of B-unit, C-unit and F-unit.

The entry doors, frames and hardware on all the buildings are showing the effects of the higher prisoner population and so this year we replaced the entry doors on B-unit, C-unit, and F-unit and the entry doors for Getty unit are on order.

We also installed security screens above the center partition in all the housing units to keep prisoner from passing contraband.

We installed security screens on our bay windows in our housing units to keep prisoners inside the housing units at night

We continued rebuilding prisoner lockers that where being "pealed" open by other prisoners to steal store orders/property, we are building a frame out of 3/4" square tube and welding on the inside of the door. 427 lockers are completed we have 853 more to go.

cc: Dave Flack
Dave Groenhof

EARNEST C. BROOKS CORRECTIONAL FACILITY
5-Year Plan FY2017

Project No.	Building	Project Description	Reason Description	Quantity & Units	Facility Priority	Cost Estimate
LRF.00.S124	Site	Add new camera equipment and monitoring equipment.	To add capacity to the existing system.		1	\$225,000
MTF.00.S124	Site	Add new camera equipment and monitoring equipment.	To add capacity to the existing system.		2	\$225,000
LRF.00.S109	Site	Replacing the existing e-field system.	Current e-field system is getting harder to replace.		3	\$300,000
MTF.00.S109	Site	Replacing the existing e-field system.	Current e-field system is getting harder to replace.		4	\$300,000
MTF.00.S124	Site	Installation of new fence, adding additional razor ribbon where needed.	Increase the level of security for the Sally Port.		5	\$25,000
MTF.00.S110	Site	Install new e-flex and microwave motion sensors on fence.	Increase the security level of recreation yard.		6	\$140,000
LRF.00.S110	Site	Install new e-flex and microwave motion sensors.	Provide an additional level of security for the Recreation areas.		7	\$25,000
LRF.00.C04.02NF	Site	Add a security fence.	Provide additional security for the Sally port operation.		8	\$25,000
LRF.00.C03.03BP	Site	Mill & Resurface.	To replace deteriorated, damaged and failed surfaces.		9	COMPLETE
LRF.00.S101	Site	Replace personal protection system.	Update system.		10	\$750,000
MTF.00.S101	Site	Replace personal protection system.	Update system.		11	\$750,000
MTF.00.A01.02	Site	Replace existing roof.	To eliminate high maintenance condition.	1	12	\$200,000
LRF.00.A20.01	Dublin unit, East Lake unit	Replace existing desks in housing units.	Update housing unit furniture.	95	13	\$11,400
LRF.00.M02.41	Administration, Food Service, Health Service & School buildings	Replace roof top HVAC systems.	To eliminate high maintenance condition.	1	14	\$70,000
LRF.00.A20.01	Allegan, East Lake and Fremont housing units	Replace handicap lifts units.	To eliminate high maintenance condition.	3	15	\$102,000
LRF.00.M03.01	Site	Replace pneumatic controls with direct digital controls (DDC).	To eliminate high maintenance condition.	9	16	\$300,000
					Total	\$3,448,400

MICHIGAN DEPARTMENT OF CORRECTIONS

“Help Make Things Right”

MEMORANDUM

DATE: May 20, 2015

TO: Cathy Stoddard; Warden
Carson City Correctional Facility

FROM: Stan Leonard; Physical Plant Superintendent
Carson City Correctional Facility

SUBJECT: 2015 Annual DRF 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.

Overview of Physical Plant Accomplishments:

- Completed roof survey and walk thru with McDonald roofing.
- Added pavement sealer to all roads and walk ways.
- Replace several concrete walkways.
- Installed new shaker on the 400 building perimeter.
- Currently installing new shaker on the West perimeter.
- Tied the underground fence to the above ground perimeter fence the entire length of the perimeter.
- Added ¾” cable to the inner and out Sally port gates.
- Installed a new MSI shake down area.
- Installed new LED lights to the inside of the East facility.
- Hardened the sally port and all walk thru gates in the facility.

- Installed new Digital cameras on the perimeter.
- Installed new monitors and head end in the control center.
- Installed vertical 12” coils in every inside corner of the perimeter fence.

Brickwork

The condition of the Brickwork seems 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 fine.

Building Architectural and Structural

Inspections of the Building Architectural and Structural components display the facility to be in exceptional condition. None of the buildings show any sign of breaks or settling in the foundations, floors or walls. Most doors on the East side need to be replaced. The 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 to 400 Building continues to help adequately drain that new roof.

The building masonry looks to be in generally decent 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 needs some maintenance updates in order to make 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 fair shape and we are still using it for storage.

Concrete/Paving

Inspection of the concrete shows it to be in overall fair to poor condition. Maintenance has done some concrete work at 200 Building Med Window areas; consisting of a Pad and Sidewalk. We also added some sidewalks to several areas between the housing units. These walks are for staff only.

The back Dock area of Food Service is on the project list for 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 poor shape.

We completed extensive crack filling last fall. Both areas are in need of a total seal coat in order to give them a few more years of life. The Phone base pads for the new prisoner phones have been installed. We have also replaced several areas of concrete that were low and a trip hazard.

Flooring

An inspection of the Flooring systems shows it to be in decent condition. We have no sheet vinyl floor coverings but we do have vinyl tile, carpet and carpet squares, all areas look good, the carpet is showing some wear. We plan to remove the carpet from the East housing units.

The only areas in which I have found any problems are 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 the RUM/ARUS/PCs Offices in the Housing Units are in need of new carpeting.

Hollow Metal Work

An inspection of the Hollow Metal Work indicates it to be in fair to 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. In this past year with new monies being made available for the security upgrades, we have upgraded perimeter lighting fixtures with energy efficient LED fixtures. We plan to complete the interior of the facility this summer with the new LED fixtures and possibly the parking lots.

Metal and Vinyl Windows and Sash

An inspection of the Metal Window and Sash units shows them to be in generally good condition. Over the past few years, Maintenance staff has replaced over half of the glass in the windows of the 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.

Miscellaneous and Ornamental Metal Work

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

Painting

An Inspection of the Painting confirms it to be in generally respectable 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 Quartermaster 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, curbing are due to be repainted, along with some of the light poles. 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. Lastly many of the bathroom stalls and partitions are in need of repainting.

Perimeter Fences and Walls

An inspection of the Fences 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 replaced the E-Field on the East side with the new Shaker System. That is working as designed or even better. We are currently installing new shaker system on the West side and all buffer fences. When this is complete all E-field and E-flex will be gone. This will be a great improvement.

We are also about to start a project to replace the fence that divides the West and East sides of the facility along with 4 other small control fences which were recommended by a recent walk thru from a security upgrade team.

The fencing at the Segregation area looks to be in good repair as well as that used on the Food Service exterior storage cage. We are currently adding a ½" mesh fence to the outside of the Seg. cages to prevent birds from entering into the area. 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 Shaker System on the Buffer Fence ends at 2 Post and does not continue around the East Annex, this is being extended all the way around the East side.

Maintenance staff 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. We have gone over every inch of our entire Perimeter fence and Systems this year. We have made many improvements and upgrades. The Shaker System was added to the Sally port.

Refrigeration, Heating and Air Conditioning

An inspection of the Refrigeration and HVAC components indicates that some of our freezers and the AC unit in the 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 the 100 Building; the compressor and the condenser on the inside Warehouse 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.

Roadway and Walkway

The Roadways and Walkways are in fair condition; this is due to some extensive crack filling work done last fall and six years ago to help maintain them. We need to continue with the crack filling. Also we have applied 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.

Roofing

Inspections of the Roofing systems confirm them to be in poor condition. We have replaced the roofs on 1100, 500, 1300, 400, 900 Buildings, the upper part of the 300 Building, 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. We had an evaluation done last summer by McDonald Roofing Company and the Physical Plant Division staff and as result, they listed us a very high priority state wide on having our roof replaced.

Security and Locking Systems

An inspection of the Locking Systems shows them to be in good working order with no problems found. The Keywatcher Key Security System is requiring more preventive maintenance than originally thought, with cleaning being needed every month. We did replace all keywatches this year.

The Exit Door crash bars that are used around the facility are starting to show their age and due to the high cost of the replacement bars (over \$600.00 apiece), will be replaced by attrition.

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 II Housing Units, the Level IV 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 Electronic Monitoring Room.

We will have our entire perimeter upgrade to the new Infinity 2020 shaker system this year. Also we have changed over to digital cameras and updated our head end and added new digital cameras and LED lighting to our entire Perimeter.

Sheet Metal Work

An inspection of the sheet metal work used 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 and rusting, 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. We plan to replace the metal on the front of the East Admin building in the next few weeks.

Structural Metal Work

An inspection of the Structural Metal Work appears 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, Buildings 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.

Waterproofing

A prior concern with the Waterproofing has had Maintenance staff 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 the 800 Building 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 the 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 20 years and it is time to consider having this done when money permits.

Woodwork

An inspection of the Woodwork used shows it to be in good condition with no problems found.

Wall and Floor Tile

Inspection of the Wall and Floor Tile in the East and West Buildings 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. Staff continues 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.

If you should have any questions, please feel free to contact me. Thank you in advance for your time.

cc: Dave Flack, Physical Plant Division Administrator
Ed Vallad, Physical Plant Division Manager
Gary Keiffer, Physical Plant Division
John Simon, DRF Business Manager
Jeff Niemi, Northern Regional Superintendent
File

CARSON CITY CORRECTIONAL FACILITY
5-Year Plan FY2017

Project No.	Building	Project Description	Reason Description	Quantity & Units	Facility Priority	Cost Estimate
		Move the East Back flow preventer above grade.	The new code requires the back flow preventer be above grade.	1	1	\$250,000
		Replace the fire alarm system.	The current system is 20 years old and obsolete.	1	2	\$1,500,000
		Replace the loading dock area behind West Food Service.	This loading dock area is broken up and the side walls are falling.			\$80,000
OTF.00.E01	All Bldgs.	Seal coat metal roofing	All roofs are in need of re-coating.	1	11	\$300,000
	Flat Roof West side.	Replace existing roofs.	Leading to More Serious Problems. To eliminate high maintenance condition.	1	9	\$1,500,000
DRF.2011.A.2	All Housing Units	Replace/new hot water heater - 250 gallon.	Beyond useful life. Worn out. Impairs building operation.	1	12	\$200,000
OTF.900.M06	All Housing Units and MSI	Replace steel siding.	Major deterioration exists, beyond useful life. Integral component of building structure.	1	14	\$40,000
Facility Request	Site	Installation of water supply pressure boosting pumps and building.	Installation of booster pumps would maintain constant adequate pressure.	1	15	\$83,820
Facility Request	Site	Replace the pavement located from MSI Gate.	Pavment is broken up and unrepairable. Service reliability.	1	16	\$100,000
OTF.00.C11	1100	Replace pneumatic with direct digital controls (DDC).	None presently installed. Reduce energy usage. Provide better temperature control.	1	18	\$94,160
DRF.1100.M01	1200	Replace pneumatic with direct digital controls (DDC).	None presently installed. Reduce energy usage.	1	19	\$163,680
DRF.1200.M05	500	Replace pneumatic with direct digital controls (DDC).	None presently installed. Reduce energy usage.	1	20	\$163,680
DRF.500.M05	700	Replace pneumatic with direct digital controls (DDC).	None presently installed. Reduce energy usage.	1	21	\$192,390
DRF.700.M05	800	Replace pneumatic with direct digital controls (DDC).	None presently installed. Reduce energy usage.	1	22	\$192,390
DRF.800.M05	900	Replace pneumatic with direct digital controls (DDC).	None presently installed. Reduce energy usage.	1	23	\$192,390
DRF.900.M05	C/D Housing	Make up air system.	Provide better temperature control.	1	24	\$332,992
OTF.1000.M03	A/B Housing	Make up air system.	Provide better temperature control.	1	25	\$332,992
OTF.1200.M03	G/H Housing	Make up air system.	Provide better temperature control.	1	26	\$332,992
OTF.800.M03	E/F Housing	Make up air system.	Provide better temperature control.	1	27	\$332,992
OTF.900.M03	C/D Housing	Miscellaneous. Replace existing pneumatic controls with a new DDC control system.	Provide better temperature control.	1	28	\$32,065

OTF.1000.M05	A/B Housing	Miscellaneous. Replace existing pneumatic controls with a new DDC control system.	Provide better temperature control.	1	29	\$32,065
OTF.1200.M05	Food Service	Miscellaneous. Replace existing pneumatic controls with a new DDC control system.	Provide better temperature control.	1	30	\$32,065
OTF.500.M04	G/H Housing	Miscellaneous. Replace existing pneumatic controls with a new DDC control system.	Provide better temperature control.	1	31	\$32,065
OTF.800.M05	E/F Housing	Miscellaneous. Replace existing pneumatic controls with a new DDC control system.	Provide better temperature control.	1	32	\$32,065
OTF.900.M05	Maintenance Warehouse	Main control panel and front-end direct digital controls (DDC) equipment.	Reduce energy usage. Better equipment available.	1	33	\$53,240
OTF.300.M01	Medium & Minimum Security Units	Addition of wash basins and construction of Shower Houses.	The shower houses and wash basins are necessary.	1	34	\$66,913
	Site	Upgrade fire alarm system.	Obsolete, no longer manufactured, parts unavailable.	1	35	\$1,067,220
DRF.00.S03	100	Upgrade paging system.	More cost effective.	1	36	\$9,680
DRF.100.S02	Site	Storm drainage system, sump pump, New.	To improve drainage. To prevent failure.	1	37	\$128,018
DRF.00.C05	1100	Electrical distribution system-circuit breaker coordination.	Service reliability. Preventative maintenance.	1	38	\$8,470
DRF.1100.E01	200	Replace control panel.	Leading to more serious problems. Panel has been damaged.	1	39	\$5,718
DRF.200.S01	300	Replace entry system - w/ insulated system.	Request of Facilities Maintenance. High use area.	1	40	\$41,140
DRF.300.A01	600	Replace gutter system.	To eliminate high maintenance condition. Seam failure.	1	41	\$1,397
DRF.600.A01	600	Replace metal panels. Rusted at outlet - staining masonry wall below.	Damaged.	1	42	\$27,830
DRF.600.A02	100	Electrical System Distribution-Install additional branch panelboard.	Provides for future growth. Increase system capacity.	1	43	\$7,260
OTF.100.E01	100	Electrical System Distribution-Replace Transformer.	Existing equipment at full capacity.	1	44	\$8,894
OTF.100.E02	100	Electrical Distribution System-Repair existing distribution equipment.	Preventative maintenance. NEC compliance.	1	45	\$3,388
OTF.100.E03	A/B Housing	Electrical System Distribution-Install additional branch panelboard.	Existing equipment at full capacity.	1	46	\$11,943
OTF.1200.E01	A/B Housing	Electrical Distribution System-Install additional distribution panel.	Existing equipment at full capacity.	1	47	\$21,344
OTF.1200.E02	A/B Housing	Electrical Distribution System-Replace Transformer.	Existing equipment undersized for present load conditions.	1	48	\$11,053
OTF.1200.E03	A/B Housing	Electrical Distribution System-Replace Feeder.	Increase system capacity. Building service upgrade.	1	49	\$36,058
OTF.1200.E04	C/D Housing	Electrical Distribution System-Install additional branch panelboard.	Existing equipment at full capacity. Provides for future growth.	1	50	\$11,943
OTF.1000.E01	C/D Housing	Electrical Distribution System-Install additional distribution panel.	Existing equipment at full capacity. Provides for future growth.	1	51	\$21,344

OTF.1000.E02	C/D Housing	Electrical Distribution System-Replace Transformer.	Existing equipment undersized for present load conditions.	1	52	\$11,053
OTF.1000.E03	C/D Housing	Electrical Distribution System-Replace Feeder.	Increase system capacity. Building service upgrade.	1	53	\$36,058
OTF.1000.E04	E/F Housing	Electrical Distribution System-Replace Transformer.	Increase building electrical capacity for current conditions and provide for future growth.	1	54	\$11,053
OTF.900.E01	E/F Housing	Electrical Distribution System-Install additional distribution panel.	Provides for future growth. Increase system capacity.	1	55	\$21,344
OTF.900.E02	E/F Housing	Electrical Distribution System-Install additional branch panelboard.	To replace existing residential grade sub-panels.	1	56	\$11,943
OTF.900.E03	E/F Housing	Electrical Distribution System-Replace Feeder.	Increase system capacity. Building service upgrade.	1	57	\$36,058
OTF.900.E04	G/H Housing	Electrical Distribution System-Install additional branch panelboard.	To replace existing residential grade sub-panels.	1	58	\$11,943
OTF.800.E01	G/H Housing	Electrical Distribution System-Install additional distribution panel.	Increase system capacity.	1	59	\$21,344
OTF.800.E02	G/H Housing	Electrical Distribution System-Replace Transformer.	Existing equipment undersized for present load conditions.	1	60	\$11,053
OTF.800.E03	G/H Housing	Electrical Distribution System-Replace Feeder.	Increase system capacity. Building service upgrade.	1	61	\$36,058
OTF.800.E04	Site	Recreation Field/Court, Resurface/Renovate, Basketball.	To improve appearance. Service reliability.	1	62	\$128,139
OTF.00.C18	Site	Recreation Field/Court, Resurface/Renovate, Basketball.	To improve appearance. Service reliability.	1	63	\$85,305
OTF.00.C17	Food Service	Provide pre-engineered building.	Request of Facilities Maintenance.	1	64	\$426,888
OTF.500.A04	Administration/Health	Provide pre-engineered building.	Request of Facilities Maintenance.	1	65	\$341,462
OTF.100.A07	Administration/Health	Install new relief air hoods in boiler room roof.	None presently installed.	1	66	\$5,717
OTF.100.M02	Site	Recreation Field/Court, Resurface/Renovate, Tennis.	To improve appearance. Service reliability.	1	66	\$42,350
OTF.00.C16	Administration/Health	Add power assist doors. Main entrance. ADA compliance.	To be ADA compliant in visitor area power doors.	1	67	\$37,752
OTF.100.A03	C/D Housing	Relief hoods. Install new relief air hoods in boiler room roof.	None presently installed.	1	68	\$5,445
OTF.1000.M02	C/D Housing	Toilet exhaust fan.	None presently installed.	1	69	\$21,296
OTF.1000.M04	A/B Housing	Replace acoustic ceiling system.	To eliminate high maintenance condition.	1	70	\$1,089
OTF.1200.A02	A/B Housing	Relief hoods. Install new relief air hoods in boiler room roof.	None presently installed.	1	71	\$5,445
OTF.1200.M02	A/B Housing	Toilet exhaust fan.	None presently installed. Reduce energy usage.	1	72	\$21,296
OTF.1200.M04	Food Service	Relief hoods. Install new relief air hoods in boiler room roofs.	None presently installed. Impairs building operation.	1	73	\$10,890

OTF.500.M03	G/H Housing	Relief hoods. Install new relief air hoods in boiler room roof.	Not functioning or broken. Impairs building operation.	1	74	\$5,445
OTF.800.M02	G/H Housing	Toilet exhaust fan.	None presently installed. Reduce energy usage.	1	75	\$21,296
OTF.800.M04	E/F Housing	Relief hoods. Install new relief air hoods in boiler room roof.	None presently installed. Impairs building operation.	1	76	\$5,445
OTF.900.M02	E/F Housing	Toilet exhaust fan.	None presently installed. Reduce energy usage.	1	77	\$21,296
OTF.900.M04	400	Replace Wheel Chair Lift.	Current wheel chair lift was installed when this facility was built.	1	78	\$26,000
	400	Replace interior door hardware.	To eliminate high maintenance condition.	1	79	\$6,050
					Total	\$9,514,168

MICHIGAN DEPARTMENT OF CORRECTIONS

“Help Make Things Right”

MEMORANDUM

DATE: September 11, 2015

TO: Warden Gidley

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

SUBJECT: Annual Facility Inspection – Central Michigan Correctional Facility

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 to conduct an annual inspection of their respective facility to assess need for future maintenance. The results of the inspection are to be submitted in writing to the Facility Warden.

Overview of Physical Plant Accomplishments Include:

A mandated gun storage locker next to our west sally port was built.
West Administration Building women’s restroom was improved.
The East Food Service kitchen and dining areas have received many sanitary improvements.
New water main valve was installed to L&M housing unit domestic water system.
Eight new clothing dryers were installed in the east side housing units.
M housing unit renovations were completed.
Horticulture Department implemented a new Garden area, Maintenance along with the Building Trades Class build and installed raised garden beds and water lines to the area.
Many areas of the facility walls, ceilings, door and windows have been repaired and painted.
Road ways and Parking lot pot holes have been repaired.
Grounds have been maintained thru the summer and winter months.

Administration Building (East)

All building infrastructure (roofing, siding, windows, doors, etc.) are in usable condition. Many wall areas inside the building were repaired and painted. The staff break room needs a kitchenette sink installed in it for sanitary purposes. Other areas of need for this building would be more painting and floor covering updates. All heating and air conditioning equipment was maintained and is currently in good working condition.

School Building (East)

All building infrastructure (siding, windows, doors, etc.) are in usable condition. Exception would be the roof covering is still a steel roof and needs to be replaced with a rubber roofing material to match the rest of the compound; this is a repeat from last year's report. This building also has exterior doors in need of repair or replacement due to rusting, also a repeat issue. This building did receive wall patching, painting of doors, windows and walls. Also rain gutter was installed to this building. All heating and Air conditioning equipment was maintained and is in good working condition at this time.

Food Service (East)/East Quartermaster Building

All building infrastructure (roofing, siding, windows, doors, etc.) are in usable condition. Exceptions to this would be the inmate entrance foyer is in bad condition and needs to be removed or replaced; this is a repeat issue from last year. Many floor, walls, door, windows have been repaired this year. Also three floor drains needed to be replaced along with tile floor repair around the drains. Also, this building has exterior doors in need of repair or replacement due to rusting. The cooler and freezer next to the kettles are aging, repairs have been made to the refrigeration units and they are keeping the contents at consistent temperatures under normal use, this is a repeat from last year however more repairs were made this year again. We are routinely checking temperatures to assure proper temps are maintained. These systems should be replaced in the near future. The ventilation system in the oven/kettle hood system is under sized for the amount of cooking and heat being produced. In the heat of summer this area gets very hot to work in. In normal outside temperature conditions this area is still warmer than a normal cooking area. The ventilation system has been cleaned regularly and functioning as it is designed to do. The dish washing machine is in need of repair often. Parts are still available however this equipment should be replaced due to age and condition. Wall repair behind this dish washing machine is badly needed when this equipment can be replaced.

The Quartermaster laundry will soon receive two new dryers and three new washing machines. The old equipment was no longer cost affective to maintain and parts are no longer available for the existing dryers. This area also needs wall and ceiling repair. The mechanical room to this building is in need of wall repair and painting as well.

Pavilion Weight Pit (East)

All building infrastructure (roofing, siding, windows, doors, etc.) are in usable condition. This building also has exterior steel doors that need repair or replacement due to rusting. The landscape around this building is very low and water stands in many areas. We plan to install drainage tile around it to help with this issue. The cement walk way to enter this building needs to be replaced. We had to remove the concrete side walk last winter due to heavy freezing and heaving problems.

Property Trailer (East)

This building has a metal roof and is in need of fresh paint and vent replacements. It needs the skirting replaced and two entry doors need to be replaced as well.

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

All building infrastructure (roofing, siding, windows, doors, etc.) are in usable condition. Entrance door is in need of repair or replacement. Interior walls are covered with a drywall finish and have many holes that are in need of repair and paint. This is a repeat from last year.

Corrections Education Program Trailer (East)

This building is in good condition and is in need of repairs to the siding in certain areas. The Skirting on the building needs to be replaced also. Two exterior doors need to be replaced. This building received new rain gutter this year. This building also received interior wall repairs and painting.

Psych Trailer (East)

This building is in usable condition. This building is in need of two new porch/stairways and new skirting. We have purchased the materials to replace the entry stairways and will be building and installing them soon. Computer and phone connections were added to this building this year.

Housing Unit J (East)

This housing unit office is in need of air conditioning. It is in need of new entrance doors and some existing windows are in need of replacement also. In the five year plan we added these housing unit needs along with the need for new windows and steel bars over the window openings. Security enhancements inside this unit were completed last year.

Housing Unit K (East)

This housing unit is in need of new entrance doors and new windows with bars. Also in the five year plan is the need for repairs to attic insulation in J & K Units which are both incorporated into the same building attic. There is 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 along with additional insulation should be added. The roof covering on this building is in good condition. Security enhancements were completed in this unit last year.

Housing Unit M (East)

This housing unit received security enhancements this year such as the addition of cameras, a wall extension separating the two sides of the bunk areas. This unit also had other work performed such as new water saving push button sink faucets installed, bathroom ceiling ventilation duct repair and cleaning, drywall repair and painting, floor covering repairs and kitchenette replacement. This unit also had all ventilation and heating cleaned and repaired while the unit was closed. The Inmate cable

TV system was also upgraded with new equipment. The clothing washer and dryers were also repaired. Bunk shelves, inmate lockers and desks were repaired. This unit needs the attic membrane repaired along with adding insulation to the attic area. It also needs new entry doors to the unit.

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

All of these housing units are in need of the same renovations which were performed in J, K and M units with the addition of replacement entrance doors and the windows with bars are also in our five year plan. 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/fair 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 would be a more secure door. This is a repeat from last year with no change.

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 dust in the area. Outside the building, 3 underground water main valves are in need of repair or replacement. These issues are also in our five year plan. These issues are repeat from last year's report. The East side facility Emergency Backup Generator is also in this building and has failed. We currently have the Backup Portable Generator from SLF connected to the switch gear and backing up the facility automatically as needed. Currently we are working with Physical Plant to arrive at a replacement solution. The Transportation side of the building received fresh paint in areas, offices and holding cell areas.

Records Retention Building (East)

This building is of pole barn construction and is in good overall condition; with exception of needing two new entry steel frames and doors. This is a repeat from last year and still needs to be completed.

Parking Lots, Driveways and Walkways (East)

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

Administration Building (West)

All building infrastructure (roofing, siding, windows, doors, etc.) are in good condition. The

women's staff restroom was recently improved with new ceiling tile; counter tops and faucet, mirrors and shelving. The Wardens office, Assistant office and Conference rooms were moved. A new Key Watcher box system unit was installed. Four cameras were installed in the Lobby and Bubble areas. Plans are underway to add onto the Visiting room.

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. Two existing kettles in the food prep area are in bad shape and will need to be replaced; one kettle has been replaced. Many areas of floor tile have been repaired. Areas of the floor tile need replacing and repair every year due to high traffic and use. Food Service equipment constantly needs to be repaired due to age. Many wall and ceiling areas have been repaired and more is needed. Floor drains have been repaired and replaced. 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. A Physical Plant Change Request for repurposing a room and adding a metal wall partition with doors for storage and an office has been approved and the work will begin soon. Many wall and ceiling areas inside have been repaired and painted this year. A backflow preventer in the domestic water system was replaced. Many of the combination heat and air conditioner units needed repairs this year.

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 problematic. The control system was changed years ago from the original manufacturer to a Culligan Brand system. This system is proprietary and many repair parts are obsolete. I recommend replacing the controls to this softener system. The replacement project is in our Five year plan and Capital Outlay for 2017. This is Repeat issue from last year's report. The emergency electrical backup generator is also in this building, is in good condition and tested weekly.

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

All building infrastructure (roofing, siding, windows, doors, etc.) are in good condition. Kitchenettes in these units are in need of replacement. E Unit received a new stainless steel tabletop with sink, the same as installed in J, K and M units 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. Cloth washer and dryers are aging; repairs are being made as needed however replacement units will be needed. Minor repairs are needed to drywall and floor coverings. Entrance doors are showing signs of wear, but are still in usable condition as is. In 2012 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. Since that time new openings in other areas have developed and

additional repairs will be needed. Many of these items are repeat's from last year's report and still in need of completion.

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 screen repairs. Overall this building is in usable condition. One of the two air conditioning units needed major repair this year.

State Police Post Building

This building is part of the Central Michigan Correctional Facility's assets and is maintained 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 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. Also in this area is a fitness center building which is in good condition,

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 filler and sealing. This is unchanged from last year's report with exception of more pot hole repair was completed this year.

Propane/Mixed Gas Back Up System (West)

This system is in good working condition and being tested both weekly and monthly as per our Preventative Maintenance Program. This system has been repaired several times this year for different reasons.

Perimeter Fences (East & West)

Perimeter fences are in good condition in all areas.

Sally Ports (East & West)

The East Sally Port has been closed and made to be part of the perimeter fence system. The West side Sally Port is working good at this time however the slider gate operator drive systems need to be replaced. These two gate drive systems are aging and are not in good condition. They need to be replaced before a major break down occurs. Major repair parts are no longer available from the vendor who fabricated and installed it. This is on our 5 year plan again this year.

Additional Site Information

These items are included in the facility needs as laid out in the 2016 and 2017 Capital Outlay – Lump Sum/MOP, Special Maintenance Request report.

- ❖ 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.
- ❖ Video Surveillance System Upgrade.
- ❖ Wall extensions to remaining four housing units.
- ❖ West Building Control Center Monitoring Room.
- ❖ Demolish red barn - STF West.

cc: Administrative Officer
File

CENTRAL MICHIGAN CORRECTIONAL FACILITY
5-Year Plan FY2017

Project No.	Building	Project Description	Reason Description	Quantity & Units	Facility Priority	Cost Estimate
	STF West	Build Control Center Monitor Room	To provide adequate security monitoring	1	1	\$300,000
	STF West	Replace West Water Softener	Beyond useful life - East Side	1	2	\$40,000
	STF West	Replace West Sally Port Mechanical System	Beyond useful life	1	3	\$35,000
	Site	Renovate Rest Rooms in Housing Units, LMNPQR	Deteriorated Conditions	Six Housing Units	4	\$100,000
	STF East	Water Main Shut Off Valve Replacement	Deteriorated Conditions	1	5	\$60,000
	STF East	Replace School Building Roof - Roof Survey	Deteriorated Conditions	1	6	\$30,000
	Site	Insulate and Repair Dead Air Space In Common Area of Housing Units	Deteriorated vapor barriers and insulation	Various as needed	7	\$125,000
	Site	Repair Major Sections of Interior Walkway	Deteriorated Conditions	various	8	\$175,000
	Site	Crack Filling of Asphalt	Deteriorated Conditions	various	9	\$40,000
	Site	Replace Entry Doors of Housing Units	Deteriorated Conditions	16 Housing Units	10	\$20,000
	STF East	Replace Housing Unit Windows and Install Security Bars	Deteriorated Conditions	8 housing units	11	\$200,000
	STF East	Convert Housing Unit Lights to T 8 Bulbs	Energy efficiency	8 housing units	12	\$20,000
	STF East	Replace Siding on Facility Buildings and Add Roof Drainage	Deteriorated Conditions	STF East buildings	13	\$200,000
	Site	Replace Electrical Control Panels in Housing Units	Unwise use of electrical breakers to power on and off	All housing units	14	\$100,000
	Site	Demolish "Red Barn"	Age and condition is deteriorated	1	15	\$15,000
					Total	\$1,460,000

MICHIGAN DEPARTMENT OF CORRECTIONS

“Help Make Things Right”

MEMORANDUM

DATE: June 30, 2015

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

FROM: Charles Gimpel Physical Plant Supervisor
Chippewa Correctional Facility

SUBJECT: 2015 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 still holding up well. We have repaired several areas that have heaved or separated. We have added several cement pads under guard shacks to help with wood rotting from moisture. We have also completed repairs to the Sallyport pit and steps.

BRICK, MASONRY AND EXTERIOR METAL SIDING:

URF East Brick and Masonry is holding up well. There are no problems at this time 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. These areas will be repaired with the new door installation on all west buildings.

PLASTER AND DRYWALL:

Interior walls and finishes are in good shape. G/H unit has been totally repaired and ready for use and will be re-opened in late July. Holes in drywall are repaired through our work order program. Holes continue to be a problem from inmates trying to hide contraband from staff. Painting in the units is ongoing as needed.

ROOFING SYSTEMS:

URF East Roofs are in good shape with no major or recurring leaks to report. URF West metal roofs are in good shape for their age. The Food Service building valleys were repaired last fall and no further leaks have been reported in that area. We will use the survey report from McDonald Roofing to continue with touch ups before winter is upon us.

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 finished repairs to the 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. This causes the window to fog internally. We replace them as directed. We have some replacement panes but will need to order more in the future. Window openers continue to be a problem on the East side and are addressed through the work order system.

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 West Food Service dining area was finally completed this spring and we will address the kitchen area this fall.

DOORS AND HARDWARE:

All doors and hardware are addressed through the work order system. We have repaired the many aluminum doors with new hinges on the East side of the facility. The West housing unit's entry doors were ordered and have arrived late June. Installation should be completed by late fall.

LOCKING SYSTEMS:

Locks, hinges, knobs, and closer 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. The Locksmith at URF continues keep these functions trouble free.

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. We have hired an Equipment Tech -9 and he has done a very good job with keeping all security equipment running as designed. We are scheduled for security upgrades at the facility to include Shaker wire inside and out, new PPD system, cameras and lights and new head end reporting/monitoring equipment. These new systems are scheduled for installation late 2015. We continue to upgrade lights as our budget allows on the inside yard and parking lots.

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 1100 mechanical room controls and level monitoring were replaced with new electronic type controls and is working very well. We added ventilation to the Vegan Kitchen and several new AC units at the facility. Staff started cleaning the Westside ventilation ducts and we removed a lot of dust with our new duct cleaner. Should see a noticeable difference in air movement this summer.

ELECTRICAL DISTRIBUTION SYSTEM:

The electrical distribution systems have no problems to report. The emergency backup generators have had their yearly P.M. maintenance and bank load tests. We had to replace two of the circuit boards in the East Generator due false alarm being produced. We continue to have many power bumps and brown outs that may be from construction and power line upgrades that are being completed in our area or yearly PM work.

PLUMBING SYSTEMS / STORM AND WASTE WATER SYSTEMS:

The plumbing system at URF is in good shape. We had one of our Plumbers leave state service and that will put an extra load on this area of maintenance. We finished installing, eyewash stations, drinking fountains and several pumps throughout the facility. We will start looking forward towards water savings equipment at the facility now that we are finished with LED lights.

REFRIGERATION SYSTEMS:

All refrigeration systems are in good working order. All P.M. work has been completed. All refrigeration problems are addressed through the work order system. No major problems to report at this time. In 2016 budget, we are going to look at rebuilding/replacing several freezers and walk-in coolers.

PARKING LOTS/ROADS/GROUNDS:

Chippewa facility grounds area continues to be maintained very well. The buffer fence was completed last year. Entryway driveways had barrier gates installed. Potholes have reappeared and will be filled before fall. The perimeter road is starting to break down on the corner areas and will be addressed hopefully in the 2016 budget.

COMMENTS:

2015 Projects

- LED lights East yard and parking area
- Central laundry ventilation
- A/C units in PBX, West Admin. and Control Center
- Vegan ventilation
- West F.S. dining hall floor
- MSI garment factory project.
- 1100 Mechanical room control panel and water level upgrade
- Guard shack decks and cement pads
- Remodel yard storage shed
- Security enhancements
- Motion sensor additions

West exterior door replacements
22 interior door replacements
Barrier gates at all entrances
Front reception desk remodel
Control Center remodel
Rifle range remodel/repairs

**CHIPPEWA CORRECTIONAL FACILITY
5-Year Plan FY2017**

Project No.	Building	Project Description	Reason Description	Quantity & Units	Facility Priority	Project Cost
XE05.13	Site buildings	Replacement of motor start boxes.	Obsolete parts for replacement.	150	on going	\$10,000
M02.10	Site buildings	Replacement of floor pumps.	Obsolete parts for replacement.	150	on going	\$10,000
E05.01B	Site	Replacement of UPS facility wide.	Uninterrupted power supply back up system.	150	on going	\$10,000
URF.1200.A03	Housing Unit 6	Replace cell doors and hardware.	To eliminate high maintenance condition.	100 Units	on going	\$25,500
URF.500.A03	Housing Unit 5	Replace cell doors and hardware.	To eliminate high maintenance condition.	100 Units	on going	\$25,500
M01.05	Site	ICON Water Control System.	Replace facility faucets and flush valves with I-Con energy efficient electronic controlled flush valves, shower valves, urinal valves and wet cell toilets.	facility wide	on going	\$30,000
M01.03	Housing Units East 1, 3, 5, 6	Housing Hot Water replacements.	Boilers are past life expectancies failure of tubes expected.	4 units	1	\$30,000
KTF.1.A04	Administration	Replace single exterior door/frame/hardware.	Leading to More Serious Problems. Cosmetically Necessary or Aesthetically Poor.	4 Units	1	\$9,700
KTF.1.A05	Administration	Replace double exterior doors/frame/hardware.	Leading to More Serious Problems. Cosmetically Necessary or Aesthetically Poor.	2 Units	1	\$9,700
URF.500.S02	Housing Unit 5- Round	New door control and lighting control panels.	To eliminate high maintenance condition.	1 unit	2	\$22,500
URF.1200.S02	Housing Unit 6- Steamboat	New door control and lighting control panels.	To eliminate high maintenance condition.	1 unit	2	\$22,500
URF.500.A01	Housing Unit 5- Round	Replace existing window system - w/ insulated system.	To eliminate high maintenance condition.	1 unit	3	\$10,160
URF.700.A01	Housing Unit 2- Lime	Replace existing window system - w/ insulated system.	To eliminate high maintenance condition.	1 unit	3	\$10,160
URF.800.A01	Housing Unit 3- Marquette	Replace existing window system - w/ insulated system.	To eliminate high maintenance condition.	1 unit	3	\$10,160
URF.900.A01	Housing Unit 4- Neebish	Replace existing window system - w/ insulated system.	To eliminate high maintenance condition.	1 unit	3	\$10,160
URF.1200.A01	Housing Unit 6- Steamboat	Replace existing window system - w/ insulated system.	To eliminate high maintenance condition.	1 unit	3	\$10,160
URF.800.S02	Housing Unit 3- Marquette	New door control and lighting panels.	To eliminate high maintenance condition.	1 unit	4	\$23,500
URF.700.S02	Housing Unit 2- Lime	New door control and lighting control panels.	To eliminate high maintenance condition.	1 unit	4	\$23,500
URF.900.S02	Housing Unit 4- Neebish	New door control and lighting control panels, Honeywell panels failing.	To eliminate high maintenance condition.	1 unit	4	\$23,500
KTF.8.A02	Housing Unit 1 - A/B Level	Replace existing window system - w/ insulated system.	Worn out.	1 unit	5	\$18,375
KTF.5.A02	Housing Unit 4 - G/H Level	Replace existing window system - w/ insulated system.	Worn out.	1 unit	5	\$18,375
KTF.6.A02	Housing Unit 3 - E/F Level	Replace existing window system - w/ insulated system.	Worn out.	1 unit	5	\$18,375
KTF.7.A02	Housing Unit 2 - C/D Level	Replace existing window system - w/ insulated system.	Worn out.	1 unit	5	\$18,375

KTF.4.A04	School Unit / Education	Replace single exterior door/frame/hardware.	Damaged.	4 Units	5	\$10,100
KTF.4.A04	School Unit / Education	Replace single exterior door/frame/hardware.	Damaged.	4 Units	5	\$10,100
KTF.1.A03	Administration	Replace existing window system - w/ insulated system.	To eliminate high maintenance condition.	1 unit	5	\$57,500
KTF.4.A03	School Unit / Education	Replace existing window system - w/ insulated system.	To eliminate high maintenance condition.	1 unit	5	\$51,100
URF.00.C06	Site	Structures I, Grease Trap, New.	Long-term/high maintenance issue. Service reliability.	1 Unit	5	\$7,600
KTF.00.C06	Site	Structures I, Manhole, Remove & Backfill.	Long-term/high maintenance issue. Service reliability.	1 Unit	5	\$5,000
URF.400.A02	Housing Unit 1	Replace existing window system - w/ insulated system.	To eliminate high maintenance condition.	1 unit	5	\$10,160
URF.100.A05	Administration	Replace existing window system - w/ insulated system.	To eliminate high maintenance condition.	1 unit	5	\$127,700
URF.300.A02	School Unit	Replace existing window system - w/ insulated system.	To eliminate high maintenance condition.	1 unit	5	\$73,500
S117	Site Buildings	Guard One- Rounds Recording.	Install electronic recording system.	20 Units	1	\$30,000
A06.07	Administration 100	Replace east & west bubble gates 1, 2, 3 and operator system.	To eliminate high maintenance.	3 units	2	\$104,100
KTF.3.A02	Food Service	Replace existing roof.	To eliminate high maintenance.	1 Unit	3	\$36,400
KTF.1.A01	Administration	Replace existing roof.	To eliminate high maintenance.	1 Unit	3	\$36,800
C03.03BP	Site	Perimeter Road Pavement.	Improve surface for two wheel vehicle low clearance use.	1 Unit	4	\$120,000
KTF.00.E05	Site	Replace existing direct burial building electrical service feeders.	To eliminate high maintenance.	1 Unit	5	\$77,500
KTF.6.E02	Housing Unit 3 - E/F Level	Install additional branch panelboard.	Increase system capacity.	1 Unit	5	\$5,000
KTF.7.E02	Housing Unit 2 - C/D Level	Install additional branch panelboard.	Existing equipment at full capacity. Provides for future growth. Increase system capacity. Owner request.	1 Unit	5	\$5,000
KTF.00.E03	Site	Provide quartz restrike for perimeter fence light fixtures.	In case of power failure.	1 Unit	5	\$7,500
KTF.8.E02	Housing Unit 1 - A/B Level	Install additional branch panelboard.	Increase system capacity.	1 Unit	5	\$5,000
C02.05BP	Site	Upgrade Sewage grinding and screening process.	Upgrade sewage grinding and screening process.	1 Unit	6	\$25,000
URF.00.C19	Site	Sanitary Pre-Treatment Mechanism, Bar Screen, Remove & Replace.	Long-term/high maintenance issue.	1 Unit	6	\$540,000
					Total	\$1,745,260

MICHIGAN DEPARTMENT OF CORRECTIONS

“Help Make Things Right”

MEMORANDUM

DATE: June 29, 2015

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 busy for the Maintenance department with all of the projects and repairs being done at the facility. 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 area also needs to be remodeled to provide electrical needs and camera monitoring. 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. The exterior doors and frames need to be replaced on housing Units A, B, C, and D to enhance energy efficiency. The MOP project to add cameras in all housing units to assist in safety and for security issues is underway. Water heaters need to be installed to replace the water heating boilers and storage tanks in housing units A/B, H/I and J/K.

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.

Modulars

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

Food Service/Gym Building

There have been some minor repairs made to walls in the food service building to repair damage from water infiltration over the years.

Administration Building

The MOP to upgrade the air conditioning system for the entire building was completed this year. The control center room needs to be upgraded to provide more space for camera monitoring and staff.

Grounds

The perimeter fence area needs to have stone added to improve the area by the fences were the stone has been packed down and there are razor ribbon anchors that are exposed. The stone walkways on both the inside and outside need to be widened to allow for the perimeter security 4 wheeler good access for making rounds and inspections of the fence and security systems. The Perimeter road and employee/visitor parking lots need to have cracks and holes repaired and the blacktop sealed. The MOP project to replace the perimeter fence security system to provide safety and security to the public is in the design stage and will start soon.

Maintenance Building

The maintenance building roof is in need to replacement. The shingles are worn and curling and beyond there useful life.

cc;

Dave Flack, Physical Plant Manager

Robert Sullivan, Facility Manager

David Albrecht, Regional Physical Plant Supervisor

Eames Groenleer, Regional Administrative Officer

COOPER STREET CORRECTIONAL FACILITY

5-Year Plan FY2017

SPECIAL ALTERNATIVE INCARCERATION

Project No.	Building	Project Description	Reason Description	Quantity & Units	Facility Priority	Cost Estimate
JCS.00.S02	Site	Upgrade fire alarm system.	Add capacity to existing system.	1 Unit	4	\$75,000
JCS.8.E02	Food Service Building	EMERG. ELEC. DIST. SYSTEM-Miscellaneous.	Service reliability.	1 Unit	3	\$120,600
JCS.2.E01	B Unit Housing	Relamp/reballast interior light fixture(s), Troffer.	Increase equipment efficiency. Provides a cost and energy savings.	15,000 SF	5	\$25,000
JCS.3.E01	C Unit Housing	Relamp/reballast interior light fixture(s), Troffer.	Increase equipment efficiency. Provides a cost and energy savings.	15,000 SF	5	\$25,000
JCS.4.E01	D Unit Housing	Relamp/reballast interior light fixture(s), Troffer.	Increase equipment efficiency. Provides a cost and energy savings.	15,000 SF	5	\$25,000
JCS.13.S01	Weight Lifting Building	Add new pan & tilt color cameras outside.	To watch hidden areas and trouble spots.	1 Unit	2	\$15,000
JCS.15.S01	RSAT Modular Building	Add new fixed color cameras inside.	Add capacity to existing system.	2 Units	2	\$4,000
JCS.4.A02	D Unit Housing	Replace double exterior doors/frame/hardware.	Cosmetically Necessary or Aesthetically Poor.	4 Units	4	\$20,000
JCS.3.A01	C Unit Housing	Replace double exterior doors/frame/hardware.	Cosmetically Necessary or Aesthetically Poor.	4 Units	4	\$20,000
JCS.4.A01	D Unit Housing	Replace interior doors/frame/hardware.	Damaged.	1 Unit	4	\$10,000
JCS.3.M03	C Unit Housing	Pumps. Add boiler back-up circulating pump.	Install new.	25,125 SF	5	\$3,400
JCS.4.M03	D Unit Housing	Pumps. Add boiler back-up circulating pump.	Install new.	25,125 SF	5	\$3,400
JCS.7.M02	Administration Building	Pumps. Add boiler back-up circulating pump.	Install new.	13,680 SF	5	\$3,400
JCS.10.M01	Education Building	Pumps. Add boiler back-up circulating pump.	Install new.	9,600 SF	5	\$3,400
JCS.3.M02	C Unit Housing	Miscellaneous. Replace convector heaters in all restrooms.	Worn out.	4 Units	6	\$8,400
JCS.4.M02	D Unit Housing	Miscellaneous. Replace convector heaters in restrooms.	Worn out.	4 Units	6	\$8,400
JCS.4.M01	D Unit Housing	Toilet exhaust fan.	Provide better temperature control.	1 Unit	7	\$3,400
JCS.7.M03	Administration Building	Toilet exhaust fan. Add separate exhaust system for the electrical/medical room.	Provide better temperature control.	1 Unit	7	\$3,400
JCS.2.M01	B Unit Housing	Toilet exhaust fan. Replace exhaust fans serving shower area.	Provide better temperature control.	2 Units	7	\$3,400
JCS.3.M01	C Unit Housing	Toilet exhaust fan. Add separate exhaust fan for the electrical/phone room.	Provide better temperature control.	1 Unit	7	\$3,400

JCS.8.E01	Food Service Building	Relamp/reballast interior light fixture(s), Troffer.	Provides a cost and energy savings.	5,000 SF	5	\$20,000
JCS.2.A01	B Unit Housing (now E)	Provide new stairs in both wings with open risers.	Provide better access.	1 Unit	8	\$50,000
JCS.7.A02	Administration Building	Add power assist doors.	Update doors.	2 Units	9	\$35,500
JCS.8.A02	Food Service Building	Replace quarry tile. With monolithic polymer floor.	To eliminate high maintenance condition.	1,200 SF	10	\$35,000
	Administration Building	Enlarge JCS Control Center.	Provides space for equipment and staff.	200 SF	1	\$45,000
	Site	Construct a multi-purpose building outside of the secure perimeter.	Provides space for equipment and staff.	7,000 SF	1	\$1,000,000
					Total	\$1,569,100

MICHIGAN DEPARTMENT OF CORRECTIONS

“Help Make Things Right”

MEMORANDUM

DATE: May 12, 2015

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

FROM: Ed Dell, Physical Plant Superintendent
G. Robert Cotton Correctional Facility

SUBJECT: Annual Facility Report 2014-15

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 locker repair & replacement, shower head, shower handle, drywall repair and painting.

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 several years 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 MSI – A roof replacement is now due.

5. T-100 Building - The roof is still in poor shape and should have a new roof.

6. 800 Building – 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 and the transformer is leaking. The capacitor cabinet needs replaced units are bulging. A new roof is critical.

7. 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.

8. I & J Units - 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.

9. K Unit - 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.

10. L Unit – Unit is showing its age. Hot water heaters need to be replaced with boilers. We should look into replacing them.

11. 100 Building – This building continues to need roof repairs.

12. 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. Equipment has taken a turn for the worse with continuous breakdowns.

13. 200 Building Health Services – The med line area is in dire need of expansion.

14. 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.

15. Well House -This area is clean, neat. The building is working well as a storage area.

16. Pole Barn - Meets the current needs for storage. Entrance and garage doors are in dire need of replacing.

17. Outside Grounds – Perimeter road and Concrete/Asphalt Repair/Replacement throughout the grounds is destroying snow equipment and is in need of immediate attention.

In conclusion the facility is in good condition considering the temporary units are well over twenty five years old. The remaining brick structures appear to be sound other than Maintenance garage. We mainly need roofs and sidewalks.

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. Rebuild Masonry Wall in Maintenance garage
6. HVAC replacement in 100 building.
7. Food Service Floor replacement.
8. Boiler Replacements
9. Demolition of yard restrooms. (Security concern)

G. ROBERT COTTON CORRECTIONAL FACILITY
5-Year Plan FY2017

Project No.	Building	Project Description	Reason Description	Quantity & Units	Facility Priority	Cost Estimate
JCF.5.M01	Education	Air handling unit DX. Existing four units are under sized.	System aged.	4/Each	3	\$400,000
JCF.A	Yard	Building demolition. Yard Restrooms	To Eliminate High Maintenance Condition. Request of Facilities Maintenance.	4/Each	4	\$3,500
JCF.5.A01	Education	Replace existing roof.	In need of repair.	1/Each	5	\$166,000
JCF.2.A16	Support/Seg/K Housing/Food	Misc projects. Replace freezer door.	To Eliminate High Maintenance Condition.	1/Each	6	\$4,000
JCF.2.A18	Support/Seg/K Housing/Food	Misc projects. Replace walkway pads 2,000 SF.	In need of repair.	2000/Sq Ft	7	\$60,000
JCF.5.A09	Education	Misc projects. Replace 100 LF walkway pads.	In need of repair.	100/LinFt	7	\$2,500
JCF.00.C20	Site	Sidewalk, Concrete, Remove & Replace.	Due to age of system. Due to site/soil characteristics. To extend life.	2000/Sq Ft	7	\$2,500
JCF.00.C39	Site	Sidewalk, Concrete, Remove & Replace.	Due to age of system. To prevent failure. To improve appearance.	2000/Sq Ft	7	\$2,500
JCF.5.A03	Education	Rebuild masonry wall.	In need of repair.	1/Each	8	\$225,000
JCF.10.M01	E & F Temporary Housing	Replace/new hot water heater - 50 gallon.	In need of repair Future major expense.	4/Each	9	\$225,000
JCF.9.M01	C & D Temporary Housing	Replace/new hot water heater - 50 gallon.	In need of repair Future major expense.	4/Each	9	\$10,000
JCF.8.M01	A & B Temporary Housing	Replace/new hot water heater - 50 gallon.	In need of repair Future major expense.	4/Each	9	\$10,000
JCF.7.M03	A, B, C, & D Housing	Replace/new hot water heater - 50 gallon.	In need of repair Future major expense.	4/Each	9	\$10,000
JCF.6.M03	E, F, G, & H Housing	Replace/new hot water heater - 50 gallon.	In need of repair Future major expense.	4/Each	9	\$10,000
JCF.2.M03	Support/Seg/K Housing/Food	Replace/new hot water heater - 50 gallon.	In need of repair Future major expense.	4/Each	9	\$10,000
JCF.4.M03	I & J Housing	Replace/new hot water heater - 50 gallon.	In need of repair Future major expense.	4/Each	9	\$10,000
JCF.A	MS Industries Generator	Install Fire Wall between Food Services and MSI	Upgrade current construction.	1/Each	10	\$100,000
JCF.2.M01	Support/Seg/K Housing/Food	Make-up air handling unit (heating only). For the kitchen area.	In need of repair.	1/Each	11	\$15,000
JCF.2.A10	Support/Seg/K Housing/Food	Replace ceramic tile.	In need of repair.	2000/Sq Ft	12	\$25,000
JCF.6.A07	E, F, G, & H Housing	Replace VCT. Stair treads.	In need of repair.	1000/Sq Ft	13	\$15,000

JCF.7.A07	A, B, C, & D Housing	Replace VCT. Stair treads.	In need of repair.	1000/Sq Ft	13	\$15,000
JCF.2.A07	Support/Seg/K Housing/Food	Replace VCT. Stair treads.	In need of repair.	1000/Sq Ft	13	\$15,000
JCF.1.A05	Administration	Rebuild visitor toilet rooms.	Upgrade and repair. To be consistent with current codes and laws.	1/Each	14	\$20,000
JCF.00.C42	Site	Overflow Containment Area, New.	Due to age of system. Due to facility construction.	1/Each	15	\$12,000
JCF.5.M07	Education	New exhaust fan for hood in the food technology room.	In need of repair.	Each/1	16	\$4,500
JCF.1.M05	Administration	Pumps. Replace two hot water heating pumps.	In need of repair to prevent future major expense.	Each/2	17	\$50,000
JCF.4.M04	I & J Housing	Pumps. Replace two heating hot water pumps.	In need of repair to prevent future major expense.	Each/2	17	\$50,000
JCF.7.M04	A, B, C, & D Housing	Pumps. Replace four heating hot water pump.	In need of repair to prevent future major expense.	Each/4	17	\$100,000
JCF.6.M04	E, F, G, & H Housing	Pumps. Replace four heating hot water pumps.	In need of repair to prevent future major expense.	Each/4	17	\$100,000
JCF.1.M07	Administration	Exhaust fan(s). Install exhaust fan for the bubble area.	Upgrade construction.	Each/2	18	\$1,800
JCF.3.M03	MS Industries Generator	Gas fired unit heater. Install unit heater for the kitchen area.	Upgrade system.	Each/1	19	\$5,000
JCF.3.A01	MS Industries Generator	Replace/Repair metal flashing.	To prevent and eliminate High Maintenance Condition.	Each/1	20	\$37,300
JCF.6.A02	E, F, G, & H Housing	Tuckpoint brick.	To prevent and eliminate High Maintenance Condition.	Each/1	21	\$2,610
JCF.7.A01	A, B, C, & D Housing	Tuckpoint brick.	To prevent and eliminate High Maintenance Condition.	Each/1	21	\$2,610
JCF.2.A01	Support/Seg/K Housing/Food	Tuckpoint brick. Or CMU under joist seats.	To prevent and eliminate High Maintenance Condition.	Each/1	21	\$2,610
JCF.6.A03	E, F, G, & H Housing	Recaulk/Reseal building joints.	To prevent and eliminate High Maintenance Condition.	Each/1	22	\$2,610
JCF.7.A02	A, B, C, & D Housing	Recaulk/Reseal building joints.	To prevent and eliminate High Maintenance Condition.	Each/1	22	\$500
JCF.5.A04	Education	Recaulk/Reseal building joints.	To prevent and eliminate High Maintenance Condition.	Each/1	22	\$500
JCF.3.A03	MS Industries Generator	Recaulk/Reseal building joints.	To prevent and eliminate High Maintenance Condition.	Each/1	22	\$500
JCF.4.A01	I & J Housing	Recaulk/Reseal building joints.	To prevent and eliminate High Maintenance Condition.	Each/1	22	\$500
JCF.2.A02	Support/Seg/K Housing/Food	Recaulk/Reseal building joints.	To prevent and eliminate High Maintenance Condition.	Each/1	22	\$500
JCF.34.A01	Ambulance Storage	Repair/Replace wood soffit/siding.	To prevent and eliminate High Maintenance Condition.	Each/1	23	\$13,710
JCF.7.A04	A, B, C, & D Housing	Replace existing window system - w/ insulated system.	To prevent and eliminate High Maintenance Condition.	Each/1	24	\$25,000

JCF.6.A05	E, F, G, & H Housing	Replace existing window system - w/ insulated system.	To prevent and eliminate High Maintenance Condition.	Each/1	24	\$25,000
JCF.4.A02	I & J Housing	Replace existing window system - w/ insulated system.	To prevent and eliminate High Maintenance Condition.	Each/1	24	\$25,000
JCF.26.A01	Guard Shack	Replace existing window system - w/ insulated system.	To prevent and eliminate High Maintenance Condition.	Each/1	24	\$25,000
JCF.17.A01	Sallyport Guard Shack	Replace existing window system - w/ insulated system.	To prevent and eliminate High Maintenance Condition.	Each/1	24	\$25,000
JCF.22.A01	Guard Shack	Replace existing window system - w/ insulated system.	Damaged.	Each/1	24	\$11,840
JCF.4.A03	I & J Housing	Recaulk/Reseal window system.	To prevent and eliminate High Maintenance Condition.	Each/1	25	\$500
JCF.5.A05	Education	Recaulk/Reseal window system.	To prevent and eliminate High Maintenance Condition.	Each/1	25	\$500
JCF.7.A03	A, B, C, & D Housing	Recaulk/Reseal window system.	To prevent and eliminate High Maintenance Condition.	Each/1	25	\$500
JCF.2.A03	Support/Seg/K Housing/Food	Recaulk/Reseal window system.	To prevent and eliminate High Maintenance Condition.	Each/1	25	\$42,700
JCF.5.A06	Education	Replace acoustic ceiling system.	To prevent and eliminate High Maintenance Condition.	Each/1	26	\$60,000
JCF.2.A06	Support/Seg/K Housing/Food	Replace acoustic ceiling system.	To prevent and eliminate High Maintenance Condition.	Each/1	26	\$60,000
JCF.7.A06	A, B, C, & D Housing	Replace acoustic ceiling system.	To prevent and eliminate High Maintenance Condition.	Each/1	26	\$56,000
JCF.6.A06	E, F, G, & H Housing	Replace acoustic ceiling system.	To prevent and eliminate High Maintenance Condition.	Each/1	26	\$56,000
JCF.4.A04	I & J Housing	Replace acoustic ceiling system.	To prevent and eliminate High Maintenance Condition.	Each/1	26	\$28,200
JCF.5.A07	Education	Replace carpet.	To prevent and eliminate High Maintenance Condition.	Each/1	27	\$26,200
JCF.2.A09	Support/Seg/K Housing/Food	Replace carpet.	To prevent and eliminate High Maintenance Condition.	Each/1	27	\$26,200
JCF.2.A08	Support/Seg/K Housing/Food	Replace recessed mat.	To prevent and eliminate High Maintenance Condition.	Each/1	28	\$2,500
JCF.2.A19	Support/Seg/K Housing/Food	Misc projects. Medical waiting area needs 1,000 SF more space.	Upgrade due fo facility Growth. Request of Facilities Maintenance.	Sq Ft/1000	29	\$134,400
JCF.2.A21	Support/Seg/K Housing/Food	Misc projects. Dental area needs 2,000 SF more space.	Upgrade due fo facility Growth. Request of Facilities Maintenance.	Sq Ft/2000	30	\$268,800
JCF.1.A08	Administration	Misc projects. Visiting room needs 300 SF more space.	Upgrade due fo facility Growth. Request of Facilities Maintenance.	Sq Ft/300	32	\$40,300
JCF.11.E01	Maintenance	Install additional emergency light fixture(s), Wall Mounted.	Upgrade to enhance safety and security.	Each/10	33	\$6,500
JCF.23.E02	Braille Building	Install additional branch panelboard.	Provides for future growth.	Each/1	34	\$4,700
JCF.2.E04	Support/Seg/K Housing/Food	Replace internal panels and rewire food serving lines.	Upgrade to prevent a safety hazard.	Each/30	34	\$6,500

JCF.5.E02	Education	Replace feeder and main distribution panel to building.	Provides for future growth. Increase system capacity.	Each/1	34	\$159,600
JCF.2.E03	Support/Seg/K Housing/Food	Replace transfer switch, feeder, and distribution panel.	Increase system capacity.	Each/1	35	\$67,200
JCF.4.M06	I & J Housing	Replace pipe and fittings in the valve room.	To prevent future major expense.	Each/1	36	\$3,800
JCF.5.M06	Education	New ductless split system A/C unit.	Upgrade cooling system.	Each/1	37	\$6,700
JCF.6.M02	E, F, G, & H Housing	Replace pneumatic with direct digital controls (DDC).	In need of repair.	Each/1	38	\$65,750
JCF.7.M02	A, B, C, & D Housing	Replace pneumatic with direct digital controls (DDC).	Not functioning or broken.	Each/1	38	\$65,750
JCF.5.M03	Education	Replace pneumatic with direct digital controls (DDC).	In need of repair.	Each/1	38	\$65,750
JCF.1.M02	Administration	Replace pneumatic with direct digital controls (DDC).	In need of repair.	Each/1	38	\$65,750
JCF.2.M05	Support/Seg/K Housing/Food	Replace pneumatic with direct digital controls (DDC).	In need of repair.	Each/1	38	\$65,750
JCF.2.M02	Support/Seg/K Housing/Food	Replace pneumatic with direct digital controls (DDC) (boiler & water heater only).	In need of repair.	Each/1	39	\$65,750
JCF.3.M01	MS Industries Generator	Miscellaneous. Provide ventilation in electrical room.	Upgrade construction.	Each/1	40	\$4,000
JCF.4.M05	I & J Housing	Miscellaneous. Provide ventilation for the mechanical room.	Upgrade construction.	Each/1	40	\$4,000
JCF.7.M05	A, B, C, & D Housing	Miscellaneous. Provide ventilation for the mechanical room.	Upgrade construction.	Each/1	40	\$4,000
JCF.6.M05	E, F, G, & H Housing	Miscellaneous. Provide ventilation for the mechanical room.	Upgrade construction.	Each/1	40	\$4,000
JCF.2.S02	Support/Seg/K Housing/Food	Add new fixed color cameras inside.	to enhance safety and security.	Each/6	41	\$8,000
JCF.00.C31	Site	Sidewalk, Bituminous, Remove & Replace.	Due to age of system. To improve drainage.	yard/10	1	\$2,500
JCF.00.C33	Site	Sidewalk, Concrete, New.	Due to age of system. To improve appearance. To improve pedestrian traffic flow.	yard/22	1	\$5,500
JCF.00.C32	Site	Sidewalk, Concrete, Remove & Replace.	Due to age of system. To improve drainage. To improve appearance.	yard/22	1	\$5,500
JCF.00.C27	Site	Sidewalk, Concrete, Remove & Replace.	Due to age of system. To improve drainage. To improve appearance.	yard/22	1	\$5,500
JCF.00.C46	Site	Sidewalk, Concrete, Remove & Replace.	Due to age of system. To improve appearance. Due to site/soil characteristics.	yard/22	1	\$5,500
JCF.00.C19	Site	Sidewalk, Concrete, Remove & Replace.	Due to age of system. To improve appearance. Due to site/soil characteristics. To extend life.	yard/22	1	\$5,500
JCF.00.C48	Site	Sidewalk, Concrete, Remove & Replace.	Due to age of system. Due to facility request. To improve appearance.	yard/22	1	\$5,500
JCF.00.C02	Site	Driveway Entrance, Bituminous, Seal Coat/Crack Seal.	Due to age of system. To improve appearance. To extend life.	yard/22	1	\$5,500

JCF.00.C04	Site	Driveway Entrance, Bituminous, Seal Coat/Crack Seal.	Due to age of system. To prevent failure. To improve appearance. To extend life.	yard/22	1	\$5,500
JCF.00.C36	Site	Pavement/Driveway/Perimeter Road, Bituminous, Mill & Resurface.	Due to age of system. To prevent failure. To extend life. Areas have been patched.	yard/22	1	\$5,500
JCF.00.C34	Site	Pavement/Driveway/Perimeter Road, Bituminous, Mill & Resurface.	Due to age of system. To improve drainage. To improve appearance. To extend life.	yard/22	1	\$5,500
JCF.00.C41	Site	Pavement/Driveway/Perimeter Road, Bituminous, Mill & Resurface.	Due to age of system. To improve appearance.	yard/22	1	\$5,500
JCF.00.C47	Site	Pavement/Driveway/Perimeter Road, Bituminous, Mill & Resurface.	Due to age of system. Due to facility growth. To improve appearance. Due to frequent use by heavy/large trucks.	yard/22	1	\$5,500
JCF.00.C37	Site	Pavement/Driveway/Perimeter Road, Bituminous, Mill & Resurface.	Due to age of system. To improve appearance.	yard/22	1	\$5,500
JCF.00.C44	Site	Pavement/Driveway/Perimeter Road, Bituminous, Mill & Resurface.	Due to age of system. To improve appearance.	yard/22	1	\$5,500
JCF.00.C10	Site	Pavement/Driveway/Perimeter Road, Bituminous, Mill & Resurface.	Due to age of system. To improve appearance.	yard/22	1	\$5,500
JCF.00.C09	Site	Pavement/Driveway/Perimeter Road, Bituminous, Mill & Resurface.	Due to age of system. To improve appearance.	yard/22	1	\$5,500
JCF.00.C03	Site	Pavement/Driveway/Perimeter Road, Bituminous, Mill & Resurface.	Due to age of system. To improve drainage.	yard/22	1	\$5,500
JCF.00.C29	Site	Pavement/Driveway/Perimeter Road, Bituminous, Mill & Resurface.	Due to age of system. To improve drainage.	yard/22	1	\$5,500
JCF.00.C11	Site	Pavement/Driveway/Perimeter Road, Bituminous, Mill & Resurface.	Due to age of system. To improve appearance.	yard/22	1	\$5,500
JCF.00.C28	Site	Pavement/Driveway/Perimeter Road, Bituminous, Mill & Resurface.	Due to age of system. To improve appearance.	yard/22	1	\$5,500
JCF.00.C24	Site	Pavement/Driveway/Perimeter Road, Bituminous, Mill & Resurface.	Due to age of system. To improve appearance.	yard/22	1	\$5,500
JCF.00.C12	Site	Pavement/Driveway/Perimeter Road, Bituminous, Seal Coat/Crack Seal.	Due to age of system. To improve appearance.	yard/22	1	\$5,500
JCF.00.C01	Site	Pavement/Driveway/Perimeter Road, Bituminous, Seal Coat/Crack Seal.	Due to age of system. To improve appearance.	yard/22	1	\$5,500
JCF.00.C06	Site	Pavement/Driveway/Perimeter Road, Bituminous, Seal Coat/Crack Seal.	Due to age of system. To improve appearance.	yard/22	1	\$5,500
JCF.00.C25	Site	Pavement/Driveway/Perimeter Road, Bituminous, Seal Coat/Crack Seal.	Due to age of system. To improve appearance.	yard/22	1	\$5,500
JCF.00.C17	Site	Pavement/Driveway/Perimeter Road, Concrete, Remove & Replace Full Depth.	Due to age of system. To improve appearance.	yard/22	1	\$5,500
JCF.00.C15	Site	Pavement/Driveway/Perimeter Road, Concrete, Remove & Replace Full Depth.	Due to age of system. To improve appearance.	yard/22	1	\$5,500
JCF.00.C14	Site	Pavement/Driveway/Perimeter Road, Concrete, Remove & Replace Full Depth.	Due to age of system. To improve appearance.	yard/22	1	\$5,500
JCF.00.C18	Site	Pavement/Driveway/Perimeter Road, Concrete, Remove & Replace Full Depth.	Due to age of system. To improve appearance.	yard/22	1	\$5,500
JCF.00.C13	Site	Pavement/Driveway/Perimeter Road, Concrete, Remove & Replace Full Depth.	Due to age of system. To improve appearance.	yard/22	1	\$5,500

JCF.00.C22	Site	Pavement/Driveway/Perimeter Road, Concrete, Remove & Replace Full Depth.	Due to age of system. To improve appearance.	yard/22	1	\$5,500
JCF.00.C38	Site	Pavement/Driveway/Perimeter Road, Concrete, Remove & Replace Full Depth.	Due to age of system. To improve appearance.	yard/22	1	\$5,500
JCF.00.C45	Site	Pavement/Driveway/Perimeter Road, Concrete, Remove & Replace Full Depth. Drive to Sallyport.	Due to age of system. To improve appearance.	yard/22	1	\$5,500
JCF.00.C43	Site	Parking Lot, Bituminous, Mill & Resurface.	Due to age of system. To improve appearance.	yard/22	1	\$5,500
JCF.00.C35	Site	Parking Lot, Bituminous, Mill & Resurface. Main parking lot southeasterly of the Administration Building.	Due to age of system. To improve appearance.	yard/120	1	\$30,000
JCF.00.C40	Site	Recreation Field/Court, Crack Seal, Basketball.	Due to age of system. To improve appearance.	yard/60	1	\$15,500
JCF.00.C07	Site	Recreation Field/Court, Crack Seal, Basketball.	Due to age of system. To improve appearance.	yard/60	1	\$15,500
JCF.00.C08	Site	Recreation Field/Court, Crack Seal, Basketball.	Due to age of system. To improve appearance.	yard/60	1	\$15,500
JCF.00.C26	Site	Recreation Field/Court, Crack Seal, Basketball.	Due to age of system. To improve appearance.	yard/60	1	\$15,500
JCF.00.C05	Site	Recreation Field/Court, Crack Seal, Tennis.	Due to age of system. To improve appearance.	yard/60	1	\$15,500
JCF.00.C49	Site	Site Improvements II, Remove & Replace, Concrete Slab/Pad.	Due to age of system. To improve appearance.	yard/22	1	\$5,500
JCF.00.C16	Site	Site Improvements II, Remove & Replace, Concrete Slab/Pad.	Due to age of system. To improve appearance.	yard/22	1	\$5,500
JCF.2.A22	Support/Seg/K Housing/Food	Misc projects. Segregation needs more BF cells.	Request of Facilities Maintenance.	Each/20	2	\$600,000
					Total	\$4,264,390

MICHIGAN DEPARTMENT OF CORRECTIONS

“Help Make Things Right”

MEMORANDUM

DATE: June 22, 2015

TO: Warden Romanowski, Detroit Reentry Center/ Detroit Detention Center

FROM: Kotzian, Kevin; Physical Plant Superintendent

SUBJECT: Annual Physical Plant Report Detroit Detention Center

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.

Overview of Physical Plant Accomplishments

New cameras have been added in 500 building and 100 building.

Door added to the medical records retention area upper 100 building.

Annual Review of Physical Plant

Housing Unit 500

The housing unit is where all DPD fresh arrests are lodged while or before being arraigned. Building is in good shape and ongoing maintenance is being performed. It is extremely hot and stuffy in this unit during summer months.

Housing Units 200, 400 and 700

The housing units are in good structural condition. Buildings are currently CLOSED. This past winter freezing has caused some water lines to break, forcing us to drain the systems. The roof is in need of replacement, per roofing survey.

Administration 100 Building

The Administration Building is structurally in good condition. DPD and MDOC staff takes pride in this area.

Food Service 800 Building

The Food Service Building is in good condition. Building is currently CLOSED. Roof is in need of repair. Stainless steel tables removed by regional maintenance.

Grounds

All drives and roads need patching and crack repair. Both Administration and facility parking lots need asphalt replaced and cracks repaired. Security zone sensor wiring is addressed as problems arise. Grass and weeds are being attended to weekly.

300 School Building

The School Building is in good condition. Building is currently CLOSED. Some water lines have frozen forcing us to drain the system.

Health Care 800 Building

Health Care is in good condition. Building is currently CLOSED.

Deputy Suite 100 Building

The Deputy Suite is in good condition. DPD utilize this area.

MSI Factory 600 Building

The factory is good shape and is currently CLOSED.

Roofs

Most roofs were replaced 8 years ago, roof survey showed some needs, which are being addressed. Buildings 200, 400 and 700 need to be replaced and is on the 5 year plan.

Security Systems

Zones are functional, staff repair as problems arise. Cameras are essential, and are in very good working condition. "A" zone is only active zone.

Boilers

Heating boilers are in poor condition. Last winter was very cold; boilers were not attended too properly. Causing pipes to freeze and break. Regional Maintenance is aware of this problem as some parts were procured and dropped off. Regional Maintenance is scheduling repairs. Many feed pumps and circulating pumps are in need of repair.

DETROIT DETENTION CENTER

5-Year Plan **FY** FY2017

Project No.	Building	Project Description	Reason Description	Quantity & Units	Facility Priority	Cost Estimate
DDC.00.A05	500 building	Add air conditioning.	Upgrade existing condition	1	1	\$400
					Total	\$400

MICHIGAN DEPARTMENT OF CORRECTIONS

“Help Make Things Right”

MEMORANDUM

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TO: Warden Romanowski, Detroit Reentry Center/Detroit Detention Center

FROM: Kotzian, Kevin; Physical Plant Superintendent

SUBJECT: Annual Physical Plant Report Detroit Reentry Center

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Overview of Physical Plant Accomplishments

Energy efficient base lighting has been installed in housing units.

Concrete replacement throughout facility, and curbs.

Control Center Monitor station was rebuilt to be more effective.

Carport has been installed.

Centralized caustics area has been established.

Washers and Dryers have been installed.

Annual Review of Physical Plant

Housing Units 200, 400, 500 and 700

The housing units are in good condition. Painting is on going. Shower areas have been problematic, stainless steel will be used in showers. New heater vent covers have been installed. Washers and dryers are installed and running smoothly.

Warehouse 900 Building

The Warehouse Building is structurally in good condition. Recently, Maintenance and Warehouse have sent a lot of overflow back to regional warehouse. Refrigeration equipment needs upgrading. Both back up freezers need units replaced. Roof is in need of replacement and is on the five year plan.

Administration 100 Building

The Administration Building is structurally in good condition. A new PPD/Durress system is in our 5 year plan and needs to be replaced.

Maintenance 900 Building

Maintenance Building is in good condition. Roof needs to be replaced.

Propane Blender

The propane blender is in good condition. Painting the tanks is done as needed.

Food Service 800 Building

The Food Service Building is in good condition. Painting and routine maintenance is ongoing. The break down room floor has been very problematic and needs to be repaired quarterly. Air handling equipment needs to be upgraded.

Grounds

All drives and roads need patching and crack repair. Both Administration and facility parking lots need asphalt replaced and cracks repaired. Security zone sensor wiring is addressed as problems arise. The facilities "B" zone is being replaced this year with MOP funds. Grass and weeds are being attended to weekly.

300 School Building

The School Building is in good condition. Air handling equipment is in good repair. Centralized caustics area was established in the 1st floor and has run smoothly since the open, saving the facility money.

Health Care 800 Building

Health Care is in good condition. Painting is done as needed. Flooring is in good shape. Exam rooms are in good shape.

Deputy Suite 100 Building

The Deputy Suite is in good condition. Some areas need to be re carpeted.

MSI Factory 600 Building

The factory is good shape. Maintenance is done when needed. Property room has moved to the North West corner of the building.

Dialysis Unit 200 Building

The chemicals used in dialysis cause damage to the drains which need constant maintenance, problems are getting to be fewer now that we have changed the type of drain pipe used.

Quartermaster 200 Building

Structurally in good shape. New washers and dryers are installed and run great.

Roofs

The roofs were replaced 5 years ago, roof survey showed some needs, which are being addressed.

Security systems

PPD/duress system needs replacing. Camera system is approved for more head end equipment for future expansion and replacement of old Pelco cameras. Cameras are replaced as they go out, being replaced with new HD cameras.

Boilers

Heating boilers are in good condition. Hot water boilers in 700 and 400 housing units have been replaced with more energy efficient units.

DETROIT REENTRY CENTER
5-Year Plan FY2017

Project No.	Building	Project Description	Reason Description	Quantity & Units	Facility Priority	Cost Estimate
DRC.00.S01	All buildings	Replace Public Address System.	To upgrade system to enhance safety and security.	1	1	\$205,000
DRC.00.S02	Site	Replace personal protection system/Durres.	To upgrade system to enhance safety and security.	1	1	\$2,000,000
DRC.00.S03	Site	Phase 1 and Phase 2 of camera addition.	Adding cameras to areas for more camera coverage.	30	1	\$150,000
DRC.900.A04	900	Replace existing roof.	Roof is leaking, patching is wearing out.	1	2	\$99,380
DRC.00.A05	Site	Replace/repave both parking lots.Visitors and employee lot.	Pavement is deteriorating repaidly, needs replacing.	1	2	\$600,000
DRC.00.A06	Site	Sidewalk, concrete by front entrance of Administration.	Due to age of facility, concrete needs to be re leveled and or replaced.	1	4	\$65,000
DRC.00.A07	Site	Pavement on roadways around perimeter road.	Cracking, constantly patching, deteriorating. Re-surface roadways.	1	2	\$1,250,000
DRC.00.A08	Site	Frame and cover/grate catch basin in visitors lot, perimeter road and employee lot to grade.	Pavement has sunk below basin, bring back to grade.	1	2	\$12,500
DRC.100.A09	100 building	Repalce acoustic ceiling tiles in administration building.	Worn out/discolored.	1	4	\$10,000
DRC.100.A10	100 building	Recaulk/reseal windows.	Worn out, not functioning properly.	1,000 SF	2	\$10,000
DRC.300.A11	300 building.	Replace double exterior doors/frame and hardware.	Due to age, rusted could lead to further issues.	3	4	\$20,000
DRC.600.A12	600 buildng MSI	Replace roof insulation.	In need of replacement.	38,960 SF	2	\$425,400
DRC.800.A13	Foodservice	Replace double exterior doors/frames and hardware.	In need of replacement.	1	2	\$6,000
DRC.800.A14	Healthcare	Recaulk/reseal windows.	In need of replacement.	600 SF	2	\$6,000
DRC.800.M15	Foodservice	Replace dishwasher exhaust fan.	In need of replacement.	1	2	\$5,000
DRC.00.A16	Big yard	Soil stabilization/Grading, to help with drainage between track and basketball courts.	To improve drainage and fix grade.	2,000 SF	4	\$20,000
					Total	\$4,284,280

MICHIGAN DEPARTMENT OF CORRECTIONS

“Help Make Things Right”

MEMORANDUM

DATE: July 8, 2015

TO: Jeremy Bush, Warden
Charles E. Egeler Reception and Guidance Center

FROM: Robert Weems, Physical Plant Supervisor
Charles E. Egeler Reception and Guidance Center

SUBJECT: RGC 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.

Overview of Completed Projects

C-Unit project was completed

Administrative roof was replaced

PEL project completed.

JMF back sally port fence project completed

1-2-3 block roof lighting was upgraded

JMF back sally port controls replaced

1 Block stacks replaced

Annual Review of Physical Plant

Housing Unit 1

The overall condition of this unit is good. The roof needs to be repaired or replaced in the near future. The showers need to be repaired. The windows are in need of repair or replacement.

Housing Unit 2

The overall condition of this unit is good. The roof needs to be repaired or replaced in the near future. The showers need to be repaired. The north side of the block needs the plumbing stacks replaced.

Housing Unit 3

The overall condition of this unit is good. The showers need to be repaired.

C-Unit

The overall condition of this unit is good. The interior lighting needs to be replaced. The roof needs to be replaced as there continues to be leaks.

Administration

The roof was replaced in fall of 2014. HVAC system is in working order but a replacement should be looked into in the near future.

Food Service

The overall condition of the Food Service area is in good condition. Floor and wall tiles need to be re-grouted and replaced in areas. Painting needs to be done.

Building 142

This building is in all around good shape. The roof top chiller unit has outlived its useful life and should be replaced in the near future.

Sally Ports

Intake sally port is in great working order. Main sally port gates and operators need to be replaced as they have outlived their useful life. JMF back sally port is in good working order.

Maintenance Building

The overall condition of this building is good. The exterior of the building needs to be painted.

Grounds

The facility grounds are in good shape. Some walkways and sidewalks are in need of replacement.

CC

File

Mike Baker

Daniel Smith

**CHARLES E. EGELER RECEPTION AND GUIDANCE CENTER
5-Year Plan FY FY 2017**

Project No.	Building	Project Description	Reason Description	Quantity & Units	Facility Priority	Cost Estimate
AO9.01	1,2,3 BLOCKS	Rebuild communal showers.	Upgrade equipment and to enhance safety.	72	2	\$250,000
M02.41	Administration bld.	HVAC retrofit.	To upgrade the system.	1	3	\$750,000
M02.02	Building 142	Air Handling Unit Chilled Water.	The system is antiquated.	1	4	\$900,000
C04.09N	Administration bld.	Control Center Remodel.	To provide enhanced space for control center staff to perform duties. And accommodate new security monitoring systems.	1	13	\$250,000
M01.03	1-2 Blocks	Replace/New piping.	To upgrade the system.	2	5	\$950,000
A01.03	1.2.3. Block	Replace Existing Roof.	The roof is in need of replacement.	3	12	\$800,000
C04.09N	1,2,3 Blocks.	1,2 and 3 Blocks Access Hatches.	Hatches are needed to get from the outside to the inside.	4	6	\$250,000
C04.08NS	Main Sally Port	Main Sally Port Gates and Controls.	To upgrade the construction and enhance security.	1	1	\$275,000
M02.01	Food Service	Food Service Heating.	To upgrade the system.	1	7	\$250,000
A01.03	C-Unit	C-Unit Roof.	Roof is in need of replacement.	1	8	\$150,000
A08.03	Food Service	Food Service Tiles and Ceiling.	Food service is in need of Flooring, wall and ceiling tile replacement in the near future.	1	9	\$250,000
A20.01	Maintenance	Dry Storage Barn.	Maintenance is in need of a dry storage barn to store and protect equipment.	1	10	\$48,000
C03.01CP	Facility Interior	Interior Walkways and Sidewalks.	The interior walkways and sidewalks are in need of replacement.	1	11	\$250,000
					Total	\$5,373,000

MICHIGAN DEPARTMENT OF CORRECTIONS

“Help Make Things Right”

MEMORANDUM

DATE: August 5, 2015

TO: Dewayne Burton, Warden
Richard A. Handlon Correctional Facility

FROM: Stephen Card, Physical Plant Superintendent
Richard A. Handlon Correctional Facility

SUBJECT: Annual Physical Plant Inspection – 2015

We continue to manage and repair asbestos using a contracted vendor as need. The 2014/2015 heating season went very well after all the repairs we have made over the past few years. We have many exterior doors that need to be replaced and many that need to be painted. Our new camera system is working much better since we installed battery backups in the control cabinets. Several shower floors need to be resurfaced.

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 windows 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. An Electrical system upgrade is needed.

Housing Unit B

The heating system in this building is in need of upgrading. The heating system is similar to A Units Heating system. Heating controls are basically controlled manually by Maintenance Staff in this building as outside air temperature's change. The building windows are the same type and condition as those in A Unit. The roof system is in good condition. The main entrance door / partition are in poor condition and should be considered for replacement An Electrical system upgrade is needed.

Housing Unit C

The sky lights in this building are in poor condition and we have started replacing them. Two were replaced in July. The normal 10 year life of this buildings rubber roof is in its 23rd year of service. Replacement of the rubber roof is recommended on an independent Roof study that was

done. The hollow metal door to the basement mechanical room needs to be replaced. An Electrical system upgrade is needed.

Housing Unit D

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 on this building is the same age and condition as the C Unit rubber roof, 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 room. The metal and glass doors are in poor condition. The partitions are in poor condition. A new set of doors are needed to the mechanical room. An Electrical system upgrade is needed.

Housing Unit E

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. An Electrical system upgrade is needed.

Housing Unit F

The main entrance door and partition are in poor condition and should be replaced. The roofing system is in good condition. The block, brick, and flooring in this building are in good condition. An Electrical system upgrade is 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 are in good condition. The building roof and flashing is in good condition. An Electrical system upgrade is needed. Cameras are needed.

Recreation Building

This building is in good condition. The Block and the roof are 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. The weight pit roof needs to be replaced.

School Building

Seventy five percent of the building has large single pain 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 door needs to be replaced. A plan to replace 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 steel window frames have extensive rust issues where they meet the floor and need to be replaced. The concrete pad for the garbage compactor, and grease container are in poor condition and should be replaced. The grease trap has a broken wall in it and needs to be repaired. The floor in the food storage room needs to be replaced. The roof needs to be replaced.

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. 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. The gas line will need to be replaced if heat is needed in the building. The sprinkler system will need to be repaired if the building is to be occupied.

Gun Range

The gun range building is in fair condition. The exterior doors are in poor condition and should be replaced. Painting is needed on the exterior of the building. An upgrade of the security lighting is needed.

Fences, Towers, Grounds, and Sally port

The guard towers are in poor condition. They were painted in 2014. The perimeter fences and post are some of the oldest in the Correctional system and need to be replaced. Steel plate was added to the bottom on over 800 feet of fence with the single loop bottom. When funds are available, removal of the northwest gate should be considered. Nearly all of our buildings water main curb valves do not shut off, so many buildings cannot be isolated for major water line repairs. These valve need to be considered for replacement. Several sections of concrete sidewalk need to be replaced. The perimeter road needs extensive repairs. A great deal of razor wire needs to be added to our whole fence system and the sally port. Two lighting towers need to be added to light up dark areas inside 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. The underground diesel storage tank has been inspected and is in good condition. The MTU/ICF sewer systems manual bar screen needs to be upgraded to an automated system. The Maintenance building walls, floors and roof are in good condition. The pole buildings used for equipment and material storage will need a new roof soon.

Cc: Kim Grant – Facility Manager

RICHARD A. HANDLON CORRECTIONAL FACILITY

5-Year Plan

FY2017

Project No.	Building	Project Description	Reason Description	Quantity & Units	Facility Priority	Cost Estimate
MTU.00	Food Serv.	Replace food service roof	Over 20 years old and failing		1	\$40,000
MTU.00	Bar Screen	Upgrade sanitary system bar screen. Provide bituminous access, conduit and power to building and equipment.	Existing system is manual and does not have the capacity to handle ICF and MTU sewers.	1 Unit	2	\$995,500
MTU.00	Facility	Replace existing 8" sanitary main with a 12" sewer pipe.	Existing is undersized and can cause bar screen to backup	300 LF	2	\$140,000
MTU.00	Parking Lot	Cover existing gravel parking lot with bituminous and existing with 1 1/2"	Improve maintenance, improve appearance	12,000 SF	5	\$52,000
MTU.00	fence	Replace bad fence	Some of the oldest fence in the prison system and in bad shape	0	1	\$3,913,000
MTU.00	Parking Lot	Replace pavement/driveway,perimeter road. Bituminous,remove and replace full depth.	Existing pavement is breaking up and leaving large chunks when scraping snow.	22,000 SF	3	\$99,700
MTU.00	Facility	Remove and replace cracked and brokent sidewalks. Widen others	Existing sidewalks are raised and cracked from frost. Wider sidewalks for preison traffic flow.	2,500 SF	3	\$28,000
MTU.00	Parking Lot	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 and Replace. Various Locations.	Due to age of system. To improve fire water flow. Long-term maintenance issues.	6 units	2	\$25,000
MTU.00	All Buildings	Water distribution system piping. Remove & relace approximatly 35% of the existing water system. Including pipe, valves and boxes, replace drives and sidewalks.	Due to age of system, to improve fire water flow, long term high maintenance issues. Due to wide spread at various locations specific areas can not be identified.	LS	2	\$239,000
MTU.00	Parking Lot	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 areaa. To improve vehicel traffic flow. Long-term/high maintenance issues. Service reliability.	55,000SF	3	\$285,000
MTU.00	A Unit	Sidewalk, concrete, remove and 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 improve appearance. To improve perdestrain traffic flow.	1,200 SF	3	\$18,000
MTU.00	A Unit	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.1	All Buildings	Replace interior door hardware	Replace in conjunction with ADA guidelines	30 Units	3	\$29,000

MTU.1	Admin.	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	B Unit	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. Provide better temperature control. Impairs building operations.	9,000 SF	2	\$120,000
MTU.2	Food Serv.	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	Food Serv.	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	Food Serv.	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	Food Serv.	Clean and patch terrazzo.	Damaged, cracked, hard to clean and maintain sanitation.	14,000 SF	2	\$430,000
MTU.2	C Unit	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	0	Replace existing window system with insulated system.	Worn out. Damaged. Not energy efficient.	7,100 SF	2	\$580,000
MTU.3	0	Replace double exterior doors/frame/hardware.	Worn out. Damaged. To eliminate high maintenance condition.	2 Units	2	\$12,000
MTU.3	School	Roof repair	Needs replacement	8,300SF	4	\$20,000
MTU.3	F Unit	Replace toilet partitions.	Worn out. Damaged	12 Units	2	\$54,000
MTU.3		Provide new hallway, egress opening.	Not to present code. Does not meet ADA guidelines. Life safety issue/dead end corridor.	MOP	1	\$13,000
MTU.3	All Units	Interior lighting - Replace interior light fixtures, Troffer.	Increase lighting levels. Provides a cost and energy savings.	MOP	3	\$31,000
MTU.3	D Unit	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	\$29,000
MTU.3	School	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	\$12,000
MTU.3	School	Install ductless split AC in 5 offices in inspectors wing.	Improve working conditions in warm weather.	3 Units	5	\$27,500

MTU.4	School	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	E Unit	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	Field house	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	Facility	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	F Unit	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	Facility	Upgrade heating control system and couple with existing energy management system.	Better temperature control. Reduce energy usage. Personnal comfort.	50,000 SF	2	\$157,000
MTU.11	Facility	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	Facility	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	Facility	Replace cell Locksets	Worn out. Cosmetically necessary or aesthetically poor. To eliminate high maintenance condition.	120 Units	2	\$22,000
MTU.11	Facility	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	Facility	Replace existing window system - w/insulated security glass/screens	Worn out. Damaged. Not energy efficient.	120 Units	3	\$292,000
MTU.11	Facility	Replace single exterior door/frame/hardware.	Worn out. Damaged. Cosmetically necessary or aesthetically poor.	3 Units	3	\$10,500
MTU.11	School	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	School	Replace air handling unit.	Worn out. To eliminate high maintenance condition.	9,046 SF	2	\$105,000

MTU.11	Housing units	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.12	Facility	Replace cell Locksets	Worn out. To eliminate high maintenance condition.	120 Units	3	\$210,000
MTU.12	Facility	Rebuild communal shower rooms.	Damaged. Leading to more serious problems. Cosmetically necessary or aesthetically poor.	700 SF	3	\$150,000
MTU.12	Facility	Replace existing window system - w/insulated system	Not energy efficient. High maintenance condition.	120 Units	3	\$280,000
MTU.12	Field House	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	Admin.	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.13	Facility	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	E Unit	Replace toilet partitions.	Worn out. Damaged. Cosmetically necessary or aesthetically poor.	4 Units	3	\$5,000
MTU.13	Facility	Replace existing window system - w/insulated security glass/screens	Not energy efficient. High maintenance condition.	120 Units	3	\$345,000
MTU.13	Lighting Sys.	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	Maintenance	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.14	Facility	Replace single exterior door/frame/hardware. Side glass panels.	Worn out. Damaged. Cosmetically necessary or aesthetically poor.	1 Unit	3	\$5,500
MTU.14	Facility	Replace existing window system - w/insulated security glass/screens	Not energy efficient. High maintenance condition.	120 Units	3	\$300,000
MTU.14	Food Serv.	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	E Unit	Replace existing fixtures with stainless.	Maintenance and upkeep	20 Units	3	\$25,000
MTU.14	Facility	Replace/ new piping. Replace domestic hot and cold water lines, sewer lines. Build in pipe access panels.	In need of replacement	1,000 LF	2	\$95,000
MTU.15	Facility	Repair brick - selected areas	Cosmetically necessary or aesthetically poor. To prevent future maintenance issues	2,000 SF	2	\$56,000
MTU.15	Facility	Replace existing window system - w/insulated security glass/screens	To eliminate future high maintenance conditions. Energy efficient.	120 Units	2	\$300,000

MTU.15	Facility	Replace single exterior door/frame/hardware. Side glass panels.	Cosmetically necessary or aesthetically poor. To prevent future maintainance issues	4 Units	2	\$15,000
MTU.15	Facility	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	Admin.	Rebuild staff communal toilet room.	Upgrade in conjunction with ADA Guidelines	100 SF	3	\$13,500
MTU.15	Admin.	Electrical Distribution System - Install additional branch panelboard.	Existing equipment at full capacity. Existing equipment undersized for present load conditions. Provides for future growth.	1 Unit	2	\$5,600
MTU.15	All Buildings	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	Mantence	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	Health care	HVAC retrofit. AC Health Care Wing	Upgrade system	5,000 SF	1	\$136,000
MTU.15	Health care	Upgrade heating system. Existing system is not adequate. New fin tube heating in each cell is needed.	Upgrade needed	9,858 LF	2	\$210,000
MTU.15	Facility	Replace/new plumbing fixtures - w/stainless.	Secuirty enhancement	120 Units	1	\$95,000
MTU.00	Parking Lot	Repair stairs to upper parking lot. Install concrete curb, replace stairs, raise stair 6" above upper lot.	Improve drainage, soil erosion issue, prevent winter hazard.	3,000 SF	3	\$28,000
					Total	\$13,062,300

MICHIGAN DEPARTMENT OF CORRECTIONS

“Help Make Things Right”

MEMORANDUM

DATE: June 24, 2015

TO: Paul Klee, Warden
Gus Harrison Correctional Facility

FROM: Glen Hively, Physical Plant Superintendent *G. Hively*
Gus Harrison Correctional Facility

SUBJECT: 2015 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 Facility is as follows:

FINDINGS

NORTH FACILITY

The roof repair project for the North is in progress with completion expected by 7/31/15.

1. Housing Units 1, 2, & 3

These units are in good condition due to regular maintenance.

Due to their age and the condition of our water, the heating boilers in these housing units do require more maintenance. 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 however it has been better this year than in past years. These repairs are sometimes very costly to the facility. We have discussed an alternative with Physical Plant Division; however a concrete plan to solve this issue has not been developed.

2. Housing Units 4 & 5

These units are in good condition due to regular maintenance.

Due to their age and the condition of our water, the heating boilers in these housing units do require more maintenance. We repair as necessary.

We have installed ICON Water Controls in several of the cells and continually do so as funds are made available. We are approximately 75% complete. These units have reduced maintenance repair time, water and sewer usage and flooding of cells. The initial cost is expensive, but the long range effects are very beneficial.

The exterior brick and interior block of the buildings are in fine shape. Windows are kept in good operating condition.

3. Housing Unit 6

This unit is in good quality condition due to regular maintenance.

Due to their age and the condition of our water, the heating boilers in this housing unit do require more maintenance. We repair as necessary.

The exterior brick and interior block of the buildings are in excellent shape. Windows are kept in good operating condition.

4. Segregation Unit

Segregation is in great 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 while also reducing water and sewer usage. Windows are replaced if necessary. The bubble air conditioner requires regular maintenance due to its age.

5. Administrative Building

This building is in excellent shape due to regular maintenance.

The doors and windows are in decent working condition. The exterior brick and interior block is solid.

Due to the MDOC goal of Security enhancements with more electronic systems, Control Center may need to be examined for expansion of the EM Room to accommodate the upcoming camera project.

The heating boilers in this building do not cause many problems. Due to its age and outdated pneumatic controls, the air conditioner unit and controls require regular maintenance throughout the cooling season. I recommend a new electronic control system for the HVAC of this building to replace the pneumatic controls.

6. Food Service Building

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 and is frequent due to the age and use. We request new equipment when repairs are too costly.

Due to their age and the condition of our water, the heating boilers do require more maintenance. We repair/replace as necessary.

7. Health Services Building

This area remains a high traffic area, but is in good condition.

8. School Building

The School Building is in overall excellent shape.

The gymnasium floor was resurfaced (paid for by PBF) and is beautiful.

9. Maintenance/Warehouse/Generator Building

This building is in good condition. The exterior brick and interior block is sound.

The main switch gear for the facility has a manufacturer's recommendation of cleaning on a five year schedule. It is functioning without interruption.

The generator is in reliable condition. It is tested on a monthly basis and gets regular scheduled maintenance.

SOUTH FACILITY:

Note: The roof repair project was completed fall of 2014.

1. Housing Units A, B, C, D, E, F, G & H

The doors and windows are showing deterioration. 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 working condition. We have replaced most of the boilers as necessary and we keep one on inventory to provide basic requirements for the prisoners.

2. 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.

Repairs to the building itself are hard to stay on top of, because most of the day this building is full of activity.

The hot water boiler is in high demand and requires frequent maintenance, as does the dish tank.

3. Education Building

The Education Building is in good condition. The walls are drywall and require patching and painting routinely. The doors get a lot of use and wear shows up quick.

4. Weight Pit/SPA Area

This building is in good shape. 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 an excellent job. The roof, doors and windows are in good shape. Due to their age, rooftop heating units require seasonal maintenance.

6. Administration Building

This building is in adequate shape. Due to items being transported through on carts and visiting room use, the drywall walls are in constant need of repair/painting.

The doors get a lot of use and show wear and tear quickly.

The boiler is in good working 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 staffs make it work.

Since the consolidation, the Communications Center is adequate for its limited use.

7. Maintenance Building/ ERT/ Records Retention

This building is in decent shape, but has limited use.

The maintenance part is used for grounds equipment storage and repair.

We have had minimal problems with the generator.

The ERT area is in decent shape. Minor drywall repair and painting is always needed.

The Records Retention area is in good 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 this should be sooner than later. *Please note; The Chapel is not included in the Roof Project. This is a responsibility of the PBF to fund the new roof.*

The heating/cooling system is a constant maintenance issue, but staff keeps 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. We have a MOP (#798012-15) for this project.

10. Outside Grounds

The grounds outside of the perimeter are in satisfactory condition and are maintained daily by a staff and prisoners.

SUMMARY

Overall, I feel that our facility is in great condition considering the age. This is largely due to the dedicated staff in our maintenance department, both past and present, by utilizing their knowledge, skills, prisoner labor to the fullest and following the Preventative Maintenance program.

We have been replacing concrete now for the second summer as we have numerous areas that need replaced.

We continue to replace outdoor HPS lighting with LED lights to reduce energy use.

We, as in the Administration, need to keep researching energy reduction possibilities on all utilities.

A possibility is adding central A/C in the South Administration and School Buildings to replace all of the small window units. I do believe by doing this, we could get a quick payback on that initial investment thus resulting in long term savings.

Our facility is scheduled for many upgrades in the future. They are a new perimeter detection system, additional buffer fencing, chain link fence over the South Administration Building, a new perimeter enhancement system, a new PPD system and as mentioned repairs to the perimeter road and parking lots.

If you should have any questions, please feel free to contact me.

Thank you.

Cc: D. Ricumstrict, ARF Deputy Warden of Housing/Programs
S. Campbell, ARF Deputy Warden of Operations
V. Stewart, Administrative Officer
S. Chastain-Firestone, Wardens GOA
File

GUS HARRISON CORRECTIONAL FACILITY
5-Year Plan FY2017

Project No.	Building	Project Description	Reason Description	Quantity & Units	Facility Priority	Cost Estimate
ARF.100.E01	100	Replace Controls for Heating and Air conditioning in Administration Building.	To upgrade antiquated system	1 System	1	\$180,000
ARF.100.E02	All	Replace fire alarm system.	To upgrade antiquated system	1 System	2	\$1,200,000
ARF.600E03	100	Expand electronic monitoring room in Control Center.	Current monitor roomm is small.	1 Unit	3	\$25,000
ARF.600.M06	South Food Service	Replace walk-in freezer.	Replacement recommended by Sanitarian.	300 SF	4	\$55,000
ARF.00	Site	Install exterior pole lighting along road and Unit 6.	To upgrade lighting system and enhance security	4 Each	5	\$75,000
ARF.1400	Chapel	Replace roof and insulation.	In need of replacement. Reaching life expectancy.	4100 SF	6	\$45,000
ARF.00	Site	Repair propane backup heating system.	In need of repair	1 Each	7	\$25,000
ARF.300	HU 3	Replace wheel chair lift for handicap inmates.	In need of replacement	1 Unit	8	\$120,000
ARF.00.E01	Site	Outdoor lighting replacement & energy savings.	Replace existing HPS fixtures & lamps with retrofit LED fixtures.	200 Each	9	\$400,000
ARF.100.S01	Administration	Construct 900 square feet addition to south visiting room.	To accommodate additional visitors for inmate visits.	1 Each	10	\$250,000
ARF.00.C01	Site/Gun Range	Pavement Areas/Driveways/Roadways, Bituminous, Remove & Replace Full Depth.	To improve appearance. Service reliability. Due to site/soil characteristics. To extend life.	LOT	11	\$210,000
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 extend life.	54,000 SF	12	\$600,000
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 extend life.	54,000 SF	13	\$400,000
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 extend life.	54,000 SF	14	\$350,000
ARF.100.S01	All	Upgrade Camera System. Replace all head end equipment to IP addressable & add cameras.	To upgrade existing system and to enhance security	200 Each	15	\$600,000
ARF.1400.S01	Chapel	Add new pan & tilt color cameras in classroom area.	Add capacity to existing system and to enhance security	1 Unit	16	\$6,000
ATF.200.S01	Housing Unit A & B	Add new pan & tilt color cameras inside.	Add capacity to existing system and to enhance security	4 Units	17	\$23,900
ATF.300.S01	Housing Unit C & D	Add new pan & tilt color cameras inside.	Add capacity to existing system and to enhance security	4 Units	18	\$23,900
ATF.400.S01	Housing Unit E & F	Add new pan & tilt color cameras inside.	Add capacity to existing system and to enhance security	4 Units	19	\$23,900
ATF.500.S01	Housing Unit G & H	Add new pan & tilt color cameras inside.	Add capacity to existing system and to enhance security	4 Units	20	\$23,900
ATF.700.S01	South Education	Add new pan & tilt color cameras inside.	Add capacity to existing system and to enhance security	1 Unit	21	\$6,000
ATF.600.S01	South Food Service	Add new pan & tilt color cameras inside at the rear of Food Service.	Add capacity to existing system and to enhance security	3 Units	22	\$6,000
ARF.800.S01	Housing Unit 1	Add new color cameras inside wings.	Add capacity to existing system and to enhance security	4 Units	23	\$23,900
ARF.900.S01	Housing Unit 2	Add new color cameras inside wings.	Add capacity to existing system and to enhance security	4 Units	24	\$23,900
ARF.1000.S01	Housing Unit 3	Add new color cameras inside wings.	Add capacity to existing system and to enhance security	4 Units	25	\$23,900

GUS HARRISON CORRECTIONAL FACILITY

5-Year Plan FY2017

Project No.	Building	Project Description	Reason Description	Quantity & Units	Facility Priority	Cost Estimate
ARF.1300.S01	Housing Unit 6	Add new pan & tilt color cameras inside.	Add capacity to existing system and to enhance security	1 Unit	26	\$6,000
ARF.00.S01	Site	Add new pan & tilt color cameras outside.	Add capacity to existing system and to enhance security	4 Units	27	\$50,400
N/A	South Recreation	Construct 75' x 55' recreation building.	To accommodate recreational area for south side prisoner athletic program.	1 Each	28	\$595,000
					TOTAL	\$5,371,700

MICHIGAN DEPARTMENT OF CORRECTIONS

“Help Make Things Right”

MEMORANDUM

DATE: 6-29-15

TO: Willie Smith, Warden
Ionia Correctional Facility

FROM: Dale Wakley, Physical Plant Supt.

SUBJECT: Annual Physical Plant Evaluation 2015

The Maintenance Department has had an extremely busy year. In addition to preventative maintenance and planned projects, we have spent a great deal of time and resources on projects upgrading institutional security. We strive to complete work orders and preventative maintenance in a timely manner and have no backlog of assigned tasks.

All of our institutional security systems (stun fence, intellaflex, microwave zones and cameras) are operational and in good repair. New perimeter lighting has been installed and we are in the process of having the perimeter fence upgraded. New Lighting and plumbing upgrades are in the process of being completed sometime this year.

Our PPD system is outdated, but we are in the process of upgrading to an updated system. The first phase of the new system is installed and we are waiting for the calibration of the system to begin. Once calibration has been completed the new system should alleviate the problems of overlapping coverage and provide enhanced staff safety.

List of Completed Projects

1. ICF road sign replaced.
2. Installed new fence ties in units 1 thru 5 Yards.
3. Installed new fence ties in the Sally port.
4. Repaired the fence on Wall Street that was damaged by flood waters.
5. Installed a strip search area in the 300 building.
6. Replaced the fire exit door alarm system in units 6 and 7.
7. Installed electronic locks in the administration building.
8. Installed Protechs motion sensors in the Sally port area and add new zone.
9. Installed razor ribbon on the 100 building around food service ending at health care.
10. Installed new central caustic area.
11. Installed wire mesh dividers between in units 6 and 7 between the front side and the back side.
12. Installed Metal plating on the Sally port fence joints.

13. Installed footing under the fence between Level 2 and MSI.
14. Remodeled Wardens suite.

The standby generator is functional and at full capacity. There are no planned upgrades for the standby system in the immediate future.

Building 100:

The remodel of the Wardens suite was completed. The roofing was replaced on the 100, 200, and 300 building and the roof was repaired on Units 6 and 7. A Physical plant change request has been submitted and approved and we are in the progress of remodeling the Control Center Monitor Room. The elevator maintenance is up to date and the elevator is fully functional. All preventative maintenance is up to date.

Building 200:

Health Care, Warehouse, Property/Intake and Maintenance are all in good shape with all preventative maintenance completed and up to date. The ceiling in food service was bolted down so contraband could not be placed in the ceiling. Minor repairs have been made in Food Service. The dish tank continues to be a source of problems.

Building 300:

The industrial laundry machines that were installed in the Quartermaster area are fully operational and running great with little or no problems. The strip search room and modules have been completed. All preventative maintenance is up to date. A central caustics system has been installed and is up and running.

Building 400:

The MSI building is in good repair. All preventative maintenance is up to date.

Housing Units 1-5:

An energy performance plumbing project is in progress and the flush valves will be upgraded in the next few months. An energy performance lighting project is in progress and all lighting will be upgraded in the next few months. We are having more and more problems with the cell doors in units 1-5. They are 27 years old and are wearing out with the constant use due to G.P. movement. All of the roofs are in line to be repaired. Bids for this project are in progress. Unit yard fencing tie downs have been installed. Areas of soil erosion are being backfilled to prevent structural problems with the concrete. Air intake systems have been cleaned. Many of the security cameras are slated to be replaced in phase II of the camera project and new cameras added. All preventative maintenance is up to date.

Housing Units 6 and 7:

We continue to have many maintenance issues in these Units. Part of the problem is that they were designed to house 80 prisoners each and they currently house 140 prisoners each. This puts a strain on the mechanical/plumbing components. We are constantly repairing toilets and sinks. The showers have been remodeled with new tile. New fire exit door alarm systems have been installed in both units. The vestibule doors have been replaced on Unit 7. The roof is slated to be replaced and is out for bids. All preventative maintenance is up to date.

Gun Towers and Guard Shacks:

These are in good repair and continue to be maintained in case of institutional need.

Grounds:

The parking lots, perimeter road and driveway are in bad shape and need to be surfaced. A MOP has been issued and we are in the process of having the parking lots repaired or resurfaced. The buffer fence bordering Wall St. was in need of repair. We utilized general laborers to complete this task and the fence is in great repair now. Many of the areas on grounds have soil erosion and these have all been backfilled. Some of the dead trees have been removed and trees blocking the camera views have been trimmed. The fence line between ICF and MTU was trimmed down and the weeds were cut down to permit better viewing between the facilities where contraband could be thrown over the fence. All other preventative maintenance has been completed.

No new changes to our facility preventive maintenance program implemented at this time.

C.C. Phyllis Clement – Facility Manager

IONIA CORRECTIONAL FACILITY
5-Year Plan FY2017

Project No.	Building	Project Description	Reason Description	Quantity & Units	Facility Priority	Cost Estimate
ICF S104	Facility Wide	Replace Fire Alarm System	System in need of replacement; Obsolete	Facility Wide	1	\$450,000
ICF A15.01	Facility	New Telehandler	This Unit will be used in plowing and removing snow from the inside of the facility.	1	2	\$130,000
ICF M06.02	200	Dish Washer in Food Service	In need of replacement; Obsolete	1	3	\$120,000
ICF E06	200	Replace Existing Generator	Equipment in need of replacement to increase capacity	1	4	\$450,000
ICF M06.02	Facility Wide	Replace P.A. System	In need of replacement; Obsolete; to enhance safety and security	1	5	\$220,000
ICF A06.04	Unit 2	Replace Cell Doors with New	In need of replacement	83 Units	6	\$330,000
ICF C04.07PC	Unit 6 and 7	Replace Cement on Housing Unit Yard	In need of replacement	1	7	\$30,000
					Total	\$1,730,000

MICHIGAN DEPARTMENT OF CORRECTIONS

“Help Make Things Right”

MEMORANDUM

DATE: September 14, 2015

TO: Warden MacLaren
Kinross Correctional Facility

FROM: Steve Wilson, Physical Plant Supervisor
Kinross Correctional Facility

SUBJECT: 2015 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 Kinross Correctional Facility is as follows:

FINDINGS

1. **A UNIT**

Structural – Exterior Walls – The exterior has been power washed and plastered to repair cracks. It also has been primed and painted.

Doors – A1 fire exit doors should be replaced due to poor condition. A2 east and west fire exit doors were replaced.

Windows – All three floors are in need of new 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 continuous maintenance problem, ceiling repairs with fiberglass reinforcement panel has been installed to assure sanitary requirements. Each year these require more maintenance.

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.

2. **B UNIT**

Exterior Walls – The exterior has been power washed and plastered to repair cracks. It also has been primed and painted.

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, high priority. 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.

3. **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 there 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.

4. D UNIT

Exterior Walls – east end has several mortar joints in need of tucking, pressure washing and painting. As time and weather allows, we will be addressing these problems and fixing them.

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.

5. 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.

6. **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.

7. **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 was 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.

8. **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.

MSI should purchase a new self-contained steam press for ironing needs.

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.

9. **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.

10. **BUILDING 210 -- Administration**

The building is in need of washing, plastering, priming and painting. 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. 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 – The floor tile in this area needs to be replaced.

Wardens Office/Records Office – The carpet is in very poor condition and needs to be replaced.

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.

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.

The Admin Building is in need of a new HVAC system.

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.

11. 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 2nd 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.

12. 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 — two new pot and pan sinks and faucets were installed in the winter of 2015 along with replacing the window sills in this area.

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.

13. MAINTENANCE BLDG 275

Building is in fair condition. The exterior of the building needs to be power washed and painted.

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 – Needs to be repaired or coated.

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.

14. 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.

15. 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. A new truss system with metal roof needs to be installed.

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.

16. GROUNDS BLDG 243/TRANSPORTATION

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.

Grounds Bldg. is now located in the north end of the building, and Transportation is located in the south end of the building.

Some interior walls have been painted in the South end of the building.

17. STORAGE BUILDING 240

Building is in fair condition at best.

Doors – fair.

Windows – none.

Roof – fair.

18. 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.

Windows – good condition.

Roofs - the roofs over the buildings are in poor condition. The roofs over the connecting tunnels are in poor condition and occasionally leak. They are in need of roof coatings.

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.

19. DEPUTIES SUITE BLDG 252

Overall the building is in fair 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 Suite.

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

This building is not insulated very well and if monies were available we should raise the building and install a masonry foundation under there.

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.

20. 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 – poor condition – The roof is scheduled to be replaced in the spring of 2016.

The domestic and heating boilers are in need of replacement and are included in the 5 year plan.

Walkways are in need of repairs from 3 gate to the housing unit building.

21. 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.

22. K UNIT PUBLIC WORKS BLDG 30

This building is in good overall condition.

Doors an Windows – good

Roof – good

23. K UNIT GENERATOR BLDG

This building is in good condition.

24. GENERATOR #2 BLDG

This building is in average condition.

25. GENERATOR #3 BLDG

This building is in average condition.

26. STEAM PLANT 50

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

KCF ROADWAYS / WALKWAYS / FENCE ANNUAL INSPECTION – 2015

1. OUTSIDE SECURITY FENCE

SE perimeter road – Bad dips and cracks

NW corner of perimeter – Large potholes

West side of sallyport – Large cracks and potholes. Needs new concrete on approach

Road between Hugginin Rd and Sallyport – Very poor condition, many potholes, and corner almost gone

West day shift lot – Needs repair to black top that was removed

Midnight shift lot – Fair Condition

Motorcycle lot – Good Condition

East day shift lot – Needs repair to black top

Visitor entry sidewalk @210 – fairly new concrete sidewalk

2. PERIMETER FENCE

Fair condition overall. One on south side has bent posts but fabric is in good condition.

3. INSIDE SECURITY FENCE

A new buffer fence has been added inside the facility at the north side of the running track.

A buffer fence has been added to the outside of the facility from the Weight Room Building across to the Steamplant, and north to the Administration Building.

Overall most of the sidewalks are in good condition, especially those that received a coat of asphalt a while back. The roads inside are in fair condition but are definitely showing their age. Some of the exceptions are listed below:

The north entrance to the administration building has a 2” rise at the approach which creates potential trip hazard.

The sidewalk on the east side of the Deputies Suite had a 4x4 section that had settled an inch or more thus creating a potential trip hazard. This has been repaired.

The east/west road from the sallyport to the academic school has several bad dips and cracks.

The sidewalk on the west side of the Deputies Suite has several 6” wide cracks/dips that need patched.

There was a big dip in the road across from the prisoner store. This has been repaired.

The sidewalk leading to Psych. Services was in poor condition. This was repaired.

In front of the MSI storage building is a 3' wide area of gravel that should be replaced with concrete due to forklift safety concerns.

All out of bounds lines have been painted along with the weight pit lines, tennis courts, handball and basketball courts.

KINROSS CORRECTIONAL FACILITY

5-Year Plan FY2017

Project No.	Building	Project Description	Reason Description	Quantity & Units	Facility Priority	Cost Estimate
	Site	Construct a yard shack.	Will be a work area for two Sergeants.		1	\$25,000
	K Unit	Boiler.	The current boiler in K unit is in need of replacement.		2	\$85,000
KCF.3.M01	Food Service	Modular boilers. Add (1) modular boiler per building.	Provide better temperature control.		3	\$85,000
KCF.4AB.M01	Housing Unit AB/QTRM	Modular boilers. Add (1) modular boiler per building.	Provide better temperature control.		3	\$85,000
KCF.4CD.M01	Housing Unit CD	Modular boilers. Add (1) modular boiler per building.	Provide better temperature control.		3	\$85,000
KCF.4EF.M01	Housing Unit EF	Modular boilers. Add (1) modular boiler per building.	Provide better temperature control.		3	\$85,000
KCF.4GH.M01	Housing Unit GH/Inside Maintenance	Modular boilers. Add (1) modular boiler per building.	Provide better temperature control.		3	\$85,000
KCF.2.M02	Education/Library/Programs	Modular boilers. Add (1) modular boiler per building.	Provide better temperature control.		3	\$85,000
KCF.1.M02	Administration	Modular boilers. Add (1) modular boiler per building.	Provide better temperature control.		3	\$85,000
	Around the existing perimeter	Buffer Fence	Construct a buffer fence around the perimeter.		4	\$250,000
KCF.3.A01	Food Service	Replace existing roof.	To Eliminate High Maintenance Condition.		5	\$200,000
KCF.4AB.A01	Housing Unit AB/QTRM	Replace existing roof.	To Eliminate High Maintenance Condition.		6	\$200,000
KCF.4CD.A01	Housing Unit CD	Replace existing roof.	To Eliminate High Maintenance Condition.		7	\$200,000
KCF.4EF.A01	Housing Unit EF	Replace existing roof.	To Eliminate High Maintenance Condition.		8	\$200,000
KCF.4GH.A01	Housing Unit GH/Inside Maintenance	Replace existing roof. With standing seam metal roof.	To Eliminate High Maintenance Condition.		9	\$200,000
KCF.6.A01	Sport Pavillion/Weight Pit	Replace existing roof. With standing seam metal.	To Eliminate High Maintenance Condition.		10	\$200,000
KCF.2.A01	Education/Library/Programs	Replace existing roof. With standing seam metal roof.	To Eliminate High Maintenance Condition.		11	\$200,000
KCF.7.A01	Maintenance	Replace existing roof. With standing seam metal roof.	To Eliminate High Maintenance Condition.		12	\$200,000
KCF.00.E03	Site	Electrical Distribution System-Replace Feeder, <600V. Install new.	Existing equipment has become a high maintenance problem.		13	\$275,000

KCF.00.E02	Site	Electrical Distribution System-Replace Feeder, <600V. Install new.	Existing equipment has become a high maintenance problem.		14	\$140,000
KCF.1.M03	Administration	Couple the existing pneumatic control system with DDC (new panel + some points).	Reduce energy usage. Provide better temperature control.		15	\$50,000
KCF.4AB.M02	Housing Unit AB/QTRM	Couple the existing pneumatic control system with DDC (new panel + some points).	Reduce energy usage. Provide better temperature control.		15	\$92,000
KCF.3.M02	Food Service	Couple the existing pneumatic control system with DDC (new panel + some points).	Reduce energy usage. Provide better temperature control.		15	\$25,000
KCF.4CD.M02	Housing Unit CD	Couple the existing pneumatic control system with DDC (new panel + some points).	Reduce energy usage. Provide better temperature control.		15	\$92,000
KCF.4EF.M02	Housing Unit EF	Couple the existing pneumatic control system with DDC (new panel + some points).	Reduce energy usage. Provide better temperature control.		15	\$92,000
KCF.4GH.M02	Housing Unit GH/Inside Maintenance	Couple the existing pneumatic control system with DDC (new panel + some points).	Reduce energy usage. Provide better temperature control.		15	\$92,000
KCF.7.A02	Maintenance/Greenhouse	Misc projects. Provide 3200 SF polebarn addition to Maintenance/Grounds Building.	Damage Due To Facility Growth.		16	\$50,000
KCF.00.C01	Site	Pavement Areas/Driveways/Roadways, Bituminous, Mill & Resurface.	To improve appearance. To improve vehicle traffic flow.		17	\$24,150
					Total	\$3,487,150

MICHIGAN DEPARTMENT OF CORRECTIONS

“Help Make Things Right”

MEMORANDUM

DATE: July 6, 2015

TO: Bonita Hoffner, Warden

FROM: David Karney, Physical Plant Superintendent, LCF

SUBJECT: Annual Physical Plant Inspection

This Annual Report has been prepared in accordance with PD 04.03.100 “Preventive and Emergency Maintenance for Correctional Facilities”.

Overview of Physical Plant Accomplishments

- * Re-located the medical dispensing room and pharmacy so that they are more centralized, and not near the sally port.
- * Replaced the existing ramp to the med line area with a larger ADA compliant ramp with hand rails.
- * Replaced several thousand feet of the e-flex wire on the exterior perimeter fence.
- * Installed window bars on the first two cubes of each of the pole barn units to deter some of the theft and passing of contraband.
- * Replaced carpet in almost all of the offices in the Deputy Wardens hall way.
- * Replaced the carpet in the visitors waiting area and behind the information desk.
- * Remodeled the bubble area and installed bullet resistant glass in the widows.
- * Installed mini split AC units in two of the group rooms in D building.
- * Installed a mini split unit in the Chaplains office in G building.
- * Removed a chunk of the fence from the CDW perimeter and created a larger parking lot for the warehouse traffic.
- * Installed diamond plate on the walls and bars on the interior windows of control center.
- * Installed expanded metal dividers down the middle of both of the pole barn units.
- * Moved the property room to a new location and installed a caged area for incoming property.
- * Replaced defective valves in the basement of A building, thus making the plumbing system easier to isolate and maintain.
- * Installed an AC unit in the copier room in the Deputy’s wing.
- * Oversaw the replacement of the sprinkler pipes in E and F buildings.
- * Installed and painted the bio hazard shed outside of the sally port.
- * Replaced the aged guard shack on the east yard with a new shack.
- * Patched several horrendous spots in the employee parking lot and on the perimeter road.

*Replaced the uneven cement in the quartermaster/C rec area. Installed storm catch basins to alleviate water pooling issues.

Annual Review of Physical Plant

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. Basements are pumped out on an as-needs basis.

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. Staff is only using this building for training at this point.

Building 27 (LCF): School and Segregation. This building is in good condition. Roof is less than 15 years old with no problems. The inefficient windows are scheduled to be replaced later this summer. That along with the installation of mini split AC units should allow for a much more comfortable building to work in.

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 eleven years old. The windows are scheduled to be replaced this summer to improve energy loss. This building is air conditioned. A new compressor is needed for the Warden's Wing air conditioning unit. Mechanical systems are in good condition but updated controls are needed to improve energy savings and environmental conditions. The fire alarm system was updated this year.

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. No heat or water. Some power remains on until the building has been cleaned out.

Buildings 44 & 45 (ACF): All buildings closed. Minimal heat is maintained during the winter months. The exterior of the building is maintained. Roof repaired in April, 2014.

Building 46 (LCF): Housing. Building is in fair condition. Roof is less than 15 years old and has no problems. The windows have been replaced this year and should be much more efficient to heat next winter. 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. Electrical distribution system needs to be upgraded and made larger.

Building 47 (LCF): Housing, Laundry and Quartermaster. Condition of this building is about the same as Building 46. The laundry equipment is aging. We should be budgeting for equipment replacement. The windows will be replaced this summer. Electrical distribution system is slated for upgrade this fall.

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 19 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 fair condition. Bathrooms and showers are in fair condition, requiring frequent repair. Exterior entrance doors need replacing. Funding has been requested. Expanded metal has been installed to divide the sides of units. TV room ceilings need to be dry walled to eliminate prisoner access to space above ceiling tiles.

Building 53 (LCF): School and Programs. This building is pole barn construction and is 19 years old with metal roof and siding. Exterior doors need replacing in some areas. 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 19 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 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. Pots and pans sink area needs to be replaced. Kosher kitchen is too small. A separate building is needed for storage. The current building is too small and is serving more meals than it was designed for.

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 and Transportation. 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 \$400,000. 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. The roof is old, leaks and needs to be replaced.

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. The roof 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 11 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 sally port pit is deteriorating and needs repairs. It is scheduled to be filled in this fall.

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 \$12,000.00 each. Building 47 needs a larger electrical transformer.

Primary electrical feeders to A Building need to be replaced. This is scheduled to be completed this winter.

Building 29 needs a larger electrical transformer. This is scheduled to be completed this winter.

Primary electrical feeds to C Building need to be replaced. This is scheduled to be completed this winter.

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 poles for the E-Field have heaved and need to be replaced or re-set. Most of the E-Field cable has been spliced and should be replaced. Need interior cameras, funding has been requested.

CC:

Dave Flack

Patricia Popoff

Ed Vallad

Gary Keiffer

Eames Groenleer

Daniel Smith

LAKELAND CORRECTIONAL FACILITY

5-Year Plan

FY2017

CDW ACF

Project No	Building	Project Description	Reason Description	Quantity&Units	Facility Priority	Project Cost
LCF.61.E01	Power Plant	Replace existing boilers with 2 smaller boilers.	Provides a cost and energy savings.	Cap Outlay		\$2,000,000
LCF.29.A10	Admin./'A' Housing	Replace existing window system - w/ insulated system.	In need of replacement and to eliminate future high maintenance conditions and costs.	3,650 SF	6	\$233,000
LCF.46.A06	'B' Housing	Replace existing window system - w/ insulated system.	In need of replacement; Request of facilities maintenance.	2,065 SF	6	\$131,800
LCF.47.A06	'C' Housing	Replace existing window system - w/ insulated system.	In need of replacement; Request of facilities maintenance.	2,065 SF	6	\$131,800
LCF.47.A10	'C' Housing	Replace acoustic ceiling system.	In need of replacement	24,220 SF		\$162,800
LCF.29.A19	Admin./'A' Housing	Replace VCT.	In need of replacement	15,500 SF		\$104,200
LCF.27.A11	'D' School	Segregated showers.	In need of replacement; Request of facilities maintenance.	150 SF		\$50,400
LCF.54.A08	Food Service	Misc projects. Addition of 2500 SF to kitchen prep area.	Request of Facilities Maintenance.	Lump Sum		\$400,000
LCF.61.C01	Power Plant	Replace underground condensate tank and three condensate pumps.	In need of replacement; Obsolete	1 Unit		\$100,000
LCF.00.C19	Site	Pavement/Driveway/Perimeter Road, Bituminous, Remove & Replace Full Depth.	In need of replacement; Obsolete. Due to facility request.	65,700 SF	8	\$400,000
LCF.00.C29	Site	Pavement/Driveway/Perimeter Road, Bituminous, Remove & Replace Full Depth.	In need of replacement; Obsolete. Due to facility request.	10,800 SF		\$54,400
LCF.29.E02	'A' Building	Upgrade the main distribution lines and transformer.	To upgrade system	1 Unit	10	\$100,000
LCF.47.E02	'C' Building	Upgrade the main distribution and power supply lines to the building.	To upgrade system	1 Unit	10	\$100,000

LCF.46.E02	'B' Building	Upgrade the main distribution lines and transformer.	To upgrade system	1 Unit	10	\$75,000
LCF.46.E01	'B' Housing	ELECTRICAL DISTRIBUTION SYSTEM-Replace distribution panel.	In need of replacement; Obsolete	5 Units		\$70,600
LCF.47.E01	'C' Housing	Replace distribution panel.	In need of replacement; Obsolete	3 Units		\$18,000
LCF.29.M03	Admin./'A' Housing	Fintube radiation. Only in housing unit.	Install new.	26,000 SF	5	\$65,500
LCF.46.M03	'B' Housing	Fintube radiation. Install permanent heating.	Install new.	41,500 SF	5	\$156,900
LCF.47.M03	'C' Housing	Fintube radiation. Install permanent heating.	Install new.	41,500 SF	5	\$156,900
LCF.61.M01	Power Plant	Main control panel and front-end direct digital controls (DDC) equipment.	Better equipment available.	1 Unit	1	\$450,000
LCF.00.S08	Site	Replace security system on inside perimeter fence.	Better equipment available.	1 Unit		\$200,000
LCF.00.S09	Site	Replace electronic detection cable on outside perimeter fence.	Better equipment available.	1 Unit		\$125,000
LCF.29.A05	Admin./'A' Housing	Repair foundation wall.	In need of repair	30 SF		\$5,000
LCF.47.A02	'C' Housing	Repair foundation wall.	In need of repair	50 SF		\$8,400
LCF.27.A02	'D' School	Tuckpoint brick.	In need of repair	220 SF		\$1,800
LCF.29.A06	Admin./'A' Housing	Tuckpoint brick. Window sills.	In need of repair	1,200 SF		\$10,100
LCF.46.A03	'B' Housing	Tuckpoint brick.	In need of repair	600 SF		\$5,000
LCF.47.A03	'C' Housing	Tuckpoint brick.	In need of repair	600 SF		\$5,000

LCF.29.A07	Admin./'A' Housing	Rebuild masonry wall.	In need of repair	140 SF		\$1,900
LCF.29.A08	Admin./'A' Housing	Rebuild masonry wall. Replace porcelain panels with a masonry screen wall.	In need of repair	640 SF		\$8,600
LCF.46.A05	'B' Housing	Rebuild masonry wall.	In need of repair	400 SF		\$5,400
LCF.47.A04	'C' Housing	Rebuild masonry wall.	In need of repair	400 SF		\$5,400
LCF.47.A05	'C' Housing	Rebuild masonry wall. Extend wall of laundry room up to deck.	In need of repair	120 SF		\$2,000
LCF.27.A03	'D' School	Replace metal panels. Enclose duct work.	In need of repair	80 SF		\$1,500
LCF.29.A09	Admin./'A' Housing	Repair/Replace wood soffit/siding. With vents.	In need of repair	3,000 SF		\$40,300
LCF.27.A04	'D' School	Replace existing window system - w/ insulated system.	In need of repair	550 SF		\$35,100
LCF.27.A05	'D' School	Replace entry system - w/ insulated system.	In need of repair	80 SF		\$5,400
LCF.29.A11	Admin./'A' Housing	Replace entry system - w/ insulated system.	In need of repair	330 SF		\$22,200
LCF.29.A14	Admin./'A' Housing	Replace double exterior doors/frame/hardware.	In need of repair	1 Unit		\$5,000
LCF.51.A01	'E' Housing	Replace double exterior doors/frame/hardware.	In need of repair	4 Units		\$19,000
LCF.52.A01	'F' Housing	Replace double exterior doors/frame/hardware.	In need of repair	4 Units		\$19,000
LCF.53.A02	'G' Housing	Replace double exterior doors/frame/hardware.	In need of repair	3 Units		\$23,500
LCF.54.A03	Food Service	Replace double exterior doors/frame/hardware.	In need of repair	1 Unit		\$5,000

LCF.27.A06	'D' School	Replace single exterior door/frame/hardware.	In need of repair	1 Unit		\$2,500
LCF.29.A13	Admin./'A' Housing	Replace single exterior door/frame/hardware.	In need of repair	8 Units		\$20,200
LCF.46.A07	'B' Housing	Replace single exterior door/frame/hardware.	In need of repair	7 Units		\$17,600
LCF.47.A08	'C' Housing	Replace single exterior door/frame/hardware.	In need of repair	7 Units		\$17,600
LCF.29.A16	Admin./'A' Housing	Replace interior doors/frame/hardware.	In need of repair	1 Unit		\$2,500
LCF.46.A08	'B' Housing	Replace interior doors/frame/hardware.	In need of repair	3 Units		\$7,600
LCF.47.A09	'C' Housing	Replace interior doors/frame/hardware.	In need of repair	3 Units		\$7,600
LCF.27.A07	'D' School	Add power assist doors.	In need of repair	1 Unit		\$12,000
LCF.27.A08	'D' School	Replace acoustic ceiling system.	In need of repair	1,660 SF		\$13,000
LCF.51.A22	'E' Building	Replace acoustical ceiling in inmate television room.	In need of repair	1 Unit		\$3,000
LCF.52.A22	'F' Building	Replace acoustical ceiling in inmate television room.	In need of repair	1 Unit		\$3,000
LCF.27.A09	'D' School	Replace VCT.	In need of repair	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.	Request of Facilities Maintenance.	225 SF		\$30,200
LCF.29.A23	'A' Building	Re-locate medical dispensing room to North end of building.	Request of Facilities Maintenance.	1 Unit		\$17,000

LCF.54.A07	Food Service	Move trash compactors away from building and food loading area.	Request of Facilities Maintenance.	Lump Sum		\$9,000
LCF.00.C18	Site	Frame & Cover/Grate, Manhole, Adjust Existing to Grade & Re-grout.	To prevent long-term/high maintenance issue.	1 Unit		\$670
LCF.00.C08	Site	Sidewalk, Concrete, New.	To prevent long-term/high maintenance issue.	16 SF		\$400
LCF.00.C15	Site	Sidewalk, Concrete, New.	To prevent long-term/high maintenance issue.	1,050 SF		\$9,700
LCF.00.C26	Site	Sidewalk, Concrete, New.	To prevent long-term/high maintenance issue.	2,580 SF		\$23,800
LCF.00.C40	Site	Sidewalk, Concrete, New.	To prevent long-term/high maintenance issue.	600 SF		\$5,500
LCF.00.C06	Site	Sidewalk, Concrete, Remove & Replace.	To prevent long-term/high maintenance issue.	600 SF		\$12,900
LCF.00.C11	Site	Sidewalk, Concrete, Remove & Replace.	To prevent long-term/high maintenance issue.	600 SF		\$590
LCF.00.C14	Site	Sidewalk, Concrete, Remove & Replace.	To prevent long-term/high maintenance issue.	225 SF		\$1,700
LCF.00.C20	Site	Sidewalk, Concrete, Remove & Replace.	To prevent long-term/high maintenance issue.	320 SF		\$6,500
LCF.00.C23	Site	Sidewalk, Concrete, Remove & Replace.	To prevent long-term/high maintenance issue.	320 SF		\$6,500
LCF.00.C31	Site	Sidewalk, Concrete, Remove & Replace.	To prevent long-term/high maintenance issue.	760 SF		\$2,400
LCF.00.C39	Site	Sidewalk, Concrete, Remove & Replace.	To prevent long-term/high maintenance issue.	295 SF		\$3,500
LCF.00.C47	Site	Sidewalk, Concrete, Remove & Replace.	To prevent long-term/high maintenance issue.	1,850 SF		\$8,200
LCF.00.C49	Site	Sidewalk, Concrete, Remove & Replace.	To prevent long-term/high maintenance issue.	240 SF		\$3,300

LCF.00.C38	Site	Pavement/Driveway/Perimeter Road, Bituminous, Mill & Resurface.	To prevent long-term/high maintenance issue.	9,220 SF		\$18,000
LCF.00.C42	Site	Pavement/Driveway/Perimeter Road, Bituminous, Mill & Resurface.	To prevent long-term/high maintenance issue.	10,660 SF		\$20,000
LCF.46.C38	B' Housing	Pavement/Driveway/Perimeter Road, Bituminous, Mill & Resurface.	To prevent long-term/high maintenance issue.		8	\$24,000
LCF.47.C38	C' Housing	Pavement/Driveway/Perimeter Road, Bituminous, Mill & Resurface.	To prevent long-term/high maintenance issue.		8	\$24,000
LCF.51.C38	E' Housing	Pavement/Driveway/Perimeter Road, Bituminous, Mill & Resurface.	To prevent long-term/high maintenance issue.		8	\$31,200
LCF.00.C54	Site	Pavement/Driveway/Perimeter Road, Bituminous, New Full Depth.	To prevent long-term/high maintenance issue.	850 SF		\$2,100
LCF.00.C13	Site	Pavement/Driveway/Perimeter Road, Bituminous, Remove & Replace Full Depth.	To prevent long-term/high maintenance issue.	7,500 SF		\$37,800
LCF.00.C27	Site	Barrier Free Pedestrian Ramp, Concrete, Remove & Replace.	To prevent long-term/high maintenance issue.	48 SF		\$1,600
LCF.00.C01	Site	Concrete Stairway Cast-in-Place, Remove & Replace.	To prevent long-term/high maintenance issue.	16 LF Nose		\$1,700
LCF.00.C04	Site	Concrete Stairway Cast-in-Place, Remove & Replace.	Repair/replace.	16 LF Nose		\$1,400
LCF.00.C05	Site	Concrete Stairway Cast-in-Place, Remove & Replace.	Repair/replace.	16 LF Nose		\$1,400
LCF.00.C17	Site	Concrete Stairway Cast-in-Place, Remove & Replace.	To prevent long-term/high maintenance issue.	12 LF Nose		\$1,300
LCF.00.C30	Site	Concrete Stairway Cast-in-Place, Remove & Replace.	Repair/replace.	25 LF Nose		\$2,200
LCF.00.C45	Site	Concrete Stairway Cast-in-Place, Remove & Replace.	Repair/replace.	30 LF Nose		\$3,200
LCF.00.C50	Site	Parking Lot, Bituminous, New/Expand. d.	To prevent long-term/high maintenance issue.	1,460 SF		\$3,500

LCF.00.C25	Site	Parking Lot, Bituminous, Remove & Replace Full Depth.	To prevent long-term/high maintenance issue.	2,400 SF		\$45,000
LCF.00.C52	Site	Parking Lot, Bituminous, Remove & Replace Full Depth.	To prevent long-term/high maintenance issue.	13,890 SF		\$12,100
LCF.00.C07	Site	Curb & Gutter, Concrete, Remove & Replace.	To prevent long-term/high maintenance issue.	100 LF		\$3,900
LCF.00.C24	Site	Curb & Gutter, Concrete, Remove & Replace.	To prevent long-term/high maintenance issue.	60 LF		\$2,300
LCF.00.C28	Site	Curb & Gutter, Concrete, Remove & Replace.	To prevent long-term/high maintenance issue.	25 LF		\$980
LCF.00.C43	Site	Curb & Gutter, Concrete, Remove & Replace.	To prevent long-term/high maintenance issue.	135 LF		\$5,300
LCF.00.C21	Site	Soil Stabilization/Grading, Add/Regrade Drainage Swale/Lawn Area.	To prevent long-term/high maintenance issue.	2,000 SF		\$16,800
LCF.00.C16	Site	Site Improvements II, Remove & Replace, Concrete Slab/Pad.	Repair/replace.	75 SF		\$880
LCF.00.C46	Site	Site Improvements II, Remove & Replace, Concrete Slab/Pad.	To prevent long-term/high maintenance issue.	576 SF		\$8,100
LCF.54.C04	Food Service	Site Improvements III, remodel/repair.	Install a dock leveler to food service loading dock.			\$15,000
LCF.25.C05	Sally Port	Site Improvements III, remodel/repair, sallyport.	Repair sallyport inspection pit.		3	\$40,000
LCF.55.C04	Generator Building	Site Improvements III, new, above ground tank.	Upgrade above ground generator fuel tank .			\$10,000
LCF.29.E03	'A' Building	Replace transformer for A Building.	In need of replacement; To upgrade system	1 Unit	4	\$75,000
LCF.47.E03	'C' Building	Replace transformer for C Building.	In need of replacement; To upgrade system	1 Unit	4	\$75,000
LCF.29.E04	'A' Building	Replace feeder lines to distribution system.	In need of replacement; To upgrade system	1 Unit	4	\$60,000

LCF.47.E04	'C' Building	Replace feeder lines to distribution system.	In need of replacement; To upgrade system	1 Unit	4	\$55,000
LCF.29.E05	'A' Building	Replace switchboard.	In need of replacement; To upgrade system	1 Unit		\$30,000
LCF.47.E05	'C' Building	Switchboard replacement.	In need of replacement; To upgrade system	1 Unit		\$30,000
LCF.27.M02	'D' School	Replace/new piping. .	In need of replacement; to prevent long term maintenance condition and costs	12,200 SF		\$3,000
LCF.29.M01	Admin./'A' Housing	Replace/new piping. .	In need of replacement; to prevent long term maintenance condition and costs	26,000 SF		\$18,000
LCF.46.M01	'B' Housing	Replace/new piping.	In need of replacement; to prevent long term maintenance condition and costs	41,500 SF		\$18,000
LCF.47.M01	'C' Housing	Replace/new piping. .	In need of replacement; to prevent long term maintenance condition and costs	41,500 SF		\$18,000
LCF.54.M01	Food Service	Replace/new piping.	In need of replacement; to prevent long term maintenance condition and costs	10,500 SF		\$30,000
LCF.27.M03	'D' School	Replace/new steam to hot water converter system.	In need of replacement; to prevent long term maintenance condition and costs	1 Unit		\$28,000
LCF.29.M02	Admin./'A' Housing	Replace/new steam to hot water converter system.	In need of replacement; to prevent long term maintenance condition and costs	1 Unit		\$39,000
LCF.46.M02	'B' Housing	Replace/new steam to hot water converter system.	None presently installed.	1 Unit		\$39,000
LCF.47.M02	'C' Housing	Replace/new steam to hot water converter system.	None presently installed.	1 Unit		\$39,000
LCF.27.M04	'D' School	Air handling unit heating only.	In need of replacement; to prevent long term maintenance condition and costs	3,000 SF		\$24,000
LCF.29.M04	Admin./'A' Housing	Pumps. Replace hot water heating pumps.	In need of replacement; to prevent long term maintenance condition and costs	26,000 SF		\$4,400
LCF.27.M05	'D' Building	Add mini split air conditioning units to offices that have no windows.	In need of replacement; to prevent long term maintenance condition and costs	4 Units		\$16,000

LCF.27.A01	'D' School	Couple the existing pneumatic control system with direct digital controls.	Reduce maintenance work orders.	12,200 SF	9	\$15,000
LCF.29.A01	Admin./'A' Housing	Couple the existing pneumatic control system with direct digital controls.	Reduce maintenance work orders.	52,700 SF	9	\$15,000
LCF.46.A01	'B' Housing	Couple the existing pneumatic control system with direct digital controls.	Reduce maintenance work orders.	41,500 SF	9	\$15,000
LCF.47.A01	'C' Housing	Couple the existing pneumatic control system with direct digital controls.	Reduce maintenance work orders.	41,500 SF	9	\$15,000
LCF.51.A02	'E' Housing	Couple the existing pneumatic control system with direct digital controls.	Reduce maintenance work orders.	20,500 SF	9	\$15,000
LCF.52.A02	'F' Housing	Couple the existing pneumatic control system with direct digital controls.	Reduce maintenance work orders.	20,500SF	9	\$15,000
LCF.53.A01	'G' Housing	Couple the existing pneumatic control system with direct digital controls.	Reduce maintenance work orders.	14,400 SF	9	\$15,000
LCF.54.A04	Food Service	Couple the existing pneumatic control system with direct digital controls.	Reduce maintenance work orders.	10,500 SF	9	\$15,000
LCF.32.M05	Maintenance Storage	Replace/new fire protection system.	None presently installed.	2,400 SF		\$43,000
LCF.29.S02	Admin./'A' Housing	Upgrade monitoring system. Clean up panels in storeroom.	Request of facility's maintenance.	Lump Sum		\$41,700
LCF.29.S03	Admin./'A' Housing	Replace security gate operators.	Repair/replace.	Lump Sum	2	\$23,000
LCF.46.S10	'B' Building	Install electronic door alarms on exterior doors.	To upgrade system	5 Units		\$10,000
LCF.47.S10	'C' Building	Install electronic door alarms on exterior doors.	To upgrade system	5 Units		\$10,000
LCF.51.S10	'E' Building	Install electronic door alarms on exterior doors.	To upgrade system	4 Units		\$8,000
LCF.52.S10	'F' Building	Install electronic door alarms on exterior doors.	To upgrade system	4 Units		\$8,000

LCF.20.S01	Weights	Add new pan & tilt color cameras outside.	To upgrade system	4 Units	7	\$52,000
LCF.27.S01	'D' School	Add new equipment. Add strobes to all 9 classrooms.	To upgrade system	Lump Sum		\$23,900
LCF.29.S06	Admin./'A' Housing	Add new equipment.	To prevent ong-term/high maintenance conditions and costs.	Lump Sum		\$17,900
LCF.46.S02	'B' Housing	Add new equipment.	To upgrade system	Lump Sum		\$1,100
LCF.47.S02	'C' Housing	Add new equipment.	To upgrade system	Lump Sum		\$1,100
LCF.27.S03	'D' School	Add new pan & tilt color cameras inside.	To upgrade system	2 Units		\$3,000
LCF.46.S03	'B' Housing	Add new pan & tilt color cameras inside.	To upgrade system	16 Units	7	\$95,315
LCF.47.S03	'C' Housing	Add new pan & tilt color cameras inside.	To upgrade system	16 Units	7	\$95,315
LCF.51.S01	'E' Housing	Add new pan & tilt color cameras inside.	To upgrade system	8 Units		\$47,800
LCF.52.S01	'F' Housing	Add new pan & tilt color cameras inside.	To upgrade system	8 Units		\$47,800
LCF.53.S01	'G' Housing	Add new pan & tilt color cameras inside.	To upgrade system	4 Units	7	\$35,000
LCF.27.S02	'D' School	Add new horn strobes. Add in basement horn strobes.	To upgrade system	1 Unit		\$12,500
LCF.29.S04	Admin./'A' Housing	Add new horn strobes.	To upgrade system	1 Unit		\$12,500
LCF.29.S01	Admin./'A' Housing	Replace horns with horn strobes.	To upgrade system	8 Units		\$12,500
LCF.29.S03	Admin./'A' Housing	Replace horns with horn strobes.	To upgrade system	7 Units		\$12,500

LCF.46.S01	'B' Housing	Replace horns with horn strobes.	To upgrade system	12 Units		\$12,500
LCF.47.S01	'C' Housing	Replace horns with horn strobes.	To upgrade system	10 Units		\$12,500
LCF.51.A02	'E' Housing	Add walls for office in quiet rooms in E1 and E2.	To upgrade system	2 Units		\$20,000
LCF.52.A02	'F' Housing	Add walls for office in quiet rooms in F1 and F2.	To upgrade system	2 Units		\$20,000
LCF.00.C55	Site	Pavement/Driveway/Perimeter Road, Bituminous, Remove & Replace Full Depth. Perimeter Road.	Perimeter road is deteriorating.	1 Unit		\$700,000
ACF.61.A02	Power Plant	Replace existing window system - w/ insulated system.	Replace/repair.	1,550 SF	4	\$100,000
ACF.22.A01	Mental Health	Building demolition.	Request of facility's maintenance.	9,500 SF		\$89,800
ACF.41.A01	Housing	Building demolition.	Request of facility's maintenance.	41,500 SF		\$392,200
ACF.66.C01	Sewage Plant	Misc sewerage/drainage project, repair/fix.	Replace/repair.		2	\$500,000
ACF.61.M02	Power Plant	Replace boiler economizers (3).	Repair/replace.	3 units	3	\$200,000
ACF.68.A03	Well #1	Replace existing roof.	To eliminate high future maintenanc condition.	150 SF	5	\$1,500
ACF.3.A01	Well #4	Replace roof and insulation.	To eliminate high future maintenanc condition.	182 SF		\$1,900
ACF.66.A01	Sewage Plant	Replace roof and insulation.	To eliminate high future maintenanc condition.	1,500 SF	5	\$15,000
ACF.19.A01	Administration	Tuckpoint brick.	Repair.	20 SF		\$300
ACF.61.A01	Power Plant	Tuckpoint brick.	Repair.	50 SF		\$600

ACF.66.A03	Sewage Plant	Tuckpoint brick.	In need of repair	80 SF		\$700
ACF.68.A01	Well #1	Tuckpoint brick.	Repair.	20 SF		\$300
ACF.19.A02	Administration	Replace existing window system - w/ insulated system.	Repair.	396 SF		\$25,300
ACF.19.A03	Administration	Replace single exterior door/frame/hardware.	Repair.	4 Units		\$11,000
ACF.66.A05	Sewage Plant	Replace single exterior door/frame/hardware.	Repair.	5 Units		\$11,000
ACF.19.A04	Administration	Replace interior doors/frame/hardware.	Replace/repair.	2 Units		\$6,000
ACF.7.A01	Greenhouse	Building demolition.	To eliminate high maintenanc condition.	1,063 SF		\$12,500
ACF.00.C50	Site	Structures I, Manhole, Remove & Replace.	To improve appearance.	1 Unit		\$4,500
ACF.00.C60	Site	Frame & Cover/Grate, Manhole, Adjust Existing to Grade & Re-grout.	To prevent long-term/high maintenance issue.	1 Unit		\$800
ACF.61.C04	Power Plant	Site Improvements III, new, above ground tank	Upgrade above ground generator fuel tank.			\$8,000
ACF.19.E02	Administration	Replace distribution panel.	Replace/repair.	1 Unit		\$6,000
ACF.19.M06	Administration	Miscellaneous.	To prevent long-term/high maintenance conditions and costs.		1	\$14,000
ACF.60.M06	Warehouse	Miscellaneous.	To prevent long-term/high maintenance conditions and costs.		1	\$14,000
ACF.70.M06	Maintenance Storage	Miscellaneous.	To prevent long-term/high maintenance conditions and costs.		1	\$14,000
ACF.71.M06	Maintenance Storage	Miscellaneous.	To prevent long-term/high maintenance conditions and costs.		1	\$14,000

ACF.66.M06	Sewage Plant	Miscellaneous.	To prevent long-term/high maintenance conditions and costs.		1	\$14,000
ACF.61.M06	Power Plant	Miscellaneous.	To prevent long-term/high maintenance conditions and costs.		1	\$14,000
ACF.19.S01	Administration	Upgrade fire alarm system.	Repair.	Lump Sum		\$15,000
CDW.71.A01	Maintenance	Replace existing roof.	To prevent long-term/high maintenance conditions and costs.	17,530 SF	1	\$150,000
CDW.71.A02	Maintenance	Replace existing window system - w/ insulated system.	To prevent long-term/high maintenance conditions and costs.	1,500 SF	2	\$100,000
CDW.60.A01	Food Service/School	Replace or add roof drains.	Replace/repair.	2 Units		\$1,700
CDW.60.A03	Food Service/School	Replace lintels.	Replace/repair.	110 LF		\$6,500
CDW.60.A04	Food Service/School	Tuckpoint brick.	Replace/repair.	100 SF		\$840
CDW.70.A01	Grounds	Replace existing window system - w/ insulated system.	Replace/repair.	840 SF		\$50,000
CDW.60.A06	Food Service/School	Replace entry system - w/ insulated system.	Replace/repair.	88 SF		\$5,900
CDW.60.A07	Food Service/School	Replace double exterior doors/frame/hardware.	Replace/repair.	6 Units		\$28,200
CDW.60.A08	Food Service/School	Replace single exterior door/frame/hardware.	Replace/repair.	2 Units		\$5,000
CDW.70.A02	Grounds	Replace single exterior door/frame/hardware.	Replace/repair.	4 Units		\$10,000
CDW.60.A09	Food Service/School	Replace overhead doors.	Replace/repair.	432 SF		\$24,000
CDW.60.A11	Food Service/School	Replace access panel.	Replace/repair.	10 SF		\$170

CDW.73.A02	Public Works Office	Building demolition.	To prevent long-term/high maintenance conditions and costs.	206 SF		\$2,400
CDW.00.C27	Site	Sidewalk, Concrete, New.	To prevent long-term/high maintenance conditions and costs.	200 SF		\$2,000
CDW.00.C38	Site	Sidewalk, Concrete, New.	To prevent long-term/high maintenance conditions and costs.	275 SF		\$1,800
CDW.00.C26	Site	Sidewalk, Concrete, Remove & Replace.	To prevent long-term/high maintenance conditions and costs.	750 SF		\$5,000
CDW.00.C33	Site	Sidewalk, Concrete, Remove & Replace. Sidewalk along south side of front drive to Grounds Building.	To prevent long-term/high maintenance conditions and costs.	200 SF		\$1,500
CDW.00.C35	Site	Sidewalk, Concrete, Remove & Replace. Sidewalk adjacent to parking in front of the Grounds Building	To prevent long-term/high maintenance conditions and costs.	260 SF		\$2,000
CDW.00.C42	Site	Pavement/Driveway/Perimeter Road, Bituminous, Mill & Resurface. Driveway located off the southeast corner of the Warehouse Building.	To prevent long-term/high maintenance conditions and costs.	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.	To prevent long-term/high maintenance conditions and costs.	4,725 SF		\$10,000
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.	To prevent long-term/high maintenance conditions and costs.	3,990 SF		\$8,000
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.	To prevent long-term/high maintenance conditions and costs.	4,830 SF		\$10,000
CDW.00.C50	Site	Pavement/Driveway/Perimeter Road, Bituminous, Remove & Reseed. Parking lot located west of Power Plant.	To prevent long-term/high maintenance conditions and costs.	11,200 SF		\$14,000
CDW.00.C01	Site	Concrete Stairway Cast-in-Place, Remove & Replace. Stairwell located on south end of Food Service/School Building.	To prevent long-term/high maintenance conditions and costs.	40 LF Nose		\$4,300
CDW.00.C06	Site	Concrete Stairway Cast-in-Place, Remove & Reseed. Stairwell at north side of the Food Service/School Building.	To prevent long-term/high maintenance conditions and costs.	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.	To prevent long-term/high maintenance conditions and costs.	800 SF		\$3,000
CDW.00.C36	Site	Parking Lot, Bituminous, Seal Coat/Crack Seal. Parking lot located along the north side of the Grounds Building.	To prevent long-term/high maintenance conditions and costs.	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.	To prevent long-term/high maintenance conditions and costs.	120 LF		\$3,500
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.	To prevent long-term/high maintenance conditions and costs.	150 SF		\$1,000
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.	To prevent long-term/high maintenance conditions and costs.	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.	To prevent long-term/high maintenance conditions and costs.	480 SF		\$5,600
CDW.71.M02	Maintenance	Replace pneumatic with direct digital controls (DDC).	Replace/repair.	17,530 SF		\$32,000
CDW.60.M11	Food Service/School	Miscellaneous. New faucets for mop closets.	Replace/repair.	Lump Sum		\$1,200
					Total	\$10,234,030

MICHIGAN DEPARTMENT OF CORRECTIONS

“Help Make Things Right”

MEMORANDUM

DATE: June 24, 2015

TO: Randall Haas, Warden
Macomb Correctional Facility

FROM: James McDonald, Physical Plant Supervisor

SUBJECT: Annual Physical Inspection 2015 - MRF

Administration Building

Deficiencies noted:

Roofing is showing signs of wear and age. A roof assessment was completed and many deficiencies were noted.

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:

Roofs are showing signs of their age; maintenance staff is repeatedly making minor repairs to all building roofs. Roof assessment notes many deficiencies.

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.

Handicap elevators in housing units are functional; however the units are in constant need of maintenance. 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:

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 one grease trap, located on the back dock of food service which is in need of replacement. Two stainless floor drains have been purchased and will be installed in the kettle area. Several tiles in this area also need to be replaced.

Findings/Observations:

Acoustical ceiling and diffusers are in good order. 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:

Staff is noting problems with the roof top A/C unit due to the age of the equipment. Hot water heaters are original equipment and are in need of replacement. Roof assessment was completed and many deficiencies were noted.

Findings/Observations:

Mechanical, plumbing, and electrical systems are in good working order. Building is very clean.

Health Care

Deficiencies noted:

Again, staff is noting more problems with the A/C unit due to the age of the equipment. Roof assessment was completed and many deficiencies were noted.

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. Several repairs were made to the sallyport to improve security. Sallyport pit is in very good condition; however the officer's shack is rusting badly and will need some repair or replacement.

Building 500 Warehouse, Commissary Store, Maintenance

Deficiencies noted:

Roof assessment was completed and several deficiencies were noted.

Findings/Observations:

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:

Gun Towers

Deficiencies noted:

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 as well as interior walks, and the basketball court. Light poles, lighting elements, and stanchions are sound and water tight. Facility is in the process of having perimeter lighting and cameras replaced. Interior walk and exterior building lighting is also in need of updating to LED fixtures, a requisition for this has been approved.

Secondary Energy Plants, Generators and Propane Converter

Secondary Energy Plants are tested monthly, well maintained and are in working order. Electrical switchgear has been cleaned and tested with three breakers failing. A requisition for breaker replacement has been submitted.

Water Tower

Water Tower has been inspected and many deficiencies have been noted. Water tower cleaning and painting is scheduled to take place this August.

Summary:

A roof assessment was completed for all facility buildings, the majority have a life of just three years remaining. Facility is currently contracting perimeter lighting and camera updates. 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

FY2017

Project No.	Building	Project Description	Reason Description	Quantity & Units	Facility Priority	Cost Estimate
MRF.00.S010	Site	Replace Personal Protection System	In need of replacement; Obsolete. To eliminate future high maintenance conditions and costs	80 units	1	\$1,075,200
MRF.00.C01.09N	Site	Water Controls - ICON	Costs savings measure (water and gas). To meet previous 2013 water/sewer increase charges of 27% and current water/sewer increase of 28.6% in 2015.	1 unit	2	\$304,437
MRF.00.A15.01	Site	Card Readers - All Units ELECTRONIC ROUNDING	To increase security enhancement	26 units	3	\$42,000
MRF.300.A15.01	300	Centralized Laundry: 4 Washers 65lb/400G Force; 5 Dryers 75lb;	Decrease water/sewer usage. Cost savings measure.	9 units	4	\$73,086
MRF.100.A06.07	100	Replace Security Gates (4)	In need of replacement; Obsolete	4 units	5	\$85,000
MRF.100.E08.01	SITE	Replace Phone System	In need of replacement; Obsolete	1 Unit	6	\$100,000
MRF.00.S109	Site	Shaker Wire	To upgrade system	4000ft	7	\$40,000
MRF.100.M02.06	Housing Unit 1	PK Heating Boiler	In need of replacement; Obsolete. To eliminate future high maintenance conditions and costs	1 unit	8	\$30,000
MRF.200.M02.06	Housing Unit 2	PK Heating Boiler	In need of replacement; Obsolete. To eliminate future high maintenance conditions and costs	1 unit	9	\$30,000
MRF.300.M02.06	Housing Unit 3	PK Heating Boiler	In need of replacement; Obsolete. To eliminate future high maintenance conditions and costs	1 unit	10	\$30,000
MRF.400.M02.06	Housing Unit 4	PK Heating Boiler	In need of replacement; Obsolete. To eliminate future high maintenance conditions and costs	1 unit	11	\$30,000
MRF.500.M02.06	Housing Unit 5	PK Heating Boiler	In need of replacement; Obsolete. To eliminate future high maintenance conditions and costs	1 unit	12	\$30,000
MRF.600.M02.06	Housing Unit 6	PK Heating Boiler	In need of replacement; Obsolete. To eliminate future high maintenance conditions and costs	1 unit	13	\$30,000
MRF.100.M01.02	Building 100	Replace Hot Water Heater - Building 100	In need of replacement; Obsolete. To eliminate future high maintenance conditions and costs	1 units	14	\$30,370
MRF.100.M01.02	Housing Unit 1	Replace Hot Water Heater - Housing Unit 1	In need of replacement; Obsolete. To eliminate future high maintenance conditions and costs	1 units	15	\$30,370
MRF.200.M01.02	Housing Unit 2	Replace Hot Water Heater - Housing Unit 2	In need of replacement; Obsolete. To eliminate future high maintenance conditions and costs	1 units	16	\$30,370
MRF.400.A15.01	Housing Unit 4	Wheelchair Lift	In need of replacement; Obsolete. To eliminate future high maintenance conditions and costs	1 unit	17	\$35,000
MRF.600.A15.01	Housing Unit 6	Wheelchair Lift	In need of replacement; Obsolete. To eliminate future high maintenance conditions and costs	1 unit	18	\$35,000
MRF.200.M02.20	200	Replace Air Conditioner - Building 200	In need of replacement; Obsolete. To eliminate future high maintenance conditions and costs	1 unit	19	\$125,000
MRF.300.M02.20	300	Replace Air Conditioner - Building 300	In need of replacement; Obsolete. To eliminate future high maintenance conditions and costs	1 unit	20	\$125,000
MRF.400/500.S111	Housing Units 4 & 5	Replace Door Controls - Units 4 & 5	In need of replacement; Obsolete. To eliminate future high maintenance conditions and costs	2 units	21	\$76,000
MRF.00.A01.02	Buildings 100,200,300, HU 1,2,3,4,5,6	Replace Roofs , - Pole Brn, Building 100, 200,300	In need of replacement; Obsolete. To eliminate future high maintenance conditions and costs	19 units	22	\$2,300,000
MRF.00.C03.03CO	Site	Pavement Areas/Driveways/Roadways, Bituminous, Overlay Existing with Bituminous. Main entrance from 26 Mile Road to entrance to staff parking lot.	To fix upgrade area to improve appearance and to enhance security	41575 sf	23	\$75,000
MRF.00.C05.05CO	Site	Replace Asphalt sidewalks on all inside perimeter areas to and from buildings including housing units, programs, food service. Etc.	To fix upgrade area to improve appearance and to enhance security	37500 sf	24	\$60,000
MRF.00.C04.06SK	Site	Recreation Field/Court, resurface/renovate basketball courts located within activity area.	To fix upgrade area to improve appearance and to enhance security	14375 sf	25	\$50,000
					Total	\$4,871,833

MICHIGAN DEPARTMENT OF CORRECTIONS

“Help Make Things Right”

MEMORANDUM

DATE: July 1, 2015
TO: Robert Napel, Warden
FROM: Sean Sundholm, Physical Plant Supervisor
SUBJECT: Annual Facility Inspection for Marquette Branch Prison

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 2nd and 3rd 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.
- Concrete walks need repair.
- Replace several steam coils in the air handling units.

B Block (Building 4)

- Tuck point all sand stone on exterior walls.

- Replace all exterior fans

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.
- Need to replace the circuit breaker disconnect panels with a new panel board.

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.
- The dish tank/ disposal sink is beyond repair and needs to be replaced.

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.
- Replace the dishwasher because it has reached its serviceable life expectancy.
- Kitchen roof needs replacement. EPDM mechanically attached type system.

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.
- Needs to have the roof repaired (shingled building)

MSI/Roadstand (Building 24)

- Replace single pane windows to thermo pane and reduce quantity.
- Drop ceiling and replace doors for energy efficiency.
- Exterior trim needs painting.
- Need to have fiber installed in building in order to accommodate a camera and new phone line.
- Need to have a gate installed to prevent unauthorized people from entering into area.
- Roof needs replacement with new shingles.

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.
- Need to have fiber run to building in order to accommodate a camera and new phone line.

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.
- The roof needs to have new shingles installed.

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.
- We need to upgrade the NOVAR building control system as current one is no longer supported by software and repair parts.
- Electrical switch gear is beyond its serviceable life expectancy and should be replaced.

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.
- Micro wave sensors need to be installed.
- Needs new shingled roof and trim.

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.
- Several air handlers need replacement.
- Repair refrigerant leaks in in the chillers.

Sewage Screening Plant (Building 66)

- Exterior Doors are rusted and require replacement.
- The concrete stairs and landing on the north side of building need 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.
- N dorm roof has about 4 years of life expectancy left.

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

- Replace existing window system on vacated 2nd and 3rd floors for energy efficiency.
- New roof is needed EPDM mechanically attached and Modified Bitumen smooth.

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.
- Needs rain gutters and new drain tile to help with water run-off from building.

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

- 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.
- 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.
- 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.
- Replace broken and cracked sidewalks and handball court in Level V. Sidewalks are heaving and are a safety and security concern.
- Divide into thirds the Level V General Population Yard as a security enhancement for the G block, C Block and B Block prisoners and Staff.
- Upgrade the hot water circulation system to allow less water usage.
- 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
Jeff Niemi

Marquette Branch Prison

5-Year Plan FY2017

Project No.	Building	Project Description	Reason Description	Quantity & Units	Facility Priority	Cost Estimate
MBP.40	Power Plant	Replace backup generators and power plant switch gear.	Update generators and switch gear.	2 Units	1	\$750,000
MBP.09	Service Building	Service building stair cases and ramp.	Replace all of the service building stair cases and the ramp on the back dock.	5	21	\$24,000
MBP.14	Kitchen (Trusty)	Replace trusty kitchen roof.	Update roof.	1 Unit	27	\$125,000
MBP.9	Service Building Kitchen Roof	The Level V kitchen roof is in need of replacement.	Update roof.	1 Unit	2	\$210,800
MBP.28	O dorm	"O" dorm roof is in need of replacement.	Update roof.	1 unit	7	\$85,000
MBP.1	Administration	Remodel elevator, ADA chairlift; upgrade plumbing, electrical (new transformer), heating, and air conditioning systems.	Needed to comply with ADA guidelines.	22,500 SF	19	\$801,300
MBP.34	Cell Block "G"	Electrical Distribution System-Replace switchboard.	Preventative maintenance.	1 Unit	33	\$61,900
MBP.14	Kitchen (Trusty)	Replace existing window system with insulated system.	Energy Savings- reduce operational costs.	1,000 SF	9	\$31,000
MBP.40	Power Plant	Repaint Exterior.	Repainting the exterior will protect the metal skin of the building which is rusting.	15200 SF	14	\$65,000
MBP.40	Power Plant	Replace power plant feed water de-aerator.	Update power plant feed water de-aerator.	1 Unit	40	\$44,000
MBP.40	Power Plant	Steam generator modifications and overhaul.	Energy Savings- reduce operational costs.	1 Unit	6	\$418,200
MBP.40	Power Plant	Repair leaking expansion joint on the turbine generator.	Preventative maintenance.	1 Unit	10	\$23,000
MBP.00	Site	Replace existing bank of transformers.	Preventative maintenance.	2 Units	3	\$295,800
MBP.00	Site	Replace road from level 1 entrance up to the warehouse.	The existing pavement is damaged from heavy use & is need of replacement.	16000 SF	8	\$59,000
MBP.00	Site	Parking Lot, Bituminous, Overlay Existing with Bituminous.	Preventative maintenance.	72,440 SF	34	\$264,800
MBP.00	Site	Pavement/Driveway/Perimeter Road, Bituminous, New Full Depth.	Preventative maintenance.	44,400 SF	37	\$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 inefficient.	11700 SF	20	\$25,000
MBP.5	Cell Block "C"	Relocate distribution panels.	Preventative maintenance.	3 Units	13	\$30,000
MBP.6	Cell Block "D"	Relocate distribution panels.	Preventative maintenance.	3 Units	13	\$30,000
MBP.7	Cell Block "E"	Relocate distribution panels.	Preventative maintenance.	3 Units	13	\$30,000

MBP.15	Chapel (Level V)	Replace existing window system.	Preventative maintenance.	324 SF	35	\$25,400
MBP.94	Dormitory (N)	Replace insulated glazing.	Preventative maintenance.	656 SF	36	\$33,900
MBP.94	Dormitory (N)	Replace horns with horn strobes.	Update system.	8 Units	28	\$25,900
MBP.28	Dormitory (O)	Replace horns with horn strobes and panel.	Update system.	8 Units	11	\$25,900
MBP.98	Dormitory (P)	Replace horns with horn strobes and panel.	Update system.	8 Units	12	\$25,900
MBP.14	Kitchen (Trusty)	Miscellaneous. Replace existing single phase transformer.	Update equipment.	6,500 SF	30	\$14,630
MBP.40	Power Plant	Replace condensate line in main tunnel to Power Plant.	Preventative maintenance.	1200 LF	26	\$15,000
P.28 MBP.98 MBP	O,N & A Dorm	Dorms are in need of a complete shower/bathroom remodel.	The tiles, flooring, ventilation and some plumbing need to be remodeled.	55340 SF	4	\$79,500
MBP.15	Chapel (Level V)	The level 5 chapel roof is in need of replacement.	The existing roof has reached its usefull life expectancy and needs to be replaced.	4000 SF	32	\$38,000
MBP.2	Rotunda Post 9	Replace existing window system.	Damaged. To Eliminate High Maintenance Condition. To Cover up Water Damage.	48 SF	31	\$5,000
MBP.21	T.D property room	The roof on the T.D. property room needs replacing.	The shingled roof on the T.D property room is in need of replacement.	2000 SF	29	\$25,000
MBP.96	Programs building	Industries/programs building roof needs of replacement.	Preventative maintenance.	33300 SF	17	\$227,500
MBP.00	Site	Install storm manhole, connect 3 existing pipes into manhole.	To improve drainage.	1 Unit	38	\$6,400
MBP.94 -98	N and P Dorms	Replace the existing shower ventilation.	Update existing in housing units.	6 units	5	\$20,000
MBP.00	Site	Construct Level V general population yards inside the security walls.	Limit the number of general population prisoners in a yard area at one time.	Unit	16	\$68,315
MBP.00	Site	Install fence around Water Tank.	Preventative maintenance.	400 LF	39	\$20,100
MBP.00	Site	Replace cracked sidewalks.	Preventative maintenance.	all	15	\$25,550
MBP.00	Site	Upgrade the hot water return system.	Energy saving upgrade.	1 unit	24	\$30,000
MBP.40	Power plant	Power plant generator room needs the insulation replaced.	Energy saving upgrade.	1 Unit	23	\$12,500
MBP.9	Service Building Laundry Dock	MBP needs to install a new laundry dock ramp.	The service building laundry dock needs a ramp built to facilitate laundry carts and food.	1 Unit	18	\$15,000
MBP.14	Trusty Division Kitchen	Dishwasher replacement.	Preventative maintenance.	1 Unit	22	\$85,000
MBP.00	Site	Replace the main water line.	Preventative maintenance.	1 Unit	25	\$180,000
					TOTAL	\$4,576,695

MICHIGAN DEPARTMENT OF CORRECTIONS

“Help Make Things Right”

MEMORANDUM

DATE: July 1, 2015

TO: Carmen D. Palmer, Warden
D. Lance, Facility Manager

FROM: Paul Tefft Physical Plant Supervisor

SUBJECT: 2015 Annual Physical Plant Structural Report: The Michigan Reformatory

G-BLOCK / C-WARD BUILDING #1 (24,900 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 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 good shape with remaining life to be estimated lasting till 2024. 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. The cells on base floor have had the lockers mounted on the walls and expanded metal welded to the bars for our dog program.

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. 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
(3,900 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
(17,200 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 fair condition with roof life to be estimated lasting till 2021.

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.

**E-WARD / A-WARD BUILDING #4
(21,800 Sq. Ft.)**

This building was built in 1887 and is in 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. The roof on this building was replaced in 2000 and is in fair condition with roof life to be estimated lasting till 2021.

Interior first floor, E-ward (Quartermaster):

The walls are plaster and structurally sound with some repair being needed below the A ward bathroom. The ceiling was replaced in 2000 with drop in tiles and has a good "R" rating of 23. The doors and frames were replaced in 2000/2014 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. Central laundry was added in 2014 including a pipe chase being added to connect the building to the tunnel system. Steam, electrical, plumbing and mechanical all passed inspection, and laundry went on line in August of 2014.

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 good condition with repair of shower units needed, this repair is scheduled to be completed when the energy upgrade is completed in the fall of 2015. 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 (20,600 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 has been rated for zero years remaining in its life expectancy.

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. 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 (97,500 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 with roof life to be estimated lasting till 2021/2024. 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 heating system is low pressure steam and in very good condition.

J-BLOCK BUILDING #7 (92,500 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 with roof life to be estimated lasting till 2019. 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. Roof lighting was upgraded to LED fixtures in June of 2014.

**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 previously housed (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 poor condition with roof life to be estimated lasting till 2018, 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 fair condition with roof life to be estimated lasting till 2019. 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 shingled roof over the gym was replaced in the fall of 2014 by Mihm Ent. This project installed an insulated nailer base and high reflective asphalt base shingle with the landing area a white EPDM 60 mil material. Prior replacement was done in 1998 by RMI maintenance. The exterior brick needs repair 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. 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. With the roofing replacement in 2014 the mechanical system was overhauled for the makeup air system and the roof ventilation. The controls for both of these systems have been upgraded to work on temperature and humidity.

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 with roof life to be estimated lasting till 2021. The plumbing and electrical are in good condition.

**ADMINISTRATION BUILDING #26
(18,558 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 with roof life to be estimated lasting till 2014/201921 depending on the area. 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 ware. 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. 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 with roof

life to be estimated lasting till 2024.

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. Much of the interior drives were replaced when sewer and storm separation was completed in 2013.

The steam and condensate system is in fair 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 the fire alarm panel stays in trouble most of the time.

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.

MICHIGAN REFORMATORY
5-Year Plan FY2017

Project No.	Building	Project Description	Reason Description	Quantity & Units	Facility Priority	Cost Estimate
RMI.A01.02	Admin	New Roof on Admin roof 5	McDonald roofing survey	100sqf	1	\$5,000
RMI.A01.02	F & B Ward	New Roof on F&B Ward	McDonald roofing survey	10300sqf	1	\$103,000
RMI.A01.02	Admin	New Roof on admin Roof 1	McDonald roofing survey	5100sqf	1	\$91,800
RMI.A01.02	Admin	New Roof on admin Rotunda	McDonald roofing survey	7500sqf	1	\$187,500
RMI.A01.02	Maintenance	New Roof on Maint 1	McDonald roofing survey	2600sqf	1	\$52,000
RMI.A01.02	Maintenance	New Roof on Maint 2	McDonald roofing survey	2800sqf	1	\$56,000
RMI.M04.01	Facility wide	Install Fire Detection and Alarm System	Due to the age of the system	facility wide	1	\$1,200,000
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 side of the food service building under concrete walkway.	Due to age of system.	450 LF	2	\$476,300
RMI.25.S126	Food Service/Gym	Install Fire Detection and Alarm System	To increase fire safety ability		3	\$49,550
RMI.06.A09	Cell Block A	install new floor system	Install new floor system for better facility maintenance		4	\$50,000
RMI 00.S118	I Block, J Block, G Ward, School, Gate Area	Install additional security cameras in various areas.	To increase facility security ability.	34 pan & tilt, 4 fixed, 2 DVRs plus fiber	5	\$1,500,000
RMI.00.000	Library	Re-plumbing Library restrooms and drains.	Install a bathroom for staff and refurbish inmate bathroom		6	\$22,000
RMI.00.000	Dairy Barn	Barn Roof Needs to be Replaced	This barn is still structurally sound and a good source for cold storage. However, the roof is in need of repair. This project includes the abatement fo the existing roofing materials		7	\$90,000
RMI.20.A01	Building #2	New roof on Building #2.	The roof on this builing is in need of replacment due to it's age (over 20 years) and to prevent deterioration of the building and contents.		8	\$38,000
RMI.00.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	9	\$346,300
RMI.00.C13	Site	Pavement/Driveway/Perimeter Road, Concrete, Remove & Replace Full Depth. Located south of food service building from ramps to gate and old blacksmith building and east/west from gate to fence north of old blacksmith building.	Due to age of system. To prevent failure. To fix deteriorated, damaged, failure area. To improve appearance. Service reliability.	12,000 SF	10	\$131,000
					Total	\$4,398,450

MICHIGAN DEPARTMENT OF CORRECTIONS

“Help Make Things Right”

MEMORANDUM

DATE: July 1, 2015

TO: S. L. Burt, Warden
Muskegon Correctional Facility

FROM: Deron Kippen; Physical Plant Superintendent, MCF

SUBJECT: **Annual Physical Plant Report**

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 2015. This inspection provides an overview of the general condition of the buildings and grounds. MCF was built in four stages starting in 1973 until Unit 6 was completed in 1986. The facility and building 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 are approaching replacement time of the parking lot.

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

The windows in the housing units are single paned and would provide energy savings if replaced. Camera picture quality has diminished and repair parts are becoming obsolete and hard to find.

Overview of Physical Plant Accomplishments

MCF

Energy efficient LED bulbs were installed in electrical rooms

Water saving faucets was installed in unit 2

Security screws were removed from cabinets in all units and replaced with pop rivets

Door alarms installed on all exit doors in housing units

Demolition of old training trailers in progress

New buffer fence installed where training trailers were

Installed new fiber line to training trailer

Installed new air conditioner dental clinic

Trimmed trees inside facility

Installed new key watch system

New cameras installed in LTA and school

Installed new doors Chaplin's office

Installed new carpet Chaplin's office and old office

Installed new ties on the perimeter fence

Painted unit 3

Converted laundry room to office for RUM

Removed double bunks for segregation wet cells

Welded and bolted down frames for new segregation wet cells

Installed new plumbing for segregation wet cells

Installed new DVR for recording video

Installed new doors and frames back forty and food service

Working on sally port security upgrades

Annual Review of Physical Plant

MCF

Housing Units

The housing units are in good condition. Painting is on going. Most of the housing units have some leaks due to the roof age. Windows are single pane and not energy efficient. A few doors

need to be replaced. We have been replacing some doors each year as funds allow. Segregation is being upgraded by adding fourteen more wet cells and changing the double beds to singles.

Warehouse/ Maintenance Building

The Warehouse/ Maintenance Building are structurally in good condition. The roof has a fair amount of leaking. The exterior is in good condition, some minor repairs to the Dryvit could be done.

Administration

The building is in good condition. The roof has a few leaks. The main entry door needs to be replaced. The waiting area needs new benches. The flooring in the main concourse is approaching the end of its useful life and needs to be replaced. The parking lot and roadway has new energy efficient lights but the asphalt needs repairs.

Power Plant

The Power Plant is structurally in good condition. Routine maintenance and improvements are on going. Boiler number 2 needs to have one or two tubes replaced because they are leaking. Generators have been serviced this year and will be put to the test during a planned fifteen hour shut down to replace the switch gear. One out of three chillers has a bad compressor; two are functional. Novar energy saving program needs to be updated it is past its useful life.

Pole Barn

The Pole barn is in good condition. Upkeep, maintenance and cleaning are ongoing.

Trailers

The trailers have been disconnected and will be demolished in the near future.

Food Service

The Food Service Building is in good condition. Routine maintenance is ongoing with the equipment. The freezers and cooler have been a little problematic. Some floor and wall tile work needs to be done.

Grounds

All drives and roads need patching and crack repair. Both Administration and facility parking lots need asphalt replaced and cracks repaired. Perimeter road needs some crushed aggregate added to it. Security zone sensor wiring is addressed as problems arise. The tree canopy was raised in the secure fencing area for better visibility. Sally port upgrades are being completed other than the filling in of the pit. Fence is in good condition and has been fasten with heavier gauged ties and metal.

School Building/ LTA

The School Building is in good condition. The roof has some leaks. Air handling equipment should be updated with energy efficient controls. The front door is in need of being replaced. This is a high traffic area and these doors are used continually. The gym floor has been repaired but is in need of a new one. The welding program modifications are in progress and due to be completed by the middle of August.

Health Care

Health Care is in good condition. The roof has some leaks. A new air conditioning unit was installed and seems to be keeping the area cool. Dental clinic has a new window air conditioner installed.

CC.

Dave Flack

Don Spaulding

Ed Vallad

Gary Keiffer

Jeff Niemi

MUSKEGON CORRECTIONAL FACILITY
5-Year Plan FY2017

Project No.	Building	Project Description	Reason Description	Quantity & Units	Facility Priority	Cost Estimate
MCF.00.S113	Site	Upgrade existing cameras and add two new cameras.	Provide additional coverage to area.	7 cameras	1	\$25,000
MCF.03.S117	Housing Units	Add new cameras to housing units and food service.	Provide additional coverage to area.	7 units	2	\$30,000
MCF.00.03.01	Site	Replace pneumatic controls with DDC controls.	Preventative maintenance.	9 units	3	\$130,000
MCF.A05.01	Site	Replace windows in housing units for safety and energy efficient.	To replace windows with better energy efficiency window.	7 units	4	\$200,000
MCF.04.A05	Food Service	Replace these with stainless steel tables that are lower maintenance.	Tables are worn.	90 Tables	5	\$150,000
MCF.07.A06.01D	LTA/2 Units	Replace entry Doors and Hardware to LTA, Administration.	Preventative maintenance.	6	6	\$22,000
MCF.02.S117	Administration Bldg	Remodel control center.	Preventative maintenance.	1 unit	7	\$85,000
MCF.00.A01.02	LTA/Unit	Repair or replace roofs.	Roofs are leaking and beyond useful life.		8	\$250,000
MCF.04.C03.03BO	Site	Redesign and add new parking lot to help alleviate congestion.	Preventative maintenance.	65,000 SF	9	\$250,000
MCF M05.04	Power House	Replace old water softener in power house.	Preventative maintenance.		10	\$15,000
MCF M02.20	Foodservice, LTA/School,Health Services	Add roof top Air Conditioning to Foodservice, LTA/School, Health Services.	Preventative maintenance.		13	\$45,000
MCF C03.01CM	Site	Sidewalks replaced or new top layer.	Preventative maintenance.	8,000 SF	12	\$16,000
MCF C03.04F	Site	Perimeter road gravel.	Perimeter road is in need of additional gravel.	6500 LF	11	\$15,000
					Total	\$1,233,000

MICHIGAN DEPARTMENT OF CORRECTIONS

“Help Make Things Right”

MEMORANDUM

DATE: June 15, 2015
TO: Warden Mitch Perry, NCF
FROM: Craig Carruthers; 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 in writing to the facility Warden.

Overview of Physical Plant Accomplishments

NCF

Door motion sensors were installed on Units 1, 2, 3, 4, 5, 10 exterior doors and put into service.

A new camera and motion sensor was installed in the food service basement to cover the south tunnel entrance.

A new compressor and evaporator were installed on the west cooler in food service to update the system to the new style refrigerant.

A new eye wash station was installed in the dentistry area.

A door motion sensor was installed on the east cloister door to the north of unit 1.

The old teachers work room/new CPC office areas were repainted.

The new piping for the boiler #1 installation was painted and labeled properly.

Exterior door motion sensors were installed on the food service and info deck doors.

A new dedicated electrical circuit was added to the visiting room for the new frozen machine.

Units 3, 4, 5 hallway cloister area and health care office area were repainted.

An eye wash station was installed in Unit 2's laundry room.

A new data line and new carpet were installed in the administrative assistant's office area.

New security software was installed on the mars computer to address security issues.

Maintenance installed an additional light fixture in Unit 8 laundry room to improve lighting in this area.

Three new dedicated electrical circuits were installed in the new proposed camera infrastructure room in the north tunnel.

The annual inspection and teardown of #1 boiler was completed.

Additional PREA signs were installed in all housing unit locations.

Construction of the new office for human resources was completed in the administration building. The HRM manager's office was repainted at this same time.

New carpet was installed in Unit 3 TV room, Unit 7 SOP library, and the new human resources office in the administration building.

New floor tile were installed in Unit 3 laundry room.

A new metal floor was installed in the food service west cooler.

Recording and control of the security cameras in Unit 11 were moved onto the main facility camera system.

Much of the food service dining room had new floor tile installed.

New carpet was installed in Unit 6 B-cube. Cube was also repainted at this time.

New fire alarm system installation has started for all units.

Abatement and Demolition of two old boilers in the powerhouse started expected to be completed in the fall of 2015.

20' water main replaced in small yard due to a crack in line caused by line freezing.

CMQ (Camp Manistique)

CMQ was sold in May all final meter reading done and signage removed.

Annual Review of Physical Plant

NCF

Housing Units; Buildings # 61, 62, 64, 65, 67, 68, 72

The housing units are in structurally good condition. Roofing seems to be in good condition. Painting is ongoing. Shower areas have been problematic and have been torn down and repaired as time and budget allows. Brickwork needs tuck pointing. Several areas in various housing units had new carpet installed but the remaining carpet is in poor condition. HVAC units and controls are showing their age and need to be updated to more energy efficient units. Windows, doors, and frames are reaching the end of their service lives and should be updated to more energy efficient units. Most of the units need dedicated electrical appliance circuits added to day rooms.

Warehouse / Administration; Building # 21

The Warehouse Building is structurally in good condition. The roofing seems to be 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. HVAC equipment and controls are in poor condition should be upgraded with energy efficient units. 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 to modern energy efficient types. The new admin building area is in good shape and repairs have been minimal. A PPD system should be installed due to the number of inmate workers and poor radio operation. All doors should be updated to energy efficient units. Truck dock and garage doors are in poor condition and need to be replaced. Sewer manholes located in front of the warehouse are deteriorating and need to be replaced. The fire hydrants located to the east of the new admin building are leaking and need to be replaced.

Old Administration Building; Building # 32

The Administration Building has been closed and all staff has been relocated to either the deputy suite or training center. The building has been winterized. Water service to the building has been cut off and removed. This structure still provides power to some exterior facility lighting. This lighting should be added to the rest of the facility perimeter lighting and then electrical service to this structure should be abandoned and removed. Condition of the building is deteriorating rapidly due to it not being heated.

Maintenance; Building # 33

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

Power Plant; Building #42

The Power Plant is structurally in good structural condition. The roof seems to be 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 and doors should be upgraded with energy efficient units. Old boilers #2 and #3 are in the process of being abated and removed. There are many feet of unused piping that should be abated and removed. The 3 old steam turbines and generators should be abated and removed. The high voltage switch gear needs to be updated to modern types. The old smokestack to the North of the power house should be demolished and removed. A new domestic hot water heater should be installed as the existing one can no longer supply enough hot water due to increased hot water usage. Powerhouse sewage lift station is in very poor condition and needs to be replaced. Some areas of the facility tunnels are deteriorating and should be replaced. All piping in the tunnels should be abated and re insulated.

Machine Shop; Building # 41

The Machine Shop is in good structural condition. The roofing seems to be in good condition. Upkeep, maintenance and painting is on going. Windows and doors need to be replaced with energy efficient units. HVAC equipment is in poor condition and should be updated to energy efficient units. All the old water softener tanks and piping should be abated and removed. The structure housing the old water softener tanks is in poor condition and is beginning to collapse. The facility backup domestic water heater needs to be replaced with a larger unit as the current unit will not supply enough hot water.

Grounds Shop; Building # 44

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 to energy efficient types.

Potato Building; Building #47

The potato barn is in poor condition. It needs the roof replaced, but the potato operation has been terminated. This building probably should be demolished.

Fire Hall Building; Building # 56The Fire Hall Building is in fair condition. Roofing is in poor condition and should be replaced. 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 to energy efficient types.

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 and should be demolished and replaced.

Truck Garage; Building #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 and should be demolished and replaced.

Storage; Buildings #59 & 61

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

Food Service; Building # 70

The Food Service Building is in good structural condition. Roof is in fair condition and should be replaced in the near future. Painting and routine maintenance is ongoing. The central laundry floor has been very problematic and needs an epoxy floor covering. Air handling equipment needs to be upgraded to energy efficient types. Building needs new air conditioning equipment installed as the old has failed and is obsolete. Loading dock concrete wall and deck is deteriorating badly and needs to be replaced.

Grounds / Abandoned Buildings

All drives and roads need patching, crack repair, or replacement. Both Administration and facility parking lots need asphalt replaced and cracks repaired. Old mental health buildings including houses need to be abated and demolished. The old abandon buildings on the property are in very bad shape. Many windows are broken and falling out. Many areas are not safe to enter. All windows should be boarded up. \ Old unused fire hydrants need to be dug up and removed. Many trees are reaching the end of their lives and need to be cut down and removed.

School Building; Building # 73

The School Building is in good structural condition. The roof seems to be in good condition. Air handling equipment should be updated with energy efficient units. Windows and doors should be replaced with energy efficient units. Piping in basement and other areas needs to be abated and reinsulated.

Health Care; Building # 72

Health Care is in good structural condition. The roofing seems to be in good condition. Carpeting is in poor condition and should be replaced in the offices. HVAC equipment should be upgraded to energy efficient types. Doors and windows should be upgraded to energy efficient types. Fire alarm needs to be updated to a modern system.

Deputy Suite, Entry Control, Info Desk; Building # 72

The Deputy Suite is in good structural condition. The roofing seems to be in good condition. Some areas need to be recarpeted. The fire alarm needs to be upgraded to a modern system. HVAC system should be updated to energy efficient types. Doors and windows should be updated to energy efficient types.

Inside Yard and Weight Pits

Inside yard is in good condition. There are areas of pavement and sidewalks that should be replaced or have cracks sealed. The weight pits are in good structural condition.

Wells and Well-houses; Buildings # 52, 57, 58, 59, and 63

All 3 well houses in service are in poor condition and should be replaced. Well houses 52 and 57 should be abated and demolished. Well #4 is in good condition and has a new motor and updated electrical service. Well #5 is in poor condition and needs a new motor and updated electrical service. Well #6 motor is in good condition but needs electrical service updated. Proper water sample taps need to be installed at each well.

Utilities and Infrastructure

Domestic water supply system is in good condition. Ongoing lead issues have been addressed by Phosphate injection and Chlorination at the wells. Water tower is in good condition. Fire hydrants should be updated to new ones as many are over a hundred years old with no parts available. Electrical distribution system is in good condition with the exception of the overhead supply to the wells. It should be replaced with a new underground system. The facility sewer system is in fair condition with the exception of the main line that runs from the facility to the Village of Newberry. This section is in poor condition and should be replaced.

Security Systems

Most of the facility security systems are functioning adequately. The perimeter fencing has some problematic areas that need to be tightened and refastened. The inside shaker wire is in poor condition and needs to be replaced. The sally-port pit is in very poor condition and needs to be replaced but waiting to hear if we are filling them in or not. Many of the video cameras are reaching the end of their service lives and need to be updated. Many housing units and the programs building have existing stand-alone video camera systems that need to be integrated into the central video system. New motion sensors are being installed in the Unit 11 area for added security.

CC.

Dave Flack
George Sevarns
Ed Vallad
Gary Keiffer
Jeff Niemi

NEWBERRY CORRECTIONAL FACILITY

5-Year Plan FY2017

Project No.	Building	Project Description	Reason Description	Quantity & Units	Facility Priority	Cost Estimate
NCF.00.E09	Site	Install new exterior and interior perimeter IP camera system.	Enhance Facility security and energy savings.	1 unit	1	\$1,760,000
NCF.00.E01	Site	Complete installation of LED lighting for inside yard lights.	Provide energy savings and better security for prisoner yard areas.	22 units	9	\$50,367
NCF.00.C12	Site	Remove and replace damaged sanitary manhole located south of building 21	Prevent sewer backup.	1 unit	12	\$20,000
NCF.00.S05	Site	Install 2 new perimeter cameras on SW corner of facility grounds	Provide better facility security.	2units	13	\$8,688
NCF.00.C01	Site	Install new 12" sewer line on East side of Charles street.	Existing sewer line is in poor condition.	1 unit	14	\$1,250,000
NCF.42.E01	Powerhouse	Install additional switch gear.	This building currently has no backup systems.	1 unit	15	\$55,000
NCF.00.C28	Site	Place handrail posts into the concrete.	Long-term/high maintenance issue.	1 unit	17	\$50,000
NCF.00.C02	Site	Replace sewage lift station southeast of power house	Existing lift station is damaged.	1 unit	18	\$35,000
NCF.61.S01	Housing Unit 10	Add new fixed color cameras inside.	Add capacity to existing system.	2 units	19	\$5,000
NCF.62.S01	Housing Unit 9	Add new fixed color cameras inside.	Add capacity to existing system.	2 units	20	\$5,000
NCF.64.S01	Housing Unit 6,7,8	Add new fixed color cameras inside.	Add capacity to existing system.	10 units	21	\$9,100
NCF.65.S01	Housing Unit 3,4,5	Add new fixed color cameras inside.	Add capacity to existing system.	10 units	22	\$9,100
NCF.67.S01	Housing Unit 2	Add new fixed color cameras inside.	Add capacity to existing system.	2 units	23	\$5,000
NCF.68.S01	Housing Unit 1	Add new fixed color cameras inside.	Add capacity to existing system.	2 units	24	\$5,000
NCF.72.S04	Health Care	Add a fixed camera to outside med line are for better security.	Enable facility to monitor security.	1 unit	25	\$500
NCF.59.C01	Well 5	Remove and install new pump motor on well 5	Existing pump motor is obsolete and is failing.	1 unit	26	\$7,000
NCF.21.A03	Service Building	Equipment - New and Replacement. Replace freight elevator and conveyor.	To Eliminate High Maintenance Condition.	1 unit	27	\$110,000
NCF.21.A01	Service Building	Replace existing window system - w/ insulated system.	To Eliminate High Maintenance Condition.	1000 sq ft	28	\$60,000
NCF.21.E02	Service Building	Electrical Distribution System-Remove existing distribution equipment.	Service reliability. Provides for future growth.	10 units	29	\$150,000
NCF.21.M01	Service Building	HVAC retrofit. Replace existing refrigeration equipment.	Provide better temperature control.	25,000 sq ft	30	\$556,900
NCF.21.M02	Service Building	Couple the existing pneumatic control system with DDC.	Provide better temperature control and energy savings.	25,000	31	\$55,700
NCF.21.A04	Service Building	Rebuild freight dock and canopy.	To Eliminate High Maintenance Condition.	3 units	32	\$108,000

NCF.73.A01	Programs	Replace existing window system - w/ insulated system.	Worn out. To Eliminate High Maintenance Condition.	1200 sq ft	33	\$76,600
NCF.42.E02	Power House	Replace existing disconnect switches. Four total.	Preventative maintenance.	4 units	34	\$120,000
NCF.21.M03	Service Building	Replace/new fire protection system. Provide to entire building.	Only storage rooms are sprinklered.	64,000 sq ft	35	\$760,000
NCF.72.M01	Health Care, Deputy Suite, Unit 11	HVAC retrofit.	Ventilation standards outdated.	40,000 sq ft		\$1,108,000
NCF.00.C32	Site	Pavement Areas/Driveways/Roadways, Bituminous, Remove & Reseed.	Long-term/high maintenance issue. Service reliability.	40,000		\$59,400
NCF.00.C10	site	Miscellaneous piped utilities project.	To extend life. EPA request.	1 unit		\$54,000
NCF.21.E01	Service Building	Interior Lighting-Replace interior light fixture(s).	Increase lighting levels.Provides a cost and energy savings.	15,000 sq ft		\$81,000
NCF.62.M01	Housing Unit 9	HVAC retrofit.	Provide better temperature control.	7000 sq ft		\$194,000
NCF.72.A01	Health Care and Deputy Suite	Tuckpoint brick.	To Eliminate High Maintenance Condition.	10,000		\$84,000
NCF.00.C24	Site	Recreation Field/Court, Resurface/Renovate, Basketball.	Long-term/high maintenance issue. To extend life.	16,000 sq ft		\$53,800
NCF.00.E07	Site	Replace existing primary feeders including poles.	Service reliability.	1 unit		\$101,300
NCF.00.C03	Site	Distribution Pipe, Water.	To improve fire water flow. Long-term/high maintenance issue.	1,100 lin ft		\$52,000
NCF.00.C11	Site	Steam Distribution System, Tunnel, Demo/Remove.	Long-term/high maintenance issue. Due to existing buildings being demolished.	1,300 lin ft		\$87,800
NCF.00.C13	Site	Steam Distribution System, Tunnel, Update/Repair.	Due to facility request.	300 lin ft		\$121,500
NCF.00.C15	Site	Pipe, Sanitary, Remove & Backfill.	Due to age of system. Long-term/high maintenance issue.	4800 lin ft		\$181,400
NCF.00.C26	Site	Pavement Areas/Driveways/Roadways, Bituminous, Overlay Existing with Bituminous.	Due to age of system.	23,000 SF		\$69,600
NCF.00.C34	Site	Pavement Areas/Driveways/Roadways, Bituminous, Mill & Resurface.	Due to age of system.	60,000 SF		\$64,800
NCF.00.C05	Site	Distribution Pipe, Water, New.	To improve fire water flow. Long-term/high maintenance issue.	1,700 LF		\$80,300
NCF.00.C06	Site	Distribution Pipe, Water, Remove & Backfill.	To improve fire water flow. Long-term/high maintenance issue.	10,000 LF		\$270,000
NCF.00.C18	Site	Sanitary Pre-Treatment Mechanism, Bar Screen, Remove & Replace.	Due to age of system.	1 Unit		\$945,000
NCF.00.C21	Site	Pavement Areas/Driveways/Roadways, Concrete, Remove & Replace Full Depth.	Due to age of system.	40,000 SF		\$436,800
NCF.00.C31	Site	Miscellaneous Pavement Surfaces, Remove & Replace.	Long-term/high maintenance issue.	50,000 sq ft		\$81,000
NCF.1.A01	Ferguson Hospital	Building demolition. Demolish entire structure.	Request of Facilities Maintenance.	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.	6,000 SF		\$56,700
NCF.14.A01	Amusement Hall	Building demolition. Demolish entire structure.	Request of Facilities Maintenance.	14,500 SF		\$205,500
NCF.16.A01	Cottage O - Male	Building demolition. Demolish entire structure.	Request of Facilities Maintenance.	23,160 SF		\$328,300
NCF.17.A01	Cottage P - Male	Building demolition. Demolish entire structure.	Request of Facilities Maintenance.	12,280 SF		\$174,100
NCF.18.A01	Cottage Q - Male	Building demolition. Demolish entire structure.	Request of Facilities Maintenance.	10,480 SF		\$148,600
NCF.19.A01	Cottage R - Male	Building demolition. Demolish entire structure.	Request of Facilities Maintenance.	10,480 SF		\$148,600
NCF.20.A01	Cottage S - Male	Building demolition. Demolish entire structure.	Request of Facilities Maintenance.	10,480 SF		\$148,600
NCF.21.E03	Service Building	Replace existing original electrical wiring in the building.	Preventative maintenance.	1 unit		\$67,500
NCF.3.A01	Cottage B - Male	Building demolition. Demolish and remove entire structure.	Request of Facilities Maintenance.	10,480 SF		\$148,600
NCF.33.M01	Maintenance shop	HVAC retrofit.	Provide better temperature control.	2,500 SF		\$55,700
NCF.33.M03	Maintenance shop	Replace/new fire protection system.	Currently, only storage rooms are sprinklered.	10,500 SF		\$124,700
NCF.42.M01	Power House	Couple the existing pneumatic control system with DDC.	Provide better temperature control.	20,000 SF		\$52,700
NCF.42.M02	Power House	Provide roof exhausters, wall louvers, associated motor operated dampers and controls.	Provide better temperature control.	1 unit		\$67,500
NCF.42.M03	Power House	Miscellaneous. Remove abandoned turbines.	Not functioning or broken.	3 units		\$148,500
NCF.42.M04	Power House	New controls for boilers, cooling towers, chillers etc.	Requirement for other improvements.	2 Units		\$81,000
NCF.42.M05	Power House	Miscellaneous. Remove two existing abandoned boilers.	Not functioning or broken.	2 units		\$445,500
NCF.43.A01	Store House	Building demolition.	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.	17,800 SF		\$252,300
NCF.6.A01	Cottage E - Female	Building demolition. Demolish entire structure.	Request of Facilities Maintenance.	16,980 SF		\$240,700
NCF.61.A02	Housing Unit 10	Repair/Replace wood soffit/siding.	To Eliminate High Maintenance Condition.	8,000 SF		\$215,000
NCF.61.M01	Housing Unit 10	HVAC retrofit.	Provide better temperature control.	7,000 SF		\$194,000
NCF.65.M01	Housing Units 3,4,5	Couple the existing pneumatic control system with DDC.	None presently installed. 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.	To Eliminate High Maintenance Condition.	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	Remove/cut concrete cornices, replace with vertical metal fascia and rebuild entrance to hall.	To Eliminate High Maintenance Condition.	1 unit		\$201,600
NCF.70.E01	Kitchen	Electrical Distribution System-Remove existing distribution equipment.	Existing disconnect switches are not dead-front.	6 Units		\$50,400
NCF.72.M02	Health Care, Deputy Suite, Unit 11	To provide ventilation to tunnel/basement areas.	Code compliance.	15,000 SF		\$180,200
NCF.72.M01	Health Care, Deputy Suite, Unit 11	Couple the existing pneumatic control system with DDC.	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.	To Eliminate High Maintenance Condition.	5,335 SF		\$50,400
NCF.00.E06	Site	Replace interior light fixture(s), Industrial.	Increase lighting levels.	500 SF		\$2,700
NCF.00.E08	Site	Replace existing distribution equipment and electrical.	To Eliminate High Maintenance Condition.	3 units		\$13,500
NCF.00.S01	Site	Add new pan & tilt color cameras outside.	Request of facilities maintenance.	2 Units		\$25,200
NCF.00.S04	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.	To Eliminate High Maintenance Condition.	1 unit		\$10,100
NCF.70.A06	Kitchen	Equipment - New and Replacement. Replace ovens.	To Eliminate High Maintenance Condition.	4 units		\$60,000
NCF.00.E03	Site	Replace interior light fixture(s), Industrial.	Increase lighting levels. Security light.	2,500 SF		\$16,800
NCF.70.M02	Kitchen	To provide ventilation to tunnel/basement areas.	Code compliance.	1 unit		\$8,900
NCF.00.E05	Site	Install Pole with Fixture.	Increase lighting levels. Owner request.	15 Units		\$36,500
NCF.00.E02	Site	Relocate fusing in existing exterior light pole fixtures to pole base.	Existing equipment has become a high maintenance problem.	55 units		\$25,200
NCF.00.C20	Site	Pipe, Storm, Remove & Replace.	Long-term/high maintenance issue.	30 LF		\$2,000
NCF.00.C22	Site	Pavement Areas/Driveways/Roadways, Concrete, New Full Depth.	To prevent failure. Soil erosion issue. Long-term/high maintenance issue. Service reliability.	550 SF		\$4,600
NCF.00.E04	Site	Rewire existing exterior wall-pak fixtures and security fixtures together.	Increase equipment efficiency. Security light. Service reliability. Owner request.	48 units		\$16,800
NCF.00.C33	Site	Fire Hydrant & Valve Box, Remove & Backfill.	Long-term/high maintenance issue.	17 Units	replaced as needed	\$45,900
NCF.00.C04	Site	Distribution Pipe, Water, New.	To improve domestic water flow. Long-term/high maintenance issue.	225 LF		\$10,600
NCF.00.C07	Site	Distribution Pipe, Water, New.	To improve domestic water flow. Long-term/high maintenance issue.	400 LF		\$23,500
NCF.00.C09	Site	Distribution Pipe, Water, New.	To improve domestic water flow.	500 LF		\$23,600

NCF.00.C16	Site	Structures I, Manhole, Remove & Backfill.	Long-term/high maintenance issue.	25 Units		\$33,800
NCF.00.C17	Site	Pipe, Sanitary, New.	Due to age of system. Long-term/high maintenance issue.	700 LF		\$37,800
NCF.00.C19	Site	Storm Drainage System, Parking Lot, New.	Long-term/high maintenance issue.	1 Unit		\$20,300
NCF.00.C32	Site	Pavement Areas/Driveways/Roadways, Bituminous, Remove & Reseed.	Long-term/high maintenance issue.	7,500 SF		\$22,300
NCF.00.C23	Site	Pavement Areas/Driveways/Roadways, Concrete, Remove & Reseed	Long-term/high maintenance issue.	10,000 SF		\$25,700
NCF.00.C25	Site	Pavement Areas/Driveways/Roadways, Gravel, Add Gravel.	Long-term/high maintenance issue.	5,000 SF		\$10,100
NCF.00.C27	Site	Pavement Areas/Driveways/Roadways, Bituminous, New Full Depth.	Long-term/high maintenance issue.	8,000 SF		\$24,300
NCF.00.C29	Site	Sidewalk, Concrete, Remove & Reseed.	Long-term/high maintenance issue.	25,000 SF		\$40,500
NCF.33.M01	Maintenance Shop	Couple the existing pneumatic control system with DDC.	None presently installed. Provide better temperature control.	7,500 SF		\$16,700
NCF.33.M02	Maintenance Shop	Main control panel and front-end direct digital controls (DDC) equipment.	None presently installed. 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.E03	Power House	Electrical Distribution System-Replace distribution panel.	Increase equipment efficiency. 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.	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.56.A01	Fire Station	Building demolition.	To Eliminate High Maintenance Condition.	770 SF		\$10,900
NCF.61.A01	Housing Unit 10	Replace ceramic tile. With monolithic polymer floor.	To Eliminate High Maintenance Condition.	600 SF		\$14,100
NCF.61.E01	Housing Unit 10	Replace existing branch panelboard circuit breakers with new ones.	To Eliminate High Maintenance Condition.	1 unit		\$8,400
NCF.61.M02	Housing Unit 10	Couple the existing pneumatic control system with DDC.	None presently installed. Provide better temperature control.	6,000 SF		\$16,600
NCF.62.A01	Housing Unit 9	Replace ceramic tile. With monolithic polymer floor.	To Eliminate High Maintenance Condition.	600 SF		\$14,100
NCF.62.E01	Housing Unit 9	Replace existing branch panelboard circuit breakers with new ones.	To Eliminate High Maintenance Condition.	1 unit		\$8,400
NCF.62.M02	Housing Unit 9	Couple the existing pneumatic control system with DDC.	None presently installed. Provide better temperature control.	6,000 SF		\$16,600
NCF.64.E01	Housing Unit 6,7,8	Replace existing branch panelboard circuit breakers with new ones.	To Eliminate High Maintenance Condition.	3 units		\$16,800

NCF.65.A01	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.E01	Housing Unit 3,4,5	Replace existing branch panelboard circuit breakers with new ones.	To Eliminate High Maintenance Condition.	3 units		\$16,800
NCF.67.A01	Housing Unit 2	Replace ceramic tile. With monolithic polymer floor.	To Eliminate High Maintenance Condition.	600 SF		\$14,100
NCF.67.E01	Housing Unit 2	Replace existing branch panelboard circuit breakers with new ones.	To Eliminate High Maintenance Condition.	1 unit		\$8,400
NCF.67.M01	Housing Unit 2	Couple the existing pneumatic control system with DDC.	None presently installed. Provide better temperature control.	6,000 SF		\$16,600
NCF.68.A02	Housing Unit 1	Replace ceramic tile. With monolithic polymer floor.	To Eliminate High Maintenance Condition.	600 SF		\$14,100
NCF.68.A01	Housing Unit 1	Misc projects. Provide and remodel all entrances to the housing units with double doors.	To Eliminate High Maintenance Condition.	1 unit		\$42,000
NCF.68.E01	Housing Unit 1	Replace existing branch panelboard circuit breakers with new ones.	To Eliminate High Maintenance Condition.	1 unit		\$8,400
NCF.68.M01	Housing Unit 1	Couple the existing pneumatic control system with DDC.	None presently installed. Provide better temperature control.	6,000 SF		\$16,600
NCF.70.A01	Kitchen	Misc projects. Increase size of loading dock and install flip ramp.	Damaged. Damage Due To Facility Growth.	1 unit		\$33,600
NCF.70.M01	Kitchen	Couple the existing pneumatic control system with DDC.	None presently installed. Provide better temperature control.	14,000 SF		\$38,800
NCF.72.A02	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. To Cover up Water Damage.	2,000 SF		\$47,000
NCF.72.E01	Health Care, Deputy Suite, Unit 11	Replace existing branch panelboard circuit breakers with new ones.	To Eliminate High Maintenance Condition.	3 units		\$25,200
NCF.72.S01	Health Care, Deputy Suite, Unit 11	Add new fixed color cameras inside.	Add capacity to existing system.	4 Units		\$8,100
NCF.73.A01	School, Shop & Recreation	Replace double exterior doors/frame/hardware.	To Eliminate High Maintenance Condition.	1 Unit		\$4,700
NCF.73.S01	School, Shop & Recreation	Add new fixed color cameras inside.	Add capacity to existing system.	4 Units		\$8,100
NCF.73.S02	School, Shop & Recreation	Add new pan & tilt color cameras inside.	Add capacity to existing system.	2 Units		\$11,900
NCF.91.A01	Medical Superintendent Residence	Building demolition. Demolish entire structure.	Request of Facilities Maintenance.	4,400 SF		\$41,600
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
					Total	\$17,164,755

MICHIGAN DEPARTMENT OF CORRECTIONS

“Help Make Things Right”

MEMORANDUM

DATE: June 26, 2015

TO: Gary Keiffer,
Warden Mackie

FROM: Donald Dine, Physical Plant Superintendent
Oaks Correctional Facility

SUBJECT: Annual Physical Plant Report 2015

Facility Overview:

Asphalt driveways and parking lots are in poor condition. Some pothole patching, and overband crack seal was performed in 2014, 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 except for the areas surrounding 6 and 7 blocks. 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.

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.

Security fencing is in good condition.

Building 100: Administration

The roof has had new coating applied and is currently leak free. The HVAC system is generally in good condition (Boilers are past life expectancy). Precise temperature control in some areas can be problematic but is being addressed. 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 (Boilers are past life expectancy). 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, Health Care area is in good condition.

Building 300: Education

The roof problems were covered in the overview. The HVAC system is generally in good condition (Boilers are past life expectancy). 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 plumbing systems are generally in good condition; Icon water regulating systems are functioning well. The electrical systems are in good condition. 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. 2 and 5 blk are scheduled for new boiler installation in 2015.

Water Tower:

Water tower is in good condition. Paint bubbling/fading/peeling/rust on exterior and interior where paint has peeled is evident. Physical Plant in Lansing has scheduled repairs to be made in 2015. All mechanical equipment is in good condition.

Pole Building:

Pole building is in good condition.

OAKS CORRECTIONAL FACILITY
5-Year Plan FY2017

Project No.	Building	Project Description	Reason Description	Quantity & Units	Facility Priority	Cost Estimate
ECF:200:C04.08MB	200	Dock modification	Does not allow for proper transfer of supplies from vehicle to building due to height discrepancies	1	1	\$70,000
ECF:00:M06.02	A/B Tower	Heating/Cooling Replacement	Replace current heating and cooling units with 1 mini split unit	2 Towers	2	\$6,500
ECF:00:A01.02S	All Gun Towers	Roof Replacement	Replace current leaking fiberglass roofs	4 Towers	3	\$39,000
ECF:200:A06.01S	200	Exterior doors/frames/hardware replacement	Current doors/frames/hardware past useful life	4	4	\$25,000
ECF:300:A06.01S	300	Exterior doors/frames/hardware replacement	Current doors/frames/hardware past useful life	2	5	\$15,000
ECF:100:M02.06	100	Boiler replacement	Equipment past useful life	3	6	\$41,000
ECF:200:A20.01	200	Wall repair	Encapsulate current chipped wall with stainless panels	1lot	7	\$35,000
ECF:00:C.4.02PC	4 Block	Replace exercise module fencing	Current fencing not adequate for use	16 modules	8	\$60,000
ECF:00:A03.02	2,3,4,5,200,300	Apply roof coating to current membrane	Extend current roof life expectancy	6 roofs	9	\$280,000
ECF:00:A01.11	Facility	Side walk repair	Current walkways are deteriorating	N/A	10	\$35,000
ECF:500:M02.14	500	Condensing unit replacement	Current system past useful life	1	11	\$50,000
ECF:07:M02.06	7	Boiler/Water heater replacement	Current equipment beyond useful life	1 Set	12	\$32,000
ECF:05:M02.06	5	Boiler/Water heater replacement	Current equipment beyond useful life	1 Set	13	\$32,000
ECF:300:M02.41	300	Heat/cooling installation	Current systems supplies inadequate heating/cooling	1	14	\$13,000
ECF:00:M03.05	Facility	Pneumatic control upgrade	General upgrade of system to more energy efficient controllers	10	15	\$200,000
ECF:500:E06.03M	500	Generator replacement	Current generator undersized	1	16	\$550,000
ECF:00:E01.02D	Facility	Interior lighting upgrade	Current system non energy efficient /obsolete	1 lot	17	\$450,000
ECF:00:C03.03BS	Facility	Drive way repairs	Current drives deteriorating	1	18	\$25,000
ECF:500:M06.02	200	Dish machine replacement	Current machine past life expectancy	1	19	\$162,000
ECF:500:M02.41	500	Heat/cooling installation	Current systems supplies inadequate heating/cooling	1	20	\$5,500
ECF:00:M06.02	Facility	Maintenance/Transportation Pole Building	Build new pole building to house maintenance equipment and transportation bus	1	21	\$145,000
					Total	\$2,271,000

MICHIGAN DEPARTMENT OF CORRECTIONS

“Help Make Things Right”

MEMORANDUM

DATE: May, 2015
TO: Warden
FROM: Robert Kleimola, Physical Plant Supervisor
Ojibway Correctional Facility
SUBJECT: Annual Physical Plant Report 2015

Administration (Bldg. 100)

Building Structure: Very good condition

Roof: Poor condition.

Windows: North half of Admin windows are in good condition; south half of Admin windows are in fair to poor condition.

Doors: Very good condition

Electrical: Good condition

Plumbing: Good condition

Mechanical, Heating and Cooling: Good condition

Specific Areas of Improvement: McDonald Roofing recommended replacement of entire roof in 5 years, with maintenance. Electrical panels are full; no open spaces for additional breakers.

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

Building Structure: Very good condition

Roof: A & B Units – Fair to Poor condition. C Unit – Poor condition.

Windows: Good condition

Doors: Fair condition

Electrical: Good condition

Plumbing: Needs upgrading

Mechanical, Heating: Good condition

Specific Areas of Improvement: McDonald Roofing recommended replacement of roofs on all three buildings in 5.2 years, with maintenance. Bathroom, and porter closet doors and frames are rusting and should be replaced. The plumbing should be upgraded. 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. Buildings heated by warm air furnaces which are 16 years old, should be replaced in 4 years.

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

Building Structure: Good condition

Roof: Poor condition

Windows, doors: Good condition

Electrical: Good condition

Plumbing: Good condition

Mechanical, Heating and Cooling: Good condition

Specific Areas of Improvement: McDonald Roofing recommended replacement of roofs on both buildings in 5 years, with maintenance.

Food Service (Bldg. 700)

Building Structure: Good condition

Roof: Poor condition

Windows, doors: Good condition

Electrical: Good condition

Plumbing: Good condition

Mechanical, Heating and Cooling: Good condition

Exhaust and make up air: Good condition

Walk-in Cooler & Freezer: Good Condition

Specific Areas of Improvement: McDonald Roofing recommended replacement of roof in five years, with maintenance. Food service equipment is all fifteen+ years old and is being maintained by OCF staff. Much of the equipment is at the end of its useful life.

School (Bldg. 800)

Building Structure: Good condition

Roof: Poor condition

Windows, doors: Good condition

Electrical: Good condition

Plumbing: Good condition

Mechanical, Heating and Cooling: Good condition

Specific Areas of Improvement: McDonald Roofing recommended replacement of roof in five years, with maintenance.

Gym/Property (Bldg. 900)

Building Structure: Good condition

Roof: Fair condition on the Gym. Good condition on the Property/Gym Lobby.

Windows, doors: Poor condition

Electrical: Fair condition

Plumbing: Fair condition

Mechanical, Heating: Fair condition

Specific Areas of Improvement: McDonald Roofing recommended replacement of roof on the Gym in 15 years; replacement of the Property/Lobby roof in 20 years. Doors are in poor condition and need to be replaced. Entrance doors are scheduled to be replaced in the summer of 2015. Windows in the classrooms are a mix of single pane glass and plexi-glass. Windows are scheduled to be replaced in the summer of 2015. A fire alarm system should be installed in the gym, property room, and classrooms and should be tied in to the control center.

Maintenance/Warehouse (Bldg. 1000)

Building Structure: Good condition

Roof: Poor condition

Windows, doors: Good condition

Electrical: Very good condition

Plumbing: Very good condition

Mechanical, Heating and Cooling: Very good condition

Walk-in Cooler & Freezer: Good condition.

Specific Areas of Improvement: McDonald recommended replacement of roof in 5 years, with maintenance.

Training (Bldg. 1100)

Building Structure: Good condition

Roof: Poor condition

Windows: Poor condition

Doors: Fair condition

Electrical: Fair condition

Plumbing: Good condition

Mechanical, Heating and Cooling: Good condition

Specific Areas of Improvement: McDonald Roofing recommended replacement of the roof in 15 years, with maintenance. The sheet metal on the exterior walls is in poor condition due to age as well as the patching the areas of 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: McDonald Roofing recommended replacement of the roof in 15 years, with maintenance. 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: McDonald Roofing recommended replacement of the roof in 15 years, with maintenance. 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.

Bus Garage (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: McDonald Roofing recommended replacement of the roof in 15 years, with maintenance. 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 has been vacant and not heated until 2015 when it was converted to a Bus Garage. Ceiling is scheduled to be insulated and lighting replaced in summer of 2015.

Old Maintenance Shop (Bldg. 1500)

Building Structure: Good condition

Roof: Poor condition

Windows, doors: Poor condition

Electrical: Fair condition

Plumbing: N/A

Mechanical, Heating and Cooling: N/A

Specific Areas of Improvement: McDonald Roofing recommended replacement of roof in 15 years, with maintenance. Lighting is in poor condition.

NOTE: Building is used for cold storage.

Water Treatment (Bldg. 1600)

Building Structure: Excellent condition

Roof: Good condition

Windows, doors: Excellent condition

Electrical: Excellent condition

Plumbing: Excellent condition

Mechanical, Heating: Very good condition

Specific Areas of Improvement: McDonald Roofing recommended replacement of roof in 10 years, with maintenance.

Wastewater Treatment (Bldg. 1700)

Building Structure: Excellent condition

Roof: Good condition

Windows, doors: Excellent condition

Electrical: Excellent condition

Plumbing: Excellent condition

Mechanical, Heating: Very good condition

Specific Areas of Improvement: McDonald Roofing recommended replacement of roof in 10 years. Gas treatment room finishes are deteriorated due to the highly caustic chemicals used to clean aeration lines.

Sallyport (Bldg. 2000)

Building Structure: Good

Roof, windows, doors: Good

Electrical: Good condition

Plumbing: N/A

Mechanical, Heating and Cooling: N/A

Specific Areas of Improvement: None.

Water Tower (2100)

Building Structure: Excellent condition

Roof, windows, doors: N/A

Electrical: Good condition

Plumbing: Good condition

Mechanical, Heating and Cooling: NA

Specific Areas of Improvement: None noted. The tank was last inspected by Nelson Tank Engineering on August 11, 2011. At that time it was recommended to modify the mud valve to allow full removal of sediments. It was suggested that this be done in conjunction with painting of interior of the tank. The epoxy coating was 99.999% intact at the time of inspection.

Alternate Fuel System (2200)

Building Structure: N/A

Roof, windows, doors: N/A

Electrical: Good condition

Plumbing: N/A

Specific Areas of Improvement: None noted. The system was last inspected on September 23, 2013 by Industrial Propane Service and no issues were noted. The system is run on line to the facility weekly

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. Knuckled over selvage edges of fence fabric on the man gates have been covered by iron to enhance security. Sally port needs additional motion/infrared detectors to be added per Perimeter Review by Assistant Deputy Director.
- PPD system is in good condition. Computer was replaced and software was upgraded on 3/27/2014.
- Fence alarm system is in working condition. SIMS computer (fence and fire alarm) was replaced summer 2014. Shaker cable is 15 years old and in poor condition and needs to be replaced. This is to be completed by fall of 2015.
- Fire alarm system is in good condition. Building #900 should have the fire alarm system upgraded and tied in to the Control Center. At this time the fire alarm in building #900 rings a bell in housing Unit-B.
- Perimeter and yard lighting is in good condition. A portion of the parking lot lighting was replaced with LED lights in the summer of 2014; remaining areas will be upgraded to LED in the summer of 2015.
- Camera system is in working condition. The perimeter and camera system is to be upgraded in 2016.

Grounds

- Asphalt perimeter road, entrance roads, and parking lots are in fair condition. There are cracks throughout the asphalt. There are areas around a couple of light poles where the asphalt was removed to fill in sunken areas. Asphalt between the Training Building, Maintenance Building, and Bus Garage is in poor condition.
- Concrete sidewalks are in fair condition. There are some areas with cracked slabs. Side walk between A-Unit entrance and Food Service should be replaced and made wider.
- 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:

- Electrical distribution system is in good condition.
- Natural gas distribution system is in good condition.
- Potable water wells #3 and #4 were evaluated by Kleiman Well drilling on February 5, 2014. Kleiman suggested replacing the pumps and hardware on both wells #3 and #4 based on studies done by pump manufactures that show the average life of a pump and motor is 15 years. Pump #3 is operating at a reduced capacity of 150 gpm @ 41 psi. Pump #4 is operating at 240 gpm. @ 44 psi, very close to what it was pumping originally when installed in 1999. Pump #3 and hardware are scheduled to be replaced in the summer of 2015.

- Sanitary sewer system is in good condition. Sewage lagoon sludge removal was completed in June, 2014. Lagoons are at maximum capacity.

- Storm sewer is in good condition.

OJIBWAY CORRECTIONAL FACILITY

5-Year Plan

FY2017

Project No.	Building	Project Description	Reason Description	Quantity & Units	Facility Priority	Cost Estimate
OCF.00.C02.11R	Lagoon 1	Replace Rubber Membrane in Lagoon #1	Additional Lagoon for increase of population and operational needs.	330000 Allowance	1	\$200,142.00
OCF.00.A01	Site	1st year Roofing repairs	Repairs in order for the existing roof.	152300 SF	2	\$170,100.00
OCF.00.A01	Site	2nd year Roofing repairs	Repairs in order for the existing roof.	105200 SF	3	\$46,800.00
OCF.00.A01	Site	3rd year Roofing repairs	Repairs in order for the existing roof.	59000 SF	4	\$34,700.00
OCF.00.A01.02	Site	Like system replacement of entire facility's roofs	Repairs in order for the existing roof.	177,500 SF	5	\$1,852,000.00
OCF.00.M06.02	Lagoon 5 & 6	Upgrade Aeration Equipment for Lagoons 5 & 6	Increased aeration will improve the treatment process.		6	\$57,649.00
OCF.00.M06.02	Lagoon 7 & 8	Upgrade Aeration Equipment for Lagoons 7 & 8	Increased aeration will improve the treatment process.		7	\$37,570.00
OCF.900.S105	Gymnasium/ Property - 900	Upgrade Fire Alarm System in the Gym/Property Building.	Security and Safety concerns and high maintenance condition.		8	\$12,000.00
OCF.00.C03.07BS	Site	Parking Lot seal cost/crack seal	Existing Parking lot is in need of repair.		9	\$25,000.00
OCF.900.A03	Gymnasium/ Property - 900	Remove existing wood gymnasium flooring. Install new rubberized gymnasium flooring.	Request of Facility's Maintenance.	130000 Allowance	10	\$218,400.00
OCF.00.C02.05BN	Sewer System	Sanitary Pre-treatment Mechanism Bar Screen.	Remove, replace, and upgrade Bar Screen Sanitary Treatment System.		11	\$215,000.00
					Total	\$2,869,361.00

MICHIGAN DEPARTMENT OF CORRECTIONS

“Help Make Things Right”

MEMORANDUM

DATE: March 23, 2015

TO: Marilyn Ruben, Facility Manager
Parnall Correctional Facility

FROM: Rey Patino, Physical Plant Superintendent *Rey Patino*
Parnall Correctional Facility

SUBJECT: Annual Facility Report 2015

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

92-Administration Building – Observations: This building is in fair condition. An arsenal is scheduled for construction. (Summer of 2015) Physical Plant Change is forthcoming.

Accomplishments: Phone Room received an upgrade. The Mail Room has been redesigned for efficiency. A Cabinet was revamped to accommodate facility Tasers in the Bubble area.

57-Warden Suite and Physical Training Center – Observations: This building is in very good condition. AC Unit and Heating Boiler needs replacement.

80-Healthcare, Creamery, Q-Master, Property, Intake – Observations: Healthcare needs the floors finished, currently they are concrete. The Creamery has been closed. Property and Quartermaster areas are in good condition but need to be cosmetically upgraded. The exterior of the building is in need of serious upgrades including paint and exterior doors.

Accomplishments: The SMT Intake has now been moved to building 80.

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.

Accomplishments: Gym floor replaced with tile, painting completed.

198-Programs This building is in very good condition. AC Unit needs to be installed.

Accomplishments: Barbershop was moved to a better location. Electronic Law Library installed.

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. Roof needs replacement. (Scheduled for summer of 2015) Floors need resurfacing. Windows need energy efficient upgrade.

Accomplishments: Dish Room upgraded. Secure metal can recycling program enacted. Walk in cooler was rebuilt.

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. New locking system will be needed in the near future. The showers in this Housing Unit are in need of complete replacements. Various roof repairs are needed. A security camera system needs to be installed.

10-Block-Housing This building is in good shape considering its age. New locking system will be needed in the near future. The showers in this Housing Unit are in need of complete replacements. Various roof repairs are needed. A security camera system needs to be installed.

16-Block-Housing This building is in good shape. Showers need replacement. Exterior doors need replacement as they've outlived their useful life. Security camera system needs to be installed.

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. Showers are in need of replacement. Exterior doors need replacement as they've outlived their useful life. 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. Showers are in need of

replacement. Exterior doors need replacement as they've outlived their useful life. The dry sprinkling system has caused us thousands of dollars in repairs this year and could use replacing. In addition, a security camera system needs to be installed.

32-Factory This building is in good shape considering its age. Painting of walls and floor coverings are needed. Windows need replacing throughout.

Accomplishments: The Auto Shop has been moved to its new location within this building.

31-Regional Store, Trades Class This building is in fair condition. Windows need replacing throughout. General maintenance concerns throughout building need addressing.

124-204-Horticulture These buildings are currently used for a Horticulture class. The roof is in serious 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.

74-Maintenance Grounds This building is in relatively good condition. Radiant Heating system is in need of replacement.

In conclusion the facility is in good condition considering the temporary units are well over twenty five years old. The grounds are well maintained. A fence has been installed surrounding Blds 31 and 32. A new Best Locking System has been installed. A new centralized Laundry operation for SMT, RGC, and DWH has been installed. A new camera system is scheduled for the summer of 2015, along with perimeter lighting, PPDs, Sallyport microwaves, and roof replacement of Bld 79 Food Services.

Areas of concern include:

1. Asphalt/Concrete Repair/Replacements throughout complex.
2. Roofs throughout are in need of replacing.
3. Electronic perimeter security detection system will need to be replaced.

PARNALL CORRECTIONAL FACILITY

5-Year Plan FY2017

Project No.	Building	Project Description	Reason Description	Quantity & Units	Facility Priority	Cost Estimate
SMT.00.C36	SITE	REPAIR AND RESURFACE ROADWAYS INSIDE PERIMETER FENCE. BITUMINOUS, SEAL COAT/CRACK SEAL. ASPHALT ACTIVITY AREAS LOCATED THROUGHOUT FACILITY.	REPAIR AND REPLACE DUE TO AGE OF SYSTEM, TO IMPROVE APPEARANCE, AND TO EXTEND THE LIFE OF THE SURFACE AREA.	62,900 SQ FT	1	\$250,000
SMT.AB.M18	A & B HOUSING UNITS	A & B HOUSING ROOF REPLACEMENT-ENTIRE ROOF IS LEAKING REQUIRING CONTINUOUS REPAIR. BUILT IN 1985, NOW CAUSING CEILING DAMAGE. HEALTH AND SAFETY	REPLACE ROOF TO PREVENT DETERIORATION OF BUILDING AND CONTENTS AND TO ENHANCE SECURITY.	60,000 SQ FT	2	\$600,000
SMT.00.C79	SITE	PERIMETER SHAKER SYSTEM REPLACEMENT-THE SECURITY SYSTEM HAS OUTLIVED ITS USEFUL LIFE. SAFETY AND SECURITY ISSUE.	IN NEED OF REPLACEMENT TO ENHANCE SECURITY AND PERSONAL SAFETY.	5,000 FT	3	\$125,000
SMT.00.S05	A,B,9,10,16, ALL BUILDINGS AND SITE	CAMERA SYSTEM UPGRADE - SMT CURRENTLY UTILIZES 41 CAMERAS THAT HAVE OUTLIVED THEIR EXPECTED LIFE SPAN. DANGEROUS, SAFETY ISSUES.	IN NEED OF REPLACEMENT TO ENHANCE SECURITY AND PERSONAL SAFETY.	75 CAMERAS	4	\$350,000
SMT.92.E06	92 CONTROL CENTER	REPLACE SECURITY BUBBLE GATES - THE GATES HAVE OUTLIVED THEIR USEFUL LIFE. PARTS ARE NO LONGER AVAILABLE. SAFETY AND SECURITY ISSUES	IN NEED OF REPLACEMENT TO ENHANCE SECURITY AND PERSONAL SAFETY.	3 DOORS	5	\$20,000
SMT.00-E07	SITE	YARD LIGHTING UPGRADE-CONVERT FROM HIGH PRESSURE SODIUM TO A WHITE TYPE OF LIGHT FOR BETTER VISIBILITY AND RECORDING. SAFETY AND SECURITY.	INCREASE LIGHTING LEVELS TO ENHANCE SECURITY AND PERSONAL SAFETY	200 FIXTURES	6	\$120,000
SMT.910.M19	9 & 10 HOUSING UNITS	REPLACE CELL DOOR LOCKING MECHANISMS	IN NEED OF REPLACEMENT; OBSOLETE; TO IMPROVE SECURITY AND TO EXTEND LIFE.	667 CELLS	7	\$667,000
SMT.00.P	A, B, 9, & 10 HOUSING UNITS	HOUSING UNIT PRISONER SHOWERS - REPLACE UNSANITARY GANG SHOWERS WITH INDIVIDUAL STALLS INCLUDING SHOWER CHAIRS AND HANDICAP ACCESS. HEALTH & SAFETY	WORN OUT. LEAKING. UNSANITARY, CRACKED FLOORS. LEAKING SEWAGE.	12 SHOWER AREAS	8	\$70,000
SMT.79.C80	FOOD SERVICE	FOOD SERVICE WINDOW REPLACEMENTS - REPLACE NON-ENERGY EFFICIENT WINDOWS WITH ENERGY EFFICIENT WINDOWS AND BLOCK UP SOME WINDOWS.	ENERGY CONSERVATION MEASURE TO ELIMINATE NON-ENERGY EFFICIENT WINDOWS AND REPLACE WITH ENERGY EFFICIENT WINDOWS FOR BETTER VENTILATION AND CIRCULATION. BLOCK IN SOME WINDOWS.	20 WINDOWS	9	\$100,000
SMT.79.C81	FOOD SERVICE	FOOD SERVICE LOADING DOCK - REPLACE EXISTING DOCKING RAMP. CURRENTLY DOES NOT PROVIDE ADEQUATE UNLOADING SPACE. HEALTH AND SAFETY HAZARD.	IN NEED OF REPLACEMENT. TO INCREASE WORKING AREA AND ENHANCE SAFETY CONDITIONS	1 UNIT	10	\$25,000
SMT.92.M20	VARIOUS	REPLACE HEATING AND COOLING SYSTEMS IN ADMIN AND OTHER BUILDINGS.	NOT ENERGY EFFICIENT. NOT ECONOMICAL TO REPAIR. HIGH COST TO MAINTAIN AND OPERATE. SHORT LIFE EXPENCANCY.	2 UNITS	11	\$30,000
					Total	\$2,357,000

MICHIGAN DEPARTMENT OF CORRECTIONS

“Help Make Things Right”

MEMORANDUM

DATE: June 10, 2015

TO: Shirlee Harry, Warden
Pugsley Correctional Facility

FROM: Jeff Zenner, Physical Plant Supervisor
Pugsley Correctional Facility

SUBJECT: 2015 Annual Physical Plant Inspection

Energy Savings

We are in the process of installing 72 motion sensor operated faucets in housing unit 1 and 3. We are also trying to replace housing unit 3 domestic boiler

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 buildup. Need to look into more insulation around heating equipment in attic or try to increase the amount of ventilation in the attic. We need to replace the door leading to the outside by control center

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. The entrance doors to the programs building need to be replaced they have rusted through from all of the salt that is used. The expansion joints need to be caulk and drywall repaired in the boiler room.

Training Building

This building is an old trailer which was installed at Camp Pugsley in 1975. This building is in great condition we installed insulation, new siding and 2 new entrance doors. 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. The main service drive has bad seam and needs to be cut out and replaced. All of the parking lots need to be re-stripped.

Chapel

This building is in good condition overall due to previous renovations. This building does not have any type of fire detection system. 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. 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 and some loose blocks.

Maintenance/Warehouse

The building is in good condition overall. Doors and frames need some paint. The back step needs repair concrete crumbling. Floor in building is pitting. Some drywall repair around doors

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.

Public Works/Lockshop/Employee Weight Room

This building has had new window install in the employee weight room area along with new drywall. The exterior of the building has new vented soffits and pole barn steel along with new doors this was all completed in 2013.

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. The door frames need replaced.

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 were painted in 2013. The southeast end of the building need cracks filled. End of the hall A wing needs drywall repaired. The complete inside needs repainting. All bathrooms walls and ceiling need to be scrubbed. The attics

could us more insulation. We are in the process of updating the fire alarm system in this housing unit.

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. There are cracks in the block joints on the south end that need to be filed. The doors and frames need to be repainted. Interior of building needs to be repainted. All bathrooms need walls and ceiling scrubbed mold and mildew growing on them. Housing unit could use more insulation in the attics. We are in the process of updating the fire alarm system in this housing unit.

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. 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. Interior of building needs to be repainted. All bathroom ceiling and walls need to be scrubbed. Need to add insulation to the attics. We are in the process of updating the fire alarm system in this housing unit.

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. There are several doors that need replacing. Bathroom ceilings on C/D side need repair to much moisture in bathroom. We are in the process of updating the fire alarm system in this housing unit.

Food Service

The building is in good condition overall. The hood was cleaned on 7/2013 and is due again in 2015. The plywood on the roof buckles occasionally in limited areas and lifts the shingles requiring us to make repairs. The domestic boiler was replaced in 2013 with the same type of boiler. The exterior of the building needs the expansion joints caulked and the fascia needs repaired on the back of the building. There are tiles that need to be replaced and some of the interior needs to be painted. The drywall behind the water softener needs replaced. The walk behind food service needs patched. The floor in food service has not been wax for a long time. At some point the floor will all need to be replaced. All doors and frames will need to be painted.

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. The roof on the gym leaks during heavy driving rains. McDonald roofing did a facility roof evaluation in fall of 2013 it was there recommendation that this roof be replaced. Some of the block need repair or replaced on the north side of the building.

Old Pump House

The building is in fair condition considering its age. This building contains some electrical panels which feed the Gym and Chapel. There is some concrete missing where the rafters set on the wall. Outside corners need painting

Auto Shop

This building is in excellent shape the siding, service doors and roof are all fairly new. We replaced the east side overhead door in 2015 and install an operator on the door also.

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. Some of the overhead doors need repair.

Pump House / Water Tower

The pump house building is in good condition. There are some cracks in the mortar joints on the east side. The water tower was inspected in August/2013 there was a hole in the over flow pipe and they need to install a check valve on to the condensate drain. The estimated cost of these repairs is \$3200.00. The next suggested inspection is due in 2018. The base of the bowl needs cleaning. The safety harness was recall for the third time we are in the process of getting bids for repairs.

Building Trades Pole Building

Some rust on metal roof. The service door needs replacing.

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 sallyport shake is in good shape some rust around the bottom needs cleaned up. The concrete in the port is pitted.

Security Camera System

The camera system is in good condition overall with the few cameras that we have. We have

purchased a 42" monitor and having a multi plex unit installed to allow viewing of 4 cameras at 1 time. The DVRs have exceeded their life we have added more hard drives to the system and systems is work correctly and with ample storage retention. In the housing units we have added standalone camera systems with capabilities for 16 cameras.

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). The sensor wire is out dated and we are in the process of replacing it. We have completed several zones this spring and are waiting on material to replace 3 more.

Fire Protection System

The fire alarm system is being replaced they have started on maintenance/warehouse and have moved on to the admin building. The project is slated to be completed by October.

Personal Protection Device System

Senstar has completed upgrades to the PPD system in 2014. Everything seems to be working great.

Propane System

The propane system is in good operating condition. We brought the 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 power washed the tank and all of the piping. Wire brushed all of the rust primed and repainted the complete tank farm.

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. We had sludge remove from ponds 1 and 2 completely pond 4 around 2/3 of the pond was cleaned and nothing removed from pond 3. this was all completed in 2013. Since the sludge was removed we have had issues with tin levels being too high. DEQ has not issued us a new discharge permit. We are running off of the old permit. They are waiting for us to have an engineering study complete on the system. We are in the process at this time.

Grounds

The overall grounds are in good shape at this time. I would like to add an irrigation system around the admin building in the future.

Other

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

Roofs

McDonald roofing did a facility roof inspection in 2013. They have compiled a list of areas and the

life span of each roof at the facility. We have started looking into making the repairs off of their recommendations.

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

PUGSLEY CORRECTIONAL FACILITY
5-Year Plan FY2017

Project No.	Building	Project Description	Reason Description	Quantity & Units	Facility Priority	Cost Estimate
MPF.100.A052	Administration Building	Construct a video monitoring room	To house all of the monitors and equipment for the new camera system.	1 unit	1	\$50,000
MPF.400.A049	Programs Building	Construct 6 offices in Program's suite area	Construct 6 individual offices in Program's suite for Outpatient Mental Health.	6 units	2	\$15,514
MPF.001.A035	Housing Unit 4	Add insulation and metal siding	Installing insulation would make the building more comfortable for the occupants and more energy efficient.	16,000 SF	3	\$40,000
MPF.003.A037	Quartermaster Building	Replace roof	Shingles are worn and curling and need to be replaced.	1,780 SF	4	\$3,000
MPF.002.S002	Chapel	Install fire alarm/detection system	Recommended that a fire alarm/detection system be installed in this building.	1 unit	5	\$20,075
MPF.007.S003	Gym	Install fire alarm/detection system	Recommended that a fire alarm/detection system be installed in this building.	1 unit	6	\$22,545
MPF.003.S004	Quartermaster Building	Install fire alarm/detection system	Recommended that a fire alarm/detection system be installed in this building.	1 unit	7	\$20,075
MPF.006.S014	Human Resources/ Training Building	Install fire alarm/detection system	Recommended that a fire alarm/detection system be installed in this building.	1 unit	8	\$25,600
MPF.001.M022	Housing Unit 4	Install motion activated faucets on prisoner sinks	Replace existing prisoner bathroom sink faucets with motion activated faucets.	20 units	9	\$6,600
MPF.600.M037	Housing Unit 2	Replace heating boiler with energy efficient boiler	Installation of an energy efficient boiler will reduce utility and repair costs.	1 unit	10	\$20,000
MPF.600.M034	Housing Unit 2	Replace domestic hot water boiler with energy efficient boiler	Installation of an energy efficient boiler will reduce utility and repair costs.	1 unit	11	\$37,352
MPF.000.A057	Site	Treatment Pond Upgrades Install new Aeration and filter system for the waste water ponds	Need our system redesign to so the water can be cleaned prior to discharge.	1 unit	12	\$2,100,000
MPF.700.M036	Housing Unit 1	Replace heating boiler with energy efficient boiler	Installation of an energy efficient boiler will reduce utility and repair costs.	1 unit	13	\$20,000
MPF.700.A053	Housing Unit 1	Add insulation to attic	By adding insulation this will help to conserve energy.	1240 CF	14	\$9,500
MPF.600.A054	Housing Unit 2	Add insulation to attic	By adding insulation this will help to conserve energy.	1240 CF	15	\$9,500
MPF.500.A055	Housing Unit 3	Add insulation to attic	By adding insulation this will help to conserve energy.	1240CF	16	\$9,500
MPF.100.E001	Administration Building	Add heat tape to roof	Install heat tape on roof to stop ice build up.	1,000 SF	17	\$7,500
MPF.700.A038	Housing Unit 1	Install expanded metal screens over windows	To provide a secure barrier.	52 units	18	\$2,940
MPF.600.A039	Housing Unit 2	Install expanded metal screens over windows	To provide a secure barrier.	52 units	19	\$2,940
MPF.500.A040	Housing Unit 3	Install expanded metal screens over windows	To provide a secure barrier.	52 units	20	\$2,940
MPF.500.M038	Housing Unit 3	Replace heating boiler with energy efficient boiler	Installation of an energy efficient boiler will reduce utility and repair costs.	1 unit	21	\$20,000
MPF.001.M039	Housing Unit 4	Replace heating boiler with energy efficient boiler	Installation of an energy efficient boiler will reduce utility and repair costs.	1 unit	22	\$20,000
MPF.007.A051	Gym	Replace metal roof	The current roof leaks when there is a driving rain.	7,800 SF	23	\$171,600

MPF.500.M035	Housing Unit 3	Replace domestic hot water boiler with energy efficient boiler	Installation of an energy efficient boiler will reduce utility and repair costs.	1 unit	24	\$37,352
MPF.100.A032	Administration Building	Replace Administration Building roof	Ice dams have damaged the roof and shingles.	15,000 SF	25	\$202,400
MPF.000.C001	Site	Crack fill and seal roads	Crack fill and seal road from Maintenance Shop to waste water ponds.	56,000 SF	26	\$4,500
MPF.000.E001	Site	Replace exterior pole lights with LED Lights	Replace all exterior pole lights with LED lights.	50 units	27	\$60,000
MPF.600.A047	Housing Unit 2	Housing unit cube enclosure	Install lockable cube enclosures.	48 units	28	\$90,998
MPF.500.A048	Housing Unit 3	Housing unit cube enclosure	Install lockable cube enclosures.	48 units	29	\$90,998
MPF.100.A051	Administration Building	Install a door and metal frame with sidelight and electric strike in Deputy Suite hallway	Quiet the traffic.	1 unit	30	\$2,500
MPF.100.S016	Administration Building	Electronic Door Lock in Administration Lobby	Control the door leading to the Business Office and Warden's Suite.	1 unit	31	\$2,500
MPF.001.A013	Housing Unit 4	Remove and replace plywood ceiling, and relocate old ceiling conduit	Water damage in some locations.	9,000 SF	32	\$138,965
MPF.300.A016	Food Service Building	Expand building.	Additional storage space is also needed to adequately handle the increase in food and supplies.	1,400 SF	33	\$187,605
MPF.100.A024	Administration Building	Expand building to add three offices for Health Care	Health Care does not have adequate space .	1,400 SF	34	\$109,410
MPF.001.M001	Housing Unit 4	Heat system upgrade	Replacing convectors that are not working and adding new controls.	1 unit	35	\$89,635
MPF.100.A034	Administration Building	Replace doors on temporary holding cells	Current doors have food slots.	2 units	36	\$4,780
MPF.012.A011	Vehicle Maintenance Storage Shed	Repair walls; add vinyl siding and soffit; and replace doors, windows and roof	Replacing it with metal would extend the life of the building	1,500 SF	37	\$3,200
MPF.014.A003	Salt Storage Shed	Repair existing building	Need a structurally sound building.	850 SF	38	\$13,635
MPF.013.A006	Maintenance Storage Building	Add vinyl siding and soffit, and overhead and entrance doors	The sliding doors are old and difficult to use and would be replaced with overhead doors.	2,800 SF	39	\$11,535
MPF.003.A036	Quartermaster Building	Add insulation and metal siding	Installing insulation would make the building more energy efficient.	1,500 SF	40	\$3,850
MPF.007.M005	Gym	Construct prisoner bathroom	A bathroom is necessary to provide toilet facilities in the gym.	200 SF	41	\$45,810
MPF.001.A014	Housing Unit 4	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	42	\$6,190
MPF.000.C010	Site	Install cement pad for Building Trades	Installing a concrete pad will make it easier to find nails and other materials lost during construction.	3,300 SF	43	\$4,110
MPF.000.C004	Site	Replace concrete basketball court adjacent to HU 4	It is cracked / damaged and uneven and cannot be fully utilized for its intended purpose.	4,200 SF	44	\$13,045
MPF.000.M006	Waste Water Lift Station	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	45	\$3,720
MPF.003.A017	Quartermaster Building	Expand building	The dining room needs to be expanded to increase seating.	880 SF	46	\$41,870
MPF.000.A015	Maintenance Equipment Storage Building	Construct a pole barn for maintenance equipment	Maintenance equipment (tractor, plow, blower, etc.) is stored outside and subjected to the weather.	2,400 SF	47	\$18,810
MPF.007.M029	Gym	Replace hot water heater with on demand water heater	Replace existing hot water heater.	1 unit	48	\$2,105

MPF.400.M030	Programs Building	Replace hot water heater with on demand water heater	Replace existing hot water heater.	1 unit	49	\$2,670
MPF.007.M031	Gym	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	50	\$16,245
MPF.700.M003	Housing Unit 1	Heat system upgrade - Install heating controls	New controls would help reduce fuel usage/costs and make it easier to control the heat	1 unit	51	\$12,865
MPF.600.M002	Housing Unit 2	Heat system upgrade - Install heating controls	New controls would help reduce fuel usage/costs and make it easier to control the heat	1 unit	52	\$12,865
MPF.500.M004	Housing Unit 3	Heat system upgrade - Install heating controls	New controls would help reduce fuel usage/costs and make it easier to control the heat and meet ACA standards.	1 unit	53	\$12,865
MPF.000.S005	Site	Replace facility siren	Replace the existing facility siren with a new siren with a built in heater.	1 unit	54	\$6,980
MPF.100.A056	Administration Building	Construct an office in admin for regional PREA Analyst	Construct an office in administration business office.	1 unit	55	\$5,500
MPF.000.A050	Site	Construct Gun Range shooting platform	Construct an elevated platform.	1 unit	56	\$1,500
MPF.000.S013	Site	Camera system expansion (PSV enhancement)	Install cameras around the perimeter.	9 units	8	\$80,295
MPF.700.S006	Housing Unit 1	Install fixed day/night cameras	Installing cameras will improve the security of the unit.	12 units	1	\$20,005
MPF.600.S007	Housing Unit 2	Install fixed day/night cameras	Installing cameras will improve the security of the unit.	12 units	2	\$20,005
MPF.500.S008	Housing Unit 3	Install fixed day/night cameras	Installing cameras will improve the security of the unit.	12 units	3	\$20,005
MPF.001.S009	Housing Unit 4	Install fixed day/night cameras	Installing cameras will improve the security of the unit.	10 units	4	\$16,140
MPF.100.S011	Administration Building	Install digital video recorders	Cameras in the housing units and Chapel will require additional video recorders to monitor.	4 units	6	\$26,605
					Total	\$4,081,249

MICHIGAN DEPARTMENT OF CORRECTIONS

“Help Make Things Right”

MEMORANDUM

DATE: 6/8/15

TO: Daniel Smith

FROM: Ed LaPlant, Physical Plant Superintendent
Saginaw Correctional Facility

SUBJECT: Annual Physical Plant Report 2015

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. 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 poor condition. They are in need of milling and resurfacing or complete replacement. Sidewalks are generally in poor condition and another hard winter has left many cracked and heaved.

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 roofs on all buildings with the exception of the 600 building have exceeded their life expectancy. The Roof restoration project is now underway to repair all deficient buildings.

The Fire Alarm System replacement system has been installed and is now in operation

The Duress System (PEL) replacement began last year and is in the calibration phase at this time.

The perimeter detection system, while still functional, has exceeded its expected life cycle. Water intrusion has become more frequent and repairs are needed more often.

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 functional 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 an 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.

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 and backup generator are in good condition. The propane system has developed some leaks and is in need of repairs which are being scheduled at this time. 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.

SAGINAW CORRECTIONAL FACILITY

5-Year Plan

FY2017

Project No.	Building	Project Description	Reason Description	Quantity & Units	Facility Priority	Cost Estimate
SRF.00.C01	Site	Recreation Field/Court, Resurface/Renovate, Basketball.	Due to age of system.	3,000 SF		\$10,100
SRF.00.C03	Site	Recreation Field/Court, Resurface/Renovate, Basketball.	Due to age of system.	3,000 SF		\$10,100
SRF.00.C04	Site	Recreation Field/Court, Resurface/Renovate, Basketball.	Due to age of system.	3,000 SF		\$10,100
SRF.00.C05	Site	Sidewalk, Concrete, New.	Due to facility request. To improve appearance.	1,625 SF		\$15,000
SRF.00.C06	Site	Sidewalk, Concrete, Remove & Replace.	Due to age of system.	123,000 SF	3	\$200,000
SRF.00.C07	Site	Sidewalk, Concrete, Seal Coat/Crack Seal.	Due to age of system.	2,500 SF		\$5,300
SRF.00.C10	Site	Recreation Field/Court, Resurface/Renovate, Basketball.	Due to age of system.	12,000 SF		\$40,300
SRF.00.C11	Site	Recreation Field/Court, Remove & Replace, Running Track.	Due to age of system.	150 SF		\$880
SRF.00.C12	Site	Recreation Field/Court, Resurface/Renovate, Running Track.	Due to age of system.	14,200 SF		\$59,600
SRF.00.C14	Site	Site Improvements, Remodel/Repair, Ball Field Backstop.	Due to age of system.	1 Unit		\$2,700
SRF.00.C15	Site	Site Improvements, Remodel/Repair, Sallyport.	Due to age of system.	1 Unit	10	\$134,400
SRF.00.C16	Site	Sidewalk, Concrete, Remove & Replace.	Due to age of system.	1,200 SF	2	\$13,000
SRF.00.C17	Site	Sidewalk, Concrete, Remove & Replace.	To fix deteriorated, damaged.	900 SF	2	\$6,300
SRF.00.C18	Site	Sidewalk, Concrete, Remove & Replace.	Due to age of system.	2,000 SF	2	\$13,900
SRF.00.C19	Site	Parking Lot, Bituminous, Mill & Resurface. Visitors parking lot.	Due to age of system.	17,160 SF	2	\$14,800
SRF.00.C21	Site	Pavement Areas/Driveways/Roadways, Bituminous, Mill & Resurface.	Due to age of system.	11,580 SF	2	\$10,000
SRF.00.C22	Site	Pavement Areas/Driveways/Roadways, Bituminous, Remove & Replace Full Depth.	Due to age of system.	4,000 SF	2	\$13,000
SRF.00.C26	Site	Pavement Areas/Driveways/Roadways, Bituminous, Mill & Resurface.	Due to age of system.	4,320 SF	2	\$3,700
SRF.00.C31	Site	Pavement Areas/Driveways/Roadways, Bituminous, Mill & Resurface.	Due to age of system.	67,100 SF	2	\$58,000
SRF.00.C33	Site	Pavement Areas/Driveways/Roadways, Bituminous, Overlay Existing with Bituminous.	Due to age of system.	7,200 SF	2	\$21,800

SRF.00.C37	Site	Pavement Areas/Driveways/Roadways, Bituminous, Mill & Resurface.	Due to age of system.	2,520 SF	2	\$2,200
SRF.00.C42	Site	Soil Stabilization/Grading, Add/Regrade Drainage Swale/Lawn Area.	Due to age of system.	7,500 SF		\$50,400
SRF.00.C45	Site	Driveway Entrance, Bituminous, Overlay Existing with Bituminous.	Due to age of system.	10,500 SF	2	\$31,800
SRF.00.C46	Site	Storm Detention Pond, Re-grade & Increase Size.	Due to age of system.	Lump Sum		\$32,400
SRF.00.C47	Site	Pavement Areas/Driveways/Roadways, Bituminous, New Full Depth.	Due to facility request.	1,000 SF	2	\$3,000
SRF.00.C48	Site	Pavement Areas/Driveways/Roadways, Bituminous, Mill & Resurface.	Due to age of system.	16,560 SF	2	\$14,300
SRF.00.C50	Site	Miscellaneous Site Improvement Project, New.	Due to age of system.	Lump Sum		\$2,500
SRF.00.S04	Site	Upgrade fence sensors.	More cost effective to replace soon.	8,200 LF	5	\$323,700
SRF.1.A02	Administration 100	Misc projects. Seal exterior brick with commercial sealant.	Worn out.	Lump Sum	3	\$25,200
SRF.1.E01	Administration 100	Relamp/reballast interior light fixture(s), Troffer.	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.	Lump Sum		\$26,900
SRF.1.S01	Administration 100	Add new camera headend equipment.	Add capacity to existing system.	1 Unit		\$44,100
SRF.1.S02	Administration 100	Add new pan & tilt color cameras inside.	Add capacity to existing system.	1 Unit		\$6,000
SRF.1.S04	Administration 100	Replace monitoring system.	More cost effective to replace soon.	Lump Sum	6	\$69,200
SRF.2.A01	Support Services 200	Replace single exterior door/frame/hardware.	Worn out. Damaged.	4 Units	3	\$10,100
SRF.2.A03	Support Services 200	New and Replacement. Replace dental chair control arms.	Damaged. Request of Facilities Maintenance.	Lump Sum		\$4,200
SRF.2.A04	Support Services 200	New and Replacement. Replace dental x-ray processor.	Worn out. Request of Facilities Maintenance.	Lump Sum		\$5,000
SRF.2.A06	Support Services 200	Misc projects. Seal exterior brick with commercial sealant.	Worn out.	Lump Sum	9	\$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	Replace faucets with motion sensor type faucets.	Code compliance. Personal comfort.	Lump Sum		\$8,100

SRF.2.S01	Support Services 200	Add new pan & tilt color cameras inside.	To watch hidden areas and trouble spots.	4 Units	1	\$23,900
SRF.2.S02	Support Services 200	Add new equipment. Replace door control panel.	To eliminate high maintenance condition.	Lump Sum		\$13,600
SRF.3.A01	Education 300	Replace double exterior doors/frame/hardware.	To Eliminate High Maintenance Condition.	2 Units	3	\$9,400
SRF.3.A04	Education 300	New and Replacement. Replace convection oven/range.	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 pan & tilt color cameras inside.	Add capacity to existing system.	4 Units	1	\$23,900
SRF.4.A02	Warehouse 1100	Tuckpoint brick.	Leading to More Serious Problems.	500 SF		\$4,200
SRF.4.A03	Warehouse 1100	Add extra sound absorptive blankets around compressors.	Request of Facilities Maintenance.	Lump Sum		\$4,000
SRF.4.A04	Warehouse 1100	Misc projects. Addition of 500 sf for extra storage.	Remove storage above freezer/coolers.	Lump Sum		\$168,000
SRF.4.M02	Warehouse 1100	Misc. Move condensing units for freezers to outside.	Impairs building operation.	Lump Sum		\$4,000
SRF.7.A01	Carpport	Building demolition.	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.	To Eliminate High Maintenance Condition.	4 Units	3	\$18,800
SRF.10.A04	Housing Unit 700 - L2	Misc projects. Seal exterior brick with commercial sealant.	To Eliminate High Maintenance Condition.	Lump Sum	9	\$25,200
SRF.10.S01	Housing Unit 700 - L2	Add new pan & tilt color cameras inside.	Add capacity to existing system.	1 Unit	1	\$6,000
SRF.11.A01	Housing Unit 800 - L2	Recaulk/Reseal window system.	Worn out.	1,500 SF		\$12,600
SRF.11.A02	Housing Unit 800 - L2	Replace double exterior doors/frame/hardware.	To Eliminate High Maintenance Condition.	4 Units	3	\$18,800
SRF.11.A04	Housing Unit 800 - L2	Misc projects. Seal exterior brick with commercial sealant.	Worn out.	Lump Sum	9	\$25,200
SRF.11.M01	Housing Unit 800 - L2	Modular boilers.	Future major expense.	1 Unit		\$17,600
SRF.11.S01	Housing Unit 800 - L2	Add new pan & tilt color cameras inside.	Add capacity to existing system.	1 Unit	1	\$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.	To Eliminate High Maintenance Condition.	4 Units	3	\$18,800
SRF.12.A04	Housing Unit 900 - L2	Misc projects. Seal exterior brick with commercial sealant.	Worn out. Leading to More Serious Problems.	Lump Sum	9	\$25,200

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.	Update and repair.	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 pan & tilt color cameras inside.	Add capacity to existing system.	1 Unit	1	\$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.	To Eliminate High Maintenance Condition.	4 Units	3	\$18,800
SRF.13.A05	Housing Unit 500 - L4	Equipment - New and Replacement. Replace faucets.	To Eliminate High Maintenance Condition.	Lump Sum		\$43,700
SRF.13.A06	Housing Unit 500 - L4	Misc projects. Replace 96 automatic door tracks.	To Eliminate High Maintenance Condition.	Lump Sum		\$40,300
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 pan & tilt color cameras inside.	Add capacity to existing system.	3 Units	1	\$17,900
SRF.13.S02	Housing Unit 500 - L4	Add new fixed color cameras inside.	Add capacity to existing system.	4 Units		\$8,100
SRF.14.A01	Housing Unit 1200 - L4	Replace existing window system - w/ insulated system.	Worn out. Leading to More Serious Problems.	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.	To Eliminate High Maintenance Condition.	4 Units	3	\$18,800
SRF.14.A05	Housing Unit 1200 - L4	Equipment - New and Replacement.	To Eliminate High Maintenance Condition.	Lump Sum		\$43,700
SRF.14.A06	Housing Unit 1200 - L4	Misc projects. Replace automatic door tracks.	To Eliminate High Maintenance Condition.	Lump Sum		\$40,300
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 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 pan & tilt color cameras inside.	Add capacity to existing system.	4 Units	1	\$23,900
SRF.14.S02	Housing Unit 1200 - L4	Add new fixed color cameras inside.	Add capacity to existing system.	4 Units		\$8,100
SRF.15.A01	Housing Unit 400 - L1	Replace double exterior doors/frame/hardware.	To Eliminate High Maintenance Condition.	4 Units	3	\$18,800
SRF.15.A03	Housing Unit 400 - L1	Equipment - New and Replacement. Replace cooler/freezer.	Request of Facilities Maintenance.	Lump Sum		\$26,900
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 pan & tilt color cameras inside.	Add capacity to existing system.	2 Units	1	\$11,900
SRF.18.A01	Weight Pit Building	Replace gutter system.	To Eliminate High Maintenance Condition.	200 LF		\$2,000
SRF.00.A20.01	Prison Build Pole Barn	Upgrades to existing pole structure.	Request of Prison Build program.			\$100,000
SRF.2.M04	Food Service	Replace Mista-Fire hood suppression system	Need exists to replace controller and water system with a chemical type system	1 system	8	\$25,000
SRF.00.M02	Facility	Replace foot lockers and desks	Need to install heavy duty steel foot lockers and writing surfaces.	1,100 of each	7	\$1,000,000
SRF.00.M01	Site	Repair Propane System	Exsiting system has leaks that will require entire tank to be emptied	1	4	\$25,000
					Total	\$3,762,480

MICHIGAN DEPARTMENT OF CORRECTIONS

“Help Make Things Right”

MEMORANDUM

DATE: June 1, 2015

TO: Steve Rivard, Warden
St. Louis Correctional Facility

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

SUBJECT: Annual Physical Plant Report 2015

Overview of Physical Plant Accomplishments

Perimeter lights and camera project is complete.

An Equipment Tech 11 was been added to the SLF Maintenance Staff due to the electronic upgrades/needs at the facility.

Completed the Quartermaster laundry area and walking track for Housing Unit #1 (ASRP) yard.

Annual Review of Physical Plant

Asphalt driveways and parking lots are in fair to poor condition and need cracks and holes filled and resurfaced. Sidewalks are generally in fair condition. We are waiting for DTMB to award contract for repairs.

Roofs are in need of repair and resealing. Buildup of water is evident over the common areas in all the buildings, leaks are common. We are waiting for DTMB to award contract for repairs.

Entrance doors and frames throughout the facility are in poor condition and in need of replacement. We are waiting for DTMB to award contract for repairs.

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.

Sallyport upgrades with micro-waves and razor wire are being completed.

Perimeter fence and security systems are in good working order; however, are being upgraded with new e-flex and shaker cable.

LED lights for the inside yard have been ordered and we are waiting for shipment.

Building 100 – Administration

The roof and porous brick problems were covered in the annual review. The HVAC system is generally in good condition. 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 – Food Service / Health Care

The roof and porous brick problems were covered in the annual review. 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 annual review. 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. 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 annual review. 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.

Housing Units #2 - #7

The roof and brick problems were covered in the annual review. 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 annual review. 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 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.

ST. LOUIS CORRECTIONAL FACILITY
5-Year Plan FY2017

Project No.	Building	Project Description	Reason Description	Quantity & Units	Facility Priority	Project Cost
SLF.00	Site	Facility Fire Alarm System	The new system should have software that maintenance can use for repairs and preventative maintenance.	11	1	\$175,000
SLF.300	Programs	Program Building Air Conditioning	Currently we no A/C for the Law Library offices.	1	2	\$45,000
SLF.00	Site	Towers	Replacement or demolition requested.	5	3	\$250,000
SLF.00	Site	Parking Lot LED Lighting	Lights would save energy and allows instant brightness when needed.	3	4	\$45,000
SLF.00	Site	Roofs	Replacement or remedialion of roofs as identified in the 2013 MDOC roof project.	13	5	\$543,284
SLF.00	Site	Shower Floor Repair	Flooring improvements.	28	6	\$40,000
SLF .00	Site	Cardboard Baler.	The complex is recycling cardboard from the three facilities.	1	7	\$5,000
SLF.00	Site	Building Interior LED Lighting	Lights would save energy and allows instant brightness when needed.	11	8	\$90,000
SLF.00	Site	PVI Atmospheric Gas Water Heaters	Domestic hot water heaters have deteriorated.	7	9	\$190,000
SLF.00	Site	Sidewalk Repairs	Some sidewalks are in need of replacement due to cracks and breakdown,		10	\$40,000
SLF.00	Site	Housing Unit Windows	Seals in the housing unit windows have gone bad causing them to could up.	672	11	\$400,000
SLF.00	Site	Housing Unit Doors	Door frames are rusting out and pulling loose from the block walls.	20	12	\$320,000
					Total	\$2,143,284

MICHIGAN DEPARTMENT OF CORRECTIONS

“Help Make Things Right”

MEMORANDUM

DATE: June 22, 2015

TO: Jody Deangelo, A/ 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.

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. These housing units have no cameras at this time and additional cameras would greatly assist Custody in the safety of our facility, both staff and inmates.

The handicapped elevator in Auburn has been giving the facility issues, but we have had KONE here several times to work on it and we have added a magnet to the door which has seemed to help tremendously.

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 would reduce the continuous and costly repairs we perform on the roof.

The elevator in Cord has been working well; we also added a magnet to the door of this elevator to help secure the door during movement.

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 couple of years 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; we added a magnet to the door of the elevator to keep it secure during movement.

Additional cameras are needed in both housing units. Both of these housing units are occupied 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. Regional Maintenance has made several trips to the facility and has seemed to have slowed down the leaks for the time being.

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.

Building 300 has had several issues with their air conditioning unit over the past year; we have had regional Maintenance out and for now have fixed the problem. The controls of this air conditioner are old and need to be completely replaced. These controls are the original controls that have been on this unit since the facility opened.

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.

The pillars on the entrance of the administration building need to be rework and the bricks that are falling out replaced.

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 helped 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. Several bids have been obtained and we are working towards this goal.

The Generator is in good working condition. It recently had its yearly full load test competed 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.

The Facility is in need of replacing and upgrading of our zone defense. Maintenance constantly works on these zones but due to their age they need to be replaced. There has been a project request put and we are awaiting the start of this project.

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 and have two fully operational ranges. We are in need of more fill to finish off the berm to make it safe to use both sides of the range.

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. The Thumb Correctional Facility has been selected for a Perimeter Camera upgrade, this project is in full motion, and in addition to that the facility has been selected for zone upgrades. When these projects are completed it will make a huge improvement to the safety and security of the Thumb Correctional Facility.

THUMB CORRECTIONAL FACILITY
5-Year Plan FY2017

Project No.	Building	Project Description	Reason Description	Quantity & Units	Facility Priority	Cost Estimate
TCF.200	Food Service	Replace two existing coolers	Worn Out, potential safety risk	2 Units	1	\$90,000
TCF.300	Education	Replace controls on air conditioning unit	Obsolete, no longer manufactured parts available.	1 Unit	1	\$35,000
TCF.100	Administration	Replace controls on air conditioning unit	Obsolete, no longer manufactured parts available.	1 Unit	1	35,000
TCF.100.A04	Administration	Add Power Assist Doors	Does not meet ADA Standards	2 Units	1	\$32,000
TCF Housing Units	Entire Facility	Replace Toilet Partitions	Worn Out, beyond usefull life span	40 Units	3	\$45,000
TCF Facility	Entire Facility	Replace Fire Alarm System	Obsolete, no longer manufactured parts available.	15 Units	1	\$800,000
TCF Housing Units	TCF Housing Units	Replace Doors and Entry Systems	Beyond Usefull life of equipment	9 Units	1	\$105,000
TCF.100.S08	Entire Facility	Upgrade Facility Paging System	Obsolete, no longer manufactured parts available.	18 Units	2	\$126,000
TCF.200.A06	Food Service	Replace single exterior door/Frame/Hardware	Damaged, in need of replacement.	6 Units	2	\$98,000
TCF.200.S03	Education	Replace single exterior door/Frame/Hardware	Damaged, in need of replacement.	2 Units	2	\$5,000
TCF.0.A01	Entire Facility	Repave parking lot	Water Damaged, freezing conditions are adding to damage of the parking lot.	1 Unit	1	\$129,000
TCF.00.C.05	Entire Facility	Replace existing sidewalks through out facility	Water Damaged, freezing conditions are adding to damage of sidewalks	8 Units	1	\$38,000
TCF.00.C.06	Perimeter Road	Repave Perimeter Road	Water Damaged, freezing conditions are adding to damage of perimeter road.	1 Unit	1	\$42,000
TCF.100	Administration	Replace Four Existing Gates	Worn Out, potential safety risk	4 units	1	\$225,000
TCF.200.M01	200 Building	Firetube Boilers	Worn Out, potential safety risk	1 Unit	1	\$225,000
TCF.300.A16	Education	Replace Athletic Floor	Worn Out, potential safety risk	1 Unit	2	\$146,000
TCF.300.A16	Education	Replace Gym Divider	Damaged, in need of replacement.	1 Unit	2	\$35,000
TCF.300.M01	Education	Replace individual a/c units with new centralized cooling and heating system	None presently installed	1 Unit	5	\$115,000
TCF.600.A01	MSI	Replace existing roof	Damaged, leading to more serious problems	1 Unit	1	\$394,000
TCF.700.A01	Cord/Durant	Replace existing roof	Damaged, leading to more serious problems	2 Units	1	\$275,000
TCF.1000.A01	Franklin	Replace existing roof	Damaged, leading to more serious problems	1 Unit	1	\$400,000
					Total	\$3,395,000

MICHIGAN DEPARTMENT OF CORRECTIONS

“Help Make Things Right”

MEMORANDUM

DATE: July 1, 2015
TO: Toni Moore, Business Manager
FROM: Richard Bullard, Physical Plant Superintendent
SUBJECT: Annual Physical Plant Report

Executive Summary

There are currently several DTMB projects underway.

- **Arc Flash Study** – An arc flash study of all the primary electrical switchgear and secondary circuit breakers, facility wide.
- **Prisoner Services Building** – The roof was replaced in the fall of 2014 and the interior renovation work commenced in February of 2015 with a completion date of September, 2015.
- **Primary Electrical Distribution Study/Generator Replacement** – The study is complete. The replacement of the emergency generators, switchgear and building addition to the Powerplant to house the equipment is out for bid. The project is scheduled to be completed, commissioned and turned over to us by February, 2015.
- **Primary Electrical Cable Replacement** – Replacement of primary conductors in the tunnel between 4 and 5 Block. Scheduled to start in June, 2015.
- **Fire Alarm Upgrade** - This project will replace the pull stations, audible alarms and strobe lights in Buildings, C, D, E, F, G, H, J, K, L and M. It has commenced and is scheduled for completion by the end of July, 2015.
- **Personal Protective Device (PPD) Project:** Scheduled for completion in September, 2015.
- **Utility Tunnel Piping** – This project will replace all of the steam, condensate and compressed air piping in the tunnels between 1 Block and Food Service as well as ancillary equipment such as condensate return stations. The contract has been awarded but work has not yet commenced.
- **Jennings Gymnasium Repurposing** – The gymnasium is being converted into a dormitory-style temporary housing unit with a capacity of 96 beds. The existing HVAC system has been evaluated and deemed sufficient for the new needs. The lighting fixtures have been replaced with energy efficient LED lights. The floor has been polished and epoxy coated.

- **Roofs** – Plans are to replace the roofs on the West Administration Building, Programs Building and possibly the Fieldhouse.

Powerplant and Utilities

The three main Powerplant steam boilers are severely scaled on the waterside heating surfaces which are increasing fuel consumption but also limit their steam generating capacity to about 66% of design capacity. We have begun the process of de-scaling these boilers by feeding a chemical formulated to remove the type of scale that is present. This is a purposely slow process and we anticipate it will take approximately 1 year to completely de-scale all three boilers.

The cooling tower needs to have the honeycomb fill replaced and the concrete bottom of the tower and the concrete sump need to be re-coated with coal tar epoxy.

The combustion controls on the 3 Cleaver Brooks watertube boilers need to be replaced to achieve improved control, improved efficiency and improved operational reliability.

West Side

Programs Building

The building overall is in good shape with the exception of the roof. The roof is leaking in several areas and needs to be replaced. It is beyond being able to be patch repaired.

Administration Building

The building is overall in good shape with the exception of the roof. The roof is in poor condition and needs to be replaced. The floor tile will be replaced this year.

Food Service Building

The concrete floor needs to be stripped, etched and sealed as this was never done during construction.

Housing Unit 1

Air handlers need to be replaced as well as hot and cold decks. We will be correcting errors in the domestic hot water installation by installing new mixing valves and recirculating lines with the intent to provide a constant supply of hot water at the proper temperature. The steam supply and condensate return piping needs to be replaced and will be included in the Utility Tunnel Piping project. All Level IV doors need to be replaced due to worn locking devices and hinges. 15 have been replaced so far. One of the two main Taco hot water circulating pumps is inoperable and needs to be replaced.

Housing Unit 2

Air handlers need to be replaced as well as hot and cold decks. We will be correcting errors in the domestic hot water installation by installing new mixing valves and recirculating lines with the intent to provide a constant supply of hot water at the proper temperature. The steam supply and condensate return piping needs to be replaced and will be included in the Utility Tunnel

Piping project. One of the two main Taco hot water circulating pumps is inoperable and needs to be replaced.

Housing Unit 3

Air handlers need to be replaced as well as hot and cold decks. We will be correcting errors in the domestic hot water installation by installing new mixing valves and recirculating lines with the intent to provide a constant supply of hot water at the proper temperature. The steam supply and condensate return piping needs to be replaced and will be included in the Utility Tunnel Piping project. One of the two main Taco hot water circulating pumps is inoperable and needs to be replaced.

Housing Unit 4

Air handlers need to be replaced as well as hot and cold decks. We will be correcting errors in the domestic hot water installation by installing new mixing valves and recirculating lines with the intent to provide a constant supply of hot water at the proper temperature. The steam supply and condensate return piping needs to be replaced and will be included in the Utility Tunnel Piping project. The windows need to be replaced.

Housing Unit 5

Air handlers need to be replaced as well as hot and cold decks. We will be correcting errors in the domestic hot water installation by installing new mixing valves and recirculating lines with the intent to provide a constant supply of hot water at the proper temperature. The steam supply and condensate return piping needs to be replaced and will be included in the Utility Tunnel Piping project. The windows need to be replaced.

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. Plans are to paint the gymnasium this year as well as replace the gymnasium lighting with LED fixtures.

Prisoner Services Building

The roof has been replaced. The HVAC system has been evaluated and the decision was made that it is sufficient for the new purposes for this building. The project to renovate the interior of the building is underway. The renovation will include, Laundry Services, Food Tech Program, Quartermaster, and Property Room.

Maintenance Buildings

The floor drain in the main garage needs to be replaced.

Health Care

This area is in good condition. The countertops in the medication room have been modified due to ergonomic concerns.

East Side

Calhoun Unit

The roof needs to be replaced. The T12 lamps and ballasts need to be replaced with T8 to improve lighting and energy savings.

Dickinson Unit

The roof needs to be replaced. The stairs for the loading dock will be replaced this summer.

Emmett Unit

The roof was replaced in 2014. The T12 lamps and ballasts need to be replaced with T8 or LED fixtures to improve lighting and energy savings. The chilled water air handling unit needs to be replaced as it is beyond its useful life.

Filmore Unit

The roof was replaced in 2014. . The T12 lamps and ballasts need to be replaced with T8 to improve lighting and energy savings. The chilled water air handling unit needs to be replaced as it is beyond its useful life.

Gladwin Unit

The roof was replaced in 2014. The T12 lamps and ballasts need to be replaced with T8 or LED fixtures to improve lighting and energy savings. The chilled water air handling unit needs to be replaced as it is beyond its useful life. The stairs for the loading dock will be replaced this summer.

Harrison Unit

The roof was replaced in 2014. The T12 lamps and ballasts need to be replaced with T8 or LED fixtures to improve lighting and energy savings. The chilled water air handling unit needs to be replaced as it is beyond its useful life.

Jennings Building/School

The roof needs to be replaced. The loading dock is in poor condition, and has poor grade for proper drainage. The T12 lamps and ballasts need to be replaced with T8 or LED fixtures to improve lighting and energy savings. The chilled water air handling unit needs to be replaced as it is beyond its useful life. The gymnasium is currently being converted into a 96 bed dormitory style housing unit. The stairs for the loading dock will be replaced this summer.

Kent Building

The roof needs to be replaced. The chilled water air handling unit needs to be replaced as it is beyond its useful life. The two primary hydronic heating pumps in the basement will be replaced this summer. The stairs for the loading dock will be replaced this summer.

L Administration Building

The carpet is in the process of being replaced with a combination of carpet and floor tile.

MSI Building

The roof needs to be replaced.

RGC/ Unit 9

To be compliant with the PREA standards for housing under 18 year old felons away from those over 18, We remodeled 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

This area has inadequate space to suite our current needs and needs to be expanded. 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.

WOMENS HURON VALLEY CORRECTIONAL FACILITY
5-Year Plan FY2017

Project No.	Building	Project Description	Reason Description	Quantity & Units	Facility Priority	Cost Estimate
WHV.W.01	Drop Ship	Warehouse addition to the facility.	To provide additional space to accommodate the increased direct shipping that will occur due to changes in fleet transportaion; to provide heated storage for items such as caustics, paints, mattresses and other items requiring warehousing in a facility as large as WHV.	50,000 sq. ft.	1	\$200,000
WHV.P.M01	Powerhouse	Replace the 3 Cleaver Brooks watertube steam boilers with 3 Cleaver Brooks firetube boiler with economizers, and low NOX burners.	In need of replacement; Obsolete	3 Units	1	\$1,750,000
WHV.P.M02	Powerhouse	Rebuild the 1,000 ton Marley cooling tower.	Fill material is damaged and missing in several placed which inhibits proper heat transfer. The sump needs to be water blasted and recoated with coal tar epoxy.	1 Unit	1	\$75,000
WHV.01S01	Unit 1	Convert all Level IV cells over to the Best lock system.	Standardize with the rest of the facility and be able to eliminate stocking parts for the Corbin systems that is used only in this Unit.	80 Units	1	\$42,000
WHV.C.M.01	Calhoun Hall	Replacement of the PVI domestic water heater.	In need of replacement; Obsolete	1 Unit	1	\$95,000
WHV.B.M3.02	Warehouse	Replace pneumatic controls with DDC; Connect to BASS	In need of replacement; Gain,energy savings	22, 212 sq ft	2	\$90,000
WHV.5.M3.02	Unit 5	Replace pneumatic controls with DDC; Connect to BASS	In need of replacement; Gain,energy savings	24,114 sq ft	2	\$100,000
WHV.6.M3.02	Unit 4	Replace pneumatic controls with DDC; Connect to BASS	In need of replacement; Gain,energy savings	24,114 sq ft	2	\$100,000
WHV.RGC.M3.02	RGC	Replace pneumatic controls with DDC; Connect to BASS	In need of replacement; Gain,energy savings	34,994 sq ft	2	\$190,000
WHV.11.M3.02	Unit 6, Programs	Replace pneumatic controls with DDC; Connect to BASS	In need of replacement; Gain,energy savings	41,595 sq ft	2	\$220,000
WHV.3.M3.02	Prisoner Services Building	Replace pneumatic controls with DDC; Connect to BASS	In need of replacement; Gain,energy savings	21,968 sq ft	2	\$80,000
WHV.2.M3.02	Maintenance	Replace pneumatic controls with DDC; Connect to BASS	In need of replacement; Gain,energy savings	23,624 sq ft	2	\$125,000
WHV.4.M3.02	Fieldhouse	Replace pneumatic controls with DDC; Connect to BASS	In need of replacement; Gain,energy savings	16, 799 sq ft	2	\$60,000
WHV.M.M3.02	MSI	Replace pneumatic controls with DDC; Connect to BASS	In need of replacement; Gain,energy savings	25, 490 sq ft	2	\$70,000
WHV.9.M3.02	Unit 1	Replace pneumatic controls with DDC; Connect to BASS	In need of replacement; Gain,energy savings	24,114 sq ft	2	\$100,000
WHV.8.M3.02	Unit 2	Replace pneumatic controls with DDC; Connect to BASS	In need of replacement; Gain,energy savings	24,114 sq ft	2	\$100,000
WHV.7.M3.02	Unit 3	Replace pneumatic controls with DDC; Connect to BASS	In need of replacement; Gain,energy savings	24,114 sq ft	2	\$100,000
WHV.P.MO3	Powerhouse	Replace cooling water pumps	In need of replacement; Obsolete	2 Units	2	\$175,000
WHV.P.M.04	Powerhouse	Replace chilled water pumps	In need of replacement; Obsolete	3 units	2	\$120,000
WHV.P.M05	Powerhouse	Replace lithium bromide steam absorption chillers.	In need of replacement; Obsolete	2 units	2	\$1,950,000
WHV.4.M02	Field House	Replace/new piping. Replace/Repair steam and condensate piping.	In need of replacement; Obsolete	3,000 SF	3	\$25,000

WHV.3.M04	Prisoner Services Building	Replace/new piping. Replace/Repair steam and condensate piping.	In need of replacement; Obsolete	4,000 SF	3	\$28,000
WHV.K.M01	Kent Hall	Replace/new piping. Replace only defective steam, chilled water, compressed air, cold water piping in tunnel.	In need of replacement; Obsolete	270,000 SF	3	\$925,000
WHV.B.M01	Warehouse	Replace/new piping. Replace portion of steam pipe and insulation.	In need of replacement; Obsolete	1,000 SF	3	\$21,000
WHV.10.M02	Administration/Medical	Replace/new piping.	In need of replacement; Obsolete	3,000 SF	3	\$22,500
WHV.3.M03	Prisoner Services Building	Replace/new piping. Replace/Repair DWV piping. Food service	In need of replacement; Obsolete	2,000 SF	3	\$25,500
WHV.11.M02	Academic/Voc. School	Replace/new piping. Replace/Repair steam and condensate piping.	In need of replacement; Obsolete	3,000 SF	3	\$25,500
WHV.5.M02	Housing Unit 5	Replace/new piping. Replace/Repair steam and condensate piping.	In need of replacement; Obsolete	3,000 SF	3	\$25,500
WHV.6.M02	Housing Unit 4	Replace/new piping. Replace/Repair steam and condensate piping.	In need of replacement; Obsolete	3,000 SF	3	\$25,500
WHV.7.M02	Housing Unit 3	Replace/new piping. Replace/Repair steam and condensate piping.	In need of replacement; Obsolete	3,000 SF	3	\$25,500
WHV.8.M02	Housing Unit 2	Replace/new piping. Replace/Repair steam and condensate piping.	In need of replacement; Obsolete	3,000 SF	3	\$25,500
WHV.9.M01	Housing Unit 1	Replace/new piping. Replace/Repair steam and condensate piping.	In need of replacement; Obsolete	3,000 SF	3	\$25,500
WHV.6.A02	Housing Unit 4	Replace existing window system - w/ insulated system. Windows should include integral bars. Combine all bldgs 1 submittal	In need of replacement; Obsolete	800 SF	4	\$102,100
WHV.7.A04	Housing Unit 5	Replace existing window system - w/ insulated system. Windows should include integral bars. Combine all bldgs 1 submittal	In need of replacement; Obsolete	800 SF	4	\$102,100
WHV.8.A04	Housing Unit 5	Replace existing window system - w/ insulated system. Windows should include integral bars. Combine all bldgs 1 submittal	In need of replacement; Obsolete	800 SF	4	\$102,100
WHV.9.A04	Housing Unit 5	Replace existing window system - w/ insulated system. Windows should include integral bars. Combine all bldgs 1 submittal	In need of replacement; Obsolete	800 SF	4	\$102,100
WHV.F		Replace existing windows	Existing window do not open. Opening window will allow cooling system shut down. Reduce energy costs.	14 Units	4	\$17,500
WHV.G		Replace existing windows	Existing window do not open. Opening window will allow cooling system shut down. Reduce energy costs.	14 Units	4	\$17,500
WHV.H		Replace existing windows	Existing window do not open. Opening window will allow cooling system shut down. Reduce energy costs.	14 Units	4	\$17,500
WHV.K.A06	Kent Hall	Replace existing window system - w/ insulated system.	In need of replacement	130 SF	4	\$8,300
WHV.D.E01	Dickinson Hall	Replace existing windows	Opening window will allow cooling system shut down. Reduce energy costs.	128 units	4	\$160,000
WHV.J.E01	Jennings Hall	INTERIOR LIGHTING-Replace interior light fixture(s) Replace with LED fixtures.	Increase lighting levels.	750 SF	5	\$4,400
WHV.C.E01	Calhoun Hall	INTERIOR LIGHTING-Replace interior light fixture(s), Replace with LED fixtures.	Provides a cost and energy savings.	30,285 SF	5	\$101,800
WHV.D.E01	Dickinson Hall	INTERIOR LIGHTING-Replace interior light fixture(s) Replace with LED fixtures.	Provides a cost and energy savings.	61,763 SF	5	\$207,500

WHV.E.E01	Emmet Hall	INTERIOR LIGHTING-Replace interior light fixture(s). Replace with LED fixtures.	Provides a cost and energy savings.	38,055 SF	5	\$127,900
WHV.F.E01	Fillmore Hall	INTERIOR LIGHTING-Replace interior light fixture(s). Replace with LED fixtures.	Provides a cost and energy savings.	38,055 SF	5	\$127,900
WHV.G.E01	Gladwin Hall	INTERIOR LIGHTING-Replace interior light fixture(s). Replace with LED fixtures.	Provides a cost and energy savings.	39,220 SF	5	\$131,800
WHV.H.E01	Harrison Hall	INTERIOR LIGHTING-Replace interior light fixture(s). Replace with LED fixtures.	Provides a cost and energy savings.	39,451 SF	5	\$132,600
WHV.L.E01	L Building	INTERIOR LIGHTING-Replace interior light fixture(s). Replace with LED fixtures.	Provides a cost and energy savings.	34,584 SF	5	\$116,200
WHV.B.E02	Warehouse	INTERIOR LIGHTING-Replace interior light fixture(s). Replace with LED fixtures.	Provides a cost and energy savings.	20,365 SF	5	\$68,400
WHV.4.E01	Field House	INTERIOR LIGHTING-Replace interior light fixture(s). Replace with LED fixtures.	cost and energy savings.	16,799 SF	5	\$45,400
WHV.11.A01	Addition	Replace Roof of school	In nneed of replacement; Obsolete	35, 163 SF		\$325,000
WHV10.A01		Admininstration/Medical bldg Replace Roof	In nneed of replacement; Obsolete	17, 195 SF		\$310,000
WHV.J.A02	Jennings Hall	Replace roof and insulation.	In nneed of replacement; Obsolete	26,529 SF		\$289,700
WHV.B.A01	Warehouse	Replace existing roof.	In nneed of replacement; Obsolete	21,000 SF		\$115,500
WHV.4.A01	Field House	Replace existing roof. Fieldhouse	In nneed of replacement; Obsolete	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. To improve appearance. Due to site/soil characteristics. Low area approx. 100'x60'.	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.	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.	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.	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 improve appearance. 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. 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.	Upgrade drainage system	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
WHV01.M02	Power House	Preplace pneumatic controls on steam station with solid state controls	In need of replacement 2 PRV station	1 Units	6	\$37,000
WHV01.M02	Power House	Add third boiler feed pump	In need of replacement	1 Unit	6	\$20,000
	Kent Hall	Replace/new steam to hot water converter system - 800 GPM.	In need of replacement; Obsolete	1 Unit	7	\$117,600
WHV.9.M06.03	Tasers now	Install smoke purge system	Segregation Unit	24,114 sq ft	8	\$120,000
WHV.1.M01		Replace/new hot water heater-250 gallon steam fired	In need of replacement; Obsolete	1 Unit	12	\$61,200
WHV1.M02		Install back-up water source connection for boilers	Emergency source for boiler make-up	1 Unit	13	\$7,000
WHV.00		Calhoun Install HU Fence	To enhance safety and security of the prisoners	1 Unit	14	\$25,600
WHV.4.A01		Repair Field House Roof	In need of repair	400 LF		\$14,000
WHV.3M004.01		Install Fire Suppression system	Uograde system	21,968 sq ft		\$120,000
WHV.11M04.01		Install Fire Suppression system	Uograde system	41,595 sq ft		\$200,000
WHV.10M04.01		Install Fire Suppression system	Uograde system	38,005 sq ft		\$220,000
WHV.D.A01	Dickinson Hall	Replace gutter system. Install industrial gutter/collector/downspout system.	In need of replacement and to prevent futrue high maintenance issues. Request of Facilities Maintenance.	1,260 LF		\$25,400
WHV.E.A01	Emmet Hall	Replace gutter system. Install industrial gutter/collector/downspout system.	In need of replacement and to prevent futrue high maintenance issues. Request of Facilities Maintenance.	900 LF		\$18,100
WHV.F.A01	Fillmore Hall	Replace gutter system. Install industrial gutter/collector/downspout system.	In need of replacement and to prevent futrue high maintenance issues. Request of Facilities Maintenance.	900 LF		\$18,100
WHV.G.A01	Gladwin Hall	Replace gutter system. Install industrial gutter/collector/downspout system.	In need of replacement and to prevent futrue high maintenance issues. Request of Facilities Maintenance.	900 LF		\$18,100
WHV.H.A01	Harrison Hall	Replace gutter system. Install industrial gutter/collector/downspout system.	In need of replacement and to prevent futrue high maintenance issues. Request of Facilities Maintenance.	900 LF		\$18,100

WHV.J.A01	Jennings Hall	Replace gutter system. Install industrial gutter/collector/downspout system.	In need of replacement and to prevent future high maintenance issues. Request of Facilities Maintenance.	950 LF		\$19,200
WHV.K.A01	Kent Hall	Replace gutter system. Install industrial gutter/collector/downspout system.	In need of replacement and to prevent future high maintenance issues. Request of Facilities Maintenance.	1,150 LF		\$23,200
WHV.L.A01	L Building	Replace gutter system. Install industrial gutter/collector/downspout system.	In need of replacement and to prevent future high maintenance issues. Request of Facilities Maintenance.	1,025 LF		\$20,700
WHV.2.A02	Maintenance/Warehouse	Replace gutter system. Install new.	In need of replacement and to prevent future high maintenance issues. Request of Facilities Maintenance.	600 LF		\$5,800
WHV.10.A01	Administration/Medical	Replace E.J. material. Reseal/reflash E.J. material.	In need of replacement	500 LF		\$21,500
WHV.13.A01	6 Guard Towers	Replace or add roof drains. Guard tower in SE corner near sallyport.	In need of replacement	1 Unit		\$840
WHV.3.A02	Prisoner Services Building	Replace or add roof drains.	In need of replacement	4 Units		\$3,400
WHV.4.A02	Field House	Replace or add roof drains.	In need of replacement	6 Units		\$5,000
WHV.13.A02	6 Guard Towers	Replace damaged steel. Metal decking has rusted through. Concrete is spalling. Cover decking with form deck and tack weld on 4 sides. All 5 guard towers. (500 SF needed).	In need of replacement	6 Units		\$25,200
WHV.5.A01	Housing Unit 5	Replace lintels.	In need of replacement	12 LF		\$710
WHV.10.A02	Administration/Medical	Replace lintels.	In need of replacement	120 LF		\$7,100
WHV.5.A02	Housing Unit 5	Repair brick - selective areas.	In need of replacement	40 SF		\$1,000
WHV.C.A03	Calhoun Hall	Tuckpoint brick.	In need of replacement	100 SF		\$840
WHV.C.A10	Calhoun Hall	Tuckpoint brick. Re-caulk CMU.	In need of repair due to building settlement and to enhance security	300 SF		\$1,300
WHV.D.A02	Dickinson Hall	Tuckpoint brick.	In need of repair	100 SF		\$840
WHV.D.A09	Dickinson Hall	Tuckpoint brick. Re-caulk CMU.	In need of repair	200 SF		\$840
WHV.G.A06	Gladwin Hall	Tuckpoint brick.	In need of replacement and to prevent future high maintenance issues. Request of Facilities Maintenance.	45 SF		\$380
WHV.K.A04	Kent Hall	Tuckpoint brick.	In need of replacement and to prevent future high maintenance issues. Request of Facilities Maintenance.	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.	In need of repair and to prevent future high maintenance issues.	22 SF		\$190
WHV.4.A03	Field House	Tuckpoint brick.	In need of repair	40 SF		\$340
WHV.1.A02	Power Plant	Tuckpoint brick. Tuckpoint cmu.	In need of repair	160 SF		\$1,100
WHV.C.A02	Calhoun Hall	Rebuild masonry wall.	In need of repair	10 SF		\$130
WHV.E.A05	Emmet Hall	Rebuild masonry wall.	In need of repair	140 SF		\$1,900
WHV.F.A05	Fillmore Hall	Rebuild masonry wall.	In need of repair	150 SF		\$2,000

WHV.G.A05	Gladwin Hall	Rebuild masonry wall.	In need of repair	80 SF		\$1,100
WHV.H.A05	Harrison Hall	Rebuild masonry wall.	In need of repair	10 SF		\$130
WHV.J.A03	Jennings Hall	Rebuild masonry wall.	In need of repair	100 SF		\$1,300
WHV.K.A03	Kent Hall	Rebuild masonry wall.	In need of repair	10 SF		\$130
WHV.1.A03	Powerhouse	Rebuild masonry wall.	In need of repair	100 SF		\$1,100
WHV.3.A03	Prisoner Services Building	Rebuild masonry wall.	In need of repair	100 SF		\$1,300
WHV.5.A03	Housing Unit 5	Rebuild masonry wall. Saturated gypsum drywall elec. room to be replaced with CMU.	In need of repair	100 SF		\$1,300
WHV.6.A01	Housing Unit 4	Rebuild masonry wall. Saturated gypsum drywall elec. room to be replaced with CMU.	In need of repair	100 SF		\$1,300
WHV.7.A01	Housing Unit 3	Rebuild masonry wall. Saturated gypsum drywall elec. room to be replaced with CMU.	In need of repair	100 SF		\$1,300
WHV.8.A01	Housing Unit 2	Rebuild masonry wall. Saturated gypsum drywall elec. room to be replaced with CMU.	In need of repair	100 SF		\$1,300
WHV.9.A01	Housing Unit 1	Rebuild masonry wall. Saturated gypsum drywall elec. room to be replaced with CMU.	In need of repair	100 SF		\$1,300
WHV.8.A02	Housing Unit 2	Rebuild masonry wall.	In need of repair	120 SF		\$1,600
WHV.H.A09	Harrison Hall	Repair/Replace plaster. Rebuild gypsum drywall wall.	In need of repair	20 SF		\$540
WHV.J.A12	Jennings Hall	Repair/Replace plaster. Rebuild gypsum drywall wall.	In need of repair	20 SF		\$540
WHV.J.A04	Jennings Hall	Replace metal panels.	In need of repair	50 SF		\$2,300
WHV.2.A03	Maintenance/Warehouse	Replace metal panels.	In need of repair	80 SF		\$2,900
WHV.1.A04	Power Plant	Replace metal panels.	In need of repair	280 SF		\$10,200
WHV.K.A05	Kent Hall	Replace flashing.	In need of repair	20 LF		\$660
WHV.G.A07	Gladwin Hall	Recaulk/Reseal building joints. Sealant has dried out.	In need of repair	50 LF		\$150
WHV.10.A04	Administration/Medical	Recaulk/Reseal building joints.	In need of repair	20 LF		\$60
WHV.9.A02	Housing Unit 1	Recaulk/Reseal building joints.	In need of repair	20 LF		\$60
WHV.11.A01	Academic/Voc. School	Recaulk/Reseal building joints.	In need of repair	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.	In need of repair	2,000 SF		\$5,100
WHV.C		Replace existing windows	Opening window will allow cooling system shut down. Reduce energy costs.	60 units		\$75,000

WHV.E		Replace existing windows	Opening window will allow cooling system shut down. Reduce energy costs.	14 Units		\$17,500
WHV.11.A03	Academic/Voc. School	Replace existing window system - w/ insulated system.	In need of replacement	20 SF		\$1,300
WHV.13.A03	6 Guard Towers	Replace existing window system - w/ insulated system. Windows leak and seals broken, hardware worn out. All 5 guard towers.	In need of replacement	600 SF		\$46,000
WHV.E.A06	Emmet Hall	Recaulk/Reseal window system.	In need of replacement	1,000 SF		\$8,400
WHV.F.A06	Fillmore Hall	Recaulk/Reseal window system.	In need of replacement	800 SF		\$8,400
WHV.G.A08	Gladwin Hall	Recaulk/Reseal window system.	In need of replacement	1,000 SF		\$8,400
WHV.H.A06	Harrison Hall	Recaulk/Reseal window system.	In need of replacement	1,000 SF		\$8,400
WHV.J.A05	Jennings Hall	Recaulk/Reseal window system.	In need of replacement	500 SF		\$4,200
WHV.K.A07	Kent Hall	Recaulk/Reseal window system.	In need of replacement	1,500 SF		\$12,600
WHV.10.A05	Administration/Medical	Recaulk/Reseal window system.	In need of replacement	150 SF		\$1,300
WHV.4.A04	Field House	Recaulk/Reseal window system.	In need of replacement	340 SF		\$2,900
WHV.E.A07	Emmet Hall	Replace insulated glazing.	In need of replacement	420 SF		\$17,600
WHV.F.A07	Fillmore Hall	Replace insulated glazing. Moisture in window.	In need of replacement	400 SF		\$16,800
WHV.G.A09	Gladwin Hall	Replace insulated glazing.	In need of replacement	140 SF		\$5,900
WHV.H.A07	Harrison Hall	Replace insulated glazing.	In need of replacement	180 SF		\$7,600
WHV.11.A02	Academic/Voc. School	Replace insulated glazing.	In need of replacement	100 SF		\$4,200
WHV.E.A09	Emmet Hall	Replace interior doors/frame/hardware.	In need of replacement	2 Units		\$5,000
WHV.K.A09	Kent Hall	Replace interior doors/frame/hardware.	In need of replacement	8 Units		\$20,200
WHV.10.A07	Administration/Medical	Replace interior doors/frame/hardware. Admin/medical	In need of replacement	5 Units		\$12,600
WHV.4.A06	Field House	Replace interior doors/frame/hardware.	In need of replacement	5 Units		\$12,600
WHV.11.A05	Academic/Voc. School	Replace interior doors/frame/hardware.	In need of replacement	13 Units		\$32,800
WHV.7.A03	Housing Unit 3	Replace interior doors/frame/hardware.	In need of replacement	22 Units		\$55,400
WHV.8.A06	Housing Unit 2	Replace interior doors/frame/hardware.	In need of replacement	22 Units		\$55,400
WHV.5.A06	Housing Unit 5	Replace interior doors/frame/hardware.	In need of replacement	23 Units		\$58,000

WHV.6.A03	Housing Unit 4	Replace interior doors/frame/hardware.	In need of replacement	25 Units		\$63,000
WHV.9.A05	Housing Unit 1	Replace interior doors/frame/hardware.	In need of replacement	25 Units		\$63,000
WHV.1.A06	Powerhouse	Replace overhead doors.	In need of replacement	300 SF		\$12,200
WHV.2.A06	Maintenance/Warehouse	Replace overhead doors.	In need of replacement	400 SF		\$16,200
WHV.C.A05	Calhoun Hall	Replace plaster ceilings.	In need of replacement	200 SF		\$3,400
WHV.D.A06	Dickinson Hall	Replace plaster ceilings.	In need of replacement	90 SF		\$1,500
WHV.6.A07	Housing Unit 4	Replace plaster ceilings. Gypsum drywall.	In need of replacement	40 SF		\$540
WHV.4.A09	Field House	Replace plaster ceilings. Gypsum drywall.	In need of replacement	300 SF		\$5,000
WHV.10.A08	Administration/Medical	Replace acoustic ceiling system.	In need of replacement	15,775 SF		\$106,000
WHV.B.A05	Warehouse	Replace acoustic ceiling system.	In need of replacement	1,100 SF		\$5,900
WHV.J.A08	Jennings Hall	Replace acoustic ceiling system.	In need of replacement	7,050 SF		\$47,400
WHV.K.A10	Kent Hall	Replace acoustic ceiling system.	In need of replacement	770 SF		\$5,200
WHV.L.A04	L Building	Replace acoustic ceiling system.	In need of replacement	320 SF		\$2,200
WHV.5.A09	Housing Unit 5	Replace acoustic ceiling system.	In need of replacement	60 SF		\$400
WHV.1.A07	Powerhouse	Replace acoustic ceiling system.	In need of replacement	220 SF		\$1,200
WHV.2.A07	Maintenance/Warehouse	Replace acoustic ceiling system.	In need of replacement	240 SF		\$1,300
WHV.9.A09	Housing Unit 1	Replace acoustic ceiling system.	In need of replacement	210 SF		\$1,400
WHV.4.A07	Field House	Replace acoustic ceiling system.	In need of replacement	3,290 SF		\$22,100
WHV.11.A06	Academic/Voc. School	Replace acoustic ceiling system.	In need of replacement	7,400 SF		\$49,700
WHV.C.A07	Calhoun Hall	Replace metal ceiling.	In need of replacement	100 SF		\$1,700
WHV.D.A04	Dickinson Hall	Replace metal ceiling.	In need of replacement	20 SF		\$340
WHV.F.A09	Fillmore Hall	Replace metal ceiling. Rusted.	In need of replacement	880 SF		\$14,800
WHV.C.A08	Calhoun Hall	Replace carpet.	In need of replacement	400 SF		\$2,700
WHV.D.A08	Dickinson Hall	Replace carpet.	In need of replacement	50 SF		\$340
WHV.L.A05	L Building	Replace carpet.	In need of replacement	500 SF		\$3,400

WHV.10.A10	Administration/Medical	Replace carpet.	In need of replacement	5,575 SF		\$37,500
WHV.11.A07	Academic/Voc. School	Replace carpet.	In need of replacement	8,300 SF		\$55,800
WHV.10.A11	Administration/Medical	Replace ceramic tile.	In need of replacement	850 SF		\$20,000
WHV.4.A08	Field House	Replace ceramic tile.	In need of replacement	1,480 SF		\$34,800
WHV.K.A14	Kent Hall	Clean and patch terrazzo. Exterior concrete stairs spalling off and creating a dangerous situation.	In need of replacement	40 SF		\$1,000
WHV.C.A09	Calhoun Hall	Replace VCT.	In need of replacement	150 SF		\$1,000
WHV.J.A09	Jennings Hall	Replace VCT.	In need of replacement	720 SF		\$4,800
WHV.K.A11	Kent Hall	Replace VCT.	In need of replacement	180 SF		\$1,200
WHV.4.A10	Field House	Replace VCT.	In need of replacement	2,880 SF		\$19,400
WHV.10.A09	Administration/Medical	Replace VCT.	In need of replacement	3,960 SF		\$26,600
WHV.7.A07	Housing Unit 3	Replace VCT.	In need of replacement	4,000 SF		\$26,900
WHV.9.A10	Housing Unit 1	Replace VCT.	In need of replacement	4,000 SF		\$26,900
WHV.6.A08	Housing Unit 4	Replace VCT.	In need of replacement	4,100 SF		\$27,600
WHV.8.A11	Housing Unit 2	Replace VCT.	In need of replacement	4,100 SF		\$27,600
WHV.5.A10	Housing Unit 5	Replace VCT.	In need of replacement	4,200 SF		\$28,200
WHV.K.A12	Kent Hall	Replace recessed mat.	In need of replacement	25 SF		\$1,300
WHV.E.A12	Emmet Hall	Misc projects. Replace 280 SF of exterior pipe enclosure.	In need of replacement	280 SF		\$1,500
WHV.F.A11	Fillmore Hall	Misc projects. Replace 280 SF of exterior pipe enclosure.	In need of replacement	280 SF		\$1,500
WHV.G.A13	Gladwin Hall	Misc projects. Replace 280 SF of exterior pipe enclosure.	In need of replacement	280 SF		\$1,500
WHV.J.A13	Jennings Hall	Misc projects. Replace 280 SF of exterior pipe enclosure.	In need of replacement	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.	In need of replacement	280 SF		\$1,700
WHV.L		Replace carpet in L Building open areas.	In need of replacement			\$30,000
WHV12.A21.01		Demolish Farmhouse	Public Safety	2,000 SF		\$10,000
WHV.00.C11	Site	Fire Hydrant & Valve Box, Provide Hydrant Extension. Located in front of bldg. #6.	To remain consistent with all applicable codes and laws	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.	To remain consistent with all applicable codes and laws	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.	Adjust to match grade	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.	Adjust to match grade	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.	85 LF		\$6,000
WHV.00.C52	Site	Pipe, Storm, New. Area between bldg.. G and H.	To improve drainage.	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.	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.	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.	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.	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.	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.	to enhance pedestrian traffice and flow	1 Unit		\$810
WHV.00.C36	Site	Concrete Stairway Cast-in-Place, Remove & Replace. Loading dock area at building E.	In need of replacement; Obsolete	24 LF Nose		\$2,100

WHV.00.C37	Site	Concrete Stairway Cast-in-Place, Remove & Replace. Loading dock area at building F.	In need of replacement; Obsolete	24 LF Nose		\$2,100
WHV.00.C39	Site	Concrete Stairway Cast-in-Place, Remove & Replace. Loading dock area at bldg. G.	In need of replacement; Obsolete	24 LF Nose		\$2,100
WHV.00.C38	Site	Concrete Stairway Cast-in-Place, Remove & Replace. Loading dock at bldg. H.	In need of replacement; Obsolete	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.	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.	200 SF		\$3,900
WHV.00.C61	Site	Soil Stabilization/Grading, Add Rip Rap & Geotextile. At loading area for bldg. J.	To improve 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.	75 SF		\$1,400
WHV.00.C65	Site	Soil Stabilization/Grading, Add Rip Rap & Geotextile. Area located between bldg. E and circulation drive.	To improve drainage.	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.	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.	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 improve drainage.	360 SF		\$7,000
WHV.00.C73	Site	Soil Stabilization/Grading, Add Rip Rap & Geotextile. At loading area for bldg. E.	To improve drainage.	600 SF		\$13,900
WHV.00.C74	Site	Soil Stabilization/Grading, Add Rip Rap & Geotextile. At loading area for bldg. F.	To improve drainage.	600 SF		\$13,900
WHV.00.C75	Site	Soil Stabilization/Grading, Add Rip Rap & Geotextile. At loading area for bldg. G.	To improve drainage.	600 SF		\$13,900
WHV.00.C76	Site	Soil Stabilization/Grading, Add Rip Rap & Geotextile. At loading area for bldg. K.	To improve drainage.	600 SF		\$13,900
WHV.00.C77	Site	Soil Stabilization/Grading, Add Rip Rap & Geotextile. At loading area for bldg. H.	To improve 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.	In need of replacement; Obsolete	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.).	In need of replacement; Obsolete	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.	In need of replacement; Obsolete	4,000 SF		\$37,000
WHV.1.E01	Powerhouse	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	Powerhouse	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.	In need of replacement; Obsolete	10 Units		\$13,400
WHV.E.M01	Emmet Hall	Replace/new tempering valve.	In need of replacement; Obsolete	14 Units		\$18,800
WHV.F.M01	Fillmore Hall	Replace/new tempering valve.	In need of replacement; Obsolete	14 Units		\$18,800
WHV.G.M01	Gladwin Hall	Replace/new tempering valve.	In need of replacement; Obsolete	14 Units		\$18,800
WHV.H.M01	Harrison Hall	Replace/new tempering valve.	In need of replacement; Obsolete	14 Units		\$18,800
WHV.K.M02	Kent Hall	Replace/new tempering valve.	In need of replacement; Obsolete	6 Units		\$8,100
WHV.4.M02	Field House	Air handling unit heating only.	In need of replacement; Obsolete	16,799 SF		\$91,700
WHV.5.M06	Housing Unit 5	Fintube radiation.	In need of replacement; Obsolete	24,114 SF		\$91,200
WHV.6.M06	Housing Unit 4	Fintube radiation.	In need of replacement; Obsolete	24,114 SF		\$91,200
WHV.7.M06	Housing Unit 3	Fintube radiation.	In need of replacement; Obsolete	24,114 SF		\$91,200
WHV.8.M06	Housing Unit 2	Fintube radiation.	In need of replacement; Obsolete	24,114 SF		\$91,200
WHV.9.M05	Housing Unit 1	Fintube radiation.	In need of replacement; Obsolete	24,114 SF		\$91,200
WHV.1.M04	Powerhouse	Replace cooling tower (1000 tons).	In need of replacement; Obsolete	4 Units		\$243,000
WHV.1.M07	Powerhouse	Main control panel and front-end direct digital controls (DDC) equipment.	In need of replacement; Obsolete	1 Unit		\$40,500
WHV.K		Insulate pipes, fittings, valves, heat exchangers	In need of replacement; Obsolete	160 units		\$27,100
WHV.10.M06	Administration/Medical	Miscellaneous. Insulate ductwork/piping in basement. Admin	In need of replacement; Obsolete	20 Units		\$6,800
WHV.4.M05	Field House	Miscellaneous. Replace/Repair unit ventilators. Fieldhouse	In need of replacement; Obsolete	8 Units		\$8,400
					Total	\$14,567,110

MICHIGAN DEPARTMENT OF CORRECTIONS

“Help Make Things Right”

MEMORANDUM

DATE: August 5, 2015
TO: Warden Jodi De Angelo 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.

Overview of Physical Plant Accomplishments

Huron Admin Building

Removed numerous trees in the Huron admin area.
Changed office cubicles in the records/training area.
Changed office area for the Warden and Administration Assistant

Huron Housing Unit

Installed P.A. system.
Replaced numerous L.E.D yard lights
Installed ice machine.
Installed washers/dryers in kitchen area of unit.
Installed hot water dispenser and sink
Installed bulletin boards in all cells.
Installed gate in Huron walkway

Maintenance Building

Received new batwing mower
Received new Bobcat “versa-Lift” machine
Received replacement John Deere gators.

Power Plant

Annual CSD-1 completed.
Annual boiler inspections completed.
Updated chemical controlling system.
Rebuilt numerous circulating pumps.

Infirmery and Med Clinic

No updates

Woodland Building

Continued L.E.D. lighting upgrades.
Working on Arsenal to complete project.
Completed security enhancement changes.
Added emergency exit alarms to fire doors.
Replace ice machines in high and low side pods.
Installed new yard gates.

Lift Station

New lift station replacement pumps on order.

Well House

Obtained permit and installed new submersible pump for well one.
PPC request in for well one replacement required by MDEQ.

Annual Review of Physical Plant**Huron Admin Building**

Carpet needs to be replaced in several areas/offices.

Overall area is in good condition.

Huron Housing Unit

Housing unit needs painting
Recreation yard needs grading for proper drainage.
PPD system needs replacement.
Camera system needs improvement.

Overall in good condition

Woodland Housing Pods

All units need painting.
PPD system needs more receivers for better coverage.
Camera system needs upgrades.

Woodland Sub Kitchen

Dock area needs painting.

Over all area is in good condition.

Woodland Treatment Mall

PPD system needs replacing.
Painting needs to be started.

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.

Infirmery & Med Clinic

Ice machine needs to be installed.

Over all area is in good condition.

Woodland Mechanical

A/C unit 1 will need 3 compressors removed and rebuilt.
All systems have reached the end of its usefulness. *Extensive attention/repair will be needed this fiscal year.*
Plumbing: Toilets and fittings are starting to fail. Heating: values, pumps, seals are starting to fail.

Maintenance Building

Over all area is in good condition.

Power Plant

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.
New well needs to be installed.

Over all area is in good condition.

Grounds

Camera and lighting system need upgrading.
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 FY2017

Project No.	Building	Project Description	Reason Description	Quantity & Units	Facility Priority	Cost Estimate
A06.07	Control Center	Relocate/upgrade bubble/install new security gates	Bubble gates were not designed for a correctional facility and should be replaced with a sliding type gate that interlocks.	1	1	\$120,000
A06.07	Sallyport	Replace main sallyport gates	Upgrade the main sallyport gates to enhance the specifications of the MDOC.	1	2	\$40,000
S117	Site	Camera System Upgrade	Upgrade camera system	1	3	\$60,000
S103	Control Center	Electronic Monitoring Work Station upgrade	Upgrade electronic monitoring work station in control center to enhance security and to prevent future high maintenance conditions and costs	1	4	\$65,000
A08.01	Administration	Replace worn out carpet in various areas of the administration, warden's suite, business office areas	Carpeting in many work areas is old and worn beyond cleanable.	1	5	\$30,000
C03.03BN	Perimeter Road	Perimeter road paving and parking lot expansion/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	6	\$500,000
M02.14	All Buildings	Recondition 3 ea existing R & R air conditioning compressors to all buildings	The existing compressors are original equipment and are in need of replacement.	3	7	\$26,000
C04.08NL	Sallyport	Replace sallyport guard shack	Current guard shack is too small to accommodate storage of items needed to properly operate sallyport.	1	8	\$12,000
M01.06	All Buildings	Replace backflow preventors	Back flow preventors through out the facility are obsolete and in need of replacement	Multiple	9	\$32,000
A01.02	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	10	\$150,000
A01.02	Sequoia	Replace roof membrane	Roof membrane is beyond its useful life and needs to be replacement to prevent future high maintenance costs	1	11	\$300,000
A21.01	Summit	Demolish Building	Building has deteriorated beyond repair and should be demolished	1	12	\$275,000
A21.01	Olympic	Demolish Building	Building has deteriorated beyond repair and should be demolished.	1	13	\$275,000
E06.03M	Maxey	Install a second generator	To increase needed power to the facility.	1	14	\$300,000
					Total	\$2,185,000