

MICHIGAN DEPARTMENT OF CORRECTIONS

“Committed to Protect, Dedicated to Success”

FY2023 FIVE YEAR ASSESSMENT PLAN SUMMARY

The mission of the Michigan Department of Corrections is to create a safer Michigan by holding offenders accountable while promoting their success. The following is the Michigan Department of Corrections Five Year Plan Summary. This plan includes MDOC project priorities for 29 Correctional Facilities. This list encompasses prisons that have been in service since 1889 (Marquette Branch Prison) to the newest prison built in 2001 (Bellamy Creek Correctional Facility).

These 29 open facilities consisting of 1,044 buildings equaling 5.658 million square feet sitting on 4,502 acres. The MDOC must provide a full range of services, similar to a small community. These prison complexes must function in a safe and secure manner to ensure public, staff and prisoner safety 24 hours a day, 7 days a week, 365 days a year. In addition to the operational sites, MDOC is responsible for maintaining closed facilities. This group of closed facilities consists of 305 buildings equaling 4.8 million square feet on an additional 1,645 acres.

The MDOC Physical Plant Division with assistance from facility Physical Plant Supervisors conduct annual assessments of all Facilities using standardized assessment processes. All available staff who possess the appropriate expertise participate in this process to ensure a diverse skill set, participate in the study and to ensure quality results.

Each of our facilities is similar to a small city where prisoners are provided shelter, clothing, health care, psychological care, education, recreation, and religious needs. Prisoners also maintain ties with the community as allowed through visitation and communication with family and friends.

The facility order for this report follows the same order as the Department of Corrections Appropriation Bill P.A. 207 of 2018, Article V, Part 1:

Sec. 108. CORRECTIONAL FACILITIES

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MICHIGAN DEPARTMENT OF CORRECTIONS

“Committed to Protect, Dedicated to Success “

MEMORANDUM

Date: June 18, 2021

TO: Warden Schroeder

FROM: Christopher Wardowski 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:

Preventive and routine maintenance are continuously being performed.

ACCOMPLISHMENTS

1. New HVAC and Boilers for 200 Bldg. Programs in Progress.
2. Sneeze Guards installed thru out Facility.
3. All small yard phones moved to walls for Social Distancing.

LMF

Housing Unit Aspen Segregation

This unit is in good condition overall. The brick and mortar have some deterioration and the caulking around the windows is in poor condition. The doors are in poor condition PPC submitted 2019. The floor tile is in good condition. The shower stall tiles are in poor condition. PPC submitted.

Housing Unit Birch Segregation

This unit is in good overall condition. The brick and mortar have some deterioration and the caulking around the windows is in poor condition. The windows are in good condition. Exterior doors are in poor condition. PPC submitted 2019 The floor tile is in good condition. The shower stall tiles are in poor condition.

Housing Unit Cedar General Population

This unit is in good condition overall. The brick and mortar have some deterioration and the caulking around the windows is in poor condition. The floor tile is in good condition. The shower stall tiles are in poor condition. PPC submitted.

Housing Unit Maple General Population

The unit is in good condition overall. The roof has been replaced. The mortar and brick have some deterioration and the caulking around the windows is in poor condition. The floor tile is in good condition. The shower stall tiles are in poor condition PPC submitted.

Housing Unit Pine General Population

The unit is in good condition. The exterior walls have some stress cracking. The window sills are showing some deterioration and the caulking around the windows is in poor condition. The windows are in good condition. Doors are in poor condition PPC submitted 2019. The floor tile is in good condition. The shower stall tiles are in poor condition PPC submitted.

Housing Unit Spruce General Population Level II

The unit is in good overall condition. The mortar and brick have some deterioration and the caulking around the windows is in poor condition. There is a stress crack on the northwest corner. The floor tile is in good condition. The shower stalls are in poor condition PPC submitted. The windows and doors are in bad condition Physical Plant Change Request submitted.

100 Building Administrations

The overall condition of the building is good. The exterior walls, doors, and windows are in overall good condition.

200 Building Food Service

The overall condition of this building is good. All windows in good shape. Doors are in poor condition. PPC submitted 2019 The interior is in good shape overall. Cooler HVAC system is being replaced and upgraded to Automatic system Submitted. PPC approved. Project going out for bid July2021

200 Building Health Services

The exterior walls, and windows are in good condition. Exterior doors in poor condition PPC submitted 2019.

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 poor condition PPC Submitted. The Gym and interior are also in good condition.

500 Building Warehouse and Maintenance

The overall condition of this building is good. The Warehouse floor has some cracking, but nothing serious. Cooler and Freezer Units need to be replaced working on ACR to replace.

600 Building Pole Barn Storage

All buildings and out-buildings are in good condition.

Propane Plant

The propane tank is in good repair.

Fences Gun Towers and Grounds

The perimeter fence is in good condition. 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.

Recreation Yards

The yard equipment is in fair condition. 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.

All the facility building exterior doors are rusted out and need replacement. PPC Submitted 2019.

cc:

Ed Vallad, Physical Plant Manager

Warden Schroeder, Alger Correctional

Daniel Smith, Physical Plant Division

Jeff Niemi, Regional Physical Plant Superintendent

Liisa Sutinen, Business Manager

ALGER CORRECTIONAL FACILITY
5-Year Plan FY2023

Building	Project Description	Reason Description	Quantity & Units	Facility Priority	Cost Estimate
All Buildings	Security Camera Upgrade	This project is to facilitate upgrades the facility security camera system as directed by Central Office Physical Plant.	1	1-MOP	\$925,958
Facility	Gates 1, 2, 3, 4, and 5. LMF.NEW.02	Original gates. Gates and parts are wearing out and need of replacement repair due to continual use on a daily basis. DTMB File #472/19537.JBB	1	2-MOP	\$557,813
All Buildings	Replace single exterior door/frame/hardware and provide new larger, heavy duty door and frames with smaller sidelite. Recondition the brick and caulking. LMF.600.A05	Worn out. Damaged. Leading to More Serious Problems. To Eliminate High Maintenance Condition. Food carts are damaging all units. DTMB File#472/19306.TAP	8	3-MOP	\$882,000
Aspen, Birch, Cedar	Repair and/or Replace Shower Stalls, LMF.NEW.05	Replace existing shower walls with an stainless steel and floors with an acceptable product. DTMB File #472/19320.TAP	6	4-MOP	\$751,669
Food Service	Refrigeration Update. LMF.NEW.09	The refrigeration system needs an upgrade. This project would include replacing the freezer and refrigeration plant in Food Service. DTMB File #472/19343.TAP	1	5-MOP	\$98,343
Warehouse	(LMF.NEW.15) Warehouse Freezer/Cooler Upgrade	The refrigeration system in the warehouse is original and needs an upgrade.	1	6-MOP	\$290,000
Facility	Brick and Mortar Reconditioning LMF.NEW.12	To recondition brick & mortar. Facility Funded.	8	7-MOP	\$200,000
Facility	Refurbish Gun Towers LMF.NEW.11	The towers were built in 1990. The windows and doors are worn out and don't seal properly. The towers will need to be sandblasted and painted. New windows and doors will need to be installed. Facility Funded.	5	8-MOP	\$215,000
Aspen & Birch	Aspen and Birch Purge System LMF.NEW.10	Upgrade/Installation of building smoke purge system for the purpose of removing the SCBA from these units and well as eliminate the necessary training of staff to use the equipment.	2	9-MOP	\$750,000
Pine & Spruce	Egress Ramps LMF.NEW.13	The ramps will be used if the wheelchair lifts become unusable due to break down. The ramps will be installed in the Pine and Spruce units. DTMB File #472/19525.JBB	2	10-MOP	\$250,000
Facility	(LMF.NEW.16) Parking Lot Sealing and Re-stripping	The parking lot needs to be sealed and re-stripped. Facility Funded.	1	11-MOP	\$40,000
Warehouse	(LMF.NEW.17) Warehouse Ceiling	The ceiling of the warehouse needs to be stripped and refinished. Facility Funded	1	12-MOP	\$45,000
Facility	Underground Fuel Tank Replacement	Alger has one diesel and one gasoline storage tank underground.	2	13-MOP	\$100,000
Food Service	Mistifier Hood Suppression System	The food service hood suppression system is outdated and needs to be replaced.	1	14-MOP	\$40,000
				Total	\$5,145,783

Michigan Department of Corrections

“Committed to Protect, Dedicated to Success”

Memorandum

Date: 6/15/2021

To: Kris Taskila, Warden
Baraga Correctional Facility

From: Wes Pietila, Physical Plant Supervisor
Baraga Correctional Facility

Subject: Annual Facility Report

An Annual Facility Inspection report was conducted to assess the need for future maintenance and to identify budgetary needs. This year’s 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 11 years ago, showing no signs of damage.
- Exterior door frames are rusting due to salt/moisture from winter months. Physical plant request has been Approved to replace.
- The electrical/security system continues to function properly and are tested daily.
- Building exterior wall packs have been replaced with LED fixtures.
- The cement walk in front of building has been replaced.
- The heating/cooling systems are functional and regularly maintained. The pneumatic controls have been replaced with DDC controls from Johnson control
- The A/C in control center, Roof top and Phone room need to be updated.
- The plumbing system operates properly, and normal wear is maintained on a regular basis.
- Physical plant request has been submitted to replace employees entrance door, mail room windows and Roof top A/C unit
- The recirculation lines were constantly leaking, we have replaced 95% of it at this time.

Food Service/Health Service - 200 BLDG

- Roof systems was replaced in 2017 and have no issues to report.

- Exterior of the bldg is in over all good condition.
- Side door to kitchen needs to be replaced. Physical plant request has been summited to replace
- Just got in New rebuilt 1200-amp breaker for kitchen and will install when time permits
- Electrical/security systems function properly and are regularly maintained.
- Lighting upgrades are continually done as needed.
- Kitchen equipment is a constant repair/maintenance item.
- HVAC systems are regularly maintained, and function properly. Boilers are original but in ok working order. One heating boiler will be replace this year.
- The pneumatic controls were problematic and have been replaced with electronic controls
- The 2nd grease trap system has been replaced.
- The cooler doors. Walls and equipment will need replacing in the future. Physical plant request has been summited and approved.

Programs - 300 BLDG

- Roof systems was replaced 2017 and have no issues to report.
- Electrical/ security systems function properly and are regularly maintained.
- Plumbing system operates properly, and normal wear is maintained on a regular basis.
- HVAC systems are regularly maintained, and function properly. Heating boiler is original, although functioning properly there is no redundant system.
- The pneumatic controls were problematic and have been replace with electronic controls.

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. Will likely need replacing soon. Physical plant request has been summited and approved.

Housing Units 1-7

- Roof systems was replaced 2017 and have no issues to report.
- Electrical/security systems function properly and are regularly maintained.
- Cell door food slots in units 1-4 have all been redone.
- A/C in unit Bubbles 2,5,7 need to be updated
- Plumbing system operate properly. Icon electronic valves are being added in problem areas. The water heaters in all the HUs have been changed to new units.
- The recirculation lines are constantly leaking. We have replaced 70% of it at this time.
- HVAC systems are regularly maintained. Boiler in unit 6 has been replaced.
- The pneumatic controls were problematic. And have been Replaced with electronic controls.
- All housing units have a laundry room with gas dryers' commercial washers that are routinely monitored and maintained.
- The ceiling tiles on various wings are falling, high humidity and no exhaust systems due to showers may have an impact.
- Shower area tile need repair and replacement. Replace with stainless steel inserts.

- All cameras function properly.
- The exterior of the HUs is in good condition.
- Front doors and yard doors to units are in rough shape and will likely need replacing soon. Physical plant request has been submitted and approved.

Housing Unit 8

- Roof system is showing signs of wear, any leaking is repaired timely. Looking at available funding for roof
- Electrical/security systems function properly and are regularly maintained.
- Plumbing systems operate properly, normal wear is maintained on a regular basis
- The recirculation lines were constantly leaking. We have replaced 85% of it at this time.
- The domestic hot water system was replaced with high efficiency boilers/water makers.
- HVAC systems are regularly maintained and function well.

Sewage Lift Station

- The pumps are daily monitored and serviced as needed. Replace the grinder pump and floats for unit 8 this year.

Propane Backup System

- The old system was unreliable. Replacement propane blender complete. 7/2020

Facility Grounds

- All fencing is in good condition. Any repair or problems are done timely.
- The perimeter road and parking lot are starting to get cracks in blacktop.
- Parking lot line need to be redone.
- The road down to unit 8 is in bad shape and will need to be repaired.
- Exterior pole lighting is in good working condition.
- The sidewalks are overall in good condition.

Security/Safety Systems

- All systems are tested with the start of each shift and any issues are addressed timely.
- The stun fence operates well.
- The camera systems function properly.
- The monitoring system in control functions properly.
- All fire safety systems are tested as required and function properly
- The PPD system is tested with each shift and operates properly.

Camp Kitwen

- Although the facility has been closed, we continue to do minimal work.
- Building has been getting break- ins and some vandalism.

- The overall exterior condition of the facility is fair. There are a few cracked windows and some minor exterior damage due to weather and vandalism. Mildew/mold is become an increasing problem, but the overall interior is in fair condition.

Ojibway Correctional Facility

- The overall exterior condition of the facility is good.

cc: Sandra Villa-Mogush, Facility Business Manager
Edward Vallad, – Physical Plant Division
Daniel T Smith-Physical Plant Division-Dept. Analyst

BARAGA CORRECTIONAL FACILITY
5-Year Plan FY2023

Building	Project Description	Reason Description	Quantity & Units	Facility Priority	Cost Estimate
Administration	Replace Power Sliding Doors	Current sliding doors (5) are original and badly worn and problematic. Doors provide secure access to the inside of the facility and security for all foot traffic		Complete	\$500,000
Administration	Replace A/C in control center and Phone room	The current system is 25 years old and requires constant repair		In progress	\$18,000
Administration	Replace A/C for 100 building	The current system is 25 years old and requires constant repair		In progress	\$219,200
Administration	Control Center Renovations	The control center must be renovated to adequately view and operate the new security systems.	1	11	\$25,000
Administration	Muster room renovations	The muster room needs renovations for current needs	1	12	\$25,000
Education	Replace A/C unit for 300 Building	The current system is 25 years old and requires constant repair	1	9	\$200,000
Education	Heating boiler. Replace existing with new.	Doesn't provide adequate heating. Utility cost savings. Impairs building operation. Personal comfort. Existing does not meet heating demand.	1 Unit		5
Health Care	Replace A/C unit for 200 Building	The current system is 25 years old and requires constant repair	1	9	\$200,000
Housing Unit 1	Replace Existing Water Control Valves with ICON Valves	Replace existing cell water fixtures with I-con system. Current fixture are problematic, outdated, and costly to repair. I-con are reliable and efficient	76	in progress	\$54,883
Housing Unit 1	Replace missing acoustic ceiling tiles.	Damaged. To Eliminate High Maintenance Condition. System sustains damage from leaks when floors are mopped or flooded.	6,000 SF	3	\$7,500
Housing Unit 1	Replace cell doors and hardware.	Worn out. Damaged. Leading to More Serious Problems. To Eliminate High Maintenance Condition. System needs constant adjustment to work properly.	80 Units		\$339,360
Housing Unit 1	Air handling unit heating only. Replace existing in four years with those that allow more airflow.	Doesn't meet current ventilation standards. Personal comfort. In four years, units will be at end of useful life.	24,600 SF		\$271,286
Housing Unit 1	Replace ceramic tile in showers with stainless steel insert	Worn out. Damaged. Leading to More Serious Problems. To Eliminate High Maintenance Condition.	8 showers	2	\$84,000

Housing unit 1	Replace Existing Water Control Valves with ICON Valves	Replace existing cell water fixtures with I-con system. Current fixture are problematic, outdated, and costly to repair. I-con are reliable and efficient	76	in progress	\$54,883
Housing Unit 2	Replace missing acoustic ceiling tiles.	Damaged. To Eliminate High Maintenance Condition. System sustains damage from leaks when floors are mopped or flooded.	6,000 SF		\$7,500
Housing Unit 2	Replace cell doors and hardware. System needs constant adjustment to work properly.	Worn out. Damaged. Leading to More Serious Problems. To Eliminate High Maintenance Condition.	88 Units		\$339,360
Housing Unit 2	Air handling unit heating only. Replace existing in four years with those that allow more airflow.	Doesn't meet current ventilation standards. Personal comfort. In four years, units will be at end of useful life.	24,600 SF		\$271,286
Housing Unit 2	Replace ceramic tile in showers with stainless steel insert	Worn out. Damaged. Leading to More Serious Problems. To Eliminate High Maintenance Condition.	8 showers	2	\$84,000
Housing Unit 2	Replace Existing Water Control Valves with ICON Valves	Replace existing cell water fixtures with I-con system. Current fixture are problematic, outdated, and costly to repair. I-con are reliable and efficient	76	Complete	\$54,883
Housing Unit 3	Replace cell doors and hardware.	Worn out. Damaged. Leading to More Serious Problems. To Eliminate High Maintenance Condition. System needs constant adjustment to work properly.	80 Units		\$339,360
Housing Unit 3	Air handling unit heating only. Replace existing in four years with those that allow more airflow.	Doesn't meet current ventilation standards. Personal comfort. In four years, units will be at end of useful life.	24,600 SF		\$271,286
Housing Unit 3	Replace ceramic tile in showers with stainless steel insert	Worn out. Damaged. Leading to More Serious Problems. To Eliminate High Maintenance Condition.	8 showers	2	\$84,000
Housing Unit 3	Miscellaneous. Replace existing cell lavatory faucets.	Requirement for other improvements. Maintenance issue.			\$40,703
Housing Unit 3	Replace Existing Water Control Valves with ICON Valves	Replace existing cell water fixtures with I-con system. Current fixture are problematic, outdated, and costly to repair. I-con are reliable and efficient	76	in progress	\$54,883
Housing Unit 3	Replace missing acoustic ceiling tiles.	Damaged.To Eliminate high maintenance condition		3	\$7,500
Housing Unit 4	Replace missing acoustic ceiling tiles.	Damaged. To Eliminate High Maintenance Condition. System sustains damage from leaks when floors are mopped or flooded.	6,000 SF	3	\$7,500
Housing Unit 4	Replace cell doors and hardware.	Worn out. Damaged. Leading to More Serious Problems. To Eliminate High Maintenance Condition. System needs constant adjustment to work properly.	80 Units		\$339,360

Housing Unit 4	Air handling unit heating only. Replace existing in four years with those that allow more airflow.	Doesn't meet current ventilation standards. Personal comfort. In four years, units will be at end of useful life.	24,600 SF		\$271,286
Housing Unit 4	Replace ceramic tile in showers with stainless steel insert	Worn out. Damaged. Leading to More Serious Problems. To Eliminate High Maintenance Condition.	8 showers	2	\$84,000
Housing Unit 4	Add roof over door out to recreation yard	Install roof over porch and steep area to keep ice from building up on steps	1	8	\$25,000
Housing Unit 4	Replace Existing Water Control Valves with ICON Valves	Replace existing cell water fixtures with I-con system. Current fixture are problematic, outdated, and costly to repair. I-con are reliable and efficient	76	in progress	\$54,883
Housing Unit 5	Replace missing acoustic ceiling tiles.	Damaged. To Eliminate High Maintenance Condition. System sustains damage from leaks when floors are mopped or flooded.	6,000 SF	3	\$7,500
Housing Unit 5	Replace cell doors and hardware.	Worn out. Damaged. Leading to More Serious Problems. To Eliminate High Maintenance Condition. System needs constant adjustment to work properly.	80 Units		\$339,360
Housing Unit 5	Air handling unit heating only. Replace existing in four years with those that allow more airflow.	Doesn't meet current ventilation standards. Personal comfort. In four years, units will be at end of useful life.	24,600 SF		\$271,286
Housing Unit 5	Replace ceramic tile in showers with stainless steel insert	Worn out. Damaged. Leading to More Serious Problems. To Eliminate High Maintenance Condition.	8 showers	2	\$84,000
Housing Unit 5	Replace cell doors and hardware.	Worn out. Damaged. Leading to More Serious Problems. To Eliminate High Maintenance Condition. System needs constant adjustment to work properly.	80 Units		\$339,360
Housing Unit 5	Add roof over door out to recreation yard	Install roof over porch and steep area to keep ice from building up on steps	1	8	\$25,000
Housing unit 5	Air handling unit heating only. Replace existing in four years with those that allow more airflow.	Doesn't meet current ventilation standards. Personal comfort. In four years, units will be at end of useful life.	24,600 SF		\$271,286
Housing Unit 6	Replace ceramic tile in showers with stainless steel insert	Worn out. Damaged. Leading to More Serious Problems. To Eliminate High Maintenance Condition.	8 showers	2	\$84,000
Housing Unit 6	Miscellaneous. Replace existing cell lavatory faucets.	Requirement for other improvements. Maintenance issue.			\$40,703
Housing Unit 6	Replace missing acoustic ceiling tiles.	Damaged. To Eliminate High Maintenance Condition. System sustains damage from leaks when floors are mopped or flooded.	6,000 SF	3	\$7,500

Housing Unit 6	Add roof over door out to recreation yard	Install roof over porch and steep area to keep ice from building up on steps	1	8	\$25,000
Housing unit 6	Replace cell doors and hardware.	Worn out. Damaged. Leading to More Serious Problems. To Eliminate High Maintenance Condition. System needs constant adjustment to work properly.	80 Units		\$339,360
Housing Unit 7	Replace missing acoustic ceiling tiles.	Damaged. To Eliminate High Maintenance Condition		3	\$7,500
Housing Unit 7	Air handling unit heating only. Replace existing in four years with those that allow more airflow.	Doesn't meet current ventilation standards. Personal comfort. In four years, units will be at end of useful life.	24,600 SF		\$271,286
Housing Unit 7	Replace ceramic tile in showers with stainless steel insert	Worn out. Damaged. Leading to More Serious Problems. To Eliminate High Maintenance Condition.	8 showers	2	\$84,000
Housing Unit 7	Miscellaneous. Replace existing cell lavatory faucets.	Requirement for other improvements. Maintenance issue.			\$40,703
Housing Unit 7	Misc projects. Remove GPDW on walls in central area, replace with abuse resistant gypsum wallboard, re-inforce corners and install corner guards.	Damaged. Walls sustain heavy abuse, particularly at corners.			\$42,420
Housing Unit 7	Add roof over door out to recreation yard	Install roof over porch and steep area to keep ice from building up on steps	1	8	\$25,000
Level one Housing (HU8)	Replace Level 1 security fence detection system	The current system on the perimeter fence is outdated, there are numerous false alarms require constant maintenance.	1	6	\$40,500
Level One Housing (HU8)	Install Exhaust Fan.	Exhaust fans would decrease humidity levels that are causing problems and uncomfortable condition in the units	7 units		\$180,600
Level One Housing (HU8)	A/C units for East and West class room	Install new A/C in unit 8 class rooms	2 units		\$50,000
Housing Units 1-7	Replace entrance doors	Current doors are bent and rusted and lock repair parts are hard to find	11	In progress	\$300,000
Housing Units 1-7	LED Lighting Update	Update lighting in housing unit to LED.		In progress	\$91,500
Housing Units 2,5,7	Replace A/C in housing unit bubbles	Current system requires constant repair and unit failure	3		\$15,000

Site	Replace Sally Port Gates into level 5	Service reliability. Improve security	2	10	\$125,000
Site	Camera Upgrade	Update cameras systems		1	\$1,000,000
Site	Add new buffer fence for yard behind school	Keep prisoner traffic for reaching Stun fence	1		\$35,000
Site - Hus 1-8, 100,200, 300 bldg	Sanitary Pre-Treatment Mechanism, Bar Screen, New. Locate it adjacent to the existing screw auger. Utilize the existing building and modify it as required to fit the new mechanism. New controls would be required and special Manhole/Vault, Electric, Remove & Replace. Add (2) new electrical/telecom manholes located east of (2) existing manholes that are located at the bottom of the steep hill behind the Maintenance Building and near Level 1 security	Due to facility request. Existing is undersized. To prevent failure. Long-term/high maintenance issue. Service reliability. To extend life. Existing screw auger devise jams frequently and constantly needs to be dismantled to clean the compacted garb	1 Unit		\$981,720
Site		Due to facility request. To prevent failure. To prevent personal injury. Service reliability. Life safety issue. Existing structures fill up with water because they are in a low spot. Maintenance worker runs risk of being electrocuted.	2 Units		\$63,832
Site	Repave damaged road to unit 8	To prevent failure. To fix deteriorated, damaged, failure area. To improve appearance. To improve vehicle traffic flow. Long-term/high maintenance issue. Service reliability. Due to frequent use by heavy/large trucks. To extend life.		4	\$200,000
Site	Replace concrete in Sally port.	Remove damaged sections of concrete replace with new. Crumbling concrete poses a safety issue.		In progress	\$30,000
Site	Egress Ramps	Add egress ramps for wheelchair use in units 5 and 6		In progress	\$347,533
Site	Replace food service cooler and freezer doors and walls	Current doors are hard to open and close. Door blocks hallway when open		4	\$125,000
Site	Replace quarry tile. At kitchen with monumental polymer flooring after repairing drainage system and floor slab.	Damaged. Leading to More Serious Problems. To Eliminate High Maintenance Condition.	5,000 SF		\$250,000
Site	Fuel tank	Replace old underground tank with above ground tank		13	\$50,000
Site	Mistifier hood system	Update Mistifier hood suppression system		14	\$40,000
Warehouse Support Services	Replace 3 overhead doors. Replace coiling door at loading dock, use door with more reasonable locking system that won't allow motor to operate when door is locked.	Worn out. Damaged. To Eliminate High Maintenance Condition.	3 Doors	7	\$27,000
Support Services	Main control panel and front-end direct digital controls (DDC) equipment.	Requirement for other improvements. Allows monitoring of all buildings at facility from a remote location.	1 Unit		\$42,420

Support Services	Couple the existing pneumatic control system with DDC (new panel and some points).	None presently installed. Provide better temperature control. Requirement for other improvements. Allows monitoring of the building from a remote location.	16,000 SF		\$40,703
Warehouse	Replace roof top heating unit	Current heating unit is original and problematic. Parts are hard to find	1 unit	In progress	\$36,100
Maintenance	Replace roof top heating unit	Current heating unit is original and problematic. Parts are hard to find	1 Unit	In progress	\$36,100
				Total	\$10,659,174

MICHIGAN DEPARTMENT OF CORRECTIONS

“Committed to Protect, Dedicated to Success”

MEMORANDUM

DATE: April 14, 2021

TO: Randee Rewerts, Warden, Carson City Correctional Facility

FROM: Benjamin J. Verway, Physical Plant Superintendent, DRF

SUBJECT: 2021 Annual Physical Plant Report, Carson City 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 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.

The overall condition of the facility is good with very few areas of concern. We are in the process of upgrading the camera system software and some of the hardware including the archive servers and network switches. The facility adapted to the protocols required for COVID response and we were able to make necessary changes to accommodate those protocols.

This year we repaired the walkway leading to the gym on the east side. Additionally, we repaired and improved the draining of the storm water around that building so we had no issues this spring with flooding in the gym. We made some much-needed repairs to the dish machine and the steam system servicing the machine. Also, in the west kitchen we replaced a large section of rotten sewer line eliminating future problems. We built an officer station in E and F units to better utilize the space for supervision of the inmates.

Physical plant in Lansing was able to complete upgrades to the camera system software and hardware. The smoke purge project in segregation was started and is close to completion. Due to the delays with COVID it has taken longer than expected but should be finished soon. We hope to still be able to complete the ADA ramp additions on 500 and 800 as well as the re-paving project for the perimeter road. This year we were awarded a matching funds project for replacing the AC unit on 100 building saving the State thousands in energy efficiency costs.

Carson City Correctional Facility

The following is the inspection results of all physical assets summarized for each building including current condition and needed repairs.

Administration Building 100

- The sidewalks in front of the building and in the parking lot need replacement, some repairs can be made but full replacement will be required soon. This has been added to the 5-year plan.
- The roof was replaced the end of August 2019 and is in good condition.

- The building and architectural structure is in fair condition. There are some exterior doors that need to be replaced which we are doing through attrition. The sallyport gates are being addressed by Lansing Physical Plant Division with future projects.
- The HVAC systems are beginning to show the age of the system. The AC condensing unit is approved to be replaced utilizing energy upgrade matching funds project money and will be completed by July of this year. The pneumatics could be replaced with digital. This has been on the 5-year plan.
- The security systems are in good condition. This building has access control on all exterior entrances.

Prisoner Services/Segregation building 200

- The sidewalks and walkways are in good condition.
- The roof was replaced in June 2019 and is in good condition.
- The building architectural structure is in good condition. The front doors to the dining hall need to be replaced as the jams are deteriorating from the snow, ice and salt. An approved asset change request has been delayed for the replacement of the entry doors due to COVID but is going to be scheduled for completion this year.
- The HVAC systems needs updating from pneumatic controls to digital. The boiler providing steam to food service needs to be replaced. The control upgrade and the boiler replacement has been on the 5-year plan. An asset change request was submitted and approved to replace the boiler and is awaiting an MOP.
- The security systems are in good condition.

Education/Programs building 300

- The sidewalks and walkways are in good condition.
- The roof was replaced in June 2019 and is in good condition.
- The building architectural structure is in good condition.
- The HVAC system needs updating from pneumatic controls to digital. This has been on the 5-year plan.
- The security systems are in good condition.

Unsecured Level I Housing Unit building 400

- The sidewalks and walkways are in good condition.
- The roof is in good condition.
- The building architectural structure is in good condition.
- The HVAC system needs updating from pneumatic controls to digital. This has been on the 5-year plan.
- The security systems are in good condition.
- The perimeter fence and gates are in good condition.

Level IV Housing Unit building 500

- The sidewalks and walkways are in fair condition some heaving has occurred and will be addressed by facility maintenance staff. There is a project in progress to add an ADA handicap access ramp to this building this year.
- The roof is in good condition.
- The building architectural structure is in good condition. The cell door control and carriage system are obsolete and repairs are difficult as the parts are no longer manufactured. We have been able to find vendors to make parts for the carriage system but the control boards are no longer available.
- The HVAC system needs updating from pneumatic controls to digital. This has been on the 5-year plan.
- The security systems are in good condition.

MSI Building 600

- The sidewalks are in good condition while the pavement is in poor condition. The pavement needs to be replaced soon which was sent to Lansing as a change request and approved but is now on hold
- The roof is in fair condition
- The building architectural structure is in good condition with the exterior wall sheeting in need of refinishing at the ventilation exhaust areas due to rusting
- The HVAC system is in good condition. The tube heaters are inspected bi-annually and are in good condition

- The security systems are in good condition

Level II Housing Unit building 700

- The sidewalks are in fair condition
- The roof was replaced in May 2019
- The building architectural structure is in good condition
- The HVAC system needs updating from pneumatic controls to digital. This has been on the 5-year plan
- The security systems are in good condition

Level II Housing Unit building 800

- The sidewalks are in fair condition
- The roof was replaced in November 2018
- The building architectural structure is in good condition
- The HVAC system needs updating from pneumatic controls to digital. This has been on the 5-year plan
- The security systems are in good condition

Level II Housing Unit building 900

- The sidewalks are in fair condition
- The roof is in good condition
- The building architectural structure is in good condition
- The HVAC system needs updating from pneumatic controls to digital. This has been on the 5-year plan
- The security systems are in good condition

Maintenance/Warehouse Building 1100

- The sidewalks are in fair condition
- The roof is in good condition
- The building architectural structure is in good condition
- The HVAC system needs updating from pneumatic controls to digital. This has been on the 5-year plan
- The security systems are in good condition

Level IV Housing Unit building 1200

- The sidewalks and walkways need some repairs as some heaving has occurred
- The roof is in good condition after being replaced in 2018
- The building architectural structure is in good condition. The cell door control and carriage system are obsolete and repairs are difficult as the parts are no longer manufactured we are working to find suitable replacements
- The HVAC system needs updating from pneumatic controls to digital. This has been on the 5-year plan.
- The security systems are in good condition

Hazardous Material Storage Building 1300

- The sidewalks are in good condition
- The roof is in good condition
- The building architectural structure is in good condition
- The building is heated with electric heaters which are in good condition
- The security systems are in good condition

East Administration Building

- The sidewalks are in good condition
- The roof is in fair condition with any leaks being addressed as needed, replacement should be considered soon
- The building architectural structure is in good condition apart from some of the metal siding which is rusting. I have proposed to replace the metal siding with a faux stone polymer siding 4 feet up from the ground level to increase the durability and longevity saving the facility future replacement costs for the siding
- The HVAC system is in good condition
- The security systems are in good condition.

East Food Service

- The sidewalks are in fair condition with some heaving but the drive behind food service and the loading dock need to be replaced soon
- The roof was replaced in September of 2019
- The building architectural structure is in good condition apart from some of the metal siding which is rusting. I have proposed to replace the metal siding with a faux stone polymer siding 4 feet up from the ground level to increase the durability and longevity saving the facility future replacement costs for the siding. The floor has an approved project to replace the tile with polished concrete.
- The HVAC system is in good condition
- The security systems are in good condition

East School Building

- The sidewalks are in good condition
- The roof was replaced in October of 2019
- The building architectural structure is in good condition apart from some of the metal siding which is rusting. I have proposed to replace the metal siding with a faux stone polymer siding 4 feet up from the ground level to increase the durability and longevity saving the facility future replacement costs for the siding
- The HVAC system is in good condition
- The security systems are in good condition

East Housing Unit A/B

- The sidewalks are in fair condition, the basketball court needs resurfacing soon, the main walkway has heaving and holes that need to be addressed
- The roof is in fair condition and is need of replacement, all leaks are being addressed
- The building architectural structure is in good condition apart from some of the metal siding which is rusting. I have proposed to replace the metal siding with a faux stone polymer siding 4 feet up from the ground level to increase the durability and longevity saving the facility future replacement costs for the siding. The insulation in the attic needs to have an additional 4” of blown in insulation added to improve the building efficiency.
- The HVAC system is in good condition
- The security systems are in good condition

East Housing Unit C/D

- The sidewalks are in fair condition, the basketball court needs resurfacing soon, the main walkway has heaving and holes that need to be addressed soon
- The roof is in fair condition and is need of replacement, all leaks are being addressed
- The building architectural structure is in good condition apart from some of the metal siding which is rusting. I have proposed to replace the metal siding with a faux stone polymer siding 4 feet up from the ground level to increase the durability and longevity saving the facility future replacement costs for the siding. The insulation in the attic needs to have an additional 4” of blown in insulation added to improve the building efficiency.
- The HVAC system is in good condition
- The security systems are in good condition

East Housing Unit E/F

- The sidewalks are in fair condition, the basketball court needs resurfacing soon, the main walkway has heaving and holes that need to be addressed soon

- The roof is in poor condition and is need of replacement, all leaks are being addressed
- The building architectural structure is in good condition apart from some of the metal siding which is rusting. I have proposed to replace the metal siding with a faux stone polymer siding 4 feet up from the ground level to increase the durability and longevity saving the facility future replacement costs for the siding. The insulation in the attic needs to have an additional 4” of blown in insulation added to improve the building efficiency.
- The HVAC system is in good condition
- The security systems are in good condition

East Housing Unit G/H

- The sidewalks are in fair condition, the basketball court needs resurfacing soon, the main walkway has heaving and holes that need to be addressed soon
- The roof is in fair condition and is need of replacement, all leaks are being addressed
- The building architectural structure is in good condition apart from some of the metal siding which is rusting. I have proposed to replace the metal siding with a faux stone polymer siding 4 feet up from the ground level to increase the durability and longevity saving the facility future replacement costs for the siding. The insulation in the attic needs to have an additional 4” of blown in insulation added to improve the building efficiency.
- The HVAC system is in good condition
- The security systems are in good condition

East Gym

- The sidewalks are in poor condition and a change request has been submitted to repair this walkway
- The shingled roof was replaced in November of 2019 and is great condition
- The building architectural structure is in good condition apart from some of the metal siding which is rusting. I have proposed to replace the metal siding with a faux stone polymer siding 4 feet up from the ground level to increase the durability and longevity saving the facility future replacement costs for the siding. This building also sits at the lowest elevation of any in the facility and has flooding issues which are being addressed through additional drainage and repairs to the walkways and foundation
- The HVAC system is in good condition
- The security systems are in good condition

As mentioned earlier in the report regarding sheet metal, we are experiencing some fading on the fronts of some East buildings along with some rust occurring on the MSI Building metal siding by the exhaust protrusions. DRF East Housing Units need the siding replaced near the basketball courts and the main entrance doors and frames need to be replaced due to rusting from the salt used to melt the ice and snow. Lastly half of the bathrooms on the level I side need the shower stalls recovered with stainless steel and all the shower controls need to be replaced with the I-CON controls to save the facility money in maintenance repairs and utility costs. I have an approved asset change request from last year that was delayed by COVID but plan to accomplish this in A/B unit and C/D unit this year.

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.).

Roadway and Walkway

The Roadways and Walkways are in poor condition. We are repairing some areas in the parking lots and making temporary patches on the perimeter road. The main walkway on the level I side of the facility has holes and heaving that we need to repair as soon as contractors can enter the facility again. The perimeter road and the roadway from east food service going west towards the MSI gate needs to be repaved. This was added to the 5-year plan last year and an approved project request is on hold due to COVID-19 and budget issues resulting from COVID-19. The walkway leading from the main walk on the facility's level I side to the gym was removed and replaced. It was failing prior to the roofing contractors driving heavy equipment on it which pulverized the concrete. Our plan to revamp the drainage and add gutters when we replaced this section of walkway greatly improved the drainage and eliminated the flooding problems we were having in the gym every spring and fall.

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

cc: Ed Vallad, Physical Plant Division Administrator
Gene Page, Physical Plant Division Manager
Daniel Smith, Physical Plant Division
Ranee Rewerts, DRF Warden
Don Dine, DRF Facility Manager
Jeff Niemi, Northern Regional Superintendent
File

CARSON CITY CORRECTIONAL FACILITY
5-Year Plan FY2023

Building	Project Description	Reason Description	Quantity & Units	Facility Priority	Cost Estimate
Site	MDOC Camera System Upgrades	Replace old camera system equipment and upgrade software.	1	1	\$1,531,267
Site	Resurface pavement with a 2" over lay on existing hard surfaces on the facility perimeter road	Repair damaged areas and extend the longevity of the pavement. Decrease the wear and tear on equipment lower maintenance costs.	1	2	\$647,391
Site	Replace Food Service Steam Boilers	Replace 25 year old equipment. Increase efficiency and cost effectiveness. Meet code requirements for boiler operation.	1	3	\$363,533
Site	Replace existing metal and shingled roofs with new standing seam metal roof system	Eliminate high maintenance cost and extend the useful life of the buildings.	1	4	\$1,735,500
West Housing Units	Replace back up heating boiler for west housing units	Add redundancy for the facility. Improve emergency response in the case of a failure.	1	5	\$42,956
East	Replace steel siding and vestibule doors.	Increase the structural security and integrity of the building. Improve efficiency and longevity.	1	6	\$92,320
Site	Underground Fuel Storage Tanks	Remove underground fuel storage tanks and replace them with above ground tanks.	1	7	\$100,000
Site	Mistifier Hood Suppression	Replace existing mistifier hood suppression system due to age of system.	1	8	\$120,000
East	Installation of water supply pressure boosting pumps	Current water pressure is insufficient. Installation of booster pumps would maintain constant adequate pressure.	1	9	\$83,820
Site	Upgrade existing pneumatic temperature control system with a direct digital control system...this will allow correlation between the buildings; effective troubleshooting; diagnostics from remote location.	Current controls are outdated. Upgrading will greatly reduce energy usage and provide better temperature control. Upgraded equipment is also more available resulting in lower maintenance costs. Additional savings in diagnostics through remote monitoring. Any future expansion will cost less with an updated system.	1	10	\$1,212,255
East Housing	Upgrade make up air system. Replace or change motor size of existing inline exhaust fans (4 per building) with new fans. Re-use existing ductwork and grilles. Install new indirect gas fired makeup air unit.	Upgrades will provide more adequate heating. Current ventilation was designed for original number of occupants and that number has been increased.	1	11	\$1,331,968
Administration/Health	Add power assist doors. Main entrance. ADA compliance.	Does Not Meet ADA Guidelines. Cosmetically Necessary or Aesthetically Poor. To be ADA compliant in visitor area power doors must be installed.	1	12	\$37,752
Site	Add vehicle barrier gates to west employee parking lot	Control entrance to the employee parking lot. Add safety and security for the staff. Mitigate vulnerabilities to the facility perimeter	1	13	\$30,000

Site	Arc Flash Mitigation Phase III	Arc Flash Mitigation for Phase III Arc Flash Study per Physical Plant Division	1	14	\$312,500
Medium & Minimum Security Units	Addition of Wash Basins and construction of Shower Houses. Add a Storm Drainage System. Existing electrical & telecomm vaults are constantly flooded. The upgrade will add a storm drainage system to collect water and pump it from all manholes and tie it into existing storm system.	The shower houses and wash basins are necessary to bring this facility into compliance with ACA Standart 4-4139 and 4-4138.	1	15	\$66,913
Site		Due to age of system. Due to facility request. To improve drainage. To prevent failure. To prevent personal injury. Long-term/high maintenance issue. Service reliability. Due to site/soil characteristics.	1	16	\$128,018
300	Replace entry system - w/ insulated system. Entrance at east and west of academic area.	Worn out. Leading to More Serious Problems. To Eliminate High Maintenance Condition. Request of Facilities Maintenance. High use area.	1	17	\$41,140
East Housing Units	Upgrade electrical distribution system - Install additional branch panelboards, distribution panel, replace existing 75KVA transformer with 112.5KVA, replace 100A building service feeder with 200A service.	Existing equipment was designed for fewer occupancy numbers so the system is at full capacity. Upgrading the system will provide for current occupancy numbers and bring the system into compliance with current standards.	1	18	\$321,592
Food Service	Provide pre-engineered building. Addition to quartermaster should be made due to lack of storage space. Recommend a shoe repair shop for OTF and DRF.	Damage Due To Facility Growth. Request of Facilities Maintenance.	1	19	\$426,888
Administration/Health	Provide pre-engineered building. Provide increased space in health services bldg. for records, exam rooms, and a waiting area.	Damage Due To Facility Growth. Request of Facilities Maintenance.	1	20	\$341,462
1200	Replace existing heat source (one 1.5 million BTU hot water heater) with two high efficiency 750 thousand BTU hot water heaters.	Increase energy efficiency. Decrease cost to maintain and operate. Improve reliability and add redundancy. - IN PROGRESS	1	21	\$70,000
East	Replace quarry tile floor with a polished sealed concrete floor in east food service	Increase the longevity and improve the cleanliness of the kitchen. It will improve efficiency and lower production and maintenance cost. - IN PROGRESS	1	22	\$113,269
West	Add ADA Egress Ramps for H/U's with Wheel Chair Lifts	Meet ADA standards for handicap accessibility. - IN PROGRESS	1	23	\$350,000
Site	Replace water softners in all buildings	Replace 25 year old equipment. Increase efficiency and cost effectivness. Lower utility and maintenance costs. - IN PROGRESS	1	24	\$50,000
100	Replace AC unit condensing unit	Replace 30 year old condensing unit servicing the administration building - IN PROGRESS	1	25	\$111,308
Site	Replace key system in the facility so the east and west side are combined into one system.	Address safety and security risks and eliminate the excess keys. In progress.	1	26	\$100,000
				Total	\$9,761,851

MICHIGAN DEPARTMENT OF CORRECTIONS

“Expecting Excellence Every Day”

MEMORANDUM

DATE: June 15, 2021

TO: John Christiansen, Warden

FROM: A/PPS Travis Gager, 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 the need for future maintenance. The results of the inspection are to be submitted in writing to the Facility’s Warden.

Physical Plant Accomplishment

- MDOC-STF-04-2021-Building Trades Equipment is approved.
- MDOC-STF-04-2021-East Dishwasher is approved.
- MDOC-STF-04-2021-East Ovens is approved.
- MDOC-STF-04-2021-East Central Michigan, Housing Unit Q-R Hot Water Storage Tank project, is approved.
- MDOC-STF-05-2021-Video Conference Room Soundproofing project, is approved.
- MDOC-STF-06-2021-West School Heating Boiler is approved.
- MDOC-STF-06-2021-Housing Unit N Center Divider Wall project is approved.
- MDOC-STF-07-2021-West Food Service Dishwasher project is approved.
- MDOC-STF-07-2021-N, P and C, D Hot Water Storage Tanks project, is approved.
- MDOC-STF-07-2021-West Food Service Ovens project is approved.
- MDOC-STF-07-2021-Generator Day Tank, is approved
- MDOC-STF-2021-Central Michigan East Food Service Building Bulletin 3.3
- STF-19-304 Roofing Project
- 472/99504 – Window and Door Replacement Project

Facility Inspection:

Administration Building (East)

All building infrastructure (roofing, siding, windows, doors, etc.) are in usable condition. Flooring (VCT) throughout is in poor condition.

School Building (East)

All building infrastructure (siding, windows, doors, etc.) are in usable condition. This building also has exterior doors in need of repair or replacement due to rusting. This building did receive wall patching, painting of doors, windows, and walls. 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. The exceptions are the Prisoner entrance foyer is in bad condition and needs to be removed or replaced. Many floors, walls, doors, windows have been repaired this year. Also, this building has exterior doors in need of repair or replacement due to rusting. This building is receiving many new updates under MDOC-STF-2021-Central Michigan East Food Service Building Bulletin 3.3 The ventilation system has also been removed and replaced with new appropriately sized unit, the freezer and cooler have been removed and scheduled to be replaced, new forced air units have replaced the heating boiler, also the new forced air units along with all new ductwork will supply building with air conditioning more efficiently.

Pavilion Weight Pit (East)

All building infrastructure (siding, windows, doors, etc.) are in usable condition, with exception to the roof, it is in poor condition and is in design phase for replacement. 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.

Property Trailer (East)

This building has a newer steel roof, skirting, and ramp/deck installed in 2018, ramp should be sealed or stained to preserve wood, overall building is in very good condition overall.

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

All building infrastructure (roofing, siding, windows, doors, etc.) are in usable condition. Entrance door needs repair or replacement. We installed expanded metal window covers as an added security measure, due to using this building as temporary material storage for projects that are in progress.

Corrections Education Program Trailer (East)

This building is in fair condition and needs repairs to the siding in certain areas. The Skirting on the building needs to be replaced, as well as the two exterior doors, and the roof.

VPP Trailer (East)

This building is in usable condition, however, needs new skirting.

Housing Unit J/K (East)

This building needs new entrance doors. Repairs to attic insulation are still needed. 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 adding insulation. The roof covering on this building is in good condition. The hot water storage tank needs to be replaced.

Housing Unit L/M (East)

This building needs new entrance doors. Repairs to attic insulation are still needed. 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 adding insulation. The roof covering on this building is in good condition. L unit has also had approval to add a center divider wall for security purposes.

Housing Units N & P (East)

This building needs new entrance doors. The roof coverings and siding on this building is in good/fair condition. The mechanical rooms and the equipment in them are in good condition currently. This building also needs the attic membrane repaired and insulation added. N unit just recently had their entire cable wiring redone to fix poor reception, and the center divider wall has been approved to install for security purposes.

Housing Units Q & R (East)

This building needs new entrance doors. Both units have been renovated and security system enhancements have been completed. The attic membrane and insulation need to be repaired and replaced. The exterior roofing and siding are in usable condition as is the mechanical equipment. The hot water storage tank has been approved for replacement.

Maintenance Storage Pole Barn (East)

This building is in good condition overall other than the roof, it is in poor condition and needs to be replaced soon.

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 needs new water main valves. A water main valve and back flow preventer inside the building needs replacement due to rust damage from years of exposure to salt dust in the area. Generator is in good working condition and a new day tank has been approved for system. This building also houses an inoperable freezer that is used for storage, the outer metal skin is coming off, new siding is going to be needed to recover this area

Records Retention Building (East)

This building is pole barn construction and is in good overall condition; however, it needs two new 36" entry doors and a new roof.

Parking Lots, Driveways and Walkways (East)

The parking lots have been upgraded with new asphalt in 2018, and is in good condition, however they need to be resealed and striped.

Administration Building (West)

All building infrastructure (siding, windows, doors, etc.) are in good condition, except for the roof, it is in poor condition and is in design phase for replacement.

Food Service (West)

Building infrastructure - walls and windows are in good condition. The doors and roofing are in poor shape and will need replaced in the next year. This building has a steam boiler which supplies steam to the dishwashing machine and to three kettles in the cooking area, that is in good working condition. One steam kettle still needs to be 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 extensive re-grouting needs to be done in dish tank area. Food Service equipment constantly needs to be repaired due to age and use. Many wall and ceiling areas have been repaired and more is needed. One double bank of walk-in type ovens and dish washing machine have been approved for replacement and are currently underway.

School/Quartermaster/Chapel (West)

Building infrastructure -walls and windows are in good condition. Will need new roofing and exterior doors in the next year or two. This building has been approved to receive a new heating boiler.

Maintenance/Warehouse Building (West)

All building infrastructure (siding, windows, doors, etc.) are in good condition. The roof will need to be replaced in the next year or two. The West Side water main and water treatment systems are in this building. The current water softener system is not in operation, the project to make repairs was discontinued. The emergency backup generator is in good condition and tested weekly.

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

All building infrastructure (siding, windows, doors, etc.) are in good condition. All boiler systems, both domestic hot water heaters and heating boilers, are currently in good condition in all of these units, with the exception of E/F unit domestic water boiler will need to be replaced soon. The hot water storage tanks in all buildings, except for A/B, will need to be replaced soon units, C/D have been approved for replacement. Minor repairs are needed to drywall and floor coverings. Entrance doors need replacement. Attic insulation repairs have been made in G & H units, E & F units still need insulation repairs, as well as cement block repair on outside wall of the card room. Asphalt roofing is near the end of its lifespan on all units.

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, with exception to the roof, it is in poor condition and needs replaced soon.

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, with exception of the deck/ramp, it will require renovation very soon.

Maintenance Storage Pole Barn (West)

The pole barn is in good condition, with exception of the roofing. A new roof will be needed within a year or two. In addition, there is one other building in this area used for maintenance storage. It is in good condition but would better serve our storage needs if it had a cement floor added to it.

Perimeter Road, Driveways, Walkways (West)

We have patched and continue to patch damaged areas both inside and outside the secure perimeter as needed. Many areas inside and on the perimeter road, needs crack filler and sealing. The facility received new parking lots and entrance/service road this last year and should be seal coated.

Propane/Mixed Gas Back Up System (West)

This system is in good working condition and being tested monthly as per our Preventative Maintenance Program. The system was recently inspected and is functioning properly.

Perimeter Fences (East & West)

Perimeter fences are in good condition in all areas.

Sally Ports (East & West)

The East Sallyport has been closed and made to be part of the perimeter fence system. The West sallyport is in good working condition.

cc: Administrative Officer

CENTRAL MICHIGAN CORRECTIONAL FACILITY
5-Year Plan FY2023

Building	Project Description	Reason Description	Quantity & Units	Facility Priority	Cost Estimate
STF	Camera System Upgrades	Software Updates	Facility Wide	1	\$1,300,000
STF West	Housing Unit (8) Heat Upgrades(Including heat in attic for sprinkler system)	Inadequate Heat Supply	Buildings	2	\$1,000,000
STF	East and West Food Service Flooring	Deteriorated Conditions	Buildings	3	\$900,000
STF East	East Admin Bubble Gates	Deteriorated Conditions	Bubble Gates	4	\$350,000
STF East	Metal Siding Replacement and add roof drainage	Deteriorated Conditions	STF East Buildings	5	\$500,000
STF West	West Chow Hall Freezer	Deteriorated Conditions	West Chow Hall	6	\$650,000
STF	Perimeter Road	Deteriorated Conditions	Road	7	\$2,000,000
STF West F/S	Upgrade Mistifier hood suppression system (3)	Outdated	West F/S	8	\$120,000
STF West	West Gym Lighting Upgrade (per Noresco recommendations)	Inadequate Light Output	Building	9	\$500,000
STF East	Underground Fuel storage tank upgrade to above ground	Deteriorated Conditions	Grounds East	10	\$50,000
STF East	East Water Softener/Water Main	Deteriorated Conditions	Buildings	11	\$1,000,000
STF	Door and window replacement project #18-355	Deteriorated Conditions(In-Progress)	Facility wide	12	\$1,508,139
STF East	Food Service HVAC Replacement, DTMB File #(472/16319.JAG)	Upgrade and replacment(In-Progress)	East F/S	13	\$1,248,320
STF West	West Roofing Replacement Project #19-304	Deteriorated Conditions(In-progress)	STF West Buildings	14	\$1,365,600
			Total		\$12,492,059

Michigan Department of Corrections

“Expecting Excellence Every Day”

MEMORANDUM

DATE: June 29, 2021

TO: Connie Horton, Kristina Benoit, Gene Page, Ed Vallad and Jeff Niemi

FROM: Charles Gimpel Physical Plant Supervisor
Chippewa Correctional Facility

SUBJECT: 2021 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 have been constructed of either Asphalt or Cement. Most areas are still holding up well. Staff has completed several minor repairs on sidewalks and entryways throughout the facility as requested. All concrete light poles bases at the facility are in pretty good shape.

BRICK, MASONRY AND EXTERIOR METAL SIDING:

URF East Brick and Masonry exteriors are holding up well. There are no major problems currently to report. We continue to caulk and repair grout lines in the brick buildings as they start to chip and fall out. Masonry at URF West consists of limited areas of concrete block construction for footings and foundations. The metal siding is in good shape except the areas where salt is utilized for ice removal. We have started to remove rusting metal and trim entry ways with treated lumber on all West buildings.

PLASTER AND DRYWALL:

Interior walls and finishes are in good shape. In the Westside housing units, holes continue to be a problem from residents trying to hide contraband and inmate abuse.

Holes in drywall are repaired through our work order program as requested. West housing units continue with painting and drywall repairs and is a yearly project.

ROOFING SYSTEMS:

URF East Roofs are in good shape with only a few minor leaks that were repaired as needed. Every summer we check all roofs for further detreating spots, seam separation, tears and clean gutter covers to prevent ponding. URF West metal roofs are in good shape for their age. The West Administration building, and West Food Service buildings have new standing seam metals roofs. Contractor that re-roofed F.S. and Administration also did repairs to ERT/Warehouse roof to get us by until project is re-started. We have added West Programs and West Warehouse/ERT buildings to this project but due to Covid-19 the rest of this project has been put on hold and is still on hold and probably will not start until next summer 2022.

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. With the Roof Project on West Food Service, Administration, Programs and West Warehouse/ERT buildings engineers will check the structural integrity of the existing trusses. Contractors will brace and add purlins as needed before adding new roofing material.

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 and leaves water stains. 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 as needed.

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. We have started to try out Epoxy coatings in several areas to replace vinyl tile. If Epoxy products hold up, we will expand on its use in other areas. Several bathroom and shower stalls/floors have been completed and we will monitor wear on these areas. Ceramic tiles are replaced as needed through the work order program.

DOORS AND HARDWARE:

All doors and hardware are addressed through the work order system. We continue to repair many aluminum doors with new standard hinges and pocket hinges for added support on the East side of the facility. The West housing unit's entry doors have been replaced 3 years ago and are holding up well. The interior doors were replaced as needed

and we have a couple of spares for future replacements. Exterior entry double doors have been replaced in Programs building (2) and West Administration exterior. All East and West Entry Gates/Doors will be replaced as a MDOC funded Bubble Gate project is just starting and expected completion date for this project is September 2021.

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:

Our updated security systems at URF have been holding up well. Our equipment Tech does a good job with repairs and updates as needed. The fire alarm systems will be upgraded with new less sensitive smoke heads this summer and hopefully this will help with less maintenance and more reliable system. All systems are working well, and any issues are repaired immediately through work order program from daily reports from control center. We are scheduled to get new Sally Port openers, gates, Controls and added razor wire in sally port. Sounds like this project will be on hold till next summer due to contractor staff issues. Replacement of all-entryway gates/doors on both East and West entrances will help secure entry/exit of the facility.

HEATING AND COOLING SYSTEM:

HVAC systems throughout the facility are all now under construction and replacement of all roof top AC units, all heating circulation pumps, domestic hot water pumps, mixing valves and hot water tanks are being completed on the Eastside of the facility. Completion of this project is estimated to be completed in late June of 2021. Westside of the facility HVAC systems are in good working order and all issues are addressed through the Micro-Main work order program.

ELECTRICAL DISTRIBUTION SYSTEM:

The electrical distribution systems have held up well at the facility. We did have a switch failure to G/H housing unit. We were able to complete a temporary repair and ordered two new switches one for replacement (completed) and one for attic stock for any future issues. The emergency backup generators have had their yearly P.M. maintenance. Some of the underground wires for Pike unit Lights have been repaired and working well.

PLUMBING SYSTEMS / STORM AND WASTEWATER SYSTEMS:

The plumbing system at URF is in good shape. All plumbing issues are addressed through the work order system and continue to be a **very high maintenance area**. With the addition of new circulation pumps and new water heaters we should see less

complaints from lack of hot water in housing units. Storm drain and wastewater (Muffin Monster) systems continue to be trouble free and working well.

REFRIGERATION SYSTEMS:

All refrigeration systems currently are in good working order. The Facility has finally hired two MM-10's with extensive HVAC backgrounds and they have done a good job with this area of Maintenance. We have completed the West Food Service Cooler/Freezer Project and all equipment seems to be working well. New AC roof top units were installed from the HVAC project and seem to be working well during the hot summer days.

PARKING LOTS/ROADS/GROUNDS:

Chippewa facility grounds area continues to be maintained very well. Potholes have reappeared and will be filled before winter sets in. The perimeter road is starting to break down on the corners/edge areas and this has been made worse with all the construction digging, directional boring and heavy equipment used to install new security systems. This road repair will now be included in our five-year plan. The perimeter Road/parking areas have been approved for a project repair and is not scheduled as of today. This project most likely will be pushed back until next summer (2022)

COMMENTS:

2019 Projects

Finnish Metal replacement (West door entry areas)

West Programs and West Warehouse roofs

Bubble gate replacements both East and West.

Sally Port gates/controls/razor wire

Perimeter Road Project

Fire Alarm Smoke head upgrade

A/B unit closer repairs

1100 conversion room upgrade

CHIPPEWA CORRECTIONAL FACILITY

5-Year Plan

FY2023

Building	Project Description	Reason Description	Quantity & Units	Facility Priority	Cost Estimate
Site Buildings East & West	Camera System Upgrade Description.	Replace older analog video security systems with an Ethernet network-based IP camera system.	facility wide	1	\$1,391,773
Site Buildings East & West	Public Address system from Control Center to each staff occupied building.	Provide direct communication to staff and prisoners in buildings during severe weather, disturbance or similar emergency situations. Underground fiber install required to connect old KTF system with URF Control Center	facility wide	2	\$500,000
West Housing Units	Replace roofs on 4 pole style buildings	Protects existing structure and prevents weather damage along with possible health conditions of staff and prisoner population. Also minimizes maintenance repair costs.	4	3	\$1,888,000
URF site	Underground Fuel Storage Tanks	Removal of underground fuel storage tanks and replacement with above ground tanks	2	4	\$100,000
East Food Services	Mistifier Hood Suppression system Replacement	Replacement of Mistifier Hood Suppression system to be in compliant with code. Repair parts are becoming obsolete.	2	5	\$80,000
West Side Buildings	Fire Sprinkler System	Due to current fire sprinkler at risk of freezing, it is recommended that system piping be moved to the conditioned space.	6	6	\$390,000
Food Service Warehouse	Replacement of Warehouse Walk-In Cooler/Freezer Replacement Doors and Casings	Seals are leaking and causing excess air flow which affects temperature causing the food service product to be susceptible to go bad causing loss in product costs. The current freezer doors and parts are obsolete.	3	7	\$35,000
East Housing Units	Add new equipment for Round and Steamboat. New door control and lighting control panels.	More cost effective to replace soon. Obsolete, no longer manufactured, parts unavailable. To eliminate high maintenance condition. Life safety code issue.	5 units	8	\$175,000
Facility Wide Buildings	Replace existing window system - w/ insulated system. New frames and window units with better heavy-duty hardware.	Worn out. Damaged. Leading to More Serious Problems. Will eliminate High Maintenance cost and will eliminate water damage. Ongoing replacement as windows fail.	18	9	\$600,000
Site	Sanitary Pre-Treatment Mechanism, Bar Screen, Remove & Replace. Located northwest of 400 Unit by Tone Road. Leave existing in-ground bar screen pit, but install automated bar screen mechanism, contained in a building. Existing testing shed near muffin monster.	Due to facility growth it has become a long-term/high maintenance issue. Existing bar screen is raked daily by inmates.	1 Unit	10	\$565,000
Site	Replace Steam lines, condensate return and traps between west conversion room and steam plant.	Replace the underground steam lines, condensate return and traps. Ware over the years has identified leaks causing loss of treated water increasing utility cost. Steam plant has been shut down to repair, causing an interruption of the facility.	1	11	\$875,000
Shooting Range expansion	Training Range structure and Berm installation	Add shooting building and additional berm to shooting range for URF/KCF. Need for multi-agency to use shooting range, second bermed range will allow for appropriate qualification on weapons. Shooting range (\$109,309.11) & Classroom (\$23,795.45); total \$133,104.56, URF portion \$66,552.28	1 unit	12	\$66,552

1100 Maintenance	Replace Emergency Power Switch Gear Service	Outdated and potentially dangerous situation when operating power change.	1 each	In Progress	\$375,000
East & West	CCF Various Roof Repair and Replacement 472.17434 & 472.19056	West Programs Building, West ERT Warehouse, East Housing Units	facility wide	In Progress	\$1,400,000
Site	Various HVAC Restorations 472.19443	Replace/Repair steam line and related equipment.	1	In Progress	\$1,284,361
Facility Wide	CCF Pavement Repair and Replacement 472.19055	Replace/Repair current pavement within the facility	facility wide	In Progress	\$584,795.00 + additional parking lot \$305,128.30 = \$889,923.33
East Housing Units	ADA Egress Ramps 472.20065	Necessary to create ADA Egress Ramps including security and structural improvements.	4	In Progress - Bids due 9/22/2021	\$236,250
Site Fencing	Sally Gate Repair and Operator Repair/Replacement 472.18229 and Razor Ribbon 472.16393	Necessary for security and structural improvements.	1	In Progress	\$1,418,849
				Total	\$11,380,785

MICHIGAN DEPARTMENT OF CORRECTIONS

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MEMORANDUM

DATE: May 7, 2021
TO: Warden, Shane Jackson, LRF
FROM: Chris Babcock, Physical Plant Superintendent, LRF
SUBJECT: 2021 Annual Physical Plant Report, E.C. Brooks Correctional Facility

This Annual Report has been prepared in accordance with P.D. 04.03.100 “Preventative and Emergency Maintenance for Correctional Facilities”. Specifically, section “N” requires CFA Physical Plant Superintendents conduct and 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.

During the month of May, the Annual Physical Plant Inspection for Earnest C. Brooks Correctional Facility was completed for the year 2021. This inspection provides an overview of the general condition of the buildings and grounds.

Most of the entrance drive into the facility is new and in good shape except for the part of Olthoff. directly South of Maintenance up to the Debaker Rd. intersection. This section will need to be resurfaced in the near future and is on our 5-year plan. The employee parking lots are new and in good condition. The visitors parking lot is new, but it is developing several cracks that may need to be sealed in the near future. The Facility, as a whole, is in overall good condition.

Earnest C. Brooks Correctional Facility

Administration Building

The roof system is new and the exterior of the building in good condition. As far as the brick and mortar, there are a few door frames that need to be replaced as the old ones are fairly rusted through at the bottom and we continue to work on these. Windows are in good condition with some of the thermo pane glass de-gassing (cloudy). Interior of the building ceilings, walls (paint), floors, lighting and camera system are all in good shape. The boilers are old but appear to be in good condition. This building would be one in line for a new air conditioning unit as it is an older system hopefully in 2022. This is on our 5-Year plan. We are currently in the process of upgrading all of our heating and cooling controls from pneumatic to digital controls for all buildings. This is scheduled to be completed by October 1, 2021.

Allegan housing unit

The roof system is new and the exterior of the building in good condition. The brick and mortar, and walkways are all good. The windows are in good shape but some of the thermo pane glass are de-gassing (cloudy). The interior of the building has a new camera system, a new PPD system and a new rounds reader system. The ceilings, walls (paint), floors and glass are all in good condition. The boiler is old but appears to be in good condition and the water heater is new as of

last year. The wheelchair lift is new, but we have been having some issues with the reliability of the unit.

Baldwin housing unit

The roof system is new and the exterior of the building in good condition. The brick and mortar, and walkways are all good. The interior of the building has a new camera system, new PPD system, new rounds reader system and a new high efficiency water heater. The ceilings, walls and paint are in good condition, windows are all in good operating condition with some of the thermo pain glass de-gassing (Cloudy). The heating boiler is older but appears to be in good condition and functions pretty good. This would probably be the next one on the list for replacement.

Conklin housing unit

The roof system is new and the exterior of the building in good condition. The brick and mortar, windows (some are de-gassing) and walkways are all good. The interior of the building has a new camera system, new PPD system, new rounds reader system and a newer high efficiency heating boiler. The water heater is an older unit and is on the short list to be replaced with a new high efficiency unit. The ceilings, walls (paint) and floors are all in good condition.

Dublin housing unit

The roof system is new and the exterior of the building in good condition. The brick and mortar, windows (some de-gassing) and walkways are all good. The interior of the building has a new camera system, new PPD system and a new rounds reader system, this building has received an upgraded fire alarm panel in 2018. The ceilings, walls (paint), and floors are all in good condition. The older heating boiler appears to be in good condition and the water heater is new as of last year.

Eastlake housing unit

The roof system is new and the exterior of the building in good condition. The brick and mortar, and walkways are all good. The windows are operational with some de-gassing of the glass. The interior of the building has a new camera system, new PPD system, a new rounds reader system and a newer high efficiency heating boiler and new high efficiency domestic water boiler in 2019. The ceilings, walls (paint), and floors are all in good condition. The wheelchair lift is new and functioning decent with repairs needed from time to time.

Fremont housing unit

The roof system is new and the exterior of the building in good condition. The brick and mortar, windows and walkways are all good. The interior of the building has a new camera system, new PPD system, a new rounds reader system and a newer high efficiency heating boiler and a new high efficiency domestic water heater. The ceilings, walls (paint), floors and glass are all in good condition with some de-gassing of the glass. The wheelchair lift is new and functioning well, but it has very limited usage.

Chapel building

The Chapel has been recently constructed and is in very good condition.

Food Service building

The roof system is new and the exterior of the building in good condition. The brick and mortar, windows and walkways are all good. The interior of the building has a new camera system, new PPD system and a new rounds reader system. The ceilings, walls (paint), floors and glass are all in good condition. One of the two large older style boilers appears to be in good condition the other

is starting to have some issues and we may want to investigate upgrading to a more efficient boiler in the near future. We usually only run one of the two boilers to maintain adequate heat. We installed a new high efficiency water heater and storage tank this year to replace a failed unit. The second water heater for Food Service has recently failed and an Asset Change Request for replacement will be filled out soon. We are currently keeping up with the one water heater but do not have a backup to put online if it is needed.

Health services building

The roof system is new and the exterior of the building in good condition. The brick and mortar, windows (some de-gassing) and walkways are all good. The interior of the building has a new camera system, new PPD system, a new rounds reader system and a new roof top air conditioning unit. The ceilings, walls (paint), and floors are all in good condition.

School building

The roof system is new and the exterior of the building in good condition. The brick and mortar, windows (some de-gassing) and walkways are all good. The interior of the building has a new camera system, new PPD system and a new rounds reader system. The ceilings, walls (paint), and floors are all in good condition. The heating boilers for this building are in and are shared with Food Service. The air conditioning unit for this building is new as of last year.

Ground's areas including back 40 rec. areas.

All grounds areas inside and outside of the facility are in good condition and well maintained. The grass is mowed, flowers have been planted and all walkways are in good shape. Guard shacks and weight pits are in fair to good condition. We may need to look into repairing or replacing a few sheds and back 40 officer shacks. Overall, facility grounds are well maintained. All interior and perimeter site lighting have been upgraded to energy efficient LED fixtures.

Maintenance/Warehouse building

The roof system is new and the exterior of the building in good condition. The brick and mortar, windows and walkways are all good. The roof system is new. The interior of the building has upgraded LED lighting. The interior ceilings, walls (paint) and flooring are all in good condition the cooler and freezer units are all in very good condition with cooler having all new flooring and cooling equipment.

We have several Projects currently in different stages of the process.

1. Project #18-412 GAG. The construction of a new pole barn behind the Maintenance shop for grounds and equipment storage. This has been completed but we are waiting on the final close out documents.
2. Project #20-127 GAG Fire Safety System Upgrades has been approved but will be held off until late fall to maintain the one project at a time inside. This will be to replace all fire alarm panels in
3. Project #19-529. GAG to add ADA egress ramps to housing units A, E and F is approved and on hold due to COVID-19.
4. An ACR has been submitted for camera security system upgrades as requested by Central Office. This is currently in the ACR approval process.
5. Project #16-402 The replacement Blender system has been installed and has run successfully on full load. The tank and piping have been painted and re-stickered. We are just waiting for final inspections and close out documents for this project.

6. Project #19-551 Arc Flash Phase 3 mitigation study has been approved and is on hold.
7. Project #19-096 HVAC Digital Controls upgrade is currently in progress. This project started on April 12th and is expected to be completed by October 1, 2021.
8. Project MDOC-LRF-03-2020 Dublin Stainless Steel tables has been approved. We hope to get these installed soon after being held up by COVID-19.
9. Project MDOC-LRF-09 2020 Pole Barn Electrical. This project/ACR has been approved and we are currently in the process of adding the electrical to the new pole barn.
10. Project# 19459. SMD Security Gate Control upgrades is scheduled to start on May 10, 2021. This project will be to make sure all gate controls are properly interlocked.

cc: Dan Smith
Jeff Niemi
Ken McComb, Business Manager

EARNEST C. BROOKS CORRECTIONAL FACILITY

5-Year Plan

FY2023

Building	Project Description	Reason Description	Quantity & Units	Facility Priority	Cost Estimate
LRF All buildings	Camera System Upgrades.	To ensure that our security camera systems software and hardware stay in good working condition and to prevent any possible issues in the future.	11	1	\$1,043,614
LRF All buildings	Arc Flash Mitigation for Phase III Arc Flash Study.	This phase will be to lower our Arc Flash risk numbers.	11	2	\$220,500
LRF Buildings	Replace the heating boilers in Housing Units; Conklin and Dublin, 2 in Food Service and 2 in the Administration building.	To replace the original boilers that were installed when the facility was built with new high efficiency boilers. This will prevent future failure and should show substantial utility cost saving and reduce maintenance cost and repairs.	6	3	\$1,365,000
LRF Buildings	Replace the Domestic Hot Water heaters in Housing Units; Allegan, Conklin, and one in Food Service.	To replace the original Domestic Hot Water Heaters that were installed when the facility was built with new high efficiency units. This will prevent future failure and should show substantial utility cost savings and reduce maintenance costs and repairs.	3	4	\$500,000
LRF Grounds	Power to the Irrigation Well and also add lights on south side of Olthoff near new fence.	Needed to power the irrigation well due to the closure of West Shoreline Correctional Facility and to add lighting near the new fence that was constructed to separate Brooks Correctional from the new Industrial park at the old West Shoreline site. This will aid in security and will help to maintain the grounds appearance.	1	5	\$315,000
LRF Admin	Replace roof top HVAC systems. Original equipment and this is currently R-22 systems which are obsolete.	Due to the age of the R-22 systems have become obsolete and to a minimize high maintenace condition and prevent future failure.	1	6	\$176,000
LRF Grounds	Resurface 1,530 ft x 33 ft of the existing entrance road to the facility.	To reduce the maintenance cost of patching and sealing the existing asphalt roadway and to make sure we have good, safe access for years to come.	1	7	\$111,000
LRF Admin	Replace Bubble Gates	Upgrade to newer, more reliable and advanced technology.	4	8	\$892,500
LRF Food Service	Replace the Dish Machine in Food Service	Replacement of the original dish machine with a new, more reliable and energy efficient unit.	1	9	\$100,000
LRF Maintenance	Remove our 2500 gallon, 2000 gallon and a 500 gallon underground fuel and waste oil storage tanks and replace with above ground storage tanks.	Due to the age of the tanks and the difficulty to monitor and contain any possible issues in the future.	3	10	\$150,000
LRF All Buildings	Replace all Fire Safety Systems including the two Kitchen hood Mist-A-Fires. (In progress)	Due to the age of the system to prevent future failure to ensure protection of life and buildings.	11	11	\$475,100
LRF A, E and F	Add 3 ADA access ramps for Housing Units Allegan, East Lake and Fremont. (In progress)	To have as another safe way to exit or enter the Housing units that are currently ADA accessible by a Chair Lift.	3	12	\$350,000
LRF All Buildings	Replace original pneumatic building controls with Direct Digital Controls.(DDC). (In progress)	Due to the age of the system to prevent future failure and to become more energy efficient.	9	13	\$950,000
				Total	\$6,648,714

MICHIGAN DEPARTMENT OF CORRECTIONS

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MEMORANDUM

Date: 06/03/2021

To: Michael Brown, Warden
Kinross Correctional Facility

From: Craig Schopp, Physical Plant Superintendent
Kinross Correctional Facility

Subject: **Annual Facility Inspection Report for Kinross Correctional Facility**

This Annual Report has been prepared in accordance with PD 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.

Overall, aging facility needs some updating with equipment being 30 years old. The most important issues include roofs and boilers, ACR for housing unit heating and domestic boilers approved with project phase 1 being completed for housing units and phase 2 for housing is nearing completion. Additional boiler and ventilation work remaining for KCF Administration, Education and Food Service buildings. Roofing project ACR approved revisiting new cost estimate. Bubble gates are in poor shape and require constant maintenance. ACR approved and nearing 90% design. Exterior doors are in poor condition and Maintenance is replacing as time allows.

Administration

- * A new heating boiler is needed. The current boiler is 33 years old and has become unreliable.
- * Unit ventilators needed, no parts available for original existing unit vents, no controls for proper ventilation to areas in Administration.
- * Replace pneumatic controls for heating system in Administration, temp controls are unreliable.
- * Replace existing roof.
- * Replace all windows. Current windows are 33 years old.
- * The bubble gates need to be replaced with new controls and mechanical drives.

Education/Program's Building

- * Existing roof needs to be replaced with standing seam metal roof.
- * All windows are 33 years old and need to be replaced.
- * Exterior doors and frames need to be replaced with heavy duty ones.
- * Need to replace the heating boiler and controls. Existing system is 33 years old.
- * Unit ventilators in Education are in poor condition and need upgrading. Parts are unavailable and units do not provide dependable fresh air for space.

Food Service

- * All windows are 33 years old and need to be replaced.
- * Exterior doors and frames need to be replaced with heavy duty ones.
- * Emergency power needs to be hooked up to more kitchen equipment.
- * Old heating boiler has been replaced but make up air units and terminal equipment need upgrading.

K-Unit Food Service

- K-Unit Food Service shingle roof is needing replaced.
- K-Unit Kitchen needs new doors, as well as the Program's building.
- K-Unit Food Service make up air unit needs to be replaced.

Quartermaster

- * Need new heavy-duty entrance door.
- * Need new insulated garage door.

Housing Units

- * Each housing unit needs to have existing roof replaced.
- * Need all existing windows replaced, since they are 33 years old.
- * The heating boilers have been replaced in housing units.
- * All boiler room doors need to be replaced.
- * TV, dayroom, and pipe chase doors need to be replaced with heavy duty doors, frames, and locks.
- * Exterior doors for housing units need to be replaced.
- * All doors at K-Unit need to be replaced. Started replacing doors as time permits.
- * Each electrical/communication room on the end of each housing building needs to be cooled with AC.
- * Inmate bathrooms in need of new partitions.

Pavilion/Weight Pit

- * Needs a new roof.
- * A storage building is needed to store/stack wood for the heating boiler.

Maintenance Building/Property/Training Room

- * The existing roof needs to be replaced.
- * Existing windows are very old and need to be replaced. It is difficult to find replacement parts for these.

Maintenance Equipment Building

- * This building needs insulation and heat.
- * Install one new insulated garage doors.

Driveway and Grounds

- * The blacktop asphalt needs to have pothole and cracks repaired and sealed in both the parking lot and driveways. ACR has been approved.
- * The entrance drive needs to be redirected to the parking lot area. This is so visitors will not be driving towards the sally port. ACR has been approved.
- * The area in front of the property room and maintenance building needs groundwork completed to redirect water from the building entrances and parking area.
- * Inmates' basketball courts need to have cracks repaired and the area needs to be sealed. This would be funded by PBF.

PPC Requests (w/approval date)

- * Housing Units Boiler Project Phase I 472-16380, 08/16/2018 complete, warranty issues.
- * Housing Units Boiler Project Phase II 472-19032, 01/02/2019.
- * Security Gate and Controls 472-20021, 10/10/2019.
- * Parking Lot Improvements, redirect of driveway entrance 472/19-255 KCF, 05/21/2019.
- * Food Service Dish tank replacement 471-19173, 02/08/2019. No contractors showed for walk through, project on hold due to Covid.
- * Facility roof replacement 18-044-KCF, 11/17/2018.
- * Toilet partitions in Level II housing PR 19-261 KCF, 05/16/2019.

Projects without a PPC

- * Complete a door replacement plan for Level II & K-Unit replacing worst doors as time permits.

DMB Projects

- * HVAC & Boiler Upgrades/Replacements 472/16380.
- * Housing Units Boiler Project Phase II 472-19032, 01/02/2019.
- * Security Gate and Controls 472-20021, 10/10/2019.
- * Parking Lot Improvements, redirect of driveway entrance 472/19-255 KCF, 05/21/2019.
- * Food Service Dish tank replacement 471-19173, 02/08/2019.
- * Facility Roof Replacement 18-044-KCF, 11/17/2018.

KINROSS CORRECTIONAL FACILITY
5-Year Plan FY2023

Building	Project Description	Reason Description	Quantity & Units	Facility Priority	Cost Estimate
Site	Camera upgrades	Upgrade camera system, programing and equipment. Camera upgrades needed to improve clarity, improved recording ability, and review features.		1	\$1,281,671
Site	Roof replacement of four housing unit buildings, Maintenance Building, Pavilion, Education/Library/Programs Building and Administration Building. Replace all purlins that are damaged and install a standing seam metal roof.	Damaged. Leading to more serious problems. To eliminate high maintenance condition. Housing Units A/B, C/D, E/F, G/H and Administration Building to be covered on upcoming 472.19094.TAP. K-Unit Food Service, Education/Library/Programs, Pavilion, Maintenance Building not included.		Major Project Request 2	\$3,280,000
Administration	Replace heating boiler, unit ventilators and controls.	Boilers are in overall poor condition, becoming unreliable and inefficient. Boiler change out will greatly improve safety and security and building operation. Pneumatic controls and unit ventilators are in poor condition, providing adequate fresh air to work with building ventilation is a manual operation.		3	\$325,000
Education/Library/Programs	Replace heating boiler, unit ventilators and controls.	Boilers are in overall poor condition, becoming unreliable and inefficient. Boiler change out will greatly improve safety and security and building operation. Pneumatic controls and unit ventilators are in poor condition, providing adequate fresh air to work with building ventilation is a manual operation.		3	\$385,000
Food Service Level II	Replace domestic water boiler. Replace terminal units for heating system including controls, coils and makeup air unit system controls and components.	Makeup air units, not properly controlled, operated manually, heating terminal unit coils in poor shape, with parts unavailable. Domestic boiler was installed in an emergency situation and not ideal for application.		3	\$190,000
Administration	Security Gate and Controls Repair/Replacement (Gates 1 and 2).	The gates require frequent repairs and parts are obsolete. Project # 472.20021.TAP is scheduled for late 2021.		4	\$665,299
Site	Replace exterior doors around facility as needed.	Replace exterior entrance doors, as needed in housing units, Administration, Education/Library/Programs and Food Service. Main entrance doors are no longer repairable through constant usage, have exceeded life cycle. Mechanical Room doors and frames are deteriorated from seasonal ice control (salt under eve side of building).		5	\$210,000
Food Service Level II and K-Unit	Cooler and Freezer Upgrades	Issues with reliability of compressors and electrical components. Replace 2 unit condensers, and 1 evaporator unit, under emergency repair requests at Level 2 location recently.		6	\$75,000
Site	Pavement Repair and Replacement	The current drive to the parking lot goes directly towards the Sally port then traffic makes a left turn to the parking area. Traffic would be diverted to the back side of the parking lot, away from the Sally port. Project # 472.19345.TAP.		7	\$820,149
K-Unit Food Service	Make-Up Air Unit	Becoming unreliable and in poor condition, repairs made frequently. Cabinet and existing structure has deteriorated.		8	\$20,000
Around the existing perimeter	Buffer Fence	Continue to add additional buffer fence around the perimeter to limit public access from adjoining properties.		9	\$250,000

Site	ELECTRICAL DISTRIBUTION SYSTEM-Replace Feeder, <600V. Replace existing direct burial building electrical service feeders. Install new underground electrical service feeders to each building and yard light fixtures in PVC.	Existing equipment has become a high maintenance problem. Existing equipment has become a security problem. Service reliability security lights and facility power. Numerous cable faults over the past years due to stones and buried debris.		10	\$415,000
Grounds	Provide 3,200 SF pole barn addition to Maintenance/Grounds Building.	Secure area to repair, maintain and protect expensive snow removal and grounds equipment.		11	\$80,000
Shooting Range	Shared Shooting Range	Improvements to shared shooting range, including an addition, classroom improvements and an additional berm.		12	\$66,552
Housing Units A/B, C/D, E/F, G/H and KN/KS	Replace heating and domestic boilers in housing units. Replace unit ventilators and controls for housing units.	Original boilers and equipment to the facility. 472.16380.TAP completed. With remainder of boiler and terminal units under Phase II 472.19032 nearing completion, needing sequence of operation, control issues and warranty work completed.		13	\$1,346,000
				Total	\$9,409,671

MICHIGAN DEPARTMENT OF CORRECTIONS

“Committed to Protect, Dedicated to Success”

MEMORANDUM

DATE: 6/15/21

TO: Erica Huss, Warden Marquette Branch Prison

FROM: Sean Sundholm, Physical Plant Supervisor MBP

SUBJECT: Annual Facility Inspection Report for Marquette Branch Prison

An Annual Facility Inspection was conducted per Item I 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

Recent accomplishments and facility upgrades

1. Installed new dual fuel generator and switch gear in power plant.
2. Installed full drupe concertina wire around entire perimeter.
3. Upgraded to all new LED interior yard lighting.
4. All new LED perimeter lighting.
5. New boilers and automation controls for power plant.
6. Upgraded level 5 housing units to LED lighting.
7. Storm drain runoff system rerouted for entire prison.
8. New water main from front entrance into the facility.
9. Upgraded level 1 housing to LED which brings MBP to 100% LED.

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.
- Replace primary high voltage transformers with NEC approved distribution equipment.
-

Rotunda (Building 2)

- Replace existing window system - w/ insulated system.
- Interior finish to meet “Class C” requirements (Partial Completion).

- Tuck point all sand stone on exterior walls.
- New trim/fascia on post 9.

Brooks Center (Building 3)

- Extend water line replacement from the main line to the various areas.
- 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)

- Tuck point all sand stone on exterior walls.

Service Building – Central Kitchen/Gymnasium (Building 9)

- Concrete walks need repair.
- Repair two of the stair cases
- Replace primary high voltage transformers with NEC approved distribution equipment.
- Replace both kitchen make up air units and associated duct work

ERT Building (Building 12)

- Repair eave.
- Exterior requires painting.

Trusty Kitchen (Building 14)

- Replace existing inefficient window system with an insulated system which will also reduce the number of windows.
- Kitchen roof needs replacement. EPDM mechanically attached type system.
- Replace primary high voltage transformers with NEC approved distribution equipment.
- Make up air unit on roof needs to be replaced.

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.
- The chapel roof has become a high maintenance issue and should be replaced.

School/T.D. Medical (Building 18)

- Exterior requires painting.
- Tuck point exterior brick.
- Section 1,3 and 4 of this buildings roof system need to be replaced. Sec 2 has about 10 years life expectancy left.

Property Room – Level I (Building 21)

- Concrete walks need repair.
- Needs to have the roof repaired (shingled building)
- Exterior metal siding needs to be replaced.

Transportation/Road stand (Building 24)

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

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 shower ventilation because it is inadequate for the number of prisoners being housed in this dorm.

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.
- 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.
- We need to upgrade the NOVAR building control system as current one is no longer supported by software and repair parts.

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.
- Exterior trim requires painting.

Bull Barn (Building 46)

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

Sallyport/Check Station (Building 48)

- Concrete walks need repair.
- Electric gates and bars need repainting, lead based paint currently.
- Electronics are outdated and parts are becoming hard to find. New gates should be installed.

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.
- The roof is in fair condition but will need replacement within a few years.

Sewage Screening Plant (Building 66)

- Exterior Doors are rusted and require replacement.
- The concrete stairs need to be replaced.

Hog Barn – Boiler Room (Building 82)

- Building in poor condition—as the walls and ceiling are non existent currently. Demolition form

submitted 2/14/05.

N Dorm (Building 94)

- Replace damaged insulated glazing - 2 X 4 casements.
- 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.
- N dorm roof has required patching and is on our list of replacement roofs.
- Looking to add ICON water saving electronic controls to showers, sinks.

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

- Replace existing window system on 2nd and 3rd floors for energy efficiency.
- Replace primary high voltage transformers with NEC approved distribution equipment.
- Extensive concrete repair on exterior of this building are needed.

Warehouse (Building 97)

- Replace single exterior door/frame/hardware.
- Install 60x120 feet of blacktop.

P Dorm (Building 98)

- 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.
- Looking to add ICON water saving electronic controls to showers, sinks.
-

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

- PPD system is in need for a full replacement as current system is no longer supported by contractors and has failed several times with no spare parts available. Scheduled for replacement but postponed due to COVID.
- 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 C down to Post 4 - 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.

- Replace broken and cracked sidewalks and handball court in Level V. Sidewalks are heaving and are a safety and security concern.
- Replace full depth bituminous drive from sally port entrance to A dorm.
- Upgrade new cable T.V. distribution system through out facility.

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.

Cc: Robin McCarthy, Administrative Officer
Jeff Niemi Regional Maintenance supervisor

MARQUETTE BRANCH CORRECTIONAL FACILITY

5-Year Plan

FY2023

Building	Project Description	Reason Description	Quantity & Units	Facility Priority	Cost Estimate
Site	Upgrade Ethernet network based IP camera system	Budgeting for the upgrade of current IP cameras system with new equipment (Servers, PC's, Cameras etc) and general maintenance.	Various	1	\$1,292,759
Level 5 yard	Project to split up MBP's Level 5 yard into 3 small pocket yards; Create new yard by B Block.	The needed project would split the main level 5 yard into 3 smaller individual yards and create a new yard by B Block. Each yard would have a basket ball court, pull up bars , phones, jay-pay and Keefe kiosks room. This would allow greater security enhancements with the prisoner population in controlling the prisoners fighting.	1 Unit	2	\$845,250
Level 5 and level 1 kitchen	Replace existing make-up air units in the level 5 and level 1 kitchen	The three existing make-up air units in the level 5 and level 1 kitchen have reached their useful life expectancy. They have become a high maintenance issue and are leaking water into the ceiling of the kitchen causing insulation and drywall to become saturated and fall	3 Units	3	\$165,000
Site	Transformer Room Upgrade	There are several transformer rooms on site with outdated transformers and isolation switches not meeting current codes and present a safety concern.	4 units	4	\$1,258,000
Warehouse	Construct Warehouse Building outside secure perimeter	Reduce vehicle traffic within the secure perimeter and the introduction of contraband.	18,000 SF	5	\$2,100,000
Site	Parking Lot, Bituminous, Overlay Existing with Bituminous. Seal cracks and place 2.0" bituminous pavement overlay over existing bituminous pavement on parking lots north and west of cell block B.	Replace parking lot due to age of system and to prevent failure. Long-term/high maintenance issue. Due to freeze-thaw cycles. Parking lots north and west of the administration building need pavement overlay and crack seal. Lots have some cracking pavement overlap along with seal cracking would extend life.	72,440 SF	6	\$500,800
Kitchen (Trusty)	The trusty kitchen roof is in need of replacement it is an EPDM mechanically attached system and is beyond its life expectancy. Section 1 and 2 only	The trusty kitchen roof is in need of replacement it is an EPDM mechanically attached system and is beyond its life expectancy.	1 Unit	7	\$150,000
Annex (trusty)	The EPDM mechanically attached roof system needs replacing	The EPDM mechanically attached roof system needs replacing and has become a high maintenance issue. It has been patched several times, also there ia a parapet wall that will need new flashing as the ponding water seeps through the brick into the interior of building. To fix deteriorated, damaged, failure area. To improve vehicle traffic flow. Long-term/high	3,100 SF	8	\$91,000
Site	Pavement/Driveway/Perimeter Road, Bituminous, New Full Depth. Install full depth pavement for new security road around entire outside of perimeter fence.	maintenance issue. No paved perimeter road is existing. Dirt road that is existing is extremely rough and would be impossible to get any speed on perimeter road in case of emergency. Perimeter road does not extend around entire facility.	44,400 SF	9	\$450,400
Level 5 Chapel	Level 5 chapel roof	Section 2-2 is a shingled roof of the level 5 chapel and is due to be replaced soon. It has been patched recently. Section 2-1 is a EPDM mechanically attached roof system and is also due to be replaced.	6,200 SF total	10	\$115,000
Cell Block "G"	ELECTRICAL DISTRIBUTION SYSTEM-Replace switchboard. Replace existing kinney switchboard and circuit breaker disconnect panels with a new switchboard.	Existing equipment is old and has reached the end of its useful life. Replacement parts are either hard to find or no longer available. Service reliability. Preventative maintenance.	1 Unit	11	\$91,900
Site	Replace road from level 1 entrance up to A Block	The existing pavement is damaged from heavy use and freeze thaw cycles and is need of replacement.	16000 SF	12	\$400,000

Administration	Remodel to include elevator, ADA chairlift for visitors, barrier-free restrooms for staff and visitors; upgrade plumbing, electrical (new transformer), heating, and air conditioning systems. Tuckpoint stone on exterior of building. Renovation of 2nd and 3rd floor of East side of	Needed to comply with ADA guidelines.	22,500 SF	13	\$985,300
TD Medical/School	The T.D medical/school roof is in need of replacement it is an EPDM mechanically attached system and is beyond its life expectancy. Section 1 and 3 only	The T.D medical/school roof is in need of replacement it is an EPDM mechanically attached system and is beyond its life expectancy. Section 1 and 3 only	3,400 SF	14	\$110,000
Hog Barn	Hog Barn Demolition	The Hog Barn is no longer utilized and is in poor condition and needs to be demoed	4,600 SQ FT	15	\$750,000
O dorm	O dorm roof is in need of replacement.	The existing roof has reached it's life expectancy and is a constant high maintenance issue.	9,500 SF	In progress	
Site	Facility wide AHU upgrade (NOVAR Controls)	This is an energy savings issue as MBP is having to switch to pneumatic controllers as the electronic controls break down. Parts are no longer available.	All units 20	In progress	
Site	Replace the PPD system at MBP	The existing PPD system at MBP is obsolete and parts are hard to come by.	1 system	In Progress	
				Total	\$9,305,409

MICHIGAN DEPARTMENT OF CORRECTIONS

“Committed to Protect, Dedicated to Success”

MEMORANDUM

Date: May, 2021

To: James Schiebner, Warden
Muskegon Correctional Facility

From: Billy Gibson; A/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 2021. This inspection provides an overview of the general condition of the building's envelope and grounds. MCF was built in four stages starting in 1973 until Unit 6 was completed in 1986. The facility and building envelopes are still in good condition after 46 years of service.

All building roofs, except for Food Service (replaced 2008), continue to be patched and are highly recommended for replacement.

The windows in the housing units are single paned and need to be replaced.

Control upgrades continue.

Overview of Physical Plant accomplishments

MCF

Facility controls upgrade-Phase I, has been completed.

Asbestos survey has been completed.

Housing unit 2 and 5 has been re plumbed.

Repaired door frames in housing units.

Replaced shower exhaust fan on housing unit four.

Assembled temporary beds for Covid response in Gym and School

Annual review of Physical Plant

MCF

Housing Units

The housing units are in good condition. 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 doors each year as funds allow. Plumbing pipes are showing signs of deterioration and are being replaced when applicable. Cracked hydrant outside of housing unit five (5) has been replaced. Steam stations in in housing units three (3) Four (4) and two (2) has been replaced.

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.

Administration

The building is in good condition. The roof has a few leaks. The main entry door needs to be replaced. The flooring in the main concourse is approaching the end of its useful life and needs to be replaced.

Power Plant

The Power Plant is structurally in good condition. Routine maintenance and improvements are on going. The chillier system along with the AC/Heating control system continue to be upgraded.

Pole Barn

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

Trailers

We have one trailer that has been repurposed for transportation use.

Food Service

The Food Service Building is in good condition. Routine maintenance is ongoing with the equipment. The freezers and cooler have been operating well. The tile flooring has many bad spots that need to be replaced. The tile on the walls is being redone in some areas. The hot water bundle and storage tank has been replaced with a new high efficiency heat converter.

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 replaced, and some crushed aggregate added to it. The buffer fence is still old but is working sufficiently. Fence is in good condition; some areas showing a fair amount of rust and may need to be replaced in the future. Fence between power line service road and facility should be replaced and extended.

School Building/ LTA

The School Building is in good condition. The roof has leaks and is on the list to be replaced. Air handling equipment have been updated with energy efficient controls. The front entry doors have been replaced.

Health Care

Health Care is in good condition. The roof has some leaks. This area has been updated/repared with the chiller system to include duct work, air handler and controls.

cc: Gene Page
Dave Brazee

Ed Vallad
Jeff Niemi

MUSKEGON CORRECTIONAL FACILITY
5-Year Plan FY2023

Building	Project Description	Reason Description	Quantity & Units	Facility Priority	Cost Estimate
LTA/ School/ Housing Units/ Food service/Admin	Security Camera upgrade	Update Security Camera system to the latest camera's and software..	9 units	1	\$984,082
LTA/ School/ Housing Units/ Guard Towers/ Food service	Replace roofs.	Roofs are leaking and beyond usefull life.	16 units	2	\$4,000,000
Site	Parking lots and roads: road and lot surface are in poor condition and we are frequently patching.Add asphalt to perimiter road. Redesign and add new parking lot to help alleviate congestion.In side Sidewalk repairs and replacement	Due to age of system pot holes are becoming a safety hazard. Vehicle traffic flow needs improvement to help with snow removal. Sidewals are crumbling in some areas and cause tripping hazards.	195,00 SF	3	\$1,500,000
Housing units	Add Mini split air conditioning units for RUM, PC, and officer rooms	Due to extreme heat in summer months it is hard to focus on work and complete daily duties. Most other facility's have this already.	6 units	4	\$118,000
Food Service	Food Service vestibule/entrances	Doors are beyond its useful life. Continuous replacing of glass	1 unit	5	\$126,445
Site	training house/building	we would like to add a training house/building to keep our training that needs to be done at MCF and not have to go over to Brooks for training	1 unit	6	\$300,000
Site	Fire alarm system.	System is beyond its useful life. Parts are no longer made.	9 units	7	\$100,000
Security Gates	Update security gates.	Security gates need to be rewired, rebuild control board, new bearings, wheels and rollers.	1 unit	8	\$100,000
Physical Plant	Generators and Switch-gear upgrade and replacement. Condider change to natural Gas.	Original equipment needs upgrade/replacement for reliability and efficiency.	1 unit	9	\$600,000
Food Service	Replacing refrigeration system for food service which cools the coolers and freezers.	Energy savings, currently cooling with running water. Replacing with energy efficient would provide a cost savings for MCF.	1 unit	10	\$100,000
Site	air handling controls.	due to age of system. To prevent failure and eliminate high maintenance repair cost and decrease utility usage.	11 units	11	\$130,000
Site	Replacing windows inhousing units for safety and energy efficient. Windows are single pane and in poor repair.	To replace windows with better energy efficiency window.	6 Units	12	\$1,225,000
Food Service	Dish washing machine	Due to the age of the machine it is not energy efficient and the repair cost are high.	1 unit	13	\$100,000
1 Unit/Seg.	Segregation Purge system	Due to the annual inspections, training, and certifications for SCBA this would eliminate that and save a lot of time and money.	1 Unit	14	\$400,000
				Total	\$9,783,527

MICHIGAN DEPARTMENT OF CORRECTIONS

“Expecting Excellence Everyday”

MEMORANDUM

Date: 6/20/2021
To: Warden Cathy Bauman, NCF
From: Craig Carruthers; Physical Plant Superintendent, NCF
Subject: **Annual Physical Plant Report 2021**

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

Powerhouse Roof Replacement and stack removal completed.

The head end for the fence alert system replacement has begun and is in design phase. Currently on COVID hold.

Several areas had new carpet installed and walls painted.

All preventive maintenance on exhaust fans has been completed and are operational.

All preventive maintenance on air handlers completed.

Annual CSD1 and inspections plus the required alternate fuel run completed in Oct and Nov on boiler 1 and 4.

Repaired many dampers in the ventilation system. All air handling systems need replaced throughout the facility.

Water system annual requirements completed.

Building demolition on mental health building has begone.

Window bar installation was placed on covid hold.

Annual review of Physical Plant

Newberry Correctional Facility

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

- The housing units are in structurally good condition.
- Roofing seems to be in good condition cupolas need replaced or rebuilt
- HVAC units and controls are showing their age and need to be replaced with more energy efficient units.
- Brickwork needs tuck pointing
- Windows, doors, and frames have reached the end of their service lives and should be updated to more energy efficient units.
- Shower areas have been problematic and have been torn down and repaired as time and budget allows. We need look into getting a contractor to install stainless steel units.
- Painting is ongoing.
- Several areas in various housing units had new carpet installed we continue to work on this as time permits.
- Most of the units need dedicated electrical appliance circuits added to day rooms.
- The administration would like to see cameras added to the TV Rooms

Food Service; Building # 70

- The Food Service Building is in good structural condition.
- Loading dock concrete wall and deck is deteriorating very badly and needs to be replaced
- Many pieces of food service equipment need to be replaced and updated.
- Roof is in fair condition and should be replaced soon.
- 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.
- Drop ceiling need to be replaced.
- Building needs new air conditioning equipment installed as the old has failed and is obsolete.
- Painting and routine maintenance is ongoing.
- All flooring needs replaced with a more sanitary solution.

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.
- Carpet needs replaced in non-school offices

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.

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

- The Deputy Suite is in good structural condition.
- Ac unit in muster room needs replaced it is nonoperational.
- A split AC unit should be installed in the captain's office and gate area.
- Security Bubble gates need to be replaced.
- The roofing seems to be in good condition.
- Some areas need to be recarpeted.
- HVAC system should be updated to energy efficient types.
- Doors and windows should be updated to energy efficient types.

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. Most windows in this building no longer work.
- The brickwork needs tuck pointing.
- Roof over dock area needs to be replaced
- 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.
- Refrigeration equipment needs upgrading to modern energy efficient types. Two freezers have been installed on main floor to start the upgrades but we should look at adding a cooler to this area.
- Cameras should be added in this area for monitoring store goods
- The new Administration Building area is in good shape and repairs have been minimal. We should replace the windows with ones that will open and close.
- All doors should be updated to energy efficient units.

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. The old stacks have been removed and roof is in process of being replaced.
- Routine maintenance and improvements are ongoing.
- 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.
- 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 Powerhouse 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 facility domestic water heating system 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.
- 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.

Fire Hall Building; Building # 56

- The 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 type.

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.
- All yard shacks should be replaced.

Utilities and Infrastructure

- Light and camera bases are deteriorated, and need replaced
- Domestic water supply system is in fair condition.
- All roadways and parking areas need pavement replaced.
- 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 except for the overhead supply to the wells. It should be replaced with a new underground system.
- Many of the outdoor ground mounted electrical transformers and switches need repairs to their enclosures.
- 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 had some problematic areas that needed to be tightened and refastened.
- The inside shaker wire is in poor condition and needs to be replaced.
- The head-end is scheduled to be updated through a DTMB project in the next year or so.

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

- New well controller should be investigated as we have no backup system to operate our water supply.
- 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 it has a motor but still needs updated electrical service this well is currently operational.
- Well #6 motor is in good condition but needs electrical service updated.
- Proper water sample taps need to be installed at each well per DEQ.

Old Administration Building; Building # 32 (On demo list)

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

Potato Building; Building #47 (On demo list)

- 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.

Garage Building #45 (On demo list)

- 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 #100 (On demo list)

- 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 #78 & 75 (On demo list)

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

Grounds / Abandoned Buildings (On demo list)

- All drives and roads need patching, crack repair, or replacement.
- Both Administration and facility parking lots need asphalt replaced and cracks repaired.
- Perimeter road needs new asphalt
- Old mental health buildings including houses need to be abated and demolished.

- The old abandon buildings on the property are in very bad shape. Two have had the roof cave ins this winter.
- 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.

PPC Request

- PPC 20-025 Lock swipe cards – Awaiting final approval
- PPC 20-074 Boom lift purchase - Completed
- PPC 20-100 Classroom carpet – In progress currently on hold
- PPC-20-117 Security system add funding – On hold
- NCF 4 2020 Temp Door Removal – Completed
- NCF 7 2020 Outside phone relocation - Completed
- NCF 8 2020 Inside Phone relocation – In progress
- NCF 8 2020 Light Pole Bases – In Progress

cc: Ed Vallad
Jeff Niemi

NEWBERRY CORRECTIONAL FACILITY

5-Year Plan

FY2023

Building	Project Description	Reason Description	Quantity & Units	Facility Priority	Cost Estimate
Site	Security Camera Upgrades	Per PPD Camera systems upgrade schedule		1	\$915,897
Site	Miscellaneous Site Improvement Project, Remove & Replace. Existing raised concrete platform containing handrails and concrete floor and supporting wall adjacent to the Food Service loading dock and on east side of programs building. Totally remove and replace. Place handrail posts into the concrete. Increase size of loading dock and install flip ramp.	Due to age of system. To prevent failure. To fix deteriorated, damaged, failure area. To prevent personal injury. To improve appearance. Long-term/high maintenance issue. Service reliability. Due to frequent use by heavy/large trucks. To extend life.	1 unit	2	\$400,000
Site	Pavement Areas/Driveways/Roadways, Bituminous, Remove & Reseed. Existing bituminous driveways around Buildings 34, 95, 96 and along front of the old hospital, including tennis courts and basketball courts. Recreation Field/Court, Resurface/Renovate, Basketball. Located north of Q Unit and the Health Service Building, include re-striping the court. Pavement. Overlay Existing with Bituminous. Interior roadway from Athletic Fields, west and then south to Food Service Building. Overlay existing with 2" of new bituminous pavement and deep patch as necessary. Mill & Resurface. Mill 2" off existing bituminous pavement and replace with 3" of new bituminous pavement. Areas include main access road off Campbell Avenue to the prison parking lot, from corner of First S Concrete, Remove & Replace Full Depth. Interior paved courtyard is severely deteriorated. Remove all existing bituminous and concrete pavement from wall to wall, including door stoops, basketball courts and sidewalks. Remove & Replace. Remove existing circular driveway with planted island and do not replace. Replant vegetation and bushes. Re-seed area when complete. New Full Depth. Add 6' x 6' concrete splash pad at the fire sprinkler, drain-down outlet for all buildings in the secure area. Storm Drainage System, Parking Lot, New. Install storm catch basin in low spot located south of Building 21 in gutter line of curb and pipe it approximately 100 LF west into existing storm system. Remove & Reseed. Existing concrete paved area at the southeast corner of First Street and State Avenue. Dirt road/path from Building 100 near the southwest corner of the power plant to Building 98. New Full Depth. Small driveway leading from old Well #2, past the existing brine tanks and down to the lower level. Also pave the perimeter road along the perimeter fence at the southwest corner of the facility	Due to age of system. To prevent failure. To fix deteriorated, damaged, failure area. To improve appearance. Long-term/high maintenance issue. Service reliability. Due to demolition of existing buildings in multiple areas around the facility.		3	\$1,000,000
Kitchen	Replace quarry tile. With monolithic polymer floor, all kitchens and dinning areas. To include replacing ceiling tiles	Damaged. Leading to More Serious Problems. To Eliminate High Maintenance Condition. To Cover up Water Damage.	9,000 SF	4	\$250,000
Power House	ELECTRICAL DISTRIBUTION SYSTEM-Miscellaneous. Replace existing disconnect switches. Four total. Switch gear	Existing equipment is old and has reached the end of its useful life. Service reliability. Preventative maintenance.	4 units	5	\$750,000
All Areas	HVAC retrofit. Including replacement of airhandling units, exhaust fans, perimeter heat and any damaged piping, valves and insulation. Replace existing refrigeration equipment. Couple the existing pneumatic control system with DDC (new panel + some points). Provide monitoring of space, heating and domestic water temperatures, airhandling unit and exhaust fan operation.	Beyond useful life. Not functioning or broken. Worn out. Doesn't provide adequate cooling. Doesn't meet current ventilation standards. Provide better temperature control. Personal comfort.	all areas	6	\$3,500,000
All Units and service Buildings	R/R all housing unit windows Replace existing window system - w/ insulated system.	age, deterioration, operation		7	\$1,000,000
Control Center	R/R all security gates in buble area 5 total	Age dependability availability of parts		8	\$500,000
All brick Buildings	Tuckpoint and repair all brick	Leading to More Serious Problems. Cosmetically Necessary or Aesthetically Poor. To Eliminate High Maintenance Condition. To Cover up Water Damage.	10,000	9	\$800,000

Service Building	Equipment - New and Replacement. Replace freight elevator and conveyor.	Damaged. To Eliminate High Maintenance Condition. Damage Due To Facility Growth.	1 unit	10	\$190,000
Power House	Remove underground storage tanks	Remove 2 30,000 gallon fuel storage tanks and replace with above ground storage tanks	2		\$250,000
site	Replace all Yard shacks and sallyport shack	Age and deterioration of existing building becoming a safety hazard	4 each		\$125,000
Warehouse/Programs/Maint	Misc projects. Rebuild freight dock and canopy, (3) overhead doors and flip ramps and provide 600 LF wall bumpers to protect tile walls.	Worn out. Damaged. To Eliminate High Maintenance Condition. Damage Due To Facility Growth.	3 units		\$93,000
Service Building	INTERIOR LIGHTING-Replace interior light fixture(s), Industrial. Basement light fixtures.	Existing equipment is old and has reached the end of its useful life. Increase equipment efficiency. Increase lighting levels. Appearance. Provides a cost and energy savings.	15,000 sq ft		\$3,000,000
Site	Building demolition. Demolish entire structure. All Buildings on demo list.	Request of Facilities Maintenance. Building no longer used or usable.			\$145,500
Maintenance shop	Replace/new fire protection system. Provide to entire building. Tie in existing system.	Life safety issue. Currently, only storage rooms are sprinklered.	10,500 SF		\$77,500
Power House	Miscellaneous. Provide roof exhausters, wall louvers, associated motor operated dampers and controls (reverse acting thermostat).	None presently installed. Provide better temperature control. Exhaust excess heat in building.	1 unit		\$171,000
Power House	Miscellaneous. Remove abandoned turbines.	Not functioning or broken.	3 units		\$93,000
Power House	New controls for boilers, cooling towers, chillers etc. Provide on two existing boilers.	Beyond useful life. Better equipment available. Requirement for other improvements.	2 Units		\$247,000
All housing units	Repair/Replace wood soffit/siding. Encompassing all the Wards 1 - 8 With aluminum fascia and soffit.	Worn out. Cosmetically Necessary or Aesthetically Poor. To Eliminate High Maintenance Condition. To Cover up Water Damage.	8,000 SF		\$232,000
Kitchen	Misc projects. Remove/cut concrete cornices, replace with vertical metal fascia and rebuild entrance to hall.	Damaged. Leading to More Serious Problems. Cosmetically Necessary or Aesthetically Poor. To Eliminate High Maintenance Condition. To Cover up Water Damage.	1 unit		\$186,000
Storage	Provide pre-engineered building. Replace existing building with new structure.	Request of Facilities Maintenance.	3,000 SF		\$150,000
site	Replace all light and camera pole bases with new	deteriorated beyond repair	27		\$49,000
Site	INTERIOR LIGHTING-Replace interior light fixture(s), Industrial. Install new light fixtures, switches and wiring in existing tunnels. Provide new lighting in existing Pump House No. 4, 5, and 6.	Existing equipment is old and has reached the end of its useful life. Existing equipment is obsolete. Increase lighting levels. Security light. Service reliability. Owner request.	2,500 SF		\$10,250
Kitchen	Miscellaneous. To provide ventilation to tunnel/basement areas. Provide relief to space, include heating, piping, ductwork and accessories.	None presently installed. Doesn't meet current ventilation standards. Code compliance.	1 unit		\$310,500

Site	Distribution Pipe, Water, Remove & Backfill. Existing water service lines serving the old hospital and surrounding Service Buildings and Houses need removed. Coordinate with other water projects.	Due to facility growth. To prevent failure. To improve fire water flow. To improve domestic water flow. Long-term/high maintenance issue. Service reliability. Due to facility construction. Existing hospital and multiple surrounding buildings and ho	10,000 LF		\$92,000
Site	Distribution Pipe, Water, New. Provide 1650 LF of 8" ductile iron water main pipe from new water tower to the "community" water lines located north of Building 32 across Campbell Avenue. Begin at new water tower and pipe it along the west side of the old	Due to facility growth. Existing is undersized. To prevent failure. To improve fire water flow. To improve domestic water flow. Long-term/high maintenance issue. Service reliability. Prevent winter freezing hazard. To extend life. Must maintain w	1,700 LF		\$60,000
Site	Distribution Pipe, Water, New. Provide 1050 LF of 6" ductile iron water main pipe as a dedicated supply line from Pump House No. 5 and 6. Begin pipe at existing 6" line coming from Buildings 75 - 79 area, under the RR tracks, southeast of Building 4 and	Due to facility growth. Existing is undersized. To prevent failure. To improve fire water flow. To improve domestic water flow. Long-term/high maintenance issue. Service reliability. Prevent winter freezing hazard. To extend life. Existing supply	1,100 lin ft		\$53,000
Site	Fire Hydrant & Valve Box, Remove & Backfill. Existing hydrants and post indicator valves are to be removed and parts to be used to rebuild existing hydrants and maintain an inventory.	To prevent failure. To improve fire water flow. To improve domestic water flow. Long-term/high maintenance issue. Service reliability. Due to mass demolition of old hospital and water service lines.	17 Units	replaced as needed	\$50,000
Site	Distribution Pipe, Water, New. Located along the east side of Building 72. Begin at 8" coming into the prison on the north side and tie into the water line that serves Buildings 67, 68 and 72 from the south main prison feed. Include necessary valves. Extend existing 6" water supply line from Well 4 to the new water tower. Begin just west of 100 Building and pipe it directly north to the tower and avoid any service taps off this dedicated supply line. Include necessary v	To prevent failure. To improve fire water flow. To improve domestic water flow. Long-term/high maintenance issue. Service reliability. This installation will complete a water line loop around the east portion of the secure prison area. Better control	400 LF		\$39,000
Site	Structures I, Manhole, Remove & Backfill. Located at various locations around the property. Coordinate with sanitary pipe removal project.	Due to age of system. To prevent failure. Long-term/high maintenance issue. Service reliability. To improve security. Due to existing building being demolished.	25 Units		\$43,500
Site	Pipe, Sanitary, New. Add 700 LF of storm pipe from existing sanitary manhole located on the north side of Campbell Avenue, across from the Administration Building, to the existing sanitary manhole on the north side of Building 34. Disconnect/plug the sew	Due to age of system. Due to facility request. To prevent failure. Long-term/high maintenance issue. Service reliability. Will help allow sanitary flows from the prison to be diverted to a bar screen mechanism before it passes any city residential la	700 LF		\$53,000
Maintenance shop	Main control panel and front-end direct digital controls (DDC) equipment.	None presently installed. Provide monitoring of each building.	1 Unit		\$37,000
Power House	ELECTRICAL DISTRIBUTION SYSTEM-Replace distribution panel.	Existing equipment is old and has reached the end of its useful life. Replacement parts are either hard to find or no longer available. Increase equipment efficiency. Service reliability. Provides for future growth.	2 Units		\$150,000
All Housing Units	Replace ceramic tile. With monolithic polymer floor. Typical as with all 10 Wards.	Damaged. Leading to More Serious Problems. Cosmetically Necessary or Aesthetically Poor. To Eliminate High Maintenance Condition. Damage Due To Facility Growth. To Cover up Water Damage.	600 SF		\$58,000
Kitchen	ELECTRICAL DISTRIBUTION SYSTEM-Remove existing distribution equipment. Replace existing 400A disconnect switches located in the Kitchen, School and Infirmary basements. Six total.	Existing equipment has become a safety problem. Personal safety. Owner request. Existing disconnect switches are not dead-front.	6 Units		\$500,000
Housing Units	Misc projects. Provide and remodel all entrances to the housing units with double doors.	Dangerous or Potentially Life Threatening. Damage Due To Facility Growth. Safety and security.	1 unit		\$559,000
Service Building	ELECTRICAL DISTRIBUTION SYSTEM-Remove existing distribution equipment. Install new distribution panels and padmount transformer.	Existing equipment is old and has reached the end of its useful life. Existing equipment is obsolete. Service reliability. Provides for future growth.	10 units		\$650,000
				Total	\$16,790,147

MICHIGAN DEPARTMENT OF CORRECTIONS

“Committed to Protect, Dedicated to Success”

MEMORANDUM

Date: May 12, 2021

To: Michael Burgess, Warden, ECF Oaks Correctional Facility

From: Jeff Zenner, Physical Plant Superintendent, ECF

Subject: **Annual 2021 Physical Plant Report, Oaks 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 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.

Oaks Correctional Facility

Overall, the physical plant at the Oaks Correctional Facility is in good shape. There are a few areas that need some attention.

There are roof issues with 100, 200, 300, and 500 buildings. These roofs need future replacement; they have met their life cycle. All Housing Unit roofs were replaced 2016-2017.

Porosity of the brick used to construct the facility has become a problem. The heavy rains cause many building leaks. This was addressed in several areas of the facility.

ADMINISTRATION BUILDING # 100

- Stun Fence and Perimeter Security upgrade. This project was completed. We have had some issues, but everything is in good working condition. The Punch List was not completed due to COVID. PPCR submitted for replacement of bubble gates and included in the 5-year plan.
- Information desk needs to be upgraded and moved for a more secure area.
- Facility camera system is in good shape. ECF just completed a system software upgrade and wellness check. However, ECF will plan to upgrade in the future.
- PPD system is currently working correctly, but because of its age it is slated for replacement.

- Because of the age of the systems the Fire Alarm and the PA system should be replaced.

Housing Unit 1

- PPCR submitted to add razor wire to the top rail of fence and to add a service man gate to Housing Unit 1 small yard. This was approved but lack of funding at this time.
- New Chair Lift - Preconstruction meeting scheduled mid-July 2019 contractors have been back on sight to measure lifts now and order so we can replace them in 2021.

Housing Unit 4

- New Chair Lift - Preconstruction meeting scheduled mid-July 2019.
- Contractors measured on 5/12/2021, will order so project can move on.

Housing Unit 7

- New Chair Lift - Preconstruction meeting scheduled mid-July 2019.
- Contractors measured on 5/12/2021, will order so project can move on.

Current Issues Summary

- Pump Chamber replacement contractors are on site. Should be done in May 2021. Also replacing controls for water tower.
- Roof 500 Building needs replacement, this is original roof.
- Exterior doors need to be replaced throughout the facility.
- Water tower inspection was completed. Several issues were noted: replace roof vent, install flap gate and 24 mesh screens to overflow pipe, replace mud-valve, replace access tube vent screen with rubber gasket, and install roof hatch gasket.

SUMMARY

Over the last several years Oaks Correctional Facility has seen some much-needed investments which have brought the facility to the excellent condition that it is currently in. We have a couple of projects to replace all our chair lifts. A PPCR was submitted to replace our sliding bubble gates in the 100 Bldg. The daily use of the gates has reached the point of replacement.

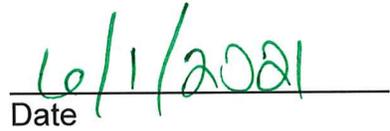
The Facility parking area and perimeter road were crack sealed within the last three years. With the age of the drives and parking lots we need to continue to make repairs. Sidewalks are in good condition. Some areas around Housing Unit 6 and 7 will need to be replaced in the future.

Future issues to be addressed include a Control Center upgrade/remodel. A PPCR was submitted but with the security project we will need to re-address because of added equipment. The 100, 200, 300, and 500 building roofs will need to be replaced sometime soon. All other Housing Unit roofs were replaced in 2016 -2017

Other future major expenses will be the replacement of the cell door controls for our Housing Units. These controls are functional and have had little down time but are run by obsolete controllers. We also need to look at replacing all the exterior doors due to their age. Sally Port Officer Station should be replaced along with the Propane Blender system.



Warden Michael Burgess, ECF



Date

**OAKS CORRECTIONAL FACILITY
5-Year Plan
FY2023**

Building	Project Description	Reason Description	Quantity & Units	Facility Priority	Cost Estimate
100	Control Center Remodel	Beyond life expectancy	1	1	\$200,000
200	Replace mistafire hood system	Beyond life expectancy	1	2	40,000
HU 6 and 7	move fence and add tables to expand yards	expand yards due to COVID Pandemic and needing to have the units separated		3	\$40,000
100	Replace Security Controls and Gates	Beyond life Expectancy	12	4	\$515,216
HU's 100,200,300	Exterior doors/frames/hardware replacement	Current doors/frames/hardware past life expectancy	40	5	\$400,000
ECF Facility	Upgrade Fire Alarm System / Control Panels	System parts are getting / are obsolete.	11	6	\$500,000
Housing Units	PA System upgrade	Female announcement System beyond life expectancy	7	7	\$100,250
500	Replace condenser units and Cooler wall	One freezer and cooler are past useful life. Cooler wall is damaged	2	8	\$60,000
200	Replace roof membrane	Current membranes past life expectancy	1	9	\$275,000
300	Replace roof membrane	Current membranes past life expectancy	2	10	\$290,000
500	Replace roof membrane	Current membranes past life expectancy	1	11	\$256,000
100	Replace roof membrane	Current membranes past life expectancy	1	12	\$305,000
200	Wall repair Food Service	Encapsulate current chipped wall with stainless panels	10	13	\$70,000
Grounds	Driveway and parking lot Seal coat /Repairs / Painting/extend parking	Extend life of pavement	1	14	\$125,000
Housing Units	Stainless Steel Shower Enclosures	Current tile and grout beyond life expectancy	56	15	\$500,000
Grounds	Interior gates repairs and modification	Upgrades to gates	8	16	\$75,587
Propane Farm	Boiler / Propane Blender	Current Boiler / Propane Blender close to life expectancy	1	17	\$175,000
300	Quarter master mezzanine installation	Additional storage needed.	1	18	\$45,000
200	Cooler Installation	Convert storage area to cooler for foodservice	1	19	\$80,000
100	Information Desk	Current desk and location obsolete and beyond life expectance	1	20	\$49,570
500	Replace Underground Diesel Storage Tank	Beyond life expectancy- Replace with above ground	1	21	\$80,000
ECF Facility	Camera System Upgrade	End of usefull life	?	22	\$1,180,503
				Total	\$5,162,126

MICHIGAN DEPARTMENT OF CORRECTIONS

“Committed to Protect, Dedicated to Success”

MEMORANDUM

Date: 4/22/2021

To: Gary Minard, A/Warden SRF

From: Ed LaPlant, Physical Plant Superintendent, SRF

Subject: **Annual Physical Plant Report, Saginaw 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 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.

Saginaw Correctional Facility

This year Saginaw Correctional Facility had several needed projects in progress but due to the COID-19 virus continuing into 2021, those projects are still on hold. While the issues that were to be addressed are needed, there are still issues that will need further attention.

Porosity of the brick used to construct the facility has been a problem since the beginning. Heavy rains cause many building leaks. This was addressed in several areas of the facility during our Door/Masonry project. Allotted funding allowed most severe areas to be repaired, but further work remains.

This year we have had an increasing number of issues with our heating boilers. It should be noted that they are all original equipment and are reaching the end of their expected life cycle.

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. This translates into a shorter life cycle for equipment and increase maintenance demands.

Administration building # 100

- * The entry doors and porous brick problems were addressed in our recently completed project and are now in excellent condition.
- * HVAC system is becoming less reliable. Frequent attention is required. Precise temperature control in some areas can be problematic.
- * The sliding security gates have also been replaced this year
- * Plumbing and Electrical systems are in good condition
- * The security system has been upgraded to the Star Net 2 system and is in excellent condition
- * The head end of the PA system was replaced as part of our Star Net 2 project and is good working order
- * The boilers are original equipment.
- * New Roofing was installed on this building in 2013

Education/Programs building # 300

- * The entry doors have been replaced and are in good condition. Much of the brick problems were addressed in our recently completed project.
- * HVAC system is becoming less reliable. Frequent attention is required. Precise temperature control in some areas can be problematic.
- * The boilers are original equipment.
- * The Plumbing and Electrical systems are in good condition
- * Some brick is still in need of tuck pointing and the windows should be caulked.
- * New Roofing was installed on this building in 2013

Food Service/Health Care/Segregation building # 200

- * The entry doors have been replaced and are in good condition.
- * Brick and Expansion joint problems still exist on this building.
- * HVAC system is becoming less reliable. Frequent attention is required. Precise temperature control in some areas can be problematic.
- * The boilers are original equipment.
- * The Plumbing and Electrical systems are 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. Precise temperature control in this area of the facility is also problematic.
- * Segregation is generally in good condition
- * New Roofing was installed on this building in 2013

Housing Unit 400

- * The brick problems were covered in the overview
- * The entry doors have been replaced
- * The HVAC system is becoming less reliable. Frequent attention is required.
- * Boiler is functional, but still original equipment
- * Plumbing and Electrical systems are in generally good condition
- * Wheelchair lift in this unit has been replaced early this year.
- * New Roofing was installed on this building in 2013

Housing Unit 500

- * Much brick problems were addressed in this building during our recently completed door project
- * The Front entry doors have been replaced. The back doors are original but still in fair/good condition
- * The HVAC system is becoming less reliable. Frequent attention is required.
- * Boiler is functional, but still original equipment
- * Plumbing and Electrical systems are in generally good condition
- * Wheelchair lift in this unit has been replaced early this year.
- * The sliding cell door systems are generally in good condition with worn track assemblies replaced on an as needed basis
- * The controllers for the cell doors are no longer available and will eventually need to be replaced
- * New Roofing was installed on this building in 2013

Housing Unit 600

- * This housing unit was built in 2001 and is in generally good condition
- * Plumbing and Electrical systems are in generally good condition
- * The HVAC systems are in good condition
- * The entry doors in this unit are showing signs of wear and tear
- * The cell door systems are generally in good condition, but controls will soon be in need of replacement
- * This building still has the original “Built up Roofing”, but is still in good condition with no leaks
- * Boiler is functional, but still original equipment
- * Wheelchair lift in this unit has been replaced early this year.

Housing Unit 700

- * The brick problems were covered in the overview
- * The HVAC system is becoming less reliable.
- * Boilers in this unit were replaced about 10 years ago.
- * The Plumbing and Electrical systems are generally in good condition
- * New Roofing was installed on this building in 2013

Housing Unit 800

- * Some of the brick problems were addressed in our recently completed door/masonry project, but more repairs are still needed
- * The HVAC systems is need of replacement; boiler has developed leaks.
- * Boiler is functional, but still original equipment
- * The Plumbing and Electrical systems are generally in good condition
- * New Roofing was installed on this building in 2013
- * Wheelchair lift in this unit has been replaced early this year.

Housing Unit 900

- * Most of the brick problems were repaired in our recently completed project, but some expansion joints still need to be recut and opened up
- * The HVAC system is becoming less reliable. Frequent attention is required
- * Boiler is functional, but still original equipment
- * The Plumbing and Electrical systems are generally in good condition
- * New Roofing was installed on this building in 2013

Housing Unit 1200

- * Much brick problems were addressed in this building during our recently completed door project
- * The Front entry doors have been replaced. The back doors are original but still in fair/good condition
- * The HVAC system is becoming less reliable. Frequent attention is required
- * Boiler is functional, but still original equipment
- * Plumbing and Electrical systems are in generally good condition
- * The sliding cell door systems are generally in good condition with worn track assemblies replaced on an as needed basis
- * The controllers for the cell doors are no longer available and will eventually need to be replaced
- * New Roofing was installed on this building in 2013

Maintenance/Warehouse # 1100

- * The HVAC systems are in good condition
- * Plumbing and Electrical systems are in generally good condition
- * The substation switch gear and backup generator are in good condition
- * The propane system has developed some leaks and blender system needs repairs which are all being scheduled at this time
- * Warehouse freezer doors are in poor condition and need replacement
- * New Roofing was installed on this building in 2013

Grounds/Woodshop # 1600

- * This building is of post frame construction and in good condition apart from the shingles which will need to be replaced within the next couple of years.
- * HVAC system is in good condition
- * Plumbing and Electrical systems are in generally good condition

PPC/ACR Requests (w/approval date)

- * SRF-Saginaw-19-053-Sally port gates-11162018 – Project completed
- * SRF-Saginaw-19-563-ADA Ramps-10252019 – project on hold
- * SRF-Saginaw-20-105-Asphalt sealcoating-02202020 – Project currently on hold
- * SRF-Saginaw-20-096-Dishwasher-02052020 – Project completed
- * SRF-Saginaw-20-095-Carport-02052020 - Project currently on hold
- * MOP – 472.21011.SAR Underground tank removal/Aboveground install – project started

SUMMARY

Over the last several years Saginaw Correctional have seen some much needed investments which brought the facility to the excellent condition it is currently in. Our recently completed Door/Masonry project, which included new secure sliding bubble gates, and our newly installed Wheelchair lifts, our daily use items are or will be in excellent condition for some time.

The Facility parking area and perimeter road were new or resurfaced within the last three years. Sidewalks are in great condition as well. The Camera and Security systems were updated with all sensors on both the A fence and B fence replaced. Fire alarm, telephones, PPD system have also been updated within the past five years.

This leaves our Facility with few major future issues to address. The largest concern will be our heating and cooling systems. We have had many issues concerning the temperature control of both heating and cooling systems and all but one of our buildings rely on the original boilers that are over 25 years old.

Other future major expenses will be the replacement of the cell door controls for our three level four housing units. These controls are functional and have had little down time but are run by obsolete controllers.

SAGINAW CORRECTIONAL FACILITY
5-Year Plan FY2023

Building	Project Description	Reason Description	Quantity & Units	Facility Priority	Cost Estimate
Site	Camera system	Upgrade	various buildings	1	\$1,447,871
Housing Unit 800	HVAC Equipment and Controls	Worn out. Future major expense.	1 Unit	2	\$200,000
Housing Unit 900	HVAC Equipment and Controls	Worn out. Future major expense.	1 Unit	2	\$200,000
Housing Unit 500	HVAC Equipment and Controls	Worn out. Future major expense.	1 Unit	2	\$200,000
Housing Unit 1200	HVAC Equipment and Controls	Worn out. Future major expense.	1 Unit	2	\$200,000
Housing Unit 700 L	HVAC Equipment and Controls	Worn out. Future major expense	1 Unit	2	\$200,000
Housing Unit 600 L	HVAC Equipment and Controls	Worn out. Future major expense	1 Unit	2	\$200,000
Housing Unit 400	HVAC Equipment and Controls	Worn out. Future major expense.	1 Unit	2	\$200,000
Administration 100	Replace condensing units	existing system has reached it maximum life expectancy	MOP	2	\$75,000
Support Services 2	Replace condensing units	existing system has reached it maximum life expectancy	MOP	2	\$75,000
Programs 300	Replace condensing units	existing system has reached it maximum life expectancy	MOP	2	\$75,000
Programs 300	HVAC Equipment and Controls	Worn out. Future major expense.	2 Units	2	\$300,000
Administration 100	HVAC Equipment and Controls	Worn out. Future major expense.	2 Units	2	\$300,000

Support Services 2	HVAC Equipment and Controls	Worn out. Future major expense.	2 Units	2	\$300,000
unit 500	Replace cell door controls	beyond useful life. Parts and controllers are obsolete.	1	3	\$125,000
unit 1200	Replace cell door controls	beyond useful life. Parts and controllers are obsolete.	1	3	\$125,000
unit 600	Replace cell door controls	beyond useful life. Parts and controllers are obsolete.	1	3	\$125,000
Site	Remove and replace concrete from building 1100 to perimeter road.	existing concrete has become broken and uneven creating possible trip and fall accidents.	15,000 sq ft	4	\$100,000
Site	Provide ADA Egress ramps on four housing units with chair lifts.	Needed to provide emergency access for Wheel Chair permanent inmates when chair lifts are non-operational.	4 units	4	\$400,000
Building 1501	Replace Bar Screen equipment and Bypass Effluent pump.	Existing equipment has reached the end of its expected life cycle. Frequent failures have resulted in sewer backups and emergency calls for sewer pumping and removal of debris.	1	5	\$250,000
Site	PC offices	Add mini-split air conditioners	various buildings	6	\$362,250
Site	Masonry Repairs	Many Cracks have developed on many of the buildings	various buildings		\$500,000
Warehouse 1100	Misc projects. Addition of 500 sf for extra storage.	Dangerous or Potentially Life Threatening. Remove storage above freezer/coolers.	500 Sq Ft		\$100,000
300	Building 300 Expansion	Additional space needed for increased programing. 50' x 80'	4,000 Sq Ft		\$820,000
Housing Unit 500 -	Misc projects. Replace 96 automatic door tracks.	Worn out. Damaged. To Eliminate High Maintenance Condition. Damage Due To Facility Growth. Request of Facilities Maintenance.	Lump Sum		\$75,000
Housing Unit 1200	Misc projects. Replace 96 automatic door tracks.	Worn out. Damaged. To Eliminate High Maintenance Condition. Damage Due To Facility Growth. Request of Facilities Maintenance.	Lump Sum		\$75,000
Support Services 2	Replace Mista-Fire hood suppression system	Current system controls have become obsolete. Need exists to replace controller and water system with a chemical type system	1 system		\$35,000

Support Services 2	Replace all food service flooring	Existing tile flooring system has reached it maximum life expectancy. Current surfaces are difficult to keep clean.	10,000 sq ft		\$100,000
Administration 100	Replace Car Port	Current car port has develeoped leaks and support poles are becoming rusted and unstable.	1 unit		\$50,000
Recreational Yard	Resurface walking track, basketball court, handball court. Repair backstop and other recreational equipment	Current track and basketball surfaces have become cracked and uneven.	1		\$125,000
				Total	\$7,340,121

MICHIGAN DEPARTMENT OF CORRECTIONS

“Committed to Protect, Dedicated to Success”

MEMORANDUM

Date: June 28, 2021

To: A/Warden Becky Carl, SLF

From: Corey Daly, Physical Plant Supervisor, SLF

Subject: **Annual Physical Plant Report, SLF 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 Supervisors 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.

The facility buildings and grounds, overall, are in good condition with the exceptions listed on the following pages. The building exteriors are in generally good condition, however, many of the roofs need repair or replacement. The blacktop parking areas and driveways are deteriorating and will need repair or replacement in the very near future. The building’s interiors, excluding the food service kitchen, are in good condition. All the security systems have been updated within the last five years and are performing very well. The razor wire on the perimeter fences has been updated and the fencing is in overall good condition. The electrical and mechanical systems are in generally good repair except for the water heaters, mixing valves, and heating boilers. Plumbing systems are in good condition except the housing unit showers and the water softener system. Three of the perimeter towers are in very poor condition and need to be re-roofed and have repairs made to ensure their continued operational availability.

We were quite concerned about sourcing repair parts for our cell and security doors, but we have located a shop that has begun making very high-quality replacement parts, therefore, this is no longer an issue.

Administration building # 100

The HVAC system is in fair condition with the exceptions of the water heater, mixing valve and heating boiler. The plumbing system is in good condition. The electrical system is in good condition. The security systems are all in very good condition. Some window glass needs to be replaced or re-glazed.

- * Bubble area gates need to be replaced due to extremely heavy usage and increasing maintenance costs
- * Bubble gate control system needs to be upgraded
- * Several security doors need to be replaced
 - o This work had been approved, funded and is moving forward
- * Water Heaters and mixing valves need to be replaced
 - o This work had been approved, funded and is moving forward
- * Facility PA system needs to be updated
- * Various roof leaks throughout the building
- * Visitor bathrooms need to be updated

Education/Programs building # 300

The HVAC system is in good condition except for the water heater, mixing valve and heating boiler. The plumbing system is in generally good condition.

- * Need to install access panels in the block walls behind the inmate bathrooms to service piping and valves
- * Water Heaters and mixing valves need to be replaced
 - o This work had been approved, funded and is moving forward
- * Several security doors need to be replaced
 - o This work had been approved, funded and is moving forward
- * Various roof leaks throughout the building

Food Service and Health Care building # 200

The HVAC system is in good condition except for the water heaters, mixing valve and heating boilers. The plumbing system is in generally good condition. The electrical system is in good condition. Window glass needs to be replaced and re-caulked. Some security doors are rusted and need to be replaced. The Food Service kitchen runs at double capacity which greatly increases the maintenance demands and severely reduces the life expectancy of equipment.

- * Food Service Kettle area needs flooring, ceiling and walls replaced
- * Food Service dining room need to have the ceiling replaced
- * Food Service dish washing machine needs to be replaced
- * Water Heaters and mixing valves need to be replaced
 - o This work had been approved, funded and is moving forward
- * Food Service light fixtures need to be replaced
- * Several security doors need to be replaced
 - o This work had been approved, funded and is moving forward
- * Health Care all old carpet and the hallway vinyl flooring needs to be replaced
- * Dishwasher needs to be replaced

Maintenance building # 500

The HVAC system is in good condition except for the water heaters, mixing valve and heating boilers. The plumbing system is in generally good condition. The electrical system is in good condition. Some security doors are rusted and need to be replaced.

- * Water filtration control system is past its end of life and needs to be upgraded
- * Water softener system needs to be taken offline and decommissioned
- * Various roof leaks throughout the building
- * Main switchgear needs to be cleaned and breakers tested
 - o Bids are being received for this work

Housing Unit # 1

The HVAC system is in good condition except for the water heater, mixing valve and heating boiler. The plumbing system is in generally good condition. The electrical system is in generally good condition. Window glass needs to be replaced or re-glazed.

- * Concrete in front of unit needs to be leveled
 - o This work had been approved, funded and is moving forward
- * Several security doors need to be replaced
 - o This work had been approved, funded and is moving forward
- * Flooring near showers needs to be replaced
- * Various roof leaks throughout the building
- * Painting throughout the building needs to be completed

Housing Unit # 2

The HVAC system is in good condition except for the water heater, mixing valve and heating boiler. The plumbing system is in generally good condition. The electrical system is in good condition. Window glass needs to be replaced and re-caulked or re-glazed.

- * Concrete in front of unit needs to be leveled
 - o This work had been approved, funded and is moving forward
- * Several security doors need to be replaced
 - o This work had been approved, funded and is moving forward
- * Flooring near showers needs to be replaced
- * Painting throughout the building needs to be completed

Housing Unit # 3

The HVAC system is in good condition except for the water heater, mixing valve and heating boiler. The plumbing system is in generally good condition. The electrical system is in good condition. Window glass needs to be replaced and re-caulked.

- * Concrete in front of unit needs to be leveled
 - This work had been approved, funded and is moving forward
- * Several security doors need to be replaced
 - This work had been approved, funded and is moving forward
- * Flooring near showers needs to be replaced
- * Various roof leaks throughout the building
- * Painting throughout the building needs to be completed

Housing Unit # 4

The HVAC system is in good condition except for the water heater, mixing valve and heating boiler. The plumbing system is in generally good condition. The electrical system is in good condition. Window glass needs to be replaced and re-caulked.

- * Concrete in front of unit needs to be leveled
 - This work had been approved, funded and is moving forward
- * Several security doors need to be replaced
 - This work had been approved, funded and is moving forward
- * Flooring near showers needs to be replaced
- * Various roof leaks throughout the building
- * Painting throughout the building needs to be completed

Housing Unit # 5

The HVAC system is in good condition except for the water heater, mixing valve and heating boiler. The plumbing system is in generally good condition. The electrical system is in good condition. Window glass needs to be replaced or re-glazed.

- * Concrete in front of unit needs to be leveled
 - This work had been approved, funded and is moving forward
- * Several security doors need to be replaced
 - This work had been approved, funded and is moving forward
- * Flooring near showers needs to be replaced
- * Various roof leaks throughout the building
- * Painting throughout the building needs to be completed

Housing Unit # 6

The HVAC system is in good condition except for the water heater, mixing valve and heating boiler. The plumbing system is in generally good condition. The electrical system is in good condition. Window glass needs to be replaced and re-caulked.

- * Concrete in front of unit needs to be leveled
 - o This work had been approved, funded and is moving forward
- * Several security doors need to be replaced
 - o This work had been approved, funded and is moving forward
- * Flooring near showers needs to be replaced
- * Various roof leaks throughout the building
- * Painting throughout the building needs to be completed

Housing Unit # 7

The HVAC system is in good condition except for the water heater, mixing valve and heating boiler. The plumbing system is in generally good condition. The electrical system is in good condition. Window glass needs to be replaced and re-caulked or re-glazed.

- * Concrete in front of unit needs to be leveled
 - o This work had been approved, funded and is moving forward
- * Several security doors need to be replaced
 - o This work had been approved, funded and is moving forward
- * Flooring near showers needs to be replaced
- * Various roof leaks throughout the building
- * Painting throughout the building needs to be completed

Perimeter Towers

Towers B and D are in disrepair and need to be reroofed and made ready for service. The Tower E roof was replaced in 2020. The floors at the top are rotted, unsafe and must be repaired and made ready for their intended purposes. Towers B and D have been sealed and access is currently not permitted.

- * Tower C needs a new HVAC system installed

SUMMARY

The overall condition of SLF is currently quite good. Many of the needed repairs are approved and funded and we are expecting contractors on-site within the next few months.

Other items that are of high importance and will soon require repairs or replacement are listed below.

Current Issues

- * Water heaters
- * Facility security doors
- * PA system
- * Bath plumbing access in 300 Building
- * Roof leaks
- * Water filtration control system

Future Concerns

- * Facility security doors
- * Facility PA system
- * Food Service dishwasher
- * Tower B, D and E removal
- * Parking lot and perimeter road resealing or replacement
- * Housing Unit window replacement
- * Food service kitchen remodel

Current or Expected Major Projects

- * Shower replacement
- * Wheelchair lift replacement
- * ADA ramps and concrete repairs
- * Bar Screen station upgrades
- * Security door replacement
- * HVAC / water heater replacement

ST LOUIS CORRECTIONAL FACILITY
5 Year Plan FY2023

Building	Project Description	Reason Description	Quantity & Units	Facility Priority	Cost Estimate
SITE	Security Camera System Upgrade	Per direction by Central Office, Maintenance and upgrade of existing IP camera system	21 additional cameras 8 servers 16 PCs	1	\$920,283
SITE	Roof Repairs	Most roofs have assorted leaks and need to be repaired or replaced.	18	2	\$600,000
F.S. Kitchen	Dishwashing Machine	Current dish machine is worn and need to be replaced. ACR submitted and approved. Per Central Office, Food Service appropriation will be purchasing the unit. Equipment is out for bid.	1	3	\$195,454
F.S. Kitchen	Food Service Kitchen Remodel	Floors, walls and ceilings are deteriorating and unrepairable. Also need to increase the ventilation throughout the kitchen.	2400 SQ. FT.	4	\$920,000
SITE	ICON Water Valves	Install a timed water flushing system that will save on water usage and reduce repair costs.	588	5	\$510,000
SITE	Blacktop Repair and Resealing	Parking lot and driveways need to have cracks filled and to be resealed.	120,000 SQ. FT.	6	\$120,000
SITE	Housing Unit Windows	Replacement of housing unit windows due to seal failure.	672	7	\$420,000
F/S	Food Service Hood Fire Suppression System Replacement	At the direction of Regional PPS Niemi, we need to replace the current fire suppression system.	1	8	\$40,000
SITE	Towers	Replace roofs and make repairs to ensure usability for the foreseeable future.	3	9	\$50,000
SITE	Heating Boiler Replacement	Facility wide replacement of all heating boilers.	11	10	\$1,800,000
Admin Building	Bubble Gate Replacement	Replacement of 5 sliding security gates in the Admin Building	5	11	\$350,000
200 & 300 Bldg	200 and 300 Building Flooring Replacement	Replacement of floor tiling and cove base in main programs, school, and health care hallways, dental room and exam room	4,116 SQ. FT.	12	\$140,000
Units 1 & 7	Wheelchair Lifts	Project 472/19111.JAG - Wheelchair Lifts lifts installed but waiting for punch list items.	New 2	In Process	\$425,000

SITE	Shower Repair	Project 472/17471.JAG - Housing Unit Shower Renovations Install stainless shower modules in 56 facility stalls to replace aging tiled units.	56	In Process	\$825,000
SITE	PVI Atmospheric Gas Water Heaters	Project 472/19110.JAG - Various HVAC Upgrades Replacement of domestic water heaters.	10	In Process	\$1,314,263
Lift Station	Bar Screen Repairs	Project 472/20052.SDW - Bar Screen Upgrades Repair of wastewater lift station and bar screen equipment. Work is approved and being completed by project 472/20052.SDW - Bar Screen Upgrades	1	In Process	\$1,061,086
SITE	ADA Compliant Ramps and Concrete Repairs	Project 472/19534.SDW - ADA Egress Upgrade buildings to ADA requirements and remove tripping hazards and Related Infrastructure Improvements.	2	In Process	\$250,000
SITE	Facility Security Doors	Project 472/19496.SDW encompasses this work. Doors and frames are rusting and pulling loose from the block walls.	25	In Process	\$816,535
				TOTAL	\$10,757,621

MICHIGAN DEPARTMENT OF CORRECTIONS

“Committed to Protect, Dedicated to Success”

Memorandum

DATE: April 28, 2021

TO: George Sevarns
Business Office Administrator, Northern Region Administration

FROM: Jeff Niemi
Physical Plant Administrator, Northern Region Administration

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

This assessment took place during the months of March/April 2021. Please note that the report outlines the condition of each area inspected as well as the specific areas that need improvement.

Please feel free to contact me if you have any questions or concerns. Thank you.

cc.
Ed Vallad
Daniel Smith
File

Accomplishments

The Training Academy Auditorium stage was abated and re-carpeted.

A mock cell was set up in a room in the Training Academy Building.

Touch free faucets/flush valves were installed in the Training Academy, MSI, Maintenance and Business office buildings.

Sneeze guards were installed in various areas of the Training Academy, Maintenance and Business office buildings.

The old Administration, Gym, Deputy Suite and Health Care buildings were demolished.

Telephone system lines were re-routed into the Business office Building as part of the demolition project.

CFA Kinross Administration/Business Office (Building 281)

- *Building Structure:* Good condition.
- *Roof:* Roof was replaced in 2017. Windows are in good condition.
- *Doors:* Doors are in good condition. A door security system was installed in 2019.
- *Electrical:* Electrical is in good condition. A back-up generator was installed in 2018.
- *Plumbing:* Good condition.
- *Mechanical, Heating and Cooling:* Perimeter heating controls need to be upgraded.
- *Specific Areas of Improvement:* Landscaping upgrades are needed.

Maintenance Building

- *Building Structure:* Good condition.
- *Roof:* New in 2018.
- *Windows:* Fair condition.
- *Doors:* Fair condition.
- *Electrical:* Good condition.
- *Plumbing:* Fair condition.
- *Mechanical, Heating:* Good condition.
- *Specific Areas of Improvement:*

MSI Building (Records Storage/Academy Physical Skills Training)

- *Building Structure:* Good condition.
- *Roof:* Good condition.
- *Windows, doors:* Fair condition.
- *Electrical:* Good condition.

- *Plumbing*: Good condition.
- *Mechanical, Heating*: Good condition.
- *Specific Areas of Improvement*: Building needs renovation to better suit the needs of the New Officer Academy training. A DTMB project is in place.

Transportation/Grounds Building

- *Building Structure*: Good condition.
- *Roof*: Fair condition.
- *Windows, doors*: Fair condition.
- *Electrical*: Good condition.
- *Plumbing*: Good condition.
- *Mechanical, Heating and Cooling*: Heating system needs to be replaced.
- *Specific Areas of Improvement*:

Annex Building (Training Academy Building)

- *Building Structure*: Good condition.
- *Roof*: Poor condition.
- *Windows, doors*: Fair condition.
- *Electrical*: Good condition.
- *Plumbing*: Good condition.
- *Mechanical, Heating and Cooling*: Good condition.
- *Specific Areas of Improvement*: Some classrooms need repainting and carpet. The parking lot for the Training Academy Building needs to be resurfaced.

240 Building

- *Building Structure*: Good condition.
- *Roof*: Fair Condition.
- *Windows, doors*: Poor condition.
- *Electrical*: Fair condition.
- *Plumbing*: Fair condition.
- *Mechanical, Heating*: Heating system needs to be replaced.
- *Specific Areas of Improvement*:

Voc/Tech. Building (Storage)

- *Building Structure*: Good condition.
- *Roof*: Fair Condition.
- *Windows, doors*: Poor condition.
- *Electrical*: Fair condition.
- *Plumbing*: Fair condition.
- *Mechanical, Heating*: Heating system needs to be replaced.
- *Specific Areas of Improvement*:

Remaining buildings

The remainder of the buildings on the site have been locked and posted/stickered for no entry and have been added to the Departments demolition list. Water and electrical service has been shut off.

Utilities:

- Water distribution system including fire hydrants is in fair condition.
- Natural gas distribution system is in very good condition.
- Electrical distribution system is in fair condition.
- Sanitary sewer system is in good condition.

Northern Region Administration
 5-Year Plan FY2023

Building	Project Description	Reason Description	Quantity & Units	Facility Priority	Cost Estimate
281	Design and install new Business Office exterior siding and windows and grounds landscaping.	Building exterior and windows are dated and beyond its useful life.	1 each	1	\$175,000
Site	Vehicle Carport	Install a vehicle carport for Business Office fleet vehicles.	1 each	2	\$75,000
Site	Resurface New Employee School Parking Lot	Mill, re-pave and re-stripe asphalt parking lot. Lot is cracked, deteriorated and trip hazards exist.	1 lot	3	\$200,000
240	Replace Metal Roofing	Roof is beyond useful life. Minor leaking exists.	1 each	4	\$220,000
243	Replace Metal Roofing	Roof is beyond useful life. Minor leaking exists.	1 each	5	\$250,000
Site	Demolition (Various Buildings)	Buildings on Department demolition list. Buildings contain environmental and safety concerns. THIS PROJECT IS IN PROGRESS	1 lot	6	\$1,000,000
				Total	\$1,920,000

MICHIGAN DEPARTMENT OF CORRECTIONS BELLAMY CREEK CORRECTIONAL FACILITY

Expecting Excellence Every Day

MEMORANDUM

DATE: 4/19/21
TO: Matt Macauley Warden IBC
FROM: Scott Klein Physical Plant Superintendent IBC
Subject: Annual Physical Plant Report

This report has been prepared in accordance with P.D.04.03.100. The Facility overall is in good shape. We are addressing roof leaks as they are located. We are investigating the upgrades to our boilers and hydronic heat circulating pumps. We replace unit water heaters as they leak. We are monitoring our stun fence systems since parts will become harder to purchase in future. We are also waiting on a new PELS system. We also are waiting on fire alarm upgrades put on hold due to Covid restrictions.

Bellamy Creek Correctional review of Physical Plant

Security Systems

- *Stun Fence is functioning well currently. Parts from Gallagher becoming obsolete
- *Shaker wire and perimeter fence no issue, continue to inspect and monitor
- *PELS system locks up. RTLS project on hold at this time

Housing units 1 thru 8

- *The housing roofs are in fair shape, leaks addressed as needed
- *Fire alarms becoming obsolete, upgrading of panels starting soon
- *Egress doors showing rust replacing if needed
- *Boilers and pumps parts becoming obsolete, investigating upgrades

Administration Building 100

- *The Administration roof is in fair shape, leaks addressed as needed
- *Egress doors showing rust replacing if needed
- *HVAC system functioning as designed
- *Design Professional investigating mop closet drain. No changes currently

Building 300 School

- *HVAC system is functioning as designed
- * Egress doors showing rust replacing if needed
- *Roof is fair shape no leaks currently

Maintenance Building 500

- *Roof is in fair shape no leaks currently
- * Egress doors showing rust replacing if needed

MSI building 400

- *Building 400 is in good condition
- * Roof in good shape

Health Care Building 200

- *Health Care in good shape no issues currently

Food Service Building 200

- *Food Service in good shape no issues
- * Egress doors showing rust replacing if needed
- * Roof is in fair shape no leaks currently
- *Quarry tile floor replacement as needed
- * Replacement kettles, purchasing in the works

Grounds Storage

- *This building is pole structure and in good condition.

Bellamy Grounds

- *The drives and perimeter road are in poor condition
- * Light poles being investigated due to wind blowing interior light pole down

IBC Backup Generator

- *IBC generator is in good condition, annual service performed

Backup L.P. system

- *The L.P. system is working well and tested per policy. Calibration completed by IPS
- * LP tank cleaned primed and painted

Water Treatment

*System is working as designed

Dorm Housing Units A, B and C

- *Roofs are in fair shape, leaks addressed as needed
- *Fire alarm upgrade needed in HU-C, parts obsolete.
- * Bidding new fire alarm system on hold due to Covid

Dorm, Food Service, Visit room and Chapel

*Area in good shape

Dorm Ground

- *Grounds are in good shape
- * Driveway asphalt is in fair shape

Dorm Generator

- * Dorm generator in good condition, annual service performed
- * Transfer switch and transformer working as designed
- * Install of phase loss detection moving forward
- * Install of redundant service from RMI moving forward

Dorm Boiler House

- *Boilers are in excellent repair, Annual inspections completed
- *Steam lines to facility in fair shape leaks repaired as needed

PPC Requests/Approvals

- *IBC 01 2021 Housing Washing Machines
- *IBC 01 2021 FS Kettle Replacement
- *IBC 03 2021 Saw Stop Building Trades
- *IBC 01 2021 Water Heaters
- *IBC 10 2020 Security Wellness Check
- *IBC 08 2020 Sneeze Guards

Summary

Currently the Facility is in good shape. There are no major concerns, we continue to investigate options to make the Facility more energy efficient. Our boilers and pumps are one of our points to investigating for an upgrade. We monitor the roofs and address leaks as needed.

BELLAMY CREEK CORRECTIONAL FACILITY

5-Year Plan

FY2023

Building	Project Description	Reason Description	Quantity & Units	Facility Priority	Cost Estimate
Facility	MDOC Camera System Upgrades	Essential Maintenance and Upgrades of existing Camera Systems (yr.2025)	1 system	1	\$1,413,024
Perimeter	Gallagher Stun Fence Upgrade	Update and network electronics due to system and parts becoming obsolete	1 system	2	\$50,000
Housing Units	Upgrade fire alarm panels in housing units and support buildings	EST 2 systems parts are obsolete	7 systems	3	\$60,000
Dorm C- unit	Replace fire alarm system	system is original to building parts are obsolete	1 systems	4	\$50,000
IBC	Upgrade heating boilers in Housing units and support Buildings	Age and efficiency of existing boiler units	12 units	5	\$500,000
Dorm	Replacment of existing shingled roofs	Outlasted life of shingles. Roofs starting to leak	3 units	6	\$2,250,000
IBC/Dorm	Roto-mill and resurface Asphalt	Replace asphalt in parking lots, perimeter road and main walk. Deterioration and crumbling of existing asphalt	7 acres	7	\$1,610,000
Housing Units	Intercom Upgrade	Existing sytem and parts obsolete	8 units	8	\$50,000
				Total	\$5,983,024

MICHIGAN DEPARTMENT OF CORRECTIONS

“Committed to Protect, Dedicated to Success”

Memorandum

DATE: June 28, 2021

TO: Michelle Floyd, Warden
Cooper Street Correctional Facility JCS
Special Alternative Incarceration SAI

FROM: **Jeffrey R. Rice, Physical Plant Superintendent** *Jeffrey R. Rice.*
Cooper Street Correctional Facility JCS
Special Alternative Incarceration SAI

SUBJECT: JCS Annual Physical Plant Evaluation

This Annual Report has been prepared in accordance with PD.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.

Facility

All areas inside all buildings and on grounds continue to be reviewed in response to COVID 19. Social distancing signs and floor marking, sneeze guards locations and cleaning scheduled are being reviewed to meet current requirements.

Housing Units

The heating system controls within Housing Unit J and K need to be upgraded to permit communications with the main diagnostic computer located in the Administration Building the current controls are obsolete. The domestic hot water boilers and storage tanks need to be replaced in housing units A/B and F/G. Insulation needs to be added to attics of all housing units for better heating of the buildings and energy efficiency. The MOP project to replace exterior doors is ongoing. The MOP project to replace roofs on housing units A/B and C/D is scheduled to continue soon.

Programs Building

The heating/cooling system within the building needs some upgrades to permit better control of the heating/cooling of the building, the current controls are obsolete. The MOP project to replace exterior doors is ongoing. The roof needs to be replaced.

Modular units

All the modular units are showing wear. Permanent buildings/additions need to be built to replace these buildings.

Food Service/Gym Building

The MOP project to replace exterior doors is ongoing. The roof needs to be replaced. The dish machine is beyond its useful life and needs to be replaced.

Administration Building

The MOP project to replace exterior doors is ongoing. The roof needs to be replaced. Insulation needs to be added to attics for better heating of the building and energy efficiency. The heating/cooling unit for the Warden's suite is beyond its useful life and needs to be replaced. The MOP project to replace all the security gates in the administration building is starting with parts being ordered.

Grounds

All the black top roadways and parking areas are at the end of their useful life and need to be resurfaced. Most sidewalks need to be replaced to prevent trip and fall accidents.

Maintenance Building

The MOP project to replace exterior doors is ongoing.

cc.

Ed Vallad, Physical Plant Manager

Larry Mason, Facility Manager

Gene Page, Physical Plant Division

Andrea Stinson, Physical Plant Division

David Albrecht, Regional Physical Plant Supervisor

Eames Groenleer, Regional Administrative Officer

.

JACKSON COOPER STREET CORRECTIONAL FACILITY

5-Year Plan

FY2023

Building	Project Description	Reason Description	Quantity & Units	Facility Priority	Cost Estimate
Site	Construct a multi-purpose building outside of the secure perimeter. This area would be used to strip search gate pass prisoners, store gate pass clothing, provide office space for gate pass supervision, house tether program and record retention. Current space inadequate.	Improve facility security by providing space for equipment and staffing.	7,000 SF	1	\$1,650,000
Site	Addition to Housing Unit E for Programming /Office needs. Current Programming space in insufficient for a Level 1 facility with a population of 1752.	Increased program space will better meet the needs of the Level 1 population.	6,500 SF	1	\$1,500,000
Housing Units	Update /relocate Housing Unit Officer Stations	Update Officer Stations	3 units	3	\$60,000
Site	Parking Lot/Perimeter Road repaving/Replacing interior roadways and sidewalks	Parking lot and perimeter road, interior roadways and sidewalks cracking and breaking up. End of useful life.	TBD	1	\$2,300,000
Site	Replace windows on all buildings	Original windows rusted out and beyond life expectancy. 472.19053.SDW Cooper Str window and door project budget was only able to address the doors.	11 units		\$1,500,000
Administration Building	Add power assist doors.	Not to Present Code. Not ADA compliant.	2 Units	1	\$60,000
C-Fence	Extend Buffer C-fence project	To prevent contraband being introduced to facility.	700 Feet	1	\$200,000
C-Fence	Additional security cameras	Install security camera on new C-Fence. Increased security control of contraband.	5 units	2	\$150,000
Site	Roof Fall protection installed on all building roofs.	for safety of maintenance staff when doing repairs.	11 units	1	\$50,000
Site	Replace heating and air conditioning system Warden's suite addition.	System is 20 years old replacement parts are becoming obsolete, nearing end of useful life.	1	2	\$300,000
				Total	\$7,770,000

MICHIGAN DEPARTMENT OF CORRECTIONS

“Committed to Protect, Dedicated to Success”

MEMORANDUM

Date: June 21, 2021

To: Noah Nagy, Warden JCF

From: Lyle Wyskowski, Physical Plant Superintendent JCF

Subject: **Annual Physical Plant Report, G. Robert Cotton 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 conduct an annual inspection of their respective facility to assess the need for future maintenance.

Annual Review of G. Robert Cotton Correctional Facility Physical Plant

The G. Robert Cotton Facility is in good condition overall. With the installation of roofs in 2019 on Buildings 100, 200 & 800; the roofs on all housing units are in desperate need of replacement. Temporary Housing Units are in poor condition. Overall upgrades of doors, windows, and lighting are needed throughout the facility. Maintenance has done some minor patching of the parking lots, but due to aging and routine usage, all parking lot areas should be removed and replaced. The interior grounds comprised of concrete and asphalt are deteriorating due to old age and use subjected to vehicle traffic and frost heaving, causing unevenness and breakage, should be repaired, and/or replaced. The perimeter fencing overall is in good condition. Upgrades to the camera security system and security detection would be beneficial.

Administration Building #100

This building is structurally in good condition. Exterior brickwork on the building overall looks to be in good condition. Windows and doors need to be upgraded with energy efficient units. Wall coverings and flooring in occupied areas of the building are in fair condition. Lighting system is in serviceable condition but need to be updated to modern standards. HVAC system recently upgraded, although warranty has expired. Plumbing systems are functional in occupied areas. Fire alarm system is in fair condition, replacement project has begun. Roof recently replaced with rolled rubber and metal coping. Parking lot is in poor condition.

Support Services Building #200

This building is structurally in good condition. Exterior brickwork on the building overall looks to be in good condition. Windows and doors need to be upgraded with energy efficient units. Wall coverings and flooring in occupied areas of the building are in good condition. Lighting and HVAC systems are in serviceable condition but need to be updated to modern standards. Plumbing systems are functional in occupied areas. Food Service cooler units, flooring, and dish washing tanks need replacement and have been placed on the 5-year plan. The brick work on K unit appears to be in fair condition due to settling, will continue to monitor. Fire alarm system is in fair condition, replacement project has begun. Roof recently replaced with rolled rubber and metal coping.

Gym/Education Building #300

This building is structurally in good condition. Exterior brickwork on the building overall looks to be in good condition. Windows and doors need to be upgraded with energy efficient units. Wall coverings and flooring in occupied areas of the building are in good condition. Lighting and HVAC systems are in serviceable condition but need to be updated to modern standards. Plumbing systems are functional in occupied areas. Continue to monitor crack in brick work due to settling. Fire alarm system is in fair condition, replacement project has begun. Roof is in good condition.

Building #400_Housing Unit E, F, G, H

This building is structurally in good condition. Exterior brickwork on the building overall looks to be in good condition. Windows and doors need to be upgraded with energy efficient units. Wall coverings and flooring in occupied areas of the building are in good condition. Lighting and HVAC systems are in serviceable condition but need to be updated to modern standards. Plumbing systems are functional in occupied areas. Fire alarm system is in fair condition, replacement project has begun. Roof is in poor condition; replacement project has been initiated.

Building #500_Housing Unit I, J

This building is structurally in good condition. Exterior brickwork on the building overall looks to be in good condition. Windows and doors need to be upgraded with energy efficient units. Wall coverings and flooring in occupied areas of the building are in good condition. Lighting and HVAC systems are in serviceable condition but need to be updated to modern standards. Plumbing systems are functional in occupied areas. Fire alarm system is in fair condition, replacement project has begun. Roof is in poor condition; replacement project has been initiated.

MSI/Food Service Building #600

This building is structurally in good condition. Exterior siding on the building has been repaired and overall looks to be in good condition; eaves troughs added for proper drainage would be beneficial. Windows and doors need to be upgraded with energy efficient units. Wall coverings and flooring in occupied areas of the building are in good condition. Lighting and HVAC systems are in serviceable condition but need to be updated to modern standards. Plumbing systems are functional in occupied areas. Food Service cooler units, interior surfaces of the walk-in coolers, and dish washing tanks need replacement and have been placed on the 5-year plan. Fire alarm system is in fair condition, replacement project has begun. Roof is in fair condition; replacement should be considered.

Building #700_Housing Unit A, B, C, D

This building is structurally in good condition. Exterior brickwork on the building overall looks to be in good condition. Windows and doors need to be upgraded with energy efficient units. Wall coverings and flooring in occupied areas of the building are in good condition. Lighting and HVAC systems are in serviceable condition but need to be updated to modern standards. Plumbing systems are functional in occupied areas. Fire alarm system is in fair condition, replacement project has begun. Roof is in poor condition; replacement project has been initiated.

T100 Storage/Training

This building is structurally in good condition. Exterior siding on the building has been repaired and overall looks to be in good condition. Windows and doors need to be upgraded with energy efficient units. Wall coverings and flooring in occupied areas of the building are in good condition. Lighting and HVAC systems are in serviceable condition but need to be updated to modern standards. Plumbing systems are functional in occupied areas. Roof is in fair condition; replacement should be considered. Parking lot in poor condition, replacement required.

Housing Unit 1 TE/TF

This building is structurally in fair condition. Pole barn style construction for temporary institutional housing unit is well over thirty-five years old. The buildings original design is not proper practice for a correctional institution housing. Entire replacement of the building to a modern and more secure design should be considered. Exterior metal siding overall to be in poor condition due to the rusting at ground level. Windows and doors need to be upgraded with energy efficient units. Half-walls throughout building need repairs to stabilize. Wall coverings and flooring in occupied areas of the building are in poor condition. The floors are old cement that is pitting, and the walls are a constant struggle with repairs and replacement due to prisoner tampering, both should be replace/upgraded to a higher quality durable material. Pitting in concrete at entrances needs resurfacing. Entrance awnings would be beneficial to prevent water damage that has affected the doors, door frames, cement, and foundation due to water, snow melt and salt entering under doors. Lighting is poor and the security of the current lighting system allows for tampering by prisoners, upgrade/replacement required. HVAC systems are in serviceable condition but need to be updated to modern standards. Exposed heating ducts present a health and security concern. Ventilation upgrade needed for adequate air supply. Plumbing systems are functional in occupied areas. Electrical system panels are at maximum capacity leaving no room for expansion. Fire alarm system is in fair condition, replacement project has begun. Roof is in poor condition; replacement project has been initiated.

Housing Unit 2 TC/TD

This building is structurally in fair condition. Pole barn style construction for temporary institutional housing unit is well over thirty-five years old. The buildings original design is not proper practice for a correctional institution housing. Entire replacement of the building to a modern and more secure design should be considered. Exterior metal siding overall to be in poor condition due to the rusting at ground level. Windows and doors need to be upgraded with energy efficient units. Half-walls throughout building need repairs to stabilize. Wall coverings and flooring in occupied areas of the building are in poor condition. The floors are old cement that is pitting, and the walls are a constant struggle with repairs and replacement due to prisoner

tampering, both should be replaced/upgraded to a higher quality durable material. Pitting in concrete at entrances needs resurfacing. Entrance awnings would be beneficial to prevent water damage that has affected the doors, door frames, cement, and foundation due to water, snow melt and salt entering under doors. Lighting is poor and the security of the current lighting system allows for tampering by prisoners, upgrade/replacement required. HVAC systems are in serviceable condition but need to be updated to modern standards. Exposed heating ducts present a health and security concern. Ventilation upgrade needed for adequate air supply. Plumbing systems are functional in occupied areas. Electrical system panels are at maximum capacity leaving no room for expansion. Fire alarm system is in fair condition, replacement project has begun. Roof is in poor condition; replacement project has been initiated.

Housing Unit 3 TA/TB

This building is structurally in fair condition. Pole barn style construction for temporary institutional housing unit is well over thirty-five years old. The building's original design is not proper practice for a correctional institution housing. Entire replacement of the building to a modern and more secure design should be considered. Exterior metal siding overall to be in poor condition due to the rusting at ground level. Windows and doors need to be upgraded with energy efficient units. Half-walls throughout building need repairs to stabilize. Wall coverings and flooring in occupied areas of the building are in poor condition. The floors are old cement that is pitting, and the walls are a constant struggle with repairs and replacement due to prisoner tampering, both should be replaced/upgraded to a higher quality durable material. Pitting in concrete at entrances needs resurfacing. Entrance awnings would be beneficial to prevent water damage that has affected the doors, door frames, cement, and foundation due to water, snow melt and salt entering under doors. Lighting is poor and the security of the current lighting system allows for tampering by prisoners, upgrade/replacement required. HVAC systems are in serviceable condition but need to be updated to modern standards. Exposed heating ducts present a health and security concern. Ventilation upgrade needed for adequate air supply. Plumbing systems are functional in occupied areas. Electrical system panels are at maximum capacity leaving no room for expansion. Fire alarm system is in fair condition, replacement project has begun. Roof is in poor condition; replacement project has been initiated.

ACR/PPC Requests (w/approval date)

- * ACR JCF 022020 Twelve cameras and new server 5/3/20-In Progress
- * ACR JCF 02 2020 Food service heated tray 3/16/20-In Progress
- * PPC 19-535 Arc flash phase 3 10/31/19-On Hold
- * PPC 19-533 Roof project 10/31/19-In Progress
- * PPC 19-514 Asphalt drive 10/10/19-On Hold
- * PPC 19-493 Starnet 2 Workstation 10/1/2019-In Progress
- * PPC 19-147 Upgrade fire alarm system 02/25/19-In Progress
- * PPC 18-284 Concrete replacement 07/13/18- On Hold

- * ACR JCF 02 2020 MSI Metal detector 3/16/20-Complete
- * PPC 19-513 Fuel storage dispenser tank 10/01/19-Complete
- * PPC 19-496 Wheelchair lift-cover low bid 10/1/19-Complete
- * PPC 19-473 Temporary housing camera 12/20/19-Complete
- * PPC 19-472 Braille HVAC 9/27/19-Complete
- * PPC 19-424 Juki Sewing Machines (MSI) 8/26/19-Complete
- * PPC 19-423 Housing Unit Chairs 9/4/19-Complete
- * PPC 19-421 TFS Exhaust Vent 9/4/19-Complete
- * PPC 19-314 John Deere 5090E 07/12/19-Complete
- * PPC 19-187 2nd TC Hot water heater 03/01/19-Complete
- * PPC 19-186 2nd TA Hot water heater 03/01/19-Complete
- * PPC 19-163 Replace wheelchair lifts 03/01/19-Complete
- * PPC 19-151 Full body scanner 02/25/19-Complete
- * PPC 19-138 PBF Track improvements 02/04/19-Suspended
- * PPC 19-121 Temp side cooler door 01/18/19-Complete
- * PPC 19-047 Temporary kitchen oven replacement 11/19/18-Complete
- * PPC 19-033 Temporary food service kettle replacement 10/26/18-Complete
- *

SUMMARY

Upcoming projects include Fire Alarm System Upgrade, Roof Replacement-Buildings 400, 500, 700, T1, T2, T3; Admin Building Access Control, Twelve cameras and server, Starnet 2 workstation, Concrete replacement, Perimeter Fence Security Upgrade. Arc Flash Phase 3, Asphalt parking lot upgrade, Continued interior painting extensively throughout the facility.

Current issues include: Camera monitor system outages, need upgrades; Perimeter fence and microwave detection system outages, in need of upgrades; Housing Units Roof replacement; Parking lot replacement. Upgrade to higher quality and energy efficient doors, windows, and lighting throughout facility.

G. ROBERT COTTON CORRECTIONAL FACILITY
5-Year Plan FY2023

Building	Project Description	Reason Description	Quantity & Units	Facility Priority	Cost Estimate
Facility Wide	Replace Roofing	Replace roofing of buildings 400,500,600,700, and Temp Housing 1, 2, 3. Two housing unit roofs leak with heavy rain. (\$700,000 encumbered from FY19, \$2,000,000 encumbered from FY20). Requesting to use FY21 surplus to cover remaining balance.		1	\$4,500,000
Facility Wide	Facility wide drives, walkways, and parking lots	Repair or replace approximately 80-90% of the drives, walkways, and parking lots throughout the entire facility grounds. Grind & resurface, and/or tear out and replace parking lots, driveways, concrete slabs/pads, and asphalt as needed due to wear and tear beyond serviceable life. (\$395,850 encumbered from FY19, \$2,000,000 encumbered from FY20). Requesting to use FY21 surplus towards remaining balance.		2	\$4,000,000
200, 400	Upgrade Control Panel System for cell door locking in I/J/L	Upgrade the door locking control panel and door locking system that controls the cell doors in I, J, and L units. This includes alarming systems for individual doors that are not locking properly and a gang release.		3	\$1,000,000
Temp Housing 1,2,3	Repair and upgrade interior of temp housing units.	Replace the outdated lighting with new high efficiency LED lighting. Repair current floor pitting, then cover with tile. Replace the entrance doors due to damage and old age. Install new doors with higher insulation rating for temperature control and energy savings. We may also have to replace the interior fans.		4	\$1,500,000
200, 600	New Ovens in food service	replace 3 stacks of double ovens in food service		5	\$40,000
Grounds	Replace 2 old tractors with 1 new multifunction machine.	Replace 2 old tractors with 1 new multipurpose machine that has a cab, mower deck, broom, push blade, and snow blower. JOHN DEERE 1575 TerrainCut™ with ComfrotCab Commercial Front Mower		6	\$50,000
200/Facility Wide	Upgrade Emergency/generator power system	Upgrade the emergency/generator power system to meet facility needs during a power outage. This includes power distribution and lighting.		7	\$250,000
300	Add a second washing machine in Quartermaster	Replace the residential style washing machine with an industrial grade washing machine.		8	\$30,000
200/300/600	Replace Washing Machines	Replace several washing machines throughout the facility over the next few years. This includes 3 in Temp Side Laundry, 1 in quartermaster, and 1 in K-unit. Several machines are completely depreciated and past their warranty date. We are conducting regular repairs to maintain operation.		9	\$75,000
Facility Wide	Upgrade existing windows with high efficiency insulated windows	Current windows are damaged and reaching the end of their serviceable life. Upgrading to a higher efficiency insulated window will also decrease utility and fuel costs.		10	\$750,000
200/400/700	Replace and upgrade the air handler controls	Replace the current pneumatic controls with direct digital controls (DDC). The DDC would increase efficiency and reduce utility costs compared to the older style pneumatic controls.		11	\$500,000
Facility Wide	Replace carpet throughout the facility	Replace carpeting in different areas of the facility due to normal wear and tear.		12	\$100,000
300	Rebuild/Repair Masonry Wall	The building 300 wall shows normal signs of settling. We will continue to monitor to see if action is needed. No action is deemed necessary at this point, but it may need work within the next 5 years.		13	\$250,000
200 and 600	Replace food service interior walls and flooring	Replace and/or resurface interior walls and flooring in cotton and temp food service including kitchens and inside of walk-in refrigerators and freezers.		14	\$100,000
				Total	\$13,145,000

MICHIGAN DEPARTMENT OF CORRECTIONS

“Committed to Protect, Dedicated to Success”

MEMORANDUM

DATE: October 26, 2021

TO: Daniel Smith, Physical Plant Division

FROM: Chris Severson, Physical Plant Supervisor

SUBJECT: Annual Facility Report 2021 Detroit Detention Center / Detroit Re-entry Center

This annual report has been prepared in accordance with PD. 04.03.100 Preventative 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.

Detroit Detention Center

The overall condition of the facility is fair. There are many buildings that need attention. And the majority of the building on the site are unoccupied and have been deteriorating over several years in the past. Currently at 66% staffing. Vacant FTE’s include 1 Maintenance Mechanic, and 1 Electrician.

Facility MOP Accomplishments:

-Fire alarm upgrades

Internal Facility Project Accomplishments:

-New flooring throughout 100 building
-Plumbing upgrades completed in 500 and 800 building.
-Shaker wire replacements

Future projects known to date:

-ACR submitted for replacement of doors and door frames in 500 building. Awaiting approval.

Some future concerns include aging AC units in building 100. The exterior lighting is in need of replacement. The mall area between 100 building and 500 building is very dark. Not sure when roofing has been completed in the past. The south side of the property has many trees / bushes on neighboring properties that are growing into the buffer fence. Interior fencing posts have heaved over time and will need replaced prior to any exterior activities being approved. HVAC deficiencies in unoccupied buildings will deteriorate the existing buildings.

Current Infrastructure Observations:

100 Administration

100 Building is in overall good condition.

- There are some cameras that are in need of upgrading.
- AC units on rooftop are old and in need of replacement.
- Hot water pumps are old and when they fail, parts are hard to find. Replacing them with new models requires new Victaulic fitted piping as well.
- Bubble gates are in need of interlock that can not allow both doors to be opened at the same time.

200 Quartermaster / Housing:

200 is in overall good condition.

- Ramp to the building is currently made of wood. Upgrading this to concrete would be beneficial.
- HVAC components are in need of upgrade. This housing unit has not been occupied for many years and mechanical equipment has been ignored in previous years.
- Housing unit is not occupied at this time.

300 Education Building

This building is in overall fair condition.

- HVAC components need replacement. Currently no functioning heat to this building.
- Building not occupied at this time.

400 Housing

Building is in poor condition.

- Roof leaks are present.
- HVAC components in need of replacement.
- Building needs interior paint / ceiling tile replacement / flooring...etc.
- Non livable. Building not occupied at this time.

500 Housing

-This building is in overall good condition.

Many doors and door frames are rusted out and in need of replacement. Bullpen doors in need of replacement.

600 MSI building

Building in overall good condition. This building is a structure with electrical only. There is no heating components or plumbing currently installed. Currently being used to store National Guard Covid response bedding and supplies. Warehouse has 2 freezers in this building being used for lunch supplies.

700 Housing unit

Building is in poor condition.

-HVAC components are in need of replacement.

-Water lines are leaking throughout.

-Building needs interior paint / ceiling tile replacement / flooring...etc.

-Non livable. Building not occupied at this time.

800 Food Service

This building is in overall good condition.

-HVAC components are in need of replacement. Boilers for baseboard heat are non-functioning.

-Health care is using some space for records. Otherwise, this building is not occupied.

900 Maintenance / Warehouse Building:

Building in overall good condition.

-Parking lot in poor to fair condition.

Parking Lot/Perimeter Road:

The parking lots and perimeter roads are in fair condition.

-There are many cracks in the asphalt and asphalt patching repairs that have been made.

Lift Station

The lift station is in overall good condition.

Detroit Re-Entry Center

The overall condition of the facility is good. There are some areas that need attention; however most buildings are in good standing. Currently at 100% staffing.

Facility MOP Accomplishments:

- Razor Ribbon enhancements behind 800 building and 600 building.
- ADA compliance project – Was not completed prior to facility shutdown.
- Handicapped wheelchair lifts replacement in 200 and 500 buildings.

Internal Facility Project Accomplishments:

- New flooring throughout 100 building and 800 building.
- Grease trap replaced in 800 building.
- Warden conference area upgrades.

Future projects known to date:

- None

Some future concerns include aging AC units in building 100. The exterior lighting is in need of replacement. Not sure when roofing has been completed in the past. The south side of the property has many trees / bushes on neighboring properties that are growing into the buffer fence. Parking lots and perimeter road in fair condition. Some storm drains in the parking lots are deteriorated surrounding them allowing water to flow outside of the structure.

Current Infrastructure Observations:

100 Administration

- 100 Building is in overall good condition.
- AC units are old and in need of replacement.

200 Quartermaster / Housing:

- 200 is in overall good condition.

300 Education Building

- This building is in overall good condition.
- Gymnasium flooring is heaved in some areas.

400 Housing

- Building is in overall good condition.
- Currently in the process of replacing some hot water pumps and piping.

500 Housing

-This building is in overall good condition.

600 MSI building

Building in overall good condition.

-Building currently has many items and chemicals being stored which were not taken with the other equipment.

700 Housing unit

Building is in overall good condition.

-Elevator acts up sporadically.

800 Food Service

This building is in overall good condition.

900 Maintenance / Warehouse Building:

Building in overall good condition.

-Parking lot in poor to fair condition.

Parking Lot/Perimeter Road:

The parking lots and perimeter roads are in fair condition.

-There are many cracks in the asphalt and asphalt patching repairs that have been made.

-Asphalt is deteriorating surrounding the storm structures in various locations.

Lift Station

The lift station is in overall good condition.

DETROIT DETENTION CENTER CORRECTIONAL FACILITY
5-Year Plan FY2023

Building	Project Description	Reason Description	Quantity & Units	Facility Priority	Cost Estimate
200	Roof Membrane	Areas of the roof leak	1	1	\$180,000
Facility	Doors and Frames	Many failing doors and frames	13	2	\$100,000
Facility	Facility HVAC	Update failing and tired HVAC	3	3	\$200,000
				Total	\$480,000

MICHIGAN DEPARTMENT OF CORRECTIONS

“Committed to Protect, Dedicated to Success”

MEMORANDUM

DATE: July 1, 2021

TO: Les Parrish, Warden
Charles E. Egeler Reception & Guidance Center
Duane Waters Health Center

FROM: Robert Weems, Physical Plant Superintendent
Charles E. Egeler Reception & Guidance Center
Duane Waters Health Center

SUBJECT: RGC/DWHC 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.

The Maintenance Department has done an outstanding job maintaining the RGC/DWHC complex considering all the obstacles over the last year.

Overview of Completed Projects

Kitchen Ovens
DWHC Morse watchman

Annual review of Physical Plant

Housing Unit 1

The overall condition of this unit is good. The roof has been recently replaced. The windows need repair. The 1S showers have been redone. The 1N showers need to be redone soon. Exterior needs concrete repairs.

Housing Unit 2

The overall condition of this unit is good. The roof has been recently replaced. The windows need replacement. The shower areas need to be done soon. Exterior needs concrete repairs.

Housing Unit 3

The overall condition of this unit is good. The roof has been replaced. The windows need replacement. The shower areas need to be redone soon. Exterior needs concrete repairs.

C-Unit

The overall condition of this unit is good. The exterior brick needs some repairs.

Administration

The overall condition of the building is good. The roof over the Captains office needs replaced

Food Service

The overall condition of the Food Service area is in fair condition. Floor and wall tiles need to be replaced throughout the building. All entry doors need replaced. Back Dock area roof needs replaced.

Building 142

This building is in all around good shape.

Sally Ports

Intake sally port is in great working order. Main sally port gates are in good working order, but the pit needs repair or needs to be filled in. JMF back sally port is in good working order.

Maintenance Building

The overall condition of this building is good.

Grounds

The facility grounds are in good shape. Walkways and sidewalks have been recently replaced.

DWHC

The overall condition of the building is good. Some of the roofs need to be replaced soon. The windows need to be resealed or replaced soon. The exterior brick and mortar need attention. The elevators are due to be upgraded.

CC

File

Nicole Murray

Daniel Smith

CHARLES E. EGELER CORRECTIONAL FACILITY
5-Year Plan FY2023

Building	Project Description	Reason Description	Quantity & Units	Facility Priority	Cost Estimate
Food Service	Needs interior work falling apart Doors all need replaced	All doors need replacing/Ceiling tiles need replaced throughout		1	\$433,000
DWH	Exterior needs to be tuck pointed sealed	Mortor is falling out/Windows are leaking		2	\$600,000
Arsenal Remodel	Remove existing walls and change the weapon hatch access	Create better storage and flow. Help organise weapon control and inventory and create a dress area for assembly squads		3	\$500,000
1-2-3 block	Roof top air handlers	Air handlers have exceeded life expectancy		4	\$600,000
1-2-3 Block	Cell Doors need rebuilt	Cell doors are becoming increasing hard to operate with continous repairs being made		5	\$2,656,500
2,3 Blocks	Replace Existing windows	The current windows are inefficient and drafty. Replacement would save energy and make the air temperature in the blocks more consistent.		6	\$750,000
DWH	DWHC Parking Lot	Asphalt is becoming a safety issue		7	\$450,000
DWH	DWHC Elevators	HyDraulic Upgrades		8	\$260,000
RGC	Front Gates	Front entry gates need to be updated		9	\$350,000
RGC	Back Yard Asphalt	Asphalt needs to be repaired		10	\$250,000
				Total	\$6,849,500

Michigan Department of Corrections Memorandum

“Committed to Protect, Dedicated to Success”

DATE: September 16, 2021

To: Melinda Braman, Warden
Richard A. Handlon Correctional Facility

FROM: Scott Young, Physical Plant Superintendent
Richard A. Handlon Correctional Facility

SUBJECT: Annual Physical Plant Inspection, Richard A. Handlon Correctional Facility

Another year has passed and we continue to effectively maintain the Facility with our maintenance staff here at MTU. Our HVAC project was completed earlier this summer and should make housing units A, B and C heat more efficient and hopefully we will not need temporary heaters to get through the winter. Our roofing project is still underway and scheduled to be complete late October-early November. Our razor ribbon / fence project is nearing and working with the roofers to finish the fence on top and around our administration building.

Our new Vocational Village School Building is complete and is a great addition to MTU. We are waiting for the new PPD system to be activated in the Vocational Village School so our new Food Tech Program can get underway. Our new PPD project has been going all summer and is slated to be finished sometime in December. We also have a fire alarm retrofit project waiting to start once our PPD project is complete. With all the projects, along with the everyday maintenance we do here at Richard A Handlon Correctional Facility, we strive to make it a safe and secure environment for both inmates and staff.

Housing Unit A / Healthcare

- Roof and fascia were replaced 2021
- Exterior brick and block are in good shape
- Windows are old and drafty and should be considered for replacement
- Electrical system is old and in fair to good condition
- Domestic hot and cold water lines are old and in fair to poor condition and should be considered for replacement
- Most doors and locks are in good condition and are replaced as needed
- Air handling equipment is in fair to good condition
- Laundry equipment is in good condition

- Heating duct was repaired and reinsulated 2019
- Air supply and return grills replaced along with balancing in 2021
- Interior walls, floors and ceilings in good condition

Housing Unit B

- Roof and fascia new in 2018
- Exterior brick and block are in good shape
- Windows are old and drafty and should be considered for replacement
- Electrical system is old and in fair to good condition
- Domestic hot and cold water lines are in fair to poor condition and should be considered for replacement
- Most doors and locks are in good condition and are replaced as needed
- Air handling equipment is in fair to good condition
- Heating duct is in poor condition and we have a project underway for repairs
- Laundry equipment is in good condition
- Interior walls, floors and ceilings are in good condition

Housing Unit C

- Roof and fascia new in 2018
- Exterior brick and block are in good condition
- Windows are old and drafty and should be considered for replacement
- Electrical system is old and in fair to good condition
- Domestic hot and cold water lines are in fair to poor condition and should be considered for replacement
- Most doors and locks are in good condition and are replaced as needed
- Two community bathroom doors replaced 2021
- Air handling equipment is in fair to good condition
- Heating duct reinsulated with new dampers and supply grills in 2021
- Laundry equipment is in good condition
- Interior walls, floors and ceilings are in good condition
- Showers need to be replaced

Housing Unit D

- Roof and fascia new in 2018
- Exterior brick and block are in good condition
- Windows are old and drafty and should be considered for replacement
- Electrical system is in fair to good condition
- Domestic hot and cold water lines are in fair to poor condition and should be considered for replacement
- Most doors and locks are in good condition and are replaced as needed
- Laundry equipment is in good condition
- Interior walls, floors and ceilings are in good condition
- Perimeter heat system is in good condition, fin tube could stand to be cleaned
- Two community bathroom doors need to be replaced
- Showers need to be replaced

Housing Unit E

- The roof and fascia are in good condition with repairs in 2021
- Exterior brick and block are in good condition
- Windows are old and drafty and should be considered for replacement
- Electrical system is in fair to good condition
- Domestic hot and cold water lines are in fair to poor condition and should be considered for replacement
- Most doors and locks are in good condition and we replace as needed
- Two community bathroom doors need to be replaced
- Laundry equipment is in good condition
- Perimeter heat system is in good condition
- Interior walls, floors and ceilings are in good condition

Housing Unit F

- The roof and fascia are in good condition with repairs in 2021
- Exterior brick and block are in good condition
- Windows are old and drafty and should be considered for replacement
- Electrical system is in fair to good condition
- Domestic hot and cold water lines are in fair to poor condition and should be considered for replacement
- Most doors and locks are in good condition and are replaced as needed
- Two community bathroom doors need to be replaced
- Laundry equipment is in good condition
- Perimeter heat system is in good condition, fin tube could stand to be cleaned
- Interior walls, floors and ceilings are in good condition

Field House

- Roof and fascia are in good condition with repairs in 2021
- Windows in good condition
- Exterior brick and block are in good condition
- Interior walls, floors and ceilings in good condition
- Heating components in fair to good condition
- Electrical system in fair to good condition
- Most doors and locks are in good condition and are replaced as needed

Recreation Building

- Roof and fascia were replaced 2021
- Exterior brick and block in good condition
- Plumbing in good condition
- Doors in fair condition

Vocational Village School Building

- This is a brand new building and everything looks great

School Building

- Roof and fascia in fair to good condition with repairs 2021

- Exterior brick and block are in good condition
- Windows in fair to good condition
- Interior walls, floors and ceilings in good condition
- Electrical system in fair to good condition
- Heating components in good condition
- Doors and locks are in good condition and are replaced as needed

Food Service Building

- Roof and fascia are in good condition, new roof in 2017
- Exterior brick and block in good condition
- We continually have to repair cracked tiles in kitchen area, and the dish machine room needs the floor resurfaced, so it is not so slippery
- Interior walls and ceilings are in good shape with exception of the steel panels, they are rusted where they meet the floor
- Electrical system is in fair to good condition
- The Domestic hot and cold water lines are in fair to poor condition and should be considered for replacement
- We continue to replace bad doors and locks
- Air handling equipment is in fair to good condition
- Windows are in fair to good condition
- Food service equipment is in working order but a lot of it needs to be replaced soon
- We replaced two hot boxes, one tilt skillet, one 80 quart mixer and had a 60 quart mixer rebuilt in 2021

Administration Building

- Roof and fascia were replaced in 2021
- Exterior brick and block are in good condition
- Windows are in good condition
- Heating system is in good condition
- Electrical system is in fair to good condition
- Domestic hot and cold water lines are in fair condition
- Interior walls, floors and ceilings are in good condition

Fence. Security Systems and Lighting

- Fence is in good to excellent condition since our fence project in 2019
- Both interior and exterior fence security systems are fairly new and in good working condition
- All our exterior and security lighting are in good condition
- Nationwide still has to finish fence on top and around Admin Building

Maintenance Buildings and New Boiler Room

- Exterior brick and block in good condition
- Interior walls and floors in good condition
- Electrical system is in fair to good condition
- Domestic water lines in good condition
- Heating components in good condition
- Doors and locks in good condition and are replaced as needed

- Roof and fascia are in good condition with repairs in 2021
- Boiler room equipment is fairly new (2016) and is in good condition

Gun Towers

- Exterior in fair to good condition, could stand to be painted
- Roofs and fascia were replaced in 2021
- Plumbing and electrical in good condition
- Windows and doors in fair condition

Generator Building

- Exterior roof and walls in good condition
- Interior walls, floors and ceiling in good condition
- Doors and locks in good condition
- Electrical equipment is in good working condition
- Generator is in good working condition
- Under ground tank in good condition and up to date on inspections

Storage/Lock Shop Building

- Exterior roof and walls in good condition
- Interior walls, floors and ceilings in good condition
- Windows in good condition
- Doors and locks in good condition
- Heating components in good condition
- Plumbing and electrical in good condition

Two Storage Pole Buildings

- Roofs had coating put on in 2021
- Exterior walls in good condition
- Floors in good condition
- Doors and locks in good condition
- Electrical in good condition

Grounds and Bar Screen

- Interior and exterior grounds are in good condition
- Interior blacktop drives and lot behind the school are in poor condition and should be replaced
- Interior concrete side walks are in fair to good condition
- Exterior blacktop parking lots and perimeter road are in very poor condition and need to be replaced ASAP
- The bar screen that serves both MTU and ICF is very old and manually run, this has been approved to be replaced but the project has not been started at this time

Gun Range Building

- Roof and fascia are in fair condition
- Exterior walls are in fair to good condition but need to be painted
- Plumbing and electrical are in good condition
- Doors, windows and locks are in fair to good condition

Physical Plant Change Request (w/approval date)

Project Number	Project Description	Approval Date	Project Status
	PPD upgrade		Slated to be complete in December
18-115	Razor Ribbon Enhancements	Returned to facility 3/6/18	Working with roofers to complete fence on roof and around admin building
N/A	Voc. Village School House	N/A	Complete
19-194	Replacement of Freezer Doors	10/1/2019	Complete
19-524	Roof Replacement	10/31/2019	About 60% complete
19-530	Camera upgrades-Voc. Village	10/24/2019	Still have a couple of cameras that need work
19-526	Fire Alarm Retro	10/31/2019	On hold-only one contractor inside at a time
20-048	Move School Compressor	12/18/2019	Complete
20-122	Restroom Door Replacement	2/21/2020	Two done, need to order and install six more
20-123	Healthcare COMS	2/21/2020	Complete
20-160	Laundry Dispenser Replacement	3/16/2020	Complete
20-164	Employee Lounge	3/17/2020	Has not started
MTU-8-2020	Replace two hot boxes	8/31/2020	Complete
MTU-8-2020	Voc. Village plasma cutter & robotic welder	8/31/2020	Need to be wired
MTU-8-2020	Voc. Village welder purchase	8/25/2020	Complete
MTU-/-2020	Tilt Skillet replacement	8/25/2020	Complete
20-106	Replace Bar Screen	7/21/2020	On Hold
20-311	Sneeze Guards	12/7/2020	Complete
20-324	Move Inmate Phones and Kiosks	12/1/2020	Kiosks have been moved
21-70	Tilt Skillet from SAI	N/A	Complete
21-233	Dish Machine Replacement	8/18/2021	Ordered
21-238	Scissor Lift Purchase	9/13/2021	Ordered
21-239	Lawn Mower Purchase	9/13/2021	Ordered

21-242	Forklift Purchase	9/13/2021	Ordered
21-287	CNC Machine Purchase	9/15/2021	Ordered

Summary

- Parking lot, perimeter road, main drive on interior and lot behind the school are in really bad shape. We try to keep it patched but the pavement is in such bad shape the patching does not hold up and we have several trips and falls each year. This is probably one of our high priorities.
- Windows in the housing units are old and drafty and should be considered for replacement in a future project
- Domestic hot and cold water lines are in poor condition and we are fixing leaks quite frequently, this should be considered for a future project
- Main 2400 volt electrical distribution system is old and should be considered for a future project

RICHARD A. HANDLON CORRECTIONAL FACILITY

5-Year Plan

FY2023

Building	Project Description	Reason Description	Quantity & Units	Facility Priority	Cost Estimate
Parking Lots	Repave two parking lots and pave our third lot which is half pavement and half lime stone.	The existing pavement is in very poor condition which results in potholes that cause trip and fall hazards and vehicle damage. We have spent \$10,000 plus in patching material plus labor in 2020-2021 making repairs to the failed pavement in our parking lots.	3	1	\$575,000
Perimeter Road/Main Drive	Repave perimeter road including the north perimeter which is stone and repave the main drive on the inside and the area behind food service and the school.	Potholes and failed pavement create hazards that can reduce response time for chase vehicles and cause vehicle damage responding to events. The pavement on the inside main drive, behind food service and behind the School are in very poor condition and cause trips and falls for both Staff and Inmates.	3	2	\$575,000
Perimeter Fence Stone	Top off all limestone around perimeter fence with white lime stone to cover old and blackend lime stone.	This new white limestone will improve both in person and camera vision when it comes to checking zones when they go into alarm and when doing fence testing and inspections. Any fence problems or contraband will also show up better.	265,000 sq. ft.	3	\$200,000
Housing Units A,B,C,D,E,F	Replace shower walls, ceilings and floors.	The tiled floors, walls and ceilings are in bad shape, they need to be stripped, repaired and retiled. The grout and the cement behind the tile are bad in a lot of areas and then water soaks up in the cement behind the tile and this promotes mold growth. Extra cleaning has to be done to prevent this problem.	10	4	\$575,000
A-Unit / Inside Yard	Add three additional cameras, one looking at the front entrance of A- Unit (our covid-19 unit), one looking at the exercise cages behind A-Unit for segregation use and one on the inside yard by the officers shack.	A-Unit is one of the only units we can't see the entrance to identify prisoners. At this time we tie up a perimeter camera anytime we have prisoners in the exercise runs, we would like an additional camera for that area. We would like to add a high resolution PTZ camera to the inside yard to be able to identify prisoners during events.	3	5	\$25,000
Housing Units	Electrical Study for Housing Units A, B, C, D, E, and F Units	Condition and capacity of housing unit electrical system is in question. Multiple failures in the primary system have occurred in the last couple years.	6	6	\$115,000
Housing Units D, E, & F	Replace the supply and return lines along with the radiators in the cells in Housing Units D, E and F.	The supply and return lines are old and corroded on the inside so the water dosen't flow as good as it should. These pipes also develop leaks quite often. New supply and return lines along with new radiators would make these buildings heat better and make it more comfortable for the prisoners.	3	7	\$1,750,000
Housing Units	Replace hot and cold water supply lines in Housing Units A, B, C, D, E & F	The hot and cold water supply lines in the units are old and in bad shape and develop leaks on a regular basis.	6	8	\$4,600,000
Food Service	Replace two large ovens in Food Service	These are the two main ovens for cooking and baking. The units are over 30 years old and were rebuilt 10 years ago, Many parts are no longer available and these are the main ovens used in preparing meals.	2	9	\$1,150,000
Housing Units	Replace windows in all housing units.	The windows in the housing units are old and few seal the weather out especjally in high winds. Replacing the windows would make the cells easier to heat, make it more comfortable for the prisoners and save a great deal of energy.	6	10	\$6,900,000
				Total	\$16,465,000

MICHIGAN DEPARTMENT OF CORRECTIONS

“Committed to Protect, Dedicated to Success”

MEMORANDUM

(Sent Electronically)

DATE: May 11, 2021

TO: Sherman Campbell, Warden
Gus Harrison Correctional Facility

FROM: Tyler Slamka, Physical Plant Superintendent
Gus Harrison Correctional Facility

SUBJECT: 2021 Annual Physical Plant Report, Gus Harrison 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 conduct an annual inspection of their respective facility to assess the need for future maintenance.

FINDINGS

STAFFING

We currently have staffing openings for 2 Maintenance Mechanics and 1 Equipment Technician.

NORTH FACILITY

1. Housing Units 1, 2, & 3

All three of these housing units are in good condition due to regular maintenance and our preventative maintenance program.

We are experiencing more repairs on the boilers, due to their maturity. We are repairing them as needed and will be replacing them as we can and plan to replace the heating boiler in housing unit 3 after the heating season.

The exterior brick and interior block of the buildings are in good shape. Windows are kept in good operating condition however the exterior of the windows need to be re-caulked as the weather allows.

The wheelchair lift in housing unit 3 was replaced last fall and has required a few service calls to keep it in working condition.

We are still updating the facility cell door locks from an outdated model to a new style as our funds allow. This project is ongoing due to cost.

An ADA ramp is to be installed in housing unit 3 to use as a means of exit/egress in the event of a chair lift failure.

2. Housing Units 4 & 5

Both housing units are in good condition due to regular maintenance.

Nonetheless, 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 ICON water controls in all the inmate cells have reduced maintenance repair time, water, sewer usage, and self-cell flooding. The initial cost was expensive, but the long-range effects have been beneficial.

The exterior brick and interior block of the buildings are in fine shape. Windows are kept in good operating condition, however, the exteriors need to be re-caulked as the weather allows.

We are experiencing more repairs with the cell doors due to the age. Repairs are being made and preventative maintenance continues to be a priority. We are seeking bids to update door controls in these two units.

The wheelchair lift in housing unit 4 has been replaced and has required a few service calls to get it running again. An ADA ramp is to be installed in housing unit 4 to use as a means of exit/egress in the event of a chair lift failure.

3. Housing Unit 6

Housing Unit 6 was reopened in April 2020 as a stepdown unit due to the coronavirus. The unit was closed back down July 2020.

This housing unit is in good quality condition due to regular maintenance. We will continue to monitor and maintain this unit, even though it is not currently housing prisoners. A cast iron bathroom drain has collapsed due to age and not being used. Repairs will be made.

Nevertheless, due to its 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. However the exteriors need to be re-caulked as the weather warms.

An ADA ramp is to be installed in housing unit 6 to use as a means of exit/egress in the event of a chair lift failure.

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 self-cell flooding and drain plugging while also reducing water and sewer usage. The air conditioner in the segregation bubble 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 are solid.

We still experience periodic bubble gate issues due to the age of the gates, but all gates are scheduled to be replaced in the near future. The replacement of the gates is in the bidding stage of construction.

A body scanner has been installed outside of the Control Center to scan inmates.

6. Food Service Building

As in all facilities this is an area that receives heavy traffic and abuse and requires a lot of attention.

The equipment requires frequent repairs due to the age and use. The serving lines have been replaced I recommend replacing the dish machine that has become so costly to repair.

The tile floors are maintained with tile and grout replacement as needed.

Due to their age and the condition of our water, the heating boilers do require more maintenance. We repair/replace as necessary. The circulation pumps are re-built as needed and water lines replaced as they become restricted with calcium build up. Main heating lines are rusting out and in need of replacement.

7. Health Services Building

This area remains a high traffic area; but is in good condition. Main heating lines are rusting out and in need of replacement.

8. School Building

The school building is in overall excellent shape but does experience some roof leaks which are addressed as the weather allows. Main heating lines are rusting out and in need of replacement. An HVAC upgrade is currently in the planning stages for this building.

9. Maintenance/Warehouse/Generator Building

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

The main switch gear for the facility has a manufacturer's recommendation of cleaning on a five-year schedule but has never been cleaned. The switch is functioning without interruption.

The generator is in reliable condition. It is tested monthly and gets regular scheduled maintenance. We

continue to focus on the preventative maintenance plan to assure the generators are running at 100%. The transfer switch does not engage during full-load testing but does transfer during actual loss of power. There is a statewide study ongoing to check all components of the backup power systems.

SOUTH FACILITY

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 in a cube are expediting wear and tear on these units.

In addition, all units need drywall repair and continuous painting. This is being done throughout the year.

The housing units are functional and can remain that way with appropriate preventative maintenance and care. The electrical systems are in good working condition. We monitor the operation of all boilers with most of them having been replaced not that long ago.

Housing unit C went through repairs and maintenance while sitting vacant and given a fresh coat of paint after repairing/patching drywall and had lighting updated to LED's.

2. Food Service Building

The food service building is one of the most used buildings at this facility. Our maintenance staff spend much of their time working in this area and the equipment is in constant need of repair. The serving lines have been replaced. In South food service we need to replace the Hobart dish machine as it experiences frequent break downs. Both Cleveland steam kettles seem to be holding up well.

This building is probably the most unappealing one on grounds due its menial size and constant use. Repairs to the building itself are hard to stay on top of because most of the day this building is full of activity.

The hot water boiler is in high demand and requires frequent maintenance. The heating boiler was replaced in March 2021.

The South freezer and cooler are still functioning well.

3. Education Building

The education building is in good condition. The walls are constructed of drywall, which requires routine patching and painting. The doors get a lot of use and wear shows up quick.

4. Weight Pit/SPA Area

This building is in respectable shape. The two group meeting rooms require little maintenance. The roof is in sound condition. The weight pit concrete has been approved by PBF to be replaced. Currently

on hold due to COVID.

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. However, due to their age, the rooftop heating units require seasonal maintenance.

6. Administration Building

This building is in adequate structure though the walls consisting of drywall are in constant need of repair and 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 that is used to provide treatment for 1280 prisoners.

The visiting room is also small, but staff can make it work.

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

The State Police Post office area is maintained as needed and well kept. Having MSP on grounds is an asset to the facility.

All bubble gates are scheduled to be replaced in the near future. The replacement of the gates is in the bidding stage of construction.

7. Maintenance Building/ERT/Records Retention

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

The maintenance portion is used for storing and repairing the grounds equipment.

We have had minimal problems with the generator. We continue to focus on preventative maintenance on the generator. This generator also receives weekly and monthly maintenance.

The ERT portion of this building is in decent shape. Minor drywall repair and painting is always needed.

The records retention area is in reliable condition. This area is heated and well-lit, which is an improvement over our old area.

8. Chapel

This building has a lot of use, normal wear and tear exists on the inside. The exterior finish looks fine.

The recent roof replacement has resolved many leaking issues.

The heating and cooling system has been replaced and functions well.

9. Parking Lots, Perimeter Roads and inside Sidewalks

The parking lots and perimeter road are in pretty good shape. There are some areas that still need to have new asphalt or concrete replaced especially near the warehouse and the drive from Parr Highway to the Sallyport. The perimeter drive was caulked, and a tar sealcoat was put down last fall. Sidewalks and catch basins are repaired and/or replaced as we can.

10. Outside Grounds

The grounds outside of the perimeter are in excellent condition and are maintained daily by the groundskeeper and a ground crew of prisoners. This includes large areas of weed control around fences, transformers, signs, buildings, etc.

SUMMARY

These are DTMB projects currently in progress in FY2021 at this writing:

- **Facility Fire Alarm Project** – South side buildings are complete, working on North side buildings and tying system together.
- **Slider Gate Controller Replacement** – North and South bubble gates and controls are to be replaced. Project is currently in the bidding stage.
- **ADA Ramps** – Housing Unit 3, 4, and 6 are to get ADA ramps due to having wheelchairs lifts within the units. Project is currently in the bidding stage.

Needed future facility-wide issues:

- **PA System** – This system is old and obsolete. The system should be replaced.
- **300 Building HVAC** – The system is over 20 years old and gets its heat from the 200 bldg.
- **HU4, 5, Seg. Base Cell Controls** – The current controls are obsolete and becoming difficult to find replacement parts.
- **Additional Cameras** – Additional Internal and Perimeter cameras to increase camera coverage.
- **Asphalt/Concrete Repairs** – NFS loading dock and Maintenance/Warehouse parking lot area need repair/replacement.

Cc: J. Tanner, A/ Deputy Warden
A. Johnson, Business Manager, A/ ADW
File

GUS HARRISON CORRECTIONAL FACILITY
5-Year Plan FY2023

Building	Project Description	Reason Description	Quantity & Units	Facility Priority	Cost Estimate
Site	Replace HU's 4, 5 & Seg Base Cell Control Panels with Smoke Purge System	Replace the base cell door control panels with new updated controls. Current system is failing and components are becoming harder to find. Install smoke purge system in HU's 4, 5 & Seg to clear buildings of smoke from gas used by staff.	3 systems	1	\$1,500,000
Site	Replace PA System	Current PA system is old and operates sporadically. A new system would provide concise and clear announcements facility wide. This will greatly improve communications for both staff and inmates.	1 system	2	\$600,000
300 / 200 bldg	Replace HVAC Air Conditioning Unit and Controls	The current cooling system is over 20 years old and well beyond its usefulness. The coolant is getting hard to find and is extremely expensive. The 300 building gets its heat from the 200 building and the HVAC updates will benefit both buildings.	1 system	3	\$850,000
Site	Water Heaters and Heating Boiler Replacements	Many of the housing unit water heaters and heating boilers are original to the facility and need to be replaced with newer more efficient units.	18 units	4	\$675,000
Site	Additional perimeter and internal cameras with necessary hardware, Add additional cameras to existing Seg cells, new Seg bubble monitors. Back Up Cameras	Increase camera coverage throughout the facility. Increase camera coverage in Seg areas. The facility has few replacement cameras in attic stock. We have lost cameras on multiple occasions and need to have replacements on hand.	64 units	5	\$400,000
Site	North/South Concrete Walkway Replacement	Replace cracked and buckling concrete in the fenced in walkway between N&S facility. Serious trip hazard and ground washing out from under walkway.	1 system	6	\$100,000
Site	Remove Asphalt and Replace With Concrete In Front of NFS Dock Area & Asphalt Maintenance Drive Replacement	Remove the existing hazardous rutted and busted asphalt and replace with concrete for longevity and safety. Remaining original asphalt needs replacement.	1 system	7	\$250,000
Site	South Facility Roof Tie Offs	The roofs of the buildings on the south side of the facility do not have tie off points. The tie offs would provide a safe way of completing any work on the roofs.	7 units	8	\$95,000
Site	Facility Walk Through Gates	Replace aging facility gates with new to provide a safe and secure environment facility wide.	15 Units	9	\$40,000
N/S Food Service	Food Service Floor Tile Removal and Epoxy Installation	Current floor tiles are repeatedly cracking and breaking providing a hazard. Removing the floor tiles and sealing the floor with an epoxy will reduce hazards and help meet sanitation requirements.	2 systems	10	\$500,000
South HU's	Replace Washers and Dryers	Purchase replacement washers and dryers for the South housing units. The existing units are used nearly constantly and will be worn out and beyond repair.	16 units	11	\$75,000
				Total	\$5,085,000

Annual Facility Inspection

MICHIGAN DEPARTMENT OF CORRECTIONS

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MEMORANDUM

Date: 4/14/2021

To: Warden Davids, ICF

From: Nicholas Clark, Physical Plant Superintendent, ICF

Subject: **Annual Physical Plant Report, Ionia 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 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.

Facility Overview:

Facility asphalt main driveways and main parking lots are in good condition, having been replaced in 2016. Facility maintenance parking lot and perimeter road have been replaced in 2018. Walking paths are generally in fair to poor condition and several areas need replacement. Sally port concrete and inspection pit are in fair to poor condition. Both walking paths and sally port are due to be repaired or replaced in upcoming project #18-230. Roofs are in good condition. Some minor leaking still is being reported. Repairs are handled on an as-needed basis.

Facility key and lock system has been upgraded to the BEST lock system.

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

Building brick exteriors are in fair/poor condition with several areas needing grout/mortar repair.

The Fire Alarm System was replaced in 2018.

The Duress System (PPD) is in good condition.

Security fencing is in good condition. All security systems are functioning as designed. However, we are making repairs to the E-flex on a regular basis.

Ionia Correctional Facility

Building 100: Administration

- The HVAC system is outdated and needs to have the coils replaced with ones that are more efficient.
- Plumbing is in good condition.
- The electrical system is in good condition.
- The security system is in good condition.
- Security gates are in working condition.
- Interior finishes such as carpet are beyond the life expectancy. 2nd floor carpet was replaced in 2017.
- Ceiling tiles need replacement. The building is in a general good state with some exterior brick repair needed.

Building 200: Support Services

- The HVAC system is outdated and needs to have the coils replaced with ones that are more efficient.
- Plumbing is generally in good condition.
- The electrical system is in good condition. Food Service coolers need to be added to the emergency power.
- Food Service is generally in good condition. The Mixer and Ovens were replaced last year in 2019.
- Health Care area interior finishes such as floor tile and ceiling tile are in fair condition. We are currently repairing floor tile as we get time as well as the ceiling tile.

Building: 200: 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 with some exterior brick repair needed.
- Generator has needed a few minor repairs throughout the year. Also, the generator does not have phase monitoring capabilities. Upgrading to an Automatic Transfer Switch with Phase monitoring would be a good idea.
- Several standalone AC units have been replaced with mini split units in 2018.

Building 300: Education

- The HVAC system is outdated and needs to have the coils replaced with ones that are more efficient.
- The plumbing system is in good condition.
- The electrical system is in good condition. Several entry doors are showing signs of deterioration.
- The elevator in building 300 is in good working order new circuit board was just installed.
- Building 300 has a couple medium size cracks where expansion joints should be installed. Other than that, the building is in good condition.
- Several standalone AC units are in place and should be upgraded to multi zone mini splits.

Units 1-5

- The roof is in good condition with minor leaks in the valleys between the newer flat roof and the existing metal roof.
- Door and Gate controls are outdated and need to be replaced but are in working condition.
- 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.
- In 2018 Unit 2 converted areas to accommodate the Start program.

Units 6-7

- The roofs for 6 and 7 show no signs of leaks.
- The HVAC systems have been replaced and are functioning well could use some building controls.
- The plumbing systems are generally in good condition with new water softeners having been installed in 2018. Icon water regulating systems are functioning well.
- The electrical systems are in good condition.
- The courtyard concrete is heaving and very uneven. Concrete is being replaced in upcoming project #18-230

Pole Building:

- Pole building is in good condition.

Guard Towers:

- All towers are in fair condition and can be manned when needed.
- Windows are showing signs of leaks during heavy rains and will need replacement.
- Some interior rust is being noted.

PPC Requests (w/approval date)

- * Concrete Repair #18-230
- * Smoke Purge #19ICF12
- * Phase 1 Wellness Check #20-081
- * IT Room Upgrades #ICF-3-2020-IT

SUMMARY

In summary the facility, as a whole, is in good working condition. All the roofs have been replaced in the last few years. The Plumbing, Electrical and Boilers systems are new from the energy upgrade project. There are a few areas of concern for major upcoming projects. The heating and cooling coils as well as the compressors in the Administration building and the 200 building could be updated to more efficient ones. The door controls in the Level IV housing units need to be replaced. The current controls we have are outdated and supplies are obsolete we have a few control boards left on hand. The Facilities Main Generator is not a does not have phase monitoring capabilities. When we lose power a staff member must manually flip breakers so, damage to equipment does not occur. The food service coolers are not on the emergency power. If power is lost for more than a day, we must borrow or rent an additional generator for these needs. Other than these few major issues the facility just needs minor repairs and cosmetic upkeep.

IONIA CORRECTIONAL FACILITY
5-Year Plan FY2023

Building	Project Description	Reason Description	Quantity & Units	Facility Priority	Cost Estimate
200	Replacement of automatic transfer switch and controls.	The Automatic transfer and controls are outdated and are starting to have reliability issues.	1	1	\$500,000
Units 1-5	Replace Cell Door and gate controls with new.	The door/gate control system we have at ICF is very old with a lot of the parts being obsolete making the system very hard to work on.	1/Lot	2	\$1,300,000
All Buildings	Replace exterior doors	Current doors and frames are rusted and need replacing	1/Lot	3	\$250,000
Housing Units 1-5	Replace Roofs housing unit 1-5	Replace roofs on housing units 1-5 before total failure	1/lot	4	\$500,000
All Buildings	Exterior brick replacement.	Project shall consist of the removal and replacement of existing brick. Redo brick tuck work. Brick is cracking/grouting is failing.	1/Lot	5	\$120,000
300 Building	Replace Carpet	Replace carpet thru out entire upstairs	1	6	\$70,000
				Total	\$2,740,000

Michigan Department of Corrections

“Committed to Protect, Dedicated to Success”

Memorandum

DATE: July 02, 2021

TO: Bryan Morrison, Warden, Lakeland Correctional Facility

FROM: David Karney, Physical Plant Superintendent, Lakeland Correctional Facility

SUBJECT: Annual Physical Plant Report, Lakeland 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 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.

Lakeland Correctional Facility is in good shape. Along with the health challenges everyone faced due to the global pandemic, many improvements were still completed in the physical plant areas at the facility. A new DA tank and skid system installation was finished at the power plant. A new RO system was installed at the power plant. All the inmate exterior phones, interior phones, j-pay machines, and Keefe kiosk machines were relocated as needed to accomplish social distancing and promote a healthier area for inmates. The facility started purchasing water from the City of Coldwater and installed a new sewer line from the facility to the city of Coldwater. A sewer screening building was installed to screen all the sewer water from the facility before it is pumped to the city of Coldwater for treatment. The bottom three feet of metal was replaced on the food service and west side generator buildings. A water main repair was performed on the north side of the ground’s maintenance building. Two leaks in the high-pressure steam pipe were repaired. A section of the “B” fence was deteriorating and prompted the replacement of four fence poles and the fabric in that area. A new bypass was installed on the main gas supply line to the facility to eliminate future service interruptions. The sewer commutator pit was cleaned out. A new post indicator valve was installed on the main water supply line to aid the facility with isolating water lines. Replaced the deteriorating sidewalk on the north end of “G” building. Two condensate return leaks on the west side of the facility were repaired. New steel pipe chase doors were constructed and installed in all of B and C buildings. The problematic electronic portion of the Detekion cable at the facility was unhooked. Sneeze guards were installed in the visiting room, in food service, and at the information desk. A new entrance door to the facility was installed by the information desk. All these improvements were made while maintaining an institution with a 400-acre physical footprint.

Annual Review of Physical Plant:

Building 19 (ACF): The building has been closed. All utilities are off, and the building furnishings have been removed. This building is on the DOC demolition list.

Building 27 (LCF): School and Segregation. This building is in good condition. The roof is less than 22 years old with no problems. Most of the building is air conditioned with mini split systems. The windows have all been replaced with energy efficient windows. The exterior doors have been replaced with new doors. The segregation shower area needs to be re-modeled. During the covid pandemic, the building offices were converted to housing units for inmates that had a need to quarantine.

Physical plant improvements:

- Installed temporary medical housing for inmates during the covid-19 pandemic.

Building 29 (LCF): Administration, Control Center, Healthcare, and Inmate Housing. The building is in good condition and operates well, considering its many different functions. The roof is less than 21 years old and will need to be replaced soon. The building is air conditioned. The mechanical systems are in poor condition and will need to be replaced soon. Updated controls are needed to improve energy savings and environmental conditions. A DTMB project was started to fund the replacement of some of the HVAC systems and controls in the building. The project currently is in the design phase. The building received a new entrance door and new siding near the information desk entrance. New video visit phones were installed with social distancing requirements. The building electrical distribution in the Administration area needs to be replaced and upgraded.

Physical Plant improvements:

- Plexi-glass sneeze guards installed at the information desk and in the visiting room.
- New door in A-3 for medical staff storage
- New inmate video visit phones installed
- Inmate shower stall floors repainted with non-slip coating

Building 42 (ACF): This building has been closed. No heat or water. Some power remains on until the building gets completely cleaned out. The building is on the facility demolition list.

Buildings 43 (ACF): This building has been closed. No heat or water. The building has been emptied. The building is on the facility demolition list.

Buildings 44 & 45 (ACF): All buildings closed. Both buildings are on the facility demolition list. No utilities are on.

Building 46 (LCF): Housing. Building is in fair condition. The roof is less than 21 years old and will need to be replaced soon. 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. The courtyard by units B ¼ was replaced four years ago. The courtyard by units B 2/3 needs to be replaced. The interior electrical distribution system needs to be updated.

Physical Plant Improvements:

- Video visit phones were installed in each unit for inmate usage
- Replaced all pipe chase doors with new steel doors
- Installed exterior inmate phones

Building 47 (LCF): Housing, Laundry and Quartermaster. Condition of this building is about the same as Building 46. The two 60-pound washers in the central laundry were replaced 3 years ago. The other laundry equipment is aged but operates fine. Replacing the dryers will be necessary in the upcoming years. The roof is less than 21 years old and will be replaced during Phase II of the Roofing Restoration project at LCF.

Physical Plant Improvements:

- Installed video visit stations for the inmates
- Replaced all pipe chase doors with new steel doors.
- Installed exterior inmate phones

Building 50 (ACF): This building has been closed. The building has been put on the complex demolition list. No utilities are on in this building.

Building 51 (LCF): Housing. Building is over 26 years old and is of pole barn type construction. Roof 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. TV room ceilings need to be dry walled to eliminate prisoner access to space above ceiling tiles. The roof is scheduled to be replaced with new steel as part of a DTMB project. Construction is set to begin in the summer of 2021.

Physical Plant Improvements:

- Fixed hot water return leak in E Courtyard
- Concrete repaired in E unit courtyard
- Installed video visit stations for inmate usage
- Created safe distance between inmate store kiosk, j-pay machine, and unit phones

Building 52 (LCF): Housing. Building is over 26 years old and is of pole barn type construction. Roof 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. TV room ceilings need to be dry walled to eliminate prisoner access to space above ceiling tiles. The roof is scheduled to be replaced with new steel as part of a DTMB project. Construction is set to begin in the summer of 2021.

Physical Plant Improvements:

- Installed video visit stations for inmate usage

- Created safe distance between inmate store kiosk, j-pay machine, and unit phones
- Repaired water pipe repair in courtyard area.

Building 53 (LCF): School and Programs. This building is pole barn construction and is over 26 years old with metal roof and siding. Interior areas are generally in good condition. Mechanical and electrical systems are operating as designed. Air conditioning unit in the library needs to be updated. The roof is scheduled to be replaced with new steel as part of a DTMB project. Construction is set to begin in the summer of 2021.

Physical Plant Improvements:

- Replaced entrance sidewalk on north end of building

Building 54 (LCF): Food Service. This building is pole barn construction and is over 26 years old with a new metal roof and original siding. This building continues to be a high maintenance area due to the amount of use and people it is serving. The current building is too small and is serving more meals than it was designed to serve. The food prep and dishwasher areas are in fair condition. This building is air conditioned in the dining area. The AC equipment will need to be replaced soon. The food service 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. Mechanicals are in good condition and operate as designed. A separate building is needed for storage.

Physical Plant Improvements:

- Diamond plate wall coverings installed in main hallway
- Sneeze guards were fabricated and installed
- The bottom three feet of the exterior siding was replaced with new steel

Buildings 57 and 58 (ACF): All buildings have been closed. Both buildings are on the facility demolition list. No utilities are on in either building.

Building 60 (CDW): Warehouse, maintenance storage and Transportation. This building is currently being used for storage of food products. Warehouse, store, facility ERT functions, the facility training area, and some maintenance functions have been moved to this building. The State-wide mattress refurbishing program is located here. Building infrastructure and mechanical systems are in fair condition. Windows and doors need replacing.

Physical Plant Improvements:

- New overhead door installed

Building 61 (CDW): Power Plant. The building and equipment have been well maintained and is meeting the needs of the complex. Boilers are 46 years old. 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 the EGLE. The power plant controls were updated and now it serves as an “unmanned “plant. A new fire alarm system will be installed in the summer of 2021.

Physical Plant Improvements:

- The DA tank was replaced in the Summer of 2020
- RO System installed completed in the summer of 2020 to save on operational costs

Building 66 (CDW): Sewage Lift Station. The building houses the main sewage pumps for the entire complex. The pumps are in good condition and the new controls and energy saving devices have been working well to operate more efficiently. The wet well inside of the building and the wet well outside of the building were both cleaned. Windows need replacing, roof is in fair condition. The forced sewer main that starts in this building and goes to the Coldwater treatment plant was replaced. A new sewer screening building was installed to filter debris from the facility sewage before it is pumped to the city for treatment.

Physical Plant Improvements:

- Sewer plant doors replaced with energy efficient doors
- New sewage pipe installed from outside into the building
- Cleaned commutator pit out

Building 70 (CDW): Grounds Maintenance. Building is in good condition. The roof leaks at times. An additional roof drain needs to be added. The roof will need to be replaced soon.

Physical Plant Improvements:

- Repaired water main leak at entrance of building

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 was replaced in 2016. The doors and windows need to be replaced with energy efficient ones.

Physical Plant Improvements:

- Insulated high pressure steam lines
- Replaced steam unit heater at north end of building

Complex Infrastructure: Roads, Tunnels, Piping Systems, Electrical Distribution, Water Distribution and Storage. Roads throughout the closed prison and Camp are in poor condition and have been closed. Approval has been given to remove the roads when funding is available. LCF parking lots need to be re-striped. The interior roads inside of LCF are all recently new and in great shape except for the road leading from the east side weight pit to the B-5 back dock. The sally port inspection pit is remodeled to be safer to enter. 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. Most tunnels need to have the pipe insulation replaced. Most steam lines are in good condition. Electrical distribution lines are in good condition. The gun range berms are scheduled to be raised as part of a DTMB project. Construction is set to begin in August of 2021. Most water mains are in good condition. The water tower is in good condition. There is a need for a utility tunnel to be

installed on the west side of the facility. The heating pipes are currently direct buried and cause a vast amount of energy loss.

Physical Plant Improvements:

- Installed new PIV valve in main line outside of facility to better isolate water pipes
- The facilities three water wells were abandoned and capped
- LCF connected to the Coldwater water supply and is receiving water from them for facility use
- New water meter building erected at the south end of the facility
- New RPZ backflow preventer installed on all facility water lines
- Installed new bypass piping on main facility gas line to eliminate the need for future service interruptions

Perimeter Fence and Security System: The fence security system was upgraded three years ago. The perimeter lights have all been upgraded to LED lights. The facility PPD system will be replaced in the summer of 2021

Physical Plant Improvements:

- New poles and fabric installed on the perimeter “B” fence on east side of facility
- Unhooked electric portion of Detekion cable at the facility. This was a problematic continuous concern for facility maintenance staff

Grounds:

- Removed metal decorative wall by Information desk
- Removed several dead or dying trees and their stumps

Yard:

- Moved inmate phones to be more COVID 19 compliant
- Installed addition drainage around perimeter fence

CC:

Susan Mittelstadt

Daniel Smith

Dave Albrecht

Clarissa Nowak

LAKELAND CORRECTIONAL FACILITY
5-Year Plan FY2023

Building	Project Description	Reason Description	Quantity & Units	Facility Priority	Cost Estimate
LCF A Housing	Replace central air conditioning equipment in A building Housing, Health Care, and the Administration areas.	Current systems are very aged and require a lot of maintenance. Project in design phase.	5 units	1	\$770,000
Site	Condensate return piping.	To decrease operational costs. Replace condensate return piping in half tunnel and direct buried pipe.	1 unit	2	\$880,000
LCF A, B ,C & G Housing	Replace existing roofs.	Roofs are worn and need replacing.	142,100 SF	3	\$2,200,000
LCF bldg E,F,G,H	Replace existing windows in food service, program building, and two housing units.	Current windows are single pane and inefficient.	60	4	\$1,089,000
Power Plant	Replace existing salt storage tank.	Current tank is deteriorating and needs replacing.	1	5	\$242,000
LCF Site	Food Service truck dock	Lower dock so it is the right height to accept truck deliveries. Currently a dock leveler is used. It would be much safer to lower the concrete and have the dock at the correct height.	1	6	\$199,650
LCF B,C Housing	Repalce steam coils in housing units	Current coils are aged and have periodic leaks.	13 units	7	\$193,600
LCF Maintenance Storage	Install fire protection system.	Building has no detection system.	2,400 SF	8	\$57,233
ACF Site - All	Building demolition.	Damaged. Request of Facilities Maintenance.	328,940 SF	9	\$1,705,000
LCF Food Service	Replace HVAC equipment.	Current heating and cooling equipment is aged and requires a lot of maintenance. Also to increase efficiency.	2	10	\$338,800
Administration Building	Upgrade the main electrical distribution lines and service panels.	Increased needs have exceeded current system.	1 unit	11	\$900,000
Site	Replace asphalt road from Fourth Street to the Warehouse parking lot.	Current asphalt road is deteriorating and needs to be replaced.	1 unit	12	\$300,000
LCF Site	Replace deteriorating asphalt around Food Service building	Existing roadways are becoming uneven and dangerous to traverse.	1	13	\$363,000

LCF C building	Replace central laundry equipment	Existing equipment is becoming aged. Replace existing steam dryers and two large washing machines.	10	14	\$218,900
LCF 'D' School	Air handling units heating only. Replace steam heating air handling units in Segregation area.	Not functioning or broken. Future major expense.	3,000 SF	15	\$110,000
LCF	Install fall protection on roof areas of A,B,C,D,E,F,G and H buildings	Provide a safe way in which Maintenance staff can access and repair Maintenance equipment located on the roofs of Housing, Programs, and Administration buildings.	8	16	\$266,200
Maintenance	Replace pneumatic heating controls with direct digital controls (DDC).	Beyond useful life. Not functioning or broken.	17,530 SF	17	\$72,000
Power Plant	Install condensing economizer system at the Power Plant for all three boilers.	Decrease operational costs.	1 unit	18	\$800,000
LCF Admin 'A' Housing and 'B & C' Housing	Fintube radiation. Only in housing Units.	None presently installed. Doesn't provide adequate heating. Underflow heating system is not working.	109,000 SF	19	\$504,848
LCF 'B & C' Housing	Replace drop ceilings with drywall ceilings	Provide more security for institution.	21,500 SF	20	\$1,144,660
A,B,C,D,E,F,G,H	Couple the existing pneumatic heating control system with direct digital controls.	Request will provide energy savings and a better working/living environment and reduce maintenance work orders.	212,900 SF	21	\$145,200
LCF Warehouse	Replace existing single pane windows with energy efficient windows.	Worn out. Damaged.	30 Units	22	\$605,000
LCF Site	Replace electronic detection cable on inside and outside perimeter fence.	Cable needs to be replaced before its useful life is up.	2 Units	23	\$332,750
LCF Site	Pavement/Driveway/Perimeter Road, Bituminous, Remove & Replace Full Depth. Interior drives from C Bldg. north to delivery area at 'B' housing.	Due to age of system. Due to facility request. To prevent failure. To fix deteriorated, damaged, failure area. To improve appearance. Long-term/high maintenance issue. Drives (fire route) have reached their life expectancy and have cracked and are broken.	30,000 SF	24	\$266,200
LCF Site	Pave parking lot on East side of facility warehouse	Easier to maintain and keep dust down	1	25	\$220,000
Grounds Maint	Replace grounds maintenance building roof	Roof is worn and needs replacing.	1	26	\$275,000
LCF 'A, B, C & D' School	Replace/new steam to hot water converter system - 800 GPM. Replace heat exchange (150 GPM approx.).	Worn out.	4 Units	27	\$192,995

LCF Sewer Plant	Back up generator	Back up power in event of emergency.	1 unit	28	\$300,000
LCF Food Service	Back up generator for building.	Protect fryers/coolers from failing.	1 unit	29	\$200,000
LCF 'B' Building	Upgrade the main electrical distribution lines and service panels.	Current service is too small and outdated.	1 Unit	30	\$181,500
Power Plant	Replace existing window system - w/ insulated system.	Worn out. Damaged.	1,550 SF	31	\$133,100
LCF Generator Building	Site Improvements III, new, above ground tank	Upgrade above ground generator fuel tank to include overflow protection.	1 Unit	32	\$60,000
LCF site	Install new pole barn	Install pole barn and connect to the grounds maintenance building to provide staff adequate room to service equipment and allow for necessary storage for the facility equipment.	1	33	\$363,000
LCF site	Install garbage compactor on East side of prison	Additional compactor to keep inmates from traversing behind food service building. Also to give the facility redundancy for their waste disposal needs.	1 Unit	34	\$84,700
Bldg 71 Maintenance	Replace existing window system - w/ insulated system.	Worn out. To Eliminate High Maintenance Condition. Request of Facilities Maintenance.	1,500 SF	35	\$133,100
LCF 'B & C' Housing	Pavement/Driveway/Perimeter Road, Bituminous, Mill & Resurface. Courtyard area of building.	Due to age of system. To fix deteriorated, damaged, failure area. To improve appearance. Long-term/high maintenance issue. To extend life. Courtyard is beginning to deteriorate with cracking and settling and is causing trip hazards.	4 Units	36	\$106,480
LCF site.	Install gravel service road on west side of E and F buildings.	Area is very wet and many times impassable. Allow access for maintenance staff all year long.	1	37	\$84,700
Grounds	Replace existing window system - w/ insulated system.	Worn out. To Cover up Water Damage.	840 SF	38	\$266,550
Site	Salt storage building for grounds maintenance	Allow facility to store salt on site and purchase cheaper	1 Unit	39	\$165,000
LCF Food Service	Misc projects. Addition of 2500 SF to kitchen prep area.	Damage Due To Facility Growth. Request of Facilities Maintenance. Double number of meals compared to original design capacity.	2,500 SF	40	\$880,000
LCF B building	Remodel inmate shower areas in B-2 and B-3 so they are handicapped accesible.	Due to the aging population of the facility, more handicapped fixtures are becoming necessary.	2	41	\$114,950

LCF Site	Camera System Upgrades	Current cameras will be obsolete.	300 units	42	1,100,000.00
LCF Powerplant	Room around T.V. receivers	Current temperatures are damaging satellite receivers.	1 unit	43	\$65,000
LCF "D" Building	Replace segregation security doors	Current door/locking systems are worn out.	8 units	44	\$100,000
LCF Admin. Building	Remodel information desk area.	Increase visibility.	1 unit	45	\$100,000
				Total	\$18,830,116

MICHIGAN DEPARTMENT OF CORRECTIONS

“Expecting Excellence Every Day”

MEMORANDUM

DATE: June 28, 2021

TO: George Stephenson, Warden
Macomb Correctional Facility

FROM: Michael Backlas, A/Physical Plant Supervisor

SUBJECT: Annual Physical Inspection 2021- MRF

Administration Building

Deficiencies noted:

Exterior doors need to be replaced due to deterioration and age. The visiting room yard wall has major damage to the soldier course of brick. Warden’s office air conditioning unit is failing.

Findings/Observations:

All elements (windows, doors, elevator etc.) of this building are in good working order. All the mechanicals are maintained and are operating properly. There are some ongoing projects that consist of replacement of the sliding security gates as well as control center and security system upgrade. The gates and security systems are functioning properly. Overall, the building is very clean and in good shape.

Housing Units 1 – 7

Deficiencies noted:

The roof of housing unit 7 needs replacement/repair. This roof has been repaired by outside contractors but is continuously having new issues arise. The top locks of units 1, 2, and 3 are not working properly and parts are unavailable. The exterior doors are needing replacement due to deterioration. Exterior brick work needed on the soldier course of housing units 1, 4, and 5. Housing unit 4 and 5 lighting control system is twenty-six years old and control parts are a scarcity, advocate we renew with the same lighting system controls used in the other housing units.

Finding/Observations:

All mechanicals of these buildings are well maintained and in good working order. Handicap wheelchair lifts are in working order. The bathrooms and showers are all clean and in good working order. The roofs of units 1 thru 6 are clean and in good shape. The interiors of these buildings are clean and well maintained.

Unit 6 – Satellite Food Service Unit

Deficiencies noted:

None.

Findings/Observations:

Unit 6 satellite food service unit has been converted into the Macomb Parole Violator Health Care unit.

Food Service

Deficiencies noted:

Religious kitchen oven needs to be replaced due to condition and age. Kettles need to be replaced due to deterioration and age. Dish machine needs to be replaced due to the age, condition, and the constant need for repair. Ovens need to be replaced, because of age and condition of internal workings.

Findings/Observations:

All mechanicals are maintained and in good working order. All areas are clean and free of obstacles/trip hazards.

Building 300 School

Deficiencies noted:

Entrance doors are in poor condition and need to be replaced. Exterior brick soldier course in need of brick work. The potable water supply line in the mechanical room is badly corroded and needs replacement.

Findings/Observations:

All mechanicals are maintained and in good working order. Domestic hot water heaters have been replaced and are in good working order. Building is clean.

Health Care

Deficiencies noted:

Dental trench has an abandoned electrical outlet, dental air and vacuum lines.

Findings/Observations:

Health care X-ray machine was renewed in May of 2020. Mechanical systems are in good working order. Area is clean and in good condition.

Segregation

Deficiencies noted:

Findings/Observations:

All mechanicals are maintained and in good working order. Area is clean and well illuminated.

Intake Area/Sallyport

Deficiencies noted:

Sallyport pit drain is collapsed and unable to drain properly. Sallyport gate guide wheels need replacement.

Findings/Observations:

Area is clean and well kept.

Building 500 Warehouse, Commissary Store, Maintenance

Deficiencies noted:

Exterior doors are deteriorating and need to be replaced.

Findings/Observations:

All mechanicals are in good working order. Warehouse refrigeration areas are in good working order. Sewage grinder is in good working order and maintained.

Building 800 (Modular Unit)

Deficiencies noted:

Findings/Observations:

All mechanicals are in working order. Area is clean and well kept.

Gun Towers

Deficiencies noted:

Tower 62 windows are in poor condition. Floor covering needs replacing. Tower 61 sallyport gate controls are not working. Tower 61 air conditioning unit is not operational.

Findings/Observations:

Windows have been ordered and are on site. Flooring and air conditioning work orders are in and scheduled for repair.

Fences, Zones, Fire Protection Systems, and Grounds

Deficiencies noted:

Zone 4B activates intermittently. The mechanical alarms between the mechanical rooms and Senstar II have no masking. Therefore, when the heating system is off for summer Senstar sees this condition as an active alarm. The concrete culvert pipe that allows water to drain the big yard to the ditch outside B fence under zone 7 has shifted due to erosion around the outfall.

Findings/Observations:

We have been addressing zone activations as they arise. We have shaker wire on hand to address future activations. All fencing is in good shape with no visible damage. Fire protection is in good working order. Grounds are well maintained.

Secondary Energy Plants, Generators and Propane Converter

Deficiencies noted:

None

Findings/Observations:

Propane converter has been replaced. Generators are exercised weekly and load tested monthly. Generators are well maintained and fully operational.

Water Tower

Deficiencies noted:

Water tower cathodic protection is not operational.

Findings/Observations:

Water tower has recently been inspected and is in good working order. The water tower refill valve was rebuilt in February.

Summary:

We have several projects that have been started but were put on hold because of the corona virus. These projects consist of control center/EM security upgrade, sliding security gates and asphalt/hu#3 emergency egress, Housing unit boiler replacement.

Housing unit 6 has been converted to the Macomb Parole Violator Unit. See 472/19022.MNB Macomb Correctional Electronic Security System Upgrades - HU6 for details.

The facility is clean and well maintained with no signs of neglect.

MACOMB CORRECTIONAL FACILITY
5-Year Plan FY2023

Building	Project Description	Reason Description	Quantity & Units	Facility Priority	Cost Estimate
Building 200	Fire Suppression system	Bring fire suppression system up to code	1 unit	1	\$115,000
Housing Units 1,2,3	Replace Top Lock System - HU 1,2,3	Age of system(24yrs), replacement parts are not available, failure to operate has increased.	360 units	2	\$600,000
Facility	Security Camera Upgrade	Increase security and safety.	25 units	3	\$150,000
Facility	Replace Exterior Doors	Age of equipment. Damaged and deteriorated. Improve appearance	15 units	4	\$870,000
100 BLDG	Replace quadruple exterior doors/frames and controls	Exterior doors/frames and hardware are corroded through at the threshold. Door hardware Parts are becoming obsolete owing to the facility being over 25 years old.	1 unit	5	\$50,000
Housing Units1-3	Renew Level II Prisoner Lockers	Age of lockers, (25yrs) poor condition, increased security	363 units	6	\$399,300
Housing Units 1-6	Replace Interior Mechanical Room Doors in Restrooms	Doors/frames and hardware are corroded frames have swelled and difficult to operate. 25 years old. Improved appearance	14 units	7	\$35,000
Housing Unit 1,2,4	Replace Hot Water Heater - HU 1,2,4,5	Age of system(24yrs), eliminate high maintenance costs and increased efficiency.	1 units	8	\$408,000
Housing Unit 6	Renew sidewalks in housing unit 6 yard	Increase safety by replacing aging concrete.	1 unit	9	\$15,000
Building 300	Replace Washing Machines	Age of equipment. Frequent failures	2 units	10	\$26,000
Facility	Repair Brick Work	To fix deteriorated and damaged brick; Improve appearance	1 unit	11	\$249,000
Housing Unit 7	Replace Roof on HU7	Age of roof. Has exceeded life expectancy.	1 Unit	12	\$250,000
Housing Units 4 & 5	Replace Door Controls - Units 4 & 5	Age of system(24yrs), replacement parts are not available,	2 units	13	\$120,000

Housing unit 1,2,3,	Replace Level II Prisoner Lockers	To fix deteriorated lockers. Prevent prisoner injuries. Safety	840	14	\$200,000
Housing Unit 1,2,3,	Officer Station Renovations HU 1,2,3,6	Increase efficiency, safety and security, and improve appearance	4 units	15	\$250,000
Front Entrance	Powered Gate for Front Entrance	Increased safety and security	1 unit	16	\$75,000
Building 200	Add addition to kitchen area	Improving efficiency; Increased safety; Increase kitchen space being utilized for religious diets.	1 unit	17	\$900,000
Housing Units 1,2,3,	Stainless steel dayroom tables with attached seats	Increased safety and security	126 Untis	18	\$315,000
Site	Shaker Wire	Frequent system failures.	4000ft	19	\$40,000
Housing Units 1,2,3,	Paving work in Small yards and perimeter road.	Increased safety and security	1 UNIT	20	\$750,000
ERT Trailer	ERT Trailer	ERT Mobile Command Center	1 Unit	21	\$15,000
				Total	\$5,832,300

MICHIGAN DEPARTMENT OF CORRECTIONS

"Committed to Protect, Dedicated to Success"

MEMORANDUM

DATE: September 15, 2021

TO: Gregory Skipper, Warden
Bryan Griswold, Facility Manager

FROM: Paul Tefft Physical Plant Supervisor

SUBJECT: 2021 Annual Physical Plant Structural Report: Michigan Reformatory

G-BLOCK / C-WARD BUILDING #1 (21,255 Sq. Ft.)

G-Block was closed in January of 2017. 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 no 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 a 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
(6,040 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
(18,240 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 fair condition. The Roof is starting to shed shingles and needs to be replaced in the next 5 years.

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
(17,940 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. Laundry equipment lease has been bought out in September 2018, all equipment is now facility owned.

Interior second floor A-Ward;

This Ward was converted to an open bay housing unit in 2008. It houses 120 Level 2 Prisoners. A unit has plaster ceilings with ceiling fans for air flow control. The unit has a new electrical service, a new bathroom, plumbing service and a large day room all in 2008. 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 (16,100 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 fall of 2019.

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
(93,175 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 in fair condition. The roof is in poor condition and the foundation is sound.

Interior first floor CMT:

This area is an open educational setting with plaster walls and ceilings and tile floor. The electrical and plumbing systems were replaced in 2000 and an electrical sub-station for institutional electrical upgrade was also installed in this area. The heating is low pressure steam and in good condition.

Interior second floor Library:

This has a large open area and offices. The floor is carpeted. The ceiling is drop in type and has a good "R" value. The plumbing is old and in need of replacing but is currently in working order. The electrical has had some updating in 2013 with addition for electric law library including LAN drops and extra receptacles for future use. The heat is low pressure steam and in good condition.

**CHAPEL BUILDING #17
(6,400 Sq. Ft.)**

This building is made of poured concrete, was built in 1970 and is in good condition. A new roof was installed in 1994. This roof system is in 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 system 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 system 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 is made up of 3 main areas with the lower roof being replaced in 2017, and the larger

portion being replaced in 2019. The 3rd area is in good condition at this time. A stair tower exists for emergency egress, but an elevator is needed to meet barrier free code. The barrier free ramp leading to the lobby could use some patching. The windows are a mix of aluminum, wood frame and steel frame. All are single pane and not energy efficient.

Interior first floor:

The front stair entrance is concrete and in good condition. There is a double glass double door entrance with double lighted panes. The floor in the entrance way is Terrazzo and is in good condition although shows some wear. Just inside the doors is the staircase that leads to the second floor which is terrazzo and in fair to moderate condition. From the entrance a second glass door to the front desk/waiting area. The waiting area and hall floor is commercial tile and in good condition. The walls are plaster and trimmed in stained wood. The visitor bathroom facilities are in fair condition and functioning properly.

Interior second floor:

The ceilings are cement, covered with insulating tile or simply painted. The walls are wood stud and steel stud covered with commercial grade drywall. The doors are steel framed and are in good condition. The electrical is old but functional. 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, 8, and 11 are the only posts being utilized 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 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.

POWER PLANT #81
(18,168 Sq. Ft.)

Building constructed in 1970. This building is constructed of brick and concrete. The Power Plant houses three boilers, number 1 and 3 replaced in 2017. Five water softeners replaced in 2015. Three water heaters replaced in 2017. Interior salt storage silo installed in 2015. One Caterpillar generator was installed in 2020, with above ground fuel storage tank installed in 2016.

WAREHOUSE #44
(34,800 Sq. Ft.)

Building constructed in 1966. This building is constructed of brick and concrete. The warehouse

has two loading docks, two freezers, one cooler and one dry storage room. All other area is open area for warehouse racking and storage.

INFRASTRUCTURE

New Fiber and Cable installed to admin for J-Pay.

New Roof installed on Rotunda, Main portion of Admin, library, and B&F ward 2020 and 2021.

Razor Ribbon enhancement phase 2 completed July 2021.

South buildings taken off steam and new gas line installed from training house to supply unit heaters and MAH for Bar Screen.

New Generator and Switch Gear installed March 2021.

New Boiler installed in place of #2 September 2021.

New security camera system was installed at the beginning of 2016.

Most of the drives and parking lots are in poor condition. Much of the interior drives were replaced when sewer and storm separation was completed in 2013.

The steam and condensate system is in need of repairs near Food Service and heading toward the south wall. The electrical primary system is in excellent condition with a few of the secondary feeds needing to be upgraded.

New Telephone system was installed in 2017.

New Fire alarm system was installed in 2018

Razor Ribbon enhancement was completed in 2018

New Boiler #1 and #3 2017/2018

New fiber optic cable was installed throughout the institution in 2017 and 2018.

State of Michigan server and all network switches were replaced in August of 2018.

Security fence detection server replaced and upgraded to the Starnet 2 system in August of 2018.

Energy performance Project covering water controls, building automation, boiler replacement, lighting upgrades interior and exterior were completed in 2017 and 2018.

The sanitary sewer was separated in 2013 with separation being made throughout the facility and a new drain for much of the facility.

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.

RIVERSIDE CORRECTIONAL FACILITY

Responsibility for Riverside has been transferred from Regional operations to Michigan Reformatory in 2018. The maintenance building is the only operating building at RCF, all other building have been shut down and winterized. Parole and Probation moved out early 2019 and State Police moved out May of 2019. The Maintenance building located by the sally port is utilized by maintenance staff.

Final closure of RCF of remaining building was completed July 2021. Transfer to Land Bank in progress.

DEERFIELD CORRECTIONAL FACILITY

Responsibility for Deerfield has been transferred from Regional operations to Michigan Reformatory in 2018. All buildings at this location are closed with utilities shut off. 2019 property was transferred to the Michigan Land Bank.



Paul Tefft, Physical Plant Supervisor

MICHIGAN REFORMATORY CORRECTIONAL FACILITY
5-Year Plan FY2023

Building	Project Description	Reason Description	Quantity & Units	Facility Priority	Cost Estimate
Site	Steam distribution Repairs, steam piping in tunnels and power plant.	to repair and replace failing system due to age.	9000 lf	1	\$1,200,000
Perimeter Wall	Repair/Reseal the interior and exterior of RMI's Perimeter Wall	Wall was painted and sealed several years ago. The paint/sealer is peeling away. The top of the wall needs capping to stop water damage.	1500 In.ft.	2	\$850,000
Site	Parking/Driveway/Perimeter Road, Bituminous, Overlay Existing with Bituminous Driveway located between Wall Street and Sally port and driveway down to power plant. Overlay existing with new 3" new bituminous payment.	Due to age of system, prevent erosion, fix deteriorated damaged, failed areas. To prevent personal injury. To improve appearance. Service reliability.	80,000sq.ft.	3	\$600,000
Food Service	Replace Dining Room floor.	Current floors are beyond their useful life and have created poor sanitary conditions for occupants. This project calls for the installation of an epoxy floor system.	8000 sq. ft.	4	\$120,000
Building #2	Due to the condition of the roof, the structure is no longer sound and needs removal.	The roof on this building is over twenty years old causing deterioration of building and contents. Due to correctional standards the building is not feasible for housing inmates. There is no plan to use this building. McDonald Roofing Company est. the cost of this building roof to be \$122,000. (2104)	1	5	\$300,000
Dairy Barn	Due to the condition of the roof, the structure is no longer sound and needs removal.	Facility Recommends removal of barn. The status of the structural is unknown and needs to be evaluated. The roof leaks badly risking damage to timbers. This project includes the abatement of the existing roofing materials. McDonald Roofing Company (2014) rated the roof condition as very poor. Estimated cost to repair.\$135,000.	1	6	\$300,000
A/E Ward	Repair/Replace Roof and Insulation	Survey from McDonald Roofing Company gives this roof a zero life expectancy.	10,300 sq. ft	7	\$350,000
Maintenance Building	Repair/Replace Roof and Insulation	Survey from McDonald Roofing Company gives this roof a zero life expectancy.	5400 sq.ft.	8	\$350,000
Chapel Roof 1&2	Repair/Replace Roof and Insulation	Survey from McDonald Roofing Company gives this roof a zero life expectancy.	5200 sq.ft.	9	\$180,000
I Block Roof	Repair/Replace Roof and Insulation	Survey from McDonald Roofing Company gives this roof a zero life expectancy.	19500 sq.ft.	10	\$350,000
J Block Roof	Repair/Replace Roof and Insulation	Survey from McDonald Roofing Company gives this roof a zero life expectancy.	18500 sq.ft.	11	\$550,000
Library Bathroom	Separate inmate bathroom for staff use.	currently there is no secure separate bathroom for staff in or near the library.	1	12	\$60,000
Sewer Grinder	Replace Grinder and rebuild auger for common sewer for all four facilities.	Grinder unit is outside of specifications and is not properly operating.	1	13	\$80,000
Administration	Replace existing window system-w/insulated system. Replace all single glazed, wood framed windows.	Worn out. Damaged. To eliminate high maintenance conditions. To provide consistent comfortable temperature for visitors and staff.	Numerous	14	\$175,000
Power Plant	Update Transformer Bank and Aerial power lines for facility power supply.	Existing system is beyond usefulness	1	15	\$1,000,000
				Total	\$6,465,000

MICHIGAN DEPARTMENT OF CORRECTIONS

“Expecting Excellence Every Day”

MEMORANDUM

DATE: 8/6/2021

TO: **Dave Shaver, A/Warden SMT**
John Morrell, Facility Manager
Parnall Correctional Facility

FROM: Brad Zimmerman, Physical Plant Superintendent -13 SMT
Parnall Correctional Facility

SUBJECT: Annual Facility Report 2021

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.

Parnall Correctional Facility

- The overall condition of the facility is good, and we are always looking to improve systems and make more efficient.

92-Administration Building

- This building is in good condition.
- Radiant heating boiler needs to be replaced.

57-Warden Suite and Physical Training Center

- This building is in good condition.
- Radiant heating Boiler needs replacement.

80-Healthcare, Creamery, Q-Master, Property, Intake

- The Creamery has been closed.
- Laundry move to the old Creamery area Physical Plant Change has been approved and was in mid construction amid Covid-19
- Property, Quartermaster, and intake areas are in good condition
- The exterior of the building is fair condition some exterior doors could use replacement.

61-Old Traffic Building

- This building structurally is in sound shape
- Paint peeling
- No ceilings
- Windows need replacement
- This building could be added to the demo list
- Vacant

91-Levin School

- This building is in good condition
- Minor cosmetic repairs are needed.

200-Modular Annex

- This building is in good condition considering its age
- The heat system is outdated and is no longer efficient and needs replacement.

201-Modular School Offices

- This building is in fair condition considering its structure
- Roof and soffit need to be replaced.

219-Gym

- This building is in good condition and well maintained
- Concrete areas in front (east) of building need replacing
- M.A.U. has reached life expectancy (20years)

198-Programs

- This building is in very good condition.

74-Maintenance

- This building is in good condition.

213-Maintenance Storage

- This Pole barn structure building is in very good condition.

79-Food Services

- This building is in good shape for its age
- Windows need energy efficient upgrade.
- Some floors need to be redone (epoxy coat) old Teri coda

56-Storage Room

- This building is in fair shape
- Houses the facilities ready-to-use caustic area and storage.

8-Block-Housing

- This building is in good shape considering its age
- This Unit currently houses the mechanical room, supplying water and heat to 9/10 block 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 shower area's in this Housing Unit needs complete replacements, and commercial grade epoxy
- New roof is also needed and scheduled for this year (2019), this was approved and supposed to start spring of 2020 (delayed due to Covid-19)

10-Block-Housing

- This building is in good shape considering its age.
- New locking system is needed in the near future.
- The shower areas in this Housing Unit needs complete replacements, and commercial grade epoxy
- New roof is also needed and scheduled for this year (2019), this was approved and supposed to start spring of 2020 (delayed due to Covid-19)

16-Block-Housing

- This building is in good shape.
- Building will need a new roof in the very near future

196-A-Unit-Housing

- This building is in good shape considering its age.

197-B-Unit-Housing

- This building is in good shape considering its age.

32-Factory

- This building is in good shape considering its age
- Painting of walls and floor coverings are needed
- Windows need replacing throughout
- Building is not in use and should be added to the demo list
- Vacant

31-Vocational Village

- This building is in good condition
- Windows need replacing throughout
- Second floor east 2/3rds (future space is awaiting to be built out)

53-Chapel

- This building is in good condition considering its age.

Sally port

- This area is in good condition
- Could use windows and roof replacement.

74-Maintenance Grounds

- This building is in good condition
- Radiant Heating system needs replacement.

Summary The facility is in good condition considering the temporary units are well over twenty-five years old. The grounds are well maintained. A new centralized laundry is in design and construction to be constructed within the perimeter of the facility (this is three-quarters complete and on hold amid Covid-19). A new camera system has been installed. Perimeter lighting has updated. A new PPD system installed. New fire alarm system installed. New security monitoring system installed. All exterior, inter perimeter lighting has been changed over to LED

Areas of concern include:

- 1. Asphalt/Concrete Repair/Replacements throughout complex. Including perimeter road, staff and visitor parking and maintenance area's**
- 2. 9 and 10 Block showers**

PARNALL CORRECTIONAL FACILITY
5-Year Plan FY2023

Building	Project Description	Reason Description	Quantity & Units	Facility Priority	Cost Estimate
SMT Facility	Security Enhancement	provide for security upgrades	N/A	1	\$500,000
building #79 Food service	build/construct/install New expanded walk through cooler to freezer on the south side of building #79	HEALTH / SAFETY AND SECURITY OF THE FACILITY A new walk through cooler to freezer installed on the south side of building #79 would prevent and allow food service employee to stay on site.	1	2	\$150,000
Concrete outside of building #219 Gym	Outside Gym Building #219 concrete	Concrete outside of building is badly damaged, pitted, and cracked. Unuseable	1600sqft	3	\$75,000
BLDG 31	VOCATIONAL VILLAGE FUTURE SPACE	NEEDED TO EXPAND ON EDUCATIONAL AND SKILL TRADE PROGRAMMING.	N/A	4	\$500,000
9 & 10 BLOCK	COLD WATER SUPPLY TO BE REPLACED FROM MAIN TO BASE. SEWER LINES TO BE REPLACED FROM MAIN TO FIXTURES.	HEALTH AND SAFETY ISSUE	N/A	5	\$200,000
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	6	\$150,000
BLDG 31 EXT	INSTALL NEW WINDOWS (BLOCK IN TO STANDARD SIZE)	OUR CURRENT WINDOWS ARE OUTDATED, LEAK AIR AND WATER, AND THEY POSE A THREAT TO SECURITY FOR STAFF AND INMATES.	N/A	7	\$500,000
16 Block	Roof Replacement	Asphalt shingles showing wear 20+ years old. Replace with steal standing seam	5,000 SQ.FT	8	\$ 100,000
A/B unit (196/197)	window replacment	Windows to building are orginal/ many are fogged (loss of argon) and drafty (bad seals) not energy efficent	100 windows	9	\$100,000
Chapel roof (buildir	Replace roof	orginal roof, roof is over 20 years old and has out lived its life time/replace prior to showing signs of leakage	3500 sqft.	10	\$75,000
				Total	\$2,350,000

MICHIGAN DEPARTMENT OF CORRECTIONS

“Committed to Protect, Dedicated to Success”

MEMORANDUM

DATE: June 29, 2021

TO: Chandler Cheeks,
Warden

FROM: John Black,
Physical Plant Supervisor

SUBJECT: Annual Physical Plant Evaluation-2021

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 plans.

Most buildings at the Thumb Correctional Facility are in good condition with wear and tear typically found in building 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.

Overview of Physical Plant Accomplishments

The facility is installing LED lighting throughout the facility as funds are available.

The facility housing units have been painted, cells, bowtie areas, handrails, etc.

Auburn Unit/Burn Unit (Bldg. 700)

The handicapped wheelchair mechanical lifts project is approximately forty percent complete, waiting on capital projects to restart for completion.

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.

The Front entrances are still working well, but they need replacement within the next few years.

Cord Unit/Durant Unit (Bldg. 400)

Not unlike all the other housing units building 400 needs 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.

Essex Unit/Franklin Unit (Building 500 and Building 1000)

As with the other units Essex unit too needs new entry doors, hardware, and continuous hinges. The doors are not worn due to misuse but because of age and use.

Food Service/Health Care/Segregation/Maintenance/Warehouse (Bldg.200)

The air conditioning unit is scheduled to be replaced by the end of 2021.

The elevator in this building has been operating without mechanical issues this year.

There are some doors and door frames throughout food service that are still in the need of replacing. We will replace these as funding becomes available.

Pots and Pans needs all new stainless-steel work area, to include more food warmers for hot food storage.

Food Service dish machine needs replacement and will be included in our five-year plan.

Food Service will be requesting replacement of some refrigeration units as funding becomes available.

Programs (Building 300)

The 20-ton air conditioning unit is scheduled to be replaced by the end of 2021.

The entrance doors need 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 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. This is in our five-year plan but due to the expense of this item it is still on hold.

The elevator in Building 100 is in good condition, there have been some minor issues with this elevator but nothing that has not been able to be fixed quickly and for the most part inexpensively.

We need to replace the entrance doors to the building 100 to a power assisted door which will make us fully compliant with ADA guidelines and improve building accessibility.

MSI (Building 600)

This building is in good shape for the most part.

Site Needs

We need to repair our parking lots and perimeter roads and sidewalks, even though they do not see the traffic that they once did they still need to be maintained or even upgraded. This is in our five-year plan, but for now we continue to patch as needed.

The main emergency back up power generator is scheduled to be replaced in 2021.

Gun Range

The gun range Asset Change Request has been approved for gun range improvements.

In conclusion, our major needs fall in several key areas:

1. Replacement of the perimeter road, sidewalks, and parking lots.
2. Door entrance and exit door replacements.
3. Numerous food service equipment replacement projects.

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.

Cc.

Ed Valled

Andrea Stinson

Dave Albrecht

Gene Page

Richard White

Steve Zubek

THUMB CORRECTIONAL FACILITY
5-Year Plan FY2023

Building	Project Description	Reason Description	Quantity & Units	Facility Priority	Cost Estimate
Site	Replace existing perimeter road, parking lots and sidewalks throughout the facility.	Existing perimeter road, parking lots and sidewalks are in need of replacement or repair as they have exceeded their normal usage and or life cycle.	6 Units	1	\$1,800,000
Bld's 100/200/300	Replace existing single exterior and interior door, door frames, and hardware. Main entrance, Bubble, Control Center, Food Service, Education.	Existing doors, frames and hardware are in need of replacement as they have exceeded their normal usage and or life cycle.	6 Units	2	\$655,000
Bld's 100/300 & 1000	Replace controls for air conditioning units for these buildings.	Existing control systems are in need of replacement as they have exceeded their normal usage and or life cycle.	3 Units	2	\$200,000
Bld 200	Replace existing stainless steel scrap, wash and rinse tanks and all stainless steel countertops in pots and pans area, including dish room of Food Service.	Existing stainless steel tanks and countertops are in need of replacement as they have exceeded their normal usage and or life cycle.	5 Units	3	\$20,000
Bld 200	Replace inoperable-discarded blast chiller used to meet cool down requirements of food code and HACCP.	Unit became inoperable due to it being past its life cycle and was discarded. An operable unit assist in meeting food code requirements chilling hot foods appropriately.	1 Units	3	\$20,000
				Total	\$2,695,000

MICHIGAN DEPARTMENT OF CORRECTIONS

“Committed to Protect, Dedicated to Success”

MEMORANDUM

DATE: May 20, 2021

TO: Jeremy Howard, Warden
Women’s Huron Valley Correctional Facility

FROM: Kevin Kotzian, Physical Plant Supervisor-2
Women’s Huron Valley Correctional Facility

SUBJECT: Annual Physical Plant Report-WHV

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

Executive Summary

These are DTMB/Facility projects completed in FY2019 and at this writing in FY2020:

- **Roofs** – Jennings/Lenawee, RGC, RGC Trailer, Maintenance Garage
- **Chiller Replacement** - Installation of three 400 ton air cooled chillers and associated appurtenances for facility air conditioning. 2 chillers were put into operation in July. The other chiller was be installed over the winter in time for the 2019 cooling season.
- **Tennis & Basketball Replacement** – Replacing the large tennis court in the West big yard and the large basketball court in the East big yard.
- **Level IV Locks** – The locking mechanisms have been converted to prevent the locks being manipulated.

These are DTMB projects currently in progress in FY2020 at this writing:

- **Food Service Floor Sealing** – Clean and seal all exposed high traffic concrete floors in this building.
- **Roofs** – Dickinson, Calhoun, East Administration.
- **Vocational Village**- Create a vocational programs area for prisoners to be located in the

former Unit 6 area of the Programs Building.

- **Video Management & Perimeter Surveillance Upgrade** – Replacement/addition of new surveillance cameras including a new video recording/storage system and perimeter lighting.
- **Electronic Security Systems Upgrade** – Upgrade Starnet 100 with Ultralink 2, Replace transponders
- **ADA Egress Ramps** – Add ramps in housing units with elevator/wheelchair lift. RGC, Housing Unit 1 and Housing Unit 3.

Needed future facility-wide issues:

- **PA System** – This system is old and obsolete. The amplifiers are failing frequently. This system should be replaced.
- **Exterior Lighting** – The parking lot and interior lighting fixtures and poles need to be replaced. The fixtures are a combination of high-pressure sodium, metal halide and mercury vapor. All of which require frequent replacement and more costly to operate when compared with LED fixtures. Most of the poles are deteriorated from rusting and the underground conduit carrying the wiring is deteriorated and prone to failure.
- **Perimeter Road** - This asphalt drive is starting to deteriorate, and plans are in place to replace it.
- **Primary (4800 volt) Electrical Substations** – Electrical substations in the West Administration Building, Jennings and Prisoner Services Building are obsolete and prone to erratic operation. New parts are no longer available. These substations need to be replaced.
- **Motor Control Centers (480 volt)** – The motor control centers in all buildings except Food Service, MSI and the emergency generator room need to be replaced primarily due to obsolescence and damage due to excessive atmospheric moisture over the years due to past steam leaks and poor ventilation.
- **Bubble Gates** – All 5 bubble gates need to be replaced. The East Administration building bubble needs to be extended for more space.
- **Above and Underground Utility Repairs** – Replace underground gas lines
- **RGC Addition** – Build an addition to take the place of the RGC Healthcare trailer and create an area for centralized intake.

Staffing:

We currently have staffing openings for 4 Maintenance Mechanics, 2 Electricians, 1 Equipment Technician 10 and 1 Refrigeration Mechanic 10.

Powerplant and Utilities:

The three main Powerplant steam boilers are severely scaled on the waterside heating surfaces which are both increasing fuel consumption but also limit their steam generating capacity to about 66% of design capacity. The combustion controls on the 3 Cleaver Brooks water tube boilers need to be replaced to achieve improved control, improved efficiency, and improved operational reliability.

The main Federal Pacific motor control center (MCC) for the Powerplant has been obsolete for years and replacement breakers, buckets and starters are no longer available. This MCC needs to be replaced.

West Side:

Administration Building

The building is overall in good structural shape. The roof was replaced in 2016. The domestic hot water system was also replaced in 2016.

The Health Care area is in overall good condition.

A double split air conditioning system was installed in the medication storage and dispensing rooms to maintain the quality of medications in 2018.

Air handlers need to be replaced as well as hot and cold decks. The typical life expectancy of an industrial/commercial HVAC system is 20 – 25 years with proper maintenance. This system is 43 years old. Essentially, the entire HVAC system needs to be replaced.

Replaced two chilled water coils in 2019,

Exterior doors need to be replaced.

The 3 entrance gates (bubble gates) need to be replaced. They are way past their expected useful life.

Programs Building & Vocational Village (Under construction)

The building structure overall is in good shape.

This roof was replaced during the summer of 2016.

The auditorium lighting needs to be upgraded to LED fixtures.

Installation of direct digital controls for the HVAC system including new field devices and integration into the BAS controls system were completed last summer.

Air handlers need to be replaced as well as hot and cold decks. The typical life expectancy of an industrial/commercial HVAC system is 20 – 25 years with proper maintenance. This system is 43 years old. Essentially, the entire HVAC system needs to be replaced.

Replaced the chilled water coil in 2019.

Exterior doors need to be replaced.

Rubber seated butterfly isolation valves on the chilled water system were replaced in 2019.

The windows need to be replaced.

Food Service Building

In 2019 epoxy resin coating was installed on the concrete floors in back hallway and the hallway to the main coolers and freezer. A new floor drain was also installed near the dish tank.

Plans are to remove quarry tile in the dish machine area and install epoxy resin coating.

Housing Unit 1

All coils on the reheat system were replaced two years ago.

Air handlers need to be replaced as well as hot and cold decks. The typical life expectancy of an industrial/commercial HVAC system is 20 – 25 years with proper maintenance. This system is 43 years old. Essentially, the entire HVAC system needs to be replaced.

Rubber seated butterfly isolation valves on the chilled water system were replaced in 2019.

The windows need to be replaced. The exterior doors to the lower mechanical room are rusted beyond any further repairs and need to be replaced.

The limited use elevator lift needs to be completely rebuilt or replaced.

Housing Unit 2

Air handlers need to be replaced as well as hot and cold decks. The typical life expectancy of an industrial/commercial HVAC system is 20 – 25 years with proper maintenance. This system is 43 years old. Essentially the entire HVAC system needs to be replaced.

Rubber seated butterfly isolation valves on the chilled water system were replaced in 2019.

The windows need to be replaced. The exterior doors to the lower mechanical room are rusted beyond any further repairs and need to be replaced.

Housing Unit 3

Air handlers need to be replaced as well as hot and cold decks. The typical life expectancy of an industrial/commercial HVAC system is 20 – 25 years with proper maintenance. This system is 43 years old. Essentially, the entire HVAC system needs to be replaced.

The windows need to be replaced. The exterior doors to the lower mechanical room are rusted beyond any further repairs and need to be replaced.

The limited use elevator lift needs to be completely rebuilt or replaced.

Housing Unit 4

We recently replaced one of the two main Taco hot water circulating pumps in 2021.

Air handlers need to be replaced as well as hot and cold decks. The typical life expectancy of an industrial/commercial HVAC system is 20 – 25 years with proper maintenance. This system is 43 years old. Essentially, the entire HVAC system needs to be replaced.

The windows need to be replaced. The exterior doors to the lower mechanical room are rusted beyond any further repairs and need to be replaced.

Housing Unit 5

The steam supply and condensate return, chilled water supply and chilled water return lines were replaced in 2016.

We recently replaced one of the two main Taco hot water circulating pumps in 2019.

The main condensate receiving/pumping system was replaced in 2019.

Installation of direct digital controls for the HVAC system including new field devices and integration into the BAS controls system was completed in 2019.

Air handlers need to be replaced as well as hot and cold decks. The typical life expectancy of an industrial/commercial HVAC system is 20 – 25 years with proper maintenance. This system is 43 years old. Essentially, the entire HVAC system needs to be replaced.

Rubber seated butterfly isolation valves on the chilled water system were replaced in 2019.

The windows need to be replaced. The exterior doors to the lower mechanical room are rusted beyond any further repairs and need to be replaced.

Field House

The roof was replaced during the summer of 2016.

The lights in the gymnasium were replaced with LED fixtures in 2019.

Installation of direct digital controls for the HVAC system including new field devices and integration into the BAS controls system will be completed in 2019.

The following work to enhance heating and ventilation in this building was completed in 2019.

Replacement of a door in room 110, new window in room 112, new ceiling and lighting fixtures in room 111, replacement of a fin tube heat exchanger in room 112 including balancing valves in rooms 111 and 112, replacement of a cabinet heater in room 110.

All exterior doors are in poor condition and need to be replaced.

Installation of direct digital controls for the HVAC system including new field devices and integration into the BAS controls system will be completed this summer.

Air handlers need to be replaced as well as hot and cold decks. The typical life expectancy of an industrial/commercial HVAC system is 20 – 25 years with proper maintenance. This system is 43 years old. Essentially the entire HVAC system needs to be replaced.

Rubber seated butterfly isolation valves on the chilled water system were replaced in 2019.

The windows need to be replaced. The exterior doors to the lower mechanical room are rusted beyond any further repairs and need to be replaced.

Gymnasium flooring was replaced.

Prisoner Services Building

This building is in very good overall condition as it was recently renovated in 2016.

Air handlers need to be replaced as well as hot and cold decks. The typical life expectancy of an industrial/commercial HVAC system is 20 – 25 years with proper maintenance. This system is 43 years old. Essentially, the entire HVAC system needs to be replaced.

Installed a new exhaust hood to accommodate additional equipment in 2019.

Maintenance Building

The maintenance building is overcrowded, has insufficient office space and insufficient office and storage space to meet the needs of the Maintenance Department. This building should be primarily used for shop and parts warehouse space. The Maintenance staff should have additional space for offices, a conference room and break area.

Powerplant

The building is good overall condition. Replace the 3 Cleaver Brooks watertube steam boilers with 3 firetube boiler with economizers, and low NOX burners. Boilers to be sized for new, lower steam load due to replacement of steam absorbers with electric chillers.

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.

Replaced the fan, shaft and bearings in AHU2 in 2019.

Restroom and shower exhaust systems will be upgraded via DTMB project 472/17090.JNS.

Dickinson Unit

The roof will be replaced via DTMB project 472/18410.CDP.

Restroom and shower exhaust systems will be upgraded via DTMB project 472/17090.JNS.

Replaced one of the four main air conditioning compressors in 2019.

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.

Air handlers need to be replaced as well as hot and cold decks. The typical life expectancy of an industrial/commercial HVAC system is 20 – 25 years with proper maintenance.

Restroom and shower exhaust systems were upgraded via DTMB project 472/17090.JNS.

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. Air handlers need to be replaced as well as hot and cold decks. The typical life expectancy of an industrial/commercial HVAC system is 20 – 25 years with proper maintenance.

Restroom and shower exhaust systems were upgraded via DTMB project 472/17090.JNS.

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.

Air handlers need to be replaced as well as hot and cold decks. The typical life expectancy of an industrial/commercial HVAC system is 20 – 25 years with proper maintenance.

Restroom and shower exhaust systems were upgraded via DTMB project 472/17090.JNS.

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.

Air handlers need to be replaced as well as hot and cold decks. The typical life expectancy of an industrial/commercial HVAC system is 20 – 25 years with proper maintenance.

Restroom and shower exhaust systems were upgraded via DTMB project 472/17090.JNS.

Jennings Building/School/Lenawee Housing Unit

The roof was replaced via DTMB project 472/18410.CDP.

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.

Air handlers need to be replaced as well as hot and cold decks. The typical life expectancy of an industrial/commercial HVAC system is 20 – 25 years with proper maintenance.

Restroom and shower exhaust systems were upgraded via DTMB project 472/17090.JNS.

Kent Building

The roof for the piping trestle between Kent and Jennings was replaced in 2018.

Air handlers need to be replaced as well as hot and cold decks. The typical life expectancy of an industrial/commercial HVAC system is 20 – 25 years with proper maintenance.

The two primary hydronic heat exchangers and circulating pumps that service all the East side

buildings were replaced in 2020.

Restroom and shower exhaust systems were upgraded via DTMB project 472/17090.JNS.

L Administration Building

The carpeting project was completed during the winter (2017).

The small flat roof over the staff break area was replaced in the fall of 2017.

The roof needs to be replaced.

The two entrance gates (bubble gates) need to be replaced. They are way past their useful life. The entrance gate needs to be extended in length. The space in the current gate is too crowded.

MSI Building

The low-pressure steam boiler was replaced in December 2019.

RGC/ Unit 9/Adjacent Pole Barn

To be compliant with the PREA standards for housing under 18-year-old felons away from those over 18, some years back Unit 9 of RGC was remodeled to become a totally separate Unit with separate toilet and shower areas, dayroom and grooming room, as well as an isolated yard but this design is not current with PREA standards. The Youthful Offender Area Upgrade project which was completed in 2018 brings this area into compliance.

A panoramic x-ray machine was installed in the Dental unit in 2019.

The roof over the trailers and the roof of the main building were replaced via DTMB project 472/18410.CDP.

Installation of direct digital controls for the HVAC system including new field devices and integration into the BAS controls system was completed in 2019. The 25 ton air conditioning unit and associated evaporator coils was also replaced in 2019.

Warehouse

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

CC: Dan Smith
Jeremy Howard
Toni Moore

HURON VALLEY WOMEN'S CORRECTIONAL FACILITY

5-Year Plan

FY2023

Building	Project Description	Reason Description	Quantity & Units	Facility Priority	Cost Estimate
Powerplant	Replace the 3 Cleaver Brooks watertube steam boilers with 3 firetube boiler with economizers, and low NOX burners. Boilers to be sized for new, lower steam load due to replacement of steam absorbers with electric chillers.	Combustion controls are not capable of needed turndown and controls are nearing obsolescence. More cost effective to replace the watertube boilers with firetube boilers having low Nox burners that it would to install conversion burners on the existing boilers. Boilers cycle continuously during the summer months due to lack of steam load.	3 Units	1	\$2,428,125
Emmet	Conversion of 6 dry cells to wet cells.	Needed for additional observation cells when Calhoun Acute is full.	6 units	2	\$137,812
Maintenance Concrete	Add a building for dry un heated storage, roughly 40,000 sq ft.	The project would create sufficient storage for material, bunks, lockers and other items that cannot/should not be in the elements all the time. Currently no storage on premise.	1 unit	3	\$1,100,000
Replacement of Sidewalks and Tunnel Caps	Replace concrete that covers the utility tunnels	The current sidewalks are cracking and deteriorating causing possible trip hazard to staff and inmates	485 feet	4	\$600,000
PA System	Replace the facility-wide public address system.	Existing equipment is old and has reached the end of its useful life. Parts are obsolete.	1 Unit	5	\$900,000
Housing AHU Replacements	Replace AHUs in Housing Units	Existing units are outdated and in need of replacement.	27 units		\$1,837,500
West Admin, Jennings & Prisoner Services Building	Replace the 4,800 volt primary electrical substations.	Existing equipment is obsolete, unreliable and replacement parts not available.	3 Units		\$2,636,100
All buildings except Food Service and MSI	Replace the 480V and 208V motor control centers.	Existing equipment is in generally poor condition, obsolete, unreliable and replacement parts not available.	21 Units		\$2,500,000
Perimeter	Add White Rocks	Between Roadway and interior line.	Site		\$650,000
RGC Addition	Addition to the RGC (Unit 9) building	Eliminate the modular unit used for RGC Healthcare. Reduce prisoner movement outside of building. Provide a centralized intake.	4800 sq ft		\$2,100,000
Prisoner Services Building	Replace pneumatic controls with DDC.	Energy savings. Improved performance, control and reliability.	21,968 sq ft		80,000
Maintenance	Replace pneumatic controls with DDC; Connect to BASS	Energy savings. Improved performance, control and reliability.	23,624 sq ft		\$125,000

MSI	Replace pneumatic controls with DDC; Connect to BASS	Energy savings. Improved performance, control and reliability.	25,490 sq ft		\$70,000
Unit 1	Replace pneumatic controls with DDC; Connect to BASS	Energy savings. Improved performance, control and reliability.	24,114 sq ft		\$100,000
Unit 2	Replace pneumatic controls with DDC; Connect to BASS	Energy savings. Improved performance, control and reliability.	24,114 sq ft		\$100,000
Unit 3	Replace pneumatic controls with DDC; Connect to BASS	Energy savings. Improved performance, control and reliability.	24,114 sq ft		\$100,000
Field House	Replace/new piping. Replace steam and condensate piping.	Replacement is more cost effective than the cost of anticipated long-term repairs.	3,000 SF		\$25,000
Prisoner Services Building	Replace/new piping. Replace steam and condensate piping.	Replacement is more cost effective than the cost of anticipated long-term repairs.	4,000 SF		\$28,000
Kent Hall	Replace/new piping. Replace steam and condensate piping.	Replacement is more cost effective than the cost of anticipated long-term repairs.	270,000 SF		\$925,000
Administration/Medical	Replace/new piping. Replace steam and condensate piping.	Replacement is more cost effective than the cost of anticipated long-term repairs.	3,000 SF		\$22,500
Prisoner Services Building	Replace/new piping. Replace steam and condensate piping.	Replacement is more cost effective than the cost of anticipated long-term repairs.	2,000 SF		\$25,500
Academic/Voc. School	Replace/new piping. Replace steam and condensate piping.	Replacement is more cost effective than the cost of anticipated long-term repairs.	3,000 SF		\$25,500
Housing Unit 5	Replace/new piping. Replace steam and condensate piping.	Replacement is more cost effective than the cost of anticipated long-term repairs.	3,000 SF		\$25,500
Housing Unit 4	Replace/new piping. Replace steam and condensate piping.	Replacement is more cost effective than the cost of anticipated long-term repairs.	3,000 SF		\$25,500
Housing Unit 3	Replace/new piping. Replace steam and condensate piping.	Replacement is more cost effective than the cost of anticipated long-term repairs.	3,000 SF		\$25,500
Housing Unit 2	Replace/new piping. Replace steam and condensate piping.	Replacement is more cost effective than the cost of anticipated long-term repairs.	3,000 SF		\$25,500

Housing Unit 1	Replace/new piping. Replace steam and condensate piping.	Replacement is more cost effective than the cost of anticipated long-term repairs.	3,000 SF		\$25,500
Housing Unit 1	Replace existing window system - w/ insulated system. Windows should include integral bars. Combine all bldgs 1 submittal	Energy savings.	94 units		\$102,100
Housing Unit 2	Replace existing window system - w/ insulated system. Windows should include integral bars. Combine all bldgs 1 submittal	Energy savings.	94 units		\$102,100
Housing Unit 3	Replace existing window system - w/ insulated system. Windows should include integral bars. Combine all bldgs 1 submittal	Energy savings.	94 units		\$102,100
Housing Unit 4	Replace existing window system - w/ insulated system. Windows should include integral bars. Combine all bldgs 1 submittal	Energy savings.	94 units		\$102,100
Housing Unit 5	Replace existing window system - w/ insulated system. Windows should include integral bars. Combine all bldgs 1 submittal	Energy savings.	94 units		\$102,000
Programs	Replace existing window system - w/ insulated system. Windows should include integral bars. Combine all bldgs 1 submittal	Energy savings.	14 Units		\$17,500
Kent Hall	Replace existing window system - w/ insulated system. Windows should include integral bars. Combine all bldgs 1 submittal	Energy savings.	130 units		\$160,000
Dickinson Hall	Replace existing window system - w/ insulated system. Windows should include integral bars. Combine all bldgs 1 submittal	Energy savings.	128 units		\$160,000
Jennings Hall	INTERIOR LIGHTING-Replace interior light fixture(s) Replace with LED fixtures.	Increased lighting levels and energy savings.	750 SF		\$4,400
Calhoun Hall	INTERIOR LIGHTING-Replace interior light fixture(s), Replace with LED fixtures.	Increased lighting levels and energy savings.	30,285 SF		\$101,800
Dickenson	INTERIOR LIGHTING-Replace interior light fixture(s) Replace with LED fixtures.	Increased lighting levels and energy savings.	61,763 SF		\$207,500
Emmet Hall	INTERIOR LIGHTING-Replace interior light fixture(s). Replace with LED fixtures.	Increased lighting levels and energy savings.	38,055 SF		\$127,900
Fillmore Hall	INTERIOR LIGHTING-Replace interior light fixture(s). Replace with LED fixtures.	Increased lighting levels and energy savings.	38,055 SF		\$127,900

Gladwin Hall	INTERIOR LIGHTING-Replace interior light fixture(s). Replace with LED fixtures.	Increased lighting levels and energy savings.	39,220 SF		\$131,800
Harrison Hall	INTERIOR LIGHTING-Replace interior light fixture(s). Replace with LED fixtures.	Increased lighting levels and energy savings.	39,451 SF		\$132,600
L. Building	INTERIOR LIGHTING-Replace interior light fixture(s). Replace with LED fixtures.	Increased lighting levels and energy savings.	34,584 SF		\$116,200
Warehouse	INTERIOR LIGHTING-Replace interior light fixture(s). Replace with LED fixtures.	Increased lighting levels and energy savings.	20,365 SF		\$68,400
Field House	INTERIOR LIGHTING-Replace interior light fixture(s). Replace with LED fixtures.	Increased lighting levels and energy savings.	16,799 SF		\$45,400
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
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
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 prevent personal injury. To improve appearance. Due to site/soil characteristics. Low area approx. 100'x60'. Area continues to settle, has been filled before. Water prevents mowing and is hazard to inmates. Recommend overfill	6,000 SF		\$50,400
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
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
Site	Soil Stabilization/Grading, Add/Regrade Drainage Swale/Lawn Area. Located in corner between bldg.. K and L adjacent to connector.	To improve drainage. Prevent water from infiltrating building exterior. Area was not correctly graded or addition stone has been added preventing water from flowing out of enclosed area. Water sometimes has entered bldg. K. Area needs to be re-graded	2,400 SF		\$24,200
Site	Soil Stabilization/Grading, Add/Regrade Drainage Swale/Lawn Area. Located at SE interior corner of site east of bldg. K.	To improve drainage. To fix deteriorated, damaged, failure area. To prevent personal injury. To improve appearance. Long-term/high maintenance issue. Area from circulation drive to security fencing is low and holding water.	1,200 SF		\$10,100
Site	Soil Stabilization/Grading, Add/Regrade Drainage Swale/Lawn Area. Located between loading dock drives to bldg.. C and F along south circulation drive.	To fix deteriorated, damaged, failure area. To improve appearance. Soil erosion issue. Vehicles have been driving off drive. Provide topsoil and seeding.	400 SF		\$3,400
Site	Soil Stabilization/Grading, Add/Regrade Drainage Swale/Lawn Area. Located just off north end of the west wing of bldg. K.	To improve drainage. To improve appearance. Long-term/high maintenance issue. Area between pathway and patio area is low with standing water. Recommend filling with topsoil, grading for positive drainage and re-seeding.	1,500 SF		\$12,600

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
Site	Soil Stabilization/Grading, Add/Regrade Drainage Swale/Lawn Area. Area is located at sidewalk "Y" in walk just north of bldg. #10.	To prevent personal injury.	300 SF		\$2,500
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
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
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
Power House	Preplace pneumatic controls on steam station with solid state controls	Worn out, not reliable. 2 PRV station	1 Units		\$37,000
Kent Hall	Replace/new steam to hot water converter system - 800 GPM.	Beyond useful life. Not functioning or broken. Leaking. Impairs building operation. Existing steam to hot water converters are old and defective. More than 50% of tubes are plugged.	1 Unit		\$117,600
Tasers now	Install smoke purge system	Segregation Unit	24,114 sq ft		\$120,000
Dickenson	Replace gutter system. Install industrial gutter/collector/downspout system.	Leading to More Serious Problems. To Cover up Water Damage. Request of Facilities Maintenance.	1,260 LF		\$25,400
Emmet Hall	Replace gutter system. Install industrial gutter/collector/downspout system.	Leading to More Serious Problems. To Cover up Water Damage. Request of Facilities Maintenance.	900 LF		\$18,100
Fillmore Hall	Replace gutter system. Install industrial gutter/collector/downspout system.	Leading to More Serious Problems. To Cover up Water Damage. Request of Facilities Maintenance.	900 LF		\$18,100
Gladwin Hall	Replace gutter system. Install industrial gutter/collector/downspout system.	Leading to More Serious Problems. To Cover up Water Damage. Request of Facilities Maintenance.	900 LF		\$18,100
Harrison Hall	Replace gutter system. Install industrial gutter/collector/downspout system.	Leading to More Serious Problems. To Cover up Water Damage. Request of Facilities Maintenance.	900 LF		\$18,100
Jennings Hall	Replace gutter system. Install industrial gutter/collector/downspout system.	Leading to More Serious Problems. To Cover up Water Damage. Request of Facilities Maintenance.	950 LF		\$19,200

Kent Hall	Replace gutter system. Install industrial gutter/collector/downspout system.	Leading to More Serious Problems. To Cover up Water Damage. Request of Facilities Maintenance.	1,150 LF		\$23,200
L Building	Replace gutter system. Install industrial gutter/collector/downspout system.	Leading to More Serious Problems. To Cover up Water Damage. Request of Facilities Maintenance.	1,025 LF		\$20,700
Maintenance/Warehouse	Replace gutter system. Install new.	To Cover up Water Damage.	600 LF		\$5,800
Administration/Medical	Replace E.J. material. Reseal/reflash E.J. material.	Damaged.	500 LF		\$21,500
6 Guard Towers	Replace or add roof drains. Guard tower in SE corner near sallyport.	Damaged.	1 Unit		\$840
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).	Damaged.	6 Units		\$25,200
Housing Unit 5	Replace lintels.	Damaged.	12 LF		\$710
Administration/Medical	Replace lintels.	Worn out. Damaged.	120 LF		\$7,100
Housing Unit 5	Repair brick - selective areas.	Damaged.	40 SF		\$1,000
Power Plant	Tuckpoint brick. Tuckpoint cmu.	Damaged.	160 SF		\$1,100
Jennings Hall	Replace metal panels.	Damaged. To Cover up Water Damage.	50 SF		\$2,300
Maintenance/Warehouse	Replace metal panels.	Damaged. Water Damage.	80 SF		\$2,900
Power Plant	Replace metal panels.	Worn out. Damaged.	280 SF		\$10,200
Kent Hall	Replace flashing.	Leading to More Serious Problems. To Cover up Water Damage.	20 LF		\$660

5 Guard Towers	Replace existing window system - w/ insulated system. Windows leak and seals broken, hardware worn out. All 5 guard towers.	Worn out. Damaged.	600 SF		\$46,000
Emmet Hall	Recaulk/Reseal window system.	Worn out. To Cover up Water Damage.	1,000 SF		\$8,400
Fillmore Hall	Recaulk/Reseal window system.	Worn out. To Cover up Water Damage.	800 SF		\$8,400
Gladwin Hall	Recaulk/Reseal window system.	Worn out. To Cover up Water Damage.	1,000 SF		\$8,400
Harrison Hall	Recaulk/Reseal window system.	Worn out. To Cover up Water Damage.	1,000 SF		\$8,400
Jennings Hall	Recaulk/Reseal window system.	Worn out. To Cover up Water Damage.	500 SF		\$4,200
Kent Hall	Recaulk/Reseal window system.	Worn out. Leading to More Serious Problems.	1,500 SF		\$12,600
Administration/Medical	Recaulk/Reseal window system.	Worn out.	150 SF		\$1,300
Field House	Recaulk/Reseal window system.	Worn out.	340 SF		\$2,900
Emmet Hall	Replace insulated glazing.	Damaged.	420 SF		\$17,600
Emmet Hall	Replace insulated glazing. Moisture in window.	Damaged.	400 SF		\$16,800
Gladwin Hall	Replace insulated glazing.	Damaged.	140 SF		\$5,900
Harrison Hall	Replace insulated glazing.	Damaged.	180 SF		\$7,600
Academic/Voc. School	Replace insulated glazing.	Damaged.	100 SF		\$4,200

All Housing units	Replace interior doors/frame/hardware.	Damaged, worn out.	16 units		\$220,000
Powerhouse	Replace overhead doors.	Damaged.	300 SF		\$12,200
Maintenance/Warehouse	Replace overhead doors.	Damaged.	400 SF		\$16,200
Calhoun Hall	Replace plaster ceilings.	Damaged. Building settlement.	200 SF		\$3,400
Dickinson Hall	Replace plaster ceilings.	Building settlement.	90 SF		\$1,500
Field House	Replace plaster ceilings. Gypsum drywall.	Damaged.	300 SF		\$5,000
Administration/Medical	Replace acoustic ceiling system.	Worn out. Damaged.	15,775 SF		\$106,000
Warehouse	Replace acoustic ceiling system.	Worn out. To Cover up Water Damage.	1,100 SF		\$5,900
L Building	Replace acoustic ceiling system.	Worn out. Damaged. To Cover up Water Damage.	320 SF		\$2,200
Housing Unit 5	Replace acoustic ceiling system.	Worn out.	60 SF		\$400
Powerhouse	Replace acoustic ceiling system.	Damaged.	220 SF		\$1,200
Maintenance/Warehouse	Replace acoustic ceiling system.	Worn out. Water Damage.	240 SF		\$1,300
Housing Unit 1	Replace acoustic ceiling system.	Worn out.	210 SF		\$1,400
Field House	Replace acoustic ceiling system.	Worn out. Damaged.	3,290 SF		\$22,100

Dickinson Hall	Replace metal ceiling.	Damaged. To Cover up Water Damage.	20 SF		\$340
Fillmore Hall	Replace metal ceiling. Rusted.	To Cover up Water Damage.	880 SF		\$14,800
Administration/Medical	Replace ceramic tile.	Damaged.	850 SF		\$20,000
Field House	Replace ceramic tile.	Damaged.	1,480 SF		\$34,800
Kent Hall	Clean and patch terrazzo. Exterior concrete stairs spalling off and creating a dangerous situation.	Worn out. Damaged. Dangerous or Potentially Life Threatening. To Cover up Water Damage.	40 SF		\$1,000
Emmet Hall	Misc projects. Replace 280 SF of exterior pipe enclosure.	Damaged.	280 SF		\$1,500
Fillmore Hall	Misc projects. Replace 280 SF of exterior pipe enclosure.	Damaged.	280 SF		\$1,500
Gladwin Hall	Misc projects. Replace 280 SF of exterior pipe enclosure.	Damaged.	280 SF		\$1,500
Jennings Hall	Misc projects. Replace 280 SF of exterior pipe enclosure.	Damaged.	280 SF		\$1,500
Kent Hall	Misc projects. Replace 650 SF fabric wall covering. Acoustical wall covering in the x-ray area.	Damaged.	280 SF		\$1,700
	Demolish Farmhouse	Public Safety	2,000 SF		\$10,000
Site	Concrete Stairway Cast-in-Place, Remove & Replace. Loading dock area at building E.	Due to age of system. To fix deteriorated, damaged, failure area. To prevent personal injury. To improve appearance. Long-term/high maintenance issue. Remove and replace stairs and railing. They are in very bad shape.	24 LF Nose		\$2,100
Site	Concrete Stairway Cast-in-Place, Remove & Replace. Loading dock at bldg. H.	Due to age of system. To fix deteriorated, damaged, failure area. To prevent personal injury. To improve appearance. Long-term/high maintenance issue. Remove and replace stairs and railing. They are in very bad shape.	24 LF Nose		\$2,100
Site	Soil Stabilization/Grading, Add Erosion Control Blanket. Located at West face to bldg. #3.	To improve drainage.	5,000 SF		\$8,400

Site	Soil Stabilization/Grading, Add Rip Rap & Geotextile. Walk area between bldg. G and F.	To improve drainage. To prevent failure. To fix deteriorated, damaged, failure area. To prevent personal injury. To improve appearance. Soil erosion issue. Long-term/high maintenance issue. Prevent water from infiltrating building exterior.	1,230 SF		\$23,800
Site	Soil Stabilization/Grading, Add Rip Rap & Geotextile. SW corner of new addition to bldg. F.	To improve drainage. To fix deteriorated, damaged, failure area. To prevent personal injury. To improve appearance. Soil erosion issue. Roof drainage has caused bad erosion between bldg. and sidewalk. Recommend grouted rip rap to stabilize.	200 SF		\$3,900
Site	Soil Stabilization/Grading, Add Rip Rap & Geotextile. At loading area for bldg. J.	To fix deteriorated, damaged, failure area. To prevent personal injury. To improve appearance. Soil erosion issue. Long-term/high maintenance issue. Due to facility construction. At both sides of loading dock erosion has occurred from roof drainage	1,500 SF		\$34,800
Site	Soil Stabilization/Grading, Add Rip Rap & Geotextile. Located at north end of north wing of bldg. E.	To improve drainage. To fix deteriorated, damaged, failure area. To prevent personal injury. Soil erosion issue. Area along fence is badly eroding due to roof drainage and slope. Recommend grouted rip rap forming minor swale to direct run off.	75 SF		\$1,400
Site	Soil Stabilization/Grading, Add Rip Rap & Geotextile. Area located between bldg. E and circulation drive.	To prevent failure. To prevent personal injury. To improve appearance. Soil erosion issue. Area is badly eroding, mostly from roof drainage and shaded area with side slope. Recommend grout rip rap along north face of wing and up 10' l along side of building	1,200 SF		\$27,800
Site	Soil Stabilization/Grading, Add Rip Rap & Geotextile. Located adjacent to east wall of loading dock ramp to bldg. D.	To improve drainage. To fix deteriorated, damaged, failure area. To prevent personal injury. To improve appearance. Soil erosion issue. Due to grading water follows retaining to south end - bad erosion. Recommend providing grouted rip rap to halt erosion	100 SF		\$1,900
Site	Soil Stabilization/Grading, Add Rip Rap & Geotextile. Located at SE corner of loading dock ramp to bldg. C.	To improve drainage. To fix deteriorated, damaged, failure area. To prevent personal injury. To improve appearance. Soil erosion issue. Erosion adjacent to north ret. wall of loading dock. Can be corrected with rip-rap adjacent to wall and ramp.	120 SF		\$2,300
Site	Soil Stabilization/Grading, Add Rip Rap & Geotextile. At loading area for bldg. F.	To fix deteriorated, damaged, failure area. To prevent personal injury. To improve appearance. Soil erosion issue. Long-term/high maintenance issue. Due to facility construction. At both sides of loading dock erosion has occurred from roof drainage	600 SF		\$13,900
Site	Soil Stabilization/Grading, Add Rip Rap & Geotextile. At loading area for bldg. G.	To fix deteriorated, damaged, failure area. To prevent personal injury. To improve appearance. Soil erosion issue. Long-term/high maintenance issue. Due to facility construction. At both sides of loading dock erosion has occurred from roof drainage	600 SF		\$13,900
Site	Soil Stabilization/Grading, Add Rip Rap & Geotextile. At loading area for bldg. K.	To fix deteriorated, damaged, failure area. To prevent personal injury. To improve appearance. Soil erosion issue. Long-term/high maintenance issue. Due to facility construction. At both sides of loading dock erosion has occurred from roof drainage	600 SF		\$13,900
Site	Soil Stabilization/Grading, Add Rip Rap & Geotextile. At loading area for bldg. H.	To fix deteriorated, damaged, failure area. To prevent personal injury. To improve appearance. Soil erosion issue. Long-term/high maintenance issue. Due to facility construction. At both sides of loading dock erosion has occurred from roof drainage	600 SF		\$11,600
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
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
Site	Recreation Field/Court, Remove & Replace, Basketball. Located within outside activity area north side of site.	To prevent personal injury.	3,600 SF		\$14,500

Site	Site Improvements II, New, Concrete Slab/Pad. At existing dumpster area of north end of bldg. #2 (maintenance bldg.).	Due to age of system.	1,040 SF		\$7,700
Jennings Hall	INTERIOR LIGHTING-Replace interior light fixture(s), High Bay. Remove and replace high bay H.I.D. fixtures.	Existing equipment is old and has reached the end of its useful life. They are old and the efficiency is low.	4,000 SF		\$37,000
Calhoun Hall	Replace/new tempering valve.	Not functioning or broken.	10 Units		\$13,400
Emmet Hall	Replace/new tempering valve.	Not functioning or broken.	14 Units		\$18,800
Fillmore Hall	Replace/new tempering valve.	Not functioning or broken. □	14 Units		\$18,800
Gladwin Hall	Replace/new tempering valve.	Not functioning or broken.	14 Units		\$18,800
Harrison Hall	Replace/new tempering valve.	Not functioning or broken.	14 Units		\$18,800
Housing Unit 4	Fintube radiation.	Worn out.	24,114 SF		\$91,200
Housing Unit 2	Fintube radiation.	Worn out.	24,114 SF		\$91,200
Housing Unit 1	Fintube radiation.	Worn out.	24,114 SF		\$91,200
Powerhouse	Main control panel and front-end direct digital controls (DDC) equipment.	Not functioning or broken. Provide open platform to monitor, alarm, record history , etc., of plant systems	1 Unit		\$40,500
Field House	Miscellaneous. Replace/Repair unit ventilators. Fieldhouse	Worn out.	8 Units		\$8,400
				Total	\$21,123,987

MICHIGAN DEPARTMENT OF CORRECTIONS

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MEMORANDUM

DATE: October 26, 2021

TO: Daniel Smith, Physical Plant Division

FROM: Chris Severson, Physical Plant Supervisor

SUBJECT: Annual Facility Report 2021 Woodland Correctional Facility

This annual report has been prepared in accordance with PD. 04.03.100 Preventative 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 overall condition of the facility is very good. There are some areas that need attention. However, the majority of areas are in good condition. One issue that we are facing is outdated locking mechanisms on approximately 250 doors throughout the facility including all our cell doors in pods 1-10. We can no longer find available parts for these locks and the retrofit kits require the door frames to be modified to accept them. I have had discussion with Warden DeAngelo regarding this matter and I am awaiting direction from her on the ACR to have an MOP project in the future. Another issue we are facing are deteriorating water valves throughout the facility. Many of the valves appear to be original to the facility from the mid 1960’s and do not function properly. Livingston county is known for having hard water and even though we have softeners installed, many valves were in disrepair prior to the softeners being added. When trying to isolate specific areas, we often need to isolate multiple areas of the facility due to faulty valves. Our fire hydrants are starting to fail, and we have had 3 water main leaks in the past 4 years due to deteriorating mains. Another concern is many of our standalone A/C units are at life expectancy and in need of replacement. Our main kitchen / warehouse building commonly have issues regulating heat in the winter. The air handler that supplies air to these areas is old and does not recycle return air. On frigid winter days, the heat exchanger cannot keep up with heating the 100% fresh air coming in. We are starting to get various roof leaks in our front lobby and adjoining spaces surrounding the front lobby. We struggle to keep up with the HVAC related components due to vacancies in staff and the high demand the HVAC system and equipment puts on staff. Currently at 60% staffing. Vacant FTE’s include 1 Maintenance Mechanic, 1

Refrigeration Mechanic, 1 Equipment Technician, and 1 Electrician.

Woodland Center Correctional Facility

Facility MOP Accomplishments:

- Fire alarm upgrade – Ongoing
- Asphalt Replacement – 99% but technically still an open project.
- Install Wi-Fi throughout many areas in the facility.
- Dialysis Expansion / Housing unit – Ongoing

Internal Facility Project Accomplishments:

- Added to the walking path made of asphalt millings for officers to walk on to conduct perimeter security checks
- Add camera in pharmacy
- Replace key watcher box in front lobby
- Replace vfd's in main mechanical room
- Install sump pumps and piping in basement mechanical rooms
- Replace heat exchanger in MAC hot water storage tank
- Replace tiles in food service
- Exhaust Fans replaced in main kitchen
- Main circulating pumps #2 and #3 replaced in powerhouse
- Steam boiler pumps replaced

Future projects known to date:

- Sallyport security upgrades (currently in process)
- Fire alarm upgrades (currently on hold)
- Lift Station upgrades (currently in process)
- Arc flash mitigation.

Some future concerns include maintenance to existing switch gear throughout the facility, reduction of electrical spikes from line service causing equipment components to fail, install a pole barn for maintenance equipment, install roll off dumpster compactor inside the secured perimeter for trash disposal.

Current Infrastructure Observations:

Huron:

Building in overall fair condition.

- In need of new entry doors to the unit. The standalone A/C unit is also at life expectancy and is in need of replacement (just received approval to replace and will be completed in upcoming months). Sliding cell doors are in need of new rollers.

Pods 1-10:

Housing units 1-10 are in good condition.

-The cell doors are in need of new locking mechanisms as current ones are outdated and no longer being made. Parts are not available for these anymore.

-The mag locks on the fire exit doors and shower doors are outdated as well and in need of replacement.

Infirmary and Med Clinic:

Infirmary is in good condition.

-The nurse call stations need to be updated as we have several that do not work. The ACR was submitted for this and is awaiting approval.

Cedar Housing Unit / Dialysis Treatment room

-These areas are newly renovated and in very good condition.

MAC:

Areas in fair condition.

-HVAC is still pneumatic controlled in this area and hard to regulate. Ceiling tile needs replaced as it is perforated metal ceiling tile and shows signs of rust and bends.

Woodland Building:

Areas in overall good condition.

-Starting to get some roof leaks in the lobby and surrounding areas of the front lobby. Not sure the age of the roof on this building.

Power Plant:

Power plant is in good condition.

-The roof top AC unit needs repair.

-There is some wiring in need of replacement for circ pump #3.

-Boiler #3 is in need of new tubes which are leaking. This boiler is currently shut down.

Lift Station:

Our lift station needs upgraded. This project is about to kick off.

Well house/Water Tower:

Building in overall good condition. Water tower needs a few recommended repairs from the inspection that took place in July 2020. ACR was submitted for the recommended repairs and awaiting approval.

Administration Building:

Building in fair condition. Standalone A/C unit at life expectancy and have been failing at times for the past 2 summers.

Maintenance Building:

Building in overall good condition. Exterior paint will be needed on front fascia and

overhangs. Flooring in need of updating as some of the asbestos tiles are beginning to pop.

Parking Lot/Perimeter Road:

The parking lot is in very good condition.

Food Service/Warehouse

Overall, the area is in fair condition. The existing lighting is in need of upgrading as electrical internally is very brittle and causing issues. Lighting to be upgraded as funding is available. HVAC in this building is hard to regulate. Steel C-channel around over head door openings are beginning to rust out at the bottoms and need replaced.

WOODLAND CORRECTIONAL FACILITY
5-Year Plan FY2023

Building	Project Description	Reason Description	Quantity & Units	Facility Priority	Cost Estimate
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	9	\$150,000
Maintenance	Build Pole Barn for Equipment Storage	A lot of equipment is left outside exposed to weather elements. A inside storage area for maintenance equipment will extend the life of the equipment	1	15	\$75,000
Facility Grounds	Repair drainage in front of facility	Areas in front of M-36 has significant flooding. Improved drainage would assist keeping the areas drier and easier to maintain.	1	20	\$100,000
Main Kitchen/MAC	Replace plenum style ceiling tiles	Old tiles are damaged and in need of replacement	1	19	\$100,000
Pods	Install indoor moduals	To safely allow treatment time for potentially violent inmates.	2	11	\$50,000
Huron Unit	Replace Huron Unit AC	Replace the exsistance aging AC unit in Level Housing.	2	2	\$25,000
Facility	Replacing Locking systems	Update 260 door locking mechanisms that have become outdated	260	3	\$1,200,000
Facility	Triple Duty Valves	Replace triple duty valves	2	14	\$10,000
Pods	Add leg iron slots to all cell doors in the pods.	Enhanced security precautions to allow for staff to safely add leg irons to highly assaultive prisoners.	180	8	\$60,000
Pod Yards	Install 4 outdoor modules	To safely allow yard time for potentially violent inmates.	8	10	\$80,000
Pod 3	Convert rubber room into a regular cell.	There is no need for a rubber room. Converting to a regular cell would add one usable cell to our current prisoner count.	1	17	\$40,000
Facility	Miscellaneous Doors	Replace Miscellaneous worn facility doors	12	6	\$25,000
Powerhouse	Expansion Tank	Replacing and move expansion tank in power house	1	12	\$12,500

Facility	Well House Controls	Replace old mercury controls for facility water system	1	1	\$100,000
Facility	Water Tower Repairs	Fix water tower based on inspection and upgrades	1	7	\$20,000
Facility (MAC)	Replace MAC AC Unit	Replace aging AC unit in MAC section on the Facility	1	13	\$40,000
Facility	Roof Razor Ribbon	Add razor ribbon to roof near zones 6/7 and near GP2 yard	1	4	\$25,000
Facility (MAC)	Auditorium Upgrades	New seating, floor refinish, refinish stage	1	16	\$25,000
Facility	remove asbestos	remove Asbestos ceiling and floor tiles throughout admin, maintenance and MAC	3	18	\$250,000
Facility (MAC and Admin)	Water softeners	Add Water softeners to MAC and Admin	2	5	\$35,000
				Total	\$2,422,500

MICHIGAN DEPARTMENT OF CORRECTIONS

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MEMORANDUM

Date: April 19, 2021

To: Eames Groenleer; CFA Jackson Business Office Business Manager

From: Dave Albrecht; CFA Jackson Business Office Physical Plant Administrator

Subject: **Annual Physical Plant Report CFA Jackson Business Office**

This Annual Report has been prepared in accordance with P.D.04.03.100 “Maintenance Operations for MDOC Operated Properties and Facilities”. Specifically, section “I” requires CFA Physical Plant Superintendents conduct an annual inspection of their respective facilities to assess the need for future maintenance. The results of the inspection are to be submitted in writing to the facility Warden. Buildings that are on the approved demolition list were not included in this report.

Annual Review of SMR Physical Plant.

Building #4

This building is structurally in good condition. Exterior brickwork on the building has been repaired and overall looks to be in good condition. Windows need to be upgraded with energy efficient units. Doors are in good condition. Wall coverings and flooring in occupied areas of the building are in good condition. Lighting and HVAC systems are in serviceable condition but need to be updated to modern standards. Plumbing systems are functional in occupied areas. Fire alarm system is in poor condition but is currently in the process of being replaced. Roof is in fair condition. Parking lot to west of building is in poor condition.

Building #5

This building is structurally in good condition. Exterior brickwork on the building has been repaired and overall looks to be in good condition. Windows need to be upgraded with energy efficient units. Doors are in good condition. Wall coverings and flooring in occupied areas of the building are in good condition. Lighting and HVAC systems are in serviceable condition but need to be updated to modern standards. Plumbing systems are functional in occupied areas. Fire alarm system is in poor condition but is in the process

of being replaced. Roof is in fair condition. Parking lot to west of building is in poor condition.

Building # 6

This building is structurally in good condition. Exterior brickwork on the building is deteriorating and needs some repair. Windows need to be upgraded with energy efficient units. Doors are in good condition. Wall coverings and flooring in occupied areas of the building need work in some areas. Lighting and HVAC systems are in serviceable condition but need to be updated to modern standards. Plumbing systems are functional in occupied areas. Fire alarm system is in poor condition but is in the process of being replaced. Roof is in fair condition. Parking lot is in good condition.

Buildings # 7

The building structurally is in good condition. Exterior brickwork on it is deteriorating and needs some repair. Windows and doors need to be upgraded with energy efficient units. Doors are in good condition. Windows need to be upgraded to energy efficient units. Building 7 is currently closed with most systems shut down and heat turned down to minimum requirements. HVAC and lighting systems function adequately but need to be upgraded to modern standards. Fire alarm system is in good condition. Roof of building 7 is new as it was recently replaced. Parking lot is in good condition.

Building #13

This building is structurally in good condition. Exterior brickwork is in good condition. Doors are in poor condition, but the windows have been replaced with new high efficiency units. Lighting has been upgraded in most areas to modern standards. HVAC systems are functional but need to be upgraded to modern standards. Fire alarm system is in good condition. Flooring and wall coverings are in good condition. Plumbing systems are functional. The roof is in poor condition and should be replaced. Elevator is in good condition. Parking lot is in good condition.

Buildings #17

This building is structurally in good condition. Exterior brickwork on it is deteriorating and needs some repair. Windows are in poor condition and need to be upgraded with energy efficient units. Doors in occupied areas are in good condition. Lighting in some areas has been upgraded as part of the energy project. Fire alarm system is in good condition. Flooring and wall coverings on the first floor seems to be in good condition. Rest of the building is in poor condition. Roof is in good condition. Elevator is in poor condition and should be replaced. HVAC systems are in poor condition and A/C is not functional.

Buildings #18

This building is structurally in good condition. Exterior brickwork on it is deteriorating and needs some repair. Windows are in poor condition. Doors are in good condition. Lighting has been upgraded in most areas to modern standards. HVAC systems are functional but need to be upgraded to modern standards. Fire alarm system is functional and is in the process of being replaced. Plumbing systems are functional. Flooring and

wall coverings are in good condition. The roof is in poor condition and should be replaced.

Building #19 SMR admin and Record Storage building

This building is structurally in good condition. Exterior brickwork on it is deteriorating and needs some repair. Windows are in poor condition. Doors in poor condition have recently been replaced. Lighting has been upgraded in most areas to modern standards in some areas. HVAC systems are functional but need to be upgraded to modern standards. Fire alarm system is functional and is in the process of being replaced. Plumbing systems are functional in occupied areas. Parts of the roof are in good condition and parts have been replaced with new roof.

Building # 26, Power Plant

This building is structurally in good condition. Hot water heating and domestic hot water boilers have been upgraded to modern units although the new DHW boilers have been very problematic and are not reliable. Windows and doors need to be upgraded with energy efficient units. Primary switchgear and generators are new and in excellent condition. Lighting, plumbing, and HVAC systems need to be updated to modern standards. Fire protection systems have been replaced and are in good condition. Flooring is in good condition. Roof is in new condition.

Building # 57, Health Fitness

This building is structurally in good condition. Windows and doors need to be upgraded with energy efficient units. Wall coverings and flooring are in good condition. Lighting, plumbing, and HVAC systems need to be updated to modern standards. Roof is in good condition. Parking lot is in good condition.

Building # 62, ADD offices

This building is structurally in good condition. Exterior brickwork on it is deteriorating and needs some repair. Windows and doors need to be upgraded with energy efficient units. Lighting, plumbing, mechanical, and HVAC systems need to be updated to modern standards. Wall coverings and flooring seems to be in good condition. Roof conditions range from poor to good. Parking lot is in fair condition.

Building # 68, water tower

The structure is in good condition.

Building # 119, Gun Range,

This building is structurally in good condition. Windows and doors need to be upgraded with energy efficient units. Lighting, plumbing, and HVAC systems need to be updated to modern standards. Roof is in good condition.

Building # 126, Records Storage Building

This building is in the process of being remodeled. A project to move records here is underway.

Building # 137, Radio Shop

The building is structurally in good condition. Windows and doors are in fair condition and need to be upgraded. Lighting, plumbing, and mechanical systems are all in good condition. Roof is in new condition.

Building # 138, Maintenance shop portion

The building is structurally in good condition. Windows and doors are in fair condition and need to be upgraded. Lighting, plumbing, and mechanical systems are all in good condition. Fire alarm system has been replaced and is in new condition. Roof is in good condition.

Building # 194, Maintenance Unheated Storage

The building is structurally in good condition. Doors are in poor condition and need to be upgraded. Roof is in good condition.

Building # 218, Regional Warehouse

This building is structurally in good condition. Windows and doors need to be upgraded with energy efficient units. Lighting has been upgraded as part of the energy project. Plumbing and HVAC systems need to be updated to modern standards. Roof is in fair condition. Cooler and freezer equipment is outdated, and much is non-functional. It needs to be replaced with modern equipment. Fire alarm system has been replaced and is in new condition. Fire suppression is currently in adequate for the building, but a project is just beginning design to replace the system. Truck dock plates are in the process of being replaced. Overhead doors are in poor condition. Parking lots are in good condition.

Roads and Parking Lots

Main business office parking lot and roads are in good condition. Most of the rest of the facility roads and parking lots are in fair to very poor condition.

Tunnels and Utilities

Most tunnel areas are becoming badly deteriorated and either need to be rebuilt or replaced. Domestic hot water lines have been replaced and are in new condition. Heating hot water lines are in fair condition with several expansion joints in poor condition. Primary and secondary electrical infrastructure is in good condition. Domestic water system and fire hydrants are all functional and in fair condition. Sewer and stormwater systems are in fair condition, with the exception, of manholes and catch basins in several areas that are in poor condition. In the pump building, the south booster pump and the north pump are in good condition. Backflow preventors were tested and comply for the year.

Grounds Areas and Cemetery

All the various grounds areas are in good condition and maintained to a high standard by Regional Maintenance staff.

CC
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Jackson Business Office
5-Year Plan FY2023

Building	Project Description	Reason Description	Quantity & Units	Facility Priority	Cost Estimate
26	Replace high voltage switchgear in powerhouse.	Existing gear as past its useful life and poses a high arc flash risk if used.	1ea	1	\$500,000
6, 7	Repair damaged brickwork and concrete on exterior of buildings. Tuckpoint brick where needed.	Exterior of buildings is deteriorating and needs repairs.	1ea	2	\$900,000
6	Replace roof on 6 block.	Many areas are in very poor condition and need replacement.	1ea.	3	\$350,000
218	Replace roof on Regional Warehouse.	Roof is past it life expectancy and is beginning to leak in spots.	1ea	4	\$400,000
62	Replace and update HVAC system and boiler with modern units and controls. Tie new system into existing building control system for complex.	Existing system is old and well past it's service life.	1ea	5	\$400,000
62	Replace fire alarm system in ADD's office	System is very old and well past it's service life.	1ea	6	\$250,000
138	Install new electric service to Regional Maintenance shop to allow removal of trellis and bridge system that current service relies on.	There is an existing overhead electrical service that could supply the shop and allow removal of the old system that needs to be demolished.	1ea	7	\$ 250,000
5	Replace roof on 5 block and rebuild walking path for RGC gun tower access. Update walking path lighting to energy efficient lamps with new pathway.	Roof is past it's service life and walking path is in poor condition.	1ea	8	\$ 500,000
18	Replace elevator	Elevator is in poor condition and is well past it's service life.	1ea	9	\$ 300,000
Tunnel	Install new tunnel access point on the North tunnel and remove and seal current access points. Remove all scrap piping that remains in North Tunnel.	Tunnel currently does not have good access and is full of old steam piping that restricts access for maintenance.	1ea	10	\$ 350,000
Hole in the wall	Replace hole in the wall gate and warehouse entrance gate with new units	Existing gates are very old and well past their service lives.	2ea	11	\$ 200,000
11, 12, 30	Demolish unused buildings located within the wall of the complex.	Buildings are deteriorating rapidly and are no longer needed.	3ea	12	\$900,000
Incinerator	Demolish several buildings and the former Jackson incinerator buildings located outside the wall of the complex.	Buildings are deteriorating rapidly and are no longer needed.	1ea	13	\$5,000,000
				Total	\$10,300,000