

# MICHIGAN DEPARTMENT OF CORRECTIONS

*“Committed to Protect, Dedicated to Success”*

## FY2018 FIVE YEAR ASSESSMENT PLAN SUMMARY

FISCAL YEAR 2018

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 32 correctional facilities currently open and in full operation. 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 32 facilities consist of 878 buildings equaling 11.3 million square feet sitting on 4,635 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 266 buildings equaling 4.3 million square feet on an additional 1,556 acres.

The MDOC Physical Plant Division with assistance from a large group of 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. As a baseline, we also use a professionally prepared Five Year Plan prepared by URS Greinier for the years 2000-2005. This provides a good starting point and helps us provide an overview of our physical assets and to ensure we anticipate any long term needs.

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. This is a rather involved complex mission to accomplish.

The facility order for this report follows the same order as the Department of Corrections Appropriation Bill PA 268 of 2016, Article V, Part 1:

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# MICHIGAN DEPARTMENT OF CORRECTIONS

*“Committed to Protect, Dedicated to Success”*

## MEMORANDUM

**Date** August 31, 2016

**TO:** Warden Bauman

**FROM:** Michael J. Bone Acting Physical Plant Supervisor

**SUBJECT:** Annual Physical Plant Inspection

The LMF Annual Physical Plant Inspection has been completed by maintenance as required by PD 04.03.100. The following results are as follows:

Updates to our security fence and sally port are being done. Preventive and routine maintenance are continuously being performed.

### ACCOMPLISHMENTS

1. The new camera and monitor system and has been installed and is in operation.
- 2 The new ppd system was installed and is in operation
3. The new air conditioners are installed and working in the unit bubbles
4. Roofs on the 100 and 200 and all housing unit buildings have been replaced
5. The control center remodeling has been completed.
6. The entry control and control center air conditioning units have been installed.
7. The round reader system has been installed.

### 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 windows and doors are in good condition. The roof has been replaced. The floor tile is in good condition. The shower stall tiles are in poor condition. The boilers are waiting for approval to be replaced since they are in poor condition. We have installed a split-system air-conditioning in the bubble.

#### 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 and doors are in good condition.. The roof has been replaced. The floor tile is in good condition. The shower stall tiles are in poor condition. The boilers are waiting approval to be replaced

#### 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 roof has been replaced. The floor tile is in good condition. The shower stall tiles are in poor condition. The boilers are waiting approval to be replaced since they are in poor condition. We have installed new split-system air-conditioning in the bubble.

#### Housing Unit Maple General Population

The unit is in good condition overall. The roof 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. New boilers have been approval to be replaced in the spring of 2017. We have installed new split-system air-conditioning in the bubble.

#### Housing Unit Pine General Population

The unit is in good condition. The exterior walls have some stress cracking and the window sills are showing some deterioration and the caulking around the windows is in poor condition. The roof has been replaced. The windows and doors are in good condition. The floor tile is in good condition. The shower stall tiles are in poor condition. New boilers have been approval to be replaced in the spring of 2017. We have installed new split-system air-conditioning in the bubble. The unit chair lift is scheduled to be repaired.

#### 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 an stress crack on the northwest corner. The floor tile is in good condition. The shower stalls are in poor condition. The windows and doors are in good condition. The boilers are waiting approval to be replaced since they are in poor condition. We have installed new split-system air-conditioning in the bubble. The unit chair lift is scheduled to be repaired.

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

#### 100 Building Administrations

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

### 200 Building Food Service

The overall condition of this building is good. All windows and doors are in good condition. The food service south door is scheduled for replacing before winter.. The roof has been replaced. The interior is in good shape overall. Repairs need to be done to food service area floor tiles and ceiling. The boilers are in poor condition and need repairs or replacement.

### 200 Building Health Services

The exterior walls, doors, and windows are in good condition. The roof has been replaced.

### 300 Building Education and Recreation

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

### 500 Building Warehouse and Maintenance

The overall condition of this building is good. The Warehouse floor has some cracking, but nothing serious. The roof has been patched and the pavers need to be removed. The brick on the upper exterior wall is leaning in at the roof level. Some cracking in the block work has started. These conditions are being addressed at this time.

### 600 Building Pole Barn Storage

All buildings and out buildings are in good condition.

### Propane Plant

The propane tank is in good repair and the vaporizer equipment is scheduled to be replaced.

### Fences, Gun Towers, and Grounds

The perimeter fence is in good condition. The shaker wire is scheduled for replacement this year. The tower doors are in poor condition. The grounds are in good condition.

### Concrete and Asphalt

The concrete is in fair condition. The sidewalks between the buildings have some holes that need to be repaired and there are some expansion joints raised. The asphalt is in poor condition and is in the process of being redone this year.

Recreation Yards

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

All of the facility building exterior doors are rust out and are in need of replacement.

cc:

Ed Vallad, Physical Plant Manager

Warden Bauman, Alger Correctional

Daniel Smith, Physical Plant Division

Jeff Niemi, Regional Physical Plant Superintendent

Becki Nylander, Business Manager

**ALGER CORRECTIONAL FACILITY**  
**5-Year Plan FY2018**

Building	Project Description	Reason Description	Quantity & Units	Facility Priority	Cost Estimate
500 Building	500 Building Parapet Wall Repair- CO Roof Funded	The brickwork along the northwest face is cracking at various stretches and elevations along the mortar joints, most notably with horizontal cracking near the top of the building and vertical cracking near the NW corner and at vertical mortar seams. The expansion of brickwork at and near the northwest corner is noticeable (eg the top layer		1 - MOP	\$231,729.23
	Repair Propane Vaporizer	Alger's backup heating source is exclusively propane. Alger has been experiencing multiple failures when conducting our monthly propane PM. We have had Industrial Propane Service on site two times during Fiscal Year 2016 to make repairs to the system. Our Propane Vaporizer has been recommended to be replaced prior to the		2 - MOP	\$168,950
300 Building	Modular boilers. Replace existing boiler with these.	Reduce energy usage. Provide better temperature control. Utility cost savings. Better equipment available. Personal comfort. Currently, if boiler goes down, there is no heat to the 300 building. If a minimum of these modular boilers are provided and one goes.	1	3 - MOP	\$200,000
Aspen/Cedar	Modular boilers. Replace existing boiler with these.	Reduce energy usage. Provide better temperature control. Utility cost savings. Better equipment available. Personal comfort. Currently, if boiler goes down, there is no heat to the unit. If a minimum of these modular boilers are provided and one goes	2 Units	4 - MOP	\$180,000
Facility	Gates 1, 2, 3, and 4	Original gates. Gates and parts are wearing out and need of replacement repair due to continual use on a daily basis.	4	5 - MOP	\$60,000
200 Building	Modular boilers. Replace existing boiler with these.	Reduce energy usage. Provide better temperature control. Utility cost savings. Better equipment available. Personal comfort. Currently, if boiler goes down, there is no heat to the 200 building. If a minimum of these modular boilers are provided and one goes.	1	6 - MOP	\$300,000
4 Housing Units, 200 Bldg, 300 Bldg.	Upgrade Fire System	System antiquated and parts no longer available.	6	7 - MOP	\$200,000
Birch/Spruce	Modular boilers. Replace existing boiler with these.	Reduce energy usage. Provide better temperature control. Utility cost savings. Better equipment available. Personal comfort. Currently, if boiler goes down, there is no heat to the unit. If a minimum of these modular boilers are provided and one goes	2 Units	8 - MOP	\$180,000
Warehouse	Main control panel and front-end direct digital controls (DDC) equipment.	None presently installed. Provide monitoring of cooler/freezer in building.	1 Unit	9 - MOP	\$46,200
Post 1	Replace 6 windows in post 1 guard tower.	Old and worn.		10 - MOP	\$30,000
All Buildings	Replace single exterior door/frame/hardware. And provide new larger, heavy duty door and frames with smaller sidelite.	Worn out. Damaged. Leading to More Serious Problems. To Eliminate High Maintenance Condition. Food carts are damaging all units.	19 Units	11 - MOP	\$66,800
				<b>Total</b>	<b>\$1,663,679</b>

# Michigan Department of Corrections

*“Committed to Protect, Dedicated to Success”*

## Memorandum

**DATE:** August 24, 2016

**TO:** Shane Place, Warden  
Baraga Correctional Facility

**FROM:** Steve Zapolnik, 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. The following is the annual inspection for this year and are noted by the building:

### **BARAGA CORRECTIONAL FACILITY**

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

- The roof system is in very good condition having been replaced nine years ago, showing no signs of damage.
- Exterior door frames are rusting due to salt/moisture from winter months, but being repaired as time permits.
- The electrical/security system continues to function properly and are tested on a daily basis. A new perimeter fence detection system is being installed this summer.
- New carpeting was installed in the business office and training room. Control center is planned this fall.
- The new perimeter security lighting and camera system has been working well.
- The remainder of the pole light fixtures will be changed to LED this fall.
- The heating/cooling systems are functional and regularly maintained. The pneumatic controls are problematic and are in need of constant adjustments.
- The plumbing system operates properly and normal wear is maintained on a regular basis.

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

- Roof systems are in the process of being replaced.
- Exterior of the building is in overall good condition.



- Electrical/security systems function properly and are regularly maintained.
- Kitchen equipment is a constant repair/maintenance item. The facility maintenance staff works with Trinity to ensure items are repaired.
- HVAC systems are regularly maintained and function properly. Pneumatic controls are in need of constant adjustments. Boilers are original, but in good working order.

### **Programs - 300 BLDG**

- Roof system is in the process of being replaced.
- Electrical/security systems function properly and are regularly maintained. Lighting upgrades are continually done as needed.
- Plumbing system operates properly and normal wear is maintained on a regular basis.
- HVAC systems are regularly maintained and function properly. Pneumatic controls are in need of constant adjustments. Heating boiler is original, although functioning properly, there is no redundant system.

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

- Roof system is in good condition.
- Electrical/security systems function properly.
- Plumbing systems operate properly.
- HVAC system is regularly maintained and functions properly. The rooftop heating units are outdated and becoming very problematic with repair parts hard to find.

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

- The roof system of housing units 1-5 are in the process of being replaced. Housing units 6-7 are newer and in fair condition.
- Electrical/security systems function properly and are regularly maintained. The PPD system has been replaced with a new system.
- Cell door food slots are a major concern due to the fact that they are rusting/corroding at the hinges and the slot, itself, requires constant repairing or replacing. A plan is in place to make regularly scheduled repairs.
- Plumbing system operates properly. Icon electronic valves are being added in problem areas. The water heaters in all the housing units have all been changed to new units. The recirculation lines are constantly leaking and need repair. The leaks are causing ceiling damage.
- HVAC systems are regularly maintained, but are original equipment and can be problematic. The pneumatic controls are in need of constant adjustments and repair. New high efficient boilers were installed in Housing Units 1, 2, 3, 4, and 7, also upgrading the venting.
- The ceiling tiles on various wings are falling; high humidity and no exhaust systems due to showers may have an impact.
- All existing cameras have been replaced with IP cameras and additional cameras are being added for the best coverage.
- The exterior of the HUs are in overall good condition. A plan is in place to strip and repaint exterior door and frames.

- All housing units now have a laundry room with gas dryers and commercial washers.

### **Housing Unit 8**

- Roof system is showing signs of wear, any leaking are repaired timely.
- Electrical/security systems function properly and are regularly maintained.
- Plumbing systems operate properly, normal wear and maintained on a regular basis.
- The domestic hot water system was replaced with high efficiency boilers/water makers.
- HVAC systems are regularly maintained. The electronic control system for the heating is outdated and needs constant adjustment or repair. Upgrades are in the process of being done.

### **Sewage Lift Station**

- The pumps are daily monitored and serviced as needed. The two new pumps that were installed are working very well.

### **Propane Backup System**

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

### **Facility Grounds**

- All fencing is in good condition. Any repairs or problems are done timely.
- The perimeter road is in good condition, but will need sealing and this has been approved. The parking lot was resealed/stripped and is in great condition.
- Exterior pole lighting is in good working condition, the bases are rusting but repaired as time allows. The yard lights of the housing units are changed out to LED and the remaining pole light will be changed this year.
- The sidewalks are in overall good condition; a contractor replaced large damaged areas.
- Additional repairs are planned in front of the Admin. building.

### **Security/Safety Systems**

- All systems are tested with the start of each shift and any issues are addressed timely.
- The stun fence operates well, replacement parts are difficult to find. Plans are being made to upgrade the controls this year.
- A new perimeter fence detection system is being installed this year to replace the E Flex system.
- The monitoring system in control functions properly and was updated with a new computer on 10/8/12. A completely new monitoring system is in the process of being installed. All alarm point will have new transponders. This will greatly improve the reliability
- All fire safety systems are tested, as required, and function properly, but the system is outdated and parts are becoming hard to find.
- The PPD system is tested with each shift and operates properly. This system was replaced and is operating as designed.

**Camp Kitwen**

- Although the facility has been closed, we continue to do monthly inspections and minimal grounds work.
- The overall exterior condition of the facility is fair. There are a few cracked windows and some minor exterior damage due to weather. Mildew/mold is becoming an increasing problem, but the overall interior is in fair condition.

cc: Sandra Villa-Mogush, Administrative Officer  
Edward Vallad – Physical Plant Division  
Daniel T Smith-Physical Plant Division-Dept. Analyst

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

Building	Project Description	Reason Description	Quantity & Units	Facility Priority	Cost Estimate
Administration	Provide control joints. Provide new control joints at all openings and other locations as recommended by I.M.I.	Damaged. Leading to More Serious Problems. To Cover up Water Damage.	1,000 LF		\$5,959
Administration	Couple the existing pneumatic control system with DDC (new panel + some points).	None presently installed. Provide better temperature control. Requirement for other improvements. Allows monitoring of buildings from a remote location.	27,000 SF		\$68,680
Administration	Replace acoustic ceiling system. Replace 24" x 24" ACP ceiling on second floor - entire floor.	Worn out. Damaged. Cosmetically Necessary or Aesthetically Poor. To Cover up Water Damage. Age and water damage in several locations.	5,000 SF		\$33,936
Administration	RegROUT tile. RegROUT quarry tile floor at lobby, corridors, control passage, and rear lobbies.	Worn out. Cosmetically Necessary or Aesthetically Poor.	6,000 SF		\$30,502
Administration	Misc projects. Provide ADA accessible sink at employee lounge on second floor.	Does Not Meet ADA Guidelines.			\$2,525
Administration	Tuckpoint brick. Around areas that cracked from lack of control joints to repair said cracking.	Damaged. Leading to More Serious Problems.	500 SF		\$4,242
Administration	Miscellaneous. Insulate piping.	None presently installed. Provide better temperature control.			\$3,434
Education	Replace roof and insulation. Replace entire roof, and re-do all flashing so that cover is 8" above main roof level at all flashings into high walls.	The roofs on our original buildings are over 20 years old and experiencing several leaks. Repair work is ongoing and extensive.	20,000 SF	in progress	\$289,970
Education	Recaulk/Reseal building joints. Reseal joints in gymnasium where metal columns and CMU have separated (both vertical and horizontal joints).	Damaged. Building settlement.	300 LF		\$919
Education	Modular boilers. Replace existing with new.	Doesn't provide adequate heating. Utility cost savings. Impairs building operation. Personal comfort. Existing does not meet heating demand. If the boiler goes down, there is no back-up for heat.	1 Unit	5	\$30,300
Education	Couple the existing pneumatic control system with DDC (new panel + some points).	None presently installed. Provide better temperature control. Requirement for other improvements. Allows monitoring of the building from a remote location.	26,600 SF		\$67,670
Education	Replace ceramic tile. At janitor's closet with monolithic polymer flooring. Replace floor at showers in similar fashion.	Worn out. Damaged. Leading to More Serious Problems. To Eliminate High Maintenance Condition. Tile floors do not bear up under amount of water usage in prisons.	300 SF		\$7,171

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

<b>Building</b>	<b>Project Description</b>	<b>Reason Description</b>	<b>Quantity &amp; Units</b>	<b>Facility Priority</b>	<b>Cost Estimate</b>
Education	Replace entry system - w/ insulated system. Main entry.	Worn out. Damaged. To Eliminate High Maintenance Condition.	80 SF		\$18,180
Housing Unit 1	Replace roofing	The roofs on our original 5 Housing Units are over 20 years old and experiencing several leaks. Repair work is ongoing and extensive.	16,000 SF	in progress	\$112,989
Housing Unit 1	Rebuild food slots in segregation cell doors	Rebuild food slots in segregation cell doors for added security and safety.	88 units	in progress	\$3,366
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.	76	in progress	\$54,883
Housing Unit 1	Provide control joints. Provide control joints where walls have cracked at 135 degree corners. Remove ex. joint 2 over from cracking and rebuild wall.	Damaged. Leading to More Serious Problems. Building settlement. Joints were located wrong and walls cracked at nearby locations instead. Wall will continue to crack open if steps are not taken to correct.	180 LF		\$2,121
Housing Unit 1	Replace acoustic ceiling system. Replace 12 x 12 applied tile with more durable system.	Damaged. To Eliminate High Maintenance Condition. System sustains damage from leaks when floors are mopped or flooded.	6,000 SF		\$61,105
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 interior doors/frame/hardware. Replace control room door.	Worn out. Damaged. To Eliminate High Maintenance Condition.	1 Unit		\$2,525
Housing Unit 1	Replace VCT. Replace VCT floor at control area.	Damaged.	1,000 SF		\$6,767
Housing Unit 1	Replace ceramic tile. Replace tile floors in all showers with monolithic polymer flooring.	Worn out. Damaged. Leading to More Serious Problems. To Eliminate High Maintenance Condition.	600 SF		\$14,241
Housing Unit 1	Misc projects. Install ceramic tile on shower walls.	Worn out. Damaged. Leading to More Serious Problems. To Eliminate High Maintenance Condition. To Cover up Water Damage. Request of Facilities Maintenance. Water works through wall, damages flooring, ceilings below.			\$12,726

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

<b>Building</b>	<b>Project Description</b>	<b>Reason Description</b>	<b>Quantity &amp; Units</b>	<b>Facility Priority</b>	<b>Cost Estimate</b>
Housing Unit 1	Repair brick - selective areas. Repair cracked, spalled, and damaged brick at roof center parapet.	Damaged. Leading to More Serious Problems. Cosmetically Necessary or Aesthetically Poor. To Eliminate High Maintenance Condition. To Cover up Water Damage. Movement and water infiltration have caused cracking and damage.	100 SF		\$2,525
Housing Unit 1	Miscellaneous. Replace existing cell lavatory faucets.	Requirement for other improvements. Maintenance issue.			\$40,703
Housing Unit 1	Install Exhaust Fan.	Doesn't meet current ventilation standards. Personal comfort. To provide more air changes to decrease humidity in shower areas.	5 Units	6	\$25,802
Housing Unit 2	Rebuild food slots in segregation cell doors	Rebuild food slots in segregation cell doors for added security and safety.	88 units	in progress	\$3,366
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.	76	in progress	\$54,883
Housing Unit 2	Provide control joints. Provide control joints where walls have cracked at 135 degree corners. Remove ex. joint 2 over from cracking and rebuild wall.	Damaged. Leading to More Serious Problems. Building settlement. Joints were located wrong and walls cracked at nearby locations instead. Wall will continue to crack open if steps are not taken to correct.	180 LF		\$2,121
Housing Unit 2	Replace acoustic ceiling system. Replace 12 x 12 applied tile with more durable system.	Damaged. To Eliminate High Maintenance Condition. System sustains damage from leaks when floors are mopped or flooded.	6,000 SF		\$61,105
Housing Unit 2	Replace cell doors and hardware. System needs constant adjustment to work properly.	Worn out. Damaged. Leading to More Serious Problems. To Eliminate High Maintenance Condition.	80 Units		\$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 interior doors/frame/hardware. Replace control room door.	Worn out. Damaged. To Eliminate High Maintenance Condition.	1 Unit		\$2,525
Housing Unit 2	Replace VCT. Replace VCT floor at control area.	Damaged.	1,000 SF		\$6,767
Housing Unit 2	Replace ceramic tile. Replace tile floors in all showers with monolithic polymer flooring.	Worn out. Damaged. Leading to More Serious Problems. To Eliminate High Maintenance Condition.	600 SF		\$14,241

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

Building	Project Description	Reason Description	Quantity & Units	Facility Priority	Cost Estimate
Housing Unit 2	Misc projects. Install ceramic tile on shower walls.	Worn out. Damaged. Leading to More Serious Problems. To Eliminate High Maintenance Condition. To Cover up Water Damage. Request of Facilities Maintenance. Water works through wall, damages flooring, ceilings below.			\$12,726
Housing Unit 2	Repair brick - selective areas. Repair cracked, spalled, and damaged brick at roof center parapet.	Damaged. Leading to More Serious Problems. Cosmetically Necessary or Aesthetically Poor. To Eliminate High Maintenance Condition. To Cover up Water Damage. Movement and water infiltration have caused cracking and damage.	100 SF		\$2,525
Housing Unit 2	Miscellaneous. Replace existing cell lavatory faucets.	Requirement for other improvements. Maintenance issue.			\$40,703
Housing Unit 2	Install Exhaust Fan.	Doesn't meet current ventilation standards. Personal comfort. To provide more air changes to decrease humidity in shower areas.	5 Units	6	\$25,802
Housing Unit 3	Replace roofing	The roofs on our original 5 Housing Units are over 20 years old and experiencing several leaks. Repair work is ongoing and extensive.	16,000 SF	in progress	\$112,989
Housing Unit 3	Rebuild food slots in segregation cell doors	Rebuild food slots in segregation cell doors for added security and safety.	88 units	in progress	\$3,366
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.	76	in progress	\$54,883
Housing Unit 3	Redesign HU3 Segregation Yard	Redesign needed for improved visibility and security.	1 Unit		\$40,400
Housing Unit 3	Provide control joints. Provide control joints where walls have cracked at 135 degree corners. Remove ex. joint 2 over from cracking and rebuild wall.	Damaged. Leading to More Serious Problems. Building settlement. Joints were located wrong and walls cracked at nearby locations instead. Wall will continue to crack open if steps are not taken to correct.	180 LF		\$2,121
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 acoustic ceiling system. Replace VCT floor at control area.	Damaged.	1,000 SF		\$6,767

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

<b>Building</b>	<b>Project Description</b>	<b>Reason Description</b>	<b>Quantity &amp; Units</b>	<b>Facility Priority</b>	<b>Cost Estimate</b>
Housing Unit 3	Replace ceramic tile. Replace tile floors in all showers with monolithic polymer flooring.	Worn out. Damaged. Leading to More Serious Problems. To Eliminate High Maintenance Condition.	600 SF		\$14,241
Housing Unit 3	Misc projects. Install ceramic tile on shower walls.	Worn out. Damaged. Leading to More Serious Problems. To Eliminate High Maintenance Condition. To Cover up Water Damage. Request of Facilities Maintenance. Water works through wall, damages flooring, ceilings below.			\$12,726
Housing Unit 3	Repair brick - selective areas. Repair cracked, spalled, and damaged brick at roof center parapet.	Damaged. Leading to More Serious Problems. Cosmetically Necessary or Aesthetically Poor. To Eliminate High Maintenance Condition. To Cover up Water Damage. Movement and water infiltration have caused cracking and damage.	100 SF		\$2,525
Housing Unit 3	Replace or add roof drains. Add drain at each cell wing near junction to control center area.	Leading to More Serious Problems. To Cover up Water Damage. Existing roof drains around corner onto control area. Water doesn't make turn and ponds at junction.	2 Units		\$1,717
Housing Unit 3	Miscellaneous. Replace existing cell lavatory faucets.	Requirement for other improvements. Maintenance issue.			\$40,703
Housing Unit 3	Miscellaneous. Insulate the cold water supply entering the Mechanical Room and all other hot and cold piping in Mechanical Room with no piping.	Life safety issue. Requirement for other improvements. Cold water pipe with hot Mechanical Room causes condensation on pipes. Decreases life of piping. Some condensation is dripping onto electrical equipment.			\$343
Housing Unit 3	Install Exhaust Fan.	Doesn't meet current ventilation standards. Personal comfort. To provide more air changes to decrease humidity in shower areas.	5 Units	6	\$25,802
Housing Unit 4	Replace roofing	The roofs on our original 5 Housing Units are over 20 years old and experiencing several leaks. Repair work is ongoing and extensive.	16,000 SF	in progress	\$112,989
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.	76	in progress	\$54,883
Housing Unit 4	Provide control joints. Provide control joints where walls have cracked at 135 degree corners. Remove ex. joint 2 over from cracking and rebuild wall.	Damaged. Leading to More Serious Problems. Building settlement. Joints were located wrong and walls cracked at nearby locations instead. Wall will continue to crack open if steps are not taken to correct.	180 LF		\$2,121
Housing Unit 4	Replace acoustic ceiling system. Replace 12 x 12 applied tile with more durable system.	Damaged. To Eliminate High Maintenance Condition. System sustains damage from leaks when floors are mopped or flooded.	6,000 SF		\$61,105
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



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

<b>Building</b>	<b>Project Description</b>	<b>Reason Description</b>	<b>Quantity &amp; Units</b>	<b>Facility Priority</b>	<b>Cost Estimate</b>
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 interior doors/frame/hardware. Replace control room door.	Worn out. Damaged. To Eliminate High Maintenance Condition.	1 Unit		\$2,525
Housing Unit 4	Replace VCT. Replace VCT floor at control area.	Damaged.	1,000 SF		\$6,767
Housing Unit 4	Replace ceramic tile. Replace tile floors in all showers with monolithic polymer flooring.	Worn out. Damaged. Leading to More Serious Problems. To Eliminate High Maintenance Condition.	600 SF		\$14,241
Housing Unit 4	Misc projects. Install ceramic tile on shower walls.	Worn out. Damaged. Leading to More Serious Problems. To Eliminate High Maintenance Condition. To Cover up Water Damage. Request of Facilities Maintenance. Water works through wall, damages flooring, ceilings below.			\$12,726
Housing Unit 4	Repair brick - selective areas. Repair cracked, spalled, and damaged brick at roof center parapet.	Damaged. Leading to More Serious Problems. Cosmetically Necessary or Aesthetically Poor. To Eliminate High Maintenance Condition. To Cover up Water Damage. Movement and water infiltration have caused cracking and damage.	100 SF		\$2,525
Housing Unit 4	Miscellaneous. Replace existing cell lavatory faucets.	Requirement for other improvements. Maintenance issue.			\$4,040
Housing Unit 4	Install Exhaust Fan.	Doesn't meet current ventilation standards. Personal comfort. To provide more air changes to decrease humidity in shower areas.	5 Units	6	\$25,802
Housing Unit 5	Replace roofing	The roofs on our original 5 Housing Units are over 20 years old and experiencing several leaks. Repair work is ongoing and extensive.	16,000 SF	in progress	\$112,989
Housing Unit 5	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.	76	in progress	\$54,883
Housing Unit 5	Provide control joints. Provide control joints where walls have cracked at 135 degree corners. Remove ex. joint 2 over from cracking and rebuild wall.	Damaged. Leading to More Serious Problems. Building settlement. Joints were located wrong and walls cracked at nearby locations instead. Wall will continue to crack open if steps are not taken to correct.	180 LF		\$2,121
Housing Unit 5	Replace acoustic ceiling system. Replace 12 x 12 applied tile with more durable system.	Damaged. To Eliminate High Maintenance Condition. System sustains damage from leaks when floors are mopped or flooded.	6,000 SF		\$61,105

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

Building	Project Description	Reason Description	Quantity & Units	Facility Priority	Cost Estimate
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 interior doors/frame/hardware. Replace control room door.	Worn out. Damaged. To Eliminate High Maintenance Condition.	1 Unit		\$2,525
Housing Unit 5	Replace VCT. Replace VCT floor at control area.	Damaged.	1,000 SF		\$6,767
Housing Unit 5	Replace ceramic tile. Replace tile floors in all showers with monolithic polymer flooring.	Worn out. Damaged. Leading to More Serious Problems. To Eliminate High Maintenance Condition.	600 SF		\$14,241
Housing Unit 5	Misc projects. Install ceramic tile on shower walls.	Worn out. Damaged. Leading to More Serious Problems. To Eliminate High Maintenance Condition. To Cover up Water Damage. Request of Facilities Maintenance. Water works through wall, damages flooring, ceilings below.			\$12,726
Housing Unit 5	Repair brick - selective areas. Repair cracked, spalled, and damaged brick at roof center parapet.	Damaged. Leading to More Serious Problems. Cosmetically Necessary or Aesthetically Poor. To Eliminate High Maintenance Condition. To Cover up Water Damage. Movement and water infiltration have caused cracking and damage.	100 SF		\$2,525
Housing Unit 5	Miscellaneous. Replace existing cell lavatory faucets.	Requirement for other improvements. Maintenance issue.			\$40,703
Housing Unit 5	Install Exhaust Fan.	Doesn't meet current ventilation standards. Personal comfort. To provide more air changes to decrease humidity in shower areas.	5 Units	6	\$25,802
Housing Unit 6	Replace man elevator - for ADA accessibility.	The current elevator is outdated and repair parts are not available. This is needed for use by prisoners requiring ADA accessibility.	1 Unit	4	\$32,500
Housing Unit 6	Replace/Repair metal flashing. Replace all gravel stops.	Worn out. Poor detail will allow water penetration.	2,000 LF		\$50,904
Housing Unit 6	Provide control joints. Provide control joints where walls have cracked at 135 degree corners. Remove ex. joint 2 over from cracking and rebuild wall.	Damaged. Leading to More Serious Problems. Building settlement. Joints were located wrong and walls cracked at nearby location instead. Wall will continue to crack open if steps are not taken to correct.	180 LF		\$2,121

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

Building	Project Description	Reason Description	Quantity & Units	Facility Priority	Cost Estimate
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 6	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	Modular boilers. Replace existing with new.	Doesn't provide adequate heating. Utility cost savings. Impairs building operation. Personal comfort. Existing does not meet heating demand. If the boiler goes down, there is no back-up for heat.	1 Unit	5	\$20,300
Housing Unit 6	Replace interior doors/frame/hardware. Replace control room door.	Worn out. Damaged. To Eliminate High Maintenance Condition.	1 Unit		\$2,525
Housing Unit 6	Replace acoustic ceiling system. Replace 12 x 12 applied tile with more durable system.	Damaged. To Eliminate High Maintenance Condition. System sustains damage from leaks when floors are mopped or flooded.	1,000 SF		\$10,201
Housing Unit 6	Replace VCT. Replace VCT floor at control area.	Damaged.	1,000 SF		\$6,767
Housing Unit 6	Replace ceramic tile. Replace tile floors in all showers with monolithic polymer flooring.	Worn out. Damaged. Leading to More Serious Problems. To Eliminate High Maintenance Condition.	600 SF		\$14,241
Housing Unit 6	Misc projects. Install ceramic tile on shower walls.	Worn out. Damaged. Leading to More Serious Problems. To Eliminate High Maintenance Condition. To Cover up Water Damage. Request of Facilities Maintenance. Water works through wall, damages flooring, ceilings below.			\$12,726
Housing Unit 6	Repair brick - selective areas. Repair cracked, spalled, and damaged brick at roof center parapet.	Damaged. Leading to More Serious Problems. Cosmetically Necessary or Aesthetically Poor. To Eliminate High Maintenance Condition. To Cover up Water Damage. Movement and water infiltration have caused cracking and damage.	100 SF		\$2,525
Housing Unit 6	Misc projects. Infill mat recess in entry hallway, retile entire hallway.	Worn out. Damaged. Leading to More Serious Problems. Cosmetically Necessary or Aesthetically Poor. To Cover up Water Damage. Inset for mat fills with water, grows fungus, tile pops up around edges.			\$2,525
Housing Unit 6	Miscellaneous. Replace existing cell lavatory faucets.	Requirement for other improvements. Maintenance issue.			\$40,703
Housing Unit 6	Install Exhaust Fan.	Doesn't meet current ventilation standards. Personal comfort. To provide more air changes to decrease humidity in shower areas.	5 Units	6	\$25,802

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

<b>Building</b>	<b>Project Description</b>	<b>Reason Description</b>	<b>Quantity &amp; Units</b>	<b>Facility Priority</b>	<b>Cost Estimate</b>
Housing Unit 7	Replace/Repair metal flashing. Replace all gravel stops.	Worn out. Poor detail will allow water penetration.	2,000 LF		\$50,904
Housing Unit 7	Provide control joints. Provide control joints where walls have cracked at 135 degree corners. Remove ex. joint 2 over from cracking and rebuilding wall.	Damaged. Leading to More Serious Problems. Building settlement. Joints were located wrong and walls cracked at nearby locations instead. Wall will continue to crack open if steps are not taken to correct.	180 LF		\$2,121
Housing Unit 7	Replace acoustic ceiling system. Replace 12 x 12 applied tile with more durable system.	Damaged. To Eliminate High Maintenance Condition. System sustains damage from leaks when floors are mopped or flooded.	6,000 SF		\$61,105
Housing Unit 7	Replace cell doors and hardware.	Worn out. Damaged. Leading to More Serious Problems. To Eliminate High Maintenance Condition. System needs constant adjustment to work properly.	80 Units		\$339,360
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 single exterior door/frame/hardware. Replace all exterior doors and hardware.	Worn out. Damaged. To Eliminate High Maintenance Condition.	4 Units		\$10,201
Housing Unit 7	Replace interior doors/frame/hardware. Replace control room door.	Worn out. Damaged. To Eliminate High Maintenance Condition.	1 Unit		\$2,525
Housing Unit 7	Replace VCT. Replace VCT floor at control area.	Damaged.	1,000 SF		\$6,767
Housing Unit 7	Replace ceramic tile. Replace tile floors in all showers with monolithic polymer flooring.	Worn out. Damaged. Leading to More Serious Problems. To Eliminate High Maintenance Condition.	600 SF		\$14,241
Housing Unit 7	Misc projects. Install ceramic tile on shower walls.	Worn out. Damaged. Leading to More Serious Problems. To Eliminate High Maintenance Condition. To Cover up Water Damage. Request of Facilities Maintenance. Water works through wall, damages flooring, ceilings below.			\$12,726
Housing Unit 7	Repair brick - selective areas. Repair cracked, spalled and damaged brick at roof center parapet.	Damaged. Leading to More Serious Problems. Cosmetically Necessary or Aesthetically Poor. To Eliminate High Maintenance Condition. To Cover up Water Damage. Movement and water infiltration have caused cracking and damage.	100 SF		\$2,525
Housing Unit 7	Misc projects. Infill mat recess in entry hallway, retile entire hallway.	Worn out. Damaged. Leading to More Serious Problems. Cosmetically Necessary or Aesthetically Poor. To Cover up Water Damage. Inset for mat fills with water, grows fungus, tile pops up around edges.			\$2,525

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

<b>Building</b>	<b>Project Description</b>	<b>Reason Description</b>	<b>Quantity &amp; Units</b>	<b>Facility Priority</b>	<b>Cost Estimate</b>
Housing Unit 7	Miscellaneous. Replace existing cell lavatory faucets.	Requirement for other improvements. Maintenance issue.			\$40,703
Housing Unit 7	Install Exhaust Fan.	Doesn't meet current ventilation standards. Personal comfort. To provide more air changes to decrease humidity in shower areas.	5 Units	6	\$25,802
Housing Unit 8	Heating Controls Upgrade	To replace the current outdated problematic control system.		In Progress	\$23,680
Housing Unit 8	Classroom Air Conditioning	Installation of an air conditioning in four classrooms. Current system is inefficient and inadequate. This would greatly increase the comfort in the classroom.		11	\$30,000
Housing Units 1-7	Cleaning of Duct Work	Cleaning of all duct work of the air handling system in the housing units. The current duct work has not been cleaned. This would greatly improve the proper air handling and health requirements.		14	\$87,360
Housing Units 1-7	Replace damed acoustical tiles	Current tiles are damaged due to water leaks and high humidity		13	\$15,000
Housing unit 1-7	Install wall mount fans on the wings of the HU	Fans would help in providing adequate air flow to provide air circulation during high temperatures	56	15	\$10,000
Housing unit 1-7	Expanded metal screen doors	Screen doors to be installed in the hallway entering the yards, so the exit door may be opened to to help control air flow.	7	17	\$10,000
Level One Housing	Misc projects. Remove GPDW on walls in central area, replace with abuse resistant gypsum wallboard, re-inforce corners and install corner guards.	Damaged. Walls sustain heavy abuse, particularly at corners.			\$42,420
Level One Housing (HU8)	Install Exhaust Fan	Doesn't meet current ventilation standards for bathroom, causing excess mositure problems.	2 Units		\$15,150
Site	Concrete Repair Work	Remove and replace badly worn and cracked sidewalk concrete.		10	\$15,000
Site	Replace facility fire alarm system.	To eliminate high maintenance condition. Not functioning properly, components failing, part difficult to find. Life safety code issue.		3	\$650,000

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

Building	Project Description	Reason Description	Quantity & Units	Facility Priority	Cost Estimate
Site	Upgrade existing stun fence controllers	The existing controllers are outdated and parts are difficult to locate.	6	in progress	\$20,200
Site	Replace level1 security fence detection system	The current system on the perimeter fence is outdated, there are numerous false alarms require constant maintenance.	1	2	\$40,400
Site	Replace E-Flex System	Current system is obsolete, no longer manufactured, parts unavailable. To eliminate potential for future damage. To eliminate high maintenance condition.		in progress	\$87,138
Site	Reseal perimeter road	The asphalt perimeter road has not had repairs in over decade. Needs resealing and the crack repaired to prevent further damage and to extend its useful life.		9	\$21,500
Site	Addition of a 2nd perimeter fence around level 1 HU8	To provide added security to the existing HU.	1	1	\$363,600
Site	Replace Existing stand by propane plant system	Current system is problematic and is not a reliable backup system.	1	7	\$250,000
Site	Install fiber, communications on perimeter.	To eliminate potential for future damage. To eliminate high maintenance condition. Not functioning properly, components failing. None presently installed.	4,100 LF	In progress	\$83,527
Site	EXTERIOR LIGHTING-Miscellaneous. Repair and repaint exterior light fixtures.	Appearance. Preventative maintenance.		In progress	\$10,100
Site	Site Improvements III, Remodel/Repair, Sallyport. Add steel I-beam across gate to prevent vehicles from ramming through gate and reconstruct concrete cap that supports the steel grating over the inspection pit. Crack-seal joints within the Sally Port.	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 snow plow damage. To improve security.	1 Unit		\$101,808
Site	Sanitary Pre-Treatment Mechanism, Bar Screen, New. Locate it adjacent to the existing screw auger. Utilize the existing building and modify it as required to fit the new mechanism.	Due to facility request. Existing is undersized. To prevent failure. Long-term/high maintenance issue. Service reliability.	1 Unit		\$981,720
Site	Manhole/Vault, Electric, Remove & Replace.	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

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

Building	Project Description	Reason Description	Quantity & Units	Facility Priority	Cost Estimate
Site	Site Improvements I, New, Barbed Wire Chain Link Fence. Install around (2) existing electrical cabinets inside secure perimeter at two locations in the facility.	Due to facility growth. To prevent failure. To prevent personal injury. To improve security. Life safety issue. Prisoners have full access to electrical cabinets.	150 LF		\$5,959
Site	Frame & Cover/Grate, Catch Basin, Adjust Existing to Grade & Re-grout. Located on west side of Unit 5, east of main sidewalk.	To improve drainage. Service reliability. Prevent winter freezing hazard. Prevent water from infiltrating building exterior.	1 Unit		\$505
Site	Pavement Areas/Driveways/Roadways, Concrete, New Full Depth. Add 6' x 6' concrete splash pad beneath the outlets of the fire sprinkler drain-down pipe for all buildings.	To prevent failure. To improve appearance. Soil erosion issue. Prevent water from infiltrating building exterior.	400 SF		\$3,434
Site	Site Improvements II, New, Concrete Slab/Pad. Existing muffin monster control building needs to be raised onto a concrete slab. Re-grade around building to avoid water from collecting around building foundation.	Due to facility request. To prevent failure. To prevent personal injury. Long-term/high maintenance issue. Prevent winter freezing hazard. Prevent water from infiltrating building exterior.	50 SF		\$1,919
Site	Pavement Areas/Driveways/Roadways, Concrete, New Full Depth. Replace existing gravel shoulder on north side of earth mound outside the Sally Port gate with concrete pavement.	To prevent failure. To fix deteriorated, damaged, failure area. To improve appearance. To improve vehicle traffic flow. Long-term/high maintenance issue. Service reliability. Due to frequent use by heavy/large trucks.	500 SF		\$3,434
Site	Miscellaneous Site Improvement Project, Remove & Replace. Steel W-beam guardrail and post west of Sally Port in the secure area. Use a steel post in lieu of wood.	To prevent failure. To fix deteriorated, damaged, failure area. To improve appearance. Service reliability. Due to frequent use by heavy/large trucks.			\$8,484
Site	Site Improvements I, New, Handrailing. Along both sides of the loading dock ramp at the Food Service Building.	To prevent personal injury. To improve pedestrian traffic flow. To improve vehicle traffic flow. ADA issue. Prevent winter freezing hazard.	100 LF		\$6,767
Site	Add new equipment. Replace all paging micro-phones.	More cost effective to replace soon. To eliminate potential for future damage. To eliminate high maintenance condition.			\$4,545
Site	Exterior Pole Light LED Upgrade	Replace the current light fixtures with high efficient LED to provide energy savings and security.		In Progress	\$44,814
Site	Level I and Level V Access Road	Remove a 200 foot section of badly damaged asphalt from the access road connecting Level I and Level V and replace with new.			\$15,600
Site	Shooting Range	The installation of a storage building with concrete slab and electrical on the shooting range. Current buildings do not provide adequate storage and are badly worn.		16	\$50,000

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

Building	Project Description	Reason Description	Quantity & Units	Facility Priority	Cost Estimate
Storage/Hazardous	Replace single exterior door/frame/hardware. Replace rear storage doors.	Damaged. Bottoms rusting out.	2 Units		\$4,141
Support services	Replace roof and insulation. Replace entire roof, and re-do all flashings so that cover is 8" above main roof level at all flashings into high walls.	The roofs on our original buildings are over 20 years old and experiencing several leaks. Repair work is ongoing and extensive.	20,000 SF	in progress	\$289,970
Support Services	Replace Dishwasher	Replacement dishwasher is needed. Current dishwasher is old and in constant need of repair.	1 unit	12	\$62,542
Support Services	Provide control joints. Provide control joints at all standard locations.	Damaged. Leading to More Serious Problems. Building settlement. Walls cracked at many locations particularly corners and opening due to poor or no control joints.	1,200 LF		\$7,171
Support Services	Tuckpoint brick. Tuckpoint glazed CMU along back corridor in Food Service area.	Worn out. Damaged. Cosmetically Necessary or Aesthetically Poor.	500 SF		\$5,555
Support Services	Misc projects. Provide bumper rails down length of rear hallway.	To Eliminate High Maintenance Condition. To reduce damage to walls and doors from cart traffic.			\$1,717
Support Services	Replace quarry tile. At kitchen with monumental polymer flooring after repairing drainage system and floor slab.	Damaged. Leading to More Serious Problems. To Eliminate High Maintenance Condition.	5,000 SF		\$84,840
Support Services	Couple the existing pneumatic control system with DDC (new panel + some points).	None presently installed. Provide better temperature control. Requirement for other improvements. Allows monitoring of the building from a remote location.	23,000 SF		\$58,580
Support Services	Replace concrete floor slab. Remove kitchen floor at drain pits. Replace drainage system with better system and install new floor slab.	Leading to More Serious Problems. To Eliminate High Maintenance Condition. Request of Facilities Maintenance.	1,000 SF		\$12,726
Support Services	Replace interior doors/frame/hardware. Replace doors into rear corridor from kitchen and loading dock.	Worn out. Damaged. Leading to More Serious Problems. To Eliminate High Maintenance Condition.	5 Units		\$12,726
Support Services	Replace interior door hardware. Replace all interior locks.	Damaged. To Eliminate High Maintenance Condition. Request of Facilities Maintenance.	20 Units		\$8,686
Support Services	RegROUT tile. RegROUT all tile in dining and serving areas.	Worn out. Damaged. Cosmetically Necessary or Aesthetically Poor. To Eliminate High Maintenance Condition.	5,000 SF		\$25,452



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

<b>Building</b>	<b>Project Description</b>	<b>Reason Description</b>	<b>Quantity &amp; Units</b>	<b>Facility Priority</b>	<b>Cost Estimate</b>
Support Services	Equipment - New and Replacement. Replace bumpers at loading dock.	Worn out.			\$3,434
Support Services	Recaulk/Reseal building joints. Reseal all existing control joints that have cracked.	Damaged.	200 LF		\$616
Support Services	Replace overhead doors. Replace coiling door at loading dock, use door with more reasonable locking system that won't allow motor to operate when door is locked.	Worn out. Damaged. To Eliminate High Maintenance Condition.	64 SF		\$25,250
Warehouse	Recaulk/Reseal building joints. Reseal all control joints.	Damaged. Leading to More Serious Problems. Building settlement. Building movement has cracked joints beyond what caulking could bear.	1,200 LF		\$2,929
Warehouse	Provide waterproofing. On northeast wall where interior of block is damaged.	Damaged. Leading to More Serious Problems. Water infiltration has caused paint peeling and some CMU spalling on interior at slab level.	200 SF		\$2,222
Warehouse	Misc projects. Create separate sound-proof room within the building for air compressor.	Request of Facilities Maintenance. Currently in same room as lounge/office - can't hear on phones when compressor kicks in, which it does often.			\$1,111
Warehouse	Miscellaneous. Relocate the existing air compressor to a self contained room.	Requirement for other improvements. Existing compressor is located in Maintenance Staff office area and is a nuisance (makes telephone and radio conversations impossible).			\$3,434
Warehouse	Main control panel and front-end direct digital controls (DDC) equipment.	Requirement for other improvements. Allows monitoring of all buildings at facility from a remote location.	1 Unit		\$42,420
Warehouse	Couple the existing pneumatic control system with DDC (new panel + some points).	None presently installed. Provide better temperature control. Requirement for other improvements. Allows monitoring of the building from a remote location.	16,000 SF		\$40,703
				<b>Total</b>	<b>\$10,579,327</b>

# MICHIGAN DEPARTMENT OF CORRECTIONS BELLAMY CREEK CORRECTIONAL FACILITY

*“Committed to Protect, Dedicated to Success”*

## MEMORANDUM

**DATE:** 5/27/16  
**TO:** Tony Trierweiler 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

### **Overview of Physical Plant accomplishments**

Bellamy proper and Dorm security system upgrade to Senstar Starnet 2  
Motion detection added around sally port  
Exterior door replacement in bldg. 300  
Administration building paint and carpet update  
Flush valve upgrade throughout facility for water conservation.  
Dorm C- unit paint entire unit  
Guard 1 round reader system installed at both facilities

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

#### **Housing units 1 thru 8**

The housing units are in good condition. The roofs have been inspected and are in good shape. We are experiencing random leaks on the roofs. The entrance doors and jambs rusted. Water recirculation lines are being replaced as they leak. HVAC system in good condition routine maintenance performed. Water conservation measures have been added to toilets, limiting the amount of flushes per hour. Fire alarm system parts are becoming obsolete, investigating upgrade of existing systems.

#### **Administration Building 100**

The Administration Building is in good condition. The entrance doors and jambs rusted. HVAC system in good condition, routine maintenance performed. Camera system is at maximum, unable to add cameras on the DVR. The entire Administration Building has been painted and most carpet has been replaced.

#### **Building 300 School**

Building 300 is in good condition. Entrance doors have been replaced in 3 of 4 openings. HVAC system in good condition, routine maintenance performed Gym floor showing its age, replacement of floor is being bid on at this time.

**Maintenance Building 500**

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

**MSI building 400**

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

**Health Care Building 200**

Health Care is in good condition.

**Food Service Building 200**

The food service building is in good condition, routine maintenance performed. Physical Plant is working with Design Professionals on cast iron drain lines. The existing lines are failing and rotting out. Entrance doors and jambs rusted. HVAC system in good condition routine maintenance performed. Roof is inspected and in good condition.

**Grounds Storage**

This building is pole structure and in good condition.

**Dorm Housing units A, B and C**

The Dorm units are in good shape. Roofs are in fair condition, repairs have been completed on a need basis. Vinyl floor tiles showing wear replacing as needed. C-unit has been entirely painted.

**Dorm Food Service**

Food service floor is in need of replacement. The existing doc plank floor is starting to fail. Physical Plant is working with design Professional for best repair option. Roof on food service is showing wear, it is on 5 year plan.

**Dorm Grounds**

Lighting upgrade for yard is in progress.

**Bellamy Grounds**

The drives and roads are in fair repair. The parking lots maintained as needed. Grounds are being mowed and maintained as needed.

**Water Treatment**

Water treatment upgrade is near full approval. The entire system has been analyzed by a design professional for best option of repair. Water treatment system is on bypass at this time.

**Backup Generator**

The generator is in good condition, annual test and inspection by Bridgeway Cummins. Test includes full load test. Staff tests generator weekly per policy.

**Backup L.P. system**

The L.P. system is working well and tested per policy.

**BELLAMY CREEK CORRECTIONAL FACILITY**  
**5-Year Plan FY2018**

Building	Project Description	Reason Description	Quantity & Units	Facility Priority	Cost Estimate
Food Service	Relining/refurbish buried food service floor drains	Drains are rusted through, estimate cost \$100.00/ft. reline/refurbish the drains. Assessment was done, not sure if pipes need to be replace or refurbished. Taking more videos of the drain pipes.		1	\$100,000
Dorm Food Service	Replace Dorm kitchen floor ( Submitted as Capital outlay-Form F)	Dorm floor needs to be replacing, floor caving into the basement (maintenance, steam pipe connections). Assessment was done to reinforce the floor until floor gets replaced.		1	\$1,500,000
HU 3, 6 & 7	add lockers in all level II units	Larger cell lockers are needed for prisoners' property storage in the three housing units that were converted from level IV to level II. 720 @ \$347.22 (estimate).	720	1	\$250,000
IBC grounds	Grounds Lighting	Energy savings. Replace all exterior lamps with induction lighting-435 fixtures. Upgrading with LED fixtures. (Perimter will be replaced with camera project.)		1	\$99,000
IBC grounds	Resurface parking lot	Resurface parking lot. Approx 6 acres of parking lot and drive. Shook asphalt to roto mill and replace asphalt.		1	\$600,000
IBC	Replace entrance doors	replace approx. 12 entry doors (Hu's single door) (\$1,000.00 each).	12 entrance doors	1	\$12,000
Dorm	Update dorm roofs above food service and processing center	Repair roofs - above food service and control center put on fiber coating a temporary fix. Needs a permanent fix.		1	\$75,000
Dorm	Fire suppression	Fire and safety upgrades. Suppression in A, B and C unit.		1	\$ 99,000
Dorm	Fire detection	Upgrade in C unit only. (A and B units are done).		1	\$ 50,000
Dorm B Unit	Replace Door and Frames - B unit	All room doors are in bad shape, have asbestos, need to be replaced.	2	1	\$50,000
IBC	Water Heater	We are replacing about two per year.		1	\$32,909
Dorm Throughout	Replace vinyl tile	Various areas are in bad shape and contain asbestos.	1	1	\$99,000
Dorm A, B & C un	Replace Dorm Hallway and Dayroom Windows	All windows need to be replaced		2	\$50,000
Dorm C Unit	Replace Windows in C unit	C unit windows are in bad shape.	2	2	\$75,000
Dorm	Replace ceramic tile	Several areas of Dormitory (showers)	3	3	\$70,000
Buffer fence to Sallyport	extend buffer fence	Extend buffer fence to sallyport.	500 ft	3	\$25,000
				<b>Total</b>	<b>\$3,186,909</b>

# MICHIGAN DEPARTMENT OF CORRECTIONS

*“Committed to Protect, Dedicated to Success”*

## MEMORANDUM

DATE: June 14, 2016

TO: A/Warden Shane Jackson

FROM: Ken McComb, Physical Plant Manager  
Earnest C. Brooks and West Shoreline Facilities

SUBJECT: 2016 Annual Physical Plant Inspection

During the month of May, the annual physical plant inspection for both Earnest C. Brooks and West Shoreline Correctional Facilities was completed for the year 2016. This inspection provides an overview of the general condition of the buildings and grounds. Both Facilities are overall in good condition.

We continue using our asphalt crack sealing kettle to repair cracks in our parking lots and perimeter roads at both facilities to try and slow down the deterioration of the asphalt. The entrance drive into the facilities is new and in good shape. The woods line between the entry drive and Muskegon Correctional Facility's south fence line has been trimmed and thinned out to improve the visual site line. The entrance drive lighting has been upgraded to LED fixtures. The parking lots are quite deteriorated and will need to be resurfaced; we are in the process of getting upgraded LED fixtures, the material is on site.

### **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 bottoms. Windows are in good condition. 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.

#### **Allegan 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, 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. The wheel chair lift is old, outdated and needs to be replaced.

### **Baldwin 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, new rounds reader system and a new high efficiency water heater. The ceilings, walls (paint), floors and glass are all in good condition. The older boiler appears to be in good condition,

### **Conklin 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, new rounds reader system and a newer high efficiency heating boiler. The ceilings, walls (paint), floors and glass 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 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. The older heating boiler appears to be in good condition.

### **Eastlake 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. The ceilings, walls (paint), floors and glass are all in good condition. The old outdated wheel chairlift needs to be replaced with a new unit.

### **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. The ceilings, walls (paint), floors and glass are all in good condition. The screw jack type wheel chair lift needs to be replaced with a new unit.

### **Chapel building**

A Chapel has been newly constructed and we have received the permanent Occupancy Permit. This building is in new 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. The two large older style boilers appear to be in good condition.

### **Health services 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, a new rounds reader system and a new roof top air conditioning unit. The ceilings, walls (paint), floors and glass 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 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. The two older boilers appear to be in good condition.

The air conditioning unit for this building needs to be replaced. It is quite old and requires much attention to get through a cooling season.

### **Grounds areas including back 40 rec. areas**

All grounds areas inside and outside these two facilities are in good condition and well maintained.

Grass is mowed, flowers have been planted and all walkways are in good shape. Guard shacks and weight pits are in good condition. Overall, facility grounds are well maintained. We will be replacing interior site lighting with LED through attrition.

### **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 except for the cooler floor in the Warehouse needs concrete and tile replacements.

We are in the final stages of completing installation of the new video surveillance lighting and security systems.

Three security projects have been approved to replace the existing E-field system; adding two zones to our back 40 fence and adding a 12 foot fence between MSI and Segregation. All three projects have been completed. We received approval to remove the old visiting yard wall, the brick and mortar were quite deteriorated. Extension of the isolation fence from the Health Services building to the Administration building has been completed.

Tower-Pinkster has designed a new PPD system (DTMB file number 472/14136.GAF) and the installation has been completed except for calibration.

We added to our 5-year plan replacing the prisoner desks in Level IV. Currently, we are replacing the desk with a wall mounted writing surface as the old desks are being torn apart for shank material. 167 desks have been replaced and 25 need replacement.

The air conditioning unit for the school building needs to be replaced next. A portion of it has been revised and is getting by but it is quite old and requires much attention to get through a cooling season.

### **West Shoreline Correctional Facility**

The entrance drive and exterior grounds are in good condition other than the parking lots which are showing considerable deterioration and need to be resurfaced. These parking lots have been updated with LED lighting which is in new condition. This facility and grounds are well maintained.

### **Administration building**

The roof system is in good condition. The exterior of the building in good shape. New doorways and doors have been installed. The windows are in good condition. The interior ceilings, walls

(paint), floors and lighting are all in good shape. The boiler is older but appears to be in good condition. A new camera system, a new sliding glass gate in bubble area and a new rounds reader system have been recently installed. This building also contains the health service clinical area which is quite small but in good condition. Recently, the observation cell area was updated adding walls and a doorway into health service area. This building is in need of insulation in the attic area. The air conditioning units for this building have been upgraded to power efficient split units to eliminate the less efficient window units.

#### **Apple/Broadway housing unit**

The roof system is good and the exterior of the building in good condition; the windows and walkways are all in good condition. The interior of the building has a new camera system and a new rounds reader system. The ceilings, walls (paint), floors and glass are all in good condition. The older boiler appears to be in good condition. Window security screens and divider partitions have been installed and in good condition. Inmate lockers have all been replaced with the updated more secure version. This building is in need of insulation in the attic area.

#### **Clay/Division housing unit**

The roof system is good and the exterior of the building in good condition; the windows and walkways are all in good condition. The interior of the building has a new camera system and a new rounds reader system. The ceilings, walls (paint), floors and glass are all in good condition. The older boiler appears to be in good condition. Window security screens and divider partitions have been installed and in good condition. Inmate lockers have all been replaced with the updated more secure version in Clay unit and staff are currently working to complete the replacements in Division unit. This building is in need of insulation in the attic

#### **Evanston/Forest housing unit**

The roof system is good and the exterior of the building in good condition; the windows and walkways are all in good condition. The interior of the building has a new camera system and a new rounds reader system. The ceilings, walls (paint), floors and glass are all in good condition. The older boiler appears to be in good condition. Window security screens and divider partitions have been installed and in good condition. Inmate lockers have all been replaced with the updated more secure version. This building is in need of insulation in the attic area.

#### **Getty/Henry housing unit**

The roof system is good and the exterior of the building in good condition; the windows and walkways are all in good condition. The interior of the building has a new camera system and a new rounds reader system. The ceilings, walls (paint), floors and glass are all in good condition. The older boiler appears to be in good condition. Window security screens and divider partitions have been installed and in good condition. Inmate lockers have all been replaced with the updated more secure version. This building is in need of insulation in the attic area.

#### **School building**

This building has the original steel roofing system and it leaks. This issue was stated in the roofing survey in 2013 and was recommended to be replaced within a year. We would like to replace the steel roofing system on this building. Security screens have been installed on the north side, which is the back of this building, and all new split units for air conditioning installed better power efficiency. Ceilings, walls and flooring all appear to be in good condition. This building is in need of insulation in the attic area.



### **Chapel building**

This building appears to be in good condition inside and outside. The exterior in good condition. The interior ceilings, walls, flooring and paint is in good condition. Standalone forced air heat and air conditioning system appear to be in good condition.

### **Food Service building**

This building is in good condition on exterior and interior. Ongoing tile and grout repairs occur as needed. Ceilings, walls (paint) and flooring appear to be in good condition. This building is in need of insulation in the attic area. This building recently received upgraded camera system and rounds reader system.

### **Inmate store and MTF communications room**

This building is in good condition. The exterior and interior are in good condition. The recently added communication room in this building is new condition. The generator for this facility is housed in this building and is in good operational condition.

### **Transportation building/ grounds building**

Exterior of the building is in good condition except the roofing is original and was also in the roofing report to be replaced. The interior of this building is in good condition.

### **DIT building**

Building is in good condition inside and outside. This building (trailer) has been recently cleaned and painted with newer carpet installed at the back door. The ceiling tiles are new. The heating and air conditioning systems appear to be in good working condition. The roof appears to be in good condition.

Three security projects have been approved to replace our E-field system, adding a 12' fence separating the back 40 yard and the housing units, and hardening the Sally port. All three projects were combined and have been completed. We also have installed an additional glass slide gate in the bubble area.

The siding on most of the buildings is showing some rust where it meets against concrete sidewalks and is continually being replaced as needed using salvaged siding from other repairs. Last year we replaced the steel around the front entrances of B-unit, C-unit and F-unit, also at the employee time clock staff exit area.

The entry doors, frames and hardware on all the buildings are showing the effects of the higher prisoner population. Since we started, we replaced the entry doors on A-unit B-unit, C-unit, E unit F-unit G unit and H unit we have D unit left to replace. We have also replaced any rusted steel in all these areas as we replace door units.

cc: Dan Smith  
Dave Groenhof, Business Manager

**E.C. BROOKSCORRECTIONAL FACILITY**

**West Shoreline**

**5-Year Plan**

**FY2018**

Building	Project Description	Reason Description	Quantity & Units	Facility Priority	Cost Estimate
Site	Allegan, East Lake and Fremont housing units Replace existing wheel chair lifts.	Due to the age of the current lifts, to prevent failure, to eliminate high maintenance condition Current units obsolete.	3	1	\$96,000
Site	Resurface sections of existing parking lots LRF	Deterioration crumbling full of pot holes we continue to patch each year.	2	2	\$167,000
Site	Install new LP evaporating unit for secondary back up to natural gas. LRF heating and water heating systems	Exsiting system is currently not operational as the heat exchanger is split and glycol is leaking also Propane leaking to atmosphere so currently valved off.	1	3	\$300,000
MTF School build.	Replace existing roof per Roof Asset Management report prepared by McDonald roofing Co.	The roof have exceeded its life expectancy. To eliminate high maintenance condition. To eliminate potential for future damage.	2	4	\$200,000
Dublin unit, East La	Replace existing prisoner desk with wall mounted writing surfaces	Dangerous or potentially life threatening. For staff & prisoner safety	25	5	\$2,916
Administration Fd/s	Replace roof top HVAC systems, They are currently R-22 systems which an is obsolete refrigerant	Due to the age of the current systems, to eliminate high maintenance conditions and to prevent future failure.	3	6	\$175,000
Site	Replace pneumatic controls with direct digital controls (DDC)	Due to the age of the system, to prevent failure and eliminate a high maintenance condition	9	7	\$300,000
LRF Housing	Replace old ineffcient water heaters with new style	Old units obsolete and no longer avaiable	3	8	\$ 50,000
				<b>Total</b>	<b>\$1,290,916</b>

# MICHIGAN DEPARTMENT OF CORRECTIONS

*“Committed to Protect, Dedicated to Success”*

## MEMORANDUM

**DATE:** April 4, 2016

**TO:** Daniel Smith  
Physical Plant Division, Grandview Plaza

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

**SUBJECT: 2016 Annual DRF Physical Plant Report**

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

### **Overview of Physical Plant accomplishments:**

- Upgraded the walkway lighting on the East side to LED.
- Added foot lockers and removed desks in all level 4 housing.
- Changed out 8 of 16 East side housing unit main entrance doors.
- Removed the divider curtain from the West gym.
- Installed ceiling fans in all East side housing units.
- Completed the renovation of G unit.
- Hardened the East and West sally ports.
- Installed new microwave in the West sally port.
- Finished the installation of the West shaker system.
- Re-installed 6 perimeter light poles on the East perimeter.
- Installed new controllers in the East Bubble.

- Installed a new Rounds Reader System.
- Installed a new PPD System.
- Replaced the carpet in several office areas.
- Started the H unit renovation.
- Started the East/West RPZ upgrades.
- Started the installation of the East Sprinkler System.
- Replaced the perimeter fence between the East and West sides.
- Added 4 fences on the ends of the East Administration building.
- Added 2 control fences outside the perimeter near the Propane Plant.

### **Brickwork**

The condition of the Brickwork seems to be in good general order with few signs of weather damage due to freeze or thaw. The only damage that I have found was due to window restrictors that were anchored into the brick to prevent hyperextension of the cell windows; these restrictors have since been removed.

I have found no problems with any of the block work or supporting foundations. All of the weep-holes that would allow the moisture in the walls to adequately drain appear to be open and functioning properly. Openings for the roof drainage all look good and the sealant at the blow-out joints also looks fine.

### **Building Architectural and Structural**

Inspections of the Building Architectural and Structural components display the facility to be in exceptional condition. None of the buildings show any sign of breaks or settling in the foundations, floors or walls. Most doors on the East side need to be replaced. The windows all seem to open and close properly; headers and sills all look good, as well as blow-out joints and sealants. Wall-Caps all seem to be in place and the building Water-Scuppers look to be working properly. The additional scupper that was added to 400 Building continues to help adequately drain that new roof.

Many of the roofs on both the East and west side are in poor to failing shape. We have many leaks on the West side flat roofs which we are trying to repair but some are beyond fixing. The rubber is failing. The East side steel roofs are beyond their life span. Many fasteners have rotted or loosened. We have many leaks there also.

The building masonry looks to be in generally decent condition with some slight sign of phosphoresce in the area of the Administration Building visit Yard Wall. I believe this is possibly due to some sort of anti-freezing agent added to the mortar during construction that reveals itself as a type of salt stain on the brickwork.

All facility Observation Post and Yard Storage buildings look good. The training tower located at the Fish Creek Sportsman's Club needs some maintenance updates in order to make that structure safe. The buildings known as the Miller House Buildings, located on the West side of the facility grounds along Blackmer Road, has been demolished. The only out building standing is the garage. It is in fair shape and we are still using it for storage.

### **Concrete/Paving**

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

The back Dock area of Food Service is on the project list for some extensive concrete work with the installation of a new retainer wall and sidewalk. The asphalt pavements located at both East and West locations has failed and is in pieces.

We completed extensive crack filling last fall. Both areas received a total seal coat in order to give them a few more years of life. We have also replaced several areas of concrete that were low and a trip hazard.

### **Flooring**

An inspection of the Flooring systems shows it to be in decent condition. We have no sheet vinyl floor coverings but we do have vinyl tile, carpet and carpet squares, all areas look good, the carpet is showing some wear. We have replaced many of the worst offices.

The only areas in which I have found any problems are the painted finish on the cell room floors; many are in need of refinishing. Also, the tile in both food services is in poor shape. This was mentioned on previous years report and should be addressed as soon as funding permits. The East Annex and the RUM/ARUS/PCs Offices in the Housing Units are in need of new carpeting.

### **Hollow Metal Work**

An inspection of the Hollow Metal Work indicates it to be in fair to good condition. This area consists mainly of Light Poles, Utility Fixtures, Doors, Door casings and Mullions. Some of the doors that access our buildings and cells are rusted out and are being replaced by attrition.

We will need to continue with the replacement of some Level IV Cell Door Trolley Systems and install Roton Hinges on some of our entrance doors (due to failing hinge pockets) to extend their usefulness. Facility light poles will need some attention in the area of repainting as soon as manpower and budget allows. In the recent past we had monies made available for the security upgrades, we have upgraded perimeter lighting fixtures with energy efficient LED fixtures.

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

An inspection of the Metal Window and Sash units shows them to be in generally good condition. Over the past few years, Maintenance staff has replaced over half of the glass in the windows of the West side Housing Units due to a failure of the sash sealant which causes them to fog and fill with water, we will need to continue with the

glass replacement as manpower and budget permits. The metal and vinyl windows on the East side continue to be in good shape with no problems found.

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

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

### **Painting**

An Inspection of the Painting confirms it to be in generally respectable condition. All of the building interior walls look to be in good shape. As mentioned last year, Housing Unit cell floors are showing considerable wear in the paint, which should be addressed as soon as the budget allows. The overhead beams in the West side Quartermaster area have some flaking paint that needs to be taken care of as soon as arrangements can be made to do so. We plan to complete painting in both Food Service area this year.

The parking lots, curbing are due to be repainted, along with some of the light poles. The painting in the Housing Units are done by Housing Unit painters assigned to that task, all of these areas appear to be kept in good condition.

As mentioned earlier in the report regarding sheet metal, we are experiencing some fading on the fronts of some East Annex buildings along with some rust occurring on the MSI Building metal siding by the exhaust protrusions. DRF East Housing Units are in need of interior painting. Lastly many of the bathroom stalls and partitions are in need of repainting.

### **Perimeter Fences and Walls**

An inspection of the Fences shows them to be in generally good condition, with only minor problems found in the Perimeter or Buffer fence construction materials (post, fence fabric, razor wire, wire ties, gates, etc.).

We replaced the E-Field on the entire perimeter with the new Shaker System. That is working as designed or even better. Now that this is complete all E-field and E-flex are gone. This is a great improvement.

The fencing at the Segregation area looks to be in good repair as well as that used on the Food Service exterior storage cage. We adding a ½ mesh fence to the outside of the Seg. cages to prevent birds from entering into the area. All of the components used on the Close Unit Fences appear to be in good shape with no problems found, the cross fencing gate is proving to be a big help.

We enhanced detection on the Buffer Fence, the length of the perimeter. Until now it ended at 2 Post and did not continue around the East Annex.

Maintenance staff has reactivated the West side access to MSI for vehicle traffic and pedestrian crossing between East and West. We have hardened the East Annex Sally port and discontinued its use. We have gone over every inch of our entire Perimeter fence and Systems this year. We have made many improvements and upgrades. The Shaker System was added to the Sally port.

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

An inspection of the Refrigeration and HVAC components indicates that some of our freezers and the AC unit in the 300 Building are reaching the end of their life cycle; some of these units have run steadily for the last 20 years and are showing the wear of that constant use.

We have replaced two of four coils at the 100 Building; the compressor and the condenser on the inside Warehouse Walk-In Freezer; and the coil on the unit in 200 Building. We will need to replace both of the compressors on the outside Walk-in Freezer before long and one coil on the 300 building A/C unit. I would recommend that we order the replacement units as soon as possible. Our air conditioning units are running well at this time.

### **Roadway and Walkway**

The Roadways and Walkways are in fair condition; this is due to some extensive crack filling work done last fall and six years ago to help maintain them. We need to continue with the crack filling. Also we have applied a surface sealant to our entire paved area in order to preserve what we have. The resurfacing work that was done on the East side big yard walk track has vastly improved that area. The west side track has been resurfaced.

### **Roofing**

Inspections of the Roofing systems confirm them to be in poor condition. Several years ago we replaced the roofs on 1100, 500, 1300, 400, 900 Buildings, the upper part of the 300 Building, the Commons Area of the 1200 Building, and the lower roof of the Administration Building.

We have 1200 Building yet to do, then will move to the 200 Building Health Care areas, and the 300 Building lower roof. In doing this, we have come a long way in cutting down our roof related work orders. I feel that there is still a lot of work remaining to do in order to stay ahead of system failures.

The East annex roofs are steel sheeting on a 4/12 pitch slope coated with an asphalt based coating over the seams and fasteners. Due to the age of these steel roofs, we are starting to have the fasteners work loose, we have replaced some of these fasteners but have many more that need replacing; I would recommend that we replace all of these steel roofs.

The remaining East side roofs are also 4/12 pitched slopes with asphalt shingles applied, these are found to be in poor condition. We had an evaluation done 2 summers ago by McDonald Roofing Company and the Physical Plant Division staff and as result, they listed us a very high priority state wide on having our roof replaced.

### **Security and Locking Systems**

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

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

We have noticed that the Roton continuous door hinges used everywhere in the compound are in need of rebuilding, this will mean that we will need to order quite a few rebuild kits at approximately \$40.00 apiece.

Door carriers on the Close Unit cells and the Control Center Security Gates are going to require some extra attention over the next few years. We will keep an eye on this and make repairs as needed, but this may become quite expensive.

We are continuing to upgrade our camera security systems, The West side cameras that were added to the Level II Housing Units, the Level IV Housing Units, the Gymnasium and the School Hallway are working well.

We have installed a camera to cover the med lines on the West side and to cover the Pavilion area on the East side and the Lobby Area camera in 400 building. We are very pleased with the expanded and vastly improved Control Center and Electronic Monitoring Room.

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

### **Sheet Metal Work**

An inspection of the sheet metal work used shows some extensive rusting of the sheet metal panels around the venting ports of the 600 Building (MSI Operation). I would recommend that we repaint the area with a rust inhibitor paint to slow down the deterioration process, and consider replacing the siding in the future when manpower and budget allows.

The front of the East side Housing Units are showing signs of fading and rusting, all buildings have developed rust to some degree at or near the main entries from years of ice melter use, we have already started to replace steel on some of these buildings such as Food Service and G Unit. We plan to replace the metal on the front of the East Admin building this year.

### **Structural Metal Work**

An inspection of the Structural Metal Work appears to be in very good condition with no problems found. The steel roof trusses look good, as does the metal roof decking. Previous roof replacements at 100, 400, and 900, Buildings show the underlying steel roof sheeting looked very good.

The MSI Building structural steel looks to be in generally good condition with the exterior wall sheeting in need of refinishing at the ventilation exhaust areas due to rusting.

### **Waterproofing**

A prior concern with the Waterproofing has had Maintenance staff keeping an eye on possible problems with water leakage in the area of the lower floor of 800 Building. A few years ago, we had a report of moisture



entering one of the cells; it was presumed that it may have entered through the wall, which would indicate that a possible failure of the waterproofing membrane may have occurred.

We had a similar incident in 900 Building, where the problem was corrected by retiling the outside of the basement walls.

We did some work in the problem area of the 800 Building with grading and weep-hole exposure and seemed to have improved the drainage considerably. Over the past few years, we have not had any reported problems at the 800 Building, but these have been very dry years, we will continue to monitor this area.

Most of our buildings have not had any brick resealing /waterproofing agent applied in the last 20 years and it is time to consider having this done when money permits.

### **Woodwork**

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

### **Wall and Floor Tile**

Inspection of the Wall and Floor Tile in the East and West Buildings shows it to be in generally good repair. In the areas where Quarry and Ceramic floor tiles are used, I have found some missing tiles and quite a few damaged ones in the Food Service areas. Staff continues to re-grout the shower floors as time permits.

The Food Service corner protectors used to minimize wall damage continue to help. All of the tiled walls in the facility are looking good. DRF East Food Service Dining Room needs some tile repair in the dining area.

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  
Gary Kieffer, Physical Plant Division  
Sherman Campbell, DRF Warden  
Andrew Johnson, DRF Facility Manager  
Jeff Niemi, Northern Regional Superintendent  
File

**Carson City Correctional Facility  
5-Year Plan FY2018**

Building	Project Description	Reason Description	Quantity & Units	Facility Priority	Cost Estimate
	Replacement of the 3 main breakers for the West switch gear.	These three breakers are 28 years old and in very poor shape. We had 3 different vendors recomand we complete a retrofit ASAP before the old breakers fail.	1	1	\$100,000.00
	Move the East Back flow preventer above grade	The new code requires the back flow preventer be above grade.	1	1	\$250,000.00
	Replace the fire alarm system.	The current system is 20 years old and obselete. We can not find parts for the old system and we are having many problems with it.	1	2	1,500,000.00
	Replace the loading dock area behind West Food Service.	This loading dock area is broken up and the side walls are falling in because of poor construction design and the age of the facility. Sighted on the Annual Fire And Safety inspection.			\$80,000.00
All Bldgs.	Seal Coat Metal Roofing	All roofs are in need of re-coating	1	11	\$300,000.00
Flat roof West side.	Replace existing roofs. Fasteners holding roof insulation down over cell block wings is working its way through membrane, causing maintenance problems. Roofs past life span.	Leading to More Serious Problems. To Eliminate High Maintenance Condition.	1	9	\$1,500,000.00
All housing Units	Replace/new hot water heater - 250 gallon. Replace existing gas fired 250 gallon water heater with an equivalent new tankless water heaters.	Beyond useful life. Worn out. Impairs building operation. According to facility maintenance personnel, the water heater is subject to near constant use. Due to the near constant firing, it is believed the life expectancy of these water heaters is sign	1	12	\$200,000.00
All Housing Units and MSI	Replace steel siding.	Major deterioration exists, beyond useful life. Integral component of building structure.	1	14	\$40,000.00
Site	Installation of water supply pressure boosting pumps and building	Current water pressure is insufficient. Installation of booster pumps would maintain constant adequate pressure.	1	15	\$83,820.00
Site	Replace the Pavement Located from MSI Gate to area behind food service bldg.	Due to age of system and heave traffic from Waste Management the pavment is broken up and un repairable. Service reliability.	1	16	\$100,000.00
1100	Replace pneumatic with direct digital controls (DDC). Upgrade existing pneumatic temperature control system with a direct digital control system...this will allow correlation between the buildings; effective troubleshooting; diagnostics	None presently installed. Reduce energy usage. Provide better temperature control. Utility cost savings. Better equipment available. This will allow correlation between the buildings; effective troubleshooting; diagnostics from remote locations.	1	18	\$94,160.00
1200	Replace pneumatic with direct digital controls (DDC). Upgrade existing pneumatic temperature control system with a direct digital control system...this will allow correlation between the buildings; effective troubleshooting; diagnostics	None presently installed. Reduce energy usage. Provide better temperature control. Utility cost savings. Better equipment available. This will allow correlation between the buildings; effective troubleshooting; diagnostics from remote locations.	1	19	\$163,680.00

**Carson City Correctional Facility  
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Building	Project Description	Reason Description	Quantity & Units	Facility Priority	Cost Estimate
500	Replace pneumatic with direct digital controls (DDC). Upgrade existing pneumatic temperature control system with a direct digital control system...this will allow correlation between the buildings; effective troubleshooting; diagnostics	None presently installed. Reduce energy usage. Provide better temperature control. Utility cost savings. Better equipment available. This will allow correlation between the buildings; effective troubleshooting; diagnostics from remote locations.	1	20	\$163,680.00
700	Replace pneumatic with direct digital controls (DDC). Upgrade existing pneumatic temperature control system with a direct digital control system...this will allow correlation between the buildings; effective troubleshooting; diagnostics	None presently installed. Reduce energy usage. Provide better temperature control. Utility cost savings. Better equipment available. This will allow correlation between the buildings; effective troubleshooting; diagnostics from remote locations.	1	21	\$192,390.00
800	Replace pneumatic with direct digital controls (DDC). Upgrade existing pneumatic temperature control system with a direct digital control system...this will allow correlation between the buildings; effective troubleshooting; diagnostics	None presently installed. Reduce energy usage. Provide better temperature control. Utility cost savings. Better equipment available. This will allow correlation between the buildings; effective troubleshooting; diagnostics from remote locations.	1	22	\$192,390.00
900	Replace pneumatic with direct digital controls (DDC). Upgrade existing pneumatic temperature control system with a direct digital control system...this will allow correlation between the buildings; effective troubleshooting; diagnostics	None presently installed. Reduce energy usage. Provide better temperature control. Utility cost savings. Better equipment available. This will allow correlation between the buildings; effective troubleshooting; diagnostics from remote locations.	1	23	\$192,390.00
C/D Housing	Make up air system (2 MAU's, 4 inline exhaust fans, 4 ext. louvers). Replace (or change motor size if possible) existing inline exhaust fans (4 per building) with new fans. Re-use existing ductwork and grilles. Install new indirect gas fired	Doesn't provide adequate heating. Doesn't meet current ventilation standards. Provide better temperature control. Personal comfort. Current ventilation rates are insufficient for the number of occupants. There is not any makeup air currently provided	1	24	\$332,992.00
A/B Housing	Make up air system (2 MAU's, 4 inline exhaust fans, 4 ext. louvers). Replace (or change motor size if possible) existing inline exhaust fans (4 per building) with new fans. Re-use existing ductwork and grilles. Install new indirect gas fired	Doesn't provide adequate heating. Doesn't meet current ventilation standards. Provide better temperature control. Personal comfort. Current ventilation rates are insufficient for the number of occupants. There is not any makeup air currently provided	1	25	\$332,992.00
G/H Housing	Make up air system (2 MAU's, 4 inline exhaust fans, 4 ext. louvers). Replace (or change motor size if possible) existing inline exhaust fans (4 per building) with new fans. Re-use existing ductwork and grilles. Install new indirect gas fired	Doesn't provide adequate heating. Doesn't meet current ventilation standards. Provide better temperature control. Personal comfort. Current ventilation rates are insufficient for the number of occupants. There is not any makeup air currently provided	1	26	\$332,992.00
E/F Housing	Make up air system (2 MAU's, 4 inline exhaust fans, 4 ext. louvers). Replace (or change motor size if possible) existing inline exhaust fans (4 per building) with new fans. Re-use existing ductwork and grilles. Install new indirect gas fired	Doesn't provide adequate heating. Doesn't meet current ventilation standards. Provide better temperature control. Personal comfort. Current ventilation rates are insufficient for the number of occupants. There is not any makeup air currently provided	1	27	\$332,992.00
C/D Housing	Miscellaneous. Replace existing pneumatic controls with a new DDC control system. Replacement shall consist of the following as a minimum: 1 heating water 3" flanged 3-way control valve and electric actuator. 1 domestic hot water 2"	Worn out. Provide better temperature control. Better equipment available. Impairs building operation. Frequent repair is required for the compressor, filters, etc. This will allow remote monitoring, alarming, diagnostics and troubleshooting of the sy	1	28	\$32,065.00
A/B Housing	Miscellaneous. Replace existing pneumatic controls with a new DDC control system. Replacement shall consist of the following as a minimum: 1 heating water 3" flanged 3-way control valve and electric actuator. 1 domestic hot water 2"	Worn out. Provide better temperature control. Better equipment available. Impairs building operation. Frequent repair is required for the compressor, filters, etc. This will allow remote monitoring, alarming, diagnostics and troubleshooting of the sy	1	29	\$32,065.00
Food Service	Miscellaneous. Replace existing pneumatic controls with a new DDC control system. Replacement shall consist of the following as a minimum: 1 heating water 3" flanged 3-way control valve and electric actuator. 1 domestic hot water 2"	Provide better temperature control. Better equipment available. Impairs building operation. Frequent repair is required for the compressor, filters, etc. This will allow remote monitoring, alarming, diagnostics and troubleshooting of the systems. Cos	1	30	\$32,065.00
G/H Housing	Miscellaneous. Replace existing pneumatic controls with a new DDC control system. Replacement shall consist of the following as a minimum: 1 heating water 3" flanged 3-way control valve and electric actuator. 1 domestic hot water 2"	Worn out. Provide better temperature control. Better equipment available. Impairs building operation. Frequent repair is required for the compressor, filters, etc. This will allow remote monitoring, alarming, diagnostics and troubleshooting of the sy	1	31	\$32,065.00

**Carson City Correctional Facility  
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Building	Project Description	Reason Description	Quantity & Units	Facility Priority	Cost Estimate
E/F Housing	Miscellaneous. Replace existing pneumatic controls with a new DDC control system. Replacement shall consist of the following as a minimum: 1 heating water 3" flanged 3-way control valve and electric actuator. 1 domestic hot water 2" Main control panel and front-end direct digital controls (DDC) equipment. One main control panel/computer located on site which will interface with the individual building control panels. The system shall include one outside air sensor which will	Worn out. Provide better temperature control. Better equipment available. Impairs building operation. Frequent repair is required for the compressor, filters, etc. This will allow remote monitoring, alarming, diagnostics and troubleshooting of the sy	1	32	\$32,065.00
Maintenance/Warehouse		Reduce energy usage. Better equipment available. Requirement for other improvements. Remote monitoring and control of all building systems will be a result. System will be capable of expanding to accommodate future needs such as new building systems.	1	33	\$53,240.00
Medium & Minimum Security Units	Addition of Wash Basins and construction of Shower Houses.	The shower houses and wash basins are necessary to bring this facility into compliance with ACA Standart 4-4139 and 4-4138.	1	34	\$66,913.00
Site	Upgrade fire alarm system. General note - fire alarms are 20 years old. At this time this is just general maintenance.	Obsolete, no longer manufactured, parts unavailable. Life safety code issue.	1	35	\$1,067,220.00
100	Upgrade paging system. Badly in need of new rack cabinet 19" back floor model. Keep from pulling off the wall.	More cost effective to replace soon. Leading to more serious problems. Can't close door or cabinet at this time.	1	36	\$9,680.00
Site	Storm Drainage System, Sump Pump, New. Existing electrical/telecomm. manholes/vaults are flooded constantly. approx. 20 manholes total add storm drainage system to collect water that would be pumped from all manholes and	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	37	\$128,018.00
1100	ELECTRICAL DISTRIBUTION SYSTEM-Circuit breaker coordination. Perform a circuit breaker coordination study to coordinate trip characteristics between the administration main circuit breaker located in the unit substation in building	Service reliability. Preventative maintenance. The main circuit breaker for the administration buildings in the unit substation has tripped 3 or 4 times in the past, needlessly interrupting the buildings electrical system.	1	38	\$8,470.00
200	Replace control panel. Upgrade night panel in health care so it will work with monitoring system.	Dangerous or potentially life threatening. Leading to more serious problems. Panel has been damaged.	1	39	\$5,717.80
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	40	\$41,140.00
600	Replace gutter system. Gutter leaking on south side of building, seams appear to be failing in some locations, standing water in gutters - need to be cleaned.	Damaged. To Eliminate High Maintenance Condition. Seam failure.	1	41	\$1,397.00
600	Replace metal panels. Rusted at outlet - staining masonry wall below. 100sf west wall. 200sf north wall.	Damaged. Cosmetically Necessary or Aesthetically Poor. To Cover up Water Damage.	1	42	\$27,830.00
100	ELECTRICAL DISTRIBUTION SYSTEM-Install additional branch panelboard. Install 208V, 400A panelboard in connection with larger transformer installation.	Provides for future growth. Increase system capacity.	1	43	\$7,260.00

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Building	Project Description	Reason Description	Quantity & Units	Facility Priority	Cost Estimate
100	ELECTRICAL DISTRIBUTION SYSTEM-Replace Transformer, <150KVA. Replace existing 75 KVA XFMR with a 112.5 KVA XFMR.□	Existing equipment at full capacity. Existing equipment undersized for present load conditions. Provides for future growth. Increase building capacity for current loads and provide for future growth.	1	44	\$8,893.50
100	ELECTRICAL DISTRIBUTION SYSTEM-Repair existing distribution equipment. Relocate existing XFMR installed underneath cold water supply. Water damage is evident on XFMR enclosure.	Preventative maintenance. NEC compliance.	1	45	\$3,388.00
A/B Housing	ELECTRICAL DISTRIBUTION SYSTEM-Install additional branch panelboard. Install additional panelboards. One for each unit.	Existing equipment at full capacity. Provides for future growth. To replace existing residential grade sub-panels.	1	46	\$11,942.70
A/B Housing	ELECTRICAL DISTRIBUTION SYSTEM-Install additional distribution panel. Install distribution system in connection with larger transformer installation.	Existing equipment at full capacity. Provides for future growth. Increase system capacity.	1	47	\$21,344.40
A/B Housing	ELECTRICAL DISTRIBUTION SYSTEM-Replace Transformer, <150KVA. Replace existing 75 KVA XFMR with a 112.5 KVA XFMR.	Existing equipment undersized for present load conditions. Provides for future growth. Increase building electrical capacity for current conditions and provide for future growth.	1	48	\$11,052.80
A/B Housing	ELECTRICAL DISTRIBUTION SYSTEM-Replace Feeder, <600V. Replace existing 100A building service feeders with 200A service feeders.	Existing equipment is obsolete. Provides for future growth. Increase system capacity. Building service upgrade.	1	49	\$36,058.00
C/D Housing	ELECTRICAL DISTRIBUTION SYSTEM-Install additional branch panelboard. Install additional branch panelboards. One for each unit.	Existing equipment at full capacity. Provides for future growth. To replace existing residential grade sub-panels.	1	50	\$11,942.70
C/D Housing	ELECTRICAL DISTRIBUTION SYSTEM-Install additional distribution panel. Install distribution panel in connection with larger transformer installation.	Existing equipment at full capacity. Provides for future growth. Increase system capacity.	1	51	\$21,344.40
C/D Housing	ELECTRICAL DISTRIBUTION SYSTEM-Replace Transformer, <150KVA. Replace existing 75 KVA XFMR with a 112.5 KVA XFMR.	Existing equipment undersized for present load conditions. Provides for future growth. Increase building electrical capacity for current conditions and provide for future growth.	1	52	\$11,052.80
C/D Housing	ELECTRICAL DISTRIBUTION SYSTEM-Replace Feeder, <600V. Replace existing 100A building service feeders with 200A service feeders.	Existing equipment is obsolete. Provides for future growth. Increase system capacity. Building service upgrade.	1	53	\$36,058.00
E/F Housing	ELECTRICAL DISTRIBUTION SYSTEM-Replace Transformer, <150KVA. Replace existing 75 KVA XFMR with a 112.5 KVA XFMR.	Existing equipment undersized for present load conditions. Provides for future growth. Increase building electrical capacity for current conditions and provide for future growth.	1	54	\$11,052.80
E/F Housing	ELECTRICAL DISTRIBUTION SYSTEM-Install additional distribution panel. Install distribution panel in connection with larger transformer installation.	Existing equipment at full capacity. Provides for future growth. Increase system capacity.	1	55	\$21,344.40

**Carson City Correctional Facility**  
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Building	Project Description	Reason Description	Quantity & Units	Facility Priority	Cost Estimate
E/F Housing	ELECTRICAL DISTRIBUTION SYSTEM-Install additional branch panelboard. Install additional branch panelboard. One for each unit.	Existing equipment at full capacity. Provides for future growth. To replace existing residential grade sub-panels.	1	56	\$11,942.70
E/F Housing	ELECTRICAL DISTRIBUTION SYSTEM-Replace Feeder, <600V. Replace existing 100A building service feeders with 200A service feeders.	Existing equipment is obsolete. Provides for future growth. Increase system capacity. Building service upgrade.	1	57	\$36,058.00
G/H Housing	ELECTRICAL DISTRIBUTION SYSTEM-Install additional branch panelboard. Install additional branch panelboards. One for each unit.	Existing equipment at full capacity. Provides for future growth. To replace existing residential grade sub - panels.	1	58	\$11,942.70
G/H Housing	ELECTRICAL DISTRIBUTION SYSTEM-Install additional distribution panel. Install distribution panel in connection with larger transformer installation.	Existing equipment at full capacity. Provides for future growth. Increase system capacity.	1	59	\$21,344.40
G/H Housing	ELECTRICAL DISTRIBUTION SYSTEM-Replace Transformer, <150KVA. Replace existing 75 KVA transformer with a 112.5 KVA XFMR.	Existing equipment undersized for present load conditions. Provides for future growth. Increase building electrical capacity for current conditions and provide for future growth.	1	60	\$11,052.80
G/H Housing	ELECTRICAL DISTRIBUTION SYSTEM-Replace Feeder, <600V. Replace existing 100A building service feeders with 200A service feeders.	Existing equipment is obsolete. Provides for future growth. Increase system capacity. Building service upgrade.	1	61	\$36,058.00
Site	Recreation Field/Court, Resurface/Renovate, Basketball. Three basketball courts located east of C/D units, west of G/H units and east of A/B units. Crack seal existing court and apply new wearing surface to the court. Provide painted Recreation Field/Court, Resurface/Renovate, Basketball.	Due to age of system. To prevent failure. To fix deteriorated, damaged, failure area. To improve appearance. Service reliability.	1	62	\$128,139.00
Site	Located north of E/F units. Crack seal existing court and apply 1.5" overlay of bituminous pavement. Provide surface treatment with painted markings.	Due to age of system. To prevent failure. To fix deteriorated, damaged, failure area. To improve appearance. Service reliability.	1	63	\$85,305.00
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	64	\$426,888.00
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	65	\$341,462.00
Administration/Health	Relief hoods. Install new relief air hoods in boiler room roof.	None presently installed. Impairs building operation. There is excessive heat buildup which may cause damage to existing and new electronics or electrical equipment. There is currently no relief available.	1	66	\$5,716.70
Site	Recreation Field/Court, Resurface/Renovate, Tennis. Located behind A/B unit. Crack seal existing tennis court and then apply a new wearing surface which shall include new paint and markings.	Due to age of system. To prevent failure. To improve appearance. Service reliability.	1	66	\$42,350.00

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Building	Project Description	Reason Description	Quantity & Units	Facility Priority	Cost Estimate
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	67	\$37,752.00
C/D Housing	Relief hoods. Install new relief air hoods in boiler room roof. Toilet exhaust fan. Modify existing exhaust ductwork in order to separate the toilet exhaust from the general housing exhaust system. Install new exhaust ductwork, grilles and rooftop exhaust fan for the toilet and shower rooms.	None presently installed. Impairs building operation. There is excessive heat buildup which may cause damage to existing and new electronics or electrical equipment. There is currently no relief available.	1	68	\$5,445.00
C/D Housing	Relief hoods. Install new relief air hoods in boiler room roof. Toilet exhaust fan. Modify existing exhaust ductwork in order to separate the toilet exhaust from the general housing exhaust system. Install new exhaust ductwork, grilles and rooftop exhaust fan for the toilet and shower rooms.	None presently installed. Reduce energy usage. Doesn't meet current ventilation standards. Personal comfort. Grossly inadequate exhaust in the toilet/shower rooms. □ One symptom of this problem is excessive flushing of the toilets in attempt to reduce	1	69	\$21,296.00
A/B Housing	Replace acoustic ceiling system.	Leading to More Serious Problems. Cosmetically Necessary or Aesthetically Poor. To Eliminate High Maintenance Condition. To Cover up Water Damage. Damaged tectum panels because of high humidity and sagging.	1	70	\$1,089.00
A/B Housing	Relief hoods. Install new relief air hoods in boiler room roof. Toilet exhaust fan. Modify existing exhaust ductwork in order to separate the toilet exhaust from the general housing exhaust system. Install new exhaust ductwork, grilles and rooftop exhaust fan for the toilet and shower rooms.	None presently installed. Impairs building operation. There is excessive heat buildup which may cause damage to existing and new electronics or electrical equipment. There is currently no relief available.	1	71	\$5,445.00
A/B Housing	Relief hoods. Install new relief air hoods in boiler room roof. Toilet exhaust fan. Modify existing exhaust ductwork in order to separate the toilet exhaust from the general housing exhaust system. Install new exhaust ductwork, grilles and rooftop exhaust fan for the toilet and shower rooms.	None presently installed. Reduce energy usage. Doesn't meet current ventilation standards. Personal comfort. Grossly inadequate exhaust in the toilet/shower rooms. □ One symptom of this problem is excessive flushing of the toilets in attempt to reduce	1	72	\$21,296.00
Food Service	Relief hoods. Install new relief air hoods in boiler room roofs.	None presently installed. Impairs building operation. There is excessive heat buildup which may cause damage to existing and new electronics or electrical equipment. There is currently no relief available.	1	73	\$10,890.00
G/H Housing	Relief hoods. Install new relief air hoods in boiler room roof. Toilet exhaust fan. Modify existing exhaust ductwork in order to separate the toilet exhaust from the general housing exhaust system. Install new exhaust ductwork, grilles and rooftop exhaust fan for the toilet and shower rooms.	Not functioning or broken. Impairs building operation. There is excessive heat buildup which may cause damage to existing and new electronics or electrical equipment. There is currently no relief available.	1	74	\$5,445.00
G/H Housing	Relief hoods. Install new relief air hoods in boiler room roof. Toilet exhaust fan. Modify existing exhaust ductwork in order to separate the toilet exhaust from the general housing exhaust system. Install new exhaust ductwork, grilles and rooftop exhaust fan for the toilet and shower rooms.	None presently installed. Reduce energy usage. Doesn't meet current ventilation standards. Personal comfort. Grossly inadequate exhaust in the toilet/shower rooms. □ One symptom of this problem is excessive flushing of the toilets in attempt to reduce	1	75	\$21,296.00
E/F Housing	Relief hoods. Install new relief air hoods in boiler room roof. Toilet exhaust fan. Modify existing exhaust ductwork in order to separate the toilet exhaust from the general housing exhaust system. Install new exhaust ductwork, grilles and rooftop exhaust fan for the toilet and shower rooms.	None presently installed. Impairs building operation. There is excessive heat buildup which may cause damage to existing and new electronics or electrical equipment. There is currently no relief available.	1	76	\$5,445.00
E/F Housing	Relief hoods. Install new relief air hoods in boiler room roof. Toilet exhaust fan. Modify existing exhaust ductwork in order to separate the toilet exhaust from the general housing exhaust system. Install new exhaust ductwork, grilles and rooftop exhaust fan for the toilet and shower rooms.	None presently installed. Reduce energy usage. Doesn't meet current ventilation standards. Personal comfort. Grossly inadequate exhaust in the toilet/shower rooms. □ One symptom of this problem is excessive flushing of the toilets in attempt to reduce	1	77	\$21,296.00
400	installed when this facility was built. It has outlived its useful life and the ongoing cost of repair exceeds the cost of replacement.	Current wheel chair lift was installed when this facility was built. It has outlived its useful life and the ongoing cost of repair exceeds the cost of replacement.	1	78	\$26,000.00

**Carson City Correctional Facility  
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Building	Project Description	Reason Description	Quantity & Units	Facility Priority	Cost Estimate
400	Replace interior door hardware. Re-hinge with continuous hinge.	Worn out. Damaged. To Eliminate High Maintenance Condition. Request of Facilities Maintenance. Doors are at heavy use areas and failing.	1	79	\$6,050.00
Housing Unit 1200 - L4	Replace existing window system - w/ insulated system.	Damaged.	120 SF		\$7,700
Housing Unit 1200 - L4	Recaulk/Reseal window system.	Worn out. Leading to More Serious Problems.	1,200 SF	5	\$10,100
Housing Unit 1200 - L4	Replace double exterior doors/frame/hardware.	Worn out. Damaged. To Eliminate High Maintenance Condition. To Cover up Water Damage.	4 Units	2	\$18,800
Housing Unit 1200 - L4	Equipment - New and Replacement. Replace 192 faucets.	Leading to More Serious Problems. Not to Present Code. To Eliminate High Maintenance Condition. The faucets are no longer manufactured. This will become a health and sanitation problem.	Lump Sum		\$43,700
Housing Unit 1200 - L4	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		\$40,300
Housing Unit 1200 - L4	Replace/new water heater - 250 gallon.	Worn out. Future major expense.	1 Unit		\$11,300
Housing Unit 1200 - L4	Modular boilers.	Worn out. Future major expense.	1 Unit	6	\$29,400
Housing Unit 1200 - L4	Miscellaneous. Replace (92) faucets.	Not functioning or broken. Code compliance.	Lump Sum		\$30,200
Housing Unit 1200 - L4	Miscellaneous. Replace expansion joints.	Worn out.	Lump Sum		\$2,700
Housing Unit 400 - L1	Replace double exterior doors/frame/hardware.	Worn out. Damaged. To Eliminate High Maintenance Condition. To Cover up Water Damage.	4 Units	2	\$18,800



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<b>Building</b>	<b>Project Description</b>	<b>Reason Description</b>	<b>Quantity &amp; Units</b>	<b>Facility Priority</b>	<b>Cost Estimate</b>
Housing Unit 400 - L1	Equipment - New and Replacement. Replace cooler/freezer.	Worn out. Damaged. Request of Facilities Maintenance.	Lump Sum		\$26,900
Housing Unit 400 - L1	Modular boilers.	Worn out. Future major expense.	1 Unit	6	\$29,400
Weight Pit Building	Replace gutter system.	Leading to More Serious Problems. To Eliminate High Maintenance Condition. To Cover up Water Damage.	200 LF		\$2,000
Food Service	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	7	\$25,000
Facility	Replace foot lockers and desks	Current cell lockers and desks have been destroyed to make weapons. Need to install heavy duty steel foot lockers and writing surfaces.	1,100 of each		\$1,000,000
Site	Repair or remove Propane System	Exsiting system has leaks that will require entire tank to be emptied	1		\$25,000
				<b>Total</b>	<b>\$9,435,467.60</b>

# MICHIGAN DEPARTMENT OF CORRECTIONS

*“Committed to Protect, Dedicated to Success”*

## MEMORANDUM

**DATE:** September 21, 2016

**TO:** Warden L. Gidley

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

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

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

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

### **Overview of Physical Plant accomplishments in the past year include:**

Security enhancements and renovations to housing units Q and R were completed.  
A staff office was built in housing unit M.  
A new library room was built in housing unit L.  
A new room was built for security systems equipment in the West Administration Building.  
Three new yard observation buildings were installed.  
Six prisoner phones were relocated in the center court yard area on the east side.  
Six units received heavy duty commercial grade washing machine.  
Two of the four new Key Watch Box units were installed this year.  
The storm sewer and drainage tile was replaced behind the East Food Service Bld.  
A portion of asphalt driveway was replaced with concrete behind East Food Service also.  
Laundry Dryers were replaced in 16 housing units.  
In ten housing units stainless steel sink/counter top units replaced wooden kitchenettes.  
Several West Side Housing Unit shower valves and ceramic walls were replaced.  
A gas line leak and the grounds in the area were repaired behind the East School.  
A large section of the East inside road/walkway and drainage tile is being replaced as well.  
Repairs to the East and West Side Prisoner walking tracks were completed.  
The new PPD system was installed and is currently being calibrated.  
The new Round Reader system was installed.  
The addition to the West Administration Building Visitor room was started and is in progress.

Fire Alarm systems in J and K unit were upgraded/replaced.  
The East Side Emergency Electrical Generator was replaced with a used unit from RCF.  
Three new Commercial washing machines were installed in the East Quartermaster Laundry.  
Drainage tile was installed from East F/S and around the East Pavilion building.

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

All building infrastructure (roofing, siding, windows, doors, etc.) are in usable condition. The Two Staff Rest rooms are in need of updating. Other areas of need for this building would be more painting and floor covering updates. All heating and air conditioning equipment was maintained and is currently in good working condition.

### **School Building (East)**

All building infrastructure (siding, windows, doors, etc.) are in usable condition. Exception would be the roof covering is still a steel roof and needs to be replaced with a rubber roofing material to match the rest of the compound. This building also has exterior doors in need of repair or replacement due to rusting. The exterior doors sre scheduled to be replaced in 2017. This building did receive wall patching, painting of doors, window s 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. Exceptions to this would be the Prisoner entrance foyer is in bad condition and needs to be removed or replaced. Many floor, walls, door, windows have been repaired this year. Also, this building has exterior doors in need of repair or replacement due to rusting. The cooler and freezer next to the kettles are aging, and repairs have been made to the refrigeration units. They are keeping the contents at consistent temperatures under normal use. New freezer refrigeration equipment has been purchased but not installed yet. We are routinely checking temperatures to assure proper temps are maintained. The ventilation system in the oven/kettle hood system is under sized for the amount of cooking and heat being produced. A new vent fan was installed and has improved this system. The ventilation system has been cleaned regularly and functioning as it is designed to do. The dish washing machine is in need of repair often. Parts are still available however this equipment should be replaced due to age and condition. Wall repair behind this dish washing machine is badly needed when this equipment can be replaced. These repairs will begin soon, and most materials are on site.

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

## **FACILITY INSPECTION**

**STF – September 21, 2016**

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### **Pavilion Weight Pit (East)**

All building infrastructure (roofing, siding, windows, doors, etc.) are in usable condition. This building also has exterior steel doors that need repair or replacement due to rusting. The landscape around this building is very low and water stands in many areas. Drainage tile was installed around this building to help with this issue.

### **Property Trailer (East)**

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

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

All building infrastructure (roofing, siding, windows, doors, etc.) are in usable condition. Entrance door is in need of repair or replacement. The entrance stairway was replaced for safety purposes.

### **Corrections Education Program Trailer (East)**

This building is in generally good condition and is in need of repairs to the siding in certain areas. The Skirting on the building needs to be replaced, and two exterior doors need to be replaced.

### **VVP Trailer (East)**

This building is in usable condition, however is in need of new skirting.

### **Housing Unit J (East)**

This building is in need of new entrance doors and some existing windows with bars. The building is in useable condition and the mechanical equipment is in good condition. The Fire Alarm system in this building is combined with Housing Unit K and was replaced this year. Security enhancements and renovations are complete in the building.

### **Housing Unit K (East)**

This housing unit is in need of new entrance doors and new windows with bars. Repairs to attic insulation in J & K Units which are both incorporated into the same building attic. There is a membrane attached to the trusses which separates a void area above unit ceilings and the attic space itself. This membrane has holes in it and needs to be repaired and adding insulation. The roof covering on this building is in good condition. Security enhancements are complete in this building.

## **FACILITY INSPECTION**

**STF – September 21, 2016**

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### **Housing Unit L (East)**

This housing unit has not received the security enhancements or renovations such as bathroom showers, kitchenette replacement, washing machine up grade, cameras, TV coax and relocation or the center wall extension. This unit also needs the attic membrane repaired and insulation added. This unit also needs the entrance doors replaced. Some windows need to be replaced and bars added to the back side of the unit.

### **Housing Unit M (East)**

This unit received a new office for programs staff.

This unit needs the attic membrane repaired along with adding insulation to the attic area. It also needs new entry doors and windows with bars. Mechanical equipment is in good condition in this building.

### **Housing Units N & P (East)**

This building which includes housing units N & P need replacement entrance doors and the windows with bars. P unit received a new kitchenette and N unit still needs one. 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 at this time. This building also need the attic membrane repaired and insulation added. The renovations to the bathrooms, security enhancements and TV coax relocation have not been completed to these two housing units.

### **Housing Units Q & R (East)**

This building which includes housing units Q & R also needs replacement doors and windows with bars. Both units have been renovated and security system enhancements have been completed.

The attic membrane and insulation needs to be repaired and replaced. The exterior roofing and siding is in usable condition as is the mechanical equipment. The Fire Alarm system in this building was replaced this year as well.

### **Maintenance Storage Pole Barn (East)**

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

**Maintenance/Transportation Building (East)**

All building infrastructure (roofing, siding, windows, doors, etc.) are in good condition. This building houses the water treatment system for the East Side facility. This water treatment system and main water inlet is in need of new water main valves. A water main valve and back flow preventer inside the building is in need of replacement due to rust damage from years of exposure to salt dust in the area. Outside the building, 3 underground water main valves are in need of repair or replacement. The East Side Facility Emergency Backup Generator was replaced with a used unit from the closed facility RCF in Ionia.

**Records Retention Building (East)**

This building is pole barn construction and is in good overall condition; however it needs two new entry steel frames and doors.

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

The parking lot and adjacent driveway will be repaired and sealed. The PPCR has been approved. The Prisoner walking track inside was repaired and resealed and a portion of the main drive inside is being replaced now. More drive and walkways need to be repaired or replaced when funds become available.

**Administration Building (West)**

All building infrastructure (roofing, siding, windows, doors, etc.) are in good condition. An addition for the visiting room construction has begun. A new security equipment room was built and the new PPD system head end was installed. Currently a replacement heating system is in design for this building in DTMB.

**Food Service (West)**

All building infrastructure (roofing, siding, windows, doors, etc.) are in good condition. This building has a steam boiler which supplies steam to the dishwashing machine and to three kettles in the cooking area. Two existing kettles in the food prep area are in bad shape and will need 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. 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. Floor drains have been repaired and replaced.

**FACILITY INSPECTION**  
**STF – September 21, 2016**  
**Page 6**

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

All building infrastructure (roofing, siding, windows, doors, etc.) are in good condition. Many of the combination heat and air conditioner units needed repairs this year.

**Maintenance/Warehouse Building (West)**

All building infrastructure (roofing, siding, windows, doors, etc.) are in good condition. The West Side water main and water treatment systems are in this building. The current water softener system is problematic. The replacement of the control system is currently in DTMB design. The emergency electrical backup generator is in good condition and tested weekly. This year it was discovered the Generator room addition foundation failed and will need to repair.

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

All building infrastructure (roofing, siding, windows, doors, etc.) are in good condition. All but one of the kitchenettes in these units has been replaced this year. All boiler systems, both domestic hot water heaters and heating boilers, are currently in good condition in all of these units. Washing machines will be replaced with new commercial units and clothing dryers have been replaced with new units. Minor repairs are needed to drywall and floor coverings. Entrance doors are still in usable condition as is. In 2012 attics in these housing units had repairs performed to the membrane holding the insulation up and fresh insulation was installed, bringing these attics in to a good condition. Since that time new openings in other areas have developed and additional repairs have been made.

**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.

**State Police Post Building**

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

**Maintenance Storage Pole Barn (West)**

The pole barn is in excellent condition and needs nothing. In addition, there are two other buildings in this area used for maintenance storage. One of them is in good condition but would better serve our storage needs if it had a cement floor added to it. The other outbuilding is an old red farm building which Central Office approved for demo. It is currently housing old heating equipment, light fixtures, etc. which could be scrapped out. Also in this area is a fitness center building.

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

We have patched, and continue to patch damaged areas both inside and outside the facility gates as needed. Many areas are in need of crack filler and sealing. The facility received an approved PPCR for the repair of the parking lots and driveway areas in the administration building, maintenance and warehouse lots.

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

This system is in good working condition and being tested both weekly and monthly as per our Preventative Maintenance Program. 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 Sally Port has been closed and made to be part of the perimeter fence system. The West Sally Port is working well at this time however the slider gate operator drive systems need to be replaced. These two gate drive systems are aging and are not in good condition. The replacement of the controls and mechanical drives is in the design stage by DTMB

### **Additional Site Information**

These items are included in the facility needs as laid out in the 2017 and 2018 Capital Outlay – Lump Sum/MOP, Special Maintenance Request report.

- ❖ Replace windows and install security bars throughout the facility - STF East.
- ❖ Replace sheet metal siding - STF East.
- ❖ Electrical control panels for housing units need security lighting separated and individual switches added in all housing units.
- ❖ Video Surveillance System Upgrade.
- ❖ Wall extensions to remaining three housing units.
- ❖ Demolish red barn - STF West.
- ❖ Exterior door replacement.
- ❖ East and west Food Service dishwashing machine replacement.
- ❖ Razor Ribbon replacement.

cc: Acting Administrative Officer  
File



**CENTRAL MICHIGAN CORRECTIONAL FACILITY**  
**5-Year Plan                      FY2018**

Building	Project Description	Reason Description	Quantity & Units	Facility Priority	Cost Estimate
STF West	Sub Structure Repairs West Side Generator	Deteriorated Conditions	1	1	\$150,000
Site	Renovate Rest Rooms in housing units, LMNP	Deteriorated Conditions	Four Housing Units	2	\$80,000
STF East	Water Main Shut Off Valve Replacement	Deteriorated Conditions	1	3	\$120,000
Site	STF Metal Door and Frame Replacement	Deteriorated Conditions	16 Housing Units	4	\$50,000
Site	Repair major sections of interior walkway	Deteriorated Conditions	various	5	\$175,000
STF East	STF Window Replacement and Installation of Security Bars	Deteriorated Conditions	8 housing units	6	\$200,000
Site	STF Building Attic Insulation	Deteriorated vapor barriers and insulation	Various as needed	7	\$125,000
STF East	Replace siding on facility buildings and add roof drainage	Deteriorated Conditions	STF East buildings	8	\$200,000
Site	Replace Electrical Control Panels in Housing Units	Unwise use of electrical breakers to power on and off	All housing units	9	\$100,000
				<b>Total</b>	<b>\$1,200,000</b>

# Michigan Department of Corrections

*“Committed to Protect, Dedicated to Success”*

## MEMORANDUM

**DATE:** June 30, 2016

**TO:** Jeff Woods, Gene Page, Jeff Niemi, and Edson Forrester

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

**SUBJECT:** 2016 Annual Infrastructure Report - Chippewa Correctional Facility

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

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

Sidewalks and pathways inside and outside URF East/West are constructed of either Asphalt or Cement. Most areas are still holding up well. We continue to battle with the back dock of West Food Service and are going to try an new Epoxy product to see if it will hold up better in that area. We have also repaired steps by 1100 warehouse and sallyport pit.

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

URF East Brick and Masonry is holding up well. There are no major problems at this time to report. We have started to caulk and repair several 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. These areas will be repaired hopefully this coming summer.

**PLASTER AND DRYWALL:**

Interior walls and finishes are in good shape. In the Westside housing units, holes continue to be a problem from inmates trying to hide contraband from staff. Holes in drywall are repaired through our work order program. Painting in the units is ongoing as needed.

**ROOFING SYSTEMS:**

URF East Roofs are in good shape with one major leak to report. That area will need attention this summer. The East Food Service dining area on the south wall has a small roof area that needs replacement or a metal cover. URF West metal roofs are in good shape for their age. One area we need to repair is on the West Warehouse roof valleys. There is damage from ice buildup and will be completed before winter sets in. We will use the survey report from McDonald Roofing to continue with touch ups before winter is upon us.

**ROOF SUPPORT SYSTEMS:**

URF West still has the original Metal Roofing from start-up. The wood trusses, purlins and rafters are still in good shape. There is no sign of damage or excessive wear. There are some watermarks from past leaks but the wood is still solid.

**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. We had to remove all screens and frames last Fall. We will re-install screen material with two-sided tape to keep insects outside. Many of the East windows have broken seals. This causes the window to fog internally. We replace them as directed. We have some replacement panes but will need to order more in the future. Window openers continue to be a problem on the East side and are addressed through the work order system.

**FLOORS:**

Flooring through out the facility is in good shape. Inmate porters do a good job keeping them clean and waxed. Staff has implemented a cleanest unit of the month program and this has helped even more with the floors and overall appearance of the housing units. We have replaced most of the entryway mats on the Eastside and that has helped keep sand and mud from entering the buildings. The West Food Service kitchen area will need epoxy recoating this fall.

**DOORS AND HARDWARE:**

All doors and hardware are addressed through the work order system. We have repaired the many aluminum doors with new hinges on the East side of the facility. The West housing units entry doors have been replaced last winter and the interior doors will be replaced as time allows this winter.

**LOCKING SYSTEMS:**

Locks, hinges, knobs, and closer issues are addressed through the work order program. Overall, this area is in good shape. This high maintenance area requires a lot of time to complete. All locking and closing hardware take a real beating by the inmate population. The Locksmith at URF continues keep these functions trouble free.

**FENCES AND PERIMETER SECURITY:**

The security system at URF is in overall good condition. The cameras and fence are checked daily on all three shifts. We have hired an Equipment Tech -9 and he has done a very good job with keeping all security equipment running as designed. We have started new installation of all security equipment. Camera, lights and PPD systems upgrade are 80% complete. Fire alarm system is 75% complete. Fence security systems are just starting and are scheduled to be complete by January 2017. We continue to upgrade interior lights as our budget allows on the yard and parking lots.

**HEATING AND COOLING SYSTEM:**

HVAC systems are all working and get a lot of maintenance work done in the summer months. The heating systems in all buildings are in good operating condition. We rebuilt or replaced all circulating heat pumps in the West Housing units. Leaks are addressed as they appear. Last year we had to dig up and repair two underground condensate leaks. The 1100 mechanical room has started to show its age. The south side of the system may have a leaking tube bundle. At this time, we cannot control the heat cycle. We will bring in a contractor to make several repairs (traps and valves) and then have them check the system for a leaky tube bundle. If a leaking tube bundle is found, we will have to make temporary repairs and then start the process of planning the replacement of current equipment or completely re-design and upgrade the whole system with a new energy efficient system.

**ELECTRICAL DISTRIBUTION SYSTEM:**

The electrical distribution systems have no problems to report. The emergency backup generators have had their yearly P.M. maintenance and bank load tests are due again in two years. Underground direct buried electrical wire for the West lights is being replaced with the new LED light project. We continue to have many power bumps and brown outs that may be from construction and power line upgrades that are being completed in our area or yearly PM work.

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

The plumbing system at URF is in good shape. All plumbing issues are addressed through the work order system and continues to be a high maintenance area. We have two drains in the East dining room that will have to be dug up for needed repairs. These big projects will need to be scheduled at night to complete without disruption to prisoner meals. We will start looking forward towards water savings equipment at the facility when we are finished with LED light installation.

**REFRIGERATION SYSTEMS:**

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

**PARKING LOTS/ROADS/GROUNDS:**

Chippewa facility grounds area continues to be maintained very well. The buffer fence was completed last year. Entryway driveways had barrier gates installed. Potholes have reappeared and will be filled before fall. The perimeter road is starting to break down on the corner/edge areas and will be addressed hopefully in the 2017 budget.

**COMMENTS:**

**2015 Projects**

LED lights East yard (completed)

Control Center remodel

A/C units in West Administration and Control Center

MSI garment factory project. (Equipment removal)

1100 Mechanical room repairs

Remodel 3 yard shacks

Security enhancements

1. Cameras, Video
2. LED Lights
3. PPD system
4. Fire Alarm system
5. Fence Security systems inside and out,
6. New head end monitoring equipment

Twenty-two interior door replacements  
Front reception desk remodel  
Weight pit Addition/Remodel

New screen installation (West)  
New condensing unit 1100 walk-in freezer  
New walk-in freezer and Cooler (West Food Service)  
Repair fence and razor wire over West Admin. Bldg.  
Paint all lines in parking areas  
Plant more evergreen trees along M-80

**CHIPPEWA CORRECTIONAL FACILITY**  
**5-Year Plan**                      **FY2018**

Building	Project Description	Reason Description	Quantity & Units	Facility Priority	Cost Estimate
1100 Maintenance	Replace electronic controls Steam conversion.	Replace electronic controls and steam valves. Current electronic controls are obsolete and repair parts are not available, valves leaking.	1 unit	in progress	\$20,300.00
Site	Facility entrance barricades.	Provide barricades for entrance security and risk migiation.	3 ea	in progress	\$4,000.00
200 Food Service	Food Service Camera placement.	Place additional 2 camera's in Food Service East at front entrance and Kitchen entrance.	2 ea	in progress	\$2,400.00
Housing Unit 1 - A/B Level	Replace double exterior doors/frame/hardware.	Leading to More Serious Problems. To Eliminate High Maintenance Condition.	4 Units	in progress	\$11,000.00
Housing Unit 2 - C/D Level	Replace double exterior doors/frame/hardware.	Leading to More Serious Problems. To Eliminate High Maintenance Condition.	4 Units	in progress	\$11,000.00
Site buildings	Replacement of motor start boxes.	Obselote parts for replacement.	150	on going as fail	\$10,000.00
Site buildings	Replacement of floor pumps.	Obselote parts for replacement.	150	on going as fail	\$10,000.00
Site	Replacement of UPS facility wide.	Uninterrupted power supply back up system are passed the dependability of operation for critical systems.	150	on going as fail	\$10,000.00
Housing Unit 6	Replace cell doors and hardware.	Worn out. Damaged. To Eliminate High Maintenance Condition.	100 Units	on going as fail	\$25,500.00
Housing Unit 5	Replace cell doors and hardware.	Worn out. Damaged. To Eliminate High Maintenance Condition.	100 Units	on going as fail	\$25,500.00
Site	ICON Water Control System.	Replace facility faucets and flush valves wit I-Con energy efficient electronic controlled flush valves, shower valves, urinal valves and wet cell toilets.	facility wide	on going as fail	\$30,000.00
Site	Facility lighting upgrade to LED- Parking Lot & Commons Yard.	Energy savings increase security vision.	35 units	1	\$46,000.00
Housing units East 1, 3, 5, 6	Housing Hot Water replacements.	Boilers are past life expectancies failure of tubes expected.	4 units	1	\$30,000.00
Administration	Replace single exterior door/frame/hardware.	Damaged. Leading to More Serious Problems. Cosmetically Necessary or Aesthetically Poor.	4 Units	1	\$9,700.00
Administration	Replace double exterior doors/frame/hardware.	Leading to More Serious Problems.	2 Units	1	\$9,700.00
Housing Unit 4 - G/H Level	Replace double exterior doors/frame/hardware.	Leading to More Serious Problems. To Eliminate High Maintenance Condition.	4 Units	1	\$11,000.00

**CHIPPEWA CORRECTIONAL FACILITY**  
**5-Year Plan FY2018**

Building	Project Description	Reason Description	Quantity & Units	Facility Priority	Cost Estimate
Housing Unit 3 - E/F Level	Replace double exterior doors/frame/hardware.	Leading to More Serious Problems. To Eliminate High Maintenance Condition.	4 Units	1	\$11,000.00
Housing Buildings 5,6, 7, 8 adm	Replace interior entry doors.	Leading to More Serious Problems. Does Not Meet ADA Guidelines. Cosmetically Necessary or Aesthetically Poor.	8 units	1	\$38,600.00
Housing Unit 5-Round	Add new equipment. New door control and lighting control panels.	More cost effective to replace soon. Obsolete, no longer manufactured, parts unavailable. To eliminate high maintenance condition.	1 unit	2	\$22,500.00
Housing Unit 6-Steamboat	Add new equipment. New door control and lighting control panels.	More cost effective to replace soon. Obsolete, no longer manufactured, parts unavailable. To eliminate high maintenance condition.	1 unit	2	\$22,500.00
Housing Unit 5-Round	Replace existing window system - w/ insulated system. New frames and window units with better heavy duty hardware.	Worn out. To Eliminate High Maintenance Condition.	1 unit	3	\$10,160.00
Housing Unit 2-Lime	Replace existing window system - w/ insulated system. New frames and window units with better heavy duty hardware.	Worn out. To Eliminate High Maintenance Condition.	1 unit	3	\$10,160.00
Housing Unit 3-Marquette	Replace existing window system - w/ insulated system. New frames and window units with better heavy duty hardware.	Worn out. To Eliminate High Maintenance Condition.	1 unit	3	\$10,160.00
Housing Unit 4-Neebish	Replace existing window system - w/ insulated system. New frames and window units with better heavy duty hardware.	Worn out. To Eliminate High Maintenance Condition.	1 unit	3	\$10,160.00
Housing Unit 6-Steamboat	Replace existing window system - w/ insulated system. New frames and window units with better heavy duty hardware.	Worn out. To Eliminate High Maintenance Condition.	1 unit	3	\$10,160.00
Housing Unit 3-Marquette	Add new equipment. New door control and lighting panels.	More cost effective to replace soon. Obsolete, no longer manufactured, parts unavailable. To eliminate high maintenance condition.	1 unit	4	\$23,500.00
Housing Unit 2-Lime	Add new equipment. New door control and lighting control panels, to replace old Honeywell panels.	More cost effective to replace soon. Obsolete, no longer manufactured, parts unavailable. To eliminate high maintenance condition.	1 unit	4	\$23,500.00
Housing Unit 4-Neebish	Add new equipment. New door control and lighting control panels, Honeywell panels failing.	More cost effective to replace soon. Obsolete, no longer manufactured, parts unavailable. To eliminate high maintenance condition.	1 unit	4	\$23,500.00
Housing Unit 1 - A/B Level	Replace existing window system - w/ insulated system.	Worn out.	1 unit	5	\$18,375.00
Housing Unit 4 - G/H Level	Replace existing window system - w/ insulated system.	Worn out.	1 unit	5	\$18,375.00
Housing Unit 3 - E/F Level	Replace existing window system - w/ insulated system.	Worn out.	1 unit	5	\$18,375.00
Housing Unit 2 - C/D Level	Replace existing window system - w/ insulated system.	Worn out.	1 unit	5	\$18,375.00



**CHIPPEWA CORRECTIONAL FACILITY**  
**5-Year Plan**                      **FY2018**

<b>Building</b>	<b>Project Description</b>	<b>Reason Description</b>	<b>Quantity &amp; Units</b>	<b>Facility Priority</b>	<b>Cost Estimate</b>
School Unit / Education	Replace single exterior door/frame/hardware. With heavy duty frame, door, and hardware.	Damaged.	4 Units	5	\$10,100.00
School Unit / Education	Replace single exterior door/frame/hardware. With heavy duty frame, door, and hardware.	Damaged.	4 Units	5	\$10,100.00
Administration	Replace existing window system - w/ insulated system.	Worn out. Leading to More Serious Problems. To Eliminate High Maintenance Condition.	1 unit	5	\$57,500.00
School Unit / Education	Replace existing window system - w/ insulated system.	Worn out. To Eliminate High Maintenance Condition. To Cover up Water Damage.	1 unit	5	\$51,100.00
Site	Structures I, Grease Trap, New.	Long-term/high maintenance issue. Service reliability.	1 Unit	5	\$7,600.00
Site	Structures I, Manhole, Remove & Backfill.	Long-term/high maintenance issue. Service reliability.	1 Unit	5	\$5,000.00
Housing Unit 1	Replace existing window system - w/ insulated system.	Damaged. To Eliminate High Maintenance Condition.	1 unit	5	\$10,160.00
Administration	Replace existing window system - w/ insulated system.	To Eliminate High Maintenance Condition.	1 unit	5	\$127,700.00
School Unit	Replace existing window system - w/ insulated system.	To Eliminate High Maintenance Condition.	1 unit	5	\$73,500.00
				<b>Total</b>	<b>\$908,260.00</b>

# MICHIGAN DEPARTMENT OF CORRECTIONS

*“Committed to Protect, Dedicated to Success”*

## Memorandum

**DATE:** June 24, 2016

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

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

The MOP project to replace the perimeter fence security system to provide safety and security to the public is ongoing and is near completion. The MOP project to install the new PELS system to provide safety to staff and visitors is ongoing and is near completion.

### Housing Units

To improve security, the door frames for the officer’s station in Housing Unit F, G, H, I, J and K need to be replaced to correct the door swing the area also needs to be remodeled to provide electrical needs and camera monitoring. The heating system controls within Housing Unit F, G, H, I, J and K need to be upgraded to permit communications with the main diagnostic computer located in the Administration Building. The exterior doors and frames need to be replaced on housing Units A, B, C, and D to enhance energy efficiency. The outside wall pack security lights on all housing unit buildings were upgraded with LED fixtures to improve lighting in the area and for energy saving. The MOP project to add cameras in all housing units to assist in safety and for security issues is ongoing and is near completion. The MOP project for energy conservation is underway with the light upgrades complete and the plumbing upgrades starting next month. The Domestic hot water boilers and storage tanks need to be replaced in housing units A/B, H/I and J/K.

### Programs Building

The heating/cooling system within the building is in need of some upgrades to permit communications with the main diagnostic computer located in the Administration Building. The outside wall pack security lights on the building were upgraded with LED fixtures to improve lighting in the area and for energy saving.

### Modulars

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

### Food Service/Gym Building

There have been some minor repairs made to walls in the food service building to repair damage from water infiltration over the years. The outside wall pack security lights on the building were upgraded with LED fixtures to improve lighting in the area and for energy saving.

### Administration Building

The control center room is currently being upgraded to provide more space for camera monitoring equipment and staff. The outside wall pack security lights on the building were upgraded with LED fixtures to improve lighting in the area and for energy saving.

### Grounds

The perimeter fence area has recently had stone added on the outside to improve the area by the fence were the stone has been packed down. The inside perimeter fence area is in the process of having stone added to improve this area. These areas on both the inside and outside of the perimeter fence needed to be widened to allow for the perimeter security 4 wheeler good access for making rounds and inspections of the fence and security systems. Various inside security lights were upgraded with LED fixtures to improve lighting in the area and for energy saving. The Perimeter road and employee/visitor parking lots need to have cracks and holes repaired and the blacktop sealed. The prisoner walking track was paved with blacktop funded by the PBF.

### Maintenance Building

The maintenance building roof is in need to replacement. The shingles are worn and curling and beyond there useful life. The outside wall pack security lights on the building were upgraded with LED fixtures to improve lighting in the area and for energy saving.

cc;

Ed Vallad, Physical Plant Manager

Robert Sullivan, Facility Manager

Gary Keiffer, Physical Plant Division

Andrea Stinson, Physical Plant Division

David Albrecht, Regional Physical Plant Supervisor

Eames Groenleer, Regional Administrative Officer

.

**JACKSON COOPER STREET CORRECTIONAL FACILITY (JCS)  
5-YEAR PLAN                      FY 2018**

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	Improve facility security by providing space for equipment and staffing.	7,000 SF	1	\$1,000,000
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. Will also relieve the facility from current trailer lease obligations.	6,500 SF	1	\$975,000
Weight Lifting Buildings	Add new pan & tilt color cameras outside.	For officer safety. To watch hidden areas and trouble spots. To watch areas where critical tools are used. Add capacity to existing system. None presently installed.	2 Units	2	\$15,000
Modular Building	Add new fixed color cameras inside.	For officer safety. To watch hidden areas and trouble spots. Add capacity to existing system. None presently installed.	2 Units	2	\$4,000
Housing Units	Update /relocate Housing Unit Officer Stations	Update Officer Stations to include space for camera monitors.	11 units	3	\$30,000
Site	Fence Food Service Back Dock/Delivery/Yard Area	Increase security to the area, reduce theft from Food Service.	450 Feet	3	\$20,000
Site	Parking Lot/Perimeter Road repaving and repair.	Parking lot and perimeter road cracking and breaking up. Safety issue.	TBD	3	\$175,500
Housing Units A-B-C-D	Replace double exterior doors/frame/hardware.	Original doors rusted out and beyond life expectancy.	4 Units	4	\$20,000
Housing Unit A-B-C-D	Replace double interior doors/frame/hardware.	Original doors rusted out and beyond life expectancy.	4 Units	4	\$20,000
Site	Pumps. Add boiler back-up circulating pump.	None presently installed. Potential safety risk.	25,125 SF	5	\$3,400
C Unit Housing	Miscellaneous. Replace convector heaters in all restrooms.	Worn out.	4 Units	6	\$8,400
D Unit Housing	Miscellaneous. Replace convector heaters in restrooms.	Worn out.	4 Units	6	\$8,400
D Unit Housing	Toilet exhaust fan. Add separate exhaust fan for the electrical/phone room.	Doesn't provide adequate cooling. Provide better temperature control. Potential safety risk.	1 Unit	7	\$3,400

**JACKSON COOPER STREET CORRECTIONAL FACILITY (JCS)  
5-YEAR PLAN                      FY 2018**

<b>Building</b>	<b>Project Description</b>	<b>Reason Description</b>	<b>Quantity &amp; Units</b>	<b>Facility Priority</b>	<b>Cost Estimate</b>
Administration Building	Toilet exhaust fan. Add separate exhaust system for the electrical/medical room.	Doesn't provide adequate cooling. Provide better temperature control. Potential safety risk.	1 Unit	7	\$3,400
B Unit Housing	Toilet exhaust fan. Replace exhaust fans serving shower area.	Provide better temperature control. Impairs building operation.	2 Units	7	\$3,400
C Unit Housing	Toilet exhaust fan. Add separate exhaust fan for the electrical/phone room.	Doesn't provide adequate cooling. Provide better temperature control. Potential safety risk.	1 Unit	7	\$3,400
B Unit Housing (now E)	Misc projects. Provide new stairs in both wings with open risers.	Dangerous or Potentially Life Threatening. Security and safety, to eliminate blind spots.	1 Unit	8	\$50,000
Administration Building	Add power assist doors.	Not to Present Code. Not ADA compliant.	2 Units	9	\$35,500
Food Service Building	Replace quarry tile. With monolithic polymer floor.	Leading to More Serious Problems. To Eliminate High Maintenance Condition. To Cover up Water Damage.	1,200 SF	10	\$35,000
Food Service Building	Add permanent seating to Food Service	Reduce maintenance and repair costs.	45 units	11	\$150,000
				<b>Total</b>	<b>\$2,563,800</b>

# MICHIGAN DEPARTMENT OF CORRECTIONS

*“Committed to Protect, Dedicated to Success”*

## MEMORANDUM

**DATE:** May 17, 2016

**TO:** Carina Blair, Facility Manager  
G. Robert Cotton Correctional Facility

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

**SUBJECT:** Annual Facility Report Fiscal Year 2015

This Annual Report has been prepared in accordance with PD 04.03.100 “Preventative and Emergency Maintenance Manual” Specifically, section “N” for correctional facilities.

### **Overview of Physical Plant Accomplishments:**

- 100 Building HVAC Refurbished
- Installed Razor wire around 200 building, 100 building and Sally port
- Rewired entire Sally port with razor wire
- Installed razor mesh on inside fence of Sally port
- Added aluminum plating on fence joints and bases inside sally port
- Added five microwaves inside Sally Port
- Installed lockable pit cover inside Sally Port
- Installed EX key locks for entire facility gates
- Design and installed Temp side laundry
- Installed washer and dryer in Quartermaster
- Installed Stop button on the exterior of the vehicle sally port gates
- Installed a Fence dividing general population yards
- Installed a Fence dividing Cotton housing units from general population yards(fence crosses form D unit to E unit)
- Installed Key Keeper units throughout the facility
- Moved all benches, tables and phones into the general population yards
- Installed gun box in Sally port Tower
- IP phone system installed
- Carpeted Wardens office and conference room
- Removed concrete pad in front of TA unit due to being heaved by weather, added sand filler and crushed asphalt
- Install a strip search area in 100 building

- Install a strip search area in 600 building
- Replace the transfer breaker in the substation room near generator
- Carpeted Control Center and install new ceiling tiles
- Carpeted Control Inspectors offices
- Removed Yard bulletin boards and Basketball Poles
- Converted old key room of 100 building into property room
- Installed shaker to C fence area (Zone 1125)
- Installed non destructible shower lights in Cotton side housing units (units A through H)
- Installed photo eyes for perimeter lights
- Reworked Block work in 200 building Boiler #1
- Added Razor wire around Zone 15A wall
- Added concrete Barriers around Sally port
- Up graded Arsenal gun cleaning exhaust system
- Remodel visiting room
- Installed two truck dock lifts in old prisoner store
- Senstar upgrade installed
- Reworked Cotton Food Service ramp
- Installed single bunks in I unit

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

**1. Temp Units - TA, TB, TC, TD, TE, TF** – With the additional prisoners added to these units, wear and tear on these units has increased. Locks need replacement. Front doors need replacement. In addition, ongoing in all units is locker repair & replacement, shower head, shower handle, drywall repair and painting.

**2. Temp and Cotton Yard Areas – SAFETY/SECURITY CONCERNS:**

- 1) Outside Restrooms behind I/J yard need to be torn down. They are not usable and over the past several years have become a major security concern.
- 2) Concrete wear and asphalt problems have taking their toll and are in dire need of replacement.

**3. 600 Building Food Service** - Temp Food Service looks used and the prep equipment has out lived its expected life span. Locks need replacement. In addition, this building is about ready for a new roof.

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

**5. 800 Building** – Generator testing is done as required for the year with no problems noted. Load testing has been done each month as required. The switch gear is in need of replacement and the transformer is leaking. The capacitor cabinet needs replaced units are bulging. A new roof is critical.

**6. A, B, C, D, E, F, G, H Units** These units are in good condition. All units are showing their age. Roof repairs are continuous. The boilers are requiring regular maintenance. Hot water heaters need to be replaced with boilers. We should look into replacing them.

**7. I & J Units** - Roof repairs are continuous. The boilers are requiring regular maintenance. Hot water heaters need to be replaced with boilers. We should look into replacing them. All the cell hand sinks have cracked or busted out drains they all need replaced.

**8. K Unit** - Unit is showing its age. The boilers are requiring regular maintenance. Hot water heaters need to be replaced with boilers. We should look into replacing them.

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

**10. 100 Building** – This building continues to need roof repairs. Facility budget keeps us from replacing this roof.

**11. 200 Building Food Service** -This area is in fair condition. The area definitely shows deterioration this year because of constant use. The floor tile is in need of replacement. The roof is in poor shape and should be replaced in the next year or two. Boilers have outlived their useful life and are in need of replacement. Equipment has taken a turn for the worse with continuous breakdowns, due to poor cleaning practices.

**12. 200 Building Health Services** – The med line area is in dire need of expansion.

**13. 300 Building** -This building is in good shape overall. It should have a new roof to avoid interior damage. Painting and general maintenance needs are a constant. The classrooms are in need of re-carpeting.

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

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

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



**In conclusion** the facility is in good condition considering the temporary units are well over twenty five years old. The remaining brick structures appear to be sound other than Maintenance garage and 300 building entrances. We mainly need roofs and sidewalks. Areas of concern include:

- 1. 300 Building Roof replacement.**
- 2. Concrete/Asphalt Repair/Replacement throughout facility.**
- 3. 4 AHU replacements in 300 Building.**
- 4. Rebuild Masonry Wall in 300 Building.**
- 5. Rebuild Masonry Wall in Maintenance garage**
- 6. Food Service Floor replacement.**
- 7. Boiler Replacements**
- 8. Demolition of yard restrooms. (Security concern)**

Annual Facility Report  
May 17, 2016  
Page # 4

**G ROBERT COTTON CORRECTIONAL FACILITY**  
**5-Year Plan FY2018**

Building	Project Description	Reason Description	Quantity & Units	Facility Priority	Cost Estimate
Yard	Building demolition and rebuild. Yard Restrooms	Worn out. Damaged.	4/Each	11	\$40,000
Education	Rebuild masonry wall.	Damaged. Leading to More Serious Problems.	1/Each	8	\$225,000
MS Industries/Gen	Replace/Repair metal flashing.	Damaged. Leading to More Serious Problems.	Each/1	19	\$37,300.00
Facility Wide	Tuckpoint brick. Recaulk/Reseal building joints.	Damaged. Leading to More Serious Problems.	Each/1	20	\$10,000
Facility Wide	Replace existing window system - w/ insulated system.	Damaged, Worn out or Insulated seal broken.	Each/1	21	\$155,000
Facility Wide	Replace acoustic ceiling system.	Worn out. Damaged.	Each/1	22	\$200,000
200 Building Educa	Replace carpet.	Worn out. Damaged.	Each/1	18	\$26,200
Support/Seg/K Hou	Misc projects. Medical waiting area needs 1,000 SF more space.	Damage Due To Facility Growth.	Sq Ft/1000	30	\$ 134,400
Support/Seg/K Hou	Misc projects. Dental area needs 2,000 SF more space.	Damage Due To Facility Growth.	Sq Ft/2000	31	\$ 268,800
Administration	Misc projects. Visiting room needs 300 SF more space.	Due To Facility Growth.	Sq Ft/300	32	\$40,300
Maintenance	EMERGENCY LIGHTING-Install additional emergency light fixture(s), Wall Mounted.	Personal safety.	Each/10	29	\$6,500
Support/Seg/K Hou	ELECTRICAL DISTRIBUTION SYSTEM-Miscellaneous. Replace internal panels and rewire food serving lines.	Existing equipment has become a safety problem. Personal safety.	Each/30	23	\$6,500
Education	ELECTRICAL DISTRIBUTION SYSTEM-Miscellaneous. Replace feeder and main distribution panel to building.	Provides for future growth. Increase system capacity.	Each/1	24	\$159,600

**G ROBERT COTTON CORRECTIONAL FACILITY**  
**5-Year Plan FY2018**

Building	Project Description	Reason Description	Quantity & Units	Facility Priority	Cost Estimate
Support/Seg/K Hou	EMERG. ELEC. DIST. SYSTEM-Miscellaneous. Replace transfer switch, feeder, and distribution panel.	Existing equipment at full capacity. Service reliability. Increase system capacity.	Each/1	25	\$67,200
400 Building	Replace pneumatic with direct digital controls (DDC).	Provide better temperature control.	Each/1	26	\$65,750
700 Building	Replace pneumatic with direct digital controls (DDC).	Provide better temperature control.	Each/1	27	\$65,750
200 Building	Replace pneumatic with direct digital controls (DDC).	Provide better temperature control.	Each/1	28	\$135,000
Cotton Side	Remove & Replace, Concrete Slabs/Pads, sidewalks, asphalt throughout Cotton side of facility	Due to age. To fix deteriorated, damaged areas. Safety issues.	Yard/1600	12	\$200,000
Temp side	Remove & Replace, Concrete Slabs/Pads, sidewalks, asphalt throughout Temp side of facility	Due to age. To fix deteriorated, damaged areas. Safety issues.	Yard/1600	13	\$200,000
Grounds Non-Secu	Remove & Replace, Concrete Slabs/Pads, sidewalks, asphalt throughout Non Secure side of facility	Due to age. To fix deteriorated, damaged areas. Safety issues.	Yard/3200	14	\$400,000
600 Building	Add 2 strains of razor wire to walls of building	security	Roll/50	5	\$10,000
800 Building	Transformer repair or replace	Transformer has been leaking, attempted unsuccessful repairs	Each/1	1	\$200,000
T100 Building	Replace furnace and a/c unit	Old age, worn out	Each/1	17	\$10,000
Temp side housing	Automatic Shower control	constant handle replacement, broken or stolen.	Each/6	33	\$36,000
600 Building	Intake area	Keep the inmate traffic out of the lobby area, Security reasons	Each/1	2	\$35,000
Site	Replace all building roofs (100,200,500,700,400,600,800)	Roofs are beyond years	Each/7	16	\$3,500,000

**G ROBERT COTTON CORRECTIONAL FACILITY**  
**5-Year Plan                      FY2018**

<b>Building</b>	<b>Project Description</b>	<b>Reason Description</b>	<b>Quantity &amp; Units</b>	<b>Facility Priority</b>	<b>Cost Estimate</b>
300 Building	Redesign the basement	Adding Classroom space	Each/1	9	\$150,000
Site	Replace perimeter road	Completely worn out	Each/1	3	\$350,000
Site	Sissor Lift	all our inside lifts are beyond repair	Each/1	10	\$45,000.00
Site	Mower	Need to replace the exsisting 8 year old mower	Each/1	15	\$30,000
700,500,400 buildin	Boilers	We have no backup boilers and the exsisting units are 35 years old. We would also like to feed the water heaters of these units with them	Each/5	4	\$150,000
100 Building	Roof replacement	Rubber roof leaks in visiting room and many other areas of building, beyond years	Each/1	7	\$450,000
Site	Shaker wire replacement	Old age, life expectancy is 5 to 7 years, installed 2006	ft/21000	6	\$168,000
Support/Seg/K Hou	Misc projects. Segregation needs 20 more BF cells.	Damage Due To Facility Growth.	Each/20	34	\$600,000
				<b>Total</b>	<b>\$8,177,300</b>

**MICHIGAN DEPARTMENT OF CORRECTIONS**

*“Committed to Protect, Dedicated to Success”*

**MEMORANDUM**

Date: June 29<sup>th</sup>, 2016

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

From: Kotzian, Kevin; Physical Plant Superintendent

Subject: **Annual Physical Plant Report Detroit Detention Center**

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

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

**Overview of Physical Plant accomplishments**

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

Grounds Beautification.

New Morse watchman keybox has been installed.

**Annual review of Physical Plant**

**Housing Unit 500.**

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

### **Housing Units 200, 400 and 700**

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

### **Administration 100 building**

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

### **Food Service 800 building**

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

### **Grounds**

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

### **300 School Building**

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

### **Health Care 800 building**

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

### **Deputy Suite 100 building**

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

### **MSI factory 600 building**

The factory is good shape and is currently CLOSED.

### **Roofs**

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

### **Security systems**

Zones are functional, staff repair as problems arise. Cameras are essential, and are in very good working condition. "A" zone is only active zone. PPCR for a new fence and A zone will be submitted.

### **Boilers**

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

CC.

Deputy Warden Tellez

Frank Konieczki

Daniel Smith

**Detroit Detention Center Correctional Facility  
5-Year Plan      FY2018**

Building	Project Description	Reason Description	Quantity & Units	Facility Priority	Cost Estimate
500	Add air coinditioning.	Currently no air conditioning.	1	1	\$357,000
500	Add new fence around the buiilding, along with a gate operator.	To be able to add a new zone for building 500.	1	1	\$75,000
500	Add new shaker wire zone on the new fence.	To be able to make 500 building self secured.	1	1	\$18,000
				<b>Total</b>	<b>\$450,000</b>



**MICHIGAN DEPARTMENT OF CORRECTIONS**

*“Committed to Protect, Dedicated to Success”*

**MEMORANDUM**

Date: June 29th, 2016

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

From: Kotzian, Kevin; Physical Plant Superintendent

Subject: **Annual Physical Plant Report Detroit Reentry Center**

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

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

**Overview of Physical Plant accomplishments**

Energy efficient base lighting has been installed in most of our housing units.

Concrete replacement throughout facility, and curbs.

Bridges group room projects in housing units.

Sally port pit has been filled.

Unit F has been established in 800 Upper.

Segregation/Unit F yard has had the yard bird proofed.

Sally port sensors have been installed.

## **Annual review of Physical Plant**

### **Housing Units 200, 400, 500 and 700**

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

### **Warehouse 900 building**

The Warehouse Building is structurally in good condition. Refrigeration equipment needs upgrading. Both back up freezers need units replaced. Roof is in need of replacement and is on the five year plan.

### **Administration 100 building**

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

### **Maintenance 900 building**

Maintenance Building is in good condition. Roof needs to be replaced included on the 5 year plan..

### **Propane blender**

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

### **Food Service 800 building**

The Food Service Building is in good condition. Painting and routine maintenance is ongoing. The brake down room floor has been very problematic and needs to be repaired quarterly. Air handling equipment needs to be upgraded. The dishtank needs to be replaced from the equipment fund. Trinity has done a fair job maintaining equipment.

### **Grounds**

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

### **300 School Building**

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

### **Health Care 800 building**

Health Care is in good condition. Painting is done as needed. Flooring is in good shape. Exam rooms are in good shape. Unit F now has a healthcare room inside of the unit.

### **Deputy Suite 100 building**

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

### **MSI factory 600 building**

The factory is good shape. Maintenance is done when needed. Property room has moved to the North West corner of the building. The roof insulation needs to be replaced, it is in the 5 year plan.

### **Dialysis unit 200 building**

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

### **Quartermaster 200 building**

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

### **Roofs**

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

### **Security systems**

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

### **Boilers**

Heating boilers are in good condition. Hot water boilers in 700 and 400 housing units have been replaced with more energy efficient units. We will try to replace building 200 domestic hot water heater next year.

CC.

Deputy Nagy

Frank Konieczki

Daniel Smith

**Detroit Reentry Center Correctional Facility  
5-Year Plan FY2018**

Building	Project Description	Reason Description	Quantity & Units	Facility Priority	Cost Estimate
100 ADM	Repalce air conditioning unit and all controls.	unit is over 30 yeasr old, parts are becoming obsolete, more energy effiecient unit is needed, along with updated controls.	1	1	\$560,000
Site	Replace public address system.	Not functioning properly, componets are failing. Parts are obsolete.	1	1	\$245,000
Site	Phase1 and Phase2 of camera project.	Adding cameras to areas for more coverage.	30	1	\$150,000
900 bldg	Replace existing roof.	Roof is leaking, pathcing is wearing out, roof survey done, needs replacing.	1	2	\$99,380
Site	Replace/repave both parking lots. (visitor and staff)	Pavement is deteriorating.	1	2	\$600,000
Site	Sidewalk by front entrance of Administration.	Concrete needs to be leveled.	1	4	\$65,000
Site	Asphalt on roadways and perimeter roads.	Cracking, and bracking. Patching way to often.	1	2	\$1,250,000
Site	Frame and cover grate/catch basins.	Pavement is deteriorating.	1	2	\$20,000
100 Adm bldg	Replace acoustic ceiling tiles.	Worn out/dis-colored.	1	4	\$10,000
100 ADM bldg	Recaulk/Reseal windows.	Worn out.	1000 SF	2	\$10,000
300 bldg	Replace double exterior doors/frames and hardware.	Due to age, rusting out.	3	2	\$22,000
600 bldg MSI	Replace roof insulation.	Worn out damaged.	38,960 SF	2	\$425,400
800 bldg F/S	Replace quadropole exterior doors/frames and hardware.	Worn out, rusting.	1	2	\$20,000
800 bldg HC	Recaulk/reseal windows.	Worn out.	600 SF	2	\$6,000
800 bldg F/S	Repalce dishwasher exhaust fan.	Parts are obsolete.	1	2	\$5,000
Big Yard	Soil Stabilization/Grading.	To improve drainage and fix grade.	1	4	\$60,000
				<b>Total</b>	<b>\$3,547,780</b>

# MICHIGAN DEPARTMENT OF CORRECTIONS

*"Committed to Protect, Dedicated to Success"*

## MEMORANDUM

**DATE:** July 8, 2016

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

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

**SUBJECT: RGC Annual Physical Plant Report**

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

The Maintenance Department has done an outstanding job maintaining the facility considering staff shortages.

### **Overview of Completed Projects**

Parking lot lighting project

C-Unit interceptor tank installed

2N stacks replaced

Records area carpet replaced

Kitchen dining area painted

2N cell doors rebuilt

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

#### **Housing Unit 1**

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

#### **Housing Unit 2**

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

**Housing Unit 3**

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

**C-Unit**

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

**Administration**

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

**Food Service**

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

**Building 142**

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

**Sally Ports**

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

**Maintenance Building**

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

**Grounds**

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

CC

File

Mike Baker

Daniel Smith



# Michigan Department of Corrections

## Memorandum

*“Committed to Protect, Dedicated to Success”*

DATE: **August 16, 2016**

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

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

SUBJECT: **Annual Physical Plant Inspection – 2016**

Another year has passed and we continue to effectively maintain the facility with our excellent Maintenance Staff here at MTU. Many building upgrades are still needed, so I will continue my efforts to improve and maintain an efficient building envelope and to prevent any building deterioration. We have many exterior doors that need to be replaced and many that need to be painted. Our new camera system is working much better since we installed battery backups in the control cabinets. Several shower floors need to be resurfaced. An incredible amount of work is currently being performed to our heating system, security systems, camera systems and lighting systems. A new fence has been installed next to Lincoln road keeping public traffic off our property and a new road has been made next to our fence making it much safer for security rounds.

### Housing Unit A / Health Care

An upgrade to the building window system is needed to prevent air infiltration through the metal frame single pane glass windows in all the prisoner cells. The domestic hot and cold water lines in the pipe chases are in poor condition and need to be replaced. The main entrance door into the health care area is in poor condition and needs replacing. The 20 year old roof has been developing leaks regularly. The block and brick structures are in good condition. An Electrical system upgrade is needed along with new water mains and valves.

### Housing Unit B

The building's windows are the same type and condition as those in A Unit. The roof system is in good condition. The main entrance door / partition is in poor condition and it should be considered for replacement. Also, the Electrical and Water system are in need of an upgrade.



### Housing Unit C

The sky lights in this building are in poor condition, and we have started replacing them. Two were replaced in July. The normal 10 year life of this buildings rubber roof is in its 23rd year of service. Replacement of the rubber roof is recommended on an independent Roof study that was done. The hollow metal door to the basement mechanical room needs to be replaced. An Electrical and water system upgrade is needed. Like the other housing units, the window systems need to be replaced.

### Housing Unit D

The water supply and drain lines are imbedded into the walls, so repair and maintenance is very difficult and leaks are a constant problem. New access panels and piping should be considered. The rubber roof on this building is the same age and condition as the C Unit rubber roof, so replacement should be considered in the very near future, especially because leaks are a constant issue. There are several sky lights that continually leak and should be considered for replacement. Overall the interior and exterior walls are in good condition except for the TV and Card Rooms. The metal and glass doors are in poor condition. The partitions are in poor condition. A new set of doors are needed to the mechanical room. An Electrical and Water system upgrade is needed.

### Housing Unit E

The roof system on this building is in fair condition. The floors in the prisoner bathrooms are pitted and difficult to keep clean. A floor coating material is recommended for this area. The sanitary lines are difficult to clean and should be reworked to make them more efficient to clean. The existing doors/ partitions to the nurses station and activity rooms are in poor condition, and should be considered for replacement. An Electrical and Water system upgrade is needed. Like the other housing units, the window systems need to be replaced.

### Housing Unit F

The main entrance door and partition are in poor condition and should be replaced. The roofing system is in fair condition. The block, brick, and flooring in this building are in good condition. Electrical and Water system upgrade is needed. Like the other housing units, the window systems need to be replaced.

### Field House

The entrance doors into the gym are in poor condition should be considered for replacement. Floors are in good condition. Interior and exterior block and brick are in good condition. The building roof and flashing is in good condition. An Electrical and water system upgrade is needed.

### Recreation Building

This building is in good condition. The block structure and the roof are in good condition. Lighting in the building should be installed. The wooden wall around the weight pit is in need of repair which is behind the fence material making it a difficult repair. The weight pit roof needs to be replaced.

### School Building

Seventy five percent of the building has large single pane glass windows that cause a large amount of heat loss. Several of these outside wall/ window partitions have deteriorated and should be considered for replacement. An overhead door on the east side of the auto mechanics area is in poor condition and should be replaced. The toilet partitions in the north hallway prisoner bathroom are in poor condition. The roofing system, interior and exterior block and brick on the building are in fair condition. The Electrical and Water system need to be upgraded.

### Food Service

The main entrance door needs to be replaced. A plan to replace and upgrade the prisoner chow line should be considered for cleaning and sanitation reasons. The dining room has large single pane exterior glass partitions that are in poor condition and should be replaced with a more energy efficient windows and panels. The steel window frames have extensive rust issues where they meet the floor and need to be replaced. The concrete pad for the garbage compactor, and grease container are in poor condition and should be replaced. The grease trap has a broken wall in it and needs to be repaired. The floor in the food storage room needs to be replaced. The roof also needs to be replaced.

### Administration Building

The bituminous parking lots for staff and visitors are in poor condition. Additional bituminous parking is needed in the upper parking lot for staff. The paved parking lot needs to be resurfaced. All the roofing systems are in good condition.

### Activity Building

The south east side of the building has the old store windows that are in poor condition. These windows should be removed and steel siding installed. A coating material is needed on the roof. The gas line will need to be replaced if heat is needed in the building. The sprinkler system will need to be repaired if the building is to be occupied.

### Gun Range

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

### Fences, Towers, Grounds, and Sally port

The guard towers are in poor condition. They were painted in 2014. The perimeter fences and post are some of the oldest in the Correctional system and need to be replaced. Steel plate was added to the bottom on over 800 feet of fence with the single loop bottom. When funds are available, removal of the northwest gate should be considered. Nearly all of our buildings water main curb valves do not shut off, so many buildings cannot be isolated for major water line repairs. These valve need to be considered for replacement. Several sections of concrete sidewalk need to be replaced. A great deal of razor wire needs to be added to our whole fence system. Two lighting towers need to be added to light up dark areas inside the facility. Six gates need to be installed in inner fences to make doing zone checks more efficient.

### Maintenance Area Buildings

The 2400 volt electrical service main from the maintenance building feeding the facility should be considered for replacement because of the age of the wire. The emergency generator building is in good condition. The underground diesel storage tank has been inspected and is in good condition. The MTU/ICF sewer systems manual bar screen needs to be upgraded to an automated system. The Maintenance building walls, floors and roof are in good condition. The pole buildings used for equipment and material storage will need a new roof soon.

cc;

Kim Grant – Facility Manager

# Handlon Correctional Facility

## 5-Year Plan

FY2018

Project No.	Building	Project Description	Reason Description	Quantity & Units	Facility Priority	Cost Estimate
MTU.00	C Unit	replace roof	beyond its usefull life and fails constantly		1	\$400,000
MTU.00	D Unit	replace roof	beyond its usefull life and fails constantly		1	\$400,000
MTU.00	Activities Building	creat 7 to 8 class rooms	increase class rooms for our education program	8 areas	3	\$100,000
MTU.00	Whole Facility	Replace 70 plus year old water distribution system	The current system is failing in all areas almost daily		1	\$4,000,000
MTU.00	Field House	Laundry	Install comercial washers and dryers in Property room to do facility laundry	2 washers 3 dryers	5	\$200,000
MTU.00	Food Service	Replace steel walls	Replace the steel walls that have rusted out throughout food service	500ft	6	\$490,000
MTU.00	pave parking lots	pave the upper and lower parking lots	existing pavment is in very bad shape causing trip hazzards all year long. Upper lot is a stone base lot which also develops many trip hazzards		2	\$500,000
MTU.00	Big Yard	Extend fence from records building to the east fence	Install a buffer fence, blocking off the north end of the big yard that is off limits	300ft	8	\$24,000
MTU.00	Bar Screen	install grinder on bar screen for MTU/ICF	Install a grinder to the bar screen so we do not have to hand rake materials from the sewage discharge that can cause plugs to the sewage system	1 unit	9	\$1,000,000
MTU.00	Facility Electrical	Upgrade and replace electrical distribution system	Do a study to evualate our electrical system and develop a cost to bring the system up to date.	1study	10	\$100,000
MTU.00	Fence	Replace our very old security fence system with new fence and additional Razor wire	Our fence system is some of the oldest in the MDOC system and is in poor rusted condition. Additional rows of rasor are needed on the inside of the outer fence to make it more difficult to escape	14,000 ft	2	\$3,913,000
					<b>Total</b>	<b>\$11,127,000</b>

# MICHIGAN DEPARTMENT OF CORRECTIONS

*“Committed to Protect, Dedicated to Success”*

## MEMORANDUM

*(Sent Electronically)*

**DATE:** June 16, 2016

**TO:** Paul Klee, Warden  
Gus Harrison Correctional Facility

**FROM:** Richard L. White, Physical Plant Superintendent *R. White*  
Gus Harrison Correctional Facility

**SUBJECT:** 2016 Annual Facility Report

As outlined in Policy Directive 04.03.100, Preventive and Emergency Maintenance for Correctional Facilities, the Annual Facility Inspection Report for the Gus Harrison Correctional Facility is as follows:

### FINDINGS

#### NORTH FACILITY

The Chapel Roof project was completed April 15, 2016. The Perimeter Fence and Sallyport Gate projects were completed June 1, 2016.

#### 1. Housing Units 1, 2, & 3

All three of these housing units are in good condition due to regular maintenance.

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

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

The wheel chair lift in housing unit three requires extreme maintenance/repairs due to the amount of use and the design of the unit. However it has been better this year than in past years. These repairs are sometimes very costly to the facility. We have discussed an alternative with Physical Plant Division; however a concrete plan to solve this issue has not been developed.

#### 2. Housing Units 4 & 5

Both of these 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.

We have installed ICON Water Controls in several of the cells and continually do so as funds are made available. We are approximately 95% complete. These units have reduced maintenance repair time, water and sewer usage and flooding of cells. The initial cost is expensive, but the long range effects are very beneficial.

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

**3. Housing Unit 6**

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

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

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

**4. Segregation Unit**

Segregation is in great shape and with the installation of ICON Water Controls in all 22 cells; this has reduced the repairs and limited cell flooding and drain plugging while also reducing water and sewer usage. If necessary, the windows are replaced. The air conditioner in the 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 is solid.

Due to the Department's goal to increase all security enhancements; adding more electronic systems, Control Center has been remodeled, in particular the EM Room, to accommodate the upcoming Camera project.

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

pneumatic controls.

A Physical Plant Change Request regarding the Visiting Room Yard wall has been submitted and now waiting on approval from Physical Plant Division. Once we obtain the approval, the Maintenance staff will begin construction to insure personnel safety.

**6. Food Service Building**

As in all facilities this is an area that requires constant attention. The walls and floors take a beating and consequently don't look as good as other areas.

The equipment is repaired as needed and is frequent due to the age and use. I would like to request to be able to purchase new equipment when the repairs are too costly.

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

**7. Health Services Building**

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

**8. School Building**

The School Building is in overall excellent shape.

**9. Maintenance/Warehouse/Generator Building**

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

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

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

**SOUTH FACILITY:**

**The Perimeter Truss Project was completed January 1, 2016**

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

The doors and windows are showing deterioration. Some doors have been replaced. Eight prisoners to

a cube are expediting wear and tear on these units.

In addition, all units are in need of drywall repair and continuous painting, which 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 have replaced most of the boilers as necessary and we keep one on inventory to provide basic requirements for the prisoners.

## **2. Food Service Building**

The Food Service Building is one of the most used buildings at this facility. Our Maintenance Staff spends much of their time working in this area and the equipment is in constant need of repair. The walls and floors get a constant test of durability.

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

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

## **3. Education Building**

The Education Building is in good condition. The walls are 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.

## **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. In spite of items being transported through on carts and Visiting Rooms use, 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 attend to/aid 1280 prisoners.

The Visiting Room is also small in size, but staffs make it work.

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

#### **7. Maintenance Building/ ERT/ Records Retention**

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

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

We have had minimal problems with the generator.

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 and normal wear and tear exists on the inside. The exterior finish looks fine.

The roof has been replaced with a new one. Please note; the Chapel is not included in the Roof Project. The Chapel Roof was funded by the Prisoner Benefit Fund and supported by the PBF Members.

The heating and cooling system is an endless maintenance issue, but the Maintenance Staff keeps it running.

#### **9. Parking Lots and Perimeter Roads**

These areas are visibly in need of a great deal of work/repair. As of May 30, 2016 the Perimeter Road has had new asphalt put down. Weather permitting construction along with new asphalt for the parking lot on the North side is scheduled to start on June 8, 2016.

#### **10. Outside Grounds**

The grounds outside of the perimeter are in immaculate condition and are maintained daily by the

Groundskeeper and a ground crew of prisoners.

## **SUMMARY**

Overall, considering the age of the buildings, I am of the opinion that this facility as a whole is in terrific condition. This is largely due to the dedicated staff in our Maintenance Department, both past and present, by utilizing their knowledge, skills, prisoner labor to the fullest and following the Preventative Maintenance Program.

Because there are numerous areas where concrete needs to be replaced, we are approaching a second summer and weather pending of attempting to complete this project.

In ongoing attempt of reducing energy use, the Maintenance Staff continue to replace outdoor HPS lighting with LED lights.

We, as in the Administration Staff, have a duty to put forth the legitimate effort into researching cost effective methods to improve reducing energy on all utilities.

One suggestion to take into consideration would be to install a central A/C unit in the South Administration and School Buildings, which would replace all of the small window air conditioners. I believe by doing this, the facility budget could benefit from this initial investment, and as a result, in long term savings.

Our facility is scheduled for many upgrades this year that include a new Perimeter Detection System, additional Buffer Fencing, Chain Link Fence over the South Administration Building, a new Perimeter Enhancement System, a new PPD System and as mentioned, the new pavement to the Perimeter Road and parking lots.

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

Thank you.

/RW

Cc: D. Ricumstrict, Deputy Warden of Housing/Programs  
W. Chapman, Deputy Warden of Operations  
V. Stewart, Administrative Officer  
File

**GUS HARRISON CORRECTIONAL FACILITY**  
**5-Year Plan FY2018**

Building	Project Description	Reason Description	Quantity & Units	Facility Priority	Cost Estimate
100	Replace controls for heating and air conditioning Administration building.	Current system is over 20 years old and operates irratically. This causes the building to be either too hot or too cold Staff have went home due to the extreme heat when controls aren't working.	1 System	1	\$201,500
North Side	Replace fire alarm system	Current system is over 20 years old & repair parts are hard to procure.	1 System	2	\$250,000
South Food Service	Replace Walk-In Freezer in Kitchen	Failed two sanitation inspections. Replacement recommended by Sanitarian. Too small to accommodate prisoner meals & meet sanitation requirements.	300 SF	3	\$60,000
North Housing Unit 3	Replace Wheel Chair Lift with Wheel Chair Ramp	Lift not designed for current usage. Facility staff continually have operational issues with the lift creating inmate safety hazards if exiting from the facility during an emergency without physical assistance of facility staff.	1 Each	4	\$200,000
100 & 200	Replace Air Condition Condensing Unit on Administration and Health Care Buildings	Condensing roof unit is becoming hard to maintain and procure parts. Freon for units is costly to purchase and becoming hard to procure. Building has no ventilation. Additional funds are expensed on a system that is operating marginally.	1 Each	5	\$123,000
300	Replace Air Condition Condensing Unit on Program Buildings	Condensing roof unit is becoming hard to maintain and procure parts. Freon for units is costly to purchase and becoming hard to procure. Building has no ventilation. Additional funds are expensed on a system that is operating marginally.	1 Each	6	\$70,000
Site	Replace Existing Interior Yard Lighting	Current high-pressure sodium lighting fixtures are old and rquire continual maintenance along with the being costly to operate. Replace with LED fixtures that are less costly to operate and requires less maintenance. Replacement would reduce facility expenses and enchanche security.	43 Each	7	\$50,000
Site	Repair Propane Back-Heating System	Current system needs repairs. Inspection identified several issues that need addressed or it could affect the operations of the system. The back-up system is vital to provide heat and hot water for the inmates housed at our facility in case of interruption of natural gas service.	1 Each	8	\$75,000
300 / Gym	Install Energy Efficient Lighting	Current lighting fixtures are outdated and not energy efficient. Replace with existing fixture with a LED retro fit kit that will reduce energy consumption to operate the lights when gym is in use.	96 Each	9	\$9,000
North Side Housing Units	Install Energy Efficient Lighting	Current lighting fixtures are outdated and not energy efficient. Replace with existing fixture with a LED retro fit kit that will reduce energy consumption to operate the lights when not in use.	2160 Each	10	\$54,000
South Side Administration Building	Enlarge Visitors Room	Enlarge current visiting room by 900 SF. Current SF was sized to accommodate a prisoner of 480 which now maintains 1280 prisoners. Visitors are too crowded; causing visit cancellations.	900 SF	11	\$250,000
Site/Gun Range Road & Parking Lot	Repaving of Road and Parking Lot	Current road and parking area is gravel based which is hard to maintain. With seasonal climate changes, these areas are very rough and difficult to gain access to the range. The range is used weekly for weapons qualifications by staff and local law enforcement officials.	15,000 SF	12	\$150,000
				<b>Total</b>	<b>\$1,492,500</b>

# Michigan Department of Corrections

*“Committed to Protect, Dedicated to Success”*

## Memorandum

**DATE:** 9-7-16

**TO:** Willie Smith, Warden  
Ionia Correctional Facility

**FROM:** Garrett Miars,  
Acting Physical Plant Superintendent  
Ionia Correctional Facility

**SUBJECT:** Annual Physical Plant Evaluation 2016

The Maintenance Department has had an extremely busy year. We have had a Maintenance Mechanic retire, had a Maintenance Mechanic promote to a new job and A Maintenance Mechanic is transferring to another Department on August 15, 2016. The Physical Plant Superintendent Dale Wakley retired on 6-30-16 and I left the Electrician 10 position to act in his place. The current hiring restrictions due to the Pugsley facility closing has challenged us with lack of manpower but our Maintenance staff has done a very good job keeping up. We have also been challenged with many projects both in house and contracted.

ICF is currently in the middle of an energy upgrade project that consists of three phases. The first phase was completed this year which consisted of installing water saving devices throughout the facility (flush valves, low flow toilets, programmable water controllers, and aerators). The second phase is to upgrade all of the lighting to more efficient lighting and is almost complete. The third phase is the largest phase and consists of removing steam from the facility adding gas boilers for heat, new temperature controls, new motors with VFD's, new pumps etc. The project is scheduled to be completed this year with heat back on by October 15<sup>th</sup>.

All of our institutional security systems (stun fence, intellaflex, microwave zones and cameras) are operational and in good repair. We are in the process of having the perimeter fence security upgraded. The second phase of our camera project (inside the secure perimeter) is almost complete. We are just waiting for the last couple of cameras to be installed.

Our PPD system was replaced this year with a new PAL system. The new system works great.

The door and gate control system here at ICF is outdated and in need of an upgraded replacement. The current system has many parts that are obsolete which can make maintenance and repairs very difficult at times.

ICF has submitted and had approved a physical plant change to replace the fire alarm system.

## **List of completed projects**

1. Round Reader System
2. New pavement on driveway, staff parking lot, and visitor parking lot
3. Exit Lighting in MSI
4. Network drops in school office
5. Mock Cell for Training
6. New gateway in hallway of 300 building
7. Intercom system for HU 6 & 7

### **Building 100:**

The new monitor room is an ongoing project that has been slowed down due to not have the time to focus on it. It has been an ongoing problem trying to control the temperature in this building. Once the contractors are completed with the energy savings project we should have full control of the temperature. All preventative maintenance is up to date.

### **Building 200:**

Health Care, Warehouse, Property/Intake, Food Service, and Maintenance are all in good shape with all preventative maintenance completed and up to date. The energy upgrade project currently going on has replaced our steam kettles with new gas kettles and replaced our combi oven with a new gas combi oven.

### **Building 300:**

The elevator in building 300 is not working and we are the process of getting pricing to get it repaired. Other than that Building 300 is in good repair. All preventative maintenance is up to date.

### **Building 400:**

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

### **Housing Units 1-5:**

All preventative maintenance is up to date.

### **Housing Units 6 and 7:**

A new roof for the unit is in the pre-construction phase at this point and once started we should have a new roof in 30 days. The boilers and associated pumps and wiring in the back mechanical room are very old and in need of replacement. They are original to the building. We started a Leader Dog program for the Level 2 inmates and currently have two dogs and are expected to get more. We have submitted and got approval for Physical Plant Change Requests to add dog gates in the housing unit for when more dogs arrive. All preventative maintenance is up to date.

### **Gun Towers and Guard Shacks:**

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

### **Grounds:**

The employee and visitor parking lots along with the main drive have been repaved. All other preventative maintenance has been completed.

**Note:**

Even being short staffed, the maintenance crew continues to complete tasks and preventative maintenance in a timely fashion and keep the facility up and running. These guys really are doing “more with less” and are deserving of recognition. I take great pride in being a part of this team and am privileged to have such dedicated workers.

C.C. Phyllis Clement – Facility Manager

**Ionia Correctional Facility**  
**5-Year Plan                      FY2018**

<b>Building</b>	<b>Project Description</b>	<b>Reason Description</b>	<b>Quantity &amp; Units</b>	<b>Facility Priority</b>	<b>Cost Estimate</b>
HU 6 & 7	Replace Boilers and associated pumps, piping, and electrical equipment.	The Domestic hot water and heating boilers are very old and need replaced with more efficient boilers that are more dependable.	2	1	\$120,000
200	Replace generator with new that would provide full site generation.	The generator we have now only supplies the facility with minimal power. During a power outage it is hard for the facility to continue full operation. Would like to replace with a generator capable of full site power generation.	1	2	\$500,000
All Buildings	Replace 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.		3	\$1,170,000.00
All Buildings	Re-core the facility's locks and replace padlocks with Stanley Best cores and padlocks.	The locks at ICF are old and worn out making a lot of doors hard to operate.		4	\$345,845
				<b>Total</b>	<b>\$2,135,845</b>

# MICHIGAN DEPARTMENT OF CORRECTIONS

*“Committed to Protect, Dedicated to Success”*

## MEMORANDUM

Date: August 31, 2016

To: Warden Duncan MacLaren, KCF

From: Steve Wilson; Physical Plant Superintendent, KCF

Subject: **Annual Facility Inspection Report for Kinross 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.

### **Kinross Correctional Facility**

#### **Administration**

- \* Replace existing roof.
- \* Replace all windows. Current windows are 27 years old and it’s difficult to find replacement parts.
- \* Tracy Time needs to be installed on entrance door for security purposes.
- \* A cooling source needs to be installed in the electrical/communication room.
- \* A new heating boiler is needed. The current boiler is 27 years old and it is hard to find replacement parts.
- \* Replace pneumatic control for the heating system with the new electronic style.
- \* The Bubble gate needs to be replaced with new controls and mechanical drives.
- \* Need to replace unit ventilator grills with security type grills. Prisoners have been making weapons out of the metal.

#### **Education/Programs Building**

- \* Existing roof needs to be replaced with standing seam metal roof.
- \* All windows are 27 years old and need to be replaced. Cannot find replacement parts.
- \* Exterior doors and frames needs to be replaced with heavy duty ones.



- \* Need to replace the heating boiler and controls. While doing this, we need to add cooling to the unit ventilator, along with security grills so prisoners can't break the metal and use as weapons.

### **Food Service**

- \* The roof needs to be replaced with standing seam metal roof.
- \* All windows are 27 yrs. old and need to be replaced. Cannot find replacement parts.
- \* Roof extensions need to be built on the entrance and exit doors for protection of ice and snow falling off of the roof, along with making an air entrance for heating and bug control.
- \* Exterior doors and frames needs to be replaced with heavy duty ones.
- \* Emergency power needs to be hooked up to more kitchen equipment.
- \* The kitchen area needs the floor replaced. The current quarry tiles are in bad shape and should be replaced with trazon floor.
- \* Replace heating boiler and controls.
- \* Replace domestic hot water boiler, along with a longer sized holding tank. May need to have a larger hot water boiler due to the amount of inmates at the facility.

### **Quartermaster**

- \* Need to run water line to Quartermaster from the boiler room in A/B Unit underground. It is currently in the attic and freezes and breaks.
- \* Need new heavy duty entrance door.
- \* Need new insulated garage door.

### **Trash Compactor**

- \* The trash compactor is outdated and rusted out. It is difficult to secure and mounting brackets are breaking out of the concrete.

### **Sallyport**

- \* Improvements needed.
- \* All of the glass in the windows have been replaced, as they were clouded up when we moved here.

### **Housing Units**

- \* Each housing unit needs to have existing roof replaced.
- \* Need all existing windows replaced, since they are 27yrs old and it's difficult to find replacement parts.
- \* The heating boiler needs to be replaced. Boilers are very old and either can't find replacement parts or are very expensive and require a special order.
- \* Replace all domestic hot water boilers with a larger size, and a larger hot water holding tank. This is due to the fact that the units are double bunked now.
- \* The bathroom/shower exhaust fans need to be replaced, along with redoing the duct work and grills.
- \* The pneumatic heating controls need to be replaced with the electronic type.

- \* All bathroom/showers need floors replaced with trazal type flooring.
- \* Need to install flex drives to all exhaust fan motors so we can control the amount of heat loss in the winter months.
- \* 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.
- \* Each electrical/communication room on the end of each housing building needs to be cooled with AC.
- \* The attic end room closets need to be cleaned up of cut off and left fiber coax that is no longer used. These are left from when HTF was closed.
- \* All housing unit buildings need additional insulation in the attics.
- \* Need to replace the exhaust pipe and roof boots on all of the boilers. They are rusted and some have holes in them.

### **Pavilion/Weight Pit**

- \* Needs a new roof.
- \* A storage building is needed to store/stack wood for the heating boiler.
- \* This building will flood in the spring, so landscaping is needed along with developing drainage.

### **Maintenance Building/Property/Training Room**

- \* The existing roof needs to be replaced.
- \* Existing windows are very old and need to be replaced. It's difficult to find replacement parts for these.
- \* Need to make repairs to the old Greenhouse to create a storage area. It requires a new floor, siding, doors and roof.

### **Maintenance Equipment Building**

- \* This building needs insulation and heat.
- \* The south lean-to needs a poured concrete floor in order to make a tool crib.
- \* Install two new insulated garage doors.

### **New Maintenance Storage**

Additional maintenance storage/garage desired.

### **Driveway and Grounds**

- \* The blacktop asphalt needs to have pothole and cracks repaired and sealed in both the parking lot and driveways.
- \* The entrance-way needs to be redirected to the parking lot area. This is so visitors will not be driving towards the sally port.
- \* The area in front of the property room and maintenance building needs ground work completed to redirect water from the building entrances and parking area.

- \* Housing Units, Programs Building, Administration Building and Food Service needs to have the grounds around the buildings landscaped to allow for water that falls off the buildings to drain away from them.
- \* Inmates basketball courts need to have cracks repaired and the area needs to be sealed. This would be a PBF purchase.

**PPC Requests (w/approval date) since KCF moved**

- \* Maintenance Area Partition Walls (1/19/16) – Wall has been built, tool crib in process.
- \* Air Compression for Chair Repair Project (2/29/16) – Completed
- \* Foot Gates for Yard Fence (4/13/16) – Parts ordered from Marq. Fence. Was told they would get when they have time.
- \* Food Service Non-exit Door (5/10/16) – Completed
- \* HOGS Shed moved from Old KCF (5/10/16) – Completed
- \* Bring over Picnic Tables from Old KCF (6/7/16) – Completed
- \* Alert Vehicle Carport (6/7/16) – Waiting for permit.
- \* Legal Storage Shed (6/7/16) – Will be delivered mid-September.
- \* Build Tool Crib in Maintenance Bldg. (6/7/16) – Wall built, tool crib in process.
- \* Additional Microwaves in Housing Units (6/7/16) – Material has arrived, started to install countertops on 9/1/16.
- \* Move Greenhouse from Old KCF (7/27/16) – Parts have been ordered.
- \* Healthcare AC from Old KCF (7/15/16) – waiting for regional staff to bring over.
- \* Install Cameras in K-Unit VR (7/26/16) – parts have been ordered.
- \* Add Door/Wall to Video Room (8/9/16) – need to order supplies.
- \* Hot water Dispenser Project (8/10/16) – completing this project at the same time as the microwaves.
- \* Buffer Fence Relocation (8/10/16) – regional started to deliver this on 8/30/16.
- \* PBF Storage Shed (8/10/16) – ordered by C. Oberle.
- \* Building Librarian Office (8/10/16) – need to order supplies.
- \* Request for Items at Old KCF (8/24/16) – waiting for some of these items still.

**KINROSS CORRECTIONAL FACILITY**  
**5-Year Plan FY2018**

Building	Project Description	Reason Description	Quantity & Units	Facility Priority	Cost Estimate
K Unit	Boiler	The current boiler in K unit is over 20 years old and is in need of replacement.		1	\$ 85,000
Site	Pave alternative driveway to the parking lot and fix pavement in parking lot area	The current drive to the parking lot goes directly towards the Sallyport 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 Sallyport.		2	\$ 70,000
K Unit	Replace the lift station	The current lift station is old and in need of frequent repairs		3	\$ 25,000
Food Service	Modular boilers. Add (1) modular boiler per building.	Doesn't provide adequate heating. Provide better temperature control. Future major expense. Impairs building operation. Personal comfort. Owner requested.		4	\$ 85,000
Housing Unit AB/QTRM	Modular boilers. Add (1) modular boiler per building.	Doesn't provide adequate heating. Provide better temperature control. Future major expense. Impairs building operation. Personal comfort. Owner requested.		4	\$ 85,000
Housing Unit CD	Modular boilers. Add (1) modular boiler per building.	Doesn't provide adequate heating. Provide better temperature control. Future major expense. Impairs building operation. Personal comfort. Owner requested.		4	\$ 85,000
Housing Unit EF	Modular boilers. Add (1) modular boiler per building.	Doesn't provide adequate heating. Provide better temperature control. Future major expense. Impairs building operation. Personal comfort. Owner requested.		4	\$ 85,000
Housing Unit GH	Modular boilers. Add (1) modular boiler per building.	Doesn't provide adequate heating. Provide better temperature control. Future major expense. Impairs building operation. Personal comfort. Owner requested.		4	\$ 85,000
Education/Library/Programs	Modular boilers. Add (1) modular boiler per building.	Doesn't provide adequate heating. Provide better temperature control. Future major expense. Impairs building operation. Personal comfort. Owner requested.		4	\$ 85,000
Administration	Modular boilers. Add (1) modular boiler per building.	Doesn't provide adequate heating. Provide better temperature control. Future major expense. Impairs building operation. Personal comfort. Owner requested.		4	\$ 85,000
Around the existing perimeter	Buffer Fence	Construct a buffer fence around the perimeter to limit public access from adjoining properties.		5	\$ 250,000
Food Service	Replace existing roof. With standing seam metal roof.	Damaged. Leading to More Serious Problems. Cosmetically Necessary or Aesthetically Poor. To Eliminate High Maintenance Condition.		6	\$ 200,000
Housing Unit AB/QTRM	Replace existing roof.	Damaged. Leading to More Serious Problems. To Eliminate High Maintenance Condition. To Cover up Water Damage.		7	\$ 200,000
Housing Unit CD	Replace existing roof.	Damaged. Leading to More Serious Problems. To Eliminate High Maintenance Condition. To Cover up Water Damage.		8	\$ 200,000
Housing Unit EF	Replace existing roof.	Damaged. Leading to More Serious Problems. To Eliminate High Maintenance Condition. To Cover up Water Damage.		9	\$ 200,000

**KINROSS CORRECTIONAL FACILITY**  
**5-Year Plan FY2018**

Building	Project Description	Reason Description	Quantity & Units	Facility Priority	Cost Estimate
Housing Unit GH/Inside Maintenance	Replace existing roof. With standing seam metal roof.	To Eliminate High Maintenance Condition. To Cover up Water Damage.		10	\$ 200,000
Maintenance	Replace existing roof. With standing seam metal roof.	Damaged. Leading to More Serious Problems. To Eliminate High Maintenance Condition. To Cover up Water Damage.		11	\$ 200,000
Sport Pavillion/Weight Pit	Replace existing roof. With standing seam metal.	Damaged. Leading to More Serious Problems. To Eliminate High Maintenance Condition. To Cover up Water Damage.		12	\$ 200,000
Education/Library/Programs	Replace existing roof. With standing seam metal roof.	Leading to More Serious Problems. To Eliminate High Maintenance Condition. To Cover up Water Damage.		13	\$ 200,000
Site	ELECTRICAL DISTRIBUTION SYSTEM-Replace Feeder, <600V. Replace existing direct burial building electrical service feeders. Install new underground electrical service feeders to each building in PVC.	Existing equipment has become a high maintenance problem. Existing equipment has become a security problem. Service reliability. Owner request. Numerous cable faults over the past years due to stones and buried debris.		14	\$ 275,000
Site	ELECTRICAL DISTRIBUTION SYSTEM-Replace Feeder, <600V. Replace existing direct burial yard lighting electrical feeders. Install new electrical feeds to yard light fixtures in PVC.	Existing equipment has become a high maintenance problem. Existing equipment has become a security problem. Security light. Service reliability. Owner request. Numerous cable faults over the past years due to stones and buried debris.		15	\$ 140,000
Administration	Couple the existing pneumatic control system with DDC (new panel + some points).	Not functioning or broken. Reduce energy usage. Provide better temperature control. Better equipment available. Impairs building operation. Personal comfort.		16	\$ 50,000
Housing Unit AB/QTRM	Couple the existing pneumatic control system with DDC (new panel + some points).	Not functioning or broken. Reduce energy usage. Provide better temperature control. Better equipment available. Impairs building operation. Personal comfort.		16	\$ 92,000
Food Service	Couple the existing pneumatic control system with DDC (new panel + some points).	Not functioning or broken. Reduce energy usage. Provide better temperature control. Better equipment available. Impairs building operation. Personal comfort.		16	\$ 25,000
Housing Unit CD	Couple the existing pneumatic control system with DDC (new panel + some points).	Not functioning or broken. Reduce energy usage. Provide better temperature control. Better equipment available. Impairs building operation. Personal comfort.		16	\$ 92,000
Housing Unit EF	Couple the existing pneumatic control system with DDC (new panel + some points).	Not functioning or broken. Reduce energy usage. Provide better temperature control. Better equipment available. Impairs building operation. Personal comfort.		16	\$ 92,000
Housing Unit GH/Inside Maintenance	Couple the existing pneumatic control system with DDC (new panel + some points).	Not functioning or broken. Reduce energy usage. Provide better temperature control. Better equipment available. Impairs building operation. Personal comfort.		16	\$ 92,000
Maintenance/Greenhouse	Misc projects. Provide 3200 SF polebarn addition to Maintenance/Grounds Building.	Damage Due To Facility Growth.		17	\$ 50,000
Site	Pavement Areas/Driveways/Roadways, Bituminous, Mill & Resurface. Mill existing Sally Port bituminous areas 2" and replace with equal.	Due to age of system. To prevent failure. To fix deteriorated, damaged, failure area. To improve appearance. To improve vehicle traffic flow. Due to frequent use by heavy/large trucks. To extend life.		18	\$ 24,150
				<b>Total</b>	<b>\$ 3,557,150</b>

# Michigan Department of Corrections

*“Committed to Protect, Dedicated to Success”*

## Memorandum

**DATE:** June 29, 2016

**TO:** Bonita Hoffner, Warden LCF

**FROM:** David Karney, Physical Plant Superintendent, LCF

**SUBJECT:** Annual Physical Plant Report

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

### **Overview of Physical Plant Accomplishments:**

- \*Upgraded the primary electrical service to buildings 29 and 47.
- \*Abated asbestos floor tile from the building 27 group-room.
- \*Installed new kitchen cabinets and remodeled the Warden’s conference room in building 29.
- \*Replaced the drive through gates on the sally port.
- \*Installed additional security in and around the sally port.
- \*Installed new fire rated door and door jamb between the G recreation office and the law library.
- \*Replaced the pots and pans sink in building 54.
- \*Replaced the carpet in the Wardens office, the Wardens secretary’s office, and the vacant small office in the Warden’s wing.
- \*Filled staffing vacancy at the power house.
- \*Installed the Round Reader security system.
- \*Re-modeled the showers in E-2 and eliminated leaking into the pipe chase.
- \*Installed new epoxy flooring in building 54.
- \*Replaced deteriorating hot water supply pipes in the basement of building 29.
- \*Remodeled the employee breakroom in building 71.
- \*Implemented new Micro Main work order system.
- \*Installed a walk way path of limestone around the exterior perimeter fence.
- \*Repaired underground steam leak in front of building 51.
- \*Installed cathodic protection in facility elevated water tower.

- \*Installed new ice making machine in food tech instructional area.
- \*Replaced electrical transformer in building 71.
- \*Installed underground tiling to help with water drainage on perimeter fence.
- \*Replaced the exterior doors and hardware in B-5, buildings 51, 52, and 54.
- \*Installed locking door at the information desk in building 29.
- \*Remodeled the interior of the control center and the E.M. room.
- \*Replaced the roof on top of building 71.
- \*Installed air conditioning in horticulture classroom.
- \*Installed air conditioning in computer lab in building 27.
- \*Installed air conditioning in offices in building 27. (D-102, D-115, D-104, D105, D-113, D-110, and D 307).
- \*Installed air conditioning in building 29 library.
- \*Installed air conditioning in building 29 dental clinic.
- \*Installed air conditioning in A-613.
- \*Installed air conditioning in geriatric dining room in building 29.
- \*Installed air conditioning in quartermaster.
- \*Installed air conditioning in three offices in C-5.
- \*Installed air conditioning in three VPP offices in building 53.
- \*Installed energy saving LED lights in the employee's parking lot by building 29.
- \*Replaced crumbling parking lot by building 71.
- \*Scraped and painted the exterior doors and window frames of sewer plant and grounds building.
- \*Installed new P.A. system and speakers on the exterior and in the interior of the facility.
- \*Enabled the P.A. system in buildings 71 and 60.
- \*Remodeled health care offices and examination rooms.
- \*Installed new weapons box.
- \*Repainted entire food service ceiling.
- \*Installed new concrete in driveways of building 47 and 46.
- \*Installed new sidewalk on North side of Deputy's wing by building 29.
- \*Installed new energy saving light fixtures for information desk area.
- \*Installed new carpet in visitors waiting area.
- \*Installed new carpet by information desk and record's hallway.
- \*Completed the installation of energy saving windows in buildings 29, 27, 47, and 46.
- \*Installed additional security on the outside of the Control Center walls.
- \*Installed fixed seating for inmates in the health care waiting area.
- \*Installed security bars on the windows adjacent to the Control Center.
- \*Installed new chopper pump in the sewage collection building.
- \*Installed a new compressor in the Warden's wing air conditioning unit.
- \*Arc flash training and labeling was completed for the facility.

## **Annual Review of Physical Plant**

**Building 11 (CDW):** This building has been closed. Minimal power is on. The roof has developed a leak and will not be repaired at this time because it's an abandoned building.

**Building 12 (CDW):** This building has been closed. No heat or water. Minimal power is on.

**Buildings 13 thru 18 (CDW):** All buildings have been closed. All utilities have been turned off. Basements are pumped out on an as-needs basis.

**Building 19 (ACF):** Business Office and Training. Over all, the building is in good condition. Some windows and doors need replacing to improve energy savings. Roof is in good condition. Building HVAC controls need to be updated. The energy savings equipment installed in the building has been working well. Staff is only using this building for training at this point.

**Building 27 (LCF):** School and Segregation. This building is in good condition. Roof is less than 16 years old with no problems. The windows have all been replaced with energy efficient windows. Mini-split AC units have been installed in two of the classrooms and all of the offices.

**Building 29 (LCF):** Administration, Control Center, Healthcare and Inmate Housing. The building is in good condition and operates well, considering its different functions. The roof is twelve years old. The windows were all replaced with energy saving windows this year. The building is air conditioned. A new compressor was installed for the Warden's Wing air conditioning unit. Mechanical systems are in good condition but updated controls are needed to improve energy savings and environmental conditions. Installed mini split air conditioning units in the dental clinic, the library, and office A-613.

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

**Buildings 43 (ACF):** This building has been closed. No heat or water. Some power remains on until the building gets completely cleaned out.

**Buildings 44 & 45 (ACF):** All buildings closed. Minimal heat is maintained during the winter months. The exterior of the building is maintained. Roof repaired in April, 2015.

**Building 46 (LCF):** Housing. Building is in fair condition. Roof is less than 16 years old and has no problems. The windows have been replaced this year and should be much more efficient to heat next winter. The exterior door to B-recreation was replaced this year. The primary heating system has not been functional for many years. We heat this building with two secondary systems which are marginal when we have extreme cold for extended periods. Funding has been requested to replace the primary heating system, for many years. Electrical distribution system needs to be upgraded and made larger. The cement approach to B-5 was replaced this year.



**Building 47 (LCF):** Housing, Laundry and Quartermaster. Condition of this building is about the same as Building 46. The laundry equipment is aging. We should be budgeting for equipment replacement. The windows were replaced this summer. Electrical distribution system was upgraded this spring along with the distribution panels. Air conditioning installed in quartermaster and three offices in the C-5 hallway.

**Building 50 (ACF):** This building has been closed. Minimal heat is maintained during the winter months. The exterior of the building is maintained.

**Buildings 51 & 52 (LCF):** Housing. Buildings are 20 years old and are of pole barn type construction. Roofs and siding are metal. Some minor leakage has occurred. Interior walls and ceilings are in fair condition. Bathrooms and showers are in fair condition, requiring frequent repair. Exterior entrance doors were all replaced this year. TV room ceilings need to be dry walled to eliminate prisoner access to space above ceiling tiles.

**Building 53 (LCF):** School and Programs. This building is pole barn construction and is 20 years old with metal roof and siding. Interior areas are generally in good condition. Mechanical and electrical systems are operating as designed. Air conditioning installed in the three VPP offices.

**Building 54 (LCF):** Food Service. This building is pole barn construction and is 20 years old with metal roof and siding. Some leakage has occurred with ice build up on the eaves and gutters.

This building continues to be a high maintenance area due to the amount of use and people it is serving. The food prep and dishwasher areas are in fair condition. This building is air conditioned in the dining area. The equipment is in fair condition and requires a lot of maintenance weekly to keep things running. Dining area is in good condition. Exterior is in fair condition, the outside entrance doors were replaced this year. Mechanicals are in good condition and operate as designed. Pots and pans sink was replaced this year. Kosher kitchen is too small. A separate building is needed for storage. The current building is too small and is serving more meals than it was designed for.

**Buildings 57 and 58 (ACF):** All buildings have been closed. Minimal heat is maintained during the winter months. The exterior of the building is maintained.

**Building 60 (CDW):** Warehouse and Transportation. This building is currently being used for storage of food products. Warehouse, store and some maintenance functions have been moved to this building. The building infrastructure and mechanical systems are in fair condition. Windows and doors need replacing and some minor roof repairs are needed.

**Building 61 (CDW):** Power Plant. The building and equipment have been well maintained and is meeting the needs of the complex. Boilers are 43 years old and have had very little done to them since their installation. The boiler controls are obsolete and failing. The controls are anticipated to be replaced next winter. Staff continues to install energy saving devices and

equipment to make the powerhouse run more efficiently. Generators are being maintained and operate as designed. Current emissions reports are all up to date. A new permit for operating was just completed and approved by DEQ. The roof is currently being replaced.

**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 and to provide early warning in the event of a failure. One of the two chopper pumps was replaced this year. The wet well inside of the building and the wet well outside of the building were both cleaned this summer. Doors and windows need replacing, roof is in fair condition. The force main that starts in this building and goes to the Coldwater treatment plant is 40 plus years old. We have experienced some breaks over the past several years. This will be a major expenditure in the future and will require city and state involvement.

**Building 70 (CDW):** Grounds Maintenance. Building is in good condition. The roof leaks at times.

**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 this summer. The employee breakroom was remodeled this past winter.

**Complex Infrastructure:** Roads, Tunnels, Piping Systems, Electrical Distribution, Water Distribution and Storage.

Roads vary from fair to poor. All roads need patching or replacement and should be seal coated as a preventive maintenance function. Some areas have become a safety concern. Money has been requested for a DTMB project to replace asphalt on the perimeter road.

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. Some materials are on hand to make repairs this summer. Most tunnels need to have the pipe insulation replaced.

Most steam lines are in good condition. Electrical distribution lines are in good condition.

Most water mains are in good condition. The water tower is in good condition. Cathodic protection was added this year. Two of the three wells should have a complete inspection over the next five years. Estimated cost is \$12,000.00 each.  
Building 47 electrical transformer was replaced this year.

Primary electrical feeders to A Building were replaced this year.

Building 29 electrical transformer was replaced this spring.

Primary electrical feeds to C Building were replaced this spring.

**Perimeter Fence and Security System:** The fence security system is currently being upgraded. Need interior cameras, funding has been requested. Exterior camera need to be replaced.

CC:

Patricia Popoff

Daniel Smith

**LAKELAND CORRECTIONAL FACILITY**  
**5-Year Plan FY2018**

Building	Project Description	Reason Description	Quantity & Units	Facility Priority	Cost Estimate
Power Plant	EMERG. ELEC. DIST. SYSTEM-Miscellaneous. Replace existing boilers with 2 smaller boilers, add controls, replace economizers and fuel tanks that are non-compliant.	Existing equipment is aging and oversized for current needs. Provides a cost and energy savings.	Cap Outlay		\$2,000,000
LCF Admin./'A' Housing	Replace VCT.	Worn out. Damaged.	15,500 SF		\$104,200
LCF 'D' School	Rebuild communal shower rooms. Segregated showers.	Damaged. Leading to More Serious Problems. To Cover up Water Damage. Request of Facilities Maintenance.	150 SF		\$50,400
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		\$400,000
Power Plant	Replace underground condensate tank and three condensate pumps.	Current tank is outdated and leaking.	1 Unit		\$100,000
LCF Site	Pavement/Driveway/Perimeter Road, Bituminous, Remove & Replace Full Depth. Interior drives from sallyport 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	7	\$200,000
LCF Site	Pavement/Driveway/Perimeter Road, Bituminous, Remove & Replace Full Depth. Loading/delivery area for 'B' housing.	Due to age of system. Due to facility request. To improve drainage. To fix deteriorated, damaged, failure area. To prevent personal injury. To improve appearance. To improve vehicle traffic flow. Long-term/high maintenance issue. Large area of asp	10,800 SF		\$54,400
LCF 'B' Building	Upgrade the main distribution lines and transformer.	Current service is too small and outdated.	1 Unit	11	\$75,000
LCF 'B' Housing	ELECTRICAL DISTRIBUTION SYSTEM-Replace distribution panel.	Existing equipment is old and has reached the end of its useful life.	5 Units		\$70,600
LCF Admin./'A' Housing	Fintube radiation. Only in housing unit.	None presently installed. Doesn't provide adequate heating. Underflow heating system is not working.	26,000 SF	10	\$65,500
LCF 'B' Housing	Fintube radiation. Install permanent heating.	None presently installed. Doesn't provide adequate heating. Future major expense. Existing steam unit heaters are temporary.	41,500 SF	10	\$156,900
LCF 'C' Housing	Fintube radiation. Install permanent heating.	None presently installed. Doesn't provide adequate heating. Future major expense. Existing steam unit heaters are temporary.	41,500 SF	10	\$156,900
Power Plant	Main control panel and front-end direct digital controls (DDC) equipment. New boiler controls required.	Better equipment available. Future major expense. Existing controls obsolete. Difficulty getting replacement parts.	1 Unit	1	\$450,000
LCF Site	Replace security system on inside perimeter fence.	Current system is outdated and requires frequent repairs. Needs to be replaced for security reasons.	1 Unit		\$200,000
LCF Site	Replace electronic detection cable on outside perimeter fence.	Current system is outdated and requires frequent repairs. Needs to be replaced for security reasons.	1 Unit		\$125,000

**LAKELAND CORRECTIONAL FACILITY**  
**5-Year Plan FY2018**

Building	Project Description	Reason Description	Quantity & Units	Facility Priority	Cost Estimate
LCF Admin./'A' Housing	Repair foundation wall.	Damaged. Leading to More Serious Problems. To Cover up Water Damage.	30 SF		\$5,000
LCF 'C' Housing	Repair foundation wall.	Damaged. Leading to More Serious Problems.	50 SF		\$8,400
LCF 'D' School	Tuckpoint brick.	Worn out. Leading to More Serious Problems.	220 SF		\$1,800
LCF Admin./'A' Housing	Tuckpoint brick. Window sills.	Worn out. Leading to More Serious Problems. To Cover up Water Damage.	1,200 SF		\$10,100
LCF 'B' Housing	Tuckpoint brick.	Worn out. Leading to More Serious Problems.	600 SF		\$5,000
LCF 'C' Housing	Tuckpoint brick.	Worn out. Leading to More Serious Problems.	600 SF		\$5,000
LCF Admin./'A' Housing	Rebuild masonry wall.	Damaged. Leading to More Serious Problems. To Cover up Water Damage.	140 SF		\$1,900
LCF Admin./'A' Housing	Rebuild masonry wall. Replace porcelain panels with a masonry screen wall.	Damaged. Leading to More Serious Problems. Request of Facilities Maintenance.	640 SF		\$8,600
LCF 'B' Housing	Rebuild masonry wall.	Damaged. Leading to More Serious Problems.	400 SF		\$5,400
LCF 'C' Housing	Rebuild masonry wall.	Damaged. Leading to More Serious Problems.	400 SF		\$5,400
LCF 'C' Housing	Rebuild masonry wall. Extend wall of laundry room up to deck.	Damaged. Leading to More Serious Problems. Request of Facilities Maintenance.	120 SF		\$2,000
LCF 'D' School	Replace metal panels. Enclose duct work.	Worn out. Damaged. Request of Facilities Maintenance.	80 SF		\$1,500
LCF Admin./'A' Housing	Repair/Replace wood soffit/siding. With vents.	Worn out. Damaged. To Cover up Water Damage.	3,000 SF		\$40,300
LCF 'D' School	Replace existing window system - w/ insulated system.	Worn out. Damaged.	550 SF		\$35,100
LCF 'D' School	Replace entry system - w/ insulated system.	Worn out. Damaged.	80 SF		\$5,400

**LAKELAND CORRECTIONAL FACILITY**  
**5-Year Plan FY2018**

Building	Project Description	Reason Description	Quantity & Units	Facility Priority	Cost Estimate
LCF Admin./'A' Housing	Replace entry system - w/ insulated system.	Worn out. Damaged.	330 SF		\$22,200
LCF Admin./'A' Housing	Replace double exterior doors/frame/hardware.	Damaged. To Cover up Water Damage.	1 Unit		\$5,000
LCF 'E' Housing	Replace double exterior doors/frame/hardware.	Worn out. Damaged. To Cover up Water Damage.	4 Units		\$19,000
LCF 'F' Housing	Replace double exterior doors/frame/hardware.	Worn out. Damaged. To Cover up Water Damage.	4 Units		\$19,000
LCF 'G' Housing	Replace double exterior doors/frame/hardware.	Worn out. Damaged. To Cover up Water Damage.	3 Units		\$23,500
LCF Food Service	Replace double exterior doors/frame/hardware.	Worn out. Damaged. To Cover up Water Damage.	1 Unit		\$5,000
LCF 'D' School	Replace single exterior door/frame/hardware.	Damaged. To Cover up Water Damage.	1 Unit		\$2,500
LCF Admin./'A' Housing	Replace single exterior door/frame/hardware.	Damaged. To Cover up Water Damage.	8 Units		\$20,200
LCF 'B' Housing	Replace single exterior door/frame/hardware.	Damaged. To Cover up Water Damage.	7 Units		\$17,600
LCF 'C' Housing	Replace single exterior door/frame/hardware.	Damaged. To Cover up Water Damage.	7 Units		\$17,600
LCF Admin./'A' Housing	Replace interior doors/frame/hardware.	Worn out.	1 Unit		\$2,500
LCF 'B' Housing	Replace interior doors/frame/hardware.	Worn out.	3 Units		\$7,600
LCF 'C' Housing	Replace interior doors/frame/hardware.	Worn out.	3 Units		\$7,600
LCF 'D' School	Add power assist doors.	Does Not Meet ADA Guidelines.	1 Unit		\$12,000
LCF 'D' School	Replace acoustic ceiling system.	Worn out. Leading to More Serious Problems. Request of Facilities Maintenance.	1,660 SF		\$13,000

**LAKELAND CORRECTIONAL FACILITY**  
**5-Year Plan FY2018**

Building	Project Description	Reason Description	Quantity & Units	Facility Priority	Cost Estimate
LCF 'E' Building	Replace acoustical ceiling in inmate television room.	Provide more security for institution.	1 Unit		\$3,000
LCF 'F' Building	Replace acoustical ceiling in inmate television room.	Provide more security for institution.	1 Unit		\$3,000
LCF 'D' School	Replace VCT.	Worn out.	100 SF		\$670
LCF 'D' School	Rebuild communal toilet rooms.	Request of Facilities Maintenance.	325 SF		\$43,700
LCF Admin./'A' Housing	Rebuild communal toilet rooms. Geriatric wing.	Damaged. Does Not Meet ADA Guidelines. Request of Facilities Maintenance.	225 SF		\$30,200
LCF Food Service	Misc projects. Move trash compactors away from building and food loading area.	Reduce risk of theft from food service, by moving trash compactor and increase sight lines around the building. Request of Facilities Maintenance.	2 units		\$20,000
LCF Site	Frame & Cover/Grate, Manhole, Adjust Existing to Grade & Re-grout. Storm manhole easterly of the northeast wing of 'C' housing. Cover requires raising 3"+.	Due to age of system. Long-term/high maintenance issue. For access and maintenance of storm sewer.	1 Unit		\$670
LCF Site	Sidewalk, Concrete, New. Northerly west exit out of 'C' housing.	Due to age of system. Due to facility growth. To prevent personal injury. To improve appearance. Long-term/high maintenance issue. Slab of walk is missing to utility room door.	16 SF		\$400
LCF Site	Sidewalk, Concrete, New. Located along the westerly side of 'B' housing from loading dock area south to interior drive.	Due to age of system. Due to facility growth. Due to facility request. To fix deteriorated, damaged, failure area. To improve appearance.	2,580 SF		\$23,800
LCF Site	Sidewalk, Concrete, New. Lawn area adjacent to the west side of 'D' school and running north to 'C' housing.	Due to age of system. Due to facility growth. Due to facility request. To fix deteriorated, damaged, failure area. To prevent personal injury. To improve appearance. To improve pedestrian traffic flow. Long-term/high maintenance issue.	600 SF		\$5,500
LCF Site	Sidewalk, Concrete, Remove & Replace. Sidewalk along easterly edge of interior drive approx. from weight shed to northerly delivery drive on westerly side of 'C' housing.	Due to age of system. To fix deteriorated, damaged, failure area. To prevent personal injury. To improve appearance. Long-term/high maintenance issue. Surface of walk has been scoured off.	600 SF		\$12,900
LCF Site	Sidewalk, Concrete, Remove & Replace. Existing concrete adjacent to the south wall of 'C' housing at the south delivery drive.	Due to age of system. To fix deteriorated, damaged, failure area. To improve appearance. Long-term/high maintenance issue. Concrete has deteriorated with the surface chipping off. Water now causing damage to concrete and adjacent asphalt.	225 SF		\$1,700
LCF Site	Sidewalk, Concrete, Remove & Replace. Sidewalk located along west side of interior drive between 'B' housing and weights shed.	Due to age of system. To prevent failure. To fix deteriorated, damaged, failure area. To improve appearance. Long-term/high maintenance issue. Sidewalk surface has deteriorated away. Walk now holds water and ice and is a hazard and will only get worse.	320 SF		\$6,500
LCF Site	Sidewalk, Concrete, Remove & Replace. Located adjacent to the interior drive radius off the SE corner of 'B' housing.	Due to age of system. To prevent failure. To fix deteriorated, damaged, failure area. To prevent personal injury. To improve appearance. To improve pedestrian traffic flow. Long-term/high maintenance issue. Walk has deteriorated.	320 SF		\$6,500
LCF Site	Sidewalk, Concrete, Remove & Replace. Located at the mid-center entrance along the easterly side of 'B' housing. Replace using larger flags.	Due to age of system. Due to facility growth. To fix deteriorated, damaged, failure area. To prevent personal injury. To improve appearance. Long-term/high maintenance issue. Walk has cracked and settled.	760 SF		\$2,400

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Building	Project Description	Reason Description	Quantity & Units	Facility Priority	Cost Estimate
LCF Site	Sidewalk, Concrete, Remove & Replace. Sidewalk adjacent to the west side of the greenhouse.	Due to age of system. To fix deteriorated, damaged, failure area. To prevent personal injury. To improve appearance. To improve pedestrian traffic flow. Long-term/high maintenance issue. Walk is old and deteriorated with grass growing in the cracks.	295 SF		\$3,500
LCF Site	Sidewalk, Concrete, Remove & Replace. Sidewalk adjacent to east side of entrance drive to Lakeland facility easterly of the main parking lots located westerly of the administration building. Remove and replace or pressure grout walk.	Due to age of system. To improve drainage. To prevent failure. To fix deteriorated, damaged, failure area. To prevent personal injury. Long-term/high maintenance issue. Walk to major entrance has settled below the height of the curbing.	1,850 SF		\$8,200
LCF Site	Sidewalk, Concrete, Remove & Replace. Sidewalk located at north entrance to administration building.	Due to age of system. To prevent failure. To fix deteriorated, damaged, failure area. Long-term/high maintenance issue. Walk is cracking and separating. Entrance is used by staff and visitors.	240 SF		\$3,300
LCF Site	Pavement/Driveway/Perimeter Road, Bituminous, Mill & Resurface. Drive and parking to delivery area for the administration building. Replace with interior drive paving.	Due to age of system. To prevent failure. To fix deteriorated, damaged, failure area. To improve appearance. Long-term/high maintenance issue. Asphalt is cracked and deteriorating.	10,660 SF		\$20,000
LCF 'B' Housing	Pavement/Driveway/Perimeter Road, Bituminous, Mill & Resurface. Courtyard area of building.	Due to age of system. To fix deteriorated, damaged, failure area. To improve appearance. Long-term/high maintenance issue. To extend life. Courtyard is beginning to deteriorate with cracking and settling and is causing trip hazards.	2 units		\$40,000
LCF '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.	2 units		\$40,000
LCF Site	Pavement/Driveway/Perimeter Road, Bituminous, New Full Depth. Gravel area on south side of maintenance storage pole barn adjacent to existing concrete slab.	Due to facility growth. To improve drainage. To improve appearance. To improve vehicle traffic flow. Long-term/high maintenance issue. Due to facility construction. For storage of materials and vehicles.	850 SF		\$2,100
LCF Site	Pavement/Driveway/Perimeter Road, Bituminous, Remove & Replace Full Depth. Southerly delivery drive on west side of 'C' housing.	Due to age of system. To prevent failure. To fix deteriorated, damaged, failure area. To improve appearance. Long-term/high maintenance issue. Drive has deteriorated with cracks and potholes. Existing pavement appears thin.	7,500 SF		\$37,800
LCF Site	Barrier Free Pedestrian Ramp, Concrete, Remove & Replace. Exit door located mid center of the west side of 'B' housing.	Due to age of system. To fix deteriorated, damaged, failure area. To prevent personal injury. To improve appearance. Long-term/high maintenance issue. Edge of stoop has deteriorated and broke.	48 SF		\$1,600
LCF Site	Concrete Stairway Cast-in-Place, Remove & Replace. Stairs at exit door of SW wing of 'C' housing.	Due to age of system. To fix deteriorated, damaged, failure area. To prevent personal injury. Stairs are chipped and partially undermined. Bad forming at time of construction. No rails.	16 LF Nose		\$1,700
LCF Site	Concrete Stairway Cast-in-Place, Remove & Replace. Stairs at exit door of NE wing of 'C' housing.	Due to age of system. To fix deteriorated, damaged, failure area. To prevent personal injury. Stairs are chipped with large pieces breaking away. Partially undermined due to bad forming at time of construction. No rails.	16 LF Nose		\$1,400
LCF Site	Concrete Stairway Cast-in-Place, Remove & Replace. Stairs at exit door of NW wing of 'C' housing.	Due to age of system. To fix deteriorated, damaged, failure area. To prevent personal injury. Corner of steps have chipped/broken off. Surface is cracking and will begin to scour off.	16 LF Nose		\$1,400
LCF Site	Concrete Stairway Cast-in-Place, Remove & Replace. Porch and steps at southeasterly exit of 'C' housing adjoining the SE wing. Replace corner of slab and provide two steps.	Due to age of system. To fix deteriorated, damaged, failure area. To improve appearance. Long-term/high maintenance issue. The slab of porch and step has deteriorated and broke away.	12 LF Nose		\$1,300
LCF Site	Concrete Stairway Cast-in-Place, Remove & Replace. Stairs located within the SW corner of the delivery area to 'B' housing.	Due to age of system. To fix deteriorated, damaged, failure area. To improve appearance. Stair well is narrow and hand rail has been damaged.	25 LF Nose		\$2,200
LCF Site	Concrete Stairway Cast-in-Place, Remove & Replace. Stairs to east entrance/exit to the administration building.	Due to age of system. To prevent failure. To fix deteriorated, damaged, failure area. To improve appearance. Long-term/high maintenance issue. Stairs have cracked and nose guards are letting loose. Stairs will continue to deteriorate.	30 LF Nose		\$3,200



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Building	Project Description	Reason Description	Quantity & Units	Facility Priority	Cost Estimate
LCF Site	Parking Lot, Bituminous, New/Expand. Parking area located SE of the sallyport along the perimeter security road.	Due to age of system. Due to facility growth. To improve appearance. Long-term/high maintenance issue. Existing parking is gravel. Facility has requested asphalt paving.	1,460 SF		\$3,500
LCF Site	Parking Lot, Bituminous, Remove & Replace Full Depth. Parking area (abandoned) along north side of interior drive south of 'B' housing.	Due to age of system. To prevent failure. To fix deteriorated, damaged, failure area. To improve appearance. Long-term/high maintenance issue. Parking area adjacent to drive is deteriorated with large cracks.	2,400 SF		\$45,000
LCF Site	Parking Lot, Bituminous, Remove & Replace Full Depth. Parking lot located south of the SW wing of the administration building adjacent to the site entrance drive.	Due to age of system. Due to facility request. To improve drainage. To fix deteriorated, damaged, failure area. To prevent personal injury. To improve appearance. Long-term/high maintenance issue. Appears existing asphalt was laid thin.	13,890 SF		\$12,100
LCF Site	Curb & Gutter, Concrete, Remove & Replace. Curbing along easterly edge of interior drive approx. from weight shed to northerly delivery drive on westerly side of 'C' housing.	Due to age of system. To improve drainage. To fix deteriorated, damaged, failure area. To improve appearance. Long-term/high maintenance issue. Surface of curbing has scoured away. No holding dirt, stone, and weeds.	100 LF		\$3,900
LCF Site	Curb & Gutter, Concrete, Remove & Replace. Located at the interior drive radius off the SE corner of 'B' housing. Recommend to remove and replace curb prior to placement of new asphalt.	Due to age of system. To improve drainage. To prevent failure. To fix deteriorated, damaged, failure area. To prevent personal injury. To improve appearance. Long-term/high maintenance issue. Curbing has deteriorated.	60 LF		\$2,300
LCF Site	Curb & Gutter, Concrete, Remove & Replace. Located at the SE corner of the NE wing of 'B' housing adjoining the delivery area. Remove and replace curb prior to placement of new asphalt.	Due to age of system. To improve drainage. To prevent failure. To fix deteriorated, damaged, failure area. To improve appearance. Long-term/high maintenance issue. Surface of curb has scaled off.	25 LF		\$980
LCF Site	Curb & Gutter, Concrete, Remove & Replace. Located on the southerly side of the south drive to the delivery area of the administration building. Recommend removing and replacing curb at time of asphalt replacement.	Due to age of system. To improve drainage. To prevent personal injury. To improve appearance. Long-term/high maintenance issue. Curbing has cracked and settled, grass is growing in the cracks. Areas of curbing have been patched with asphalt.	135 LF		\$5,300
LCF Site	Soil Stabilization/Grading, Add/Regrade Drainage Swale/Lawn Area. Recommend topsoil and seeding. Lawn area between east edge of interior drive and sidewalk adjacent to NW wing of 'C' housing.	Due to age of system. Due to facility growth. To fix deteriorated, damaged, failure area. To improve appearance. Soil erosion issue. Long-term/high maintenance issue. Lawn area appears to have never had topsoil and does not grow grass.	2,000 SF		\$16,800
LCF Site	Site Improvements II, Remove & Replace, Concrete Slab/Pad. Door stoop on westerly side of southwest wing of 'C' building.	Due to age of system. Due to facility growth. To fix deteriorated, damaged, failure area. To prevent personal injury. To improve appearance. Due to facility construction. Stoop has been modified and repaired and is continuing to break up.	75 SF		\$880
LCF Site	Site Improvements II, Remove & Replace, Concrete Slab/Pad. Top slab of loading dock for administration building.	Due to age of system. To improve drainage. To prevent failure. To fix deteriorated, damaged, failure area. To prevent personal injury. To improve appearance. Long-term/high maintenance issue. Slab is settling causing cracking. Drainage is flowing toward the building.	576 SF		\$8,100
LCF Food Service	Site Improvements III, remodel/repair, below grade loading dock	Install a dock leveler to food service loading dock. The current dock is too short for many trucks and the narrow width causes an unsafe condition when off loading heavy pallets.	1 unit		\$15,000
LCF Sally Port	Site Improvements III, remodel/repair, sallyport	Repair sallyport inspection pit. The current pit is deteriorating and needs repair.	1 unit	3	\$40,000
LCF Generator Building	Site Improvements III, new, above ground tank	Upgrade above ground generator fuel tank to include overflow protection.	1 unit		\$10,000
LCF 'D' School	Replace/new piping. Replace domestic cold and hot water lines.	Worn out. Leaking.	12,200 SF		\$3,000
LCF Admin./'A' Housing	Replace/new piping. Replace existing domestic cold water and hot water piping.	Worn out. Leaking.	26,000 SF		\$18,000

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Building	Project Description	Reason Description	Quantity & Units	Facility Priority	Cost Estimate
LCF 'B' Housing	Replace/new piping. Replace defective domestic hot water and cold water piping.	Worn out. Leaking.	41,500 SF		\$18,000
LCF 'C' Housing	Replace/new piping. Replace defective domestic hot and cold water piping.	Worn out. Leaking.	41,500 SF		\$18,000
LCF Food Service	Replace/new piping. Replace underground steam, condensate piping.	Worn out.	10,500 SF		\$30,000
LCF 'D' School	Replace/new steam to hot water converter system - 800 GPM. Replace heat exchange (150 GPM approx.).	Worn out.	1 Unit		\$28,000
LCF Admin./'A' Housing	Replace/new steam to hot water converter system - 800 GPM.	Worn out. Better equipment available. Future major expense.	1 Unit		\$39,000
LCF 'B' Housing	Replace/new steam to hot water converter system - 800 GPM.	None presently installed.	1 Unit		\$39,000
LCF 'C' Housing	Replace/new steam to hot water converter system - 800 GPM.	None presently installed.	1 Unit		\$39,000
LCF 'D' School	Air handling unit heating only. Replace steam heating air handling unit in segregation area.	Not functioning or broken. Future major expense.	3,000 SF		\$24,000
LCF Admin./'A' Housing	Pumps. Replace hot water heating pumps.	Worn out.	26,000 SF		\$4,400
LCF 'D' School	Couple the existing pneumatic control system with direct digital controls.	Request will provide energy savings and a better working/living environment and reduce maintenance work orders.	12,200 SF	10	\$15,000
LCF Admin./'A' Housing	Couple the existing pneumatic control system with direct digital controls.	Request will provide energy savings and a better working/living environment and reduce maintenance work orders.	52,700 SF	10	\$15,000
LCF 'B' Housing	Couple the existing pneumatic control system with direct digital controls.	Request will provide energy savings and a better working/living environment and reduce maintenance work orders.	41,500 SF	10	\$15,000
LCF 'C' Housing	Couple the existing pneumatic control system with direct digital controls.	Request will provide energy savings and a better working/living environment and reduce maintenance work orders.	41,500 SF	10	\$15,000
LCF 'E' Housing	Couple the existing pneumatic control system with direct digital controls.	Request will provide energy savings and a better working/living environment and reduce maintenance work orders.	20,500 SF	10	\$15,000
LCF 'F' Housing	Couple the existing pneumatic control system with direct digital controls.	Request will provide energy savings and a better working/living environment and reduce maintenance work orders.	20,500SF	10	\$15,000

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Building	Project Description	Reason Description	Quantity & Units	Facility Priority	Cost Estimate
LCF 'G' Housing	Couple the existing pneumatic control system with direct digital controls.	Request will provide energy savings and a better working/living environment and reduce maintenance work orders.	14,400 SF	10	\$15,000
LCF Food Service	Couple the existing pneumatic control system with direct digital controls.	Request will provide energy savings and a better working/living environment and reduce maintenance work orders.	10,500 SF	10	\$15,000
LCF Maintenance Storage	Replace/new fire protection system.	None presently installed.	2,400 SF		\$43,000
LCF Admin./'A' Housing	Upgrade monitoring system. Clean up panels in storeroom.	More cost effective to replace soon. Leading to more serious problems. Request of facilities maintenance. To eliminate potential for future damage. May add to lightning damage.	1 lot		\$41,700
LCF Admin./'A' Housing	Replace security gate operators.	System is worn out and parts are no longer manufactured.	3 gates	2	\$23,000
LCF 'B' Building	Install electronic door alarms on exterior doors.	None currently exist. To provide better security.	5 Units		\$10,000
LCF 'C' Building	Install electronic door alarms on exterior doors.	None currently exist. To provide better security.	5 Units		\$10,000
LCF 'E' Building	Install electronic door alarms on exterior doors.	None currently exist. To provide better security.	4 Units		\$8,000
LCF 'F' Building	Install electronic door alarms on exterior doors.	None currently exist. To provide better security.	4 Units		\$8,000
LCF Weight Pit	Add new pan & tilt color cameras outside.	Dangerous or potentially life threatening. For officer safety. To watch hidden areas and trouble spots. None presently installed.	4 Units	5	\$52,000
LCF Site	Upgrade/replace lighting outside secure perimeter.	Increase visibility for staff and cameras outside perimeter road and around warehouse, maintenance and power plant buildings.	1 lot	6	\$25,000
LCF Site	Upgrade/replace lighting inside secure perimeter.	Increase visibility for staff and cameras around buildings and yard.	1 lot	6	\$40,000
LCF Admin./'A' Housing	Add new equipment. Add free standing rack in phone room to hold batteries for Telco equipment larger batteries. Move computers to next room after remodel.	Leading to more serious problems. Request of facilities maintenance. To eliminate high maintenance condition. Add capacity to existing system. To add larger batteries to system and change computers to next room.	1 lot		\$17,900
LCF 'D' School	Add new pan & tilt color cameras inside.	Dangerous or potentially life threatening. For officer safety. To watch hidden areas and trouble spots. To watch areas where critical tools are used. None presently installed.	2 Units		\$3,000
LCF 'B' Housing	Add new pan & tilt color cameras inside.	Dangerous or potentially life threatening. For officer safety. To watch hidden areas and trouble spots. To watch areas where critical tools are used. None presently installed.	16 Units	5	\$95,315

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Building	Project Description	Reason Description	Quantity & Units	Facility Priority	Cost Estimate
LCF 'C' Housing	Add new pan & tilt color cameras inside.	For officer safety. To watch hidden areas and trouble spots. To watch areas where critical tools are used. None presently installed.	16 Units	5	\$95,315
LCF 'E' Housing	Add new pan & tilt color cameras inside.	For officer safety. To watch hidden areas and trouble spots. Add capacity to existing system. None presently installed.	8 Units		\$47,800
LCF 'F' Housing	Add new pan & tilt color cameras inside.	For officer safety. To watch hidden areas and trouble spots. Add capacity to existing system. None presently installed.	8 Units		\$47,800
LCF 'G' Housing	Add new pan & tilt color cameras inside.	For officer safety. To watch hidden areas and trouble spots. Add capacity to existing system. None presently installed.	4 Units	5	\$35,000
LCF 'D' School	Add new horn strobes. Add in basement horn strobes.	Life safety code issue. None presently installed.	1 Unit		\$12,500
LCF Admin./'A' Housing	Add new horn strobes. Add smoke detectors outside dining room.	Life safety code issue.	1 Unit		\$12,500
LCF Admin./'A' Housing	Replace horns with horn strobes.	Life safety code issue. None presently installed.	8 Units		\$12,500
LCF Admin./'A' Housing	Replace horns with horn strobes.	Life safety code issue.	7 Units		\$12,500
LCF 'B' Housing	Replace horns with horn strobes.	Life safety code issue.	12 Units		\$12,500
LCF 'C' Housing	Replace horns with horn strobes.	Life safety code issue. None presently installed.	10 Units		\$12,500
LCF 'E' Housing	Misc. Projects. Add walls for office in quiet rooms in E1 and E2.	Add needed office space for housing staff.	2 Units		\$20,000
LCF 'F' Housing	Misc. Projects. Add walls for office in quiet rooms in F1 and F2.	Add needed office space for housing staff.	2 Units		\$20,000
LCF Site	Pavement/Driveway/Perimeter Road, Bituminous, Remove & Replace Full Depth. Perimeter Road.	Perimeter road is deteriorating.	1 Unit		\$700,000
LCF 'B' Housing	Replace drop ceilings with drywall ceilings	Provide more security for institution.	21,500 SF	9	\$430,000
LCF 'C' Housing	Replace drop ceilings with drywall ceilings	Provide more security for institution.	21,500 SF	9	\$430,000

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Building	Project Description	Reason Description	Quantity & Units	Facility Priority	Cost Estimate
LCF Site	Move existing trash compactor from warehouse inside. Add cement pad and power.	Provide more security for institution. Keep housing trash collection away from food service area. Lessen chance for theft from food service.	1 unit		\$10,000
LCF 'B' Housing	Replace existing roof.	Roof is worn and needs replacing.	44,700 SF		\$83,000
LCF 'C' Housing	Replace existing roof.	Roof is worn and needs replacing.	44,700 SF		\$83,000
Power Plant	Replace existing window system - w/ insulated system.	Worn out. Damaged. To Cover up Water Damage.	1,550 SF	13	\$100,000
ACF Mental Health	Building demolition.	Worn out. Damaged. Request of Facilities Maintenance. Building 22.	9,500 SF		\$89,800
ACF Housing	Building demolition.	Damaged. Request of Facilities Maintenance. Building 41.	41,500 SF		\$392,200
Sewage Plant	Misc sewerage/drainage project, repair/fix.	Current system overflow dumps into storm system. Needs to have overflow area large enough to allow staff time to respond. Plugging the current overflow would result in damage to the electrical system and pumps due to submersion in raw sewage.	1 lot		\$500,000
Sewage Plant	Misc sewerage/drainage project, repair/fix.	Existing line is old/worn out. Repairs are costly. Replace existing sewer line to connection with city and connect to new/larger sewer line run by the city in 2016. Replace lift station which is also aging. The City of Coldwater would take over maintenance of new lift station and sewer line to street which would alleviate the facility	1 lot	4	\$1,000,000
Power Plant	Replace boiler economizers (3).	One economizer is currently inoperable and the other two are at their life expectancy. These units generate 5% savings on fuel costs. The payback for replacement is 5 years.	3 units	12	\$200,000
Well #1	Replace existing roof.	Worn out. To Eliminate High Maintenance Condition. Request of Facilities Maintenance.	150 SF	14	\$1,500
Well #4	Replace roof and insulation.	Worn out. Damaged. To Eliminate High Maintenance Condition.	182 SF		\$1,900
Sewage Plant	Replace roof and insulation.	Damaged. To Eliminate High Maintenance Condition. To Cover up Water Damage.	1,500 SF	14	\$15,000
ACF Food Service	Replace existing roof.	Worn out. To Eliminate High Maintenance Condition. Request of Facilities Maintenance.	10,100 SF		\$18,500
ACF J/K Housing	Replace existing roof.	Worn out. To Eliminate High Maintenance Condition. Request of Facilities Maintenance.	22,500 SF		\$45,600
ACF Administration	Tuckpoint brick.	Leading to More Serious Problems. To Cover up Water Damage.	20 SF		\$300

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Building	Project Description	Reason Description	Quantity & Units	Facility Priority	Cost Estimate
Sewage Plant	Tuckpoint brick.	Worn out.	80 SF		\$700
Well #1	Tuckpoint brick.	Worn out. Damaged. To Cover up Water Damage.	20 SF		\$300
ACF Administration	Replace existing window system - w/ insulated system.	Worn out. Damaged. Leading to More Serious Problems.	396 SF		\$25,300
ACF Administration	Replace single exterior door/frame/hardware.	Worn out. Damaged.	4 Units		\$11,000
Sewage Plant	Replace single exterior door/frame/hardware.	Damaged. To Cover up Water Damage.	5 Units		\$11,000
ACF Administration	Replace interior doors/frame/hardware.	Worn out. Damaged.	2 Units		\$6,000
ACF Greenhouse	Building demolition.	Worn out. Damaged. To Eliminate High Maintenance Condition.	1,063 SF		\$12,500
ACF Site	Structures I, Manhole, Remove & Replace. Sanitary manhole located easterly 100 foot from business building.	To improve appearance.	1 Unit		\$4,500
ACF Site	Frame & Cover/Grate, Manhole, Adjust Existing to Grade & Re-grout. Sanitary manhole south of sewage plant.	Due to age of system. To prevent failure. To fix deteriorated, damaged, failure area. To prevent personal injury. To improve appearance. Long-term/high maintenance issue.	1 Unit		\$800
Power Plant	Site Improvements III, new, above ground tank	Upgrade above ground generator fuel tank to include overflow protection.	2 units		\$16,000
ACF Administration	ELECTRICAL DISTRIBUTION SYSTEM-Replace distribution panel.	Existing equipment is old and has reached the end of its useful life.	1 Unit		\$6,000
ACF Administration	Upgrade fire alarm system. New panel, smoke detectors, and pull stations.	Not functioning properly, components failing. Life safety code issue. For public safety.	1 lot		\$15,000
Maintenance	Replace existing window system - w/ insulated system.	Worn out. To Eliminate High Maintenance Condition. Request of Facilities Maintenance.	1,500 SF	8	\$100,000
Warehouse	Replace or add roof drains.	Damaged. To Cover up Water Damage.	2 Units		\$1,700
Warehouse	Replace lintels.	Damaged. Leading to More Serious Problems.	110 LF		\$6,500

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Building	Project Description	Reason Description	Quantity & Units	Facility Priority	Cost Estimate
Warehouse	Tuckpoint brick.	Damaged. Leading to More Serious Problems. To Cover up Water Damage.	100 SF		\$840
Grounds	Replace existing window system - w/ insulated system.	Worn out. To Cover up Water Damage.	840 SF		\$50,000
Warehouse	Replace entry system - w/ insulated system.	Worn out. Damaged. To Cover up Water Damage.	88 SF		\$5,900
Warehouse	Replace double exterior doors/frame/hardware.	Damaged. To Cover up Water Damage.	6 Units		\$28,200
Warehouse	Replace single exterior door/frame/hardware.	Damaged. To Cover up Water Damage.	2 Units		\$5,000
Grounds	Replace single exterior door/frame/hardware.	Worn out.	4 Units		\$10,000
Warehouse	Replace overhead doors.	Worn out. Damaged.	432 SF		\$24,000
Warehouse	Replace access panel.	Damaged.	10 SF		\$170
Public Works Office	Building demolition.	Worn out. Damaged. To Eliminate High Maintenance Condition. Request of Facilities Maintenance.	206 SF		\$2,400
CDW Site	Sidewalk, Concrete, New. Intersection of walks at the northwest corner of Maintenance Building.	Due to age of system. Due to facility growth. To prevent failure. To improve appearance. To improve vehicle traffic flow. Long-term/high maintenance issue. Maintenance carts utilize walks to get to the rear of the building. Carts can not turn within current walkway.	200 SF		\$2,000
CDW Site	Sidewalk, Concrete, New. Walkway from Public Works Office to parking lot located at north side of Grounds Building.	Due to age of system. Due to facility growth. Due to facility request. To prevent personal injury. To improve appearance. To improve pedestrian traffic flow. Long-term/high maintenance issue. Walkway is gravel/stone. Stone could cause a trip and fall hazard.	275 SF		\$1,800
CDW Site	Sidewalk, Concrete, Remove & Replace. Sidewalk located off the northwest corner of the Maintenance Building.	Due to age of system. To fix deteriorated, damaged, failure area. To prevent personal injury. To improve appearance. Long-term/high maintenance issue. Walk is cracked with grass growing in joints and cracks. Surface has scoured off.	750 SF		\$5,000
CDW Site	Sidewalk, Concrete, Remove & Replace. Sidewalk along south side of front drive to Grounds Building.	Due to age of system. To improve drainage. To fix deteriorated, damaged, failure area. To prevent personal injury. To improve appearance. Long-term/high maintenance issue. Due to frequent use by heavy/large trucks. Walk is badly cracked and broken.	200 SF		\$1,500
CDW Site	Sidewalk, Concrete, Remove & Replace. Sidewalk adjacent to parking in front of the Grounds Building	Due to age of system. To fix deteriorated, damaged, failure area. To improve appearance. Long-term/high maintenance issue. Top surface of walk has scoured off.	260 SF		\$2,000
CDW Site	Pavement/Driveway/Perimeter Road, Bituminous, Mill & Resurface. Driveway located off the southeast corner of the Warehouse Building.	Due to age of system. To fix deteriorated, damaged, failure area. To improve appearance. Long-term/high maintenance issue. Drive and parking is used for warehouse employees.	5,250 SF		\$4,500

**LAKELAND CORRECTIONAL FACILITY**  
**5-Year Plan FY2018**

Building	Project Description	Reason Description	Quantity & Units	Facility Priority	Cost Estimate
CDW Site	Pavement/Driveway/Perimeter Road, Bituminous, Overlay Existing with Bituminous. East/west roadway located along the southerly side of the Maintenance Building.	Due to age of system. To prevent failure. To fix deteriorated, damaged, failure area. To improve appearance. Long-term/high maintenance issue. To extend life.	3,990 SF		\$8,000
CDW Site	Pavement/Driveway/Perimeter Road, Bituminous, Overlay Existing with Bituminous. East/west roadway located along the north side of the Maintenance Building.	Due to age of system. To prevent failure. To fix deteriorated, damaged, failure area. Long-term/high maintenance issue. To extend life. At the present time, drive is a dead end and not used for anything except a dumpster site.	4,830 SF		\$10,000
CDW Site	Pavement/Driveway/Perimeter Road, Bituminous, Remove & Reseed. Parking lot located west of Power Plant.	Due to age of system. Due to facility growth. To prevent failure. To prevent personal injury. To improve appearance. Long-term/high maintenance issue. Power Plant is scheduled to be demolished and lot will no longer be required.	11,200 SF		\$14,000
CDW Site	Concrete Stairway Cast-in-Place, Remove & Replace. Stairwell located on south end of Warehouse Building.	Due to age of system. To prevent failure. To fix deteriorated, damaged, failure area. To prevent personal injury. To improve appearance. Long-term/high maintenance issue. Lower step has deteriorated and chipped away. Face brick is in good condition.	40 LF Nose		\$4,300
CDW Site	Concrete Stairway Cast-in-Place, Remove & Reseed. Stairwell at north side of the Warehouse Building.	Due to age of system. Due to facility growth. Due to facility request. To prevent failure. To prevent personal injury. To improve appearance. Long-term/high maintenance issue. Stairs are deteriorated and no longer required. Doorway is blocked.	36 LF Nose		\$1,800
CDW Site	Parking Lot, Bituminous, Remove & Replace Full Depth. At north doorway to parking lot located along the north side of the Grounds Building.	Due to age of system. To improve drainage. To fix deteriorated, damaged, failure area. To prevent personal injury. Long-term/high maintenance issue. Asphalt has deteriorated and settled. A portion of asphalt is missing.	800 SF		\$3,000
CDW Site	Parking Lot, Bituminous, Seal Coat/Crack Seal. Parking lot located along the north side of the Grounds Building.	Due to age of system. To prevent failure. To fix deteriorated, damaged, failure area. To improve appearance. Long-term/high maintenance issue. To extend life. Parking lot is beginning to deteriorate and crack.	3,985 SF		\$2,200
CDW Site	Curb & Gutter, Concrete, Remove & Replace. Curbing at radius south side of front drive to the Grounds Building.	Due to age of system. To fix deteriorated, damaged, failure area. To prevent personal injury. To improve appearance. Long-term/high maintenance issue. Due to frequent use by heavy/large trucks. Curbing is badly cracked and broken probably due to hea	120 LF		\$3,500
CDW Site	Site Improvements II, New, Concrete Slab/Pad. Dumpster located within the east/west roadway, located along the north side of the Maintenance Building.	Due to age of system. Due to facility growth. To improve appearance. Long-term/high maintenance issue. Dumpster has been placed on roadway. Should be on it's own concrete pad.	150 SF		\$1,000
CDW Site	Site Improvements II, Remove & Replace, Concrete Slab/Pad. Loading dock located mid-center along the east side of the Warehouse Building.	Due to age of system. To prevent failure. To fix deteriorated, damaged, failure area. To prevent personal injury. To improve appearance. Long-term/high maintenance issue. Prevent winter freezing hazard. Top slab appears to have been broken and chipped.	120 SF		\$1,700
Maintenance	Replace pneumatic with direct digital controls (DDC).	Beyond useful life. Not functioning or broken.	17,530 SF		\$32,000
Warehouse	Miscellaneous. New faucets for mop closets.	Worn out.	1 lot		\$1,200
CDW Mental Health	Building demolition. Multiple buildings outside perimeter fence.	Worn out. Damaged. Falling down. Request of Facilities Maintenance. Likely asbestos.	3 buildings		unknown
				<b>Total</b>	<b>\$10,678,940</b>



# MICHIGAN DEPARTMENT OF CORRECTIONS

*“Committed to Protect, Dedicated to Success”*

## MEMORANDUM

**DATE:** June 29, 2016

**TO:** Randall Haas, Warden  
Macomb Correctional Facility

**FROM:** James McDonald, Physical Plant Supervisor

**SUBJECT:** Annual Physical Inspection 2016 - MRF

### Administration Building

#### Deficiencies noted:

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

#### Findings/Observations:

The building is very sound structural wise. The elevator, windows, and doors are in good working order. All areas of this building are well illuminated, securable, and well maintained. Electrical, mechanical, and plumbing systems are operable and properly maintained. The building is in good shape and very clean. A heating boiler was replaced this year and a hot water heater will be purchased at year end. The PEL's project is scheduled to begin this year as well. When funds permit, monies will be requested to replace security gates and roofing which are overdue for replacement.

### Housing Units 1 – 7

#### Deficiencies noted:

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

#### Finding/Observations:

Housing units are in good condition. Floors, walls, ceiling tiles are clean and look good. Windows, doors, and related hardware are in good working order. Mechanical, electrical, and water and

sewage systems are working well. We would like to begin replacing boilers due to their age, this will be done when funds are available. I-CON has been installed in all housing units and has been functioning well.

Handicap elevators in housing units are functional; however the units are in constant need of maintenance. MOP funding will be requested to replace two of these wheelchair lifts. These buildings are very clean, well maintained, and staff submits work requests in a very timely manner.

### **Unit 6 – Satellite Food Service Unit**

Deficiencies noted:

Findings/Observations:

Kitchen equipment for the most part is in good working order, but the serving line unit is in need of replacement. The “stainless steel skins” that line the warming bins are paper thin and have been repaired on numerous occasions.

### **Food Service**

Deficiencies noted:

Findings/Observations:

Acoustical ceiling and diffusers are in good order. Floor tiles and grout are in tact and appear to be water-tight in the dining area. Windows and entry doors to food service are operable; weather tight, and in good condition.

### **Building 300 School**

Deficiencies noted:

A roof assessment was completed and many deficiencies were noted.

Findings/Observations:

Mechanical, plumbing, and electrical systems are in good working order. Building is very clean. A/C unit was replaced this year and two hot water heaters were purchased.

### **Health Care**

Deficiencies noted:

Roof assessment was completed and many deficiencies were noted.

Findings/Observations:

The interior is in good condition, well illuminated and maintained. There were no problems to note with the building structure itself or utilities. A hot water heater and a heating boiler were replaced. Building A/C unit was also replaced.

### **Segregation**

Deficiencies noted:

Findings/Observations:

Area is clean and well illuminated.

### **Intake Area/Sallyport**

Deficiencies noted:

Findings/Observations:

Area is clean and well illuminated. Sallyport pit is in very good condition; however the officer's shack is rusting badly and will need some repair or replacement.

### **Building 500 Warehouse, Commissary Store, Maintenance**

Deficiencies noted:

Roof assessment was completed and several deficiencies were noted.

Findings/Observations:

The mechanical, refrigeration, sewage grinder (muffin Monster), and electrical systems are in good working order. Areas are clean, well organized, and safeties and machine lockouts are in place.

### **Building 800 (Modular Unit)**

Deficiencies noted:

None

### **Gun Towers**

Deficiencies noted:

None

Findings/Observations:

Plumbing, heating, and electrical have been well maintained.

### **Fences, Zones, Fire Protection Systems, and Grounds**

Deficiencies noted:

Some of the zones require replacement shaker wire as this is an ongoing maintenance issue.

Findings/Observations:

Fence fabric is tight, well adhered to the structural support network, posts are solid, and the razor ribbon is in good condition. Security/Detection/Cameras/Fire Protection systems are functional, and no problems were noted during the physical inspection. Shakerwire and zones have been installed on the level one perimeter fence, additional microwave sensors have been added to the sallyport and other areas as suggested during annual security audit. Replacement and repairs on all related components are addressed as they arise. Landscape is well maintained. The asphalt entrance to the facility requires replacement as well as interior walks/roadway. Light poles, lighting elements, and stanchions are sound and water tight. Facility has had all the perimeter lighting and cameras replaced this year. All interior walk and exterior building lighting has been updated to LED fixtures.

### **Secondary Energy Plants, Generators and Propane Converter**

Secondary Energy Plants are tested monthly, well maintained and are in working order. Three breakers in the switchgear room were replaced.

### **Water Tower**

Water Tower has been cleaned, sandblasted and painted.

**Summary:**

A roof assessment was completed for all facility buildings in January 2014, any “remaining life with maintenance” has expired. It is evident the facility has an excellent maintenance program and it is evident staff takes pride working at Macomb. This facility is clean, organized, well maintained and there are no visible signs of abuse or neglect to facility buildings or adjacent structures.

**MACOMB CORRECTIONAL FACILITY**  
**5-Year Plan FY2018**

Building	Project Description	Reason Description	Quantity & Units	Facility Priority	Cost Estimate
100	Replace Security Gates (4)	Age of system(24yrs), replacement parts are not available, failure to operate increases.	4 units	1	\$ 100,000
Site	Shaker Wire	Frequent system failures.	4000ft	2	\$ 40,000
Housing Unit 2	PK Heating Boiler	Age of system; parts availability; eliminate high maintenance costs and system failures; increase efficiency;	1 unit	3	\$ 25,000
Housing Unit 3	PK Heating Boiler	Age of system; parts availability; eliminate high maintenance costs and system failures; increase efficiency;	1 unit	4	\$ 25,000
Housing Unit 4	PK Heating Boiler	Age of system; parts availability; eliminate high maintenance costs and system failures; increase efficiency;	1 unit	5	\$ 25,000
Housing Unit 5	PK Heating Boiler	Age of system; parts availability; eliminate high maintenance costs and system failures; increase efficiency;	1 unit	6	\$ 25,000
Housing Unit 6	PK Heating Boiler	Age of system; parts availability; eliminate high maintenance costs and system failures; increase efficiency;	1 unit	7	\$ 25,000
Housing Unit 1	Replace Hot Water Heater - Housing Unit 1	Age of system(24yrs), eliminate high maintenance costs and system failures, increased efficiency. Provide for centralized laundry.	1 units	8	\$ 30,370
Housing Unit 2	Replace Hot Water Heater - Housing Unit 2	Age of system(24yrs), eliminate high maintenance costs and system failures, increased efficiency. Provide for centralized laundry.	1 units	9	\$ 30,370
Housing Unit 4	Replace Hot Water Heater - Housing Unit 4	Age of system(24yrs), eliminate high maintenance costs and system failures, increased efficiency. Provide for centralized laundry.	1 units	10	\$ 30,370
Housing Unit 5	Replace Hot Water Heater - Housing Unit 5	Age of system(24yrs), eliminate high maintenance costs and system failures, increased efficiency. Provide for centralized laundry.	1 units	11	\$ 30,370
Housing Unit 6	Wheelchair Lift	Age of system; parts availability; eliminate high maintenance costs and system failures;	1 unit	12	\$ 55,000
Housing Units 4 & 5	Replace Door Controls - Units 4 & 5	Age of system(24yrs), replacement parts are not available, failure to operate increases.	2 units	13	\$ 120,000
Buildings 100,200,300, HU 1,2,3,4,5,6	Replace Roofs , - Pole Brn, Building 100, 200,300	Age of roofs (24yrs). Fix deterioration, damage and failed areas.	19 units	14	\$ 2,300,000
Site	Pavement Areas/Driveways/Roadway,Maintenance, Warehouse Parking and Loading Dock area. Main entrance from 26 Mile Road to Sally Port and parking lots.	To fix deteriorated, damaged, and failed areas, extend life, improve appearance. Safety and security of road integrity	41575 sf	15	\$ 360,000
Site	Replace Asphalt sidewalks on all inside perimeter areas to and from buildings including housing units, programs, food service. Etc.	To fix deteriorated, damaged, and failed areas, extend life, improve appearance, prevent prisoner injuries. Safety	37500 sf	16	\$ 160,000
				<b>Total</b>	<b>\$ 3,381,480</b>

# MICHIGAN DEPARTMENT OF CORRECTIONS

*“Committed to Protect, Dedicated to Success”*

## MEMORANDUM

**DATE:** 7/1/2016

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

### **MARQUETTE BRANCH PRISON**

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

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

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

- Replace existing window system - w/ insulated system. Replace windows at crows nest on top of rotunda with aluminum framed units.
- Interior finish to meet “Class C” requirements (Partial Completion).
- Tuck point all sand stone on exterior walls.
- New windows and trim/fascia on post 9.

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

- Extend water line replacement from the main line to the various areas.
- Concrete walks need repair.
- Replace several steam coils in the air handling units.

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

- Tuck point all sand stone on exterior walls.
- Replace all exterior fans

### **C Block** (Building 5)

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

### **D Block** (Building 6)

- Relocate existing electrical distribution panels to a non-resident accessible area.
- Tuck point all sand stone on exterior walls.
- Need to replace the circuit breaker disconnect panels with a new panel board.

### **E Block** (Building 7)

- Relocate existing electrical distribution panels to a non-resident accessible area.
- Tuck point all sand stone on exterior walls.
- Add 3 new mental health observation cells on base gallery.

### **F Block** (Building 8)

- Replace some of the shingles on this section of roof as several have been blown off.
- Tuck point all sand stone on exterior walls.
- Add metal deflector over outside of entrance door.

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

- Concrete walks need repair.
- Remove old and install new ramp to the back entrance.
- Replace/Repair the four staircases as well as the ramp.

### **ERT Building** (Building 12)

- Repair eve.
- Exterior requires painting.

### **Trusty Kitchen** (Building 14)

- Replace existing inefficient window system with an insulated system which will also reduce the number of windows.
- Replace the dishwasher because it has reached its serviceable life expectancy.
- Kitchen roof needs replacement. EPDM mechanically attached type system.

### **Chapel – Level V** (Building 15)

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

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

- Concrete walks need repair.



- Needs to have the roof repaired (shingled building)

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

#### **O Dorm** (Building 28)

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

#### **G Block** (Building 34)

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

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

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

#### **Water Tank** (Building 39)

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

#### **Power Plant** (Building 40)

- Replace main water line.
- 
- Install 16' fence with 30" razor wire around Power Plant to provide additional security.
- Remove and replace concrete with 4" thick concrete at the door on east side of Power Plant.

- Replace condensate line in main tunnel to Power Plant; existing line, covered with asbestos, continues to leak and requires patching.
- Repaint the exterior of the Power Plant to protect the metal skin of the building from rusting.
- Replace the insulation in the generator room. The old insulation is falling off in large pieces and is in danger of falling into the running diesel generators.
- We need to upgrade the NOVAR building control system as current one is no longer supported by software and repair parts.

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

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

#### **Creamery** (Building 44)

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

#### **Dairy Barn** (Building 45)

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

#### **Bull Barn** (Building 46)

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

#### **Sallyport/Checkstation** (Building 48)

- Concrete walks need repair.
- Electric gates and bars need painting.
- Micro wave sensors need to be installed.
- Needs new shingled roof and trim.

#### **Sawmill** (Building 64)

- Trim needs painting.

#### **A-Block** (Building 65)

- Remodel the shower/bathroom area including tiles, flooring, ventilation and some plumbing as this is a high maintenance issue.
- Several air handlers need replacement.
- The roof is in fair condition, but will need replacement within a few years.
- The fire alarm panel should be replaced with new system.

#### **Sewage Screening Plant** (Building 66)

- Exterior Doors are rusted and require replacement.
- The concrete stairs and landing on the north side of building need replacement

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

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

### **N Dorm** (Building 94)

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

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

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

### **Warehouse** (Building 97)

- Replace single exterior door/frame/hardware.
- The fire alarm system should be replaced.

### **P Dorm** (Building 98)

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

### **Cylinder Storage Shed** (Building 100)

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

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

- Replace roofs.
- Exterior needs painting.

### **Site**

- Replace existing bank of transformers and two (2) oil switches with two (2) padmount transformers and a switchboard panel looped into existing electrical grid.
- Parking Lots north and west of cell block B - Seal cracks and place 1.5" bituminous pavement overlay over existing bituminous pavement on parking lots.
- Drive between lot north of cell block B and lot west of cell block B - Remove and replace full depth of bituminous pavement. Enlarge radius around curves and widen drive.

- State vehicle parking lot - Seal existing cracks and overlay with 1 1/2" bituminous pavement northeast of the Brooks Center. Add gravel shoulder to the northeast edge of the pavement.
- Replace broken and cracked sidewalks and handball court in Level V. Sidewalks are heaving and are a safety and security concern.
- Divide into thirds the Level V General Population Yard as a security enhancement for the G block, C Block and B Block prisoners and Staff.
- Replace water main from main gate to the ERT Building. The water main continually breaks every year along this area and is in need of replacing with new lines and fill.
- Replace existing 750W MH interior yard lighting with LED lighting.

## **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.

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

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

### **Weiger Farm**

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

Cc: Don Hurrell, Administrative Officer  
Daniel Smith  
Jeff Niemi

**Marquette Branch Prison**  
**5-Year Plan**                      **FY2018**

Building	Project Description	Reason Description	Quantity & Units	Facility Priority	Cost Estimate
Warehouse	Construct Warehouse Building outside secure perimeter	Reduce vehicle traffic within the secure perimeter and the associated threat of escape and introduction of contraband.	18,000 SF	1	\$995,900
service building	Service building stair cases and ramp	MBP would like to replace all of the service building stair cases and the ramp on the back dock as they all are in need of replacement.	5	21	\$24,000
Kitchen (Trusty)	The trusty kitchen roof is in need of replacement it is an EPDM mechanically attached system and is beyond its life expectancy.	The trusty kitchen roof is in need of replacement it is an EPDM mechanically attached system and is beyond its life expectancy.	1 Unit	27	\$125,000
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.	1 unit	7	\$85,000
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	Needed to comply with ADA guidelines.	22,500 SF	19	\$801,300
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	33	\$61,900
Kitchen (Trusty)	Replace existing high-maintenance window system with energy-efficient insulated system.	ENERGY SAVINGS	1,000 SF	9	\$31,000
Power Plant	Repaint Exterior	Repainting the exterior will protect the metal skin of the building which is rusting.	15200 SF	14	\$65,000
Site	ELECTRICAL DISTRIBUTION SYSTEM - Replace existing bank of transformers and two (2) oil switches with two (2) padmount transformers and a switchboard panel, looped into existing electrical grid.	Existing equipment is old and has reached the end of its useful life. Replacement parts are either hard to find or no longer available. Service reliability. Owner request. The distribution equipment is over 30 years old. Oil switches feeding level V perimeter lighting show signs of leaking and are in bad shape. The existing transformer bank	2 Units	3	\$295,800
Site	Replace road from level 1 entrance up to the warehouse	The existing pavement is damaged from heavy use and freeze thaw cycles and is need of replacement.	16000 SF	8	\$59,000
Site	Parking Lot, Bituminous, Overlay Existing with Bituminous. Seal cracks and place 1.5" bituminous pavement overlay over existing bituminous pavement on parking lots north and west of cell block B.	Due to age of system. To prevent failure. Long-term/high maintenance issue. Due to freeze-thaw cycles. Parking lots north and west of the administration building need pavement overlay and crack seal. Lots have some cracking pavement overlap along with seal cracking would extend life.	72,440 SF	34	\$264,800
Site	Pavement/Driveway/Perimeter Road, Bituminous, New Full Depth. Install full depth pavement for new security road around entire outside of perimeter fence.	To fix deteriorated, damaged, failure area. To improve vehicle traffic flow. Long-term/high maintenance issue. No paved perimeter road is existing. Dirt road that is existing is extremely rough and would be impossible to get any speed on perimeter road in case of emergency. Perimeter road does not extend around entire facility.	44,400 SF	37	\$198,400
Rotunda	Replace the existing window system in the rotunda	The existing metal framed windows on the exterior of the rotunda are metal framed and failing and are inefficient	11700 SF	20	\$25,000
Cell Block "C"	ELECTRICAL DISTRIBUTION SYSTEM-Remove existing distribution equipment. Relocate existing distribution panels to a non-resident accessible area.	Existing equipment has become a security problem. NEC compliance. Personal safety. Panels are located on a interior cellblock wall and 20 ft. above finished floor. A platform must be extended just to reach the panels. Location is unsafe and a NEC violation.	3 Units	13	\$30,000
Cell Block "D"	ELECTRICAL DISTRIBUTION SYSTEM-Remove existing distribution equipment. Relocate existing distribution panels to a non-resident accessible area.	Existing equipment has become a security problem. NEC compliance. Personal safety. Panels are located on a interior cellblock wall and 20 ft. above finished floor. A platform must be extended just to reach the panels. Location is unsafe and a NEC violation.	3 Units	13	\$30,000

**Marquette Branch Prison**  
**5-Year Plan**                      **FY2018**

Building	Project Description	Reason Description	Quantity & Units	Facility Priority	Cost Estimate
Cell Block "E"	ELECTRICAL DISTRIBUTION SYSTEM-Remove existing distribution equipment. Relocate existing distribution panels to a non-resident accessible area.	Existing equipment has become a security problem. NEC compliance. Personal safety. Panels are located on a interior cellblock wall and 20 ft. above finished floor. A platform must be extended just to reach the panels. Location is unsafe and a NEC violation.	3 Units	13	\$30,000
Chapel (Level V)	Replace existing window system - w/ insulated system. Replace frames and glazing of all casement units.	Damaged. To Eliminate High Maintenance Condition. Units are fogging, hardware is breaking.	324 SF	35	\$25,400
Dormitory (N)	Replace insulated glazing.	Damaged. To Eliminate High Maintenance Condition. 2 X 4 CASEMENT. (8 X 82 UNITS X 8 SR). ENERGY SAVINGS.	656 SF	36	\$33,900
Dormitory (N)	Replace horns with horn strobes. (Fire Alarm Panel)	Life safety code issue. None presently installed.	8 Units	28	\$25,900
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	11	\$110,000
Dormitory (P)	Replace horns with horn strobes and panel. Eight (8) horn strobes needed. (Fire Alarm Panel)	Obsolete, no longer manufactured, parts unavailable. Life safety code issue.	8 Units	12	\$25,900
Kitchen (Trusty)	ELECTRICAL DISTRIBUTION SYSTEM-Miscellaneous. Replace existing single phase transformer with a larger single phase transformer and install an additional branch circuit panelboard.	Existing equipment at full capacity. Existing equipment undersized for present load conditions. Provides for future growth. Increase system capacity. Existing 120 Volt single phase system is undersized for current load conditions. Existing branch circuit panelboards are full and circuit breakers are warm--hot to touch--signs of overloading.	6,500 SF	30	\$14,630
Power Plant	Replace condensate line in main tunnel to Power Plant.	Existing condensate line continues to leak and requires patching; it is asbestos covered.	1200 LF	26	\$15,000
O,N &A dorm	O,N&A dorm are in need of a complete shower / bathroom remodel	The tiles, flooring, ventilation and some plumbing need to be remodeled as these are high maintenance area and the poor ventilation is causing the concrete and tiles to be constantly wet and damaged.	55340 SF	4	\$79,500
Chapel (Level V)	The level 5 chapel roof is in need of replacement	The existing roof has reached its usefull life expectancy and needs to be replaced.	4000 SF	32	\$38,000
Rotunda Post 9	Replace existing window system - w/ insulated system. Replace windows at top of rotunda with alum. framed units. (Post 9)	The existing wood framed windows on post 9 have been falling out during high winds and need to be replaced and the fascia is in poor condition and needs to be replaced.	48 SF	31	\$5,000
T.D property room	The roof on the T.D. property room needs replacing	The shingled roof on the T.D property room is in need of replacement.	2000 SF	29	\$25,000
Site	Structures I, Manhole, New. Install storm manhole, connect 3 existing pipes into manhole, trench for structure may need de-watering.	To improve drainage. To prevent failure. To fix deteriorated, damaged, failure area. Soil erosion issue. Long-term/high maintenance issue. 3 pipes come to same location. No good channel between the 3. One of the 3 pipes is plugged, all 3 pipes should come into 1 structure. 90% Compete	1 Unit	38	\$6,400
N and P dorms	Replace the existing shower ventilation	Dorms N and P are priorities as the existing ventilation is inadequate for the amount of prisoners being housed in these units.	6 units	5	\$20,000
Site	Construct Two level V general population yards inside the security walls.	This will limit the number of general population prisoners in a yard area at one time. Security enhancement for Bravo block yard	Unit	16	\$68,315

**Marquette Branch Prison**  
**5-Year Plan**                      **FY2018**

Building	Project Description	Reason Description	Quantity & Units	Facility Priority	Cost Estimate
Site	Install fence around Water Tank	Install 10' fence with 30" razor wire around Water Tank to cordon it off from Trusty Division to provide additional security.	400 LF	39	\$20,100
Site	Replace cracked sidewalks	To improve safety and security in level 5	all	15	\$25,550
Power plant	Power plant generator room needs the insulation replaced	The insulation in the generator room is constantly falling off of the ceiling and walls and has fallen on our running generators ENERGY SAVINGS	1 Unit	23	\$12,500
Service Building laundry dock	MBP needs to install a new laundry dock ramp.	The servide building laundry dock needs to have a ramp built to facilitate laundry carts and food carts to be hand pushed into the service building negating the need for vehicles to enter into the secure Level V area.	1 Unit	18	\$15,000
Trusty division kitchen	Dishwasher replacement	The dishwasher in the trusty kitchen has reached it's life expectancy and is need of a replacement as it is constantly breaking down and parts are getting hard to locate.	1 Unit	22	\$85,000
site	Replace the main water line entering into the prison	The main water line entering the prison from the highway continually breaks every winter somplace along the way from the entrance to the ERT building we would like to replace the whole water main and backfill with sand.	1 Unit	25	\$180,000
Dormitory (P)	Install rain gutters around P-Dorm.	Install rain gutters around P-Dorm to help eliminate the water seepage entering into the lower wing rooms.	360 ft	12	\$4,900
level 5 programs	Complete window replacement in the level 5 school/ programs building	Install new windows in the level 5 programs/school building as the old single pane system requires constant maintenance.	All Units	6	\$95,000
site	Interior yard lighting upgrade	MBP would like to replace our existing 750W metal halide lighting with more enegy efficient LED lighting.	All Units	10	\$75,000
				<b>Total</b>	<b>\$4,128,095</b>

# MICHIGAN DEPARTMENT OF CORRECTIONS

*"Committed to Protect, Dedicated to Success"*

## MEMORANDUM

**DATE:** August 15, 2016

**TO:** Carmen D. Palmer, Warden  
Bryan Griswold, Facility Manager

**FROM:** Paul Tefft Physical Plant Supervisor

**SUBJECT:** 2016 Annual Physical Plant Structural Report: The Michigan Reformatory

### **G-BLOCK / C-WARD BUILDING #1 (24,900 Sq. Ft.)**

This building was built in 1887 and is generally in good structural condition. The structure consists of two floors. The first floor is an 83 bed inmate cell block. The second floor houses the Deputy Wardens and support staff offices.

**Exterior** is brick and is in good physical condition, but the brick could use some tuck point repair to the masonry joints, cosmetic only. The roof was reroofed in 2003 and is in good shape with remaining life to be estimated lasting till 2024. The foundation is stone and has no defects.

#### **Interior, first floor:**

G-Block is a two level cell block constructed of concrete with plaster ceilings and walls and has very few cracks and is structurally sound. The concrete floor has area drains for cell flooding and is in very good shape. Electrical and plumbing was completely remodeled in 2000 and is working perfectly. Windows are aluminum frame and in good working condition however "R" value is a concern. The locking system is old and still in working condition however it needs to be replaced since repair parts are no longer available. Doors and frames have no rust and are in good working order. The heating system is low pressure steam and is in good working condition. There is not air conditioning in this cell block. The cells on base floor have had the lockers mounted on the walls and expanded metal welded to the bars for our dog program.

#### **Interior, second floor:**

C-Ward has plaster ceilings and masonry or glazed tile walls and is in good structural shape. The floor is Terrazzo and in good condition however there is some wear in areas. Doors are wood construction and functioning. Windows are aluminum frame and functioning well; however, "R" value is a concern. Electrical is in satisfactory working condition. Plumbing is in good working condition. Heating is low pressure steam and controls are being upgraded on an as needed base. Air-conditioning is supplied with window mounted units, and the air-conditioners are in need of replacement due to age and low efficiency.



**OLD DETENTION BUILDING #2  
(3,900 Sq. Ft.)**

According to the 1981 Consent Decree, this area is prohibited for use as a housing unit. It contains cells but the cell doors have been removed. The lavatories and toilets have also been removed and the sanitary drain lines are plugged. The building is structurally sound, but the hall leading to the main structure and the main structure itself needs a new roof. The interior of this space was painted with lead based paint and during the closure of the prison this area went unheated causing major deterioration to the paint. This was cleaned up but remains unusable until further notice. This building has been requested for demolition as part of the department's removal of unusable building.

**H-WARD / D-WARD BUILDING #3  
(17,200 Sq. Ft.)**

This building was built in 1887 and is in very good structural condition. The structure consists of two floors. The first floor, H-Ward houses the prisoner's educational classrooms. The second floor was designed to be an Educational Extension Center and Computer Lab.

**Exterior** is brick and in very good condition and does not need any attention at this time. The roof was replaced in 2003 and is in fair condition with roof life to be estimated lasting till 2021.

**Interior** first floor H-Ward:

This ward was remodeled in 2000 and is in good condition. Ceilings are drop in type with good insulating factors of R-23. Walls are of steel stud construction with fire rated plaster board. Windows are aluminum frame and "R" factor is a concern. Flooring is construction grade tile in halls and bathrooms and commercial grade carpet squares in rooms. Electrical and plumbing is new and meets current codes. During the 2000 remodel the HVAC system was installed by contractors, the system consists of Trane AHU's with cooling. Heating is low pressure steam with Honeywell controls and is in very good condition.

**Interior** second floor D-Ward:

This ward has also been completely remodeled and an occupancy permit was received in October 2007 finalizing this project.

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

This building was built in 1887 and is in good structural condition. The structure consists of two floors. The first floor, E-Ward houses Quartermaster Services. The second floor, A-Ward is an open bay housing unit.

**Exterior** is brick and is in need of minor repair. The roof on this building was replaced in 2000 and is in fair condition with roof life to be estimated lasting till 2021.

**Interior** first floor, E-ward (Quartermaster):

The walls are plaster and structurally sound with some repair being needed below the A ward bathroom. The ceiling was replaced in 2000 with drop in tiles and has a good “R” rating of 23. The doors and frames were replaced in 2000/2014 and are in good working condition. A new employee bathroom with a shower was installed in 2000. New electrical was installed in 2000. The heating is low pressure steam and is working very well. Central laundry was added in 2014 including a pipe chase being added to connect the building to the tunnel system. Steam, electrical, plumbing and mechanical all passed inspection, and laundry went on line in August of 2014.

**Interior** second floor A-Ward;

This Ward was converted to an open bay housing unit in 2008. It houses 120 Level 2 Prisoners. 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**  
**(20,600 Sq. Ft.)**

This building was built in 1887 and is in good structural condition. The structure consists of two floors. The first floor F-ward houses Medical Services. The second floor is used for level II recreation services.

**Exterior** is brick and in good structural condition. The roof was replaced in 1993 and has been rated for zero years remaining in its life expectancy.

**Interior** first floor F-Ward:

The walls are plaster and in very good condition. The ceiling is drop in type and was replaced in offices in 2002. The electrical is in good condition and serving the needs of this area. A new water distribution system was installed in 2002 and supplies soft water to the ward. The heating is low pressure steam and is in good condition. In 2009 three new air handlers for air conditioning were installed.

**Interior B-Ward:**

This is an open ward with plaster walls and ceiling. The floor is cement. Doors and windows are in good function order. Electrical is sufficient for the current needs and plumbing was replaced in 1999 and is in good working order. Heating is low pressure steam and in good working order.

**I-BLOCK BUILDING #6  
(97,500 Sq. Ft.)**

This building is constructed of masonry and reinforced poured concrete and is structurally sound. I-Block is a five story housing unit with two hundred and fifty double bunk cells and two hundred and fifty single bunk cells. It employs group showers on each floor and individual toilet and hand sink in each cell.

**Exterior:** The roof was replaced in 2001 and is in fair condition with roof life to be estimated lasting till 2021/2024. The exterior walls are a mix of steel framed windows in good working order and brick that is in good condition. The foundation is concrete and solid.

**Interior:** The walls, floors and ceilings of this building are made of steel re-enforced concrete and are in good condition. This building has an all new sanitary drainage system and all new copper cold water and copper hot water distribution system and a new copper hot water recirculation system. This building also has a newer sprinkler system, fire alarm system and ventilation system. The windows in this unit are single pane and are in good repair however energy efficient windows would help with energy consumption and prisoner comfort. Electrical panels for cell power in the I-block pipe chase need replacing because of the high moisture levels. The locking systems are old and antiquated both electrical and mechanical type systems and need up dating although it is still operational. The heating system is low pressure steam and in very good condition.

**J-BLOCK BUILDING #7  
(92,500 Sq. Ft.)**

This building is constructed of masonry and reinforced poured concrete and is structurally sound. J-Block is a five story housing unit with two hundred and fifty double bunk cells and two hundred and fifty single bunk cells. It employs group showers on each floor and individual toilet and hand sink in each cell.

**Exterior:** The roof was replaced in 2000 and is in fair condition with roof life to be estimated lasting till 2019. The exterior walls are a mix of steel framed windows in good working order and brick that is in good condition. The foundation is concrete and solid.

**Interior:** The walls, floors and ceilings of this building are made of steel re-enforced concrete and are in good condition. The locking system is old and needs to be up dated although it is still operational. This building has an all new sanitary drainage system and all new copper cold water and

copper hot water distribution system and a new copper hot water recirculation system. This building also has a newer sprinkler system, fire alarm system and ventilation system.

The windows in this unit are single pane and are in good repair however energy efficient windows would help with energy consumption and prisoner comfort. Electrical panels for cell power in the J-block catwalk pipe chase need replacing because of the high moisture levels.

The lighting system in the catwalk pipe chase needs to be up dated and not all floors have switches to be able to turn out the lights when not in use. The heating system is low pressure steam and in very good condition. Roof lighting was upgraded to LED fixtures in June of 2014.

### **CUSTODIAL MAINTENANCE / LIBRARY BUILDING #8 (22,930 Sq. Ft.)**

This building was built in 1887 of masonry and reinforced concrete and is structurally sound. The structure consists of two floors. The first floor previously housed (CMT) Custodial Maintenance Training. The second floor, houses the Prisoner Library.

#### **Exterior:**

The exterior is brick and it is fair condition. The roof is in poor condition with roof life to be estimated lasting till 2018, and the foundation is sound.

#### **Interior first floor CMT:**

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

#### **Interior second floor Library:**

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

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

This building is made of poured concrete, was built in 1970 and is in good condition. A new roof was installed in 1994. This roof system is in fair condition with roof life to be estimated lasting till 2019. The floor is commercial tile. The windows are aluminum framed and in good working condition. The main sanitary sewer servicing this building was replaced in 2001. The bathroom facilities and electrical systems are in good condition. The heat is low pressure steam exchanged to hot water and in very good condition.

**CANNERY / GROUNDS MAINTENANCE #18**  
**(10,954 Sq. Ft.)**

This building is of masonry and wood construction and was built in 1932. This building is in fair condition and could use some repairs to the brick mortar joints. The wood-bow string trusses have shown signs of cracking and have been supported with steel columns.

A new roof was installed over the old roof system in 2000 by maintenance staff. The electrical was updated in the early 1990's.

**KITCHEN/RECREATION BUILDING #24**  
**(68,370 Sq. Ft.)**

This building is constructed of masonry and reinforced concrete. This is a two story building. The first floor houses the dining hall and food preparation area. The second floor provides a recreation area.

**Exterior:** The sloped shingled roof over the gym was replaced in the fall of 2014 by Mihm Ent. This project installed an insulated nailer base and high reflective asphalt base shingle with the landing area a white EPDM 60 mil material. Prior replacement was done in 1998 by RMI maintenance. The exterior brick needs repair with replacement of brick and mortar and cement work.

**Interior, first floor:** The ceilings in the food prep areas were replaced in 2000. The floor in the food prep area, commissary, bakery and serving line is structural mortar joint and tile. We routinely repair broken tile and re-fill mortar joints. The floor in the dining area is terrazzo and shows wear in a few areas though, overall it is in good condition. Entry doors to main dining area need to be replaced. The ceiling in the dining area is plaster and in good condition. The plumbing for this area is in good condition. The heat is low pressure steam and in good condition.

**Interior, second floor:** The Recreation area was remodeled in 1992. This included new bathroom and electrical up grade. The walls are plaster and need some repair; the floor is carpeted with hard wood flooring on ends and is in good condition. The heat is low pressure steam and in good condition. With the roofing replacement in 2014 the mechanical system was overhauled for the makeup air system and the roof ventilation. The controls for both of these 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 was replaced in 1992. Some areas of the roofing are again in need of repair with roof life to be estimated lasting till 2014/201921 depending on the area. A stair tower exists for emergency egress, but an elevator is needed to meet barrier free code. The barrier free ramp leading to the lobby could use some patching. The windows are a mix of aluminum, wood frame and steel frame. All are single pane and not energy efficient.

**Interior first floor:**

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

**Interior second floor:**

The ceilings are cement, covered with insulating tile or simply painted. The walls are wood stud and steel stud covered with commercial grade drywall. The doors are steel framed and are in good condition. The electrical is old but functional. The bathrooms and plumbing are old but in working condition. The windows are wood with single pane glass and are not in good functioning order.

**GUARD POSTS BUILDING #32 (1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11)**  
**(826 Sq. Ft.)**

Guard Post 2, 4, 8, and 11 are in good working order. The remaining posts are in varying condition; however all are winterized.

**TRAINING BUILDING #63**  
**(2,100 Sq. Ft.)**

This building is a wood constructed building which was built originally as a Deputy Warden's residence. It is one story with a full basement. The building is in good condition and has a

newer electrical service, the plumbing was replaced in 2002 and the roof was installed in 2000 with roof life to be estimated lasting till 2024.

**WAGON STORAGE BUILDING #75-A  
(3,960 Sq. Ft.)**

This building is open front with steel roof. It has no utilities and is used as a tool shed for equipment storage. The trusses on this structure are in need of some attention. Some paint is needed on trusses and roofing components.

**TRUCK GARAGE BUILDING # 75-B  
(4,480 Sq. Ft.)**

The east end of this building is of wood construction and is in fair condition. The flat roof on the west end was replaced in 1993 and is in good condition. The sloped roof was re-roofed in 2005. In 2009 and 2010 the electrical service was upgraded in the basement and at the north east end of the main floor. The wood overhead doors need to be replaced.

**AUTO SHOP BUILDING #75-C  
(2,304 Sq. Ft.)**

This building is of wood and masonry construction and is in good condition. The roof was replaced in 1993 and is in good condition. The electrical system was upgraded in 2009. The east end of the building houses the area's ERT vehicle.

**HORSE BARN BUILDING #76  
(8,832 Sq. Ft.)**

This building is of masonry and wood construction. The roof is made of asbestos shingles and is in need of replacement. Structurally, this building is 75% unusable do to the upper level floor collapsing. The second level was used for an indoor shooting range for several years, and is contaminated by lead and pigeon droppings. The electrical service was upgraded in 2010.

**MAINTENANCE BUILDING #87  
(15,984 Sq. Ft.)**

This southern portion of this building is masonry and the newer north portion is a prefabricated steel structure. The electrical and plumbing systems are adequate. The ceiling in the old part of this building is cork insulation and continues to deteriorate and fail. This should be removed when time allows. An 80'X90' addition was added to the northeast corner of this building. The new building is steel construction and is in excellent condition.

## **INFRASTRUCTURE**

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

The steam and condensate system is in 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. Telephone, security systems and fire detection systems are in working condition, but the fire alarm panel stays in trouble most of the time.

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

The perimeter security systems were upgraded in 2016 during the Sally port renovation. Fence security system was upgraded to a shaker system. Razor ribbon and fencing enhancements were made 2008 and once again during the sally port renovation.

The perimeter wall is constructed of Ionia brick on a stone foundation. The brick is very soft and not glazed and therefore retains moisture. The moisture content and winter freezing leads to a high level of deterioration. In 2003 the wall was capped and sealed, however the moisture and subsequent freezing continues to deteriorate the wall.



**Michigan Reformatory**  
**5-Year Plan FY2018**

Building	Project Description	Reason Description	Quantity & Units	Facility Priority	Cost Estimate
Site	Install / Replace Fire detection system	To increase fire safety reliability and proper functionality	1	1	\$1,200,000
Site	Steam distribution Repairs for underground tunnel and direct barried piping.	to repair and replace failing system due to age.	450 lf	2	\$476,300
Administration	Repair/Replace Roof and Insulation	Survey from McDonald Roofing Company gives part of this roof a zero life expectancy and the rest a one year life expectancy.	7000 sq.ft	3	\$315,800
F-Ward/B-Ward Bu	Repair/Replace Roof and Insulation	Survey from McDonald Roofing Company gives this roof a zero life expectancy.	10,300 sq. ft.	4	\$103,000
Maintenance Build	Repair/Replace Roof and Insulation	Survey from McDonald Roofing Company gives this roof a zero life expectancy.	5400 sq.ft.	5	\$108,000
Site	Payment/Driveway/Perimeter Road, Bituminous, Overlay Exiting with Bituminous Driveway located between Wall Street and Sally port and driveway down to power plant. Overlay exisiting with new 3" new bituminous payment.	Due to age of system. To prevent failure. To fix deteriorated damaged, failure areas. To prevent personal injury. To improve appearance. Service reliability.	80,000sq.ft.	6	\$125,000
Site	East Parking Lot & Driveway, Bituminous Remove & Replace Full Depth.	Due to age of system. To prevent failure. To fix deteriorated damaged, failure areas. To prevent personal injury. To improve appearance. To improve traffic flow. Long-term/high maintenance issue. Service reliability. Prevent winter freezing.	22,000 sq.ft.	7	\$133,700
Administration	Replace existing window system-w/insulated system. Replace all single glazed, wood framed windows.	Worn out. Damaged. To eliminate hight maintenace conditions. To provide consistent comfortable temperature for visitors and staff.	Numerous	8	\$65,000
Library	Re-plumbing Library restroom and drains.	The library currently has one prisoner and no staff restrooms. The plumbing needs to be brought up to code and restrooms added and replaced.	2	9	\$ 22,000
Food Service	Replace Food Production area, and Dinning 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. (Vendor, 2009).	1	10	\$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. Insulation needs to be replaced. If staff at the facility perform this work cost will be \$50,000. Done by an outside contractor cost will be \$200,000.	6,000 sq.ft.	11	\$200,000
Dairy Barn	Barn Roof Needs to be Replaced.	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	12	\$135,000
Building #2	Request through physical plant to have building demolished.	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 imates. There is no plan to use this building. McDonald Roofing Company estimaged the cost of this building roof to be \$122,000. (2104)	1	13	\$70,000
				<b>Total</b>	<b>\$3,153,800</b>

# MICHIGAN DEPARTMENT OF CORRECTIONS

*“Committed to Protect, Dedicated to Success”*

## MEMORANDUM

Date: June 15, 2016

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

From: Deron Kippen; Physical Plant Superintendent, MCF

Subject: **Annual Physical Plant Report**

As required by PD-04.03.100 Preventive and Emergency Maintenance for Correctional Facilities, the annual physical plant inspection for MCF was completed for the year 2016. 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 42 years of service.

The entry drive and parking lots are in fair condition, even though there are sections of the asphalt that have been cut out and repaired and there are pot holes that keep recurring. We are approaching replacement time of the parking lot.

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

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

### **Overview of Physical Plant accomplishments**

#### **MCF**

Energy efficient LED bulbs were installed in count lights

Water saving faucets were installed in LTA building

A new gym floor was installed in the gymnasium

Upgraded and installed new cameras in LTA/School

Installed new cameras in food service

Installed new LED lights on housing units

New interior control fences have been completed

New security zones and fence wire

New security view stations in control center

Painted unit 2 and food service

Installed new tile in food service and unit 6

Installed new entry doors and brick to LTA entryway

Replaced plumbing in food service by steam kettles

Replaced water line unit 1

Installed 14 new wet cells in segregation

Installed new DVR for recording video

Installed new doors and frames back forty and food service

Sally port pit has been filled in

Six steam kettle faucets have been replaced

Welding shop has been completed

Exhaust fan food service replaced

## **Annual review of Physical Plant**

### **MCF**

#### **Housing Units**

The housing units are in good condition. Painting is on going. Most of the housing units have some leaks due to the roof age. Windows are single pane and not energy efficient; A few doors need to be replaced. We have been replacing some doors each year as funds allow. Plumbing pipes are showing signs of deterioration and are being replaced when applicable.

#### **Warehouse/ Maintenance Building**

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

#### **Administration**

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

**Power Plant**

The Power Plant is structurally in good condition. Routine maintenance and improvements are on going. The two Erie city boilers are scheduled to be replaced. One out of three chillers has a bad compressor; two are functional. Novar energy saving program needs to be updated, it is past its useful life. The computer that runs the software is obsolete and there is not a backup. Water softener rejuvenator needs to be replaced.

**Pole Barn**

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

**Trailers**

The trailers have been demolished and hauled away. We now have only one trailer and that is in good condition.

**Food Service**

The Food Service Building is in good condition. Routine maintenance is ongoing with the equipment. The freezers and cooler have been a little problematic. The two roof top exhaust fans are past their useful life and will need to be replace in the near future.

**Grounds**

All drives and roads need patching and crack repair. Both Administration and facility parking lots need asphalt replaced and cracks repaired. Perimeter road needs some crushed aggregate added to it. Security zone sensor wiring has been replaced on the perimeter fence. 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.

**School Building/ LTA**

The School Building is in good condition. The roof has some leaks but is on the list to be replaced. Air handling equipment should be updated with energy efficient controls. The front entry doors have been replaced. The welding program modifications have been completed and the program is operational.

**Health Care**

Health Care is in good condition. The roof has some leaks. A new air conditioning unit was installed and it could use some duct work installed to push the air further down the hall. Dental clinic has a new window air conditioner installed.

/dk

cc: Gene Page  
Don Spaulding  
Ed Vallad  
Gary Kieffer  
Jeff Niemi

**MUSKEGON CORRECTIONAL FACILITY**  
**5-Year Plan FY2018**

Building	Project Description	Reason Description	Quantity & Units	Facility Priority	Cost Estimate
Site	Upgrade existing cameras and add new cameras to housing units	Will enhance current system by providing additional coverage to area uncovered and improve picture quality and visibility.		1	\$1,200,000
site	Miscellaneous. Replace pneumatic controls with DDC controls. Upgrade energy savings control system.	Due to age of system. To prevent failure and eliminate high maintenance repair cost and decrease utility usage.	9 units	4	\$130,000
Site	Replace windows in housing units for safety and energy efficient. Windows are single pane and in poor repair.	To replace windows with better energy efficiency window.	7 units	9	\$250,000
Food service	We currently have 4x6 man steel tables with plastic seats and laminate tops that are high maintenance and difficult to clean. We would like to replace these with 4 man stainless steel tables that are lower maintenance and improved our	Sanitary reasons, tables are worn and difficult to clean. Chairs are starting to break and we are unable to find replacements.	90 Tables	10	\$150,000
LTA/ 2 units	Replace entry Doors and hardware to LTA,Admin. Buildings. Replace facility interior doors, frames and hardware due to excessive wear.	Replace door and frame others have deteriorated and are no longer repairable.	6	6	\$22,000
Admin	Remodel control center	Equipment is past its useful life. Add on of new equipment has disrupted the flow and functionality. New design and layout is needed to provide a more functional environment.	1 unit	13	\$85,000
LTA/ unit	Repair or replace roofs	Roofs are leaking and beyond useful life.		7	\$500,000
Site	Road and lot surface is in poor condition and we are frequently patching. Redesign and add new parking lot to help alleviate congestion.	Due to age of system pot holes are becoming a safety hazard. Vehicle traffic flow needs improvement to help with snow removal.	65,000 SF	5	\$250,000
Power house	Replace old water softener in power house	System is beyond its useful life. Softened water is used for boiler chemical treatment which adds to boiler life.		8	\$25,000
Foodservice, LTA/School, Health services	Replace one chiller with screw drive air conditioning to maintain Foodservice, LTA/School, Health services	Chillers and cooling towers are leaking and not cooling properly. Screw drive compressor is more energy efficient.		3	\$100,000
Site	Sidewalks replaced or new top layer	Sidewalks are rough and uneven on top need resurfacing or replaced. Trip hazard	8,000 SF	12	\$16,000
Powerhouse	Replace old Erie City boilers with new ones	Boilers are old and leaking, tubes are costly to replace. Replace with two new ones.		2	\$1,100,000
Fence	Replace some of the fencing around the facility	Fencing is past its useful life. Replace rusted fence	1,000 LF	15	\$50,000
Fence	Replace old fence along power lines	Install new fence along power lines to help control unlawful entry.	2,500 LF	14	\$50,000
Site	Perimeter road gravel	Perimeter road is in need of additional gravel. Asphalt is 2" to 3" higher than gravel. Pot holes need to be filled.	6,500 LF	11	\$15,000
				<b>Total</b>	<b>\$3,943,000</b>

**MICHIGAN DEPARTMENT OF CORRECTIONS**

*“Committed to Protect, Dedicated to Success”*

**MEMORANDUM**

Date: September 7, 2016  
To: Warden Mitch Perry, NCF  
From: Craig Carruthers; Physical Plant Superintendent, NCF  
Subject: **Annual Physical Plant Report**

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

**Overview of Physical Plant accomplishments**

**NCF**

Two new cameras added in the gate area as a security upgrade.

Metal was added to the bottom of the fencing in the sally port on both inside and outside of sally port.

Added shaker sensors to all fabric areas of the sally port.

Installed cement footings and bars to underside of contractor gates in the perimeter fence.

Installed new camera to cover unit 11 yard area.

Replaced sensor wire on section 8A of perimeter fence.

Added razor ribbon in several areas of inside perimeter fence.

Added shaker sensors to buffer fence between unit 11 and the unit 11 yard.

New Evaporator and compressor installed for the east cooler.

Old porter training classroom converted into a building trades classroom, with tool crib and storage area, added new split AC and heat unit also.

Annual CSD1 and inspections completed on boiler 1 and 4.

Old boiler 2 and 3 demolished and removed from power house.

Door hold opens installed to reduce hinge damage. All door closures cleaned, PMed, primed and painted.

Several tunnel area doors changed over to dead bolt locking mechanisms for enhanced security.

Unit 11 all new carpet and painted.

Razor Ribbon added to the roof of unit 11.

All MSI porter closet dispensers removed along with the backflow preventers.

New metal floor installed in East cooler.

New fire alarm system complete.

New PELS system installation started.

Continued to convert yard lighting to LED.

Capped one fire hydrant and replaced two others.

Installed new Eyewash Stations in all unit laundries.

Installed new 220v disconnect in building trades for training panel.

Replaced 20 leaking condensate pumps throughout the facility.

Replaced multiple T8000 controllers and thermostats in facility heat systems for better control.

Replaced carpet and painted in multiple housing unit cubes.

Repaired wall in unit 2 and 11 from shower leaks.

Overhead electrical going to wells damaged in wind storm and had to be repaired and the main breaker in power house had to be rebuilt.

## **Annual review of Physical Plant**

### **NCF**

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

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

#### **Warehouse / Administration; Building # 21**

The Warehouse Building is structurally in good condition. The roofing seems to be in good condition. All windows need to be replaced with energy efficient units. The brickwork is in need of tuck pointing. The elevator has been problematic and needs to be replaced. HVAC equipment and controls are in poor condition should be upgraded with energy efficient units. Inside brick walls show signs of wear and damage from the warehouse equipment. Emergency power is needed in the entire building. Refrigeration equipment needs upgrading to modern energy efficient types. The new admin building area is in good shape and repairs have been minimal. A PPD system should be installed due to the number of inmate workers. All doors should be updated to energy efficient units. Truck dock and garage doors are in poor condition and need to be replaced.

#### **Old Administration Building; Building # 32**

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.

#### **Maintenance; Building # 33**

Maintenance Building #33 is in good structural condition. Air handling and heating units should be replaced with more energy efficient units. Single pane windows should be



replaced with energy efficient units... There are some roof leaks near the east end of building that need to be repaired.

#### **Power Plant; Building #42**

The Power Plant is structurally in good structural condition. The roof seems to be in good condition. Routine maintenance and improvements are on going. Painting is needed throughout including the floors. Lighting has been upgraded to energy efficient lighting. Windows and doors should be upgraded with energy efficient units. Old boilers #2 and #3 have been abated and removed. The old boiler stacks need to be removed as they are funneling water through roof. There are many feet of unused piping that should be abated and removed. The 3 old steam turbines and generators should be abated and removed. The high voltage switch gear needs to be updated to modern types. The old smokestack to the North of the power house should be demolished and removed. A new domestic hot water heater should be installed as the existing one can no longer supply enough hot water due to increased hot water usage. Powerhouse sewage lift station is in very poor condition and needs to be replaced. Some areas of the facility tunnels are deteriorating and should be replaced. All piping in the tunnels should be abated and re insulated.

#### **Machine Shop; Building # 41**

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

#### **Grounds Shop; Building # 44**

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

#### **Potato Building; Building #47**

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

**Fire Hall Building; Building # 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 types.

#### **Garage Building #48**

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

**Truck Garage #49**

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

**Storage Buildings #59 & 61**

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

**Food Service; Building # 70**

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

**Grounds / Abandoned Buildings**

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

**School Building; Building # 73**

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

**Health Care; Building # 72**

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

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

The Deputy Suite is in good structural condition. The roofing seems to be in good condition. Some areas need to be recarpeted. HVAC system should be updated to energy efficient types. Doors and windows should be updated to energy efficient types. Ac unit

in muster room needs replaced. A split AC unit should be installed in the captains office and gate area.

### **Inside Yard and Weight Pits**

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

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

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

### **Utilities and Infrastructure**

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

### **Security Systems**

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

CC.

George Sevarns  
Ed Vallad  
Gary Kieffer  
Jeff Niemi

# NEWBERRY CORRECTIONAL FACILITY

5-Year Plan

FY2018

Building	Project Description	Reason Description	Quantity & Units	Facility Priority	Cost Estimate
Site	Install new exterior and interior perimeter IP camera system. Install new LED lighting, poles, and pole bases and wiring around entire perimeter.	Enhance Facility security and energy savings.	1 unit	1	\$1,760,000.00
Perimeter Fence	Replace the rest of the motion sensing shaker wire on the inside and outside perimeter fences.	Current wiring is damaged and in poor condition causing numerous fence alarms.	5,715 ft	2	\$20,000.00
All housing units	Remove existing carpeting and replace with new.	Carpet is in very poor condition. Sanitation issue.	32,000 sq ft		\$40,000.00
Site	Abandon or remove old Charles Street Sewer line. Install new 12" sewer line on East side of Charles street.	Existing sewer line is in poor condition causing numerous backups and damaging homeowners basements.	1 unit	3	\$1,250,000.00
Site	Miscellaneous Site Improvement Project, Remove & Replace. Existing raised concrete platform containing handrails and concrete floor and supporting wall adjacent to the Food Service loading dock. Totally remove and replace. Place handrail posts into the concrete.	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	4	\$75,000.00
Kitchen	Misc projects. Increase size of loading dock and install flip ramp.	Damaged. Damage Due To Facility Growth.	1 unit		\$33,600.00
Site	Replace sewage lift station southeast of power house	Existing lift station is damaged and has reached the end of it's useful life.	1 unit		\$35,000.00
Service Building	Equipment - New and Replacement. Replace freight elevator and conveyor.	Damaged. To Eliminate High Maintenance Condition. Damage Due To Facility Growth.	1 unit		\$110,000.00
Service Building	Replace existing window system - w/ insulated system.	Worn out. To Eliminate High Maintenance Condition. Damage Due To Facility Growth.	1000 sq ft		\$60,000.00
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		\$150,000.00
Service Building	HVAC retrofit. Including replacement of airhandling units, exhaust fans, perimeter heat and any damaged piping, valves and insulation. Replace existing refrigeration equipment.	Beyond useful life. Not functioning or broken. Worn out. Doesn't provide adequate cooling. Doesn't meet current ventilation standards. Provide better temperature control.	25,000 sq ft		\$556,900.00
Service Building	Couple the existing pneumatic control system with DDC (new panel + some points). Provide monitoring of space, heating and domestic water temperatures, airhandling unit and exhaust fan operation.	None presently installed. Provide better temperature control and energy savings.	25,000		\$55,700.00

# NEWBERRY CORRECTIONAL FACILITY

5-Year Plan

FY2018

Building	Project Description	Reason Description	Quantity & Units	Facility Priority	Cost Estimate
Service Building	Misc projects. Rebuild freight dock and canopy, (3) overhead doors and flip ramps and provide 600 LF wall bumpers to protect tile walls.	Worn out. Damaged. To Eliminate High Maintenance Condition. Damage Due To Facility Growth.	3 units		\$108,000.00
Programs	Replace existing window system - w/ insulated system.	Worn out. To Eliminate High Maintenance Condition. Damage Due To Facility Growth.	1200 sq ft		\$76,600.00
Power House	ELECTRICAL DISTRIBUTION SYSTEM-Miscellaneous. Replace existing disconnect switches. Four total.	Existing equipment is old and has reached the end of its useful life. Service reliability. Preventative maintenance.	4 units		\$120,000.00
Health Care, Deputy	HVAC retrofit. Including replacement of airhandling units, exhaust fans, perimeter heat, and any damaged piping, valves and insulation. Also provide air-conditioning to computer rooms.	Beyond useful life. Not functioning or broken. Worn out. Doesn't provide adequate cooling. Doesn't meet current ventilation standards. Provide better temperature control.	40,000 sq ft		\$1,108,000.00
Site	Pavement Areas/Driveways/Roadways, Bituminous, Remove & Reseed. Existing bituminous driveways around Buildings 34, 95, 96 and along front of the old hospital, including tennis courts and basketball courts.	Due to age of system. To prevent failure. To fix deteriorated, damaged, failure area. To improve appearance. Long-term/high maintenance issue. Service reliability. Due to demolition of existing buildings in multiple areas around the facility.	40,000		\$59,400.00
site	Miscellaneous piped utilities project, New. Add chlorination injection unit to water well Pump House No. 6. Add necessary piping and valves to all three Pump Houses so EPA can sample water per there standards.	Due to facility growth. Due to facility request. To prevent personal injury. Life safety issue. To extend life. EPA request.	1 unit	6	\$54,000.00
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		\$81,000.00
Housing Unit 9	HVAC retrofit. Including replacement of airhandling units, exhaust fans, perimeter heat and any damaged piping, valves and insulation. Also provide air-conditioning to computer rooms.	Beyond useful life. Not functioning or broken. Worn out. Doesn't provide adequate cooling. Doesn't meet current ventilation standards. Provide better temperature control.	7000 sq ft		\$194,000.00
Health Care and Deputy Suite	Tuckpoint brick.	Leading to More Serious Problems. Cosmetically Necessary or Aesthetically Poor. To Eliminate High Maintenance Condition. To Cover up Water Damage.	10,000		\$84,000.00
Site	Recreation Field/Court, Resurface/Renovate, Basketball. Located north of Q Unit and the Health Service Building, include re-stripping the court.	Due to age of system. To prevent failure. To improve appearance. Long-term/high maintenance issue. Service reliability. To extend life.	16,000 sq ft		\$53,800.00
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.	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		\$52,000.00

# NEWBERRY CORRECTIONAL FACILITY

5-Year Plan

FY2018

Building	Project Description	Reason Description	Quantity & Units	Facility Priority	Cost Estimate
Site	Steam Distribution System, Tunnel, Demo/Remove.	Due to age of system. To prevent failure. Long-term/high maintenance issue. Service reliability. To improve security. Due to existing buildings being demolished.	1,300 lin ft		\$87,800.00
Site	Steam Distribution System, Tunnel, Update/Repair. 300 LF of 7' x 6' walking tunnel from Sally Port to Power House needs to be re-furbished.	Due to facility request. To prevent failure. To prevent personal injury. Long-term/high maintenance issue. Service reliability. To extend life. Existing tunnel roof severely leaking and deteriorated.	300 lin ft	5	\$121,500.00
Site	Pipe, Sanitary, Remove & Backfill. Located along north face of the old demolished hospital, along the west side of the hospital and leading into and past Buildings 95, 96 and 34.	Due to age of system. To prevent failure. Long-term/high maintenance issue. Service reliability. To improve security. Due to existing buildings being demolished.	4800 lin ft		\$181,400.00
Site	Pavement Areas/Driveways/Roadways, Bituminous, Overlay Existing with Bituminous. Interior roadway from Athletic Fields, west and then south to Food Service Building. Overlay existing with 2" of new bituminous pavement and deep patch as necessary.	Due to age of system. To prevent failure. To fix deteriorated, damaged, failure area. To improve appearance. Service reliability. Due to frequent use by heavy/large trucks. To extend life.	23,000 SF		\$69,600.00
Site	Pavement Areas/Driveways/Roadways, Bituminous, Mill & Resurface. Mill 2" off existing bituminous pavement and replace with 3" of new bituminous pavement.	Due to age of system. To prevent failure. To fix deteriorated, damaged, failure area. To improve appearance. To improve vehicle traffic flow. Long-term/high maintenance issue. Service reliability. Due to frequent use by heavy/large trucks.	60,000 SF		\$64,800.00
Site	Distribution Pipe, Water, New. Provide 1650 LF of 8" ductile iron water main pipe from new water tower to the "community" water lines located north of Building 32 across Campbell Avenue.	Due to facility growth. 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.	1,700 LF		\$80,300.00
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.	10,000 LF		\$270,000.00
Site	Sanitary Pre-Treatment Mechanism, Bar Screen, Remove & Replace. Add new automatic bar screen unit adjacent to existing unit, ensuring that the new mechanism treats the main sanitary sewer line from the southeast direction.	Due to age of system. Due to facility growth. To prevent failure. To fix deteriorated, damaged, failure area. Service reliability. Existing bar screen was never maintained. It broke, was never fixed, and is rotting away in an enclosed building.	1 Unit		\$945,000.00
Site	Pavement Areas/Driveways/Roadways, Concrete, Remove & Replace Full Depth. Interior paved courtyard is severely deteriorated. Remove all existing bituminous and concrete pavement from wall to wall, including door stoops, basketball courts and sidewalks.	Due to age of system. Due to facility growth. Due to facility request. To improve drainage. To prevent failure. To fix deteriorated, damaged, failure area. To improve appearance. To improve pedestrian traffic flow. Soil erosion issue.	40,000 SF		\$436,800.00

# NEWBERRY CORRECTIONAL FACILITY

5-Year Plan

FY2018

Building	Project Description	Reason Description	Quantity & Units	Facility Priority	Cost Estimate
Site	Miscellaneous Pavement Surfaces, Remove & Replace. Remove existing circular driveway with planted island and do not replace. Replant vegetation and bushes. Re-seed area when complete.	Long-term/high maintenance issue. Service reliability. Due to facility construction. Due to demolition of existing buildings at multiple areas around the site.	50,000 sq ft		\$81,000.00
Ferguson Hospital	Building demolition. Demolish entire structure.	Request of Facilities Maintenance. Building no longer used or usable.	68,800 SF		\$1,500,000.00
Truck Garage	Provide pre-engineered building. Replace existing building with new.	Request of Facilities Maintenance.	6,000 SF	7	\$324,000.00
Truck Garage	Building demolition. Demolish entire structure.	Request of Facilities Maintenance. Building is no longer usable.	6,000 SF		\$56,700.00
Cottage O - Male	Building demolition. Demolish entire structure.	Request of Facilities Maintenance. Building is no longer used or usable.	23,160 SF		\$328,300.00
Cottage P - Male	Building demolition. Demolish entire structure.	Request of Facilities Maintenance. Building no longer used or usable.	12,280 SF		\$174,100.00
Cottage Q - Male	Building demolition. Demolish entire structure.	Request of Facilities Maintenance. Building is no longer used or usable.	10,480 SF		\$148,600.00
Cottage R - Male	Building demolition. Demolish entire structure.	Request of Facilities Maintenance. Building is no longer used or usable.	10,480 SF		\$148,600.00
Cottage S - Male	Building demolition. Demolish entire structure.	Request of Facilities Maintenance. Building is no longer used or usable.	10,480 SF		\$148,600.00
Cottage B - Male	Building demolition. Demolish and remove entire structure.	Request of Facilities Maintenance. Building is no longer used or usable.	10,480 SF		\$148,600.00
Maintenance shop	HVAC retrofit. Including replacement of airhandling units, exhaust fans, perimeter heat and any damaged piping, valves and insulation.	Beyond useful life. Not functioning or broken. Worn out. Doesn't provide adequate cooling. Doesn't meet current ventilation standards. Provide better temperature control.	2,500 SF		\$55,700.00
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		\$124,700.00

# NEWBERRY CORRECTIONAL FACILITY

5-Year Plan

FY2018

Building	Project Description	Reason Description	Quantity & Units	Facility Priority	Cost Estimate
Power House	Couple the existing pneumatic control system with DDC (new panel + some points). Provide monitoring of space, heating and domestic water temperatures, exhaust fan operation, pump operation, steam flow and pressure.	None presently installed. Provide better temperature control.	20,000 SF		\$52,700.00
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		\$67,500.00
Power House	Miscellaneous. Remove abandoned turbines.	Not functioning or broken.	3 units		\$148,500.00
Power House	New controls for boilers, cooling towers, chillers etc. Provide on two existing boilers.	Beyond useful life. Better equipment available. Requirement for other improvements.	2 Units		\$81,000.00
Store House	Building demolition.	Damaged. Leading to More Serious Problems. Dangerous or Potentially Life Threatening. Cosmetically Necessary or Aesthetically Poor. To Eliminate High Maintenance Condition.	13,154 SF		\$186,500.00
Cottage D - Female	Building demolition. Demolish entire structure.	Request of Facilities Maintenance. Building no longer used or usable.	17,800 SF		\$252,300.00
Cottage E - Female	Building demolition. Demolish entire structure.	Request of Facilities Maintenance. Building no longer used or usable.	16,980 SF		\$240,700.00
Housing Unit 10	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.	8,000 SF		\$215,000.00
Housing Unit 10	HVAC retrofit. Including replacement of airhandling units, exhaust fans, perimeter heat and any damaged piping, valves, and insulation. Also provide air-conditioning to computer rooms.	Beyond useful life. Not functioning or broken. Worn out. Doesn't provide adequate cooling. Doesn't meet current ventilation standards. Provide better temperature control.	7,000 SF		\$194,000.00
Housing Units 3,4,5	Couple the existing pneumatic control system with DDC (new panel + some points). Provide monitoring of space, heating and domestic water temperatures, airhandling unit and exhaust fan operation.	None presently installed. Provide better temperature control.	21,000 SF		\$58,200.00
Cottage F - Female	Building demolition. Demolish entire structure.	Request of Facilities Maintenance. Building is no longer used or usable.	12,240 SF		\$173,500.00
Kitchen	Replace quarry tile. With monolithic polymer floor, all kitchens and dining areas.	Damaged. Leading to More Serious Problems. To Eliminate High Maintenance Condition.	9,000 SF		\$151,200.00



# NEWBERRY CORRECTIONAL FACILITY

5-Year Plan

FY2018

Building	Project Description	Reason Description	Quantity & Units	Facility Priority	Cost Estimate
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.	1 unit		\$201,600.00
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. Existing disconnect switches are not dead-front.	6 Units		\$50,400.00
Health Care, Deputy suite, Unit 11	Air handling unit heating only. To provide ventilation to tunnel/basement areas. Provide relief to space. Include heating, piping, ductwork and accessories.	None presently installed. Doesn't meet current ventilation standards. Code compliance.	15,000 SF		\$180,200.00
Health Care, Deputy suite, Unit 11	Couple the existing pneumatic control system with DDC (new panel + some points). Provide monitoring of space, heating and domestic water temperatures, airhandling unit and exhaust fan operation.	None presently installed. Provide better temperature control.	36,000 SF		\$99,800.00
Storage	Provide pre-engineered building. Replace existing building with new structure.	Request of Facilities Maintenance.	3,000 SF		\$162,000.00
Lumber & Maintenance Storage	Building demolition.	Worn out. Cosmetically Necessary or Aesthetically Poor. To Eliminate High Maintenance Condition.	5,335 SF		\$50,400.00
Site	INTERIOR LIGHTING-Replace interior light fixture(s), Industrial. Provide new lighting in existing Pump House No. 4, 5, and 6.	Existing equipment is old and has reached the end of its useful life. Increase lighting levels.	500 SF		\$2,700.00
Site	Add new equipment. Add intercom from Sally Port to Control Center.	Add capacity to existing system. None presently installed.	1 unit		\$2,900.00
Kitchen	Equipment - New and Replacement. Replace ovens.	Worn out. To Eliminate High Maintenance Condition.	4 units		\$60,000.00
Site	INTERIOR LIGHTING-Replace interior light fixture(s), Industrial. Install new light fixtures, switches and wiring in existing tunnels.	Existing equipment is old and has reached the end of its useful life. Existing equipment is obsolete. Increase lighting levels. Security light. Service reliability.	2,500 SF		\$16,800.00
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		\$8,900.00
Site	EXTERIOR LIGHTING-Install Pole with Fixture. Provide additional roadway lighting from Power House Building to Administration Building.	Increase lighting levels.	15 Units		\$36,500.00

# NEWBERRY CORRECTIONAL FACILITY

5-Year Plan

FY2018

Building	Project Description	Reason Description	Quantity & Units	Facility Priority	Cost Estimate
Site	EXTERIOR LIGHTING-Miscellaneous. Relocate fusing in existing exterior light pole fixtures to pole base.	Existing equipment has become a high maintenance problem. Existing equipment has become a security problem. Service reliability.	55 units		\$25,200.00
Site	Pavement Areas/Driveways/Roadways, Concrete, New Full Depth. Add 6' x 6' concrete splash pad at the fire sprinkler, drain-down outlet for all buildings in the secure area.	To prevent failure. Soil erosion issue. Long-term/high maintenance issue. Service reliability.	550 SF		\$4,600.00
Site	EXTERIOR LIGHTING-Miscellaneous. Rewire existing exterior wall-pak fixtures and security fixtures together. Provide one central control station with timeclock, photo cell and contactor controlled panel(s).	Increase equipment efficiency. Security light. Service reliability.	48 units		\$16,800.00
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	\$45,900.00
Site	Distribution Pipe, Water, New. Extend existing 6" water supply line from Well 4 to the new water tower. Begin just west of 100 Building and pipe it directly north to the tower and avoid any service taps off this dedicated supply line.	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.	225 LF		\$10,600.00
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.	To prevent failure. To improve fire water flow. To improve domestic water flow. Long-term/high maintenance issue. Service reliability. This installation will complete a water line loop around the east portion of the secure prison area.	400 LF		\$23,500.00
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		\$33,800.00
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.	Due to age of system. Due to facility request. To prevent failure. Long-term/high maintenance issue. Service reliability.	700 LF		\$37,800.00
Site	Storm Drainage System, Parking Lot, New. Install storm catch basin in low spot located south of Building 21 in gutter line of curb and pipe it approximately 100 LF west into existing storm system.	To improve drainage. To prevent failure. To fix deteriorated, damaged, failure area. To improve appearance. Long-term/high maintenance issue. Service reliability. Existing signs of standing water.	1 Unit		\$20,300.00
Site	Pavement Areas/Driveways/Roadways, Concrete, Remove & Reseed. Existing concrete paved area at the southeast corner of First Street and State Avenue.	Due to age of system. To prevent failure. To fix deteriorated, damaged, failure area. To improve appearance. Long-term/high maintenance issue. Service reliability.	10,000 SF		\$25,700.00
Site	Pavement Areas/Driveways/Roadways, Gravel, Add Gravel. Dirt road/path from Building 100 near the southwest corner of the power plant to Building 98.	To prevent failure. To fix deteriorated, damaged, failure area. To improve appearance. To improve vehicle traffic flow. Long-term/high maintenance issue. Service reliability. Due to frequent use by heavy/large trucks. To extend life. Existing road	5,000 SF		\$10,100.00

**NEWBERRY CORRECTIONAL FACILITY**  
**5-Year Plan FY2018**

Building	Project Description	Reason Description	Quantity & Units	Facility Priority	Cost Estimate
Site	Pavement Areas/Driveways/Roadways, Bituminous, New Full Depth. Small driveway leading from old Well #2, past the existing brine tanks and down to the lower level.	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.	8,000 SF		\$24,300.00
Maintenance shop	Couple the existing pneumatic control system with DDC (new panel + some points). Provide monitoring of space, heating and domestic water temperatures, airhandling unit and exhaust fan operation.	None presently installed. Provide better temperature control.	7,500 SF		\$16,700.00
Maintenance shop	Main control panel and front-end direct digital controls (DDC) equipment.	None presently installed. Provide monitoring of each building.	1 Unit		\$46,200.00
Nurses Residence	Building demolition. Demolish entire structure.	Request of Facilities Maintenance. Building is no longer used or usable.	1,800 SF		\$17,000.00
Paint Shop	Building demolition. Demolish entire structure.	Request of Facilities Maintenance. Building is no longer used or usable.	1,630 SF		\$15,400.00
Power House	ELECTRICAL DISTRIBUTION SYSTEM-Replace distribution panel.	Existing equipment is old and has reached the end of its useful life. Replacement parts are either hard to find or no longer available. Increase equipment efficiency. Service reliability. Provides for future growth.	2 Units		\$32,400.00
Storm Windows Storage	Building demolition. Demolish entire structure.	Request of Facilities Maintenance. Building is no longer used or usable.	1,560 SF		\$14,700.00
Maintenance Storage	Building demolition. Demolish entire structure.	Request of Facilities Maintenance. Building is no longer used or usable.	420 SF		\$4,000.00
Pump House #2	Building demolition. Demolish entire structure.	Request of Facilities Maintenance. Building is no longer used or usable.	290 SF		\$2,700.00
Fire Station	Building demolition.	Worn out. Damaged. Dangerous or Potentially Life Threatening. Cosmetically Necessary or Aesthetically Poor. To Eliminate High Maintenance Condition.	770 SF		\$10,900.00
Housing Unit 10	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.	600 SF		\$14,100.00
Housing Unit 10	ELECTRICAL DISTRIBUTION SYSTEM-Miscellaneous. Replace existing branch panelboard circuit breakers with new ones.	Existing equipment is no longer functioning. Existing equipment has become a high maintenance problem. Existing equipment is old and has reached the end of its useful life. Service reliability.	1 unit		\$8,400.00

# NEWBERRY CORRECTIONAL FACILITY

5-Year Plan

FY2018

Building	Project Description	Reason Description	Quantity & Units	Facility Priority	Cost Estimate
Housing Unit 10	Couple the existing pneumatic control system with DDC (new panel + some points). Provide monitoring of space, heating and domestic water temperatures, airhandling unit and exhaust fan operation.	None presently installed. Provide better temperature control.	6,000 SF		\$16,600.00
Housing Unit 9	ELECTRICAL DISTRIBUTION SYSTEM-Miscellaneous. Replace existing branch panelboard circuit breakers with new ones.	Existing equipment is no longer functioning. Existing equipment has become a high maintenance problem. Existing equipment is old and has reached the end of its useful life. Service reliability.	1 unit		\$8,400.00
Housing Unit 9	Couple the existing pneumatic control system with DDC (new panel + some points). Provide monitoring of space, heating and domestic water temperatures, airhandling unit and exhaust fan operation.	None presently installed. Provide better temperature control.	6,000 SF		\$16,600.00
Housing Unit 6,7,8	ELECTRICAL DISTRIBUTION SYSTEM-Miscellaneous. Replace existing branch panelboard circuit breakers with new ones.	Existing equipment is no longer functioning. Existing equipment has become a high maintenance problem. Existing equipment is old and has reached the end of its useful life. Service reliability.	3 units		\$16,800.00
Housing Unit 3,4,5	Replace ceramic tile. Typical Wards 3, 4, 5, and 6 with monolithic polymer floor.	Worn out. To Eliminate High Maintenance Condition.	1,600 SF		\$37,600.00
Housing Unit 3,4,5	ELECTRICAL DISTRIBUTION SYSTEM-Miscellaneous. Replace existing branch panelboard circuit breakers with new ones.	Existing equipment is no longer functioning. Existing equipment has become a high maintenance problem. Existing equipment is old and has reached the end of its useful life. Service reliability.	3 units		\$16,800.00
Housing Unit 2	Replace ceramic tile. With monolithic polymer floor. Typical as with all 10 Wards.	Damaged. Leading to More Serious Problems. Cosmetically Necessary or Aesthetically Poor. To Eliminate High Maintenance Condition.	600 SF		\$14,100.00
Housing Unit 2	ELECTRICAL DISTRIBUTION SYSTEM-Miscellaneous. Replace existing branch panelboard circuit breakers with new ones.	Existing equipment is no longer functioning. Existing equipment has become a high maintenance problem. Existing equipment is old and has reached the end of its useful life. Service reliability.	1 unit		\$8,400.00
Housing Unit 2	Couple the existing pneumatic control system with DDC (new panel + some points). Provide monitoring of space, heating and domestic water temperatures, airhandling unit and exhaust fan operation.	None presently installed. Provide better temperature control.	6,000 SF		\$16,600.00
Housing Unit 1	Replace ceramic tile. With monolithic polymer floor. Typical as with all 10 Wards.	Damaged. Leading to More Serious Problems. Cosmetically Necessary or Aesthetically Poor. To Eliminate High Maintenance Condition.	600 SF		\$14,100.00
Housing Unit 1	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		\$42,000.00
Housing Unit 1	ELECTRICAL DISTRIBUTION SYSTEM-Miscellaneous. Replace existing branch panelboard circuit breakers with new ones.	Existing equipment is no longer functioning. Existing equipment has become a high maintenance problem. Existing equipment is old and has reached the end of its useful life. Service reliability.	1 unit		\$8,400.00

**NEWBERRY CORRECTIONAL FACILITY**

**5-Year Plan**

**FY2018**

Building	Project Description	Reason Description	Quantity & Units	Facility Priority	Cost Estimate
Housing Unit 1	Couple the existing pneumatic control system with DDC (new panel + some points). Provide monitoring of space, heating and domestic water temperatures, airhandling unit and exhaust fan operation.	None presently installed. Provide better temperature control.	6,000 SF		\$16,600.00
Kitchen	Couple the existing pneumatic control system with DDC (new panel + some points). Provide monitoring of space, heating and domestic water temperatures, airhandling unit and exhaust fan operation.	None presently installed. Provide better temperature control.	14,000 SF		\$38,800.00
Health Care, Deputy suite, Unit 11	Replace ceramic tile. With monolithic polymer floors in all toilet and shower rooms.	Worn out. To Eliminate High Maintenance Condition. To Cover up Water Damage.	2,000 SF		\$47,000.00
Health Care, Deputy suite, Unit 11	ELECTRICAL DISTRIBUTION SYSTEM-Miscellaneous. Replace existing branch panelboard circuit breakers with new ones.	Existing equipment is no longer functioning. Existing equipment has become a high maintenance problem. Existing equipment is old and has reached the end of its useful life. Service reliability.	3 units		\$25,200.00
School, Shop & Recreation	Replace double exterior doors/frame/hardware.	Damaged. Leading to More Serious Problems. Cosmetically Necessary or Aesthetically Poor. To Eliminate High Maintenance Condition.	1 Unit		\$4,700.00
Medical Superintendent Residence	Building demolition. Demolish entire structure.	Request of Facilities Maintenance. Building is no longer used or usable.	4,400 SF		\$41,600.00
Administrative Office Residence	Building demolition. Demolish entire structure.	Request of Facilities Maintenance. Building is no longer used.	3,300 SF		\$31,200.00
Storage	Building demolition. Demolish entire structure.	Request of Facilities Maintenance. Building is no longer usable.	2,880 SF		\$27,200.00
Service Building	Replace/new fire protection system. Provide to entire building.	Life safety issue. Currently, only storage rooms are sprinklered.	64,000 sq ft		\$760,000.00
				<b>Total</b>	<b>\$15,996,200.00</b>

# MICHIGAN DEPARTMENT OF CORRECTIONS

*“Committed to Protect, Dedicated to Success”*

## MEMORANDUM

**DATE:** June 22, 2016

**TO:** Gary Keiffer  
Andrea Stinson  
Warden Mackie

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

**SUBJECT:** Annual Physical Plant Report 2016

### Facility Overview:

Asphalt driveways and parking lots are in poor condition. Overband crack seal and Some seal coating was performed in 2015, but additional maintenance is needed. Failure to act on needed repairs will result in more costly future repairs. Sidewalks are generally in fair to good condition except for the areas surrounding 6 and 7 blocks. Roofs have reached the end of their useful life cycle and are in need of replacement. Leaks are common. Repairs are handled on an as-needed basis and are becoming more frequent.

Housing units 2 and 5 boilers had been updated completed all boiler updates for housing units.

A/C units need replacing on 100, 200, and 300 buildings. The condensing units for warehouse coolers and freezers need to be replaced.

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

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

The Fire Alarm System is in good working condition.

The Duress System (PPD) is in good condition.

Security fencing is in good condition.

Facility equipment storage is in need of expansion to ensure longevity of grounds and maintenance equipment/tools.

#### Building 100: Administration

The roof system currently is having no issues with leaking. The HVAC system is generally in fair condition. Boilers and AC units are past life expectancy and should be replaced. Plumbing is in good condition. The electrical system is in good condition. The security system is in good condition. Several entry doors are showing signs of deterioration. Bathrooms are in need of updating. Non-contact visitor areas are in need of counter updating.

#### Building 200: Support Services

The roof problems were covered in the overview. The HVAC system is generally in fair-poor condition (Boilers and A/C units are past life expectancy). Plumbing is generally in good condition. The electrical system is in good condition. Food Service is generally in good condition; however, it is running at higher than designed capacity which translates into a shorter life cycle for equipment and increase maintenance demands, Health Care area is in good condition.

#### Building 300: Education

The roof problems were covered in the overview. The HVAC system is generally in fair-poor condition (Boilers and A/C units are past life expectancy). The plumbing system is in good condition. The electrical system is in good condition. Several entry doors are showing signs of deterioration.

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

The HVAC system is generally in good condition. The plumbing system is generally in good condition. The electrical system is in good condition. The building is in a general good state. Freezer and Cooler condensing units need replacement.

#### Units 1-7

The roof problems were covered in the overview. The HVAC systems are generally in good condition. The plumbing systems are generally in good condition; Icon water regulating systems are functioning well. The electrical systems are in good condition. Several entry doors are showing signs of deterioration. Units 6 and 7 all cell doors are showing signs of wear and repairs /welding are problematic with constant repairs needed. 2 and 5 blk new boiler installation has been completed.

#### Water Tower:

Water tower is in good condition. Tower was repainted in 2015. All mechanical equipment is in good condition.

Pole Building:

Pole building is in good condition, but in need of addition storage.

Grounds:

Grounds are in good condition. Property border fencing is in need of replacement as breaks are common due to rusting and life of existing fencing.



**OAKS CORRECTIONAL FACILITY  
5-Year Plan                      FY2018**

Building	Project Description	Reason Description	Quantity & Units	Facility Priority	Cost Estimate
Facility	Maintenance/Records Retention Pole Building	Build new pole building to house maintenance equipment and record retention.	1	1	\$145,000
1,2,3 block,200,300Buildings	Replace roof membrane	Extend current roof life expectancy	5	1	\$675,000
200	Dock Modification	Does not allow for proper transfer of supplies from vehicle to building due to height discrepancies	1	1	\$70,000
200	Dish machine replacement	Current machine past life expectancy	1	1	\$165,000
100,200,300	Boiler Replacement	Equipment past useful life	3	2	\$167,000
100,200,300	Condensing Unit Replacement	Equipment past useful life	3	2	\$95,000
200	Cooler Installation	Convert storage area to cooler for foodservice	1	2	\$80,000
500	Condensing unit replacement	Cooler /Freezer current system past useful life	1	3	\$45,000
300	Exterior doors/frames/hardware replacement	Current doors/frames/hardware past useful life	2	3	\$15,000
200	Exterior doors/frames/hardware replacement	Current doors/frames/hardware past useful life	4	3	\$25,000
300	Heat/cooling installation	Current systems supplies inadequate heating/cooling	1	4	\$13,000
Facility	Drive way repairs	Current drives deteriorating	1	4	\$15,000
200	Wall repair	Encapsulate current chipped wall with stainless panels	1lot	4	\$35,000
300	Quarter master mezzanine installation	Additional storage needed.	1	5	\$45,000
				<b>Total</b>	<b>\$1,590,000</b>

# MICHIGAN DEPARTMENT OF CORRECTIONS

*“Committed to Protect, Dedicated to Success”*

## Memorandum

**DATE:** May 18, 2016

**TO:** Kathleen Olson, Warden  
Ojibway Correctional Facility

**FROM:** Robert Kleimola, Physical Plant Supervisor  
Ojibway Correctional Facility

**SUBJECT: OCF ANNUAL FACILITY ASSESSMENT**

Attached please find the Ojibway Correctional Facility assessment report pursuant to PD 04.03.100 “Preventive and Emergency Maintenance for Correctional Facilities.”

This assessment took place during the month of May 2016. 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. Kristine LaCount, Facility Business Manager  
Ed Vallad  
Jeff Niemi  
Daniel Smith  
File

**Ojibway Correctional Facility**  
**Annual Assessment**  
**May 2016**

**Administration (Bldg. 100)**

*Building Structure:* Very good condition

*Roof:* Poor condition. Three tab shingle roof is in poor condition. Roof has leaked when snow and ice have created ice dams. Valleys above the Deputy Suite and the Control center are in very poor condition.

*Windows:* North half of Admin windows are in good condition; the South half of Admin windows are in fair to poor condition. Several insulated glass windows have failed and have moisture in between the glass.

*Doors:* Very good condition

*Electrical:* Good condition. All electrical panels are full; there are no open spaces for additional circuit breakers.

*Plumbing:* Good condition

*Mechanical, Heating and Cooling:* Good condition

*Specific Areas of Improvement:* McDonald Roofing recommended replacement of entire roof. Repair or replacement of windows.

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

*Building Structure:* Very good condition

*Roof:* Three tab shingles are in very poor condition.

*Windows:* Good condition

*Doors:* Fair condition. Bathroom and porter closet doors are in poor condition.

*Electrical:* Good condition

*Plumbing:* Bathrooms have tank type toilets which should be replaced with flush valve toilets. Some of the cast iron drain lines need to be replaced due to deterioration.

*Mechanical, Heating:* Furnaces are in fair to poor condition. Furnaces are near the end of their life. Most have had the heat exchangers replaced.

*Specific Areas of Improvement:* McDonald Roofing recommended replacement of roofs on all three buildings. Bathroom, and porter closet doors and frames are rusting and should be replaced. The plumbing should be upgraded. All tank type toilets should be replaced with flush-valve toilets. The water supply lines to the toilets would have to be increased to supply flush valves. Some of the cast iron drain lines need to be replaced due to deterioration. Work on the drain lines is ongoing. Buildings are heated by warm air furnaces which are 17 years old. Furnaces are scheduled to be replaced starting with the first five in A-Unit during the summer of 2016

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

*Building Structure:* Good condition

*Roof:* Poor condition

*Windows, doors:* Good condition

*Electrical:* Good condition

*Plumbing:* Good condition

*Mechanical, Heating:* Good condition.

*Specific Areas of Improvement:* McDonald Roofing recommended replacement of roofs on both buildings.

### **Food Service (Bldg. 700)**

*Building Structure:* Good condition

*Roof:* Three tab shingles are cracked and in poor condition.

*Windows, doors:* Good condition

*Electrical:* Good condition

*Plumbing:* Good condition

*Mechanical, Heating and Cooling:* Good condition

*Exhaust and make up air:* Good condition

*Walk-in Cooler & Freezer:* Good Condition

*Kitchen Equipment:* Steamers, ovens, kettles, hot and cold food holding cabinets, and dishwasher are in poor condition

*Specific Areas of Improvement:* McDonald Roofing recommended replacement of the roof. Food service equipment is all sixteen + years old and is being maintained by OCF staff. Trinity is responsible for the purchase of repair parts. The kitchen equipment is at the end of its useful life and should be replaced

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

*Building Structure:* Good condition

*Roof:* Three tab shingles are cracked and in poor condition.

*Windows, doors:* Good condition

*Electrical:* Good condition

*Plumbing:* Good condition

*Mechanical, Heating and Cooling:* Good condition

*Specific Areas of Improvement:* McDonald Roofing recommended replacement of the roof.

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

*Building Structure:* Good condition. Hardwood Gym floor has moisture problems under the floor causing it to buckle.

*Roof:* Aluminum roof on the Gym is in fair condition. Rubber membrane roof on the property/gym lobby is in good condition

*Windows, doors:* Poor condition

*Electrical:* Fair condition

*Plumbing:* Fair condition

*Mechanical, Heating:* Fair condition

*Specific Areas of Improvement:* Gym floor should be replaced. McDonald Roofing recommended coating the roof with Restore Coating and replacing the roof on the

Gym in 13 years. Entrance doors and three exit doors are scheduled to be replaced in 2016. A fire alarm system should be installed in the gym, property room, and program rooms and should be tied in to the control center. Current fire alarm system has pull stations that ring a bell in Housing Unit-B. It does not have smoke or heat detectors.

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

*Building Structure:* Good condition

*Roof:* Three tab shingles are cracked and in poor condition.

*Windows, doors:* Good condition

*Electrical:* Very good condition

*Plumbing:* Very good condition

*Mechanical, Heating and Cooling:* Very good condition

*Walk-in Cooler & Freezer:* Good condition.

*Specific Areas of Improvement:* McDonald Roofing recommended replacement of the roof.

### **ERT / (Bldg. 1100)**

*Building Structure:* Good condition. The sheet metal on the exterior walls is in poor condition due to age and patching the areas where there was old overhead door and window openings.

*Roof:* Exposed fastener metal roof is in poor condition.

*Windows:* Poor condition. The awning windows have single pane glass on steel frames.

*Doors:* Fair condition

*Electrical:* Fair condition

*Plumbing:* Good condition.

*Mechanical, Heating and Cooling:* Good condition

*Specific Areas of Improvement:* McDonald Roofing recommends coating the roof with Restore Coating and replacing the roof in 13 years. Metal on exterior walls needs to be replaced. Windows need to be replaced. Doors are in fair condition with some deterioration at the bottom of the doors and frames. Building insulation is not adequate.

**Note:** This building houses the employee emergency shower, a bathroom and the ERT equipment. Heat is maintained at a minimum in these areas.

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

*Building Structure:* Good condition.

*Roof:* Exposed fastener metal roof is in poor condition.

*Windows, doors:* Fair to poor condition

*Electrical:* Fair condition.

*Plumbing:* N/A

*Mechanical, Heating and Cooling:* N/A

*Specific Areas of Improvement:* McDonald Roofing recommends coating the roof with Restore Coating and replacing the roof in 13 years. Exterior walls are in poor condition due to age and patching of old window and door openings.

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

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

*Building Structure:* Good condition

*Roof:* Exposed fastener metal roof is in poor condition.

*Windows, doors:* Windows are in poor condition. Service doors are in poor condition and overhead doors are in good condition.

*Electrical:* Fair condition

*Plumbing:* Fair condition

*Mechanical, Heating:* Poor condition

*Specific Areas of Improvement:* McDonald Roofing recommends coating the roof with Restore Coating and replacing the roof in 13 years. Exterior walls are in poor condition due to age and patching of old window and door openings. Windows are steel frame, single-pane glass and should be replaced. Exterior service doors and frames are rusting near the floor and should be replaced. Heating consists of one gas unit heater, one radiant heater, and one furnace. The furnace and the radiant heater are both long past their useful life.

### **Bus Garage (Bldg. 1400)**

*Building Structure:* Good condition

*Roof:* Exposed fastener metal roof is in poor condition.

*Windows, doors:* Windows and service doors are in poor condition. Overhead door is in good condition.

*Electrical:* Fair condition.

*Plumbing:* N/A

*Mechanical, Heating and Cooling:* Good condition

*Specific Areas of Improvement:* McDonald Roofing recommended coating the roof with Restore Coating and replacing the roof in 13 years. Exterior metal walls are in poor condition due to age and patched window and door openings. Exterior service doors and windows need to be replaced.

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

*Building Structure:* Good condition.

*Roof:* Exposed fastener metal roof is in poor condition.

*Windows, doors:* Poor condition.

*Electrical:* Fair condition. Lighting is in poor condition.

*Plumbing:* N/A

*Mechanical, Heating and Cooling:* N/A

*Specific Areas of Improvement:* McDonald Roofing recommends coating the roof with Restore coating and replacing the roof in 13 years.

**NOTE:** Building is used for cold storage of maintenance equipment.

**Water Treatment (Bldg. 1600)**

*Building Structure:* Excellent condition

*Roof:* Good condition

*Windows, doors:* Excellent condition

*Electrical:* Excellent condition

*Plumbing:* Excellent condition

*Mechanical, Heating:* Very good condition

*Specific Areas of Improvement:* McDonald Roofing recommended replacement of roof in 8 years.

**Wastewater Treatment (Bldg. 1700)**

*Building Structure:* Excellent condition

*Roof:* Good condition

*Windows, doors:* Excellent condition

*Electrical:* Excellent condition

*Plumbing:* Excellent condition

*Mechanical, Heating:* Very good condition

*Specific Areas of Improvement:* McDonald Roofing recommended replacement of roof in 8 years. Gas treatment room finishes are deteriorated due to the highly caustic chemicals used to clean aeration lines.

**Sallyport (Bldg. 2000)**

*Building Structure:* Good

*Roof, windows, doors:* Good

*Electrical:* Good condition

*Plumbing:* N/A

*Mechanical, Heating and Cooling:* N/A

*Specific Areas of Improvement:* None.

### **Water Tower (2100)**

*Building Structure:* Excellent condition

*Roof, windows, doors:* N/A

*Electrical:* Good condition

*Plumbing:* Good condition

*Mechanical, Heating and Cooling:* NA

*Specific Areas of Improvement:* The tank was last inspected by Nelson Tank Engineering on August 11, 2011. At that time it was recommended to modify the mud valve to allow full removal of sediments. It was suggested that this be done in conjunction with coating the interior of the tank. The epoxy coating was 99.999% intact at the time of inspection.

### **Alternate Fuel System (2200)**

*Building Structure:* N/A

*Roof, windows, doors:* N/A

*Electrical:* Good condition

*Plumbing:* N/A

*Specific Areas of Improvement:* None noted. The system was last inspected on October 26, 2016 by Industrial Propane Service and no issues were noted. The system is run on line to the facility weekly.

### **Security:**

- Perimeter fence and razor wire is in very good condition. No signs of rust or corrosion.
- Sally port is in good condition. Gates are in good operating condition. Sally port Pit is in good condition and still utilized. Additional motion detection was added. All knuckled over edges of sally port fence and gates were hardened. Shaker detection was added to the sally port vehicle gates, man gates, and to the gates that access the area between the inside and outside fence. A second row of razor wire was added above the inside and outside gates. This work was completed in 2015.
- PPD system is obsolete and repair parts are no longer. The system was upgraded and the head end was replaced on 3/27/2014. It works well and locates accurately at this time.
- Fence alarm system is in very good condition. SIMS computer (fence and fire alarm) was replaced summer 2014. The shaker cable on the inside and outside fences was replaced in the fall of 2015.



- Fire alarm system is in good condition. Smoke detectors in D-E Units, F-G Units, Food Service, School, and Maintenance have been replaced in the summer of 2015. The smoke/heat detectors in the Administration building are scheduled to be replaced in the summer of 2016. Building #900 should have the fire alarm system upgraded and connected to the Control Center. At this time the fire alarm pull stations in building #900 ring a bell in Housing Unit-B.
- Perimeter and yard lighting is in good condition. All lights outside of the perimeter have been upgraded to LED. Perimeter lights are scheduled to be upgraded with the camera upgrade in the fall of 2016.
- Camera system is in working condition. The perimeter lighting and camera system is to be upgraded in 2016.

### **Grounds**

- Asphalt perimeter road, entrance roads, and parking lots are in fair condition. There are cracks throughout the asphalt. There are areas around a couple of light poles where the asphalt was removed to fill in sunken areas. Asphalt between the Training Building, Maintenance Building, and Bus Garage is in poor condition.
- Concrete sidewalks are in fair condition. There are some areas with cracked slabs. Side walk between A-Unit entrance and Food Service should be replaced and made wider.
- Grounds inside the facility are in fair condition. Some areas, i.e. walking track and baseball field are prone to water and wind erosion.

### **Utilities:**

- Water distribution system including fire hydrants is in very good condition
- Natural gas distribution system is in good condition.
- Electrical distribution system is in good condition.
- Potable water wells #3 and #4 are in good condition. Both wells produce 240 gallons per minute. The pump, pipe, and all well hardware in well #3 were replaced by Kleiman Pump and Well Drilling in the summer of 2015. When the pump in well #3 was removed it was determined that the intake screen had collapsed and was sucked into the pump intake. This caused the capacity of the pump to decrease by 100 GPM.

After the replacement the capacity was back to 240 GPM, same as when it was installed in 1999.

- Sanitary sewer system is in good condition.
- Storm sewer is in good condition
- Waste water lagoons are in good condition. The biological treatment in the lagoons started having issues in the fall of 2014 after the sludge removal was completed. The facility is working on solutions to improve the treatment process. The laundry detergent used in the warehouse laundry has been changed. We are also looking at other solutions including replacing the aeration system in lagoons #5 and #6. We have been able to meet the DEQ's criteria for discharge. The storage capacity of our six lagoons is fully utilized during the winter months. Replacing the liner in lagoon # 1, which has not been used in 16 years, and connecting it back to the system would give the facility additional storage capacity.

Facility assessment completed by Robert Kleimola, Physical Plant Supervisor.

# OJIBWAY CORRECTIONAL FACILITY

5-Year Plan

FY2018

Building	Project Description	Reason Description	Quantity & Units	Facility Priority	Cost Estimate
Lagoon 1	Replace Rubber Membrane in Lagoon #1	Facility to Utilize #1 on North West of Property as additional Lagoon for increase of population and operational needs due to new in-house laundry system.	330000 Allowance	1	\$ 200,142.00
Lagoon 5 & 6	Upgrade Aeration Equipment for Lagoons 5 & 6	The 15 year old aeration system in Lagoons 5 & 6 need to be replaced due to the loss of aeration efficiency. Increased aeration will improve the treatment process to meet DEQ discharge requirements.		2	\$ 57,649.00
Lagoon 7 & 8	Upgrade Aeration Equipment for Lagoons 7 & 8	The 15 year old aeration system in Lagoons 7 & 8 need to be replaced due to the loss of aeration efficiency. Increased aeration will improve the treatment process to meet DEQ discharge requirements.		3	\$ 37,570.00
Site	Replace Personnel Protection Device throughout facility MOP 472/16421.RAA: To be completed in FY2017	Security and Safety concerns and high maintenance condition.		4	\$ 1,200,000.00
Site	Standing Seam Metal replacement of entire facility's roofs except for Food Service and Administration which are scheduled for FY17	McDonald Roofing Company evaluated all the buildings' roofs and recommended replacing existing roofs in five years	145,800 SF	5	\$ 1,931,950.00
Gymnasium/ Property - 900	Upgrade Fire Alarm System in the Gym/Property Building. Current system has one fire alarm pull station and the alarm rings in B-Unit.	Security and Safety concerns and high maintenance condition.		6	\$ 12,000.00
Gymnasium/ Property - 900	Misc projects. Remove existing wood gymnasium flooring. Infill slab to be 1/2" below current finish floor. Install new rubberized gymnasium flooring.	Worn out. Damaged. Dangerous or Potentially Life Threatening. Request of Facilities Maintenance. Existing flooring is improperly vented and is worn out from 35 years of use.	130000 Allowance	7	\$ 110,453.00
Site	Parking Lot seal cost/crack seal	Existing Parking lot is 14+ years old and in need of repair		8	\$ 50,000.00
				<b>Total</b>	<b>\$ 3,599,764.00</b>

**MICHIGAN DEPARTMENT OF CORRECTION**  
**MEMORANDUM**

*“Committed to Protect, Dedicated to Success”*

**DATE:** Sept. 6, 2016

**TO:** Shawn Brewer, Warden  
Parnall Correctional Facility

**FROM:** Marilyn Ruben, Business Manager  
Parnall Correctional Facility

**SUBJECT:** Annual Facility Report 2016

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

92-Administration Building – Observations: This building is in fair condition. Visiting Room needs a new floor. Mail Room needs to be expanded. HVAC units need adjustment or replacement. New Constantine razor ribbon is being added to top of building to enhance security.

57-Warden’s Suite and Physical Training Center – Observations: This building is in very good condition. AC rooftop unit was replaced this year. New hot water boiler is needed. Roof is scheduled for replacement Fall 2016.

80-Healthcare, Creamery, Quartermaster, Property, Intake – Observations: Healthcare and Medical Records areas need new flooring throughout. The Creamery is closed. Painting is needed. Property Room and Quartermaster areas are in good condition and painted annually. The exterior of the building is in need of paint and new exterior doors.

79-Food Service – This building was re-roofed in 2016. The loading dock is in need of an upgrade along with a new back dock door. New exterior doors for loading dock and dining hall entrance are underway. Air circulation is an ongoing issue.

61-Old Traffic Building – This section of the building has not been maintained or occupied by staff and would need new windows, doors and painting if put back into operation.

91-Levin School – This building is in fair condition. Damp carpeting and mildew has been a continuing problem in this building and a more durable, mildew resistant carpeting or flooring is needed. Area needs painting and new carpet and is underway.

200-Modular Annex – This building is in fair condition considering its age. The heat system needs replacement.

201-Modular School Offices – This building is in fair condition considering its age. New carpet or flooring is needed.

219-Gym – This building is in good condition and well maintained. Intermittent roof leaks are a concern. New gym floor was installed. Concrete areas need replacing.

198-Programs – This building is in very good condition. A furnace needs repair before winter.

74-Maintenance – This work shop and office area is well-maintained.

213-Maintenance Storage – This pole barn structure building is in very good condition.

56-Ready Room – This building was in very poor shape until given a facelift and utilized as the new distribution location for ready-mixed cleaning products. Needs new exterior doors.

8-Block-Housing – This building is in good shape considering its age. Need to re-key this former housing unit. This Unit is currently used as a mechanical room, supplying water and heat to other Housing Units. There has been discussion to better utilize the space for offices or classrooms.

9-Block-Housing – This building is in good shape considering its age. New locking system will be needed in the near future as cell doors still lock with the 1930's heavy iron gates. Showers need replacement fixtures and new leak proof floors. Various roof repairs are needed. New exterior doors were installed. The original 1930's plumbing system has undersized pipes by today's standards and needs to be upgraded to meet current usage requirements.

10-Block-Housing – This building is in good shape considering its age. New locking system will be needed in the near future as cell doors still lock with the 1930's heavy iron gates. Showers need replacement fixtures and new leak proof floors. Various roof repairs are needed. New exterior doors were installed. The original 1930's plumbing system has undersized pipes by today's standards and needs to be upgraded to meet current usage requirements.

16-Block-Housing – This is the newest dorm style housing unit and it is in very good condition. A new public address system is underway. Floor space is still an issue. New exterior doors were installed.

A-Unit-Housing (196) – This building is in good shape considering its age. The drywall coverings are constantly being repaired due to prisoner damage. Roof needs to be replaced due to many leaks. Showers need replacement fixtures and new leak proof floors. The sprinkling system installation and software need continual adjusting by vendor. New exterior doors were installed.

B-Unit-Housing (197) – This building is in good shape considering its age. The drywall coverings are constantly being repaired due to prisoner damage. Roof needs to be replaced due to many leaks. Showers need replacement fixtures and new leak proof floors. The sprinkling system installation and software need continual adjusting by vendor. New exterior doors were installed.

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 being prepped for a proposed Vocational Village. Auto School is the first classroom in this building.

31-Factory – This building is in fair condition. Windows need replacing throughout. General maintenance concerns throughout building need addressing. Building Trades and cabinetry is the first classroom here. Building is being prepped for a proposed Vocational Village.

124-204-Horticulture – These buildings are currently used for a Horticulture class. The roof was replaced. Minor general repairs are needed to restrooms. Flowers and shrubs are grown for use by Habitat for Humanity and other government agencies.

53-Chapel – This building is in good condition considering its age. New carpeting in office and chapel areas is needed. New exterior doors are needed.

Sally port – This one room structure houses the sally port office and requires updating, which needs painting, AC replacement, and a new roof.

In conclusion the facility is well-maintained by a dedicated maintenance and grounds crew staff. New Guard 1 Rounding System is being implemented. A new camera system is underway, along with improved perimeter lighting, PPDs, sally port microwaves.

Areas of concern include:

1. Asphalt roadway repair throughout complex is underway.
2. Improved grading/surface of perimeter road.
3. Various roofs, HVAC units need replacing.
4. Electronic perimeter security detection system needs upgrading.
5. Refurbish 8-Block former housing unit.
6. Replace floors in Visiting Room, Health Care and Medical Records.
7. Reconfigure front parking lot entrance and parking.
8. Replace underground, under-sized waste water/sewage/drain pipes.
9. Replace boilers and air handlers.

**PARNALL CORRECTIONAL FACILITY (SMT)**

**5-Year Plan**

**FY2018**

Building	Project Description	Reason Description	Quantity & Units	Facility Priority	Cost Estimate
A & B HOUSING UNITS	A & B HOUSING ROOF REPLACEMENT-ENTIRE ROOF IS LEAKING REQUIRING CONTINUOUS REPAIR. BUILT IN 1985, NOW CAUSING CEILING DAMAGE. HEALTH AND SAFETY	REPLACE ROOF FOR SAFETY. DANGEROUS OR POTENTIALLY LIFE THREATENING.	60,000 SQ FT	1	\$600,000
SITE	PERIMETER SHAKER SYSTEM REPLACEMENT-THE SECURITY SYSTEM HAS OUTLIVED ITS USEFUL LIFE. SAFETY AND SECURITY ISSUE.	INSTALL NEW SHAKERS AND WIRING THROUGHOUT FACILITY. OUTLIVED ITS USEFUL LIFE. SAFETY AND SECURITY ISSUES TO STAFF, PRISONERS, AND THE GENERAL PUBLIC.	5,000 FT	2	\$125,000
92 CONTROL CENTER	REPLACE SECURITY BUBBLE GATES - THE GATES HAVE OUTLIVED THEIR USEFUL LIFE. PARTS ARE NO LONGER AVAILABLE. SAFETY AND SECURITY ISSUES	REPLACE SECURE ENTRY GATES. DANGEROUS, UNREPAIRABLE. SAFETY AND SECURITY ISSUES TO STAFF, PRISONERS, AND THE GENERAL PUBLIC.	3 DOORS	3	\$20,000
SITE	YARD LIGHTING UPGRADE-CONVERT FROM HIGH PRESSURE SODIUM TO A WHITE TYPE OF LIGHT FOR BETTER VISIBILITY AND RECORDING. SAFETY AND SECURITY.	INCREASE LIGHTING LEVELS. SECURITY LIGHT. PERSONAL SAFETY	200 FIXTURES	4	\$120,000
9 & 10 HOUSING UNITS	REPLACE CELL DOOR LOCKING MECHANISMS	DUE TO AGE OF SYSTEM. LOCKS ARE OVER 90 YEARS OLD AND MUST BE HAND FABRICATED. TO PREVENT FAILURE. TO IMPROVE SECURITY. TO EXTEND LIFE.	667 CELLS	5	\$667,000
A, B, 9, & 10 HOUSING UNITS	HOUSING UNIT PRISONER SHOWERS - REPLACE UNSANITARY GANG SHOWERS WITH INDIVIDUAL STALLS INCLUDING SHOWER CHAIRS AND HANDICAP ACCESS. HEALTH & SAFETY	WORN OUT. LEAKING. UNSANITARY, CRACKED FLOORS. LEAKING SEWAGE.	14 SHOWER AREAS	6	\$70,000
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	7	\$100,000
FOOD SERVICE	FOOD SERVICE LOADING DOCK - REPLACE EXISTING DOCKING RAMP. CURRENTLY DOES NOT PROVIDE ADEQUATE UNLOADING SPACE. HEALTH AND SAFETY HAZARD	DOCK CURRENTLY IN DANGEROUS LOCATION. NO WORKING SPACE CAUSING INJURY. TRIP AND FALL HAZARD.	1 UNIT	8	\$25,000
VARIOUS	REPLACE HEATING AND COOLING SYSTEMS IN ADMIN AND OTHER BUILDINGS.	NOT ENERGY EFFICIENT. NOT ECONOMICAL TO REPAIR. HIGH COST TO MAINTAIN AND OPERATE. SHORT LIFE EXPECTANCY.	2 UNITS	9	\$150,000
Facility wide	EXPAND VISITOR & STAFF PARKING LOT - Expand public and staff parking lot and replace sidewalks and add security lighting.	Parking lot never expanded after prisoner population was increased 25% and more staff were hired. There are now 25% more visitors perprisoners who were double bunked in A&B units, 16 block	15,050 SQ FT	10	\$200,000
				<b>Total</b>	<b>\$2,077,000</b>

# MICHIGAN DEPARTMENT OF CORRECTIONS

*“Committed to Protect, Dedicated to Success”*

## MEMORANDUM

**DATE:** 8/1/16

**TO:** Daniel Smith

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

**SUBJECT:** Annual Physical Plant Report 2016

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

### Facility Overview:

This year the Saginaw Correctional Facility has received many much needed improvements in regards to our Physical Plant. While the investments are a very welcome improvement, there are still issues that will need further attention.

At this time we are near the end of the process of our camera and perimeter lighting project. The new camera system will be a great improvement over our old system, and the new LED perimeter lighting will be a significant energy savings.

The newly installed PEL system has been operating well.

A new Fire Alarm System has been installed and has no issues.

New roofing has been installed on all buildings with the exception of unit 600. The new roofing has been a long awaited project and will serve the facility well for many years.

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

We are in the plan review stage of the process for a facility funded project to replace our parking



and sidewalks. The existing surfaces are original and have reached their maximum life expectancy.

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

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

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

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

While we have had very few 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 with no changes in its infrastructure. This translates into a shorter life cycle for equipment and increase maintenance demands.

#### Building 100: Administration

The entry doors and porous brick problems were covered in the overview. The HVAC system is generally in good condition. Precise temperature control in some areas can be problematic. Plumbing is in good condition. The boilers are original equipment. The electrical system is in good condition. The security system is in functional condition. Brick is in need of tuck pointing and windows should be caulked. This year we had the unexpected expense of replacing our elevator hydraulic lift system which had developed a leak that was discovered during our annual inspection.

#### Building 200: Support Services

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

#### Building 300: Education

The entry doors and porous brick problems were covered in the overview. The HVAC system is generally in good condition. Precise temperature control can be difficult in some areas. The boilers are original equipment. The plumbing system is in good condition. The electrical system is in good condition. The brick is in need of tuck pointing and the windows should be caulked.

#### Building: 400 Level I Housing

The entry doors and brick problems were covered in the overview. The HVAC system is generally in good condition. The boilers are original equipment. The plumbing system is generally in good condition; however, it is running at double design capacity which translates into a shorter life cycle for equipment and increase maintenance demands. The electrical system is in good condition. The brick is in need of tuck pointing and the windows should be caulked.

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

The entry doors and brick problems were covered in the overview. The HVAC systems are generally in good condition with exception on the air compressors which are in need of replacement and the boilers which are original equipment. The plumbing systems are generally in good condition; however they are running at double their design capacity which translates into a shorter life cycle for equipment and increase maintenance demands. This year the facility had to replace the water heater in unit 700. The electrical systems are in good condition. The brick is in need of tuck pointing and the windows should be caulked.

#### Buildings: 500, 1200 Level IV Housing

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

#### Building: 600 Level IV Housing

This housing unit was built in 2001 and is in generally good condition. The plumbing system is in good condition. The electrical system is in good condition. The HVAC systems are in good condition. The entry doors in this unit are showing signs of wear and tear.

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

The entry doors and brick problems were covered in the overview. The HVAC systems are in good condition. The plumbing system is in good condition. The electrical system is in good condition. The substation switch gear and backup generator are in good condition. The propane system has developed some leaks and is in need of repairs which are being scheduled at this time. Warehouse freezer doors are in poor condition and need replacement.

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

This building is of post frame construction and in good condition. The overhead doors are functional but show excessive wear. HVAC system is in good condition. Plumbing is in good condition. Electrical system is in good condition.

**SAGINAW CORRECTIONAL FACILITY**  
**5-Year Plan FY2018**

Building	Project Description	Reason Description	Quantity & Units	Facility Priority	Cost Estimate
Site	Recreation Field/Court, Resurface/Renovate, Basketball. Basketball court located westerly of Building 10.	Due to age of system. To prevent failure. To fix deteriorated, damaged, failure area.	3,000 SF		\$10,100
Site	Recreation Field/Court, Resurface/Renovate, Basketball. Basketball court located westerly of Building 11.	Due to age of system. To prevent failure. To fix deteriorated, damaged, failure area.	3,000 SF		\$10,100
Site	Recreation Field/Court, Resurface/Renovate, Basketball. Basketball court located westerly of Building 12.	Due to age of system. To prevent failure. To fix deteriorated, damaged, failure area.	3,000 SF		\$10,100
Site	Sidewalk, Concrete, New. Sidewalk running southwesterly adjacent to basketball court for Building 12.	Due to facility growth. Due to facility request. To fix deteriorated, damaged, failure area. To improve appearance. Inmate activity in this area does not allow lawn growth.	1,625 SF	1	\$15,000
Site	Sidewalk, Concrete, Remove & Replace. Sidewalks and Service areas through out the Facility	Due to age of system. Due to facility request. To prevent failure. To fix deteriorated, damaged, failure area. To prevent personal injury. To improve appearance. To improve pedestrian traffic flow. To extend life.	123,000 SF	1	\$200,000
Site	Sidewalk, Concrete, Seal Coat/Crack Seal. Sidewalk intersection/plaza between Buildings 2 and 4.	Due to age of system. Due to facility request. To improve drainage. To prevent failure. To extend life. Joints are opening and walks are beginning to float.	2,500 SF	1	\$5,300
Site	Recreation Field/Court, Resurface/Renovate, Basketball. Basketball courts located at north end of the Activity Yard.	Due to age of system. Due to facility request. To prevent failure. To prevent personal injury. To improve appearance. Due to site/soil characteristics. To extend life.	12,000 SF		\$40,300
Site	Recreation Field/Court, Remove & Replace, Running Track. Running track within the Activity Yard located at the northwest corner.	Due to age of system. Due to facility growth. To prevent failure. To fix deteriorated, damaged, failure area. To prevent personal injury. To improve appearance. To improve pedestrian traffic flow. Due to facility construction. To extend life. Uti	150 SF		\$880
Site	Recreation Field/Court, Resurface/Renovate, Running Track. Running track within the Activity Yard.	Due to age of system. Due to facility request. To prevent failure. To fix deteriorated, damaged, failure area. To prevent personal injury. To improve appearance. To improve pedestrian traffic flow. Due to site/soil characteristics. To extend life.	14,200 SF		\$59,600
Site	Site Improvements III, Remodel/Repair, Ball Field Backstop. Backstop at ball field within Activity Yard.	Due to age of system. To prevent failure. To fix deteriorated, damaged, failure area. To prevent personal injury. To improve appearance. To extend life.	1 Unit		\$2,700
Site	Site Improvements III, Remodel/Repair, Sallyport.	Due to age of system. Due to facility growth. Due to facility request. To prevent failure. Service reliability. Prevent winter freezing hazard. Due to site/soil characteristics. Due to freeze-thaw cycles. Upper gate rollers freeze in the winter.	1 Unit	1	\$134,400
Site	Sidewalk, Concrete, Remove & Replace. Interior walkways/sidewalks - miscellaneous areas.	Due to age of system. To fix deteriorated, damaged, failure area. To prevent personal injury. To improve appearance.	1,200 SF	1	\$13,000

**SAGINAW CORRECTIONAL FACILITY**  
**5-Year Plan FY2018**

Building	Project Description	Reason Description	Quantity & Units	Facility Priority	Cost Estimate
Site	Sidewalk, Concrete, Remove & Replace. Concrete walk under overhang at front entrance to Building 1.	To prevent failure. To fix deteriorated, damaged, failure area. To prevent personal injury. To improve appearance. Due to freeze-thaw cycles. To extend life.	900 SF	1	\$6,300
Site	Sidewalk, Concrete, Remove & Replace. Sidewalks located at front entrance to Building 1 adjacent to curb.	Due to age of system. Due to facility request. To improve drainage. To prevent failure. To fix deteriorated, damaged, failure area. To prevent personal injury. To improve appearance. To improve pedestrian traffic flow. Prevent winter freezing hazard.	2,000 SF	1	\$13,900
Site	Parking Lot, Bituminous, Mill & Resurface. Visitors parking lot.	Due to age of system. Due to facility request. To prevent failure. To fix deteriorated, damaged, failure area. To extend life.	17,160 SF	1	\$14,800
Site	Pavement Areas/Driveways/Roadways, Bituminous, Mill & Resurface. Front traffic circle adjacent to Building 1.	Due to age of system. Due to facility request. To prevent failure. To fix deteriorated, damaged, failure area. Due to site/soil characteristics. Due to freeze-thaw cycles. Due to frequent use by heavy/large trucks. To extend life.	11,580 SF	1	\$10,000
Site	Pavement Areas/Driveways/Roadways, Bituminous, Remove & Replace Full Depth. Entrance drive at radius opposite first drive of traffic circle.	Due to facility request. To fix deteriorated, damaged, failure area. To improve appearance. Due to facility construction. To extend life.	4,000 SF	1	\$13,000
Site	Pavement Areas/Driveways/Roadways, Bituminous, Mill & Resurface. Entrance drive from Pierce Road to traffic circle.	Due to age of system. Due to facility request. To prevent failure. To fix deteriorated, damaged, failure area. To improve appearance. Due to facility construction. Due to site/soil characteristics. Due to frequent use by heavy/large trucks. To extend life.	4,320 SF	1	\$3,700
Site	Pavement Areas/Driveways/Roadways, Bituminous, Mill & Resurface. Staff parking lot located southerly of Building 10.	Due to age of system. Due to facility request. To prevent failure. To fix deteriorated, damaged, failure area. To improve appearance. Due to site/soil characteristics. To extend life. Water perks through pavement at southeasterly corner.	67,100 SF	1	\$58,000
Site	Pavement Areas/Driveways/Roadways, Bituminous, Overlay Existing with Bituminous. Perimeter Road from Building 1 to Sally Port.	Due to facility request. To improve drainage. To improve vehicle traffic flow. Prevent winter freezing hazard. To extend life. Pavement was constructed with a reverse crown and holds water.	7,200 SF	1	\$21,800
Site	Pavement Areas/Driveways/Roadways, Bituminous, Mill & Resurface. Perimeter Road northeasterly of Building 1 and northwesterly corner of Building 10.	Due to age of system. To fix deteriorated, damaged, failure area. To improve appearance. To improve vehicle traffic flow. Due to site/soil characteristics. To extend life.	2,520 SF	1	\$2,200
Site	Soil Stabilization/Grading, Add/Regrade Drainage Swale/Lawn Area. Ditch outside of perimeter fence running southeast from the northeast corner of the site.	Due to age of system. Due to facility request. To fix deteriorated, damaged, failure area. To improve appearance. Due to site/soil characteristics. Property below to facility, ditch does not drain and cattails are growing. Forces water back to Perimeter Road.	7,500 SF		\$50,400
Site	Driveway Entrance, Bituminous, Overlay Existing with Bituminous. Perimeter Road turn pads at northeast, southeast and southwest corners of site.	Due to age of system. Due to facility request. To prevent failure. To fix deteriorated, damaged, failure area. To extend life.	10,500 SF	1	\$31,800
Site	Storm Detention Pond, Re-grade & Increase Size. Detention pond located easterly of site.	Due to age of system. Due to facility request. To improve drainage. To fix deteriorated, damaged, failure area. Service reliability. Due to site/soil characteristics. To extend life. Cattails growing.	Lump Sum		\$32,400

**SAGINAW CORRECTIONAL FACILITY**  
**5-Year Plan FY2018**

Building	Project Description	Reason Description	Quantity & Units	Facility Priority	Cost Estimate
Site	Pavement Areas/Driveways/Roadways, Bituminous, New Full Depth. South drive to new addition to Building 4.	Due to facility request. To prevent failure. To prevent personal injury. To improve appearance. To improve vehicle traffic flow. Due to facility construction. To extend life.	1,000 SF	1	\$3,000
Site	Pavement Areas/Driveways/Roadways, Bituminous, Mill & Resurface. Front drive at Building 4 (Maintenance Building).	Due to age of system. To fix deteriorated, damaged, failure area. Due to site/soil characteristics. Due to frequent use by heavy/large trucks. To extend life.	16,560 SF	1	\$14,300
Site	Upgrade fence sensors.	More cost effective to replace soon. To eliminate potential for future damage. Not functioning properly, components failing. For officer safety. For public safety.	8,200 LF	3	\$323,700
Administration 100	Misc projects. Seal exterior brick with commercial sealant.	Worn out. Damaged. Leading to More Serious Problems. To Cover up Water Damage.	Lump Sum	5	\$25,200
Administration 100	INTERIOR LIGHTING-Relamp/reballast interior light fixture(s), Troffer. Remove T12 lamps and magnetic ballasts and replace with T8 lamps and electronic ballasts.	Provides a cost and energy savings.	27,315 SF		\$73,800
Administration 100	Modular boilers. Replace (2) PK-1200 heating boilers.	Worn out. Future major expense.	2 Units	6	\$35,300
Administration 100	Replace/new water heater - 250 gallon.	Worn out. Future major expense.	2 Units		\$22,700
Administration 100	Miscellaneous. Replace smoke detectors throughout facility.	Worn out. Future major expense. Life safety issue.	Lump Sum		\$26,900
Administration 100	Replace monitoring system.	Beyond useful life. More cost effective to replace soon. To eliminate high maintenance condition. For officer safety.	Lump Sum	4	\$69,200
Administration 100	Replace condensing units	existing system has reached it maximum life expectancy	MOP		\$75,000
Support Services 200	Replace single exterior door/frame/hardware.	Worn out. Damaged. To Cover up Water Damage.	4 Units	2	\$10,100
Support Services 200	Equipment - New and Replacement. Replace (3) dental chair control arms.	Damaged. Request of Facilities Maintenance.	Lump Sum		\$4,200

**SAGINAW CORRECTIONAL FACILITY**  
**5-Year Plan FY2018**

Building	Project Description	Reason Description	Quantity & Units	Facility Priority	Cost Estimate
Support Services 200	Equipment - New and Replacement. Replace dental x-ray processor.	Worn out. Damaged. Request of Facilities Maintenance.	Lump Sum		\$5,000
Support Services 200	Misc projects. Seal exterior brick with commercial sealant.	Worn out. Damaged. Leading to More Serious Problems. To Cover up Water Damage.	Lump Sum	5	\$25,200
Support Services 200	Modular boilers.	Worn out. Future major expense.	2 Units	6	\$35,300
Support Services 200	Replace pneumatic with direct digital controls (DDC).	Not functioning or broken.	29,740 SF		\$12,500
Support Services 200	Miscellaneous. Replace faucets with motion sensor type faucets.	Code compliance. Personal comfort.	Lump Sum		\$8,100
Support Services 200	Add new equipment. Replace door control panel.	Obsolete, no longer manufactured, parts unavailable. To eliminate potential for future damage. To eliminate high maintenance condition. Not functioning properly, components failing. For officer safety.	Lump Sum		\$13,600
Support Services 200	Replace condensing units	existing system has reached it maximum life expectancy	MOP		\$75,000
Education 300	Replace double exterior doors/frame/hardware.	Worn out. Damaged. To Eliminate High Maintenance Condition. To Cover up Water Damage.	2 Units	2	\$9,400
Education 300	Equipment - New and Replacement. Replace convection oven/range.	Worn out. Damaged. To Eliminate High Maintenance Condition.	Lump Sum		\$13,400
Education 300	Replace/new water heater - 250 gallon.	Worn out. Future major expense.	2 Units		\$22,700
Education 300	Replace condensing units	existing system has reached it maximum life expectancy	MOP		\$75,000
Warehouse 1100	Tuckpoint brick.	Leading to More Serious Problems. To Cover up Water Damage.	500 SF	5	\$4,200

**SAGINAW CORRECTIONAL FACILITY**  
**5-Year Plan FY2018**

Building	Project Description	Reason Description	Quantity & Units	Facility Priority	Cost Estimate
Warehouse 1100	Equipment - New and Replacement. Add extra sound absorptive blankets around compressors 30 LF.	Request of Facilities Maintenance.	Lump Sum		\$4,000
Warehouse 1100	Misc projects. Addition of 500 sf for extra storage.	Dangerous or Potentially Life Threatening. Remove storage above freezer/coolers.	Lump Sum		\$168,000
Warehouse 1100	Miscellaneous. Move condensing units for freezers to outside.	Impairs building operation.	Lump Sum		\$4,000
Carport	Building demolition.	Damaged. Leading to More Serious Problems. To Eliminate High Maintenance Condition.	352 SF		\$4,100
Housing Unit 700 - L2	Recaulk/Reseal window system.	Worn out. Leading to More Serious Problems.	1,500 SF	5	\$12,600
Housing Unit 700 - L2	Replace double exterior doors/frame/hardware.	Worn out. Damaged. To Eliminate High Maintenance Condition. To Cover up Water Damage.	4 Units	2	\$18,800
Housing Unit 700 - L2	Misc projects. Seal exterior brick with commercial sealant.	Worn out. Damaged. Leading to More Serious Problems. To Cover up Water Damage.	Lump Sum	5	\$25,200
Housing Unit 800 - L2	Recaulk/Reseal window system.	Worn out. Leading to More Serious Problems.	1,500 SF	5	\$12,600
Housing Unit 800 - L2	Replace double exterior doors/frame/hardware.	Worn out. Damaged. To Eliminate High Maintenance Condition. To Cover up Water Damage.	4 Units	2	\$18,800
Housing Unit 800 - L2	Misc projects. Seal exterior brick with commercial sealant.	Worn out. Damaged. Leading to More Serious Problems. To Cover up Water Damage.	Lump Sum	5	\$25,200
Housing Unit 800 - L2	Modular boilers.	Worn out. Future major expense.	1 Unit	6	\$17,600
Housing Unit 900 - L2	Recaulk/Reseal window system.	Worn out. Leading to More Serious Problems.	1,500 SF	5	\$12,600

**SAGINAW CORRECTIONAL FACILITY**  
**5-Year Plan FY2018**

Building	Project Description	Reason Description	Quantity & Units	Facility Priority	Cost Estimate
Housing Unit 900 - L2	Replace double exterior doors/frame/hardware.	Worn out. Damaged. To Eliminate High Maintenance Condition. To Cover up Water Damage.	4 Units	2	\$18,800
Housing Unit 900 - L2	Misc projects. Seal exterior brick with commercial sealant.	Worn out. Damaged. Leading to More Serious Problems. To Cover up Water Damage.	Lump Sum	5	\$25,200
Housing Unit 900 - L2	Replace/new water heater - 250 gallon.	Worn out. Future major expense.	1 Unit		\$11,300
Housing Unit 900 - L2	Modular boilers.	Worn out. Future major expense.	1 Unit	6	\$29,400
Housing Unit 900 - L2	Miscellaneous. Replace faucets in cells.	Not functioning or broken. Code compliance.	Lump Sum		\$30,200
Housing Unit 900 - L2	Miscellaneous. Replace expansion joints.	Worn out.	Lump Sum		\$2,700
Housing Unit 500 - L4	Replace existing window system - w/ insulated system.	Damaged.	120 SF		\$7,700
Housing Unit 500 - L4	Recaulk/Reseal window system.	Worn out. Leading to More Serious Problems.	1,200 SF	5	\$10,100
Housing Unit 500 - L4	Replace double exterior doors/frame/hardware.	Worn out. Damaged. To Eliminate High Maintenance Condition. To Cover up Water Damage.	4 Units	2	\$18,800
Housing Unit 500 - L4	Equipment - New and Replacement. Replace 192 faucets.	Leading to More Serious Problems. Not to Present Code. To Eliminate High Maintenance Condition. The faucets are no longer manufactured. This will become a health and sanitation problem.	Lump Sum		\$43,700
Housing Unit 500 - L4	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		\$40,300
Housing Unit 500 - L4	Replace/new water heater - 250 gallon.	Worn out. Future major expense.	1 Unit		\$11,300



**SAGINAW CORRECTIONAL FACILITY**  
**5-Year Plan FY2018**

Building	Project Description	Reason Description	Quantity & Units	Facility Priority	Cost Estimate
Housing Unit 500 - L4	Modular boilers.	Worn out. Future major expense.	1 Unit	6	\$29,400
Housing Unit 500 - L4	Miscellaneous. Replace faucets in cells..	Not functioning or broken. Code compliance.	Lump Sum		\$30,200
Housing Unit 500 - L4	Miscellaneous. Replace expansion joints.	Worn out.	Lump Sum		\$2,700
Housing Unit 1200 - L4	Replace existing window system - w/ insulated system.	Damaged.	120 SF		\$7,700
Housing Unit 1200 - L4	Recaulk/Reseal window system.	Worn out. Leading to More Serious Problems.	1,200 SF	5	\$10,100
Housing Unit 1200 - L4	Replace double exterior doors/frame/hardware.	Worn out. Damaged. To Eliminate High Maintenance Condition. To Cover up Water Damage.	4 Units	2	\$18,800
Housing Unit 1200 - L4	Equipment - New and Replacement. Replace 192 faucets.	Leading to More Serious Problems. Not to Present Code. To Eliminate High Maintenance Condition. The faucets are no longer manufactured. This will become a health and sanitation problem.	Lump Sum		\$43,700
Housing Unit 1200 - L4	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		\$40,300
Housing Unit 1200 - L4	Replace/new water heater - 250 gallon.	Worn out. Future major expense.	1 Unit		\$11,300
Housing Unit 1200 - L4	Modular boilers.	Worn out. Future major expense.	1 Unit	6	\$29,400
Housing Unit 1200 - L4	Miscellaneous. Replace (92) faucets.	Not functioning or broken. Code compliance.	Lump Sum		\$30,200
Housing Unit 1200 - L4	Miscellaneous. Replace expansion joints.	Worn out.	Lump Sum		\$2,700

**SAGINAW CORRECTIONAL FACILITY**  
**5-Year Plan FY2018**

Buildiing	Project Description	Reason Description	Quantity & Units	Facility Priority	Cost Estimate
Housing Unit 400 - L1	Replace double exterior doors/frame/hardware.	Worn out. Damaged. To Eliminate High Maintenance Condition. To Cover up Water Damage.	4 Units	2	\$18,800
Housing Unit 400 - L1	Equipment - New and Replacement. Replace cooler/freezer.	Worn out. Damaged. Request of Facilities Maintenance.	Lump Sum		\$26,900
Housing Unit 400 - L1	Modular boilers.	Worn out. Future major expense.	1 Unit	6	\$29,400
Weight Pit Building	Replace gutter system.	Leading to More Serious Problems. To Eliminate High Maintenance Condition. To Cover up Water Damage.	200 LF		\$2,000
Food Service	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	7	\$25,000
Facility	Replace foot lockers and desks	Current cell lockers and desks have been destroyed to make weapons. Need to install heavy duty steel foot lockers and writing surfaces.	1,100 of each		\$1,000,000
Site	Repair or remove Propane System	Exsiting system has leaks that will require entire tank to be emptied	1		\$25,000
				<b>Total</b>	<b>\$3,699,180</b>

# MICHIGAN DEPARTMENT OF CORRECTIONS

*“Committed to Protect, Dedicated to Success”*

## Memorandum

**DATE:** June 24, 2016

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

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

**SUBJECT:** **Cassidy Lake Special Alternative Incarceration/SAI 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

The MOP project to replace the perimeter fence security system to provide safety and security to the public will be started in the next month. The MOP project to install the new PELS system to provide safety to staff and visitors will be starting soon. The camera system needs to be replaced to provide more capacity and better coverage of the facility. The current system is outdated and not large enough to provide additional cameras.

### Housing Units

The two main housing units (A and B Co.) are in need of an overhaul of their hot water and heating systems. The heating and hot water system needs to have separate boilers for each system. Many of the heat registers and covers need to be replaced. Some covers have been replaced in various areas. The roofs need to be replaced. Physical Plant change requests are being submitting to replace the shingles on these buildings. A lot of the window hardware needs replacement. Door locks on many doors need to be replaced; parts are not available for repairs of the locks. The five smaller housing units (C Co.) need windows and doors replaced on all units. Lighting in all housing units needs to be upgraded to more energy efficient fixtures. Some light fixtures have been upgraded during normal maintenance. The hot water storage tanks in A and B Co need to be replaced.

### Programs (School) Building

The air conditioning system needs to be replaced; the current system is more than 40 years old and currently is not working. The compressor is seized. A MOP project is planned for replacing the HVAC system for this building. The windows are more than 40 years old, very energy inefficient, and the hardware is broken in many of them. More lighting needs to be upgraded to energy efficient fixtures for enhanced energy efficiency. Some light fixtures have been upgraded during normal maintenance.

### Food Service

The doors and door frames need to be replaced. More lighting needs to be upgraded to energy efficient fixtures for enhanced energy efficiency. The heat registers and covers need to be replaced. The fire alarm system was replaced with an upgraded panel and detectors.

### Administration Building

Many of the heating and AC cabinets need to be overhauled. The utility room telephone system needs to be in a temperature controlled area. A Physical Plant change request is being submitted to replace the shingles on this building. The air conditioning system is old (about 40 years), and needs to be replaced. The windows and hardware is old and in need of repair or replacement.

### Grounds

The interior road and employee/visitor parking lots need to have cracks repaired, the blacktop sealed and holes repaired. The old sewage lagoon needs to be filled in. The 100 foot umbrella light pole in front of the maintenance building was repaired with new lifting cables installed. The light fixtures were also rebuilt. The light fixtures on all of the umbrella light poles need to be replaced to more energy efficient fixtures. More trees in close proximity of the perimeter fence and buildings need to be removed. Currently Regional Forestry is working on removing the needed trees inside the facility. A second perimeter fence needs to be installed with a security system to improve the security of the facility. The facility needs to have a sallyport installed to provide better security and control traffic entering and exiting the facility. The gate operators that operate gate 1 and 2 need to be replaced. They are beyond their useful life and parts are not available. The perimeter fence area has recently had stone added on the inside and outside to improve the area by the fence to improve security.

### Maintenance Building

The old maintenance building needs to be upgraded or replaced. The lighting needs to be upgraded to energy efficient fixtures. The heating system needs to be replaced to provide more energy efficient heat for the building.

### Commons Building/Control Center/Medical Area

Ceiling fans need to be installed in the gym area to blow the heat down from the ceiling to the floor. Heat registers need repairing in areas. Lighting needs to be replaced with energy efficient fixtures. The building needs energy efficient windows installed. The electrical system needs to be replaced in the building. The entire electrical system is old and outdated, the current system has push matic panels, these are obsolete and parts are not available. The wiring in the building needs to be replaced. The current wire is solid wire and don't have grounds on a lot of the individual circuits.

### Recycle Garage

Windows and door needs to be replaced.

### Retention Building (Old Control Center)

The building should be demolished. The roof has some leaks. The windows and door need to be replaced and repaired if the building is to be repaired.

### Facility Generator

The main emergency generator is in good working order but the switch gear is old and unreliable. The switch gear is obsolete and parts are hard to obtain. There is only one company located in Chicago capable of performing repairs.

Pole Barn

Lighting needs to be replaced with energy efficient fixtures.

cc;

Ed Vallad, Physical Plant Manager

Robert Sullivan, Facility Manager

Gary Keiffer, Physical Plant Division

Andrea Stinson, Physical Plant Division

David Albrecht, Regional Physical Plant Supervisor

Eames Groenleer, Regional Administrative Officer

**SPECIAL ALTERNATIVE INCARCERATION (SAI)  
5-YEAR PLAN FY 2018**

Building	Project Description	Reason Description	Quantity & Units	Facility Priority	Cost Estimate
Site	Relocate the current Control Center to the basement of the Administration Building. This would require additional perimeter fencing and moving the current employee parking lot.	Increase facility security.	TBD	1	\$450,000
Site	Additional Facility/Yard lighting.	Increase security.	10 Units	2	50,000
Site	Add new pan & tilt color cameras outside.	For officer and prisoner safety/security	10 Units	3	10,000
Site	Add new fixed color cameras inside.	For officer and priosner safety/security.	10 Units	3	10,000
A/B/C Company/Admin. Building	Replace roofs	Current roofs in poor condition.	4 units	4	75,000
Upgrade electrical services	Control Center Building	Current electrical panels are obselete and unreliable. Wiring outdated and fire hazard.	1 unit	5	200,000
Sallyport	Sallyport Gate operators	Replace current gate operators, current operators obsolete part unavailable.	2 units	5	15,000
rator	Replace chiller	Current chiller is outdated, parts difficult to find. The chiller is beyond it's useful life.	1 unit	6	40,000
Site	Replace exterior doors inside SAI. Housing units, Food Service, Control Center, and School Building.	Doors are rusted in poor condition, not insulated.	25 units	7	45,000
Site	Replace exterior windows in Housing Units, School, Control Center.	Current windows in poor condition, not insulated.	200 units	7	100,000
Site	Install overflow system/Underground Water Storage Tank.	Install an overflow system with proper drainage to underground water storage tank. Currently no overflow for the tank. This is to meet recommendations from engineering company during last inspection.	1 unit	8	28,840
Food Service/Medical	Upgrade lighting in Food Service Building and Medical.	Current lighting is outdated and does not provide adequate lighting for the area.	30 units	8	18,000
Food Service	Replace Grease Trap	Current grease trap doesn't meet current plumbing codes and is unreliable.	1 unit	9	29,000
Site	Parking Lot-Entrance Road repaving and repair.	Parking lot and perimeter road cracking and breaking up. Safety issue.	TBD	10	25,000
Site	Upgrade/repair service road to Well and Water Reservoir	Current road is dirt and sand. Difficult to maintain during winter months. Access to this area is critical to maintain water system supply.	TBD	10	51,500
Housing Units A/B	Repair heating system fin tubes.	Fin tubes and covers are damaged and don't supply sufficient heat.	50	10	56,600
				<b>Total</b>	<b>\$1,203,940</b>

# Michigan Department of Corrections

*“Committed to Protect, Dedicated to Success”*

## Memorandum

**DATE:** June 28, 2016

**TO:** Steve Rivard, Warden  
St. Louis Correctional Facility/SLF

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

**SUBJECT:** Annual Physical Plant Report 2016

### Overview of Physical Plant Accomplishments

Parking lot, perimeter road, big yard walking track, and basketball courts asphalt resurfaced.

Security upgrades for the Sallyport are complete.

Some entry doors throughout the facility have been replaced.

Replaced carpet in some of the needed areas of the facility.

LED lighting is currently being installed in the interior of the facility.

LED bulbs are being used as needed in the Housing Units, Food Service, and Administration Building.

Improved participation and cooperation from Maintenance Staff for scheduled and emergency \overtime.

Continued improved morale among Maintenance Staff.

Continued improved communication between Maintenance Staff and Facility Staff.

### **Annual Review of Physical Plant**

Roofs are currently being repaired by Quality Roofing.

Flex Zone is being installed on the outer perimeter fence.

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

Fire alarm system is outdated and can only be maintained by Midstate Security.

PPD system is outdated and needs to be replaced.

Areas that have original carpet are worn and need replaced.

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

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

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

### **Building 100 – Administration**

The HVAC system is generally in good condition. Plumbing is in good condition. The electrical system is in good condition. The security system is in good condition. The windows should be caulked. Offices need carpet replaced. Building entrance/exit doors are rusted and need to be replaced.

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

The HVAC system is generally in good condition. Plumbing is generally in good condition. The electrical system is in good condition. Food Service is generally in good condition; however, it is running at over double design capacity which translates into a shorter life cycle for equipment and increase maintenance demands. Health Care is in good condition. Building entrance/exit doors are rusted and need to be replaced.

### **Building 300 – Education/Programs**

The HVAC system is generally in good condition; however, an additional unit needs to be installed to handle air conditioning to the Library Offices and Quartermaster areas. The plumbing system is in good condition. The electrical system is in good condition. The windows should be caulked. Offices need carpet replaced. Building entrance/exit doors are rusted and need to be replaced.



**Housing Units 1 - 7**

The HVAC systems are in generally in good condition. The plumbing systems are generally in good condition; however, they are running at double their design capacity which translates into a shorter life cycle for equipment and increase maintenance demands. The electrical systems are in good condition. Seals on some windows are bad causing them to become cloudy.

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

The HVAC systems are in good condition. The plumbing system is in good condition. The electrical system is in good condition. The substation switch gear, back-up generator is in good condition. Building entrance/exit doors are rusted and need to be replaced.

**Pole Barn/Gun Range**

Electrical system and lighting has been started but needs to be completed.

cc: Ed Vallad, Administrator, Physical Plant Division  
Daniel Smith, Department Analyst, Physical Plant Division  
Jeff Niemi, Northern Region Physical Plant Supervisor  
Gary Keiffer, Building Construction Specialist  
Andrea Stinson, Building Construction Specialist  
Dave Downs, Administrative Officer

**ST LOUIS CORRECTIONAL FACILITY**  
**5-Year Plan FY2018**

Building	Project Description	Reason Description	Quantity & Units	Facility Priority	Project Cost
Site	Facility Fire Alarm System	The fire alarm system is outdated and in constant need of repair. Current system is proprietary with Midstate Security and cannot be repaired by facility maintenance. The new system should have software that maintenance can use for repairs and preventative maintenance.	11	1	\$175,000.00
Site	PPD System	PPD system is outdated and needs to be replaced for staff safety.		1	\$250,000.00
Site	Exterior Doors	Door frames are rusting out and pulling loose from the block walls. This puts extra stress on the hinges causing them to need to be replaced often.	20	2	\$350,000.00
Site	Gate	Gate with opener to be installed behind Food Service to be controled by A-Tower.	1	2	\$39,670.00
Site	Towers	Replacement or demolition requested.	5	3	\$300,000.00
Programs	Program Building Air Conditioning	Currently we no A/C for the Law Library offices.	1	3	\$45,000.00
Site	Shower Floor Repair	Flooring improvements.	28	3	\$40,000.00
Site	Building Interior LED Lighting	Led lighting would increase visiblity at night and allows better camera images and video recall. Lights would save energy and allows instant brightness when needed.	11	3	\$90,000.00
Site	PVI Atmospheric Gas Water Heaters	Domestic hot water heaters have deteriorated.	7	3	\$190,000.00
Site	Sidewalk Repairs	Some sidewalks are in need of replacement due to cracks and breakdown,		3	\$40,000.00
Site	Housing Unit Windows	Seals in the housing unit windows have gone bad causing them to cloud up.	672	3	\$400,000.00
Site	Cardboard Baler.	The complex is recycling cardboard from the three facilities.	1	3	\$5,000.00
				<b>Total</b>	<b>\$1,924,670.00</b>

**MICHIGAN DEPARTMENT OF CORRECTIONS**  
**MEMORANDUM**  
*“Committed To Protect, Dedicated to Success”*

**DATE:** June 27, 2016

**TO:** George Stephenson, A/ Warden  
Thumb Correctional Facility

**FROM:** Marty Farnsworth, Physical Plant Superintendent  
Thumb Correctional Facility

**SUBJECT:** Annual Physical Plant Evaluation

Policy directives require an annual maintenance assessment of our facility. A key to ensuring the proper maintenance of any site is the resources (human and financial) that are provided toward that effort.

Detailed below is the annual assessment of our physical plant as required by PD 04 03.100. We have detailed each building's condition and any repairs/improvements that are recommended or have recently been completed. Many of the items have been previously identified and included on our five (5) year plan.

Most buildings at the Thumb Correctional Facility are in good condition with wear and tear typically found in buildings of this age. This report will detail only the work that is not considered "routine", it will be items that directly affect the safety and security of the facility as a whole.

#### Overview of Physical Plant Accomplishments

There is an entire new zone system installed, the A and B fences have had new shaker cable installed with a new head end system.

The C zone shaker cable has been removed

The facility has added over two hundred additional cameras, new monitors, a new head end system and there has been new control boxes placed on the perimeter road.

The walking track on the inside of the facility has been resurfaced.

The Bar Screen building has been renovated painted and a new motor installed for the grinder. There is new electrical, new heater and new exhaust fans installed.

There was a new RPZ building installed on the perimeter road. A new Dual RPZ has been installed, a stand by generator was added, and new variable speed pumps have been installed to

control the pressure to the facility's water system.

There has been several hundred feet of new razor wire installed throughout the facility in several locations.

The Sally port has been extended 35' to allow for the bigger trucks to be able to come in and out of the facility. With this was a new gate, 15 additional microwaves, new controllers and razor wire.

The Sally Port pit was filled in.

The upstairs of the Administration building was carpeted.

A new UPS system was installed to back up the camera system.

Fencing was put up for a walk/Training area for the new dog program.

A new air compressor has been installed in Durant housing unit (Building 400).

A new basketball court has been installed in Franklin Yard (Building 1000).

The facility fixed four broken drains in the Chow Hall (Building 200).

#### Auburn Unit/Burns Unit (Bldg. 700)

There continues to be the need for new Boilers in this housing unit. The old boilers are still in good working condition, and the continuous preventative maintenance on them will continue to extend their lives. It is still a concern of mine that if we do not eventually replace these boilers we will someday come across repairs that may be significant to this facility both financial and with great disruption.

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

The overall appearance and structure of building 700 is excellent the staff both Maintenance and Custody do an excellent job of keeping this housing unit in great shape.

There was several cameras added to this building which has brought the safety and security of this building to the best it has ever been.

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

#### Cord Unit/Durant Unit (Bldg. 400)

Not unlike all the other housing units building 400 is in need of new metal insulated doors,

hardware and frames. The entrance doors on the front and back of this housing unit get considerable wear and tear over the years and have just come to the end of their usefulness.

The roof of building 400 is still in need of replacement. This would reduce the continuous and costly repairs we perform on the roof. Regional Maintenance will be scheduling their roof expert to come in and make repairs until the time comes we can replace this roof. It is put in our five year plan and should soon be coming up for replacement.

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

There has been several cameras added to this housing unit bringing the safety and security of this building to the best it has ever been.

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

As with the other units this unit too needs new entry doors, hardware and continuous hinges. The doors are not worn out due to misuse but because of age and use. There was a new door put on Franklin this past couple of years so we are moving forward with the replacement of needed hardware.

The handicapped lift in building 500 is still working well, and has not seemed to give us many issues over the past year; we added a magnet to the door of the elevator to keep it secure during movement.

There has been several cameras added to building 500, making this unit as secure as it has ever been.

Building 1000 roof is in poor condition, it is leaking in several areas and recently Regional Maintenance has come out to inspect roof. Per the conversation with Regional Maintenance the roof in building 1000 (Franklin) is beyond repair and is in need of immediate replacement. Regional Maintenance has made repairs and for now there is no leaks that are presently an issue.

There has been several cameras added to building 1000, in addition we have added a suicide watch cell that has its own camera. We have removed all necessary hardware, beds, shelves etc.

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

The elevator in this building was worked on this past year and has seemed to be working good.

There have been no complaints in quite some time about this elevator.

There is still one old Domestic Hot Water heater that needs to be replaced, this is still in the works but will be done through attrition.

There are some doors throughout this building that are still in the need of replacing. Although I feel they could certainly be done through attrition.

Several additional cameras were added to the Dining hall making it much nicer for Custody to police this area.

#### Programs (Building 300)

Several Cameras were added to both the school building and the Gym area.

After issues last year with the Air Conditioner we have seemed to find the problem in the controls and it has been working good at this time.

The entrance doors are in need of replacement in building 300, but for the most part this building is in good shape.

#### Administration (Building 100)

We need to replace the sliding doors (Doors 1, 2, and 3) at the Bubble and Control Center in order to maintain the safety and security of the facility when employees, visitors, and prisoners enter and exit this area. We have seemed to get the work on these doors under control, although there are still times we need to work on these doors for the most part they have been running well. This is in our five year plan, but do 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 hasn't been able to be fixed quickly and for the most part inexpensively.

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

The pillars on the entrance of the administration building have been reworked and are now in good condition.

### MSI (Building 600)

This building is in good shape for the most part. The steel roof has several leaks; Regional Maintenance has recently visited the facility and helped us fix these minor leaks.

All the lighting through out this building has been updated and it has made a significant difference.

There are plans in the works for a new dryer to be installed in building 600. Due to the pure cost of this item it will be entirely handled by DTMB>

### Site Needs

We need to repair our parking lots and perimeter roads, even though they do not see the traffic that they once did they still need to be maintained or even upgraded. Several bids have been obtained and we are working towards this goal. This is in our five year plan, but for now we continue to get by.

The Generator is in good working condition. It recently had its yearly full load test competed with an entire tune up. It would be a great advantage to this facility if the Generator was upgraded; this would allow us to be able to run the entire facility during a power outage. As of right now we can only run certain areas of the facility.

The entire perimeter has had cameras added this past year, we now have complete coverage of every area of the perimeter road.

The two microwaves have been replaced and upgraded.

The Facility has replaced its entire zone defense, the A and B zone defense is all new. We

removed the C zone due to the fact that it was way beyond its useful life and wasn't part of the bid to have replaced.

### Gun Range

The gun range is up and running at this time, and seems to be holding up better due to some slight changes made over the past year. The building of the second range is in complete except for the berm, the facility has been working hard to clean up this area and get the second half of the range in full use.

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

1. Boiler for heat and domestic hot water
2. Door replacements
3. Roof replacement; on building 400, 600 and 1000
4. Replacement of the perimeter road

As indicated above, many of the items reported herein have been identified through previous assessment documents. We will continue to review the facilities needs and update all concerned as our reassessment project is completed. The Thumb Correctional Facility has been selected for a Perimeter Camera upgrade, this project is in full motion, and in addition to that the facility has been selected for zone upgrades. When these projects are completed it will make a huge improvement to the safety and security of the Thumb Correctional Facility.

CC.

Ed Vallad

Steve Zubek

Gary Kieffer

Andrea Stinson

Dave Albrect



**Thumb Correctional Facility**  
**5-Year Plan**                      **FY2018**

Building	Project Description	Reason Description	Quantity & Units	Facility Priority	Cost Estimate
Entire Facility	Upgrade Facility Paging System	Obsolete, no longer manufactured parts available.	18 Units	2	\$ 165,000
Bldg. 200	Replace three existing coolers in food service	Floors are in need of replacement. 29 years of use.	3 Units	2	\$ 135,000
Bldg. 200	Replace single exterior door/Frame/Hardware	Damaged, in need of replacement.	6 Units	2	\$ 98,000
Education	Replace single exterior door/Frame/Hardware	Damaged, in need of replacement.	2 Units	2	\$5,000
Entire Facility	Repave parking lot	Water Damaged, freezing conditions are adding to damage of the parking lot.	1 Unit	1	\$129,000
Entire Facility	Replace existing sidewalks through out facility	Water Damaged, freezing conditions are adding to damage of sidewalks	8 Units	1	\$57,000
Perimeter Road	Repave Perimeter Road	Water Damaged, freezing conditions are adding to damage of perimeter road.	1 Unit	1	\$171,000
200 Building	Fire tube Boilers	Worn Out, potential safety risk	1 Unit	1	\$225,000
MSI	Replace existing roof	Damaged, leading to more serious problems	1 Unit	1	\$394,000
Cord/Durant	Replace existing roof	Damaged, leading to more serious problems	2 Units	1	\$275,000
Franklin	Replace existing roof	Damaged, leading to more serious problems	1 Unit	1	\$400,000
Entire Facility	ICON plumbing valves throughout the facility	Immediate savings to our facility utility expenditures.	Facility	1	\$250,000
Administration	Replace controls on air conditioning unit	Obsolete, no longer manufactured parts available.	1 Unit	2	\$35,000
Education	Replace controls on air conditioning unit	Obsolete, no longer manufactured parts available.	1 Unit	2	\$35,000
				<b>Total</b>	<b>2,374,000.00</b>

**Thumb Correctional Facility**  
**5-Year Plan**                      **FY2018**

Building	Project Description	Reason Description	Quantity & Units	Facility Priority	Cost Estimate
Housing Unit 4 - G/H Level	Replace double exterior doors/frame/hardware.	Leading to More Serious Problems. To Eliminate High Maintenance Condition.	4 Units	1	\$11,000.00
Housing Unit 3 - E/F Level	Replace double exterior doors/frame/hardware.	Leading to More Serious Problems. To Eliminate High Maintenance Condition.	4 Units	1	\$11,000.00
Housing Buildings 5,6, 7, 8 adm	Replace interior entry doors.	Leading to More Serious Problems. Does Not Meet ADA Guidelines. Cosmetically Necessary or Aesthetically Poor.	8 units	1	\$38,600.00
Housing Unit 5-Round	Add new equipment. New door control and lighting control panels.	More cost effective to replace soon. Obsolete, no longer manufactured, parts unavailable. To eliminate high maintenance condition.	1 unit	2	\$22,500.00
Housing Unit 6-Steamboat	Add new equipment. New door control and lighting control panels.	More cost effective to replace soon. Obsolete, no longer manufactured, parts unavailable. To eliminate high maintenance condition.	1 unit	2	\$22,500.00
Housing Unit 5-Round	Replace existing window system - w/ insulated system. New frames and window units with better heavy duty hardware.	Worn out. To Eliminate High Maintenance Condition.	1 unit	3	\$10,160.00
Housing Unit 2-Lime	Replace existing window system - w/ insulated system. New frames and window units with better heavy duty hardware.	Worn out. To Eliminate High Maintenance Condition.	1 unit	3	\$10,160.00
Housing Unit 3-Marquette	Replace existing window system - w/ insulated system. New frames and window units with better heavy duty hardware.	Worn out. To Eliminate High Maintenance Condition.	1 unit	3	\$10,160.00
Housing Unit 4-Neebish	Replace existing window system - w/ insulated system. New frames and window units with better heavy duty hardware.	Worn out. To Eliminate High Maintenance Condition.	1 unit	3	\$10,160.00
Housing Unit 6-Steamboat	Replace existing window system - w/ insulated system. New frames and window units with better heavy duty hardware.	Worn out. To Eliminate High Maintenance Condition.	1 unit	3	\$10,160.00
Housing Unit 3-Marquette	Add new equipment. New door control and lighting panels.	More cost effective to replace soon. Obsolete, no longer manufactured, parts unavailable. To eliminate high maintenance condition.	1 unit	4	\$23,500.00
Housing Unit 2-Lime	Add new equipment. New door control and lighting control panels, to replace old Honeywell panels.	More cost effective to replace soon. Obsolete, no longer manufactured, parts unavailable. To eliminate high maintenance condition.	1 unit	4	\$23,500.00
Housing Unit 4-Neebish	Add new equipment. New door control and lighting control panels, Honeywell panels failing.	More cost effective to replace soon. Obsolete, no longer manufactured, parts unavailable. To eliminate high maintenance condition.	1 unit	4	\$23,500.00
Housing Unit 1 - A/B Level	Replace existing window system - w/ insulated system.	Worn out.	1 unit	5	\$18,375.00
Housing Unit 4 - G/H Level	Replace existing window system - w/ insulated system.	Worn out.	1 unit	5	\$18,375.00

**Thumb Correctional Facility  
5-Year Plan FY2018**

Building	Project Description	Reason Description	Quantity & Units	Facility Priority	Cost Estimate
Housing Unit 3 - E/F Level	Replace existing window system - w/ insulated system.	Worn out.	1 unit	5	\$18,375.00
Housing Unit 2 - C/D Level	Replace existing window system - w/ insulated system.	Worn out.	1 unit	5	\$18,375.00
School Unit / Education	Replace single exterior door/frame/hardware. With heavy duty frame, door, and hardware.	Damaged.	4 Units	5	\$10,100.00
School Unit / Education	Replace single exterior door/frame/hardware. With heavy duty frame, door, and hardware.	Damaged.	4 Units	5	\$10,100.00
Administration	Replace existing window system - w/ insulated system.	Worn out. Leading to More Serious Problems. To Eliminate High Maintenance Condition.	1 unit	5	\$57,500.00
School Unit / Education	Replace existing window system - w/ insulated system.	Worn out. To Eliminate High Maintenance Condition. To Cover up Water Damage.	1 unit	5	\$51,100.00
Site	Structures I, Grease Trap, New.	Long-term/high maintenance issue. Service reliability.	1 Unit	5	\$7,600.00
Site	Structures I, Manhole, Remove & Backfill.	Long-term/high maintenance issue. Service reliability.	1 Unit	5	\$5,000.00
Housing Unit 1	Replace existing window system - w/ insulated system.	Damaged. To Eliminate High Maintenance Condition.	1 unit	5	\$10,160.00
Administration	Replace existing window system - w/ insulated system.	To Eliminate High Maintenance Condition.	1 unit	5	\$127,700.00
School Unit	Replace existing window system - w/ insulated system.	To Eliminate High Maintenance Condition.	1 unit	5	\$73,500.00
				<b>Total</b>	<b>\$5,401,160.00</b>

# MICHIGAN DEPARTMENT OF CORRECTIONS

*“Committed to Protect, Dedicated to Success”*

## MEMORANDUM

DATE: June 30, 2016  
TO: Warden Anthony Steward, WHV  
FROM: Richard Bullard, Physical Plant Superintendent - WHV  
SUBJECT: Annual Physical Plant Report

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 FY2016:

- **Arc Flash Study** – An arc flash study of all the primary electrical switchgear and secondary circuit breakers, facility wide.
- **Primary Electrical Cable Replacement** – Replacement of primary conductors in the tunnel between 4 and 5 Block.
- **Fire Alarm Upgrade** - This project will replace the pull stations, audible alarms and strobe lights in Buildings, C, D, E, F, G, H, J, K, L and M.
- **Utility Tunnel Piping** – This project will replace all of the steam, condensate and compressed air piping in the tunnels between 1 Block and Food Service as well as ancillary equipment such as condensate return stations. The contract has been awarded but work has not yet commenced.
- **Jennings Gymnasium Repurposing** – The gymnasium is being converted into a dormitory-style temporary housing unit with a capacity of 96 beds. The existing HVAC system has been evaluated and deemed sufficient for the new needs. The lighting fixtures have been replaced with energy efficient LED lights. The floor has been polished and epoxy coated. This unit is now called Lenawee.
- **ARV Carport** – A pole barn was constructed to provide a shelter on the East side for the ARV vehicle during inclement weather.

These are DTMB projects currently in progress in FY2016 at this writing:

- **Prisoner Services Building** – The roof was replaced in the fall of 2014 and the interior renovation work commenced in February of 2015 with a completion date of September, 2015.
- **Primary Electrical Distribution/Generator & Switchgear Replacement** – The project is well underway and scheduled for completion in October, 2016.
- **Personal Protective Device (PPD) Project:** Scheduled for completion in September, 2016.
- **Roofs** – Plans are to replace the roofs on the West Administration Building, Programs Building and possibly the Fieldhouse.
- **Calhoun Wet Cell Conversions:** Plans are to convert 13 dry cells in Calhoun acute over to wet cells along with the installation of a new design of vacuum return sewage system.

We currently have staffing openings for 4 Maintenance Mechanics, 1 Plumber, 2 Equipment Technicians (10 & 11) and 1 HVAC/Refrigeration Technician.

### **Powerplant and Utilities**

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

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

The 3 chilled water pumps and 2 cooling water pumps are 1975 vintage and due to obsolescence, cannot be repaired. They need to be replaced.

The two 600 ton Trane lithium bromide chillers are slowly becoming obsolete due to Trane no longer manufacturing them and their related replacement parts. Plans should be made to replace these units with centrifugal chillers.

### **West Side**

#### *Programs Building*

The building overall is in good shape with the exception of the roof. The roof is leaking in several areas and needs to be replaced. This roof will be replaced during the summer of 2016. Plans are to upgrade the auditorium lighting to LED once the roof is replaced. The HVAC system needs to be replaced along with the pneumatic controls upgraded to DDC and connected to BASS.

#### *Administration Building*

The building is overall in good shape with the exception of the roof. The roof will be replaced during the summer of 2016. The domestic hot water heating system holding tank has developed several leaks over the year and needs to be replaced. The HVAC system need to be replaced.

#### *Food Service Building*

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

#### *Housing Unit 1*

Air handlers need to be replaced as well as hot and cold decks. We corrected errors in the domestic hot water installation by installing new mixing valves and recirculating lines with the intent to provide a constant supply of hot water at the proper temperature. The steam supply and condensate return, chilled water supply and chilled water return lines were replaced in 2016.

All Level IV doors need to be replaced due to worn locking devices and hinges. 15 have been replaced so far. One of the two main Taco hot water circulating pumps is inoperable and needs to be replaced. The windows need to be replaced.

#### *Housing Unit 2*

Air handlers need to be replaced as well as hot and cold decks. We corrected errors in the domestic hot water installation by installing new mixing valves and recirculating lines with the intent to provide a constant supply of hot water at the proper temperature. The steam supply and condensate return, chilled water supply and chilled water return lines were replaced in 2016. One of the two main Taco hot water circulating pumps is inoperable and needs to be replaced. The windows need to be replaced.

### *Housing Unit 3*

Air handlers need to be replaced as well as hot and cold decks. We corrected errors in the domestic hot water installation by installing new mixing valves and recirculating lines with the intent to provide a constant supply of hot water at the proper temperature. The steam supply and condensate return, chilled water supply and chilled water return lines were replaced in 2016. The windows need to be replaced.

### *Housing Unit 4*

Air handlers need to be replaced as well as hot and cold decks. We corrected errors in the domestic hot water installation by installing new mixing valves and recirculating lines with the intent to provide a constant supply of hot water at the proper temperature. The steam supply and condensate return, chilled water supply and chilled water return lines were replaced in 2016. The windows need to be replaced. There is no air conditioning in this unit and the HVAC system is not on the automated BASS system

### *Housing Unit 5*

Air handlers need to be replaced as well as hot and cold decks. We corrected errors in the domestic hot water installation by installing new mixing valves and recirculating lines with the intent to provide a constant supply of hot water at the proper temperature. The steam supply and condensate return, chilled water supply and chilled water return lines were replaced in 2016. The windows need to be replaced. There is no air conditioning in this unit and the HVAC system is not on the automated BASS system

### *Housing Unit 6*

This unit is located in the Programs Building. Same as listed above for Programs. Most of the HVAC system is no on the automated BASS system.

### *Field House*

The roof will be replaced during the summer of 2016. Plans are to paint the gymnasium as well as replace the gymnasium lighting with LED fixtures once the roof is replaced. All exterior doors are in poor condition and need to be replaced. There are no automated controls for the HVAC system in this building. The HVAC system needs to be replaced along with the pneumatic controls upgraded to DDC and connected to BASS.

### *Prisoner Services Building*

The roof has been replaced. The HVAC system has been evaluated and the decision was made that it is sufficient for the new purposes for this building. The project to renovate the interior of the building is underway is complete. The renovation will included, Laundry Services, Food Tech Program, Quartermaster, and Property Room. The main sewer line will have to be repaired during the summer of 2016 before the laundry operation can be put into service.

### *Maintenance Building*

The maintenance building is overcrowded, has insufficient office space and insufficient storage space to meet the needs of the Maintenance Department.

### *Health Care*

This area is in good condition. The countertops in the medication room have been modified due to ergonomic concerns. Three examination rooms have been remodeled to better serve their purposes. The HVAC system needs to be replaced.

## **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. The domestic hot water boiler needs to be replaced and plans are to do so in the fall of 2016.

### *Dickinson Unit*

Several leaks in the roof were repaired in the spring of this year. The stairs for the loading dock were replaced this year.

### *Emmett Unit*

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

### *Filmore Unit*

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

### *Gladwin Unit*

The roof was replaced in 2014. The T12 lamps and ballasts need to be replaced with T8 or LED fixtures to improve lighting and energy savings. The chilled water air handling unit needs to be replaced as it is beyond its useful life. The stairs for the loading dock were replaced in the fall of 2015.

### *Harrison Unit*

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

### *Jennings Building/School/Lenawee Temporary Housing Unit*

The roof needs to be replaced. The loading dock is in poor condition, and has poor grade for proper drainage. The T12 lamps and ballasts need to be replaced with T8 or LED fixtures to improve lighting and energy savings. The chilled water air handling unit needs to be replaced as it is beyond its useful life. The stairs for the loading dock were replaced in the fall of 2015. The gymnasium and adjacent areas have been renovated and converted over to a dormitory-style temporary housing unit for 110 Level I prisoners.

### *Kent Building*

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

### *L Administration Building*

The carpet and tile have been replaced in the East wing. Carpet and tile still need to be replaced in the West wing.

### *MSI Building*

The roof needs to be replaced.

### *RGC/ Unit 9*

To be compliant with the PREA standards for housing under 18 year old felons away from those over 18, We remodeled Unit 9 of RGC to become a totally separate Unit with separate toilet and shower areas, dayroom and grooming room, as well as an isolated yard.

*Warehouse*

This area has inadequate space to suite our current needs and needs to be expanded. Breakers for the dock levelers need to be switched out with ones with disconnects because of moisture seeping into the system and tripping the GFI receptacles.

CC:

Ed Vallad

Toni Moore

Gary Keiffer

Andera Stinson

Dave Albrecht



**WHV - Womens Huron Valley Correctional Facility**  
**5-Year Plan FY2018**

Building	Project Description	Reason Description	Quantity & Units	Facility Priority	Cost Estimate
Vocational	Vocational village expansion	Expand the career abd technical education prgrams offered		1	\$3,500,000
Drop Ship	Warehouse addition to the facility.	To provide additional space to accommodate the increased direct shipping that will occur due to changes in fleet transportaion; to provide heated storage for items such as caustics, paints, mattresses and other items requiring warehousing in a facility as large as WHV.	50,000 sq. ft.	1	\$250,000
Powerhouse	Replace the 3 Cleaver Brooks watertube steam boilers with 3 Cleaver Brooks firetube boiler with economizers, and low NOX burners.	Combustion controls are not capable of remote monitoring and 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.	3 Units	1	\$1,850,000
Powerhouse	Rebuild the 1,000 ton Marley cooling tower.	Fill material needs to be replaced with fill having more efficient heat transfer. The sump needs to be re-coated with coal tar epoxy.	1 Unit	1	\$100,000
Unit 1	Convert all Level IV cells over to the Best lock system.	Standardize with the rest of the facility and be able to eliminate stocking parts for the Corbin systems that is used only in this Unit.	80 Units	1	\$42,000
C,D, E, G	Restroom booster fan system.	Increase exhaust velocity of the restroom vent fans and reduce maintenance costs.	13 units	1	\$175,000
Calhoun Hall	Replacement of the PVI domestic water heater.	Needs to be proactively replaced before problems arise.	1 Unit	1	\$95,000
Warehouse	Replace pneumatic controls with DDC; Connect to BASS	Energy savings. Improved performance, control and reliability.	22, 212 sq ft	2	\$90,000
Unit 5	Replace pneumatic controls with DDC; Connect to BASS	Energy savings. Improved performance, control and reliability.	24,114 sq ft	2	\$100,000
Unit 4	Replace pneumatic controls with DDC; Connect to BASS	Energy savings. Improved performance, control and reliability.	24,114 sq ft	2	\$100,000
RGC	Replace pneumatic controls with DDC; Connect to BASS	Energy savings. Improved performance, control and reliability.	34,994 sq ft	2	\$190,000
Unit 6, Programs	Replace pneumatic controls with DDC; Connect to BASS	Energy savings. Improved performance, control and reliability.	41,595 sq ft	2	\$220,000
Prisoner Services Building	Replace pneumatic controls with DDC; Connect to BASS	Energy savings. Improved performance, control and reliability.	21,968 sq ft	2	80, 000
Maintenance	Replace pneumatic controls with DDC; Connect to BASS	Energy savings. Improved performance, control and reliability.	23,624 sq ft	2	\$125,000
Fieldhouse	Replace pneumatic controls with DDC; Connect to BASS	Energy savings. Improved performance, control and reliability.	16, 799 sq ft	2	\$60,000
MSI	Replace pneumatic controls with DDC; Connect to BASS	Energy savings. Improved performance, control and reliability.	25, 490 sq ft	2	\$70,000

**WHV - Womens Huron Valley Correctional Facility**  
**5-Year Plan FY2018**

Building	Project Description	Reason Description	Quantity & Units	Facility Priority	Cost Estimate
Unit 1	Replace pneumatic controls with DDC; Connect to BASS	Energy savings. Improved performance, control and reliability.	24,114 sq ft	2	\$100,000
Unit 2	Replace pneumatic controls with DDC; Connect to BASS	Energy savings. Improved performance, control and reliability.	24,114 sq ft	2	\$100,000
Unit 3	Replace pneumatic controls with DDC; Connect to BASS	Energy savings. Improved performance, control and reliability.	24,114 sq ft	2	\$100,000
Powerhouse	Replace cooling water pumps	Need to be proactively replaced to avoid obsolescence leading to unavailability of replacement parts to repair.	2 Units	2	\$175,000
Powerhouse	Replace chilled water pumps	Need to be proactively replaced to avoid obsolescence leading to unavailability of replacement parts to repair.	3 units	2	\$125,000
Powerhouse	Replace lithium bromide steam absorption chillers.	No longer built by Trane. Approaching obsolescence and unavailability of repair parts.	2 units	2	\$1,950,000
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	3	\$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	3	\$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	3	\$925,000
Warehouse	Replace/new piping. Replace steam and condensate piping.	Replacement is more cost effective than the cost of anticipated long-term repairs.	1,000 SF	3	\$21,000
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	3	\$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	3	\$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	3	\$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	3	\$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	3	\$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	3	\$25,500

**WHV - Womens Huron Valley Correctional Facility**  
**5-Year Plan FY2018**

Building	Project Description	Reason Description	Quantity & Units	Facility Priority	Cost Estimate
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	3	\$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	3	\$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	4	\$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	4	\$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	4	\$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	4	\$102,100
Housing Unit 5	Replace existing windows	Energy savings.	94 units	4	\$17,500
Housing Unit 6	Replace existing windows	Energy savings.	14 Units	4	\$17,500
Programs	Replace existing windows	Energy savings.	14 Units	4	\$17,500
Kent Hall	Replace existing window system - w/ insulated system.	Energy savings.	130 SF	4	\$8,300
Dickinson Hall	Replace existing windows	Energy savings.	128 units	4	\$160,000
Jennings Hall	INTERIOR LIGHTING-Replace interior light fixture(s) Replace with LED fixtures.	Increased lighting levels and energy savings.	750 SF	5	\$4,400
Calhoun Hall	INTERIOR LIGHTING-Replace interior light fixture(s), Replace with LED fixtures.	Increased lighting levels and energy savings.	30,285 SF	5	\$101,800
Dickinson Hall	INTERIOR LIGHTING-Replace interior light fixture(s) Replace with LED fixtures.	Increased lighting levels and energy savings.	61,763 SF	5	\$207,500
Emmet Hall	INTERIOR LIGHTING-Replace interior light fixture(s). Replace with LED fixtures.	Increased lighting levels and energy savings.	38,055 SF	5	\$127,900
Fillmore Hall	INTERIOR LIGHTING-Replace interior light fixture(s). Replace with LED fixtures.	Increased lighting levels and energy savings.	38,055 SF	5	\$127,900

**WHV - Womens Huron Valley Correctional Facility**  
**5-Year Plan FY2018**

Building	Project Description	Reason Description	Quantity & Units	Facility Priority	Cost Estimate
Gladwin Hall	INTERIOR LIGHTING-Replace interior light fixture(s). Replace with LED fixtures.	Increased lighting levels and energy savings.	39,220 SF	5	\$131,800
Harrison Hall	INTERIOR LIGHTING-Replace interior light fixture(s). Replace with LED fixtures.	Increased lighting levels and energy savings.	39,451 SF	5	\$132,600
L Building	INTERIOR LIGHTING-Replace interior light fixture(s). Replace with LED fixtures.	Increased lighting levels and energy savings.	34,584 SF	5	\$116,200
Warehouse	INTERIOR LIGHTING-Replace interior light fixture(s). Replace with LED fixtures.	Increased lighting levels and energy savings.	20,365 SF	5	\$68,400
Field House	INTERIOR LIGHTING-Replace interior light fixture(s). Replace with LED fixtures.	Increased lighting levels and energy savings.	16,799 SF	5	\$45,400
Programs/Unit 6	Replace roof.	Approaching its useful lifespan.	35, 163 SF	1	\$325,000
West Administration	Replace roof.	Approaching its useful lifespan.	17, 195 SF	1	\$310,000
Jennings Hall	Replace roof and insulation.	Approaching its useful lifespan.	26,529 SF		\$289,700
Warehouse	Replace existing roof.	Approaching its useful lifespan.	21,000 SF	1	\$115,500
Field House	Replace existing roof. Fieldhouse	Approaching its useful lifespan.	10,000 SF	1	\$101,000
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. 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 overfil	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. Catch basin located in lawn area westerly of north doorway of building K.	To improve drainage. Area at catch basin remains wet due to soil conditions. Recommend 4 - 10 ft. lengths of underdrain. re-grade area to provide positive drainage to adjusted cover.	40 SF		\$340
Site	Soil Stabilization/Grading, Add/Regrade Drainage Swale/Lawn Area. Located in corner between bldg. K and L adjacent to connector.	To improve drainage. Prevent water from infiltrating building exterior. Area was not correctly graded or addition stone has been added preventing water from flowing out of enclosed area. Water sometimes has entered bldg. K. Area needs to be re-graded	2,400 SF		\$24,200

**WHV - Womens Huron Valley Correctional Facility**  
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Building	Project Description	Reason Description	Quantity & Units	Facility Priority	Cost Estimate
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	6	\$37,000
Power House	Add third boiler feed pump	non operative worn out	1 Unit	6	\$20,000
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	7	\$117,600
Tasers now	Install smoke purge system	Segregation Unit	24,114 sq ft	8	\$120,000
	Repair Field House Roof	water penetrating building	400 LF		\$14,000
Dickinson Hall	Replace gutter system. Install industrial gutter/collector/downspout system.	Leading to More Serious Problems. To Cover up Water Damage. Request of Facilities Maintenance.	1,260 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

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Building	Project Description	Reason Description	Quantity & Units	Facility Priority	Cost Estimate
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
Prisoner Services Building	Replace or add roof drains.	Damaged.	4 Units		\$3,400
Field House	Replace or add roof drains.	Damaged.	6 Units		\$5,000
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
Calhoun Hall	Tuckpoint brick.	To Cover up Water Damage. Building settlement.	100 SF		\$840
Calhoun Hall	Tuckpoint brick. Re-caulk CMU.	Building settlement. Prisoners hiding things in cracks.	300 SF		\$1,300

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Building	Project Description	Reason Description	Quantity & Units	Facility Priority	Cost Estimate
Dickinson Hall	Tuckpoint brick.	To Cover up Water Damage.	100 SF		\$840
Dickinson Hall	Tuckpoint brick. Re-caulk CMU.	Building settlement.	200 SF		\$840
Gladwin Hall	Tuckpoint brick.	Leading to More Serious Problems. To Cover up Water Damage.	45 SF		\$380
Kent Hall	Tuckpoint brick.	Leading to More Serious Problems. To Cover up Water Damage.	300 SF		\$2,500
Administration/Medical	Tuckpoint brick. Interior CMU to be tuckpointed below joist seats for structural integrity as well as exterior.	Damaged. Dangerous	22 SF		\$190
Field House	Tuckpoint brick.	To Cover up Water Damage.	40 SF		\$340
Power Plant	Tuckpoint brick. Tuckpoint cmu.	Damaged.	160 SF		\$1,100
Calhoun Hall	Rebuild masonry wall.	To Cover up Water Damage.	10 SF		\$130
Emmet Hall	Rebuild masonry wall.	To Cover up Water Damage.	140 SF		\$1,900
Fillmore Hall	Rebuild masonry wall.	To Cover up Water Damage.	150 SF		\$2,000
Gladwin Hall	Rebuild masonry wall.	To Cover up Water Damage.	80 SF		\$1,100
Harrison Hall	Rebuild masonry wall.	To Cover up Water Damage.	10 SF		\$130
Jennings Hall	Rebuild masonry wall.	Damaged. To Cover up Water Damage.	100 SF		\$1,300
Kent Hall	Rebuild masonry wall.	Damaged. To Cover up Water Damage.	10 SF		\$130
Powerhouse	Rebuild masonry wall.	To Cover up Water Damage.	100 SF		\$1,100
Prisoner Services Building	Rebuild masonry wall.	To Cover up Water Damage.	100 SF		\$1,300

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Building	Project Description	Reason Description	Quantity & Units	Facility Priority	Cost Estimate
Housing Unit 5	Rebuild masonry wall. Saturated gypsum drywall elec. room to be replaced with CMU.	Damaged.	100 SF		\$1,300
Housing Unit 4	Rebuild masonry wall. Saturated gypsum drywall elec. room to be replaced with CMU.	Damaged. To Cover up Water Damage.	100 SF		\$1,300
Housing Unit 3	Rebuild masonry wall. Saturated gypsum drywall elec. room to be replaced with CMU.	Water Damage.	100 SF		\$1,300
Housing Unit 2	Rebuild masonry wall. Saturated gypsum drywall elec. room to be replaced with CMU.	Damaged	100 SF		\$1,300
Housing Unit 1	Rebuild masonry wall. Saturated gypsum drywall elec. room to be replaced with CMU.	Damaged. To Cover up Water Damage.	100 SF		\$1,300
Housing Unit 2	Rebuild masonry wall.	Damaged.	120 SF		\$1,600
Harrison Hall	Repair/Replace plaster. Rebuild gypsum drywall wall.	To Cover up Water Damage.	20 SF		\$540
Jennings Hall	Repair/Replace plaster. Rebuild gypsum drywall wall.	To Cover up Water Damage.	20 SF		\$540
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
Gladwin Hall	Recaulk/Reseal building joints. Sealant has dried out.	Damaged. Leading to More Serious Problems.	50 LF		\$150
Administration/Medical	Recaulk/Reseal building joints.	Worn out.	20 LF		\$60
Housing Unit 1	Recaulk/Reseal building joints.	Worn out.	20 LF		\$60
Academic/Voc. School	Recaulk/Reseal building joints.	Worn out.	50 LF		\$150



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Building	Project Description	Reason Description	Quantity & Units	Facility Priority	Cost Estimate
Housing Unit 2	Recaulk/Reseal building joints. Door stoop settled. Replace backer rod and reseal.	Building settlement.	40 LF		\$150
Maintenance/Warehouse	Recoat stucco. Concrete patching selective areas as well.	Damaged. Water Damage.	2,000 SF		\$5,100
	Replace existing windows	Existing window do not open. Opening window will allow cooling system shut down. Reduce energy costs.	60 units		\$75,000
	Replace existing windows	Existing window do not open. Opening window will allow cooling system shut down. Reduce energy costs.	14 Units		\$17,500
Academic/Voc. School	Replace existing window system - w/ insulated system.	Damaged.	20 SF		\$1,300
6 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
Fillmore Hall	Replace insulated glazing. Moisture in window.	Damaged.	400 SF		\$16,800

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Building	Project Description	Reason Description	Quantity & Units	Facility Priority	Cost Estimate
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
Emmet Hall	Replace interior doors/frame/hardware.	Damaged.	2 Units		\$5,000
Kent Hall	Replace interior doors/frame/hardware.	Worn out. Damaged.	8 Units		\$20,200
Administration/Medical	Replace interior doors/frame/hardware. Admin/medical	Worn out. Damaged.	5 Units		\$12,600
Field House	Replace interior doors/frame/hardware.	Damaged.	5 Units		\$12,600
Academic/Voc. School	Replace interior doors/frame/hardware.	Worn out. Damaged.	13 Units		\$32,800
Housing Unit 3	Replace interior doors/frame/hardware.	Worn out.	22 Units		\$55,400
Housing Unit 2	Replace interior doors/frame/hardware.	Worn out. Damaged.	22 Units		\$55,400
Housing Unit 5	Replace interior doors/frame/hardware.	Worn out. Damaged.	23 Units		\$58,000
Housing Unit 4	Replace interior doors/frame/hardware.	Worn out. Damaged.	25 Units		\$63,000
Housing Unit 1	Replace interior doors/frame/hardware.	Worn out. Damaged.	25 Units		\$63,000
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

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Building	Project Description	Reason Description	Quantity & Units	Facility Priority	Cost Estimate
Dickinson Hall	Replace plaster ceilings.	Building settlement.	90 SF		\$1,500
Housing Unit 4	Replace plaster ceilings. Gypsum drywall.	Water Damage.	40 SF		\$540
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
Jennings Hall	Replace acoustic ceiling system.	Damaged.	7,050 SF		\$47,400
Kent Hall	Replace acoustic ceiling system.	Worn out. Damaged. To Cover up Water Damage.	770 SF		\$5,200
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
Academic/Voc. School	Replace acoustic ceiling system.	Worn out. Damaged.	7,400 SF		\$49,700
Calhoun Hall	Replace metal ceiling.	Damaged. To Cover up Water Damage.	100 SF		\$1,700
Dickinson Hall	Replace metal ceiling.	Damaged. To Cover up Water Damage.	20 SF		\$340

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Building	Project Description	Reason Description	Quantity & Units	Facility Priority	Cost Estimate
Fillmore Hall	Replace metal ceiling. Rusted.	To Cover up Water Damage.	880 SF		\$14,800
Calhoun Hall	Replace carpet.	Worn out. Damaged. To Cover up Water Damage.	400 SF		\$2,700
Dickinson Hall	Replace carpet.	Damaged.	50 SF		\$340
L Building	Replace carpet.	Worn out. Damaged. To Cover up Water Damage.	500 SF		\$3,400
Administration/Medical	Replace carpet.	Worn out. Damaged.	5,575 SF		\$37,500
Academic/Voc. School	Replace carpet.	Worn out. Damaged.	8,300 SF		\$55,800
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
Calhoun Hall	Replace VCT.	Worn out. Damaged.	150 SF		\$1,000
Jennings Hall	Replace VCT.	Damaged.	720 SF		\$4,800
Kent Hall	Replace VCT.	Worn out. Damaged.	180 SF		\$1,200
Field House	Replace VCT.	Worn out. Damaged.	2,880 SF		\$19,400
Administration/Medical	Replace VCT.	Worn out. Damaged.	3,960 SF		\$26,600
Housing Unit 3	Replace VCT.	Worn out. Damaged.	4,000 SF		\$26,900
Housing Unit 1	Replace VCT.	Worn out. Damaged.	4,000 SF		\$26,900

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Building	Project Description	Reason Description	Quantity & Units	Facility Priority	Cost Estimate
Housing Unit 4	Replace VCT.	Worn out. Damaged.	4,100 SF		\$27,600
Housing Unit 2	Replace VCT.	Worn out. Damaged.	4,100 SF		\$27,600
Housing Unit 5	Replace VCT.	Worn out. Damaged.	4,200 SF		\$28,200
Kent Hall	Replace recessed mat.	Damaged.	25 SF		\$1,300
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
	Replace carpet in L Building open areas.	The carpet is worn beyond its useful life from years of use. The exiting carpet will be removed and replace.			\$30,000
	Demolish Farmhouse	Public Safety	2,000 SF		\$10,000
Site	Fire Hydrant & Valve Box, Provide Hydrant Extension. Located in front of bldg. #6.	non code compliant	1 Unit		\$920
Site	Fire Hydrant & Valve Box, Provide Hydrant Extension. Hydrant locate 100't NW of bldg. #11 within center lawn area adjacent to walk between bldg. #11 and #6.	Non code compliant	1 Unit		\$920
Site	Valve Box, Water, Adjust to Grade. Located west of bldg. H on east side of circulation drive and south of loading dock drive. Lower valve box to match grade.	To prevent personal injury. Long-term/high maintenance issue. Valve box sticks above grade - lower match grade as its a mowing hazard.	1 Unit		\$500
Site	Valve Box, Water, Adjust to Grade. Located just off north end of the west wing of bldg. K. Valve box requires lowering as it hinders mowing of grass.	To prevent personal injury. Long-term/high maintenance issue. Water valve box sits 10" higher than lawn area. - needs lowering. Hinders lawn mowing.	1 Unit		\$500
Site	Pipe, Storm, New. Located east of bldg. D outside of outer security fence and west of perimeter drive.	To improve drainage. Long-term/high maintenance issue. Area holds about 1.5' of water in an area approx. 300'x10'. This will cause deterioration of the perimeter road due to keeping sub-base wet. Recommend a storm sewer and catch basin to nearest storm	85 LF		\$6,000

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Building	Project Description	Reason Description	Quantity & Units	Facility Priority	Cost Estimate
Site	Pipe, Storm, New. Area between bldg. G and H.	To improve drainage. To prevent personal injury. To improve appearance. Soil erosion issue. Long-term/high maintenance issue. Prevent winter freezing hazard. Prevent water from infiltrating building exterior. Bldg. G is higher than bldg. H. Add gutter and downspout to roof area that drains onto the sidewalk to the unit entrance.	1		\$4,500
Site	Pipe, Storm, New. Catch basin located in lawn area westerly of north doorway of building K - recommend 4 - 10 foot lengths of underdrain and re-grading of area to provide positive drainage to adjusted cover.	To improve drainage. Area at catch basin remains wet due to soil conditions.	40 LF		\$2,000
Site	Pipe, Storm, New. Area of standing water located within outside activity area at NW corner of bldg. #4.	To improve drainage.	180 LF		\$12,700
Site	Structures I, End Section, Remove & Reset. Detention pond located on the east side of the site entrance off Bemis Rd. Storm sewer end section at east side.	To improve drainage.	1 Unit		\$680
Site	Structures I, End Section, Remove & Reset. Storm sewer outlet of east side of entrance drive off Bemis Rd.	To improve drainage.	1 Unit		\$680
Site	Structures I, End Section, Remove & Reset. Existing storm end section from site to north side of detention pond at corner of Bemis Rd. and Platt Rd.	To improve drainage.	1 Unit		\$680
Site	Structures I, End Section, Remove & Reset. End sections on storm sewer system within center lawn area of interior court yard.	Due to facility growth.	3 Units		\$2,000
Site	Frame & Cover/Grate, Catch Basin, Adjust Existing to Grade & Re-grout. Located at NE corner of interior court yard of bldg. L.	To improve drainage. Prevent water from infiltrating building exterior. Catch basin receives roof drainage (no gutters) , rim is high - recommend adjusting to provide positive drainage.	1 Unit		\$400
Site	Frame & Cover/Grate, Catch Basin, Adjust Existing to Grade & Re-grout. Catch basin located adjacent to N wall of newer addition on bldg. H.	To improve drainage. Prevent water from infiltrating building exterior. Area is high and doesn't drain well. In heavy rains, water ponds on walks - recommend lowering catch basin cover and re-grading adjacent area to provide positive drainage.	1 Unit		\$500
Site	Frame & Cover/Grate, Catch Basin, Adjust Existing to Grade & Re-grout. Located between perimeter site fencing and circulation road at drive to loading dock at bldg. H.	To improve drainage. To improve appearance. Long-term/high maintenance issue. Service reliability. Prevent winter freezing hazard. Catch basin rim is too high causing standing water - will cause pavement to deteriorate. Recommend lowering it.	1 Unit		\$500
Site	Frame & Cover/Grate, Catch Basin, Remove & Replace. Catch basin located in front of west wing of bldg. E.	To improve drainage. Catch basin casing is broken with piece missing. Sharp edges remain - remove and replace.	1 Unit		\$840
Site	Frame & Cover/Grate, Catch Basin, Remove & Replace. Catch basin located in lawn area westerly of north doorway of building K.	To improve drainage. To fix deteriorated, damaged, failure area. Catch basin is broken and elevation wise too high. Lower frame and cover while replacing.	1 Unit		\$840
Site	Frame & Cover/Grate, Manhole, Adjust Existing to Grade & Re-grout. Sanitary manhole located in front walk to bldg. #9.	To prevent personal injury.	1 Unit		\$810
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 area at building F.	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 area at bldg. G.	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

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Building	Project Description	Reason Description	Quantity & Units	Facility Priority	Cost Estimate
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' I 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. Located adjacent to the west wall of the west wing of 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. Water falls from roof (no gutters) and drains toward circulation road.	360 SF		\$7,000
Site	Soil Stabilization/Grading, Add Rip Rap & Geotextile. At loading area for bldg. E.	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. 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

**WHV - Womens Huron Valley Correctional Facility**  
**5-Year Plan FY2018**

Building	Project Description	Reason Description	Quantity & Units	Facility Priority	Cost Estimate
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
Powerhouse	INTERIOR LIGHTING-Relamp/reballast interior light fixture(s), Industrial. Remove T12 lamps and magnetic ballasts and replace with T8 lamps and electronic ballasts.	cost/energy savings.	20,985 SF		\$56,700
Maintenance/Warehouse	INTERIOR LIGHTING-Relamp/reballast interior light fixture(s), Industrial. Remove T12 lamps and magnetic ballasts and replace with T8 lamps and electronic ballasts.	cost/energy savings.	23,624 SF		\$63,800
Powerhouse	ELECTRICAL DISTRIBUTION SYSTEM-Clean & inspect distribution equipment. Inspect primary voltage double-ended substation.	Preventative maintenance.	1 Unit		\$16,200
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
Kent Hall	Replace/new tempering valve.	Not functioning or broken. Provide better temperature control. Better equipment available. Personal comfort.	6 Units		\$8,100
Field House	Air handling unit heating only.	Worn out. Leaking.	16,799 SF		\$91,700
Housing Unit 5	Fintube radiation.	Worn out.	24,114 SF		\$91,200
Housing Unit 4	Fintube radiation.	Worn out.	24,114 SF		\$91,200



**WHV - Womens Huron Valley Correctional Facility**  
**5-Year Plan FY2018**

Building	Project Description	Reason Description	Quantity & Units	Facility Priority	Cost Estimate
Housing Unit 3	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	Replace cooling tower (1000 tons).	Worn out.	4 Units		\$243,000
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
	insulate pipes, fittings, valves, heat exchangers	Insulation is missing, deteriorated	160 units		\$27,100
Administration/Medical	Miscellaneous. Insulate ductwork/piping in basement. Admin	None presently installed.	20 Units		\$6,800
Field House	Miscellaneous. Replace/Repair unit ventilators. Fieldhouse	Worn out.	8 Units		\$8,400
				<b>Total</b>	<b>\$17,644,510</b>

# Michigan Department of Corrections

## Memorandum

*“ Committed to Protect,Dedicated to Success”*

**DATE:** 09/13/2016

**TO:** Warden Jodi DeAngelo

**FROM:** John Smith

**SUBJECT:** Annual Physical Plant Report

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

Shortness of staff has made for a challenging year, however many areas have seen improvements Thanks to the dedication of the Maintenance Staff.

### **Overview of Physical Plant Accomplishments**

#### **Huron Admin Building**

New carpet and paint in Wardens Suit

New Carpet and paint in Mailroom

New carpet in conference room B

#### **Huron Housing Unit**

Washer Breaker tripping issues resolved

Showers upgrade with stainless steel walls

Replaced several lights with L.E.D lights on Building and yard

#### **Maintenance Building**

Drain repaired outside of Building

Electrical room relocated

No new updates

## **Power Plant**

**Annual CSD-1 completed**

**Annual boiler inspection completed**

## **Infirmery and Med Clinic**

Upgrade to the HVAC computer control system

## **Woodland Building**

Relocation of Inspectors office to video conference room

Video conference room relocated to visiting room B

New wall installed in Deputies suite

New lenses installed in all pod day rooms

Pod 6 new water control system

## **Lift Station**

New cover for tank built and installed

## **Well House**

Pump 1 & 2 rebuilt

No new updates

## **Annual Review of Physical Plant**

### **Huron Admin Building**

New Carpet & Paint needed in Records and Hr

Carpeting needed in HR Hall

### **Huron Housing Unit**

Old shack needs to be removed from yard

### **Woodland Housing Pods**

Washers and Dryers need replaced

*Over all area is in good condition*

### **Woodland Sub Kitchen**

Dock area needs painting

*Over all area is in good condition*

### **Woodland Treatment Mall**

Ceilings in some areas need repaired

Hallways need Ceilings painted

### **Woodland Control Center**

*Over all area is in good condition*

### **Warehouse/Food Service**

Needs ceiling light updated

Parking lot and drive need repaired and paved

### **Infirmery & Med Clinic**

*Over all area is in good condition*

### **Woodland Mechanical**

HVAC system needs updated

Chillers need to be rebuilt

### **Maintenance Building**

Floors need to be retiled or painted

All rooms need repainted

### **Power Plant**

*Over all area is in good condition.*

### **Water Tower/Well House**

After new well is installed all area will be in good condition

### **Grounds**

Perimeter road needs repaved

Parking lot needs repaving

Olympic and Summit needs demolished

**WOODLAND CORRECTIONAL FACILITY**  
**5-Year Plan FY2018**

Building	Project Description	Reason Description	Quantity & Units	Facility Priority	Cost Estimate
Sallyport	Replace main sallyport gates	The main sallyport gates should be upgraded to meet the specifications of the MDOC.	1	2	\$100,000
Site	Camera System Upgrade	The camera system is outdated and in need of upgrading. Activate the existing and add 8 cameras to the maintenance building. Relocate existing cameras within facility and add 12 cameras to sensitive areas. Add DVR's for additional cameras. Upgrade outdated operating software.	1	3	\$100,000
Sallyport	Install razor wire to sally ports	Both sally ports are in need of two rows of razor wire.	1	2	\$30,000
Perimeter Road	Perimeter road paving and parking lot expansion/repair	The perimeter road is new and is gravel. Paving will ensure longevity of the road. Warehouse/ Food Service parking areas are in need of repair. Main parking area needs to be reconfigured to accommodate additional staff.	1	5	\$1,344,103
Pods	Add one dry cell to each pod for fluid management	This will provide one cell in each pod for fluid management with the mentally ill prison population.	1	1	\$40,000
Food Service	Add wash and dryer to food service for laundering of kitchen whites	Food service currently does not have adequate on site laundering for kitchen whites.	1	3	\$13,390
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	3	\$150,000
Maxey	Install a second generator	The current emergency power for the Woodland Facility is comprised of two generation systems. The Woodland generator provides minimal emergency power to some of the Woodland buildings, the Green Oaks generator provides emergency power to the balance of the buildings. The Green Oaks generator should be upgraded	1	3	\$300,000
Deputy Suite	Install wall/window	This will provide a separate work area for the secretary and add lighting to the office	1	3	\$12,000
Food Service	Move food service operations inside the facility	Food service is currently located outside the facility. Moving the operation inside will improve efficiencies and make staffing easier to meet the needs of the facility.	2	2	\$1,500,000
All Buildings	Recondition 3 ea existing R & R air conditioning compressors to all buildings	The existing compressors are original equipment and are worn out and are in constant need of repair. Air temperature control is critical for prisoners who are mentally ill due to the type of medications and potential side effects.	3	3	\$35,000
Outside Perimeter	Install Gun Range	Provide on site gun range for WCC staff use as well as other local agencies and facilities.	2	3	\$100,000
Sallyport	Replace sallyport guard shack	Current guard shack is too small to accommodate storage of items needed to properly operate sallyport.	1	3	\$12,000
All Buildings	Replace backflow preventors	Back flow preventors through out the facility are old and in need of constant repair	Multiple	3	\$32,000
				<b>Total</b>	<b>\$3,768,493</b>